



15



5

T4N

T3N

720 000
FEET

4831

43° 37' 30"

116° 15'

370 000 FEET

562

563

Produced by the Geological Survey
in cooperation with the U.S. Forest Service

Orthophotograph prepared from 1:80,000-scale
aerial photographs taken Sept. 4, 1975

Projection and 10,000-foot grid ticks: Idaho coordinate
system, west zone (transverse Mercator)
1000-metre Universal Transverse Mercator grid,
zone 11. 1927 North American datum

RZE

This map has been prepared by the Idaho Department of Water Resources pursuant to Idaho Code §42-1410 to assist claimants in filing notices of claims and objections in the Snake River Basin Adjudication. No warranty, either express or implied, is made and no legal responsibility is assumed by IDWR, its employees, its agents, contractors, and reproduction firms particularly - Bonneville Blueprint Supply Co. Inc. or its employees for the accuracy, completeness, or usefulness of any information set forth on this map.



MICROFILMED

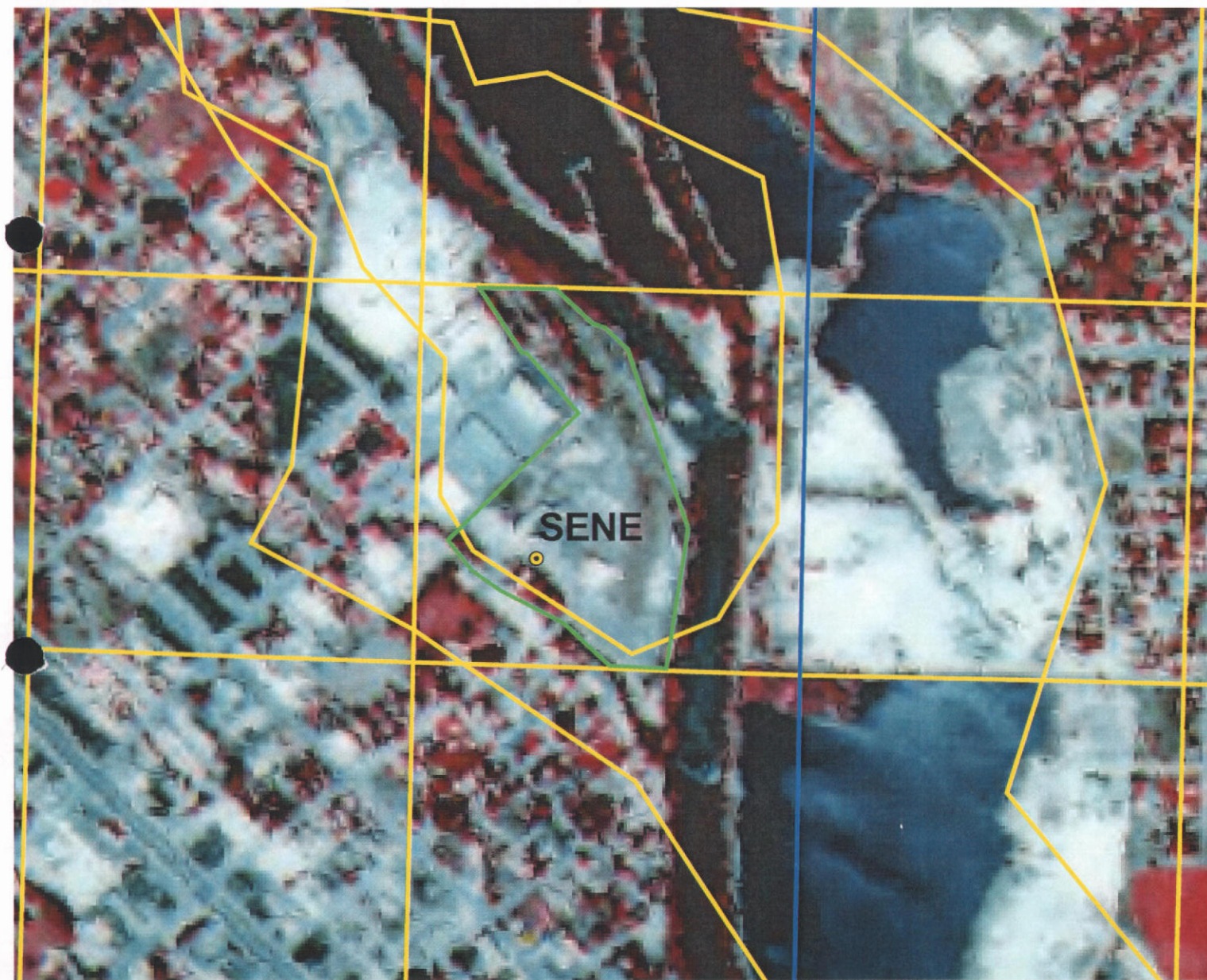
AUG 24 1992

IDAHO DEPARTMENT OF WATER RESOURCES

Claim: 63-8186

Date Prepared: 08-25-03

Prepared By: Gene Gibson



**T03N, R02E
S5**



 **Point of Diversion**

 **Place of use**

 **Section**

 **1/4 1/4**

1987 NAPP

0 0.1 0.2 0.3 0.4 0.5 0.6 Miles



IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 63-8186
Date Received: 12/6/1990
Receipt No: C019070
Received By:

**NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW**

1. Name of Claimant(s)

WATERFRONT DISTRICT LLC Phone: (208)939-4310

223 N. 6TH STREET SUITE 410
BOISE ID USA 83702

2. Date of Priority: 08/07/1975

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
03N	02E	5	SW SE NE	ADA	

5. Description of diverting works:

WELL, PUMP & PIPELINE.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	4/01	10/31	0.1	42.2
INDUSTRIAL	1/01	12/31	0.8	
DOMESTIC	1/01	12/31	0.04	1.2

7. Total Quantity Appropriated is:
0.94 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4	of 1/4	Lot	Use	Acres
03N	02E	5	SE	NE		INDUSTRIAL	
			SE	NE		IRRIGATION	10
			SE	NE		DOMESTIC	
						Section Acres	10
						Total Acres	10

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

THE INDUSTRIAL USE WAS ESTABLISHED AS A MEAT PACKING PLANT AND CURRENTLY THE BUILDING IS LEASED TO A WOOD STOVE COMPANY.
OWNERSHIP CHANGE BY DB 12/9/97.

CHANGE IN OWNERSHIP LG 8/19/05

15. Basis of Claim: License

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED

MAY 10 2005

WATER RESOURCES
WESTERN REGION

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
 Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
63-8186V1					

2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).

