

PUBLIC UTILITIES AND ESSENTIAL SERVICES.

School Impacts

The project area is located within the Park City school District Boundaries. Following is a list of the schools that would service the school-aged children.

School	Grade
McPolin Elementary	K-5
Ecker Hill	6-7
Treasure Mt.	8-9
Park City High School	10-12

The project area is located approximately 1 ¼ miles from the McPolin, Treasure Mountain and Park City High Schools. Bus service is necessary when the schools are located more than 1 ½ miles from homes. This would require bus service for all of the schools with the exception of the High School, which only requires bus service when homes are located more than two (2) miles from the school.

Per discussions with the School District, all of the schools have room for future expansion. According to the Park City school District, the student generation rate per housing unit is .53. Understanding that this proposal encompasses a total of 0 housing units, regardless of whether they are primary or secondary units, the development has the potential to generate approximately 0 students in the Park City District.

For additional details regarding the fiscal impacts to the Park City School District, please refer to the section regarding fiscal impacts.

JAN 20 2012

WATER

The property owner has water rights associated with the property. Quinn's Junction L.C. has 60 acre-feet of water rights that can be used and a commitment to provide water from two tanks less than 1/2 mile away by Summit Water Company. The water issued in 1861 as award #820.

Preliminary engineering show the path of the water line.

Easements have been obtained by Quinn's to run the water from the tanks to the site along the S/R 40 highway access right of way. This is subject to UDOT approval. UDOT has expressed verbally that this will be allowed.

Attached is a water usage table. All water needed for the project can be distributed from Summit Water Company to the site.

SUMMIT WATER DISTRIBUTION COMPANY
6400 NORTH PACE FRONTAGE ROAD #1
PARK CITY, UTAH 84098
435-649-7324
FAX: 435-649-7347

February 16, 2007

Summit County Planning Department
60 North Main Street
P.O. Box 128
Coalville, Utah 84017

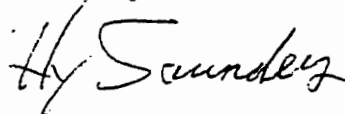
RE: Will Serve for Quinn's Junction

To Whom It May Concern:

Please accept this letter as confirmation that Summit Water Distribution Company ("Summit Water") is committed to provide water service to the Quinn's Junction mixed-use development. Summit Water presently has two (2) water tanks near the Quinn's Junction area with a capacity of approximately 2.25 million gallons of storage, sufficient source, pipeline, storage capacity and water rights to serve the requested 1.2 million square feet of mixed use development.

Summit Water is committed to provide adequate water for culinary and irrigation purposes necessary to adequately service Quinn's Junction upon development approval and further confirms that it has the present ability to supply water to the project through water transmission lines it has through public easements to the Quinn's Junction property from its storage tanks.

Sincerely,



Hy Saunders
President



Blue line shows water from Summit water

When Recorded, Mail To:

Summit Water Distribution Company
6400 N. Pace Frontage Road, #1
Park City, Utah 84098

With A Copy To:

Property Reserve, Inc.
5 Triad Center
55 North 300 West, Suite 650
Salt Lake City, UT 84180

00773735 8k01782 P#80174-00184
ALAN SPRIGGS, SUMMIT CO RECORDER
2006 APR 03 16:14 PM FEE \$30.00 BY 668
REQUEST: KIRTON & MCCORMIE

Affecting Parcel Nos. SS-57 and SS-57-2-A.

(Space above for Recorder's use only)

WATER DISTRIBUTION FACILITIES EASEMENT

THIS WATER DISTRIBUTION FACILITIES EASEMENT (this "Agreement") is entered into this 30th day of March 2006, by and between PROPERTY RESERVE, INC., a Utah non-profit corporation, formerly known as Deseret Title Holding Corp. ("Grantor"), and SUMMIT WATER DISTRIBUTION COMPANY, a Utah non-profit mutual water company ("Grantee").

RECITALS

A. Grantor owns certain real property (the "Grantor's Parcel") located in Summit County, State of Utah.

B. Grantor desires to grant a perpetual, nonexclusive easement on, over, and across: (1) a 30 foot wide portion of Grantor's Parcel to be used for water pipes and related water distribution facilities; and (2) an approximately 0.140 acre portion of Grantor's Parcel on which to access and construct a booster station to become a part of the "Water Distribution Facilities" (defined below) for the purposes more particularly described herein, and Grantor is willing to grant the easement to Grantee for such purposes subject to the terms and conditions set forth herein. Both portions of Grantor's Parcel referenced in the immediately preceding sentence are collectively referred to herein as the "Easement Parcel." The Easement Parcel is more particularly described on Exhibit A and graphically depicted on Exhibit B, both of which are attached hereto and incorporated by reference herein.

