


# Memorandum

**To:** BWCD BOARD OF DIRECTORS  
**From:** ERIC MANGEOT   
**CC:** CHRIS GEIGER  
**Date:** DECEMBER 14, 2017  
**File:** APPLICATION – ASPEN POLO PARTNERS, LLC (ZONE 2 APPLICATION)

**Applicant Name:** Aspen Polo Partners, LLP

**Type of Use:** Domestic  Commercial   
 Industrial  Agricultural

**Amount:** 2.9 AF 0.067 cfs 30 gpm

**Location:** Area A A-4 Area B  Inclusion   
 County: GARFIELD Contiguous:   
 BWCD Division: 5

**Mid Valley Metro District Notice Required?** Yes  No

**Blue Creek Water Rights Applied?** Yes  No

**02CW77 Umbrella Plan Water Rights Applied?** Yes  No  **Cost:** \$3,000

This application is to cover specific uses associated with development Zone 2 of the Aspen Polo Partners, LLP property (former TCI Lane property) located at 16411 Highway 82 near the town of Carbondale and east of Catherine's store (E1/2 Section 31 and W1/2 Section 32, T7S, R87W, of the 6<sup>th</sup> P.M.) as shown on **Figure 1**. The proposed uses to be covered under the water allotment contract for Zone 2 are as follows:

- Forty two (42) Single Family Dwellings;
- Residential Community Center; and
- Greenhouse.

The source of water supply is a proposed well known as the APP Well No. 1 (Permit No. 307480). The well is located in the SE1/4 NE1/4 of Section 31, Township 7 South, Range 87 West of the 6<sup>th</sup> P.M. at a point 2,054 feet from the north section line and 250 feet of the east section line (UTM NAD83 4363856 N, 315419 E).

Contract depletions are estimated at 2.9 acre-feet (AF) as estimated by Resource Engineering, Inc. (RESOURCE) on the attached tables.

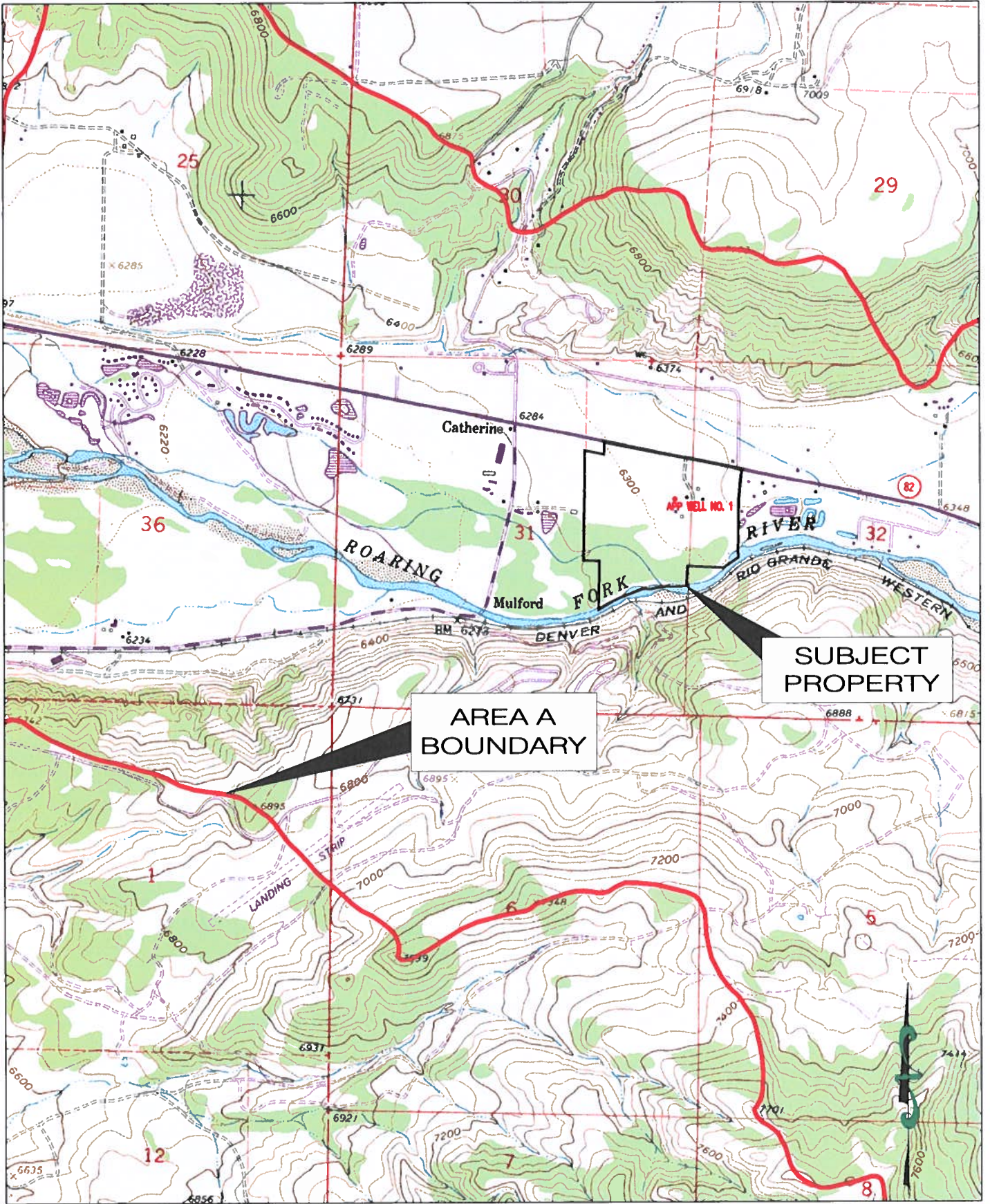
Water User :	Aspen Polo Partners, LLP
Analysis Date :	December 14, 2017
District Area:	A
Source Series:	4
Maximum Demand:	30 (GPM) 0.067 (CFS)

