



Frank Linnebur <7487028@gmail.com>

frank linnebur

2 messages

Frank Linnebur <7487028@gmail.com>

Wed, Oct 23, 2024 at 11:42 AM

To: "Comaniciu - DNR, Ioana" <ioana.comaniciu@state.co.us>, Venkatesh Yerramsetty <venkat@epicestates.us>

Ioana once again I have to reach out to you to see if there are any other determinations or decrees of water except for the attached on this piece of property.

Thanks, Frank Linnebur, Broker
Colorado Land Realty
800 US Hwy 36, Byers CO 80103
www.ColoradoLandRealty.com
Direct line: 303-748-7028

**Epic SWmanilla water determination recorded.pdf**

1105K

Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>

Wed, Oct 23, 2024 at 12:09 PM

To: Frank Linnebur <7487028@gmail.com>

Cc: Venkatesh Yerramsetty <venkat@epicestates.us>

There are no other water rights for the 229 acres located in the W1/2 of Section 2, Twp. 4 S, Rng. 64W.
Best Regards,

Ioana Comaniciu, P.E.
Water Resources Engineer



COLORADO
Division of Water Resources
Department of Natural Resources

P 303-866-3581 x 8246
1313 Sherman St., Suite 818, Denver, CO 80203
ioana.comaniciu@state.co.us | www.colorado.gov/water

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Frank Linnebur <7487028@gmail.com>

FW: SW Manila Determination Application and Ground Water Supply Update

3 messages

larry-gayeski@comcast.net <larry-gayeski@comcast.net>
To: Frank Linnebur <7487028@gmail.com>

Tue, Jun 11, 2024 at 4:10 PM

Frank,

Below is the email I asked BBA to prep as an overview of the water determination application for the Manila Road property. Please feel free to send to Epic as additional information.

We have a deal pending with today as the due Diligence Termination Date. My schedule the past week has been diverted to assist the Buyer in resolution of certain matters with the municipality. I think we are about there, after which I'll be back on schedule. I still need to meet with the partners and anticipate I'll have a counteroffer to you on Thursday. Sorry for the delay on my end.

Thanks and talk soon,

Larry Gayeski

From: Tim Crawford <tcrawford@bbawater.com>
Sent: Tuesday, June 11, 2024 3:51 PM
To: Larry Gayeski <larry-gayeski@comcast.net>
Cc: Jon George <jgeorge@bbawater.com>
Subject: SW Manila Determination Application and Ground Water Supply Update

Larry- As you are aware, we prepared and submitted the Application for Determination of Water Right within a Designated Groundwater Basin (GWS-53) and supporting information last Wednesday (June 5, 2024) for the determination of the ground water entitlement in the Upper Arapahoe aquifer beneath your 229-acre property in Manila, Colorado.

The application was prepared to seek the full available ground water entitlement (which is based on the property area and aquifer characteristics such as specific yield and saturated thickness) and to allow for industrial, commercial, irrigation, stock watering, fire protection and replacement uses on the subject property.

The application will be reviewed by the Division of Water Resources for completeness and we will work with them to provide any additional information or clarifications that are requested to finalize the application. Once completed, the application will be published and there will be a public objection period. As discussed during the preparation of the application, we have been in communication with legal counsel for the Lost Creek Groundwater Management District to avoid objection (in past experience, the management district has objected to previous applications and requested amendments). While the application, publication and objection processes are intended to protect existing water rights and are specifically not intended to deny applications, the process can extend the approval of the application. We have prepared the pending application to target a single aquifer and specific uses based on the currently proposed development of the property to avoid as much opposition and to make the process as efficient as possible at this time.

In the future, if proposed uses or demands change or increase, additional water supplies beneath the property can be pursued for additional or other uses including residential and domestic. The Division of Water Resources will perform a quantification of the

ground water entitlement availability, but tools are available from the State to allow the estimation of potential future entitlements. Our estimation of available ground water entitlements is summarized in the table below.

Aquifer	Annual Amount (af/yr)
Denver (NNT)	66.7
Upper Arapahoe (NT)	48.5
Lower Arapahoe (NT)	18.6
Laramie-Fox Hills (NT)	50.7
Total	184.5

Please note that 1) NNT (non-notributary ground water) supplies will require a replacement plan and/or demonstration that return flows from the use of the supplies return back to the stream system, 2) the aquifers are listed in order of depth, so the Laramie-Fox Hills aquifer is the deepest of the four available aquifers beneath the property, 3) the Arapahoe aquifers typically have more favorable water quality than the other aquifers and 4) the Laramie-Fox Hills aquifer typically has less favorable water quality.

If you have any questions or need any additional information, please do not hesitate to contact me.

-Tim

Timothy A. Crawford, P.G.

Project Manager - Hydrogeologist

tcrawford@bbawater.com

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333 W. Hampden Ave., Suite 1050

Englewood, Colorado 80110

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Application (GWS-53, GWS-01, GWS-43) - Upper Arapahoe Aquifer.pdf
1175K

Frank Linnebur <7487028@gmail.com>
To: Venkatesh Yerramsetty <venkat@epicestates.us>

Tue, Jun 11, 2024 at 6:23 PM

From the Seller SW Manila, LLC

Thanks, Frank Linnebur, Broker
Colorado Land Realty
800 US Hwy 36, Byers CO 80103
www.ColoradoLandRealty.com
Direct line: 303-748-7028

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Application (GWS-53, GWS-01, GWS-43) - Upper Arapahoe Aquifer.pdf
1175K

Frank Linnebur <7487028@gmail.com>
To: larry-gayeski@comcast.net

Tue, Jun 11, 2024 at 6:24 PM

Larry,

Thanks for the update and information.

Thanks, Frank Linnebur, Broker
Colorado Land Realty
800 US Hwy 36, Byers CO 80103
www.ColoradoLandRealty.com
Direct line: 303-748-7028

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