TERMS AND CONDITIONS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and of the mutual promises and subject to the conditions set forth below, the parties agree as follows:

1. Grant of Easement. Grantor hereby conveys to Grantee a perpetual, non-exclusive easement on, over and across the Easement Parcel for the sole purpose of accessing, installing, using, operating, maintaining, repairing and replacing underground water pipes and

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distribution facilities, a booster station, above-ground pumps, valves and other equipment necessary or useful to the operation of such water distribution facilities (collectively, the "Water Distribution Facilities").

2. Condition of the Easement Parcel. Grantee accepts the Easement Parcel and all aspects thereof in "as is", "where is" condition, without warranties, either express or implied, "with all faults", including but not limited to both latent and patent defects, and the existence of hazardous materials, if any. Grantee hereby waives all warranties, express or implied, regarding the title, condition and use of the Easement Parcel, including, but not limited to any warranty of merchantability or fitness for a particular purpose. Without limiting the generality of the foregoing, this easement is granted to Grantee subject to: (i) any state of facts which an accurate ALTA/ASCM survey (with Table A items) or physical inspection of the Easement Parcel might show, (ii) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (iii) reservations, easements, rights-of-way, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity. Grantee shall obtain any and all consents, approvals, permissions, and agreements to cross, encumber or encroach upon any other easements or rights of others related to its use and improvement of the Easement Parcel.

3. Taxes. Reserved.

4. Access. Grantee and its agents, employees, and contractors shall have the unrestricted right to enter upon the Easement Parcel for the purposes permitted by this Agreement. Grantee shall enter upon the Easement Parcel at its sole risk and hazard, and Grantee and its successors and assigns, hereby release Grantor from any claims relating to the condition of the Easement Parcel and the entry upon the Easement Parcel by Grantee, its agents, employees, servants, contractors and other such parties.

5. Improvements. If Grantee desires to add any improvements not described in paragraph 1 above, Grantee shall provide Grantor with detailed plans and specifications for the proposed change or improvement at least forty five (45) days in advance. Grantor shall have the right to approve, modify, or deny the requested change or improvement if Grantor determines that it is likely to unreasonably interfere with or impair, or has the potential to interfere with or impair, Grantor's current or future use or development of the Grantor's Parcel. The parties will use good faith efforts to cooperate with each other to agree upon mutually acceptable plans and specifications for the improvement, alteration and/or development of the Easement Parcel. The approved plans will incorporate, to the extent known at the time the plans and specifications are submitted to Grantor, the placement of any roads, landscaping, fences, signs, and other improvements.

In the event Grantee needs to perform construction or maintenance work on the Easement Parcel, Grantee shall: (i) use good faith efforts to ensure that there is continual pedestrian and vehicular access to the Grantor's Parcel; (ii) use reasonable efforts to minimize any interference or disruption to Grantor's use and occupancy of the Grantor's Parcel; (iii) perform any such work at its sole cost and expense; and (iv) perform such work expediently and in a good and workmanlike manner.

6. **Insurance.** Prior to exercising its rights under this Agreement, Grantee shall obtain and maintain a policy of general commercial liability insurance insuring Grantee's interests against claims for personal injury, bodily injury, death, property damage occurring on, in or about the Easement Parcel and the ways immediately adjoining the Easement Parcel, with a "Combined Single Limit" (covering personal injury liability, bodily injury liability and property damage liability) of not less than One Million Dollars (\$1,000,000.00).

7. **Maintenance.** Grantee, at its sole cost and expense, shall maintain and repair the Water Distribution Facilities and any and all related improvements installed by Grantee, in good order and condition. Grantee shall promptly repair any damage to the Grantor's Parcel and Grantor's improvements located thereon (including, without limitation, any and all landscaping, trees, fences, water and/or irrigation pipes, lines and ditches, curbs, gutters, asphalt surfaces, fences, signs, lighting, etc.) caused by Grantee, its agents, servants, employees, contractors or anyone performing work by, through, for, or under Grantee ("Grantee's Agents"), and shall restore the Grantor's Parcel and the improvements thereon to the same or better condition as they existed prior to any entry onto or work performed on the Grantor's Parcel by Grantee and Grantee's Agents.

8. **Liens.** Grantee shall keep the Grantor's Parcel free from any liens arising out of any work performed, materials furnished, or obligations incurred by, through, for or under Grantee, and shall indemnify, hold harmless and agree to defend Grantor from any liens that may be placed on the Grantor's Parcel and/or the property pertaining to any work performed, materials furnished or obligations incurred by, through, for, or under Grantee or any of Grantee's Agents. Any such liens shall be released of record within thirty (30) days.

9. **Compliance with Laws.** Grantee will comply with all present or future laws, statutes, codes, acts, ordinances, rules, regulations, orders, judgments, decrees, injunctions, rules, regulations, permits, licenses, authorizations, directions and requirements of and agreements with all governments, departments, commissions, boards, courts, authorities, agencies, officials and officers, foreseen or unforeseen, ordinary or extraordinary, including, without limitation, any building, zoning and land use laws.

