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RECEIVED

DEC 14 2000

Department of Water Resources
Southern Region

December 14, 2000

Mr. Corey Skinner
Idaho Department of Water Resources
1341 Fillmore Street, Suite 200
Twin Falls, ID 83301

Re: Riverview / Peregrine water right transfers
Project No. 427-01-2000

Dear Corey:

Finally, all of the transfer applications have been signed. Enclosed is a 3-ring notebook with all of the necessary information to process these filings. Very little has changed since we last met and went through each application, so hopefully these can be advertised very soon. There are three issues that I need to bring to your attention:

1. You are probably aware that Joyce Gordon has withdrawn her Application for Permit to construct a pond, so it is not longer necessary to reduce the surface water acreage by 0.5 acres for mitigation. This brings the total irrigation within the Riverview-Cloverly Irrigation, Inc. PPU to 81.6 acres.
2. Although the surface water rights west of the highway will be structured as a PPU allowing 81.6 acres of irrigation anywhere within a larger area, Riverview-Cloverly Irrigation, Inc. wishes to have remarks placed on the transfer indicating irrigated acres on each lot. These remarks should be informative only, not restrictive; i.e. they should not restrict the irrigation company from delivering water and distributing acres among its shareholders as it sees fit. The acreages by lot can be found in the narrative, but I am also providing them here:

Lot	Owner	Total irrigated
1	Gordon	14.3
2	Bloom	20.3*
3	Bloom	8.2
4	Woods	18.9
Chapman	Chapman	19.9
TOTAL		81.6
* Includes 2.0 acres transferred to Little Macakawao channel		

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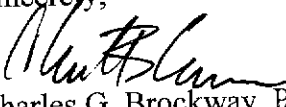
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3. I remember discussing with you how additional fees were to be assessed for these filings based on the new fee schedule, but I couldn't decipher the notes we made. Could you compute the additional fees and let me know?

Please give me a call if you need any further information to advertise these applications.

Sincerely,


Charles G. Brockway, P.E.

Enc: 3-ring binder with 8 applications for transfer

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Department of Water Resources
Southern Region**SUMMARY OF TRANSFER APPLICATIONS
RIVERVIEW RANCH SUBDIVISION AND HARRY S. RINKER**

Brockway Engineering, PLLC

July 5, 2000 / Submitted to IDWR – December 14, 2000

Surface rights are owned by Riverview-Cloverly Irrigation, Inc. (west of highway) and by Harry S. Rinker (east of highway). Groundwater rights are owned by individual lot owners in Riverview Ranch (west of highway) and by Harry S. Rinker (east of highway).

SURFACE WATER

- TRANSFER #1 Split surface rights west of the highway and put acres on the rights. Total acres = 81.6 assuming IDWR concurs with historical irrigation analysis. Water rights owned by Riverview-Cloverly Irrigation, Inc.
- TRANSFER #2 Split surface rights east of the highway (to Rinker property). Total acres = 130.4 assuming IDWR concurs with historical irrigation analysis. Water rights owned by Harry Rinker.
- TRANSFER #3 Move of 1.0 acre of surface rights to Don Nickelson in Little Mackawao subdivision, with concurrence of Lot 2 owner (Bloom).
- TRANSFER #4 Move of 1.0 acre of surface rights to Walker Monroe in Little Mackawao subdivision (with concurrence of Lot 2 owner (Bloom)).

GROUNDWATER

- TRANSFER #1GW Split groundwater right west of highway to Lot 1 (Gordon). Total acreage = 10.0.
- TRANSFER #2GW Split groundwater right west of highway to Lots 2 and 3 (Bloom). Total acreage = 10.0.
- TRANSFER #3GW Split groundwater right west of highway to Lot 4 (Wood). Total acreage = 11.6.
- TRANSFER #4GW Split groundwater right west of highway to the subdivision entrance area, a separate system to be maintained by Lot 2 owner (Bloom). Total acreage = 5.0.

TRANSFER #1GW, #2GW, #3GW, and #4GW – GROUNDWATER SPLIT EAST & WEST OF HIGHWAY

37-02640A groundwater license
Riverview Ranch & Peregrine Ranch, Blaine County, Idaho

Prepared by Brockway Engineering, PLLC 7/10/00

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The above groundwater irrigation right is currently a license applicable to 95 acres west and east of Highway 75 in the vicinity of the Riverview Ranch and the Peregrine Ranch. The right allows 1.90 cfs (0.02 cfs per acre). One well in the SE1/4 NE1/4 Sec. 32 is listed on the water right. Operationally, however, the land has been irrigated from two wells, one in the SE1/4 NE1/4 Sec. 32 (east of the highway) and one in the SW1/4 NE1/4 Sec. 32 (west of the highway). The systems are not interconnected – no pipe crosses the highway.

These two transfers are being filed to split 37-02640A into portions west and east of the highway to agree with the actual operation. The east portion consists of 61.0 acres, and will remain with Mr. Rinker on his Peregrine Ranch. Since Rinker now owns no land west of the highway, three (3) portions will be split to individual lot owners in Riverview Ranch subdivision. Each portion will have one well as the point of diversion. No change is being made in the acres listed on the place of use – the only purpose of this transfer is to split the right into separate systems. Note that the subdivision entrance area consists of 5.0 acres of irrigation served by a separate well near the highway. Per the subdivision CCNRs, this area is maintained by the owner of Lot 2, who will also own the separate water right for this area.

After the transfer, the split portions will be as follows:

Part	Trans I.D.	Lot / owner	Acres	% of right	Amount
37-02640C (remainder of 37-02640A)	Remainder after all transfers	East of hwy / Rinker	61.0	64.21%	1.22 cfs
37-02640D	#1GW	Lot 1 / Gordon	10.0	10.53%	0.20 cfs
37-02640E	#2GW	Lot 2 & 3 / Bloom	10.0	10.53%	0.20 cfs
37-02640F	#3GW	Lot 4 / Woods	9.0	9.47%	0.18 cfs
37-02640G	#4GW	Entrance area / Bloom	5.0	5.26%	0.10 cfs
		TOTAL	95.0	100.0%	1.90 cfs

The Chapman property is covered by independent groundwater rights 37-02640B and 37-02507B, which are separate and not included in these transactions.

A site visit was made on July 7, 2000 to verify the location of all wells and determine appropriate areas to be designated as the place of use. Each individual groundwater right should be structured as a permissible place of use, allowing the irrigation of land anywhere within the owners' property. Except for house footprints and hardscape areas, virtually all of the subdivision is irrigable with pressurized sprinkler systems. Realistically, however, only the area east of the Purdum Slough will be irrigated by the lot owners. The PPU for each water right was defined accordingly as shown on the aerial photos included with each transfer application.