OR

If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant(s) Dan L. Bilbao & Bonnie L. Bilbao
8423 Turtle Creek, Las Vegas, NV 89113
4. New Owner/Claimant(s) WATERFRONT DISTRICT, LLC.
Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address 223 N. 6th Street Suite 410
 City, State and ZIP Code Boise, ID 83702
 New Telephone Number 208 939-4310
4-8-2005
5. Date you acquired the property

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s) *WATER FRONT District, LLC*
(include title if applicable) *See attached signature page*

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only

Received by _____ Date _____ Fee _____
 Received by _____ Date _____ Receipt No. _____
 Processed by _____ AJ Date _____ WR _____ Date _____



PioneerTitleCo.

GOING BEYOND

A Pioneer Company
PIONEER TITLE COMPANY OF ADA COUNTY

8151 West Rifleman Street / Boise, Idaho 83704 / Telephone (208) 377-2700

FAX COVER SHEET

DATE: 10/18 TIME: _____
TO: Liberty PHONE: _____
FAX: 334-2348

NUMBER OF PAGES INCLUDING COVER SHEET: 3
RE: WD to Waterfront

MESSAGE: _____

Rebecca Jones ☐	Morgan Kearns ☒	Lela Brooks ☐	Other ☐
(208) 373-3694	(208) 373-3693	(208) 373-3714	

Email: CustomerService@pioneertitleco.com

Phone: (208) 373-3692

Fax: (208) 373-3675

245146 JB/HKH

Reviewed By:

July 12, 2005
[Signature]

A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

703 S. Americana, Suite 190 / Boise, Idaho 83702
(208) 373-3744ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 83702 04:13 PM
DEPUTY Paul Thompson
RECORDED - REQUEST OF
PIONEER

AMOUNT 6.00 2

105042686

WARRANTY DEED

For Value Received

James M. Neill and Tracey S. Neill, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

WATERFRONT DISTRICT, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is

10632 Sagemat Pl. Boise, ID 83714

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel No. S1005141630

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: April 8, 2005

James M. Neill
James M. NeillTracey S. Neill
Tracey S. Neill

STATE OF IDAHO. County of Ada ss.

On this 8th day of April, in the year of 2005, before me the undersigned, notary public personally appeared James M. Neill and Tracey S. Neill known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

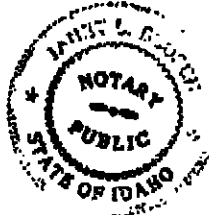
Janet L. Bloesch, Notary Public
Notary Public of Idaho
Residing at Boise, Idaho
Commission expires: March 17, 2011

EXHIBIT A

A parcel of land located in the Northeast quarter of Section 5, Township 3 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at a brass cap marking the centerline intersection of East 38th Street and Adams Street (formerly Tom Davis Street) as shown on the Fairview Acres Subdivision No. 3, according to the official plat thereof filed in Book 11 of Plats at page 617, records of Ada County, Idaho, and as shown on "Property Survey And Correlation Map For Davis Packing Co." DWG No. Cw-701001-B, recorded in the Office of the Ada County Recorder Miscellaneous Records, Instrument No. 7508403;

Thence North 89 degrees 16' east 35.36 feet to the Easterly corner of the intersection of East 38th Street and Adams Street;

Thence along the Easterly boundary of Reed Street on the following courses and distances:

North 27 degrees 04' East 29.57 feet;

North 09 degrees 52' East 336.10 feet;

North 03 degrees 34' East 195.75 feet;

Thence North 50 degrees 59' East 224.05 feet along the Southeasterly boundary of Fairview Acres Subdivision No. 7, according to the official plat thereof filed in Book 12 of Plats at page 686, records of Ada County, Idaho to an iron pin;

Thence South 42 degrees 36' East, 149.72 feet to a point;

Thence South 34 degrees 00' East, 90.39 feet to a point;

Thence South 52 degrees 36' East, 77.84 feet to a point;

Thence South 52 degrees 36' East, 250.00 feet to the REAL POINT OF BEGINNING;

Thence along the Southwesterly bank of the Boise River on the following courses and distances;

South 55 degrees 30' East, 401.00 feet

South 42 degrees 30' East, 152.00 feet

South 37 degrees 00' East, 125.00 feet

South 27 degrees 30' East, 400.00 feet

South 05 degrees 00' East, 200.00 feet

South 04 degrees 30' West, 300.00 feet

South 11 degrees 30' West, 290.00 feet

South 10 degrees 00' East, 70.00 feet

South 03 degrees 30' West, 100.00 feet

South 10 degrees 59'57" West 70.30 feet;

Thence North 32 degrees 00' West 63.00 feet, departing from the river bank to a point on the Northeasterly boundary of Fairview Acres Subdivision No. 5, according to the official plat thereof filed in Book 11 of Plats at page 619, records of Ada County, Idaho;

Thence along the Northerly and Northeasterly boundary of Fairview Acres Subdivision No. 5 and No. 3 on the following courses and distances:

Continuing North 32 degrees 00' West 300.00 feet;

North 45 degrees 47' West 207.94 feet;

North 60 degrees 47' West 300.00 feet;

North 54 degrees 37' West 86.00 feet;

