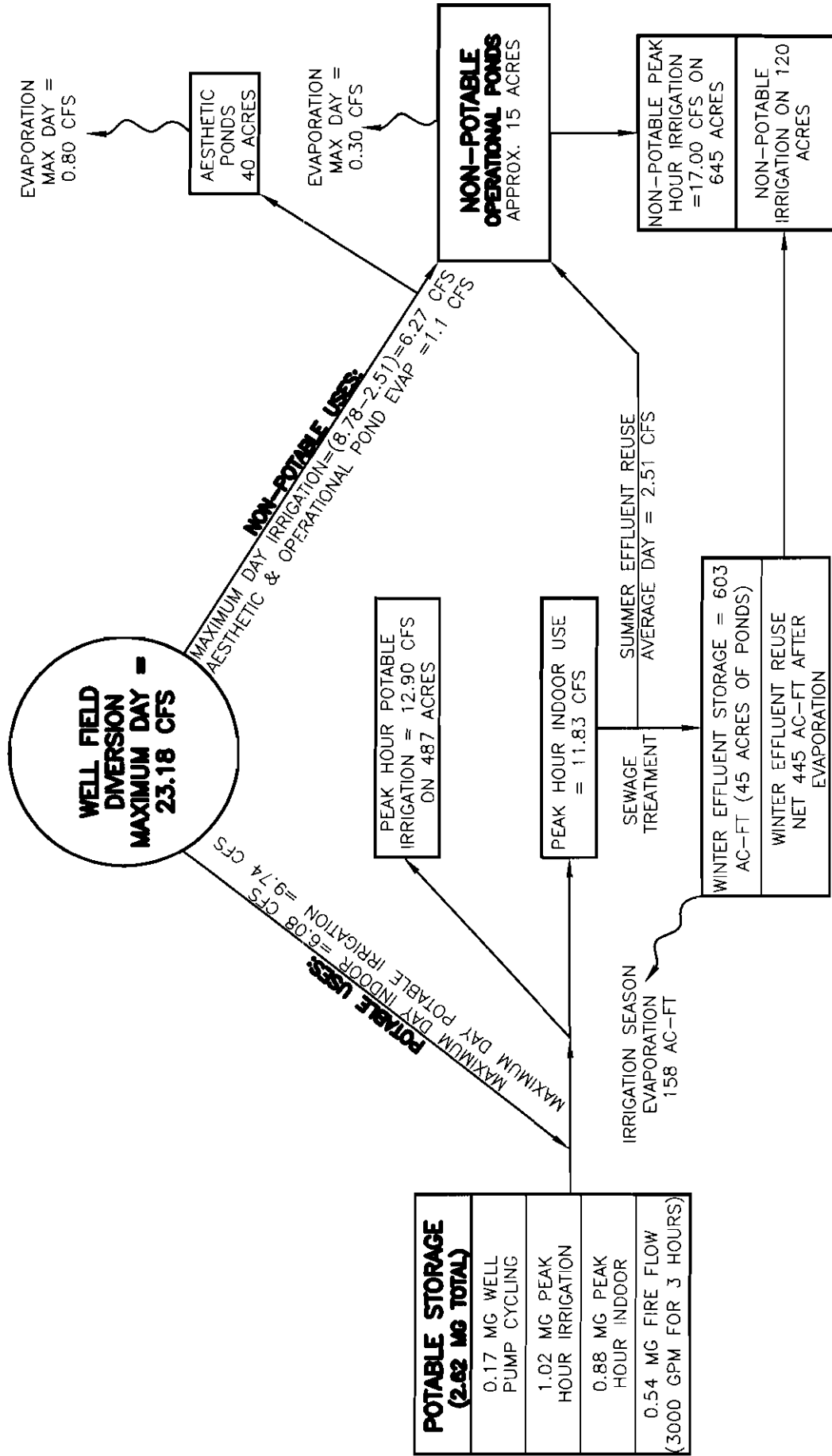


M3 EAGLE DEVELOPMENT

WELL FIELD DIVERSION COMPONENTS



NOTE:

THE CONNECTIONS BETWEEN COMPONENTS DO NOT REPRESENT A SPECIFIC OR PROPOSED CONFIGURATION OF A DIVERSION AND DELIVERY SYSTEM.

