

Webster, Clay

From: Buyer, Remington
Sent: Thursday, October 01, 2015 9:06 AM
To: Palmer, Cherie; Webster, Clay
Subject: Ownership Change

Cherie, Clay,

There is a worksheet in the file "Warrants/xlsx" titled "Three Way Rental" in which you can see the further consider the math below. (N:\WRDocs\WSB\WSB PROCESSING DOCUMENTS\2015 Lease-Rentals\2015 Warrants). I drafted this to determine how to split the Sligar, BLM, Thornton rental payments for 37-26 and 37-27. Through review this morning, it appears MV Property is in fact no longer an owner of the property/water rights and can be removed from the records in our database.

The following is my analysis of the ownership changes documentation:

- 1) Property sold by JRJ Development to Harry Rinker in 2004 (ownership change filed with IDWR in 2006),
- 2) Sometime between 2004 and 2006, property seems to have been sold to David McDonald (MV Property),
- 3) In 2008, MV Property sells the property to The WRLT. At this time the water rights (in cfs) are as follows:

	Divertible	Mitigation	Actual
37-26	4.05	0.45	4.5
Proportions	90%	10%	100%
Percent Original			
37-27	1.8	0.2	2
Proportions	90%	10%	100%
Percent Original			
Stack	5.85	0.65	6.5
Proportions	90%	10%	100%
Percent Original			

- 4) WRLT files water right ownership change form (in 2010 along) with documentation regarding the portions of water rights owned by WRLT. WRLT now holds 10 % of the original right:

Original Water Rights

WRLT Portion

Water Right Remaining

	Divertible	Mitigation	Actual	Divertible	Mitigation	Actual	Divertible	Mitigation	Actual
37-26	4.05	0.45	4.5	0.1	0.011	0.111	3.95	0.439	4.389
Proportions	90%	10%	100%	90%	10%	100%	90%	10%	100%
Percent Original				2.5%	2.4%	2.5%			
37-27	1.8	0.2	2	0.1	0.011	0.111	1.7	0.189	1.889
Proportions	90%	10%	100%	90%	10%	100%	90%	10%	100%
Percent Original				5.6%	5.5%	5.6%			
Stack	5.85	0.65	6.5	0.2	0.022	0.222	5.65	0.628	6.278
Proportions	90%	10%	100%	90%	10%	100%	90%	10%	100%
Percent Original				3.4%	3.4%	3.4%			

5) In 2009, MV Property conveys thirty percent (of the remaining irrigation component) of the water rights to Thornton and seventy percent (of the irrigation component) to Sligar. The ownership assignment document erred however on the 30%/70% split of the mitigation component and left a sliver of the mitigation component unassigned. Per the legal deed, Sligar and Thornton now holds the following amounts:

	Water Right Remaining			Sligar (70% remaining)			Thornton (30% remaining split)			Remaining Unleased		
	Divertible	Mitigation	Actual	Divertible	Mitigation	Actual	Divertible	Mitigation	Actual	Divertible	Mitigation	Actual
37-26	3.95	0.439	4.389	2.765	0.2835	3.0485	1.185	0.1215	1.3065	0	0.034	0.034
Proportions	90%	10%	100%	91%	9%	100%	91%	9%	100%	0%	100%	100%
Percent Original				70.0%	64.6%	69.5%	30.0%	27.7%	29.8%	0.0%	12.0%	1.1%
37-27	1.7	0.189	1.889	1.19	0.126	1.316	0.51	0.054	0.564	0	0.009	0.009
Proportions	90%	10%	100%	90%	10%	100%	90%	10%	100%	0%	100%	100%
Percent Original				70.0%	66.7%	69.7%	30.0%	28.6%	29.9%	0.0%	7.1%	0.7%
Stack	5.65	0.628	6.278	3.955	0.4095	4.3645	1.695	0.1755	1.8705	0	0.043	0.043
Proportions	90%	10%	100%	91%	9%	100%	91%	9%	100%	0%	100%	100%
Percent Original				70.0%	65.2%	69.5%	30.0%	27.9%	29.8%	0.0%	10.5%	1.0%

6) In 2012, WRLT sells the property to BLM and BLM executes an agreement with all water right owners to correct the previously erroneous proportioned amounts of the water rights. All parties (BLM, WRLT, Sligar, Thornton and MV Property) sign off on the ownership change documentation submitted by BLM to IDWR in 2012. The water rights are now as follows:

	Original Water Rights			WRVLT/BLM			Sligar			Thornton		
	Divertible	Mitigation	Actual	Divertible	Mitigation	Actual	Divertible	Mitigation	Actual	Divertible	Mitigation	Actual
37-26	4.05	0.45	4.5	0.1	0.011	0.111	2.765	0.307	3.072	1.185	0.132	1.317

Proportions	90%	10%	100%	90%	10%	100%	90%	10%	100%	90%	10%	100%
Percent Original				2.5%	2.4%	2.5%	68.3%	68.2%	68.3%	29.3%	29.3%	29.3%
37-27	1.8	0.2	2	0.1	0.011	0.111	1.19	0.132	1.322	0.51	0.057	0.567
Proportions	90%	10%	100%	90%	10%	100%	90%	10%	100%	90%	10%	100%
Percent Original				5.6%	5.5%	5.6%	66.1%	66.0%	66.1%	28.3%	28.5%	28.4%
Stack	5.85	0.65	6.5	0.2	0.022	0.222	3.955	0.439	4.394	1.695	0.189	1.884
Proportions	90%	10%	100%	90%	10%	100%	90%	10%	100%	90%	10%	100%
Percent Original				3.4%	3.4%	3.4%	67.6%	67.5%	67.6%	29.0%	29.1%	29.0%

So, MV Property is no longer an owner of these rights and IDWR's ownership records should be updated.

-Remington