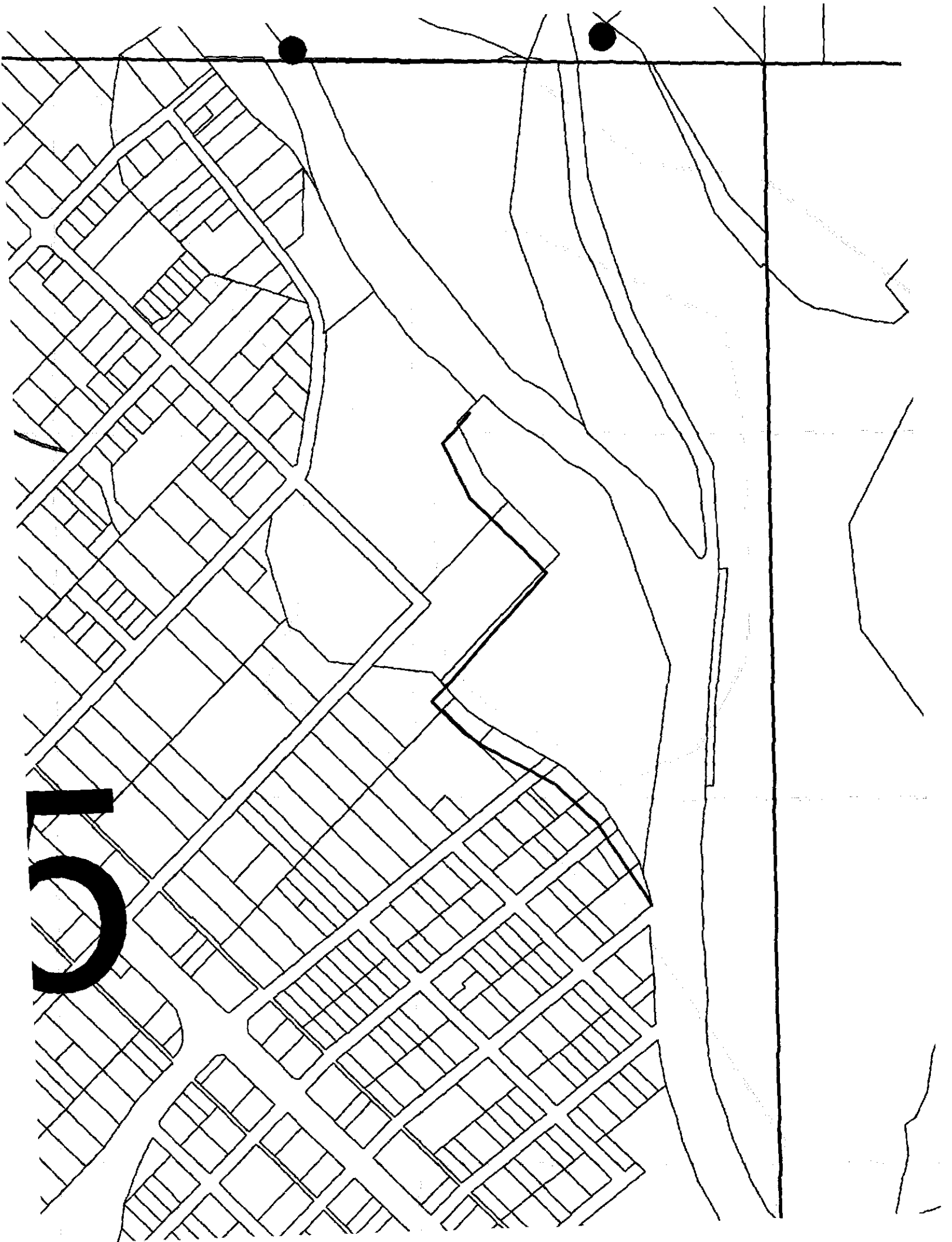
North 43 degrees 52' West 170.00 feet;

Thence North 44 degrees 16' East 634.60 feet;

Thence North 44 degrees 23'30" West 394.65 feet;

Thence North 25 degrees 05'45" West 224.70 feet

Thence North 44 degrees 41'38" East 149.05 feet to the REAL POINT OF BEGINNING.



10



245146 JB/HET

Reviewed By:
Juntan



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
703 S. Americana, Suite 190 / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 04/08/05 04:13 PM
DEPUTY Patti Thompson
RECORDED - REQUEST OF
Pioneer

AMOUNT 6.00 2



WARRANTY DEED

For Value Received Dan L. Bilbao and Bonnie L. Bilbao, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto
James M. Neill and Tracey S. Neill, husband and wife
hereinafter referred to as Grantee, whose current address is 223 N. 6th Street, Suite 410, Boise, ID 83702
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel No. S1005141630

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

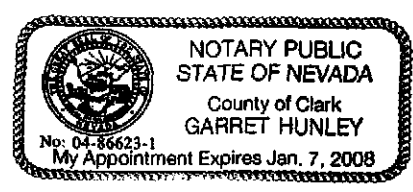
Dated: March 23, 2005

Dan L. Bilbao

Bonnie L. Bilbao

STATE OF NEVADA. County of Clark, ss.

On this 25 day of March, in the year of 2005, before me the undersigned, notary public personally appeared Dan L. Bilbao and Bonnie L. Bilbao known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Notary Public of NEVADA
Residing at LV NV 89148
Commission expires: 1/7/08

377-2700
Glenda
287-5121

245146

EXHIBIT A

Attn: Liberty
334-2348

A parcel of land located in the Northeast quarter of Section 5, Township 3 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at a brass cap marking the centerline intersection of East 38th Street and Adams Street (formerly Tom Davis Street) as shown on the Fairview Acres Subdivision No. 3, according to the official plat thereof filed in Book 11 of Plats at page 617, records of Ada County, Idaho, and as shown on "Property Survey And Correlation Map For Davis Packing Co." DWG No. Cwb-701001-B, recorded in the Office of the Ada County Recorder Miscellaneous Records, Instrument No. 7508403;

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Thence North 50 degrees 59' East 224.05 feet along the Southeasterly boundary of Fairview Acres Subdivision No. 7, according to the official plat thereof filed in Book 12 of Plats at page 686, records of Ada County, Idaho to an iron pin;

Thence South 42 degrees 36' East, 149.72 feet to a point;

Thence South 34 degrees 00' East, 90.39 feet to a point;

Thence South 52 degrees 36' East, 77.84 feet to a point;

Thence South 52 degrees 36' East, 250.00 feet to the **REAL POINT OF BEGINNING**;

Thence along the Southwesterly bank of the Boise River on the following courses and distances;

South 55 degrees 30' East, 401.00 feet

South 42 degrees 30' East, 152.00 feet

South 37 degrees 00' East, 125.00 feet

South 27 degrees 30' East, 400.00 feet

South 05 degrees 00' East, 200.00 feet

South 04 degrees 30' West, 300.00 feet

South 11 degrees 30' West, 290.00 feet

South 10 degrees 00' East, 70.00 feet

South 03 degrees 30' West, 100.00 feet

South 10 degrees 59'57" West 70.30 feet;

245146

NO. 689

P. 2

0-0

pg. 2

Attn: Liberty

334-2348

EXHIBIT A

Thence North 32 degrees 00' West 63.00 feet, departing from the river bank to a point on the Northeasterly boundary of Fairview Acres Subdivision No. 5, according to the official plat thereof filed in Book 11 of Plats at page 619, records of Ada County, Idaho;

Thence along the Northerly and Northeasterly boundary of Fairview Acres Subdivision No. 5 and No. 3 on the following courses and distances:

Continuing North 32 degrees 00' West 300.00 feet;

North 45 degrees 47' West 207.94 feet;

North 60 degrees 47' West 300.00 feet;

North 54 degrees 37' West 86.00 feet;

North 43 degrees 52' West 170.00 feet;

Thence North 44 degrees 16' East 634.60 feet;

Thence North 44 degrees 23'30" West 394.65 feet;

Thence North 25 degrees 05'45" West 224.70 feet

Thence North 44 degrees 41'38" East 149.05 feet to the **REAL POINT OF BEGINNING**.

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM.