ABBREVIATIONS:
 CFS = CUBIC FEET PER SECOND
 MG = MILLION GALLONS
 AC-FT = ACRE-FOOT

Exhibit 5.2

M3 Eagle

ESTIMATED CUMULATIVE TOTAL PROJECT WATER DEMAND BY PHASE AND SOURCE

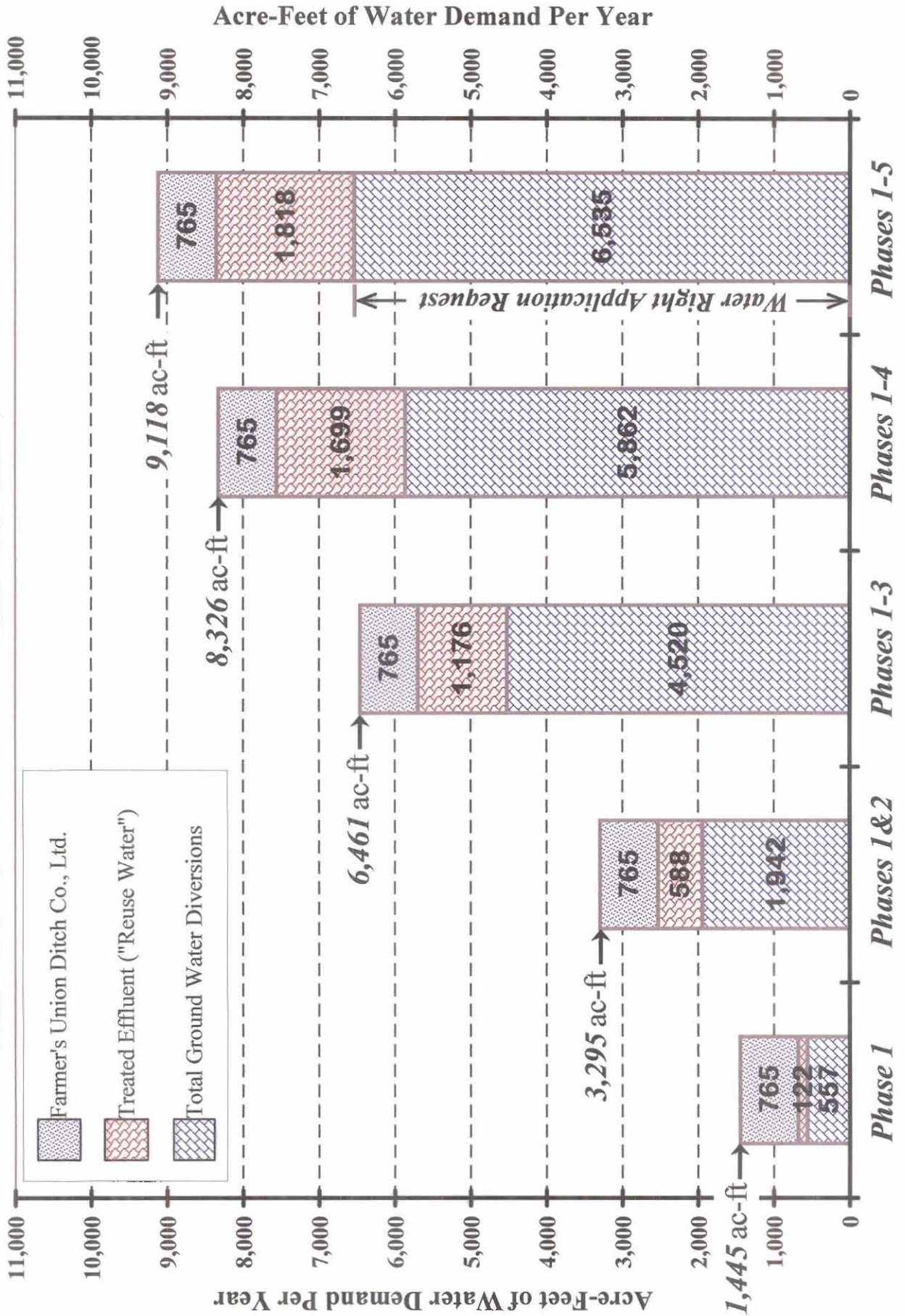


Exhibit 5.3

M3 Eagle

ESTIMATED TOTAL WATER DEMAND BY INDIVIDUAL PHASE AND SOURCE

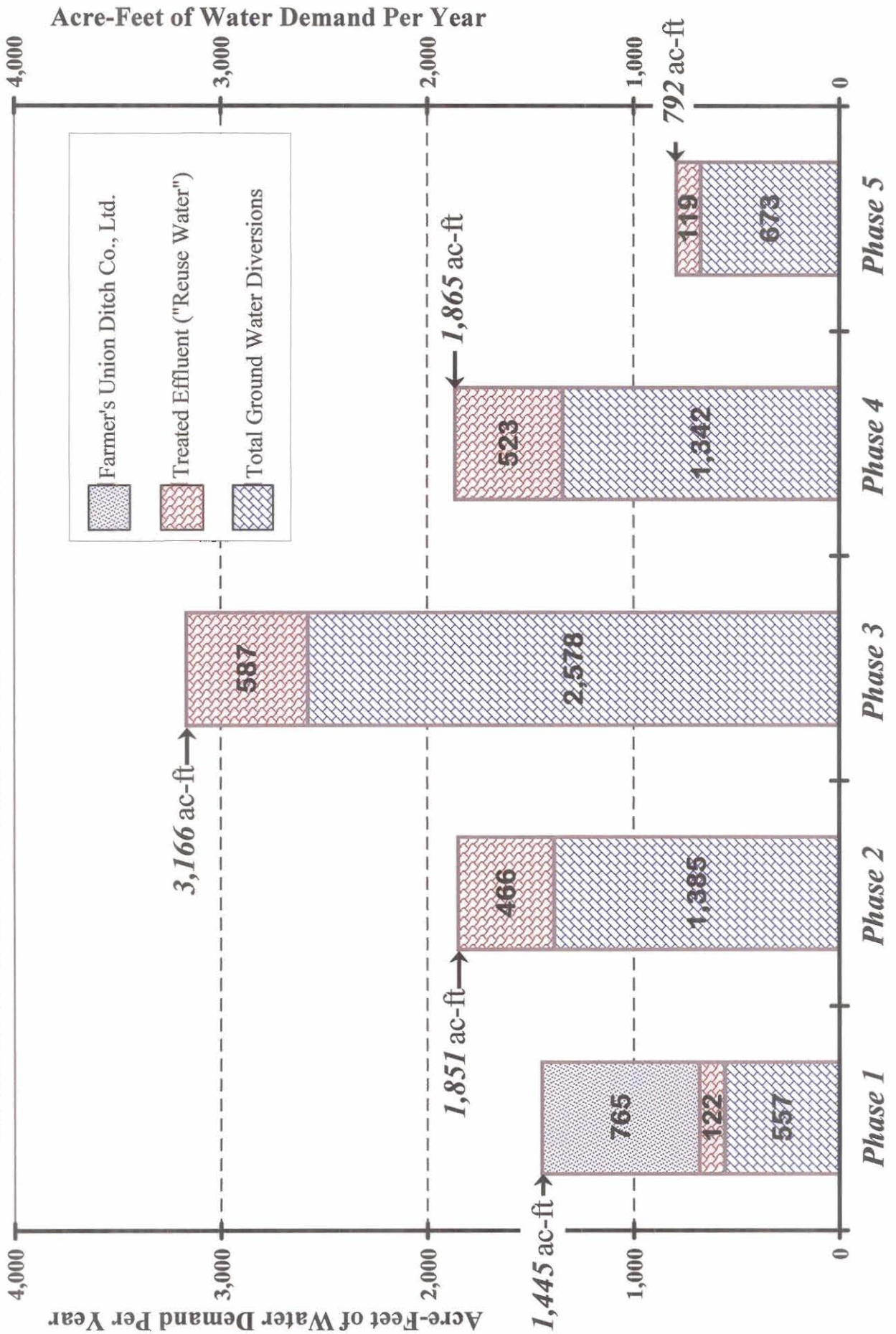
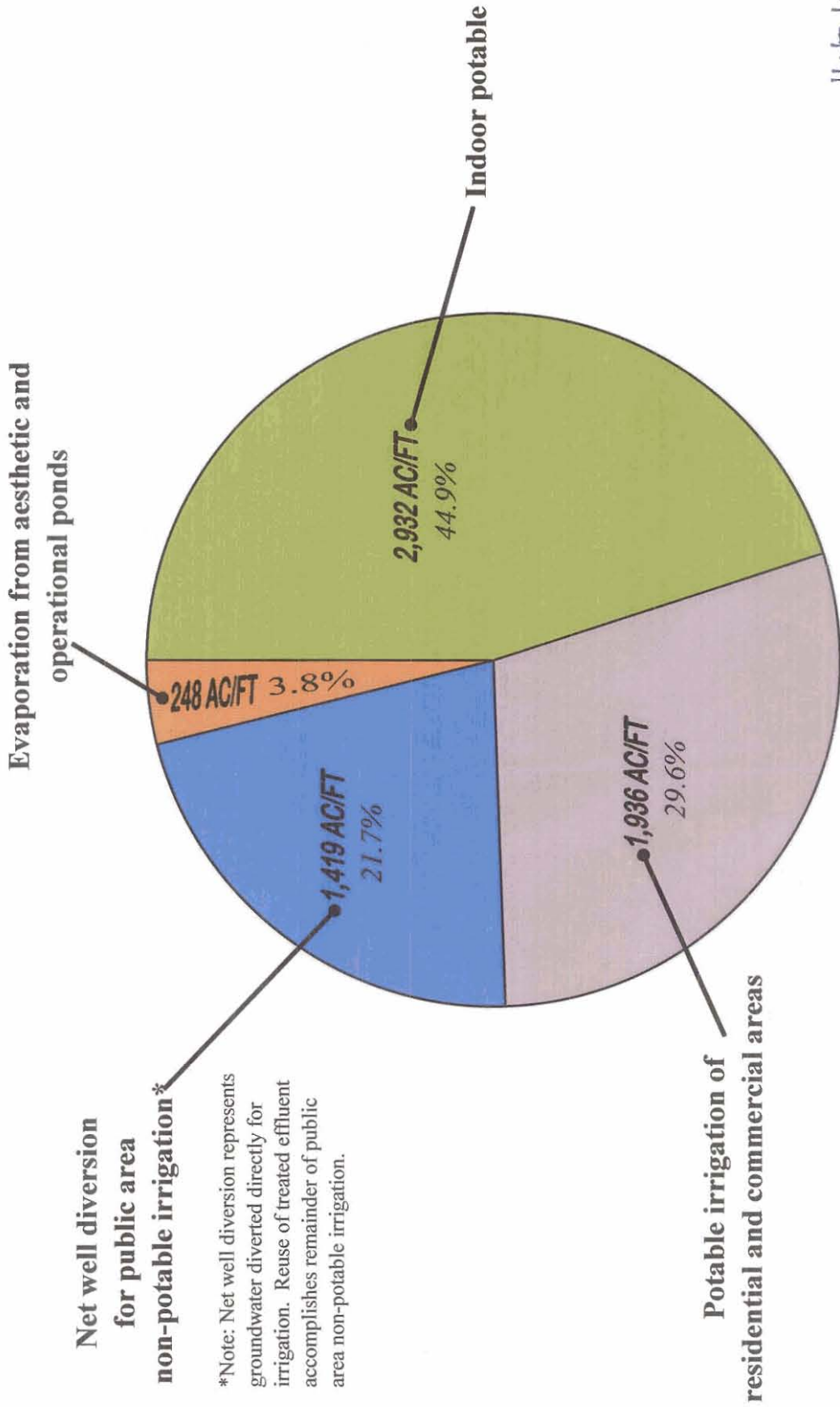