**BASALT WATER CONSERVANCY DISTRICT  
WATER REQUIREMENTS  
(acre feet)  
~ Zone 2 ~**

Month	Total Demand				Consumptive Use				*(13) TOTAL	(14) Source of Aug/Replace			
	(1) Domestic In-house	(2) Comm. Center	(3) Green House	(4) Pond Evap	(5) Horses	(6) TOTAL	(8) Domestic In-house	(9) Comm. Center			(10) Green House	(11) Pond Evap	(12) Horses
January	1.398	0.014	0.008	0.000	0.000	1.419	0.210	0.002	0.007	0.000	0.000	0.241	GNM
February	1.263	0.012	0.007	0.000	0.000	1.282	0.189	0.002	0.008	0.000	0.000	0.218	GNM
March	1.398	0.014	0.008	0.000	0.000	1.419	0.210	0.002	0.008	0.000	0.000	0.241	GNM
April	1.353	0.013	0.007	0.000	0.000	1.374	0.203	0.002	0.007	0.000	0.000	0.234	GNM
May	1.398	0.014	0.008	0.000	0.000	1.419	0.210	0.002	0.008	0.000	0.000	0.241	GNM
June	1.353	0.013	0.007	0.000	0.000	1.374	0.203	0.002	0.007	0.000	0.000	0.234	GNM
July	1.398	0.014	0.008	0.000	0.000	1.419	0.210	0.002	0.008	0.000	0.000	0.241	GNM
August	1.398	0.014	0.008	0.000	0.000	1.419	0.210	0.002	0.008	0.000	0.000	0.241	GNM
September	1.353	0.013	0.007	0.000	0.000	1.374	0.203	0.002	0.007	0.000	0.000	0.234	GNM
October	1.398	0.014	0.008	0.000	0.000	1.419	0.210	0.002	0.008	0.000	0.000	0.241	GNM
November	1.353	0.013	0.007	0.000	0.000	1.374	0.203	0.002	0.007	0.000	0.000	0.234	GNM
December	1.398	0.014	0.008	0.000	0.000	1.419	0.210	0.002	0.008	0.000	0.000	0.241	GNM
TOTALS -->	16.464	0.160	0.090	0.000	0.000	16.713	2.470	0.024	0.090	0.000	0.000	2.841	

Assumptions		(5)	(8)	(10)	(11)	(11)	*(13)
(1)	NUMBER OF RESIDENCES	EQRs	% CU for Domestic/Commercial	% Green House Efficiency	Pond Evaporation	Elevation (feet)	Total Includes 5% Transit Loss 10% from Green Mtn.
	# persons/residence	42.0					
	# gallons/person/day	3.5					
(2)	Community Center Average use is 50 users per day on weekends @ 10 gpcd	100					
(3)	Green House = 80 gpd				100		
(4)	Pond Evaporation					6320	

Area A-4  
Roaring Fork River  
Uniform Depletions  
from well(s)  
(No delayed effect)



**Figure 1: Aspen Polo Partners, LLP  
(Zone 2)**

Basalt Water Conservancy District

File: 033-72  
Date: 12/14/2017



Scale: 1"=2,000'

