



Resource Engineering, Inc.
 909 Colorado Avenue
 Glenwood Springs, CO 81601
 (970)-945-6777 Voice
 (970)-945-1137 Facsimile

Memorandum

To: BWCD BOARD OF DIRECTORS
 From: ERIC MANGEOT *EM*
 CC: CHRIS GEIGER
 Date: MAY 9, 2016
 File: APPLICATION – EASTBANK, LLC (Lot 2)

Applicant Name: Eastbank, LLC

Type of Use: Domestic Commercial
 Industrial Agricultural

Amount: 1.0 AF 0.033 cfs 15 gpm

Location: Area A A-4 Area B Inclusion
 County: GARFIELD Contiguous:
 BWCD Division: 1

Mid Valley Metro District Notice Required? Yes No

Blue Creek Water Rights Applied? Yes No

02CW77 Umbrella Plan Water Rights Applied? Yes No **Cost:** \$1,200

This application is to cover depletions associated with a 4,000 square foot equine hospital facility with four indoor stalls, a laundry facility, full bathroom, break room with a sink, an Aquatred hydrotherapy unit, and 1,300 square feet of irrigation. The equine hospital facility is to be located on Lot 2 of the Eastbank LLC Minor Subdivision Plat (Lot 2) which is owned by the Applicant. The property is owned by Eastbank, LLC (Applicant) and is located in Division 1 of the District. Lot 2 is situated in the south half of Section 35, Township 6 South, Range 89 West of the 6th P.M. in Garfield County, Colorado (Parcel No. 21853415002).

The equine hospital facility is expected to have an average occupancy of 10 animal nights per week and will be ultimately staffed with 5 full time employees. To be conservative, the Applicant's water use estimates assume 100 percent occupancy rates, full staffing year-round, and 100% consumptive. The Applicant has estimated the indoor water use to be 503 gallons per day. Total depletions, including irrigation, are 0.70 acre-feet (AF) as estimated by Resource Engineering, Inc. and the Applicant. A copy of the water requirement table is attached along with a BWCD map showing the location of the property.

Diversions are to be from an existing well (Eastbank Well No. 2; Permit No. 50236-F) located in the NW1/4 SE1/4 of Section 35, Township 6 South, Range 85 West, of the 6th P.M. at a point 1,700 feet from the South section line and 1,950 feet from the East section line. The Eastbank Well No. 2 serves as the drinking water supply for a 4,000 square foot office/repair shop building, occasional truck washing and floor washing, and up to 1,000 square feet of irrigation under BWCD Contract No. 312 (Contract 312). Contract 312 was included in the District 01CW305 Batch Augmentation Plan and cannot be amended. Therefore, the Applicant is seeking a second contract for the proposed uses.

Water User :	Eastbank, LLC (Lot 2)
Analysis Date :	May 9, 2016
District Area:	A
Source Series:	4
Maximum Demand:	15 0.033 (GPM) (CFS)

