

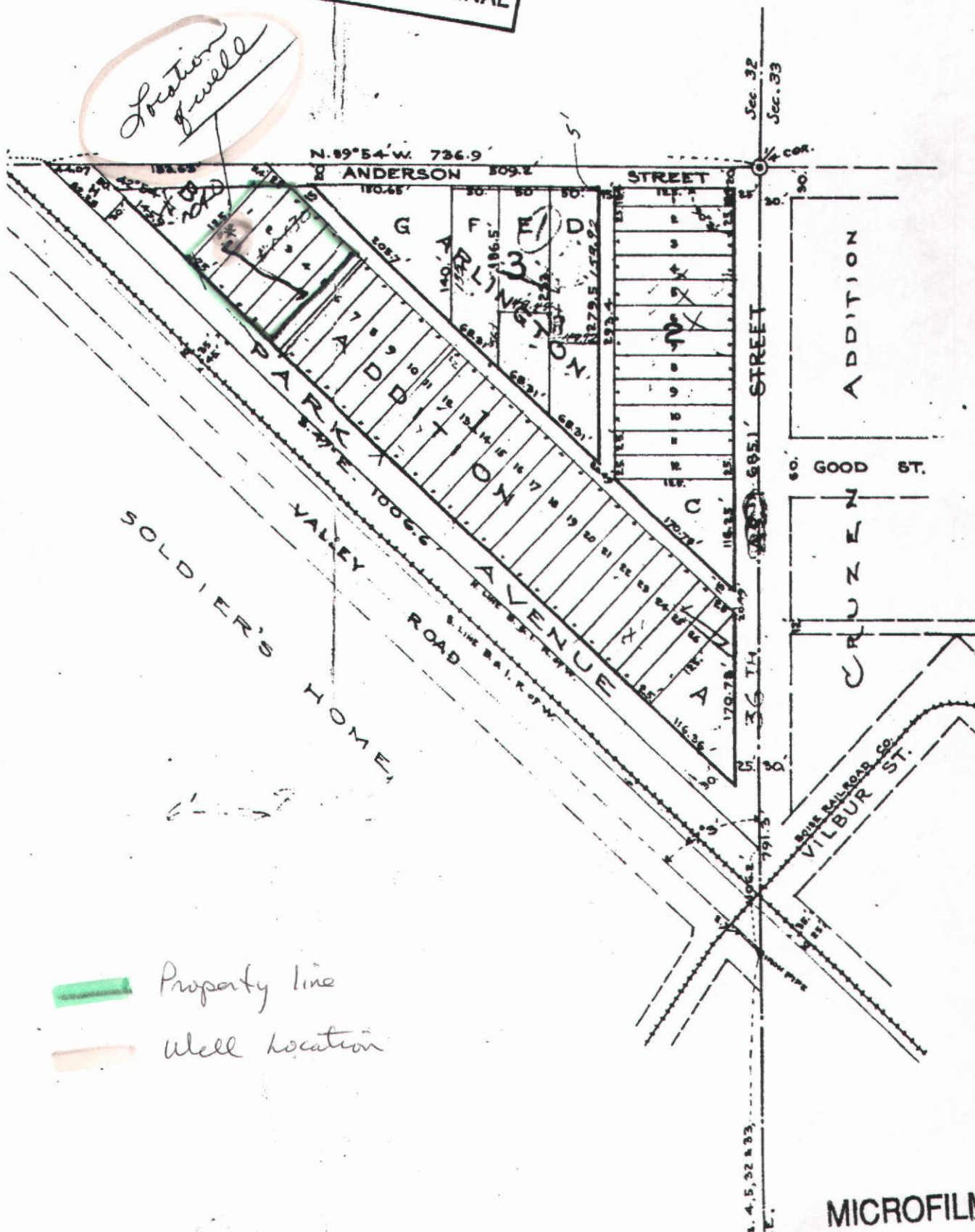
00 FT TO 1 INCH.