**RESOURCE  
ENGINEERING, INC.**

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

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

1. Applicant's Contact Information:

- a. Name: **Aspen Polo Partners, LLP  
Zone 2**
- b. Mailing Address: **715 West Main Street  
Aspen, CO 81611**
- c. Street Address: **16411 Highway 82  
Carbondale, CO 81623**
- d. Telephone Numbers: **(970) 948-6523 (Craig Corona);  
(970) 925-5625 (Wright Law Aspen)**
- e. Email Address:
- f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:

**Craig V. Corona  
Corona Water Law  
420 E. Main Street, Suite 210B  
Aspen, CO 81611  
(970) 948-6523  
cc@craigcoronalaw.com**

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

**Michael Buchanan  
(970) 948-0403  
emby1516@gmail.com**

- 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:

**See (g) above.**

2. Type of land use (development) proposed for water allotment contract:

**Residential and commercial.**

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)\*:

**See deed and map attached as Exhibit A. The deed includes the legal description for the entire property owned by Applicant. The property will be developed in two zones. A map showing the two separate zones is attached as Exhibit B. This application is for a contract for uses on Zone 2. Applicant is applying separately for a contract for uses to be made on Zone 1.**

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 points:

Name of Diversion APP Well No. 1.

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

Legal Description: SE Quarter, NE Quarter, Section 31, Township 7 S, Range 87 W, of the 6TH<sup>h</sup> Principal Meridian, at a location \_\_\_\_\_ feet from the \_\_\_\_\_ Section line and \_\_\_\_\_ feet from the \_\_\_\_\_ Section line.

UTM Coordinates (NAD 83):

Northing: 4363856.14.

Easting: 315419.15.

\_\_\_\_\_ Zone 12 /  Zone 13.

If diversion point is a well, please provide the Well Permit No.: **Applicant has obtained a monitoring hole permit (Permit #307221) and has constructed the well. Applicant is applying to convert this permit to a production permit once the allotment contract is issued.**

Is the well operational/active? \_\_\_\_\_ Yes,  No. The well is operational, but will not be active until the well permit for all uses is issued by the Division of Water Resources.

Is there currently an operating well meter? \_\_\_\_\_ Yes,  No, although Applicant will install a totalizing flow meter once the well is connected to the water supply system.

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.\*

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: **A land use application is currently before Garfield County. Garfield County requires proof of legal water supply to fully consider the land use application.**

9. What other water rights are associated with or used on the property? **Basin Ditch, Lower Ditch, Middle Ditch, CC Cerise – Gilligan Ditch, Oscar Cerise Well Nos. 1-4 decreed in Case No. W-890.**

10. What other uses of water occur on the property? **Currently, agricultural irrigation and greenhouse irrigation occurs on the property. Applicant will provide its senior surface irrigation water rights for Zone 2 lawn irrigation. Zone 1 will include polo facilities including fields, barns, and a clubhouse. Those uses are to be supported by a contract Applicant is requesting separately.**

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: <u>42</u>
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):

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 \_\_\_\_\_ Sq. Ft. or \_\_\_\_\_ Acres

Type of irrigation system (please check)

\_\_\_\_\_ Sprinkler

\_\_\_\_\_ Flood (irrigation ditch)

Commercial stock watering (cattle, horses)

Number of animals:

Period of use (months):

Other Commercial Uses Not Listed:

**Besides the 42 residences, Zone 2 development includes a community center and a greenhouse. Applicant requests this contract to cover the uses associated with these structures. See attached Exhibit C for details of the demands for such uses.**



VERIFICATION

STATE OF Florida )  
 ) ss.  
COUNTY OF Palm Beach )

I, Marc Ganzi, 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: November 16, 2017


By: 

Print Name: Marc C. Ganzi

Title: Managing Partner

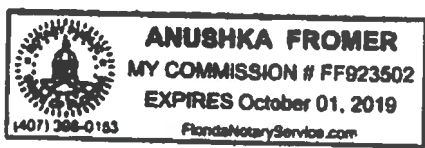
Subscribed and sworn before me this 16<sup>th</sup> day of November, 2017 by Marc C. Ganzi.

Witness my hand and seal.



Notary Public  
Anushka Fromer

My commission expires:





**Garfield County, Colorado**



**Garfield County Land Explorer**

1 inch = 1,505 feet  
1 inch = 0.28 miles



Printed by Web User

Garfield County

**Garfield County Colorado**  
[www.garfield-county.com](http://www.garfield-county.com)

Colorado



**Disclaimer**

This is a compilation of records as they appear in the Garfield County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

**After recording return to:**

Wright Law Aspen, LLP  
715 West Main Street, Suite 201  
Aspen, Colorado 81611

**SPECIAL WARRANTY DEED**

THIS DEED dated 31 May 2017, is granted and made by and between **TCI LANE RANCH, LLC**, a Colorado limited liability company, (the "Grantor") and **ASPEN POLO PARTNERS, LLP**, a Colorado limited liability partnership, whose mailing address given is: 715 West Main Street, Suite 201, Aspen, Colorado 81611 (collectively "Grantee").