10. **Indemnification.** Grantee and its successors and assigns and Grantor and its successors and assigns hereby agree to indemnify, defend and hold harmless the other party, and any entity controlling, controlled by or under control with the indemnified party, and its and their officers, directors, employees, managers, members, agents, servants, successors, and assigns from and against any and all liens, encumbrances, costs, demands, claims, judgments, and/or damage caused by or arising out of the negligent acts and/or omissions of the indemnifying party and its agents, servants, employees, and/or contractors in connection with work upon or the use of the Grantor's Parcel and/or the Water Distribution Facilities. The terms and conditions of this provision shall remain effective, notwithstanding the expiration or termination of this Agreement for the period of the applicable statute of limitations.

11. **Reservation by Grantor.** Grantor hereby reserves the right to use the Easement Parcel for any use not inconsistent with Grantee's permitted use of the Easement Parcel. Without limiting the above, Grantor reserves the right: (a) for pedestrian and vehicular ingress to

and egress on and over the Easement Parcel; (b) for the construction and maintenance of buildings, and the placement and maintenance of landscaping, trees, signs, light standards, sidewalks, curbs and gutters, ditches, irrigation pipes and related appurtenances, fences, asphalt roadways, utilities of any type or nature, and driveways; (c) to relocate this easement and/or the Water Distribution Facilities at any time at Grantor's own cost and expense, provided that such relocation provides Grantee with comparable easement rights and such relocation terminates the use of the easement in its prior location without unreasonably interrupting service and Grantee's rights under the Agreement; (d) to grant other non-exclusive easements, licenses and rights within or on the Easement Parcel to other parties, giving Grantee written notice thereof and without unreasonably interfering with or interrupting service and Grantee's rights under the Agreement; and (e) to convey or transfer any or all of its interests in Grantor's Parcel or the Easement Parcel to any party at any time.

12. Notices. Any notice required or desired to be given under this Agreement shall be considered given either: (i) when delivered in person to the recipient named below, (ii) three (3) days after deposit in the United States mail in a sealed envelope or container, either registered or certified mail, return receipt requested, postage prepaid, addressed by name to the person and party intended. All notices shall be given at the following addresses:

If to Grantor:

Property Reserve, Inc.
5 Triad Center
55 North 300 West, Suite 650
Salt Lake City, UT 84180

If to Grantee:

Summit Water Distribution Company
Attn: General Manager
6400 N. Pace Frontage Road, #1
Park City, Utah 84098

Either party may designate a different individual or address for notices, by giving written notice thereof in the manner described above.

13. Miscellaneous.

13.1 Interpretation. Section titles and captions to this Agreement are for convenience only and shall not be deemed part of this Agreement and in no way define, limit, augment, extend, or describe the scope, content, or intent of any part of this Agreement. The parties acknowledge and agree that all of the terms and conditions of this Agreement are contractual in nature and shall be interpreted under any applicable law as contractual obligations, and each party waives any claims or defenses to the contrary.

13.2 Applicable Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Utah.

13.3 Run with the Land/Successors. Subject to the terms and conditions of this Agreement, the easement granted herein shall be perpetual and shall run with the land, and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the parties, their successors and assigns.

13.4 Integration. This Agreement constitutes the entire agreement between the parties pertaining to the subject matter hereof, and supersedes all prior agreements and understandings pertaining thereto. No covenant, representation, or condition not expressed in this Agreement shall affect or be deemed to interpret, change, or restrict the express provisions hereof. Any amendment or modification to this Agreement shall be in writing and signed by authorized agents or officers of the parties.

13.5 Waiver. No failure by any party to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any rights or remedy for a breach of this Agreement shall constitute a waiver of any such breach or of such right or remedy or of any other covenant, agreement, term, or condition.

13.6 Rights and Remedies. The rights and remedies of any of the parties stated herein are not intended to be exclusive, and the exercise of one or more of the provisions of this Agreement shall not preclude the exercise of any other provisions. Each of the parties confirms that damages at law may be an inadequate remedy for a breach or threatened breach of any provision hereof. The respective rights and obligations hereunder shall be enforceable by specific performance, injunction, or other equitable remedy, but nothing herein contained is intended to or shall limit or affect any rights at law or by statute or otherwise of any party aggrieved as against the other party for a breach or threatened breach of any provision hereof, it being the intent of this paragraph to make clear the agreement of the parties that the respective rights and obligations of the parties hereunder shall be enforceable in equity as well as at law or otherwise.

13.7 Enforceability and Litigation Expenses. If any action, suit, or proceeding is brought by a party hereto with respect to a matter or matters covered by this Agreement or if a party finds it necessary to retain an attorney to enforce its rights under this Agreement, all costs and expenses of the prevailing party incident to such proceeding or retention, including reasonable attorneys' fees, shall be paid by the non-prevailing party.