CIVIL CASE NUMBER: 39576

Ident. Number: **A63-08186**
Date Received: 12/ 6/1990
Receipt No: C019070
Received By: _____

COPY FOR
YOUR FILES

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

COPY FOR
YOUR FILES

1. Name: DAN BILBAO
Address: PO BOX 280
ELKO NV

208-867-2452

89803

2. Date of Priority: AUG 7, 1975

3. Source: GROUNDWATER

Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
03N	02E	5	SW	SE	NE		ADA

5. Description of diverting works:
WELL, PUMP & PIPELINE.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S	(or)	A.F.A.
IRRIGATION	04/01	10/31	0.100		42.20
INDUSTRIAL	01/01	12/31	0.800		
DOMESTIC	01/01	12/31	0.040		1.20

7. Total Quantity Appropriated is:
0.940 C.F.S. (and/or)

A.F.A.

8. Total consumptive use is 35.0 Acre Feet Per Annum.

9. Non-irrigation uses:

DOMESTIC/ 2 HOMES, INDUSTRIAL/SEE REMARKS

10. Place of Use:

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
03N	02E	5	SE	NE		IRR	10.0
			SE	NE		DOMEST	

10. Place of Use: Continued

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
03N	02E	5	SE	NE	INDUST	

Section Acres	10.0
---------------	------

Total Acres	10.0
-------------	------

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? YES

13. Other Water Rights Used:
NONE

14. Remarks:

THE INDUSTRIAL USE WAS ESTABLISHED AS A MEAT PACKING PLANT AND
CURRENTLY THE BUILDING IS LEASED TO A WOOD STOVE COMPANY.
OWNERSHIP CHANGE BY DB 12/9/97.

15. Basis of Claim: LICENSE

RECEIVED

OCT - 8 1997

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

1. Water Right No(s).: 63-8186 / 63-7290
Adjudication Claim No(s).: 39576 ALEB - 08186
2. The following REQUIRED information must be submitted with this form:
 - A. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE or other legal document indicating your ownership of the property and water rights or claims in question, WITH ATTACHED LEGAL DESCRIPTION.
AND
 - B. PLAT OF PROPERTY or SURVEY MAP for parcel of ten acres or less. (These are usually attached to your deed or on file with the county.)
OR
 - C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.
3. Name and Address of Former Owner/Claimant William M. Durst
3909 Elgin Way Boise, ID 83713
4. New Owner/Claimant(s) Don Bilbao
Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
New Mailing Address Po Box 280
City, State and ZIP Code Elko, NV 89803
New Telephone Number (208) 867-2452
5. Date you acquired the property 6/1/97
6. If you have acquired only a portion of the former owner's property, IDWR may need to split the water right(s) or adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the spaces below. If necessary, attach additional pages.
Number of acres you irrigate _____ Number and type of stock _____
Diversion rate in CFS _____ Number of homes _____ Other uses _____
If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right or claim, please contact the nearest IDWR office for assistance.
7. Signature of New Owner or Claimant(s) Don Bilbao
(Corporations or other organizations must submit a list of directors and/or officers demonstrating authority to sign form.)
8. For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him or her for all matters related to your claims..

INSTRUCTIONS

This form has been prepared to assist new owners of property to comply with the requirements of Sections 42-248 and 42-1409(6), Idaho Code. Section 42-248 requires certain property holders to notify the Department of Water Resources (IDWR) of any change in mailing address or ownership of all or part of a water right record on file with IDWR. Section 42-1409(6) provides that new property owners must notify IDWR of any change in ownership of a water right during an adjudication of water rights. Required claims may be filed by a new owner.

Separate brochures are available from IDWR describing the adjudication of water rights and the requirement to notify IDWR of changes in ownership. Please contact your nearest IDWR office, or call 1-800-451-4129, if you would like more information or need help completing this form. Please attach additional sheets to the form if you require additional space to describe or explain any of the items on the form.

1. If there are water rights associated with the property, the seller should be able to provide you with the water right or adjudication claim number(s). Please enter these number(s) at Item 1. If you or the seller believes there are water rights for the property but the numbers are unknown, you may wish to contact IDWR for assistance in identifying the water rights for the property in question. If claims for the rights are required, and have not been filed, IDWR will so advise you.
2. The information described at Item 2 is required, since IDWR cannot process the requested change without documentation of ownership. The preferred types of documentation are shown; contact IDWR if you have difficulty obtaining this information. Do not obtain a new survey for purposes of this form before contacting IDWR.
3. Please provide the name and address of the former owner of the water right and/or adjudication claim at Item 3.
4. The name, mailing address, and telephone number of the new owner(s) is entered at Item 4. Please indicate the relationship between multiple owners by using the connector 'and', 'or', or 'and/or'. If an 'and' is used, all parties must sign this form. If an 'and/or' or 'or' is used, all parties may sign. However, only one of the named parties is required to sign.
5. At Item 5, please provide the date the property in question was acquired. This may be the date of "closing" in the case of a real estate transaction or the date of court order for other types of ownership changes.
6. You may be purchasing only a portion of the total water right held by the seller. This means the water right held by the seller may be "split" to provide your share of the right in question. Be sure to include a description of the portion of the water right you have purchased at Item 6.

Please provide as much detail as possible concerning your water right: include the number of homes, irrigated acreage if more than 1/2 acre is irrigated, type and number of stock if your right is for stockwater, etc. In the absence of information to the contrary, IDWR will assume the intent is to split the rights *proportionately*.

7. The new owner(s) must sign the form in the space(s) provided at Item 7. Corporations and other organizations must submit a list of directors or officers demonstrating the authority of the director or officer to sign the form.
8. There is no filing fee. When complete, you should retain a copy and return the original of the form to the IDWR office nearest you:

IDWR Western Region, 2735 Airport Way, Boise, ID 83705-5082 (208) 334-2190

IDWR Southern Region, 1341 Fillmore St. N., Twin Falls, ID 83301-3380 (208) 736-3033

IDWR Northern Region, 1910 Northwest Blvd., Suite 210, Coeur d'Alene, ID 83814-2615 (208) 769-1450

IDWR Eastern Region, 900 N. Skyline Dr., Suite A, Idaho Falls, ID 83402-1718 (208) 525-7161



A Pioneer Company

PIONEER TITLE COMPANY
OF ADA COUNTY

RECEIVED

OCT - 8 1997

WATER RESOURCES
WESTERN REGION

821 West State Street / Boise, Idaho 83702-5836 / Telephone (208) 336-6700

10/07/97

Idaho Department of Water Resources
Western Region
2735 Airport Way
Boise, ID 83705-5082

Re: Escrow No. 155268
BILBAO/A.D.S. PARTNERS/A.D.S. PARTNERS/BILBAO
17 acres 36th Street and Boise River

Attached is the original Notice of Change of Water Right Ownership for the transaction identified above.