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Seven Million, Two Hundred Thousand and 00/100 U.S. Dollars (\$7,200,000.00) and other good and valuable consideration to the Grantor in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has sold and conveyed, and by these presents does sell and convey to the Grantee, all the real property situate, lying and being in Carbondale, Colorado, described as follows:

A tract of land situated in Lots 8, 9, and 10 of Section 31 and in Lots 5 and 13 of Section 32, all in Township 7 South, Range 87 West of the 6<sup>th</sup> Principal Meridian, Garfield County, Colorado, lying Southerly of and adjacent to the Southerly right of way line of Old State Highway 82 and being more particularly described as follows:

Beginning at a point on said Southerly right of way line whence a stone found in place for the witness corner to the Northeast corner of said section 31 bears N 26 degrees 00' 43" E 1433.52 feet; thence S 79 degrees 58' 52" E 2125.37 feet along said Southerly right of way line to the Northwest corner of a parcel of land described in Book 1013 at Page 423 of the records of the Garfield County Clerk and Recorder; thence along the Westerly boundary line of said parcel on the following two (2) courses: S 04 degrees 55' 00" W 461.90 feet; thence S 01 degrees 00' 00" E 861.25 feet to a point on the Northerly right of way line of the Roaring Fork Transit Authority Railroad right of way; thence 169.57 feet along said Northerly railroad right of way line on the arc of a 1565.69 foot radius curve to the left, the chord of which bears S 54 degrees 32' 43" W 169.49 feet to a point on the Southerly boundary line of said Lot 13; thence N 89 degrees 54' 14" W 651.37 feet along the Southerly boundary line of said Lot 13 to the Northeast corner of said Lot 10; thence S 00 degrees 10' 37" E 354.80 feet along the Easterly boundary line of said Lot 10 to a point in the center of the Roaring Fork River; thence along the center of said Roaring Fork River on the following seven (7) courses: S 86 degrees 53' 04" W 294.14 feet; thence S 85 degrees 32' 23" W 117.60 feet; thence S 78 degrees 29' 25" W 123.94 feet; thence S 89 degrees 17' 47" W 118.54 feet; thence S 67 degrees 42' 27" W 386.40 feet; thence S 62 degrees 48' 18" W 124.67 feet; thence S 57 degrees 58' 42" W 235.29 feet to a point on the Easterly boundary line of Blue Creek Ranch recorded as Reception No. 623535 in the records of the Garfield County Clerk and Recorder; thence along the Easterly boundary line of said Blue Creek Ranch on the following three (3) courses: N 00 degrees 10' 37" W 736.64 feet; thence N 89 degrees 54' 14" W 231.46 feet; thence N 00 degrees 02' 13" W 1677.90 feet to the Southwest corner of a parcel of land described in Book 333 at Page 511 of the Garfield County records; thence S 79 degrees 52' 12" E 278.00 feet along the Southerly boundary line of the parcel described in said Book 333 at Page 511 to the Southeast corner of said parcel; thence N 00 degrees 02' 13" W 156.69 feet along the Easterly boundary line of said parcel to the point of beginning; Garfield County, Colorado;

also known as: 16411 Old State Highway 82, Carbondale, Colorado 81623.

Attorneys Title Agency of Aspen - 17-3690

**SPECIAL WARRANTY DEED**

**Garfield County, Colorado**

**TCI Lane Ranch, LLC**

**to:**

**Aspen Polo Partners, LLP**

**AND, EXCEPT AS HEREINAFTER STATED**, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the Grantor, either in law or equity, of, in and to the above bargained premises with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD**, the above bargained premises described with the appurtenances, unto the Grantee, its successors and assigns forever, free and clear of all liens and encumbrances except: taxes for 2017, which are not yet due or payable; and except as follows:

1. Right of way for ditches or canals constructed by the authority of the United States, as reserved in the United States Patent dated 30 June 1892, and recorded 2 May 1903, in Book 73 at Page 167, as Reception No. 082729; and as reserved in the United States Patent dated 5 June 1894 and recorded 11 August 1894 in Book 12 at Page 333 as Reception No. 017568.
2. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, and right of way for ditches or canals constructed by the authority of the United States, as described in the United States Patent dated 5 June 1894 and recorded 11 August 1894 in Book 12 at Page 333 as Reception No. 017568 and as described in the United States Patent dated 30 June 1892, and recorded 2 May 1903, in Book 73 at Page 167, as Reception No. 082729.
3. Terms, conditions, provisions, agreements and obligations specified in the deed reserving an undivided one-half interest in and to any and all oil, gas rights and any and all assignments thereof or interests therein on or under said land described in the deed recorded dated 10 January 1944 and recorded 10 January 1944 in Book 208 at Page 584 as Reception No. 150766.
4. Terms, conditions, provisions, agreements and obligations specified in the deed reserving an undivided one-half interest in and to any and all oil, gas rights and any and all assignments thereof or interests therein on or under said land described in the deed dated 4 April 1961 and recorded 12 April 1961 in Book 333 at Page 302 as Reception No. 213359.
5. Terms, conditions, provisions, agreements and obligations specified under the Right-of-way Easement dated 25 August 1961 and recorded 19 October 1961 in Book 337 at Page 229 as Reception No. 215432.
6. Terms, conditions, provisions, agreements and obligations specified under the Right-of-way Easement dated 8 November 1973 and recorded 31 January 1974 in Book 454 at Page 467 as Reception No. 261611.
7. Terms, conditions, provisions, agreements and obligations specified under the Right-of-way Easement dated 21 October 1975 and recorded 22 October 1975 in Book 479 at Page 875 as Reception No. 269894.

**SPECIAL WARRANTY DEED**

**Garfield County, Colorado**

**TCI Lane Ranch, LLC**

**to:**

**Aspen Polo Partners, LLP**

8. Terms, conditions, provisions, agreements and obligations specified under the Order of Possession and Rights of Access document dated 13 May 1992 and recorded 26 August 1992 in Book 840 at Page 224 as Reception No. 438360.

9. Terms, conditions, provisions, agreements and obligations specified under the Rule & Order and Rights of Access document dated 8 November 1993 and recorded 27 December 1993 in Book 887 at Page 640 as Reception No. 457087.

10. Terms, conditions, provisions, agreements and obligations specified under the Quit Claim Deed for Water Rights, dated August 31, 2006, and recorded September 1, 2006, as Reception No. 705846.

11. Terms, conditions, provisions, agreements and obligations specified under Resolution No. 2007-PC-05, A Resolution Concerned With an Amendment to the Garfield County Comprehensive Plan, Study Area I, By the Garfield County Planning Commission, dated 11 June 2007 and recorded 14 December 2007 as Reception No. 739330.

12. Terms, conditions, provisions, agreements and obligations specified under Resolution No. 2009-81, A Resolution Concerned With Approving the Planned Unit Development and Preliminary Plan for the TCI Lane Ranch PUD and Retracting and Replacing Resolution 2009-71 (in its entirety) In Order To Correct Scriveners Errors in the PUD Guide for the TCI Lane Ranch Planned Unit Development, dated 7 December 2009 and recorded 9 December 2009 as Reception No. 778758.

13. Terms, conditions, provisions, agreements and obligations specified under the Land Use Change Permit dated 9 February 2010 and recorded 10 February 2010 as Reception No. 781907.

14. Terms, conditions, provisions, agreements and obligations specified under the Land Use Change Permit recorded 21 May 2010 as Reception No. 786310.

15. Terms, conditions, provisions, agreements and obligations specified under Resolution No. 2010-57, A Resolution Concerned With the Approval of an Extension for the TCI Lane Ranch PUD Preliminary Plan Located East of Catherine Store and CR 100 on Old Highway 82, Garfield County, dated 19 July 2010 and recorded 4 August 2010 as Reception No. 789509.

16. Terms, conditions, provisions, agreements and obligations specified under Resolution 2010-101, A Resolution of Approval For and Amendment to the TCI Lane Ranch Planned Unit Development To Remove the Designation of "Employee Units" From the Development Site Plan, dated 20 December 2010 and recorded 5 January 2011 as Reception No. 796752.

17. Terms, conditions, provisions, agreements and obligations specified under the Fencing Agreement dated 8 June 2012 and recorded 27 August 2012 as Reception No. 823180.

18. Terms, conditions, provisions, agreements and obligations specified under Resolution 2013-58, A Resolution Concerned With the Approval of a Third Extension for the TCI Lane Ranch PUD Preliminary Plan, dated 3 September 2013 and recorded 4 September 2013 as Reception No. 840245; and under Resolution No. 2015-49, A Resolution Concerned With the Approval of a Fourth Extension for the TCI Lane Ranch PUD Preliminary Plan, dated 8 September 2015 and recorded 9 September 2015 as Reception No. 867726.