13.8 Authorization. Each individual executing this Agreement represents and warrants that he or she has been duly authorized by appropriate action of the governing body of the party for which he/she signs to execute and deliver this Agreement in the capacity and for the entity set forth where he/she signs and that as a result of his/her signature, this Agreement shall be binding upon the party for which he/she signs.

13.9 No Public Use/Dedication. The use of the Easement Parcel by Grantee, its successors or assigns, is permissive and shall be limited to the express purposes contained herein. Neither Grantee, nor its successors or assigns, nor the public shall acquire nor be entitled to claim or assert any rights to the Easement Parcel or any other portion of the Grantor's Parcel.

beyond the express terms and conditions of this Agreement, unless specifically granted by Grantor.

13.10 Termination. Once the Water Distribution Facilities are constructed and (a) Grantee agrees in writing that it will no longer use the easement granted herein, or (b) Grantee is provided an alternative easement (pursuant to paragraph 11(c) above) for the Water Distribution Facilities, Grantor may record an instrument terminating this Agreement, as well as any and all other easements, rights-of-way or licenses Grantee may have (or may claim to have) to use Grantor's Parcel.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

GRANTOR:

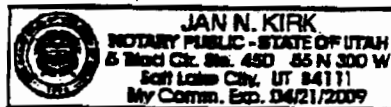
PROPERTY RESERVE, INC.,
a Utah non-profit corporation

By: B.R. Carrington
Brian R. Carrington, Vice President

By: C. Eugene Gronning
C. Eugene Gronning, Vice President

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 30th day of March, 2006, personally appeared before me Brian R. Carrington and C. Eugene Gronning, known or satisfactorily proved to me to be Vice Presidents of Property Reserve, Inc., a Utah non-profit corporation, who acknowledged to me that they signed the foregoing instrument as Vice Presidents for said corporation.



Jan N. Kirk
Notary Public for Utah

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GRANTEE:

Summit Water Distribution Company,
a Utah non-profit mutual water company

By: [Signature]

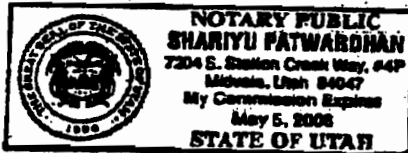
Name (Print): Van J. Martin

Its: Sec. Treasurer

STATE OF UTAH)

COUNTY OF Summit) :ss

On this 21st day of March, 2006, personally appeared before me Van J. Martin, known or satisfactorily proved to me to be the Manager of Summit Water Distribution Company, a Utah non-profit mutual water company, who acknowledged to me that he signed the foregoing instrument as Manager for said company.



[Signature]
Notary Public for Utah

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EXHIBIT A

(Legal Description of Easement Parcel)

Following is the legal description of the Easement Parcel:

Prepared by T.S.C.
Sec 27 Easement4.doc

DESERET TITLE HOLDING CORP.

PERPETUAL WATERLINE EASEMENT #1;

A tract of land situated in the northern half of Section 27, Township 1 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

A perpetual non-exclusive 30 foot wide easement for an underground waterline, 15 feet on each side of the following described centerline:

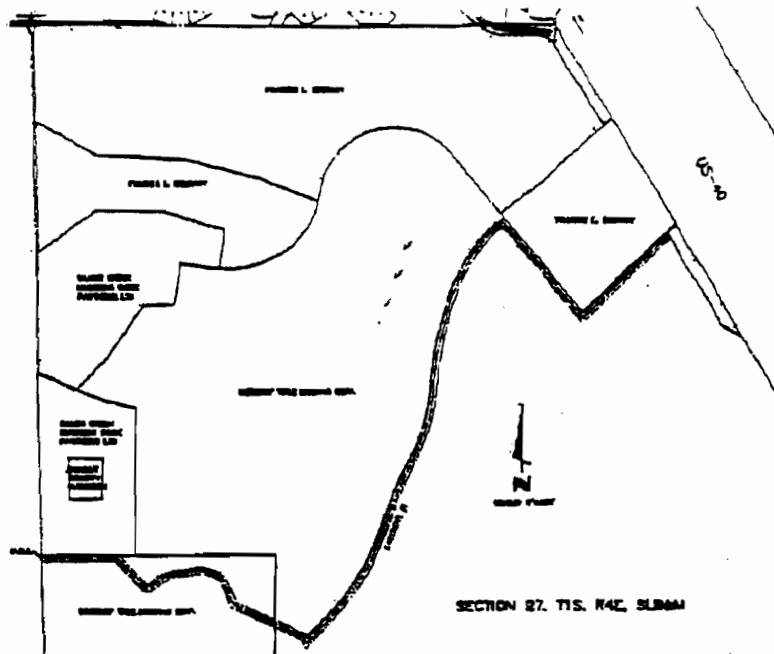
Beginning at a point on the Westerly line of Grantor's land, said point lies S01°27'28"E, 2578.15 feet along the section line from the Northwest corner of said Section 27; and running thence, along the Northerly line of Grantor's land, N90°00'00"E, 340.26 feet; thence S43°28'37"E, 194.23; thence S89°05'20"E, 26.08 feet; thence N47°53'47"E, 57.92 feet; thence Northeasterly 121.53 feet along the arc of a 207.13-foot radius curve to the right (Chord to said curve bears N74°18'06"E for a distance of 119.79 feet); thence N82°48'52"E, 67.47 feet; thence Southeasterly 173.03 feet along the arc of a 137.96-foot radius curve to the right (Chord to said curve bears S58°14'00"E for a distance of 161.91 feet); thence S19°32'35"E, 78.87 feet; thence S64°22'07"E, 358.23 feet; thence S30°37'32"E, 33.84 feet; thence N39°41'50"E, 277.78 feet; thence Northeasterly 254.35 feet along the arc of a 728.83-foot radius curve to the left (Chord to said curve bears N29°28'20"E for a distance of 253.06 feet); thence N21°07'58"E, 285.11 feet; thence N22°34'34"E, 189.28 feet; thence Northerly 375.02 feet along the arc of a 809.26-foot radius curve to the left, to a point of reverse curve (Chord to said curve bears N16°04'32"E for a distance of 371.67 feet); thence Northeasterly 425.84 feet along the arc of a 1698.68-foot radius curve to the right (Chord to said curve bears N10°25'28"E for a distance of 424.73 feet); thence Northeasterly 402.50 feet along the arc of a 856.26-foot radius curve to the right (Chord to said curve bears N31°09'39"E for a distance of 398.80 feet); thence N54°02'18"E, 48.50 feet; thence S38°50'41"E, 584.37 feet; thence N45°27'00"E, 556.30 feet more or less, to a point on the easterly line of Grantor's land. Said point also lies on the westerly line of the frontage road for US 40.

NW, NE, SW

27

154E

BK1782 PG0181



807038.07

RECORDER'S NOTE
 LEGIBILITY OF WRITING, TYPING OR
 PRINTING UNSATISFACTORY IN THIS
 DOCUMENT WHEN RECEIVED.

Following is the legal description for the Booster Station:

SECTION 27 - BOOSTER STATION EASEMENT:

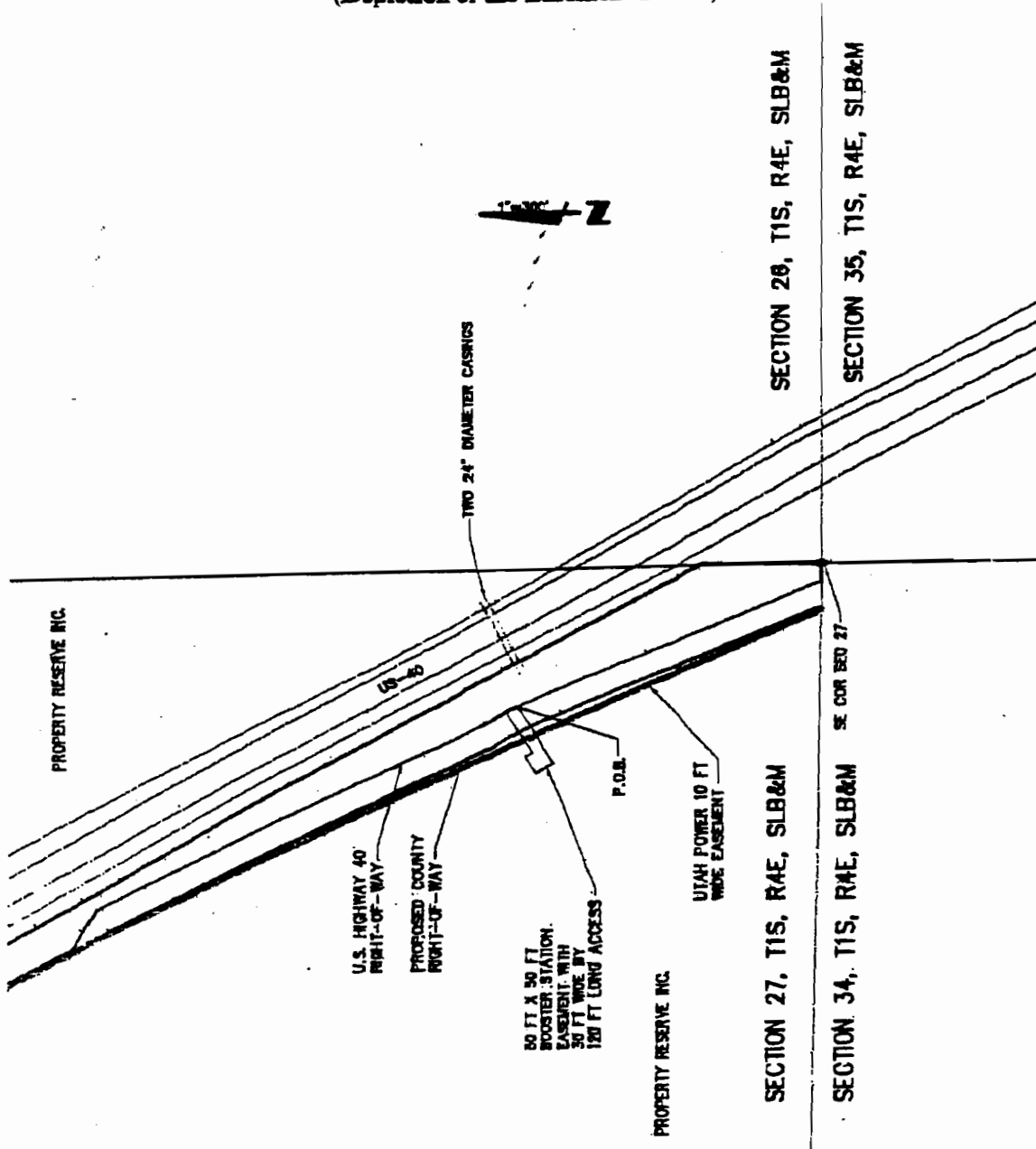
Beginning at the Southeast Corner of Section 27, Township 1 South, Range 4 East, Salt Lake Base & Meridian; and running thence N89°40'20"W, 44.88 feet along the south line of said Section 27 to the southwesterly line of the existing U.S. highway 40 right-of-way; thence Northwesterly along the U.S. highway 40 right-of-way, 331.03 feet along the arc of a 23,078.312-foot radius curve to the right, to a point of reverse curve (Note: Chord to said curve bears N24°22'05"W for a distance of 331.03 feet.); thence Northwesterly along the U.S. highway 40 right-of-way, 445.68 feet along the arc of a 22,758.312-foot radius curve to the left to the point of beginning, said point also lies on the Northeasterly line of Grantors land (Note: Chord to said curve bears N24°31'08"W for a distance of 445.68 feet); and running thence N30°57'22"W, 30.00 feet along the Northeasterly line of Grantors land; thence S60°03'38"W, 120.00 feet, thence N30°57'22"W, 20.00 feet; thence S60°03'38"W, 50.00 feet; thence S30°57'22"E, 50.00 feet; thence N60°03'38"E, 170.00 to the point of beginning.