If you need anything further, give me a call.

Sincerely,
PIONEER TITLE COMPANY OF ADA COUNTY

Lara D. Murphy
Escrow Technician

OCT - 8 1997

WATER RESOURCES
WESTERN REGION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP MARKING THE CENTERLINE INTERSECTION OF EAST 38TH STREET AND ADAMS STREET (FORMERLY TOM DAVIS STREET) AS SHOWN ON THE FAIRVIEW ACRES SUBDIVISION NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 11 OF PLATS AT PAGE 617, RECORDS OF ADA COUNTY, IDAHO, AND AS SHOWN ON "PROPERTY SURVEY AND CORRELATION MAP FOR DAVIS PACKING CO." DWG NO. CWB-701001-B. RECORDED IN THE OFFICE OF THE ADA COUNTY RECORDER. MISCELLANEOUS RECORDS, INSTRUMENT NO. 7508403; THENCE
NORTH 89 DEGREES 16'
EAST 35.36 FEET TO THE EASTERLY CORNER OF THE INTERSECTION OF EAST 38TH STREET AND ADAMS STREET; THENCE ALONG THE EASTERLY BOUNDARY OF REED STREET ON THE FOLLOWING COURSES AND DISTANCES;
NORTH 27 DEGREES 04' EAST 29.57 FEET;
NORTH 09 DEGREES 52' EAST 336.10 FEET;
NORTH 03 DEGREES 34' EAST 195.75 FEET; THENCE
NORTH 50 DEGREES 59' EAST 224.05 FEET ALONG THE SOUTHEASTERLY BOUNDARY OF FAIRVIEW ACRES SUBDIVISION NO. 7, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 12 OF PLATS AT PAGE 686, RECORDS OF ADA COUNTY, IDAHO TO AN IRON PIN; THENCE
SOUTH 42 DEGREES 36' EAST, 149.72 FEET TO A POINT; THENCE
SOUTH 34 DEGREES 00' EAST, 90.39 FEET TO A POINT; THENCE
SOUTH 52 DEGREES 36' EAST, 77.84 FEET TO A POINT; THENCE
SOUTH 52 DEGREES 36' EAST, 250.00 FEET TO THE REAL POINT OF BEGINNING;
THENCE ALONG THE SOUTHWESTERLY BANK OF THE BOISE RIVER ON THE FOLLOWING COURSES AND DISTANCES;
SOUTH 55 DEGREES 30' EAST, 401.00 FEET
SOUTH 42 DEGREES 30' EAST, 152.00 FEET
SOUTH 37 DEGREES 00' EAST, 125.00 FEET
SOUTH 27 DEGREES 30' EAST, 400.00 FEET
SOUTH 05 DEGREES 00' EAST, 200.00 FEET
SOUTH 04 DEGREES 30' WEST, 300.00 FEET
SOUTH 11 DEGREES 30' WEST, 290.00 FEET
SOUTH 10 DEGREES 00' EAST, 70.00 FEET
SOUTH 03 DEGREES 30' WEST, 100.00 FEET
SOUTH 10 DEGREES 59'57" WEST 70.30 FEET; THENCE
NORTH 32 DEGREES 00' WEST 63.00 FEET, DEPARTING FROM THE RIVER BANK TO A POINT ON THE NORTHEASTERLY BOUNDARY OF FAIRVIEW ACRES SUBDIVISION NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 11 OF PLATS AT PAGE 619, RECORDS OF ADA COUNTY, IDAHO; THENCE ALONG THE NORTHERLY AND NORTHEASTERLY BOUNDARY OF FAIRVIEW ACRES SUBDIVISION NO. 5 AND NO. 3 ON THE FOLLOWING COURSES AND DISTANCES; CONTINUING
NORTH 32 DEGREES 00' WEST 300.00 FEET;
NORTH 45 DEGREES 47' WEST 207.94 FEET;
NORTH 60 DEGREES 47' WEST 300.00 FEET;
NORTH 54 DEGREES 37' WEST 86.00 FEET;
NORTH 43 DEGREES 52' WEST 170.00 FEET; THENCE
NORTH 44 DEGREES 16' EAST 634.60 FEET; THENCE
NORTH 44 DEGREES 23'30" WEST 394.65 FEET; THENCE
NORTH 25 DEGREES 05'45" WEST 224.70 FEET THENCE
NORTH 44 DEGREES 41'38" EAST 149.05 FEET TO THE REAL POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

RECEIVED

OCT - 8 1997

WATER RESOURCES
WESTERN REGION



A Pioneer Company

PIONEER TITLE COMPANY
OF ADA COUNTY

821 West State Street / Boise, Idaho 83702-5836 / Telephone (208) 336-6700

AD: CL RECORDER
J. DAVID NAVARRO
BOISE ID

1997 JUN 5 PIONEER TITLE
1997 JUN 5 PM 2 35
FEE 16.00
RECORDED AT THE REQUEST OF

P 155268 LB

WARRANTY DEED

(INDIVIDUAL)

FOR VALUE RECEIVED ADS PARTNERSHIP, an Idaho General Partnership

Grantor , does hereby grant, bargain, sell and convey unto DAN L. BILBAO and BONNIE L. BILBAO, husband and wife

the Grantee s , whose current address is: P.O. Box 280, Elko, NV 89803

the following described real property in Ada

County, State of Idaho, more particularly described as

follows, to-wit:

See attached Exhibit "A" which by this reference becomes a part hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and Grantee heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee s, the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee s and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: May 30, 1997

William M. Quinn
ADS Partnership

ACKNOWLEDGMENT - Partnership

STATE OF Idaho, County of Ada, ss.

On this 30th day of May, in the year of 1997, before me
Lynne P. Bassett, a notary public,
personally appeared William M. Quinn,
known or identified to be one of the partners in a partnership, of
ADS Partnership
and the partner or one of the partners who subscribed said partnership name to the foregoing
instrument, and acknowledged to me that he executed the same in said partnership name.

Notary Public: Lynne P. Bassett

Residing at: Meridian

Commission Expires 5-30-2000

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM.