**BASALT WATER CONSERVANCY DISTRICT
WATER REQUIREMENTS
(acre feet)**

Month	Total Demand					Consumptive Use					*(13) Delayed Depletions	(13) Source of Aug/Replace GNM		
	(1) Domestic In-house	(2) Commercial or Other	(3) Lawn Irrigation	(4) Crop Irrigation	(5) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Commercial or Other	(9) Lawn Irrigation	(10) Crop Irrigation			(11) Livestock	(12) TOTAL
January	0.000	0.048	0.000	0.000	0.000	0.048	0.000	0.000	0.000	0.000	0.000	0.053	0.039	GNM
February	0.000	0.043	0.000	0.000	0.000	0.043	0.000	0.000	0.000	0.000	0.000	0.048	0.039	GNM
March	0.000	0.046	0.000	0.000	0.000	0.046	0.000	0.000	0.000	0.000	0.000	0.053	0.039	GNM
April	0.000	0.046	0.004	0.000	0.000	0.050	0.000	0.003	0.000	0.000	0.000	0.054	0.043	GNM
May	0.000	0.048	0.015	0.000	0.000	0.063	0.000	0.012	0.000	0.000	0.000	0.066	0.074	GNM
June	0.000	0.046	0.018	0.000	0.000	0.064	0.000	0.015	0.000	0.000	0.000	0.067	0.092	GNM
July	0.000	0.048	0.018	0.000	0.000	0.065	0.000	0.014	0.000	0.000	0.000	0.068	0.091	GNM
August	0.000	0.048	0.011	0.000	0.000	0.059	0.000	0.009	0.000	0.000	0.000	0.062	0.074	GNM
September	0.000	0.046	0.010	0.000	0.000	0.056	0.000	0.008	0.000	0.000	0.000	0.060	0.069	GNM
October	0.000	0.048	0.004	0.000	0.000	0.052	0.000	0.003	0.000	0.000	0.000	0.056	0.048	GNM
November	0.000	0.046	0.000	0.000	0.000	0.046	0.000	0.000	0.000	0.000	0.000	0.051	0.040	GNM
December	0.000	0.048	0.000	0.000	0.000	0.048	0.000	0.000	0.000	0.000	0.000	0.053	0.039	GNM
TOTALS -->	0.000	0.563	0.079	0.000	0.000	0.642	0.000	0.563	0.063	0.000	0.000	0.689	0.689	

Assumptions

(1)	(5)	(7)	(9)	(10)	(9-10)	*(12), (13)
NUMBER OF RESIDENCES	0	# of Livestock @ 11 gals/day	0			
# persons/residence	3.5	% CU for Domestic/Commercial	15			
# gallons/person/day	100	% Lawn Irrig. Efficiency Consumption of Irrig. (a/fac)	80			
Commercial/Other Demand (af)	0.000	Office	2.157			
Sq. Ft. of Lawn Irrigated	1,300	% Crop Irrig. Efficiency Consumption of Irrig. (a/fac)	80			
Lawn Application Rate (a/fac)	2.696	Elevation (feet)	5940			
Acres of Crop Irrigated	0.00	Total Includes 5% Transit Loss 10% from Green Min.				
Crop Application Rate (a/fac)	0.000					