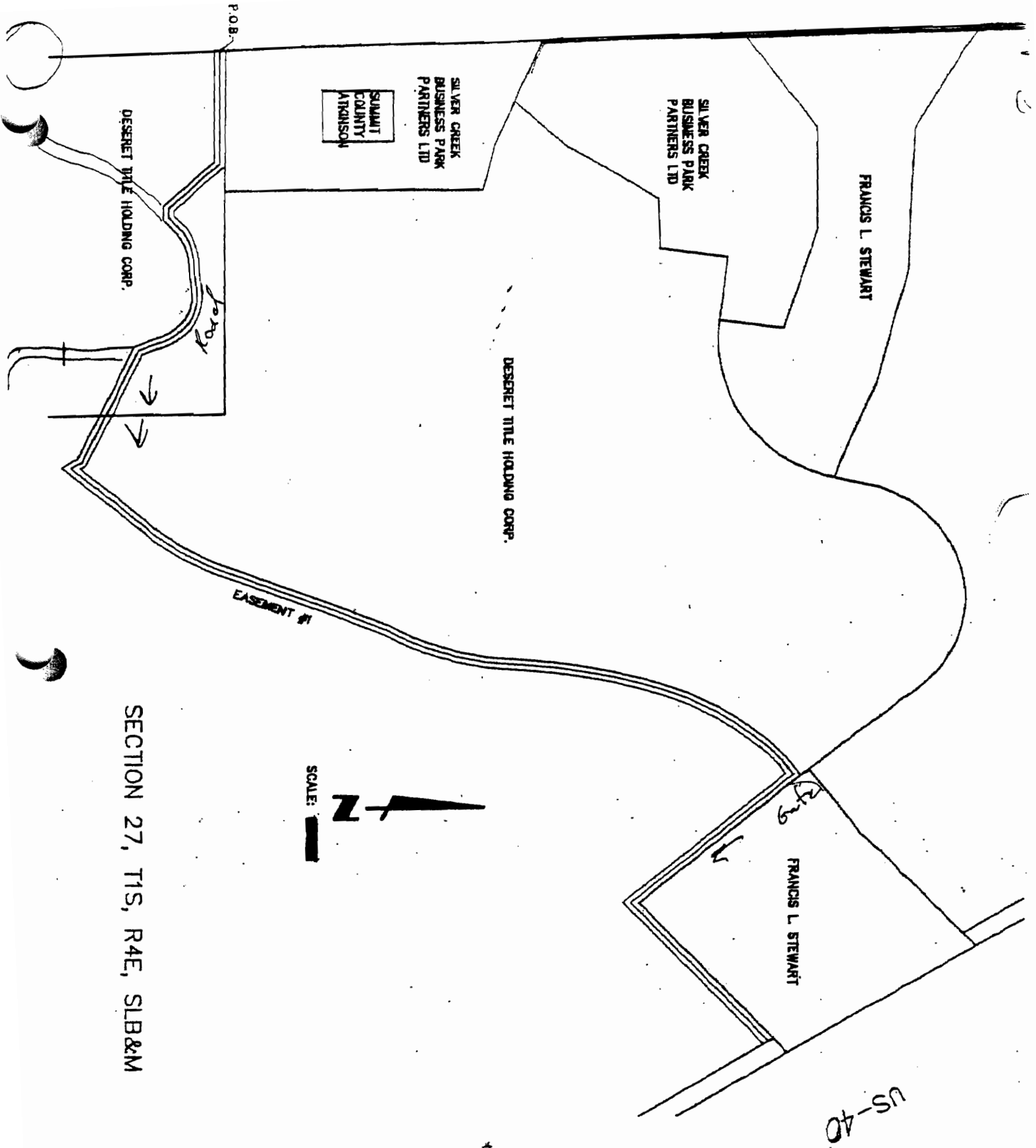
The above described parcel of land contains 0.140 acres, more or less