Exhibit 5.4

M3 Eagle ANNUAL GROUND WATER DIVERSION VOLUME PERCENTAGES AT FULL BUILD-OUT (Acre-Feet and Percentage of Total)



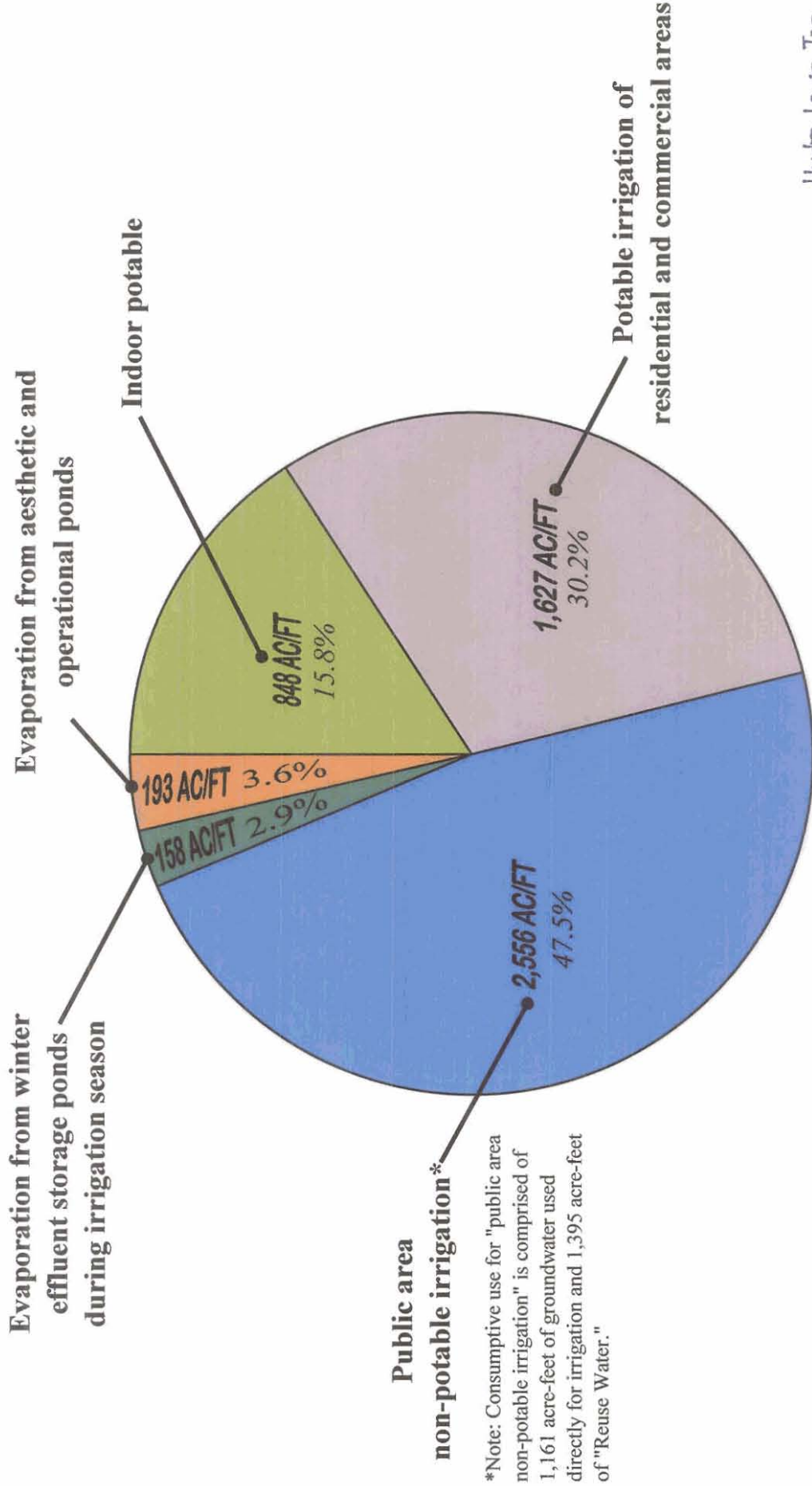
Net well diversion for public area non-potable irrigation*
*Note: Net well diversion represents groundwater diverted directly for irrigation. Reuse of treated effluent accomplishes remainder of public area non-potable irrigation.