**SPECIAL WARRANTY DEED**

**Garfield County, Colorado**

**TCI Lane Ranch, LLC**

**to:**

**Aspen Polo Partners, LLP**

19. Terms, conditions, provisions, agreements and obligations specified under Resolution No. 2016-37, A Resolution of Approval for a Correction to Resolution No. 2010-101 Which Granted Approval for the Removal of "Employee Units" from the TCI Lane Ranch Development Site Plan, dated 2 May 2016 and recorded 3 May 2016 as Reception No. 876726.

20. Terms, conditions, provisions, agreements and obligations specified under Resolution No. 2016-59, A Resolution Concerned With the Approval of a Fifth Extension for the TCI Lane Ranch PUD Preliminary Plan, dated 12 September 2016 and recorded 13 September 2016 as Reception No. 882266.

21. Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.

22. Right of way for ditches that traverse the property, as show on the ALTA/NSPS Land Title Survey, provided by High Country Engineering, Inc., dated March 16, 2017, as File 1701-ALTA.DWG.

23. Any loss or damage due to the fence lines nor coinciding with the property boundaries, as show on the ALTA/NSPS Land Title Survey, provided by High Country Engineering, Inc., dated March 16, 2017, as File 1701-ALTA.DWG.

24. Overhead Electric Line, as show on Page 2 of the ALTA/NSPS Land Title Survey, provided by High Country Engineering, Inc., dated March 16, 2017, as File 1701-ALTA.DWG.

**EXCEPT** as limited above, the Grantor, covenants and agree to and with Grantee, to warrant the title of the above bargained premises in the quiet and peaceable possession of Grantee against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under Grantor.

**IN WITNESS WHEREOF**, the Grantor, has executed this deed on the date set forth above.

**TCI LANE RANCH, LLC,  
a Colorado limited liability company**

By: William N. Lane Trust dated July 30, 1969  
FBO Andrew N. Lane, Member

By: Atlantic Trust Company, N.A., Co-Trustee

By:   
Kent Nossaman, Jr., Managing Director

By:   
Andrew N. Lane, Co-Trustee

**SPECIAL WARRANTY DEED**

**Garfield County, Colorado**

**TCI Lane Ranch, LLC**

to:

**Aspen Polo Partners, LLP**

State of Colorado )  
 ) ss  
County of Denver )

The foregoing **Special Warranty Deed** was executed and acknowledged before me on 25th May 2017, by J. Kent Nossaman, Jr., Managing Director of Atlantic Trust Company, N.A., the Co-Trustee of the William N. Lane Trust dated July 30, 1969 FBO Andrew N. Lane, one of two Members of TCI Lane Ranch, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 2/21/2021 Jana McPeeva

TINA ~~Notary Public~~  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174007949  
MY COMMISSION EXPIRES FEBRUARY 21, 2021

State of Colorado )  
 ) ss  
County of Eagle )

The foregoing **Special Warranty Deed** was executed and acknowledged before me on 30 May 2017, by Andrew N. Lane, Co-Trustee of the William N. Lane Trust dated July 30, 1969 FBO Andrew N. Lane, one of two Members of TCI Lane Ranch, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 7/7/2017 Elizabeth M. Gauger  
Notary Public

ELIZABETH M. GAUGER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID # 19934008210  
MY COMMISSION EXPIRES JULY 07, 2017

By: William N. Lane Trust dated July 30, 1969  
FBO Nelson P. Lane, Member  
By: Atlantic Trust Company, N.A., Co-Trustee  
By: J Kent Nossaman Jr  
J. Kent Nossaman, Jr., Managing Director

By: \_\_\_\_\_  
Nelson P. Lane, Co-Trustee

State of Colorado )  
 ) ss  
County of Denver )

The foregoing **Special Warranty Deed** was executed and acknowledged before me on 25th May 2017, by J. Kent Nossaman, Jr., Managing Director of Atlantic Trust Company, N.A., the Co-Trustee of the William N. Lane Trust dated July 30, 1969 FBO Nelson P. Lane, one of two Members of TCI Lane Ranch, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 2/21/2021 Jana McPeeva  
Notary Public

TINA M. PLUIM  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174007949  
MY COMMISSION EXPIRES FEBRUARY 21, 2021

**SPECIAL WARRANTY DEED**

**Garfield County, Colorado**

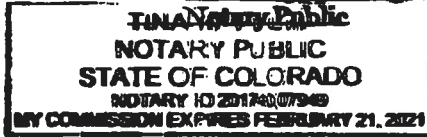
**TCI Lane Ranch, LLC**  
to:  
**Aspen Polo Partners, LLP**

State of Colorado )  
 ) ss  
County of Denver )

The foregoing Special Warranty Deed was executed and acknowledged before me on 25th May 2017, by J. Kent Nossaman, Jr., Managing Director of Atlantic Trust Company, N.A., the Co-Trustee of the William N. Lane Trust dated July 30, 1969 FBO Andrew N. Lane, one of two Members of TCI Lane Ranch, LLC, a Colorado limited liability company.