Area A-4
Well Type A - Permit No. 50236-F
Roaring Fork River

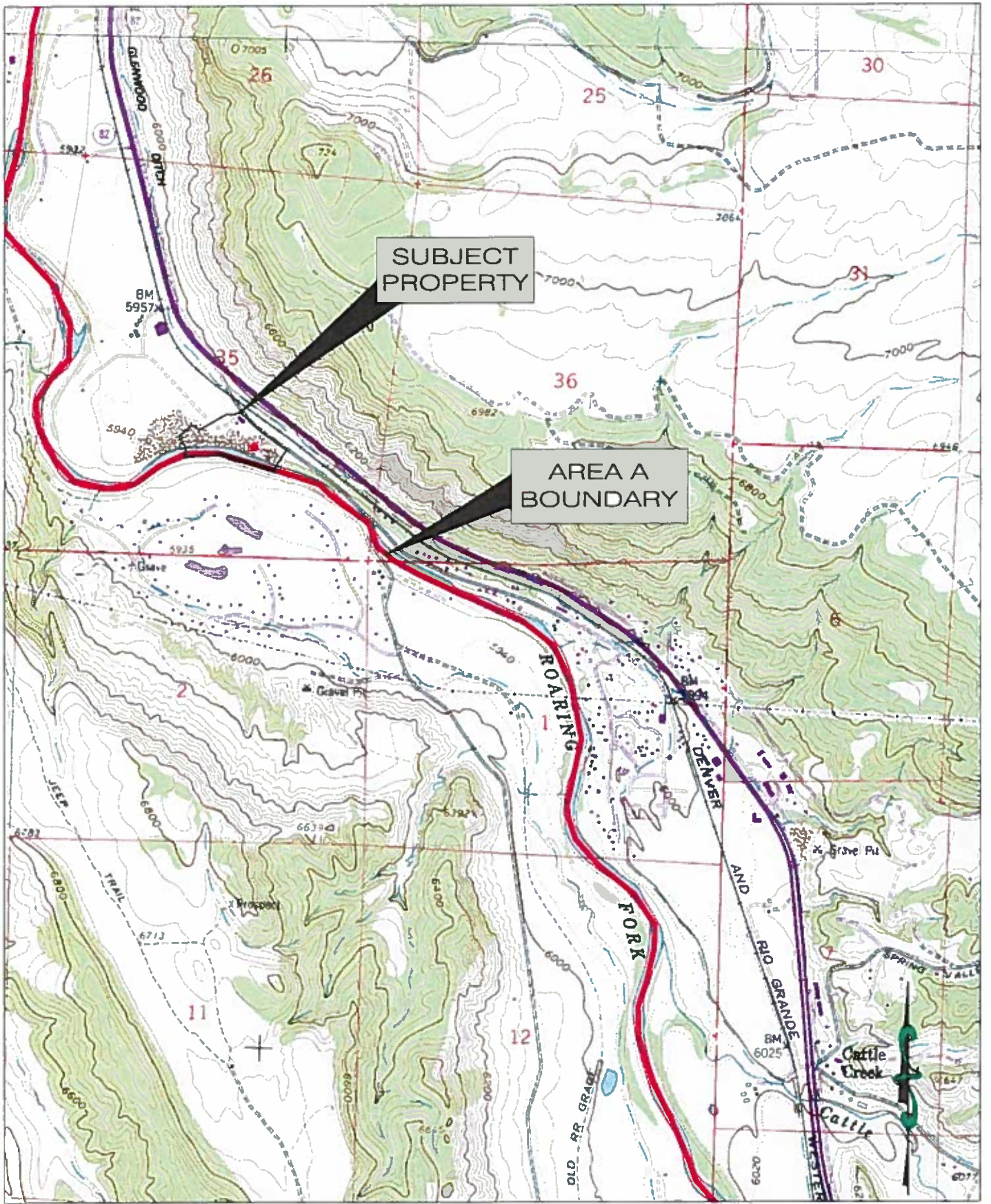


Figure 1: Eastbank, LLC
Lot 2

Basalt Water Conservancy District

File: 033-7.2
Date: 03/09/2018



Scale: 1"=2,000'

RESOURCE
ENGINEERING, INC.

900 Colorado Avenue
Glenwood Springs, CO 81601
(970) 945-8777 Voice 945-1137 Facsimile

**APPLICATION FOR WATER ALLOTMENT CONTRACT
BASALT WATER CONSERVANCY DISTRICT**

1. Applicant(s) Contact Information

- a. Name: Eastbank, LLC, a Colorado limited liability company
- b. Mailing Address: 710 East Durant Ave., Unit W-6, Aspen, CO 81611
- c. Street Address: 710 East Durant Ave., Unit W-6, Aspen, CO 81611
- d. Telephone Numbers: 970-925-9046
- e. Email Address: rmac@dunrene.com
- f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:

Sara M. Dunn, Esq.
Balcomb & Green, P.C.
P.O. Drawer 790
Glenwood Springs, CO 81602
970-945-6546
sarad@balcombgreen.com

- g. Emergency Local Contact Information, including name, address, telephone, and email:

Robert Macgregor, President of Dunrene Management, Inc., the Manager of Eastbank, LLC, contact information above.

- h. Contact Information of property manager, caretaker, irrigator, system operator, or agent who should be provided a copy of this contract, including name, address, telephone, and email:

Robert Macgregor, contact information above.

2. Type of land use (development) proposed for water allotment contract (i.e. single family home, subdivision, gravel pit, etc.):

Equine hospital.

3. Legal description and address of property on which District's water rights and/or contract water will be used (attach map and vesting deed with proof of ownership)*:

Lot 2 as set forth and described by that certain Eastbank LLC Minor Subdivision Plat as recorded in the offices of the Garfield County Clerk and Recorder on September 8, 2015 as Reception No. 867717 (Drawer 20A), situated in the south half of Section 35, Township 6 South, range 89 West of the 6th P.M. in Garfield County, Colorado. A copy of the Plat is attached hereto.