Total Annual Ground Water Diversion Volume ≈ 6,535 AC/FT

Note: Components of total well diversion shown herein may not add exactly to total annual diversion volume due to round-off error.

Exhibit 5.5

M3 Eagle ANNUAL GROUND WATER CONSUMPTIVE USE PERCENTAGES AT FULL BUILD-OUT (Acre-Feet and Percentage of Total)



*Note: Consumptive use for "public area non-potable irrigation" is comprised of 1,161 acre-feet of groundwater used directly for irrigation and 1,395 acre-feet of "Reuse Water."

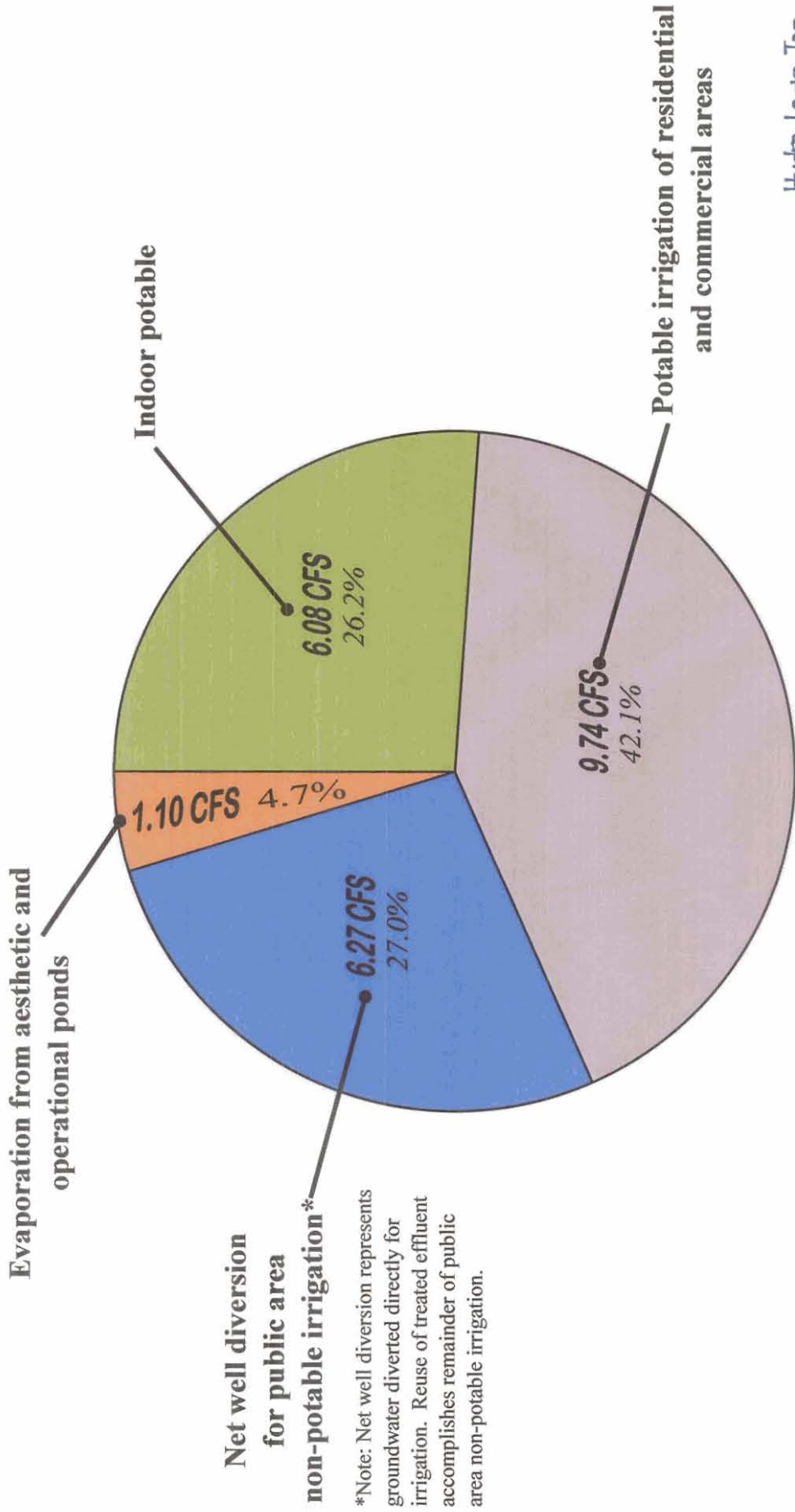
Total Annual Consumptive Use ≈ 5,381 AC/FT

Hydro Logic Inc.
Boise, Idaho

Note: Components of total consumptive use shown herein may not add exactly to total annual consumptive use due to round-off error.