SE 27
154E

EXHIBIT B

(Depiction of the Easement Parcel)





QUINN'S JUNCTION PARTNERSHIP
PRELIMINARY WATER DEMAND ESTIMATE
01-15-05

POTABLE WATER DEMAND TABLES

Potable (indoor) Water Demand Requirements

Commercial Space (gal/day/sf) = 0.15

Potable Consumptive Value (for sanitary sewer systems) (%) = 20%

Potable System Loss Factor = 0%

Potable Season Durations

Winter	33.33%	=(120 days)
Summer	33.33%	=(120 days)
Spring/Fall	33.33%	=(120 days)
	<u>100.00%</u>	

Potable Occupancy (Demands by Season)

100.00%	=100.00 (% occupancy)
100.00%	=Winter (% occupancy)
100.00%	=Summer (% occupancy)
100.00%	=Spring/Fall (% occupancy)
<u>100.00%</u>	= Average Year Round Occupancy

Potable Peaking Factors

	1.00	= ADD
ADD *	2.00	= PDD
	400	= ADD (gpd)/ERC

**QUINN'S JUNCTION PARTNERSHIP
PRELIMINARY WATER DEMAND ESTIMATE**

01-15-05

IRRIGATION WATER DEMAND TABLES

Irrigation (outdoor) Water Demand Requirements

Gross Irrigated Acreage PDD (gal/day/ac) ¹ = 8,064	<< 3746 min for Zone 2
Irrigated Acreage Per Small Lot (acre) = 0.0459	2,000 S.F
Irrigated Acreage Per Medium Lot (acre) = 0.1377	6,000 S.F
Irrigated Acreage Per Large Lot (acre) = 0.1837	8,000 S.F
Pond Evaporation PDD (gal/day/ac) = 12,754	
Irrigation Consumptive Value (%) = 70%	
Pond Evaporation Consumptive Value (%) = 100%	
Irrigation System Loss Factor = 0%	

Irrigation Season Durations

58.00%	=Winter (% of year)
21.00%	=Summer (% of year)
21.00%	=Spring/Fall (% of year)
100.00%	

Irrigation Occupancy (Demands by Season)

100.00%	=100.00 (% occupancy)
0.00%	=Winter (% occupancy)
100.00%	=Summer (% occupancy)
100.00%	=Spring/Fall (% occupancy)

Irrigation Peaking Factors

1.00	= ADD
------	-------

QUINN'S JUNCTION PARTNERSHIP
PRELIMINARY WATER DEMAND ESTIMATE

01-15-05

NOTES

Abbreviations

ADD = Average Day Demand

PDD = Peak Day Demand (2.0xADD)

PHD = Peak Hour/Instantaneous Demand ($Q(\text{gpm})=10.8 \times N^{0.64}$;
R309-203-9.2a)

ERC = Equivalent Residential Connection (R309-203-8.2b; 400
gpm ADD)

N = Total Number of ERC's (R309-203-8.2b)

Constants

1 acre-ft = 325,851 gal.

1 acre = 43,560 sf

Notes: * All irrigation is based on a 153 day irrigation season

** The equation for PHD is non-linear, therefore the
totals are not actual summations

The irrigation acres for the commercial area has been
estimated to be 1/4 of the total development area.