Witness my hand and official seal.  
My commission expires: 2/21/2021

State of \_\_\_\_\_ )  
 ) ss  
County of \_\_\_\_\_ )



The foregoing Special Warranty Deed was executed and acknowledged before me on     May 2017, by Andrew N. Lane, Co-Trustee of the William N. Lane Trust dated July 30, 1969 FBO Andrew N. Lane, one of two Members of TCI Lane Ranch, LLC, a Colorado limited liability company.

Witness my hand and official seal.  
My commission expires:

\_\_\_\_\_  
Notary Public

By: William N. Lane Trust dated July 30, 1969  
FBO Nelson P. Lane, Member  
By: Atlantic Trust Company, N.A., Co-Trustee

By: J. Kent Nossaman, Jr., Managing Director

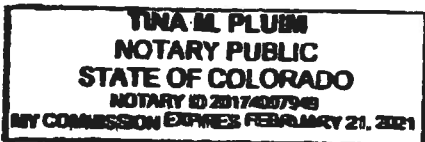
By: Nelson P. Lane, Co-Trustee

State of Colorado )  
 ) ss  
County of Denver )

The foregoing Special Warranty Deed was executed and acknowledged before me on 25th May 2017, by J. Kent Nossaman, Jr., Managing Director of Atlantic Trust Company, N.A., the Co-Trustee of the William N. Lane Trust dated July 30, 1969 FBO Nelson P. Lane, one of two Members of TCI Lane Ranch, LLC, a Colorado limited liability company.

Witness my hand and official seal.  
My commission expires: 2/21/2021

\_\_\_\_\_  
Notary Public





**SPECIAL WARRANTY DEED**

**Garfield County, Colorado**

**TCI Lane Ranch, LLC**

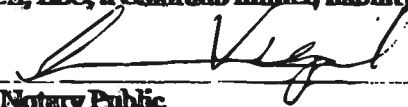
to:

**Aspen Polo Partners, LLP**

State of Colorado )  
 ) ss  
County of Denver )

The foregoing Special Warranty Deed was executed and acknowledged before me on 24<sup>th</sup> May 2017, by Nelson P. Lane, the Co-Trustee of the William N. Lane Trust dated July 30, 1969 FBO Nelson P. Lane, one of two Members of TCI Lane Ranch, LLC, a Colorado limited liability company.