Exhibit 5.6

M3 Eagle MAXIMUM DAILY WELL DIVERSIONS DURING IRRIGATION SEASON AT FULL BUILD-OUT (Cubic Feet per Second (CFS) and Percentage of Total)



Net well diversion for public area non-potable irrigation*

*Note: Net well diversion represents groundwater diverted directly for irrigation. Reuse of treated effluent accomplishes remainder of public area non-potable irrigation.

Maximum Daily Diversion ≈ 23.18 CFS

Note: Components of daily diversion shown herein may not add exactly to maximum daily diversion due to round-off error.

A	B	C	D	E	F	G	H	I	J	K	L	M	N
M3 Eagle Water Demand at Build-Out, Based on Projected Uses													
Spreadsheet Revision Date: January 31, 2008 (Prepared by Stanley Consultants, Inc. and Toothman-Orton Engineering)													
IRRIGATION													
Irrigation Assumptions: Note: Input data cells in this spreadsheet are shaded.													
5	17.93 shares of Farmers Union Ditch Co. water, at 11 inches per share, and a total of 197 miner's inches (3.94 cfs), will be used to irrigate 197 acres in the development. The shares provide a total of 765 acre-feet at 3.68 ac-ft per acre.												
6	Tertiary-treated sewage effluent will be used for non-potable irrigation at sewage production rates during the irrigation season. During non-irrigation season, it will be stored and subsequently used for irrigation.												
7	Compressed irrigation lines: Golf irrigation assumed to occur only during 9 hours at night; ball fields and residences during 12 hours. Common area can be irrigated anytime. Residences are assumed to migrate to 12 hour overnight irrigation.												
8	Number of irrigation days per year: 244 (March 15th - November 15th) (November 16th - March 14th)												
9	It is assumed sufficient standby power is provided to offset the need for standby potable water storage.												
10													
11	Turf irrigation efficiency: 80%												
12	Drip irrigation efficiency: 90%												
13		Aesthetic ponds	Operational ponds	Ponds w/winter effluent storage	Totals								
14	Acres of aesthetic and operational ponds:	40	15	45	100								
15	Average depth:	25	15	13	17.8								
16	Acres feet storage:	1000	225	603	1,828								
17	Primary water source:	well diversions	well / effluent	effluent									
18													
19	Operational and effluent ponds will be lined or sealed and will fluctuate with evaporation and irrigation demand. Aesthetic ponds also will be lined or sealed and will fluctuate mainly due to evaporation.												
20	Non-potable irrigation storage calculated from maximum day well diversion rate.												
21	Potable irrigation storage calculated from 0.2 cfs/acre well diversion rate.												
22	"Max day" refers to highest 24-hour demand. For irrigation, this occurs during July, as shown by the Allen & Brockway numbers. "Peak" refers to peak demand during compressed irrigation periods or on an instantaneous basis.												
23	Irrigation diversion rates, as they relate to use of potable water for irrigation, are less than 0.02 cfs/acre except during peak periods, where they may increase to this limit.												
24	Monthly evapo-transpiration (ET) is based on Allen & Brockway (1983) for alfalfa, for each month in the irrigation season except November (which Allen & Brockway did not evaluate), which was estimated at one third of October. These values are:												
25													
26	March 15-31	April	May	June	July	August	September	October	Nov 1-15	Total Annual			
27	mm/day	3.670	5.410	6.610	6.730	5.110	3.680	1.450	0.483	1017.9	mm/yr	4.17	mm/day
28	inches/day	0.144	0.213	0.260	0.265	0.201	0.145	0.057	0.019	40.1	in/yr	0.164	in/day
29	feet/day	0.002	0.018	0.022	0.022	0.017	0.012	0.005	0.002	3.34	ft/yr	0.014	ft/day
30													
31													
32													
33					Average day	Max day	Max day	Irr'n Hours	Scheduled	cfs when div'ns	Acre-feet	Million Gallons	
34					cfs	acre-feet	cfs	peak cfs	to .02 cfs/a	non-potable	storage to meet	potable	
35	Public area irrigation (using non-potable water)				acres	square feet				to meet	scheduled peak		
36	Golf Course (turf)			240		10,454,400	6.62	9	8.91	4.80	4.14		
37	Parks and Ballfields (turf)			191		8,319,960	5.27	12	5.32	3.82	2.64		
38	Common area (turf)			84		3,659,040	2.32	24	1.17	1.68	0.00		
39	Common area (drip)			130		5,682,800	3.19	24	1.61	2.60	0.00		
40	Common area drip irrig'd solely with stored effluent. After effluent evap. from ponds at 3.5 AFA			120		5,224,612	17.40		17.00	12.90	6.78		
41	Total public area irrigation:			765		28,096,200							
42													
43	Residential irrigation (using potable water only)												
44	Single Family Detached Units:	5,216											
45	turf area/unit:	2,000	0.05										
46	drip area/unit:	1,500	0.03										
47	Total single family turf:	10,432,000	239.49										
48	Total single family drip:	7,824,000	179.61										
49	Total single family irrigation (potable):	18,256,000	419.10										
50													
51	Single Family and Multi-Family Attached units:	1,937											
52	turf area/unit:	750	0.02										
53	drip area/unit:	500	0.01										
54	Total multi-family turf:	1,452,750	33.35										
55	Total multi-family drip:	968,500	22.23										
56	Total multi-family irrigation (potable):	2,421,250	55.58										
57													
58	Commercial irrigation (using potable water)												
59	Acres of Commercial	245	133,403	3.06	0.03	0.08	0.04	12.00	0.09	0.06	0.01		
60	% of Acres Irrigated	5.0%	400,208	9.19	0.07	0.23	0.11	12.00	0.23	0.18	0.01		
61	Commercial turf:		533,610	12.25	0.10	0.31	0.16		0.31	0.25	0.02		
62	Commercial drip:												
63	Total irrigation with both potable and non-potable water:		21,210,860	486.93	4.00	12.79	6.45	12.90	12.90	9.74	1.02		
64													
65	Total irrigation with both potable and non-potable water:		49,307,060	1251.87	9.44	30.20	15.23	29.90	29.90	22.64			

