



February 17, 2021

Project: Sage Development
Subject: Development Water Rights

Reeve and Associates has prepared this letter to provide an overview of the water rights for the proposed residential Sage Development located along Highway 39 on the east side between 100 South and 500 South.

Seller's Disclosure

A Seller's Property Condition Disclosure was completed by Middle Field LLC, with Mountain Real Estate Companies, LLC as the listed brokerage.

Water Shares

Section 4 indicates irrigation water is provided by Huntsville Irrigation with 32 shares. Huntsville Irrigation Company stock certificates #C270, #302D, and #C15 associated with this property provide 8, 12, and 12 shares respectively. As each share corresponds to 0.5 acres this is a total of 16 acres.

Water Rights

Water rights for the project include 35-4541, 35-4542, 35-7300, and E2879 (35-9461). A table is provided below with information on the amounts of water provided by the various rights/shares. The usages include domestic, livestock, and irrigation. The source for water right 35-4541 is Huntsville Spring Creek. The source for water right 35-4542 is listed as a 4" diameter, 24' deep well. The source for water right 35-7300 is listed as a tributary spring of the Huntsville Spring Creek. The source for water right E2879 (35-9461) was originally Pineview Reservoir, but has been exchanged for an underground well. The information for these water rights was obtained from the Utah Division of Water Rights database, and is only as accurate as the source data.

Reeve & Associates, Inc.



<i>Water Right/Share</i>	<i>Flow (cfs)</i>	<i>Domestic (EDU)</i>	<i>Stock Water (ELU)</i>	<i>Irrigation (acres)</i>
<i>32 Huntsville Irrigation Shares</i>	-	-	-	16
<i>35-4541</i>	1.6	-	50	40
<i>35-4542</i>	0.015	1	-	-
<i>35-7300</i>	0.02	-	200	-
<i>E2879 (35-9461)</i>	-	-	-	0.18

If you have any questions, or we can be of further assistance, please let us know.

Sincerely,

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