CIVIL CASE NUMBER: 39576

Ident. Number: A63-08186
Date Received: 12/06/1990
Receipt No: C019070
Received By: AS

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: A.D.S. COMPANY 208-375-2449
Address: 3809 ELGIN WAY
BOISE, ID 83704

2. Date of Priority: AUG 07, 1975

3. Source: GROUNDWATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4 of	Lot	County
03N	02E	5	SW	SE	NE		ADA

5. Description of diverting works:
WELL, PUMP & PIPELINE.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S	(or)	A.F.A.
IRRIGATION	04/01	10/31	0.100		42.20
INDUSTRIAL	01/01	12/31	0.800		
DOMESTIC	01/01	12/31	0.040		1.20

7. Total Quantity Appropriated is:
0.940 C.F.S. (and/or) A.F.A.

8. Total consumptive use is 35.0 Acre Feet Per Annum.

9. Non-irrigation uses:
DOMESTIC/ 2 HOMES, INDUSTRIAL/SEE REMARKS

10. Place of Use:

Township	Range	Section	1/4 of	1/4 of	Lot	Use	Acres
03N	02E	5	SE	NE		IRR	10.0
			SE	NE		DOMEST	

A63-08186

Page 1

Date: 12/06/90

MICROFILMED
AUG 24 1992

10. Place of Use: Continued

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
03N	02E	5	SE NE		INDUST	

Section Acres 10.0

Total Acres 10.0

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? YES

13. Other Water Rights Used:
NONE

14. Remarks:

THE INDUSTRIAL USE WAS ESTABLISHED AS A MEAT PACKING PLANT AND
CURRENTLY THE BUILDING IS LEASED TO A WOOD STOVE COMPANY.

15. Basis of Claim: LICENSE

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do _____ do not _____ wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: _____

For Organizations:

I do solemnly swear or affirm that I am President of _____ of
Title

A. D. S. Co., that I have signed the foregoing
Organization

document in the space below as President of
Title

A. D. S. Co. and that the statements contained in the
Organization
foregoing document are true and correct.

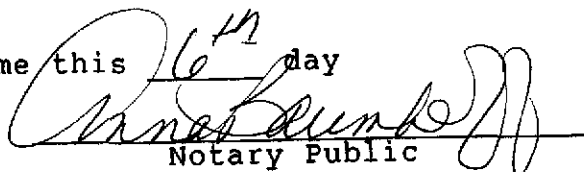
William M. Dunn
Signature of Authorized Agent

President A. D. S. Co.
Title and Organization

12-6-90
Date

State of Idaho)
County of Ada) SS.

Subscribed and sworn (or affirmed) before me this 6th day
of December 19 90


Notary Public

Seal

Residing at Anna Baumhoff, Notary Public
Bozeman, Montana
My Commission Expires December 7, 1994

720 000
FEET

T4N

T3N

4631

43° 37' 30"

116° 15'

370 000 FEET

562

563

Produced by the Geological Survey
in cooperation with the U.S. Forest Service

Orthophotograph prepared from 1:80,000-scale
aerial photographs taken Sept. 4, 1975

Projection and 10,000-foot grid ticks: Idaho coordinate
system, west zone (transverse Mercator)
1000-metre Universal Transverse Mercator grid,
zone 11. 1927 North American datum

NORTH

RZE

This map has been prepared by the Idaho Department of Water Resources pursuant to Idaho Code §42-1410 to assist claimants in filing notices of claims and objections in the Snake River Basin Adjudication. No warranty, either express or implied, is made and no legal responsibility is assumed by IDWR, its employees, its agents, contractors, and reproduction firms particularly - Bonneville Blueprint Supply Co. Inc. or its employees for the accuracy, completeness, or usefulness of any information set forth on this map.

MICROFILMED

AUG 24 1982

10/19/2005

IDAHO DEPARTMENT OF WATER RESOURCES
PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-8186

NAME AND ADDRESS: WATERFRONT DISTRICT LLC
223 N. 6TH STREET SUITE 410
BOISE ID 83702

SOURCE: GROUND WATER

TRIBUTARY:

QUANTITY: 0.940 CFS

PRIORITY DATE: 08/07/1975

POINT OF DIVERSION:

T03N R02E S5 SWSENE Within ADA County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
INDUSTRIAL	01/01 12/31	0.800 CFS
IRRIGATION	04/01 10/31	0.100 CFS 42.20 AFY
DOMESTIC	01/01 12/31	0.040 CFS 1.20 AFY

Domestic use is for 1 home.

THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 1 AND MAY CONTINUE TO AS LATE AS NOVEMBER 15, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE APRIL 1 AND AFTER OCTOBER 31 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY OR LATE IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.

PLACE OF USE: IRRIGATION Within ADA County

T03N R02E S05 SENE 10.0

INDUSTRIAL Within ADA County

T03N R02E S05 SENE

DOMESTIC Within ADA County

T03N R02E S05 SENE

10 ACRES TOTAL

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - License



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

October 19, 2005

Waterfront District LLC
223 N. 6th Street, Suite 410
Boise, ID 83702

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

Re: Notice of Claim to a Water Right No. 63-8186

Dear Claimant(s):

Enclosed is a copy of the above referenced claim(s), which reflect the change in ownership of the land and appurtenant water rights, covered under the original filing.

Please note that the enclosed Notice of Claim to a Water Right is not a final determination of your water right. This claim was filed during claims taking in the Snake River Basin Adjudication (SRBA) and has not yet been verified by this Department. Water rights are established and maintained by beneficial use of water for the uses designated on this claim form dating back to the priority date listed. This claim will be investigated, verified and recommended to the SRBA Court for court decree sometime in the near future. You will be notified prior to the beginning of any verification of this water right.

Thank you for your patience and cooperation, as we have had several water right changes to process. If you have any questions concerning the enclosed information, please feel free to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Liberty Gagnon". The signature is fluid and elegant, with a long, sweeping underline.

Liberty Gagnon
Office Specialist 1
Adjudication Section
Western Region Office

LG: lg

Enclosure

11/12/2003

IDAHO DEPARTMENT OF WATER RESOURCES
PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-8186
NAME AND ADDRESS: DAN BILBAO
PO BOX 280
ELKO NV 89803

SOURCE: GROUND WATER TRIBUTARY:
QUANTITY: 0.940 CFS
PRIORITY DATE: 08/07/1975

POINT OF DIVERSION:
T03N R02E S5 SWSENE Within ADA County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
INDUSTRIAL	01/01 12/31	0.800 CFS
IRRIGATION	04/01 10/31	0.100 CFS 42.20 AFY
DOMESTIC	01/01 12/31	0.040 CFS 1.20 AFY

THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 1 AND MAY CONTINUE TO AS LATE AS NOVEMBER 15, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE APRIL 1 AND AFTER OCTOBER 31 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY OR LATE IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.

Domestic use is for 1 home.

