

WATER RIGHTS VALIDATION STUDY OF MRGCD MAP 58, TRACT 4D1 (51.81 ACRES) AND MAP 59, TRACT A "LANDS OF NANNINGA FAMILY TRUST AND JUANITA N. PILECKAS" (42.95 ACRES)



Prepared For:

**Nanninga Family LLC
c/o Mark Nanninga
30470 Back Road
Beulverde, New Mexico, 87031**

Prepared By

**WATERBANK
610 Gold Avenue, Southwest
Albuquerque, New Mexico 87102**

April 25, 2019

© WestWater Resources dba WaterBank®



610 Gold SW, Suite 111
Albuquerque, New Mexico, 87102

Phone: 505-843-7643
Web: WaterBank.com

April 25, 2019

Nanninga Family, LLC
c/o Mark Nanninga, Managing Member
30470 Back Road
Bulverde, Texas, 78163

Email: mnanninga@qvtc.com

RE: WATER RIGHTS VALIDATION STUDY OF MRGCD MAP 58, TRACT 4D1 (51.81 ACRES) AND MAP 59, TRACT A "LANDS OF NANNINGA FAMILY TRUST AND JUANITA N. PILECKAS" (42.95 ACRES)

Dear Mr. Nanninga:


Thank you for asking WaterBank to conduct a Water Rights Validation Study on property in Bernalillo County, New Mexico, designated Middle Rio Grande Conservancy District (MRGCD) Map 58, Tract 4D1 (51.81 Acres) and Map 59, Tract A "Lands of Nanninga Family Trust and Juanita N. Pileckas" (42.95 Acres). A Water Rights Validation offers an in-depth analysis of irrigated land and a conclusion based on the findings. Any final determination lies with the Office of the New Mexico State Engineer and/or the New Mexico Court System. We have researched your Tracts of land and have reviewed the following documentation for evidence of irrigation.

- *Lagunitas Canal and Irrigation Documents*
- *1906 U.S. General Land Office - Land Patent and Associated Documents, John Sweeney including map of the homestead location.*
- *1900 United State Census Data - John Sweeney*
- *1910 Yeo Survey*
- *1911-12 Bernalillo County Tax Records*
- *1917/1918 Rio Grande Drainage Survey*
- *1926/1927 MRGCD Plane-Table Drawing Map*
- *1927 MRGCD Appraisal Data Sheets*
- *1938 Rio Grande Joint Investigation*
- *Aerial Photo from 1935, 1947, 1956, 1963, 1974, 1984, 1996, 2005 and 2013*
- *Google Earth Imagery from 1996-2014*
- *New Mexico Office of the State Engineer Application Number SD-03592 into RG-52014 et al. (Cancelled)*
- *New Mexico Office of the State Engineer Application Number SD-02580 into RG-02916*
- *New Mexico Office of the State Engineer SD-02580 into RG-02916 et al.*

WaterBank estimates the subject lands have no less than 126 acre-feet of pre-1907 consumptive-use surface-water rights appurtenant to the 60 acres of land that was originally cultivated by Mr. John Sweeney under Homestead Certificate No. 3828. There may be as many as 174.20 acre-feet of consumptive use associated with the 82.95 acres under the Mendenhall Doctrine because Mr. Sweeney and his successors in interest continually brought more and more of the original acreage under irrigation through the years such that the priority of the water-rights remained the same. They fought setbacks and had to reclaim the land from damage caused by numerous, well documented large floods; and, and they applied new technologies when they became available.

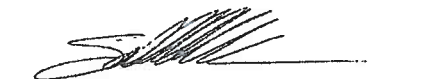
After reviewing this information, please call either William Turner or myself at (505) 843-7643 to discuss the findings. Thank you for choosing WaterBank.

Prepared By:




Matthew Rawlings, Date
Water Rights Specialist

and



Sally Williams, Date
Geologist

Reviewed By:



William M Turner, CPG Date
Trustee