A	B	C	D	E	F	G	H	I	J	K	L	M	N
66													
67													
68													
69	INDOOR WATER DEMANDS												
70	Indoor water demand assumptions:												
71	Commercial water use is based on data published by Larry W. Mays in "Water Distribution Systems Handbook" © 2000, which demonstrates a per commercial acre use of:												
72								1,200					
73	\$00												
74	2.92												
75	3.5												
76	10.0%												
77													
78													
79													
80	Total Residential Units	7,153											
81													
82													
83	Schools (Number of Students)	5,480											
84													
85													
86	Commercial (hotel rooms)	500											
87													
88													
89	Commercial (general office, etc.)	245											
90	Totals												
91													
92	Estimated Potable Water Storage												
93	mg												
94	Irrigation peaking												
95	Indoor potable, max day to peak hour storage												
96	Fire flow estimated (3,000 gpm for 3 hours)												
97	Estimated potable well pump cycling												
98	Million gallons of potable water storage required												
99													
100													
101													
102													
103													
104	WASTEWATER GENERATION AND REUSE												
105	Indoor wastewater production assumptions:												
106	1) Residential wastewater production is assumed to be the following percentage of potable indoor water demand:												
107	2) School and hotel wastewater production is assumed to be the following percentage of potable indoor water demand:												
108	3) Commercial unit wastewater production assumed at the percentage of potable indoor water demand:												
109	4) Infiltration, inflow, treatment losses & leakage in sewer system are collectively assumed to have no net significant effect.												
110	Factor indicating that wastewater calculations are based on avg day indoor water demand												
111	67%												
112	33%												
113													
114													
115													
116	Treated Effluent Generation												
117													
118													
119													
120	Residences	7,153											
121	Schools (number of students)	5,480											
122	Commercial (hotel rooms)	500											
123	Commercial (unit area in acres)	245											
124	Total Effluent and Indoor Consumptive Use												
125													
126													
127	Effluent Storage and Reuse												
128	Stored winter effluent	603											
129	Evaporation from winter effluent storage ponds	158											
130	Net winter effluent for non-potable irrigation	445											
131	Effluent available for use during irrigation season	1215											
132	Total annual effluent available for non-potable irrigatic	1660											
133													
134													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
137	SUMMARY													
138														
139	Average daily well diversions													
140	Indoor potable average day (constant annual rate)			cfs	gpm	af/day	mgd							
141	Residential and commercial potable irrigation average day (during irrigation season only)			4.05	1,818	8.0	2.6							
142	Public area non-potable irrigation average day (during irrigation season only)			4.00	1,795	7.9	2.6							
143	Less water reuse / treated effluent produced (during irrigation season)			5.44	2,442	10.8	3.5							
144	Net average day well diversion for public area non-potable irrigation			-2.51	-1,127	-5.0	-1.6							
145	Evaporation from aesthetic & operational ponds			2.93	1,315	5.8	1.9							
146	Average daily diversion from wells during irrigation season:			0.68	306	1.4	0.4							
147	Average daily diversion from wells during non-irrigation season:			11.66	5,233	23.1	7.5							
148				4.05	1,818	8.0	2.6							
149														
150														
151	Maximum daily well diversions													
152	Residential and commercial potable irrigation max day (during irrigation season only)			cfs	gpm	af/day	mgd							
153	Public area non-potable irrigation max day demand during irrigation season			6.08	2,727	12.0	3.9							
154	Less: water reuse / treated effluent produced during irrigation season			9.74	4,371	19.3	6.3							
155	Net max day well diversion for public area non-potable irrigation			8.78	3,939	17.4	5.7							
156	Evaporation from aesthetic & operational ponds			-2.51	-1,127	-5.0	-1.6							
157	Maximum daily diversion from wells during irrigation season:			6.27	2,812	12.4	4.0							
158	Maximum daily diversion from wells during non-irrigation season:			1.10	494	2.2	0.7							
159				23.18	10,403	46.0	15.0							
160				6.08	2,727	12.0	3.9							
161														
162	Annual ground water diversion volume													
163	Indoor potable			acre feet	million gallons									
164	Potable irrigation of residential and commercial areas			2,932	956									
165	Public area non-potable irrigation demand			1,935	631									
166	Less: water reuse / treated effluent originally diverted from well for indoor demand			3,079	1,003									
167	Net annual well diversion for public area non-potable irrigation			-1,660	-541									
168	Evaporation from aesthetic & operational ponds			1,419	462									
169	Irrigation season evaporation from winter effluent storage ponds			248	81									
170	Less: water reuse / treated effluent originally diverted from well for indoor demand			248	81									
171	Net annual well diversion for public area non-potable irrigation			248	81									
172	Evaporation from aesthetic & operational ponds			248	81									
173	Irrigation season evaporation from winter effluent storage ponds			248	81									
174	Less: water reuse / treated effluent originally diverted from well for indoor demand			248	81									
175	Net annual well diversion for public area non-potable irrigation			248	81									
176	Evaporation from aesthetic & operational ponds			248	81									
177	Irrigation season evaporation from winter effluent storage ponds			248	81									
178	Less: water reuse / treated effluent originally diverted from well for indoor demand			248	81									
179	Net annual well diversion for public area non-potable irrigation			248	81									
180	Evaporation from aesthetic & operational ponds			248	81									
181	Irrigation season evaporation from winter effluent storage ponds			248	81									
182	Less: water reuse / treated effluent originally diverted from well for indoor demand			248	81									
183	Net annual well diversion for public area non-potable irrigation			248	81									
184	Evaporation from aesthetic & operational ponds			248	81									
185	Irrigation season evaporation from winter effluent storage ponds			248	81									
186	Less: water reuse / treated effluent originally diverted from well for indoor demand			248	81									
187	Net annual well diversion for public area non-potable irrigation			248	81									
188	Evaporation from aesthetic & operational ponds			248	81									
189	Irrigation season evaporation from winter effluent storage ponds			248	81									
190	Less: water reuse / treated effluent originally diverted from well for indoor demand			248	81									
191	Net annual well diversion for public area non-potable irrigation			248	81									
192	Evaporation from aesthetic & operational ponds			248	81									
193	Irrigation season evaporation from winter effluent storage ponds			248	81									
194	Less: water reuse / treated effluent originally diverted from well for indoor demand			248	81									
195	Net annual well diversion for public area non-potable irrigation			248	81									
196	Evaporation from aesthetic & operational ponds			248	81									
197	Irrigation season evaporation from winter effluent storage ponds			248	81									
198	Less: water reuse / treated effluent originally diverted from well for indoor demand			248	81									
199	Net annual well diversion for public area non-potable irrigation			248	81									
200	Evaporation from aesthetic & operational ponds			248	81									
201	Irrigation season evaporation from winter effluent storage ponds			248	81									
202	Less: water reuse / treated effluent originally diverted from well for indoor demand			248	81									
203	Net annual well diversion for public area non-potable irrigation			248	81									
204	Evaporation from aesthetic & operational ponds			248	81									
205	Irrigation season evaporation from winter effluent storage ponds			248	81									
206	Less: water reuse / treated effluent originally diverted from well for indoor demand			248	81									