QUINN'S JUNCTION PARTNERSHIP
PRELIMINARY WATER DEMAND ESTIMATE
01-15-05

UNIT DEMAND - USAGE TABLE

Description	Use			Unit Demand			
	Potable/ Irrigation (units)	Irrigation Per Unit (acres)	Total Irrigation (acres)	100%Occ (gpd)	Winter (gpd)	Summer (gpd)	Spr/Fall (gpd)
COMMERCIAL							
Potable (indoor)							
General Commercial (SF)	300,000			0.20	0.20	0.20	0.20
Irrigation (outdoor)							
General Commercial Landscaping (AC)	1.0	7.0	7.0	8,064	0	8,064	8,064
Commercial Total							
Potable Total							
Irrigation Total							
Grand Total							

**QUINN'S JUNCTION PARTNERSHIP
PRELIMINARY WATER DEMAND ESTIMATE
01-15-05**

PEAK DAY DEMAND TABLE

Description	Peak Day Demand (PDD Source)									
	Total Demand									
	100% Occupancy		Winter		Summer		Spring/Fall			
	(gpm)	(gpd)	(gpm)	(gpd)	(gpm)	(gpd)	(gpm)	(gpd)	(gpm)	(gpd)
COMMERCIAL										
Potable (indoor)										
General Commercial (SF)	41.67	60,000	41.67	60,000	41.67	60,000	41.67	60,000		60,000
Irrigation (outdoor)										
General Commercial Landscaping (AC)	39.20	56,448	0.00	0	39.20	56,448	39.20	56,448		56,448
Commercial Total	80.87	116,448	41.67	60,000	80.87	116,448	80.87	116,448		116,448
Potable Total	42	60,000	42	60,000	42	60,000	42	60,000		60,000
Irrigation Total	39	56,448	0	0	39	56,448	39	56,448		56,448
Grand Total	81	116,448	42	60,000	81	116,448	81	116,448		116,448

**QUINN'S JUNCTION PARTNERSHIP
PRELIMINARY WATER DEMAND ESTIMATE**

01-15-05

AVERAGE DAY DEMAND TABLE

Description	Average Day Demand (ADD Storage)							
	Unit Demand				Total Demand			
	100%Occ (gpd)	Winter (gpd)	Summer (gpd)	Spr/Fall (gpd)	100%Occ (gpd)	Winter (gpd)	Summer (gpd)	Spr/Fall (gpd)
COMMERCIAL								
Potable (indoor)								
General Commercial (SF)	0	0	0	0	30,000	30,000	30,000	30,000
Irrigation (outdoor)								
General Commercial Landscaping (AC)	4,032	0	4,032	4,032	28,224	0	28,224	28,224
Commercial Total					58,224	30,000	58,224	58,224
Potable Total					30,000	30,000	30,000	30,000
Irrigation Total					28,224	0	28,224	28,224
Grand Total					58,224	30,000	58,224	58,224

**QUINN'S JUNCTION PARTNERSHIP
PRELIMINARY WATER DEMAND ESTIMATE**

01-15-05

PEAK HOUR DEMAND TABLE

Description	Peak Hour Demand (Distribution)									
	Equiv. Res. Conn.'s					Flow				
	100%Occ (erc)	Winter (erc)	Summer (erc)	Spr/Fall (erc)	100%Occ (gpm)	Winter (gpm)	Summer (gpm)	Spr/Fall (gpm)		
COMMERCIAL										
Potable (indoor)										
General Commercial (SF)	75.0	75.0	75.0	75.0	171	171	171	171		171
Irrigation (outdoor)										
General Commercial Landscaping (AC)	70.6	0.0	70.6	70.6	165	0	165	165		165
Commercial Total	145.6	75.0	145.6	145.6	336	171	336	336		336
Potable Total	75	75	75	75	171	171	171	171		171
Irrigation Total	71	0	71	71	165	0	165	165		165
Grand Total	146	75	146	146	336	171	336	336		336

**QUINN'S JUNCTION PARTNERSHIP
PRELIMINARY WATER DEMAND ESTIMATE**

01-15-05

WATER RIGHTS TABLE

Description	Annual Demand (Water Rights)			
	Diversion		Consumption	
	Per Unit (ac-ft)	Total (ac-ft)	(%)	ac-ft
COMMERCIAL				
Potable (indoor)				
General Commercial (SF)	0.000	33.600	0%	0.000
Irrigation (outdoor)				
General Commercial Landscaping (AC)	1.897	13.279	70%	9.295
Commercial Total		46.879		9.295
Potable Total		33.6		0.0
Irrigation Total		13.3		9.3
Grand Total		46.9		9.3

Sewer Capacity.

The Snyderville Basin Water Reclamation District (SBWRD) currently has a trunk line running within a few hundred feet of the project area along the Rail trail Corridor. (SBWRD) has been contacted regarding the project and they feel that there is ample capacity in the trunk line as well as the treatment facility to service the project. Attached is the anticipated line and connection shown in bright blue.

Solid Waste

BFI is willing and able to service the project.

Animal Control.

Per discussions with Summit County Animal Control, the project area is within the County service area and falls under their jurisdiction.