Witness my hand and official seal.  
My commission expires: 6/28/2018

  
\_\_\_\_\_  
Notary Public

**AMANDA VIGIL**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20084025017  
MY COMMISSION EXPIRES JUNE 28, 2018

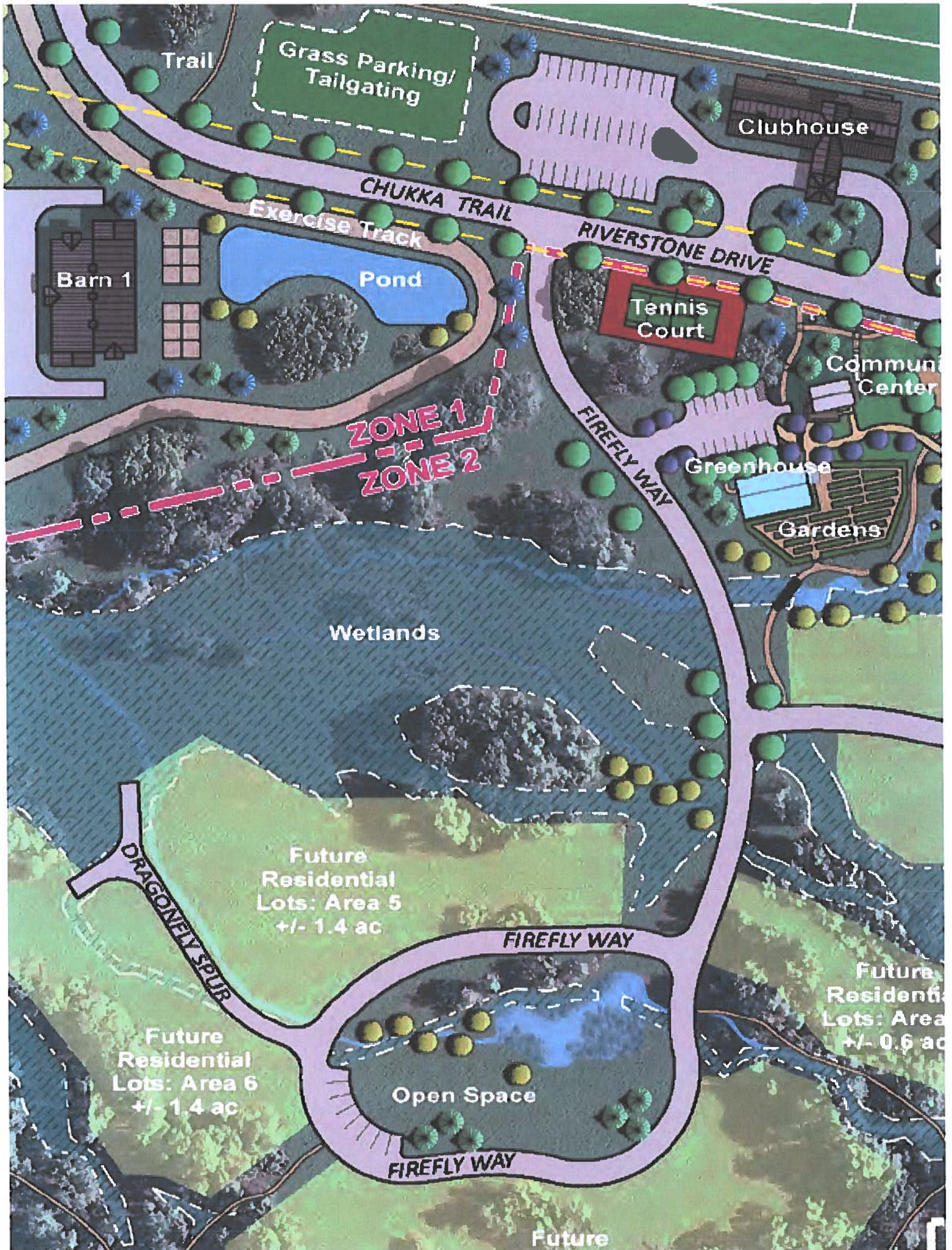


EXHIBIT C

**ASPEN VALLEY POLO CLUB  
WATER DEMAND CALCULATIONS - ZONE 2**

Line Parameter	Value	Unit	Notes
<b>RESIDENTIAL AVERAGE DAILY WATER DEMAND</b>			
Daily Demand per House	350	gpd	
Number of Houses	42	homes	
Single Family Home Average Daily Water Demand	14,700	gpd	
<b>COMMUNITY CENTER RESIDENTIAL AVERAGE DAILY WATER DEMAND</b>			
Number of Users	50	users	
Daily Demand per User	10	gpd	Metcalf and Eddy
Community Water Demand	500	gpd	
<b>GREEN HOUSE AVERAGE DAILY WATER DEMAND</b>			
Number of Slop Sinks	1	sink	
Water Use per Sink Visit	3	gpm	
Number of Uses per Day	8	uses	
Average Use Time	4	minutes	
Slop Sink Water Demand	80	gpd	
<b>TOTAL DAILY WATER DEMAND</b>			
Average Residential Daily Demand	14,700	gpd	
	10	gpm	
Average Community Center Daily Demand	500	gpd	
	0	gpm	
Average Green House Daily Demand	80	gpd	
	0	gpm	
Total Average Daily Water Demand	15,280	gpd	
	11	gpm	
<b>WATER TREATMENT SYSTEM DESIGN</b>			
Well Flowrate	30	gpm	Well output is 60 gpm (split between Zones)
Average Daily Demand	15,280	gpd	
Water Tank Size for Storage (minimum recommended)	15,280	gal	
Water Tank Size for 2 Days of Storage	30,560	gal	
Maximum Daily Demand Ratio	2	unitless	
Maximum Daily Demand	30,560	gpd	
	21	gpm	
Peaking Hour Factor	5	unitless	
Peak Hour Demand	53.1	gpm	
	3,183	gal	Peak flow one hour volume
Distribution Pump Size	60	gpm	
Number of Pumps	2		One for redundancy, two pumps minimum
<b>CALCULATE WELL PUMP RUNTIME</b>			
Well Flowrate	30.0	gpm	Well output is 60 gpm (split between Zones)
Average Daily Demand Well Pump Runtime	8.5	hrs/day	
Maximum Daily Demand Well Pump Runtime	17.0	hrs/day	