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
207														
208	Source numbers for Attachment A, Page 11 of Water Rights Application Narrative													
209														
210														
211														
212														
213														
214														
215														
216														
217	Indoor Potable	6.08	4.05	2,932	848		848	0						
218	Residential and Commercial													
219	Potable Irrigation	9.74	4.00	1,936	1,627		1,627	0						
220	Public Area Non-Potable													
221	Irrigation	6.27	2.93	1,419	2,556		1,161	1,395						
222	Pond Evaporation	1.10	0.68	248	350		193	158						
223	Irrigation Season Total	23.18	11.66	5,563	5,100		3,548	1,552						
224	Non-Irrigation Season Total	6.08	4.05	972	281		281	0						
225	Total Annual	23.18	9.03	6,535	5,381		3,829	1,552						
226		(peak day)	(annual average)											
227														
228														
229														
230														

Consumptive use expressed as direct well and reuse components

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV
1	Irrigation Demands by Month (Note: Maximum Monthly Demand and Maximum Daily Demand Occurs in July)																																	
2	3 Non-Potable Irrigation Demand (excluding 197 acres irrigated by Farmer's Union ditch shares):																																	
3	4																																	
4	5																																	
5	6																																	
6	7																																	
7	8																																	
8	9																																	
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Summary of Irrigation Demands:

Total Irrigated Acreage 1,252 acres
Total CU/ 4,184 ac-ft/yr
Total Demand 5,016 ac-ft/yr

Total CU/ Total Irrigated Acres 3.34 ac-ft/ac
Total Demand / Total Irrigated Acres 4.01 ac-ft/ac

Note: This summary is for acres irrigated by well diversions or reuse water and excludes the 197 acres irrigated with Farmer's Union ditch shares.