PLACE OF USE: INDUSTRIAL Within ADA County
T03N R02E S05 SENE
IRRIGATION Within ADA County
T03N R02E S05 SENE 10.0
DOMESTIC Within ADA County
T03N R02E S05 SENE

10 ACRES TOTAL

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

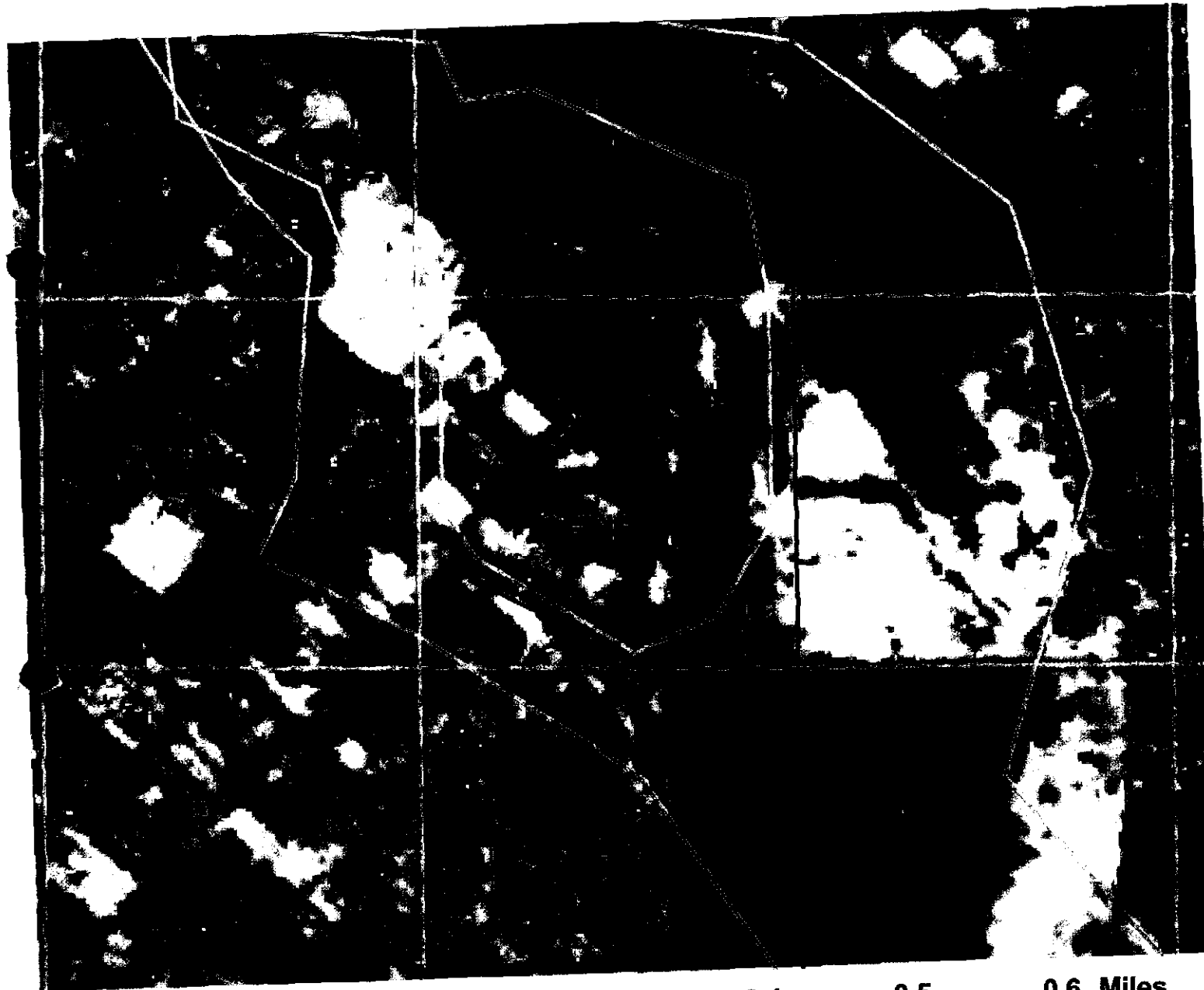
EXPLANATORY MATERIAL: License

IDAHO DEPARTMENT OF WATER RESOURCES

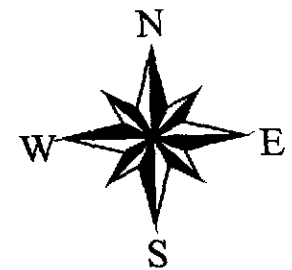
Claim: 63-8186

Date Prepared: 08-25-03

Prepared By: Gene Gibson

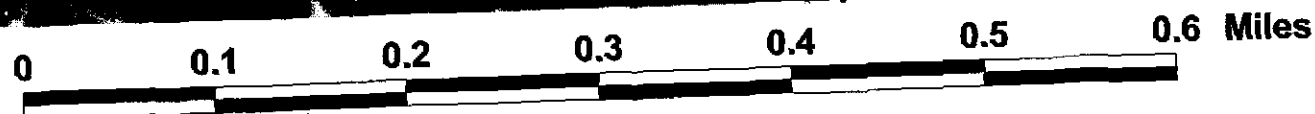


T03N, R02E
S5



- ⊙ Point of Diversion
- Place of use
- Section
1/4 1/4

1987 NAPP



WATER RIGHT LICENSE

THIS IS TO CERTIFY, that A.G.S. CORPORATION, INC., dba DAVIS PACKING CO.

Beneficial Use	Period of Use	Rate of Diversion	Annual Volume
Irrigation	from April 1 to October 31 at	10 cfs and	42.2 acre feet
Industrial	from January 1 to December 31 at	30 cfs and	N/A
Domestic (1 unit)	from January 1 to December 31 at (one day inclusive)	10 cfs and	1.2 acre feet

Description and location of place of use:

[illegible]

Witness the seal and signature of the Director, affixed at Boise, Idaho, this 21 day of August 19 81

Director

State of Idaho
DEPARTMENT OF WATER RESOURCES
FIELD REPORT

62-8186

Permit No.

CONTACT WITH PERMIT HOLDER

	DATE	INITIALS	REMARKS
☒ Appointment letter mailed:	7-30-80	KC	
☐ Telephone call made: (List Telephone No. used)			
☐ Appointment scheduled for: (Date, time, location)			

EXAMINATION

Date 21 AUG 1980 Accompanied by MR. DUNN Total Q measured 450 GPM = 1.00 AF

If source is surface water, estimate total flow of source

Methods of measurement Flow meter Meets Permit requirements? YES

Measurement calculations:

450 GPM (From Flow meter) 1.00 CFS CAPACITY
448.8

Domestic Unit = .04 CFS
 $V = \text{Unit} \times 1.2 = 1.2 \text{ AF}$
Irrigation Allow. 10% permit
 $V = 10 \text{ ac} \times 4.5 = 45.0 \text{ AF}$
 $1 \times 1.9835 \times 213 = 42.2$

INDUSTRIAL Allow. 5% AS PERMIT
 $V = \text{N/A}$

WELL/DIVERSION* NO.	HP	MOTOR MAKE	MOTOR SERIAL NO.	PUMP MAKE	PUMP SERIAL NO.	MEASURING DEVICE TYPE	CONDITION OF MEAS. DEV.	REMARKS
<u>1</u>	<u>25</u>	<u>US MOTORS</u>	<u>200-7305</u>	<u>N.A.</u>		<u>Flow meter</u>	<u>Good</u>	

System Description Pump, well 9" line, pump is Turbine Type

*Code with map on reverse side. Disregard code if only one.