4. Elevation of property: 6-7,000 ft., 7-8,000 ft., 8-9,000 ft.

5. Name and legal description of water supply diversion point(s):

Name of Diversion: Eastbank Well No. 2.

Type of Diversion: Well (e.g., a well, spring, ditch, pipeline, etc.)

Legal Description: NW1/4, SE1/4, Section 35, Township 6 S, Range 89 W, of the 6th Principal Meridian, at a location 1,700 feet from the South Section Line and 1,950 feet from the East Section Line.

UTM Coordinates (NAD 83/ Zone 13):

Northing: 4372904.7

Easting: 302757.7

If diversion point is a well, please provide the Well Permit No. Well permit will be obtained once the contract is issued.

Well Permit No. 050236-F

Is the well operational/active? Yes, No

Is there currently an operating well meter? Yes, No

Notice: A valid well permit with operating well meter will be required under the contract.

6. Legal Water Supply: (please check one)

Applicant requests consideration by the District to be included in the District's Umbrella Plan for Augmentation decreed in Case No. 02CW77.*

*Note: Certain applicants may qualify to be included in the District's Umbrella Plan at the District's discretion. In order to be included in the District's Umbrella Plan, the Applicant's depletions must occur within the District's defined "Area A" and the Applicant must reimburse the District its *pro rata* share of the District's expenses in obtaining the Umbrella Plan decree. Costs of reimbursement are contingent upon location and intensity of the uses, and range from \$1,200 for contractees with less than 2 units (EQRs) in certain areas, to \$5,000 for more than 8 EQRs in Area A-3 (generally the Roaring Fork drainage above its confluence with the Fryingpan Rivers).

_____ Applicant will obtain its own plan for augmentation by applying to the Water Court, Water Division 5 within 2 years of this application. If Applicant has already applied for its own change/approval of plan for augmentation, the Water Court Case Number is: _____.

7. Proposed waste water treatment system: (please check)

- _____ Tap to central waste water treatment facility
 Septic tank/leachfield system
_____ Evapotranspiration system
_____ Other:

8. Proposed use of water (please check)

- _____ Domestic/Municipal (single family home(s), duplex(s), condominium(s), mobile home(s), apartment). Please complete page four of this application.
 Commercial (hotel, office, warehouse, restaurant, bar, retail). Please complete page five of this application.
_____ Industrial (gravel pit, manufacturing). Please complete page six of this application.
_____ Agricultural (crop irrigation, stock watering). Please complete page seven of this application.

Date on which the county or other applicable governmental entities approved the land use for which you seek legal water service: Approvals Pending. (Note: Copy of the Resolution of other documentation evidencing such approval should be submitted with application.)

9. What other water rights are associated with or used on the property? None.
10. What other uses of water occur on the property? The Eastbank Well No. 2 currently serves the drinking and sanitary purposes inside a 4,000 square foot office/repair shop building, occasional truck washing and floor washing and not more than 1,000 square feet of landscape irrigation pursuant to Well Permit No. 050236-F and Basalt Water Conservancy District Allotment Contract No. 312.

Please complete the section below if you selected domestic/municipal use on Page 3, No. 8

DOMESTIC/MUNICIPAL WATER USES

In-House

Single family residential home(s) Number of Units: _____

Duplex(s) Number of Units: _____

Condominium(s) Number of Units: _____

Apartment(s) Number of Units/Rooms: _____

Mobile Home(s) Number of Units: _____

Irrigation (lawns, parks, open space)

Total area to be irrigated _____ Sq. Ft. or _____ Acres

Type of irrigation system (please check)

_____ Sprinkler

_____ Flood (irrigation ditch)

Domestic stock watering (cattle, horses)

Number of animals:

Period of use (months):

Other domestic/municipal uses not listed:

Please complete this page if you selected commercial use on Page 3, No. 8

COMMERCIAL WATER USES

In-House

Hotel: _____

Office(s), square footage: _____

Warehouse/distributor, square footage: _____

Retail, square footage: _____

Restaurant, number of seats: _____

Bar, number of seats: _____

Irrigation (lawns, parks, open space)

Total area to be irrigated 1,300 Sq. Ft. or _____ Acres

Type of irrigation system (please check)

_____ Sprinkler

_____ Flood (irrigation ditch)

Other Commercial Uses Not Listed: A 4,000 Sq. Ft. equine hospital facility with four indoor stalls, a laundry facility, a full bath, break room with a sink, and possibly an Aquatred hydrotherapy unit. The facility is expected to have an average occupancy of 10 animal nights per week and will be staffed initially with three full time employees and at full capacity the facility will have up to five full time employees. To be conservative, the water use estimates assume 100% occupancy rates and full staffing 365 days per year and assumes all indoor water use is 100% consumptive. Please see attached summary of uses attached hereto.

Please complete this page if you selected industrial use on Page 3, No. 8

INDUSTRIAL WATER USES

Please describe your industrial development in some detail:

Irrigation (lawns, parks, open space)

Total area to be irrigated _____ Sq. Ft. or _____ Acres

Type of irrigation system (please check)

_____ Sprinkler
_____ Flood (irrigation ditch)

Please complete this page if you selected agricultural use on Page 3, No. 8.

AGRICULTURAL WATER USE

Irrigation

Type of crop(s) (pasture, alfalfa, beans, etc.) and irrigation system:

Crop: _____ Acres: _____ Sprinkler: _____ Flood:

Crop: _____ Acres: _____ Sprinkler: _____ Flood:

Crop: _____ Acres: _____ Sprinkler: _____ Flood:

Crop: _____ Acres: _____ Sprinkler: _____ Flood:

Stock Watering (cattle, horses)

Number of animals:

Months of use:

Other agricultural uses not listed:

VERIFICATION

STATE OF COLORADO)
) ss.
COUNTY OF Garfield)

I, Robert Macgregor (name of Applicant or Applicant's duly authorized representative), being first duly sworn, upon oath, depose and state as follows:

- 1) I am the Applicant or a duly authorized officer, manager, agent or attorney-in-fact for the Applicant for this Application for Water Allotment Contract;
- 2) I have read and know the contents of this Application;
- 3) The information contained herein is an accurate and complete description of the Applicant's intended use of the Basalt Water Conservancy District's water rights;
- 4) The Applicant acknowledges that the accuracy and truth of all statements in this Application are conditions of approval of this Application by the Basalt Water Conservancy District and of the Contract to be made pursuant to such approval; and
- 5) I acknowledge that this application shall be subject to the District's Water Allotment Contract as approved and issued by the District.

Date: 4/28/16

By: [Signature]

Print Name: Robert Macgregor

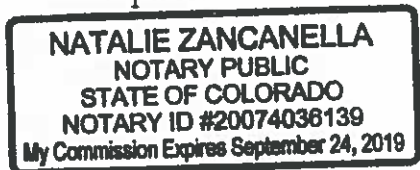
Title: President of Sunrise Management, LLC, the Manager of Eastbank, LLC

Subscribed and sworn before me this 28th day of April, 2016 by Robert Macgregor.

Witness my hand and seal.

[Signature]
Notary Public

My commission expires:



Basalt Water Conservancy District
Water Allotment Application
Water Use Estimates for Equine Hospital Attachment

Indoor Water Use in Gallons per Day:

Horses – Full Occupancy at 4 per day using 12 gpd each 48 gpd

Stalls – Washing/Cleaning at 4 per day using 20 gpd each 80 gpd

Laundry Facility at an average of two loads per day 50 gpd each 100 gpd

Workers – 5 full time employees at 35 gpd each 175 gpd

Aquatread Hydrotherapy Pool at 100 gpd 100 gpd

Total: 503 gpd at 365 days per year, total estimated water use: 0.563 AF per year.