

Disclaimer – The following description of the water rights listed for Coleman parcel's 1 thru 12 is not an official description and this is not an official legally binding document. This document is a layman's understanding of the water rights and their usage for the Coleman parcel's 1 thru 12. The Coleman Family Ranch LLC defers any official inquiries to the original legal water right decrees. The purpose of the document is to provide an estimated description, to the best of our knowledge, of how the decreed water is used. It is the responsibility of a buyer to verify any water rights and its specific decrees. It is also the responsibility of a buyer to understand Colorado water law and how it applies to a specific parcel. – The Coleman Family Ranch LLC (June 1, 2021)

This document does not account for any tail water and/or sub irrigation that may or may not benefit any parcel.

Hartbauer 1 – 1.5 cfs on 50 acres of 120 acres. Decreed acreage in:

Parcel 1 – 16 acres of 40 acres decreed in the south half of parcel 1

Parcel 12 – 32 acres of 78 acres decreed in parcel 12

Parcel 2 – 2 acres of 2 acres on the very norther strip of the parcel 2

Hartbauer 1 will run the full 1.5 cfs on a rotation basis set by the 3 owners of parcel 1, 12 and 2 parcel 12, alternating the full right.

Hartbauer 2 - 0.83 cfs on 20 acres

Parcel 1 – 5 acres within the decree

Parcel 12 – 15 acres within the decree

Hartbauer 2 will run the full .83 cfs on a 2 day rotation basis set by the 2 owners of parcel 1 and parcel 12.

Hartbauer 3 – 0.41 cfs on 10 acres

Parcel 1 – 10 acres as decreed only in parcel 1

Hartbauer 4 – 0.20 cfs on 12 acres **twin water right with Hartbauer 5

Parcel 1 – 12 acres as decreed only on the north half of parcel 1

Hartbauer 5 – 0.20 cfs on 12 acres **twin water right with Harbauer 4

Parcel 1 – 12 acres as decreed only on the north half of parcel 1

Hartbauer 6 – 1.56 cfs on 50 of 120 acres

Parcel 1 – 10 acres of 20 acres as decreed in the SE triangle of parcel 1

Parcel 12 – 10 acres of 20 acres as decreed in the SE triangle of parcel 12

Parcel 2 – 30 acres of 80 acres as decreed on parcel 2

Hartbauer 6 will run the full 1.56 cfs on a rotation basis set by the 3 owners of parcel 1, parcel 12 and parcel 2. Parcel 1 will run 1 day, parcel 12 will run 1 day and parcel 2 will run 2 days as decreed and when the ditch is in priority.

Hartbauer 7 – 1.55 cfs on 10 acres

Parcel 2 – 5 acres of 10 acres as decreed in the west end of parcel 2

Parcel 12 – 5 acres of 10 acres as decreed in the east end and a small area of the SE corner of W side of parcel 12

Hartbauer 7 will run the full 1.55 cfs on a rotation basis set by the 2 owners of parcels 2 and 12. Each owner will run the full right on alternating 2 days on 2 days off while the right is in priority.

Parcel 12 – 5 acres of 10 acres as decreed in the east end and a small area of the SE corner of W side of parcel 12

Hartbauer 7 will run the full 1.55 cfs on a rotation basis set by the 2 owners of parcels 2 and 12. Each owner will run the full right on alternating 2 days on 2 days off while the right is in priority.

Hartbauer 8 – 1.87 cfs on 10 acres of 80 acres

Parcel 2 – 10 acres of 80

Miller Ditch – 3.1 CFS on 280 acres – $\frac{1}{2}$ interest

Parcel 3 – A portion of 3.1 CFS on 80 acres of parcel 3

Parcel 4 – A portion of 3.1 CFS on 10 acres of parcel 4

Kelling Brothers Desert Ditch #2

Parcel 4 – A portion of 5 CFS as decreed and when in priority

Parcel 5 – A portion of 5 CFS as decreed and when in priority

Parcel 6 – A portion of 5 CFS as decreed and when in priority

Parcel 7 – A portion of 5 CFS as decreed and when in priority

Parcel 8 – A portion of 5 CFS as decreed and when in priority

Parcel 9 – A portion of 5 CFS as decreed and when in priority

Charles Schulz Ditch A – $\frac{1}{2}$ interest of 15 CFS on 840 Acres

Parcel 3 – A portion of the $\frac{1}{2}$ interest of 15 CFS as decreed and when in priority

Parcel 4 – A portion of the $\frac{1}{2}$ interest of 15 CFS as decreed and when in priority

Parcel 5 – A portion of the $\frac{1}{2}$ interest of 15 CFS as decreed and when in priority

Parcel 6 – A portion of the $\frac{1}{2}$ interest of 15 CFS as decreed and when in priority

Parcel 7 – A portion of the $\frac{1}{2}$ interest of 15 CFS as decreed and when in priority

Parcel 8 – A portion of the $\frac{1}{2}$ interest of 15 CFS as decreed and when in priority

Parcel 9 – A portion of the $\frac{1}{2}$ interest of 15 CFS as decreed and when in priority

Parcel 10 – A portion of the $\frac{1}{2}$ interest of 15 CFS as decreed and when in priority

Parcel 11 – A portion of the $\frac{1}{2}$ interest of 15 CFS as decreed and when in priority