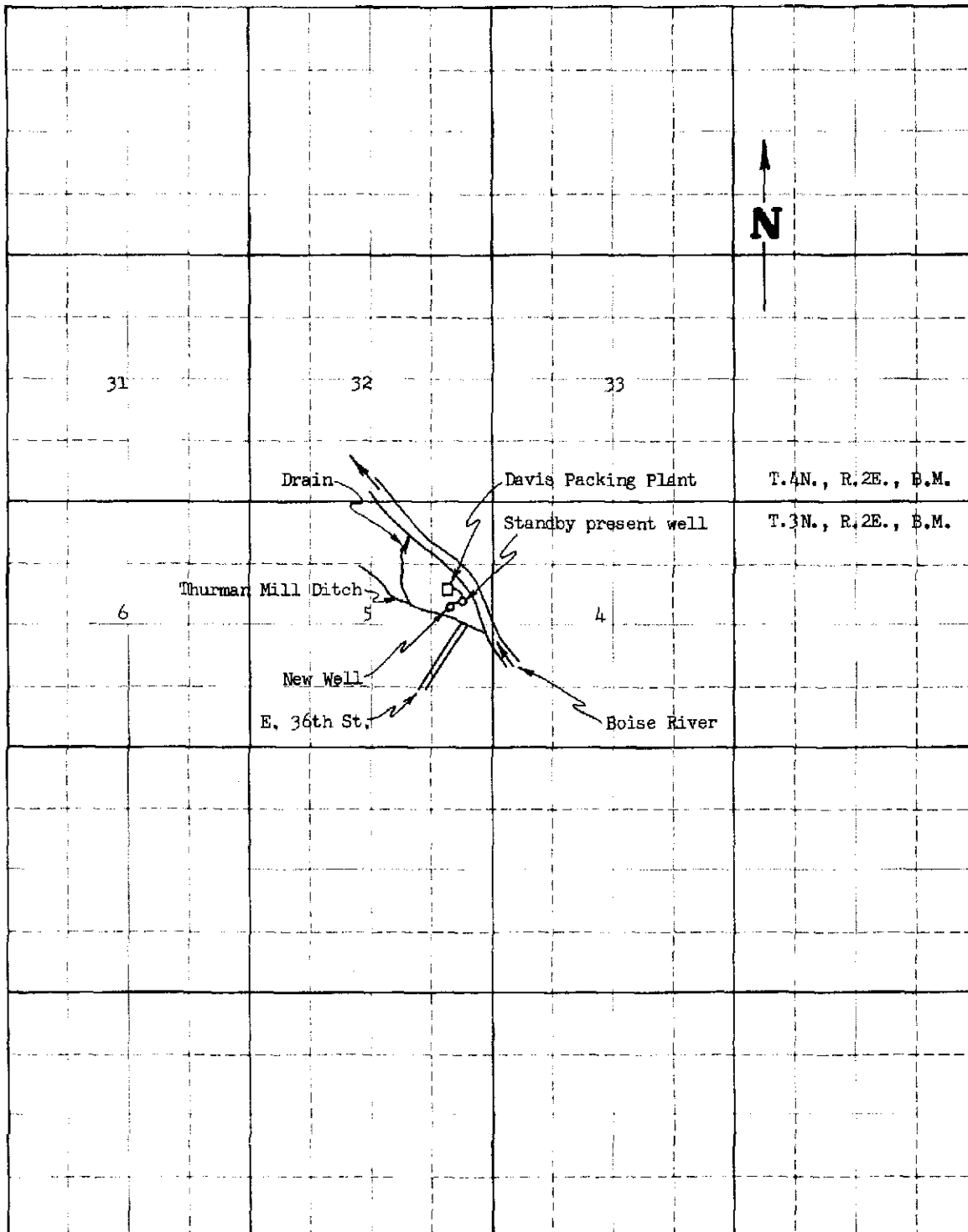
RECOMMENDED AMOUNTS

USE	Irrigation requirement =	Q (cfs)	V (afa)	FROM	TO
<u>Domestic</u>	<u>1.2</u> ✓	<u>1.2</u>	<u>1.2</u>	<u>1/2</u>	<u>12/31</u>
<u>Industrial</u>	<u>N/A</u>	<u>0.00</u>	<u>0.00</u>	<u>1/2</u>	<u>12/31</u>
<u>Irrigation</u>	<u>42.2</u> ✓	<u>42.2</u>	<u>42.2</u>	<u>1/2</u>	<u>12/31</u>
			<u>43.4</u>		
Total	<u>44</u>	<u>44</u>	<u>43.4</u>		

Remarks 2 Pumps driven site 300 Hops, 35 CATR max over night population
packing plant w/ yard and house on the site.
Recommended Beneficial Use For Domestic, Irrigation, and Industrial usage.

RECEIVED

11. Map of proposed project show clearly the proposed point of diversion, place of use, section number, township and range number Davis Packing Co. Well - SENE 5, T3N., R.2E., B.M. Ada County, Idaho



Scale: 2 inches equal 1 mile

BE IT KNOWN that the undersigned hereby makes application for permit to appropriate the public waters of the State of Idaho as herein set forth.

A.G.S. Corporation, dba
DAVIS PACKING CO., INC.

(Applicant) *Marshall Anderson*
President - Marshall Anderson

N. E. Scanlan
Sec.-Treas. N. E. Scanlan



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

PHILIP E. BATT
GOVERNOR

KARL J. DREHER
DIRECTOR

December 9, 1997

Re: Notice of Claim to a Water Right No. A63-08186

DAN BILBAO
PO BOX 280
ELKO NV 89803

Dear Mr. Bilbao:

Enclosed is a copy of the above referenced claim which reflects the change in ownership of the land and appurtenant water rights covered under the original filing.

The Department will contact you in the future concerning any requirements that may be needed in order to process this claim for final court decree.

The information concerning claim number 63-07290 has been forwarded to our Allocations section.

If you have any questions concerning the enclosed claim, please feel free to contact this office.

Sincerely,

Denise Buffington
Denise Buffington
Records Clerk
Adjudication Section
Western Region Office

DB:d

Enclosure