T 4 North - Sec. 32 - Range 2-East

POOR ORIGINAL

N.E. of S.E. Corner

Location of well



Property line

Well location

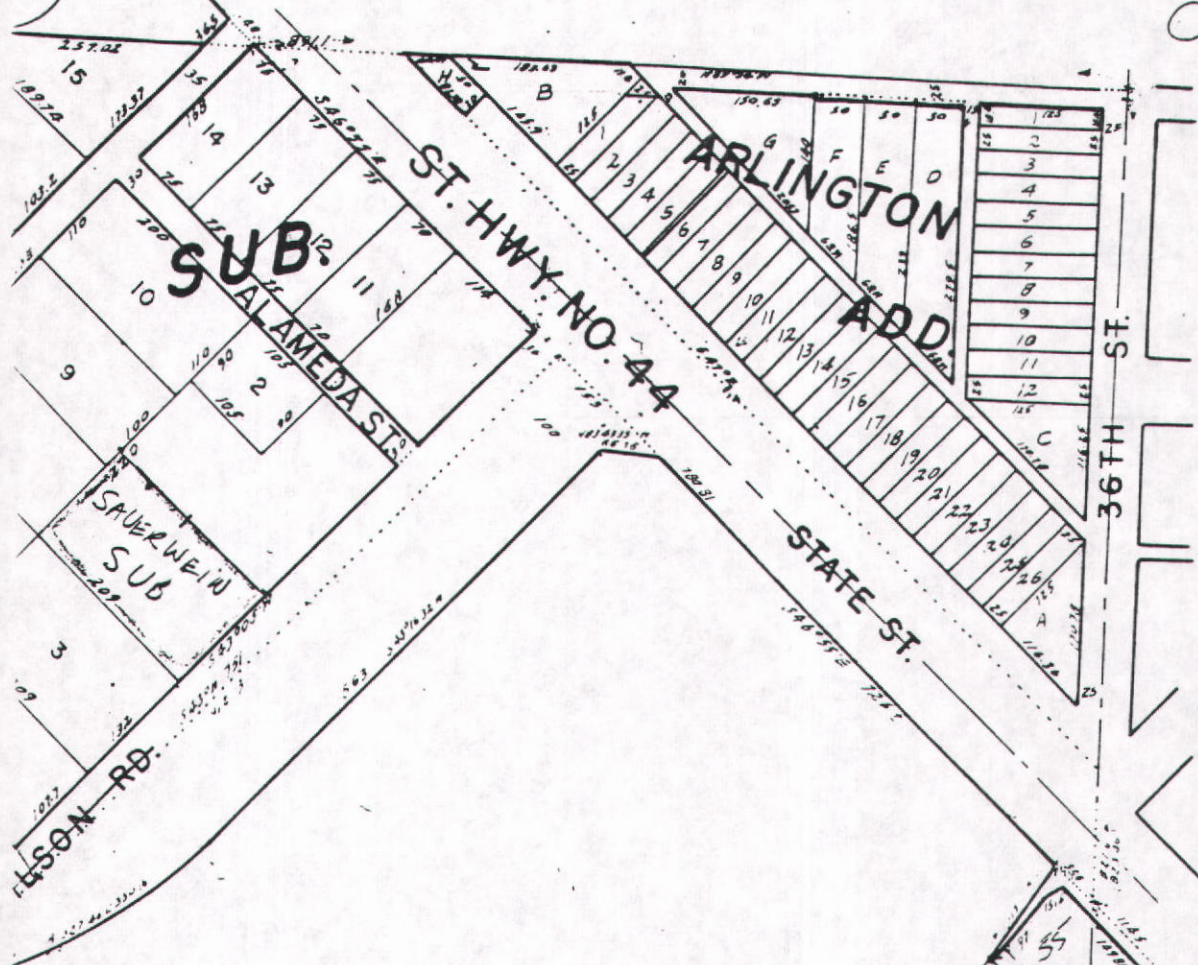
MICROFILMED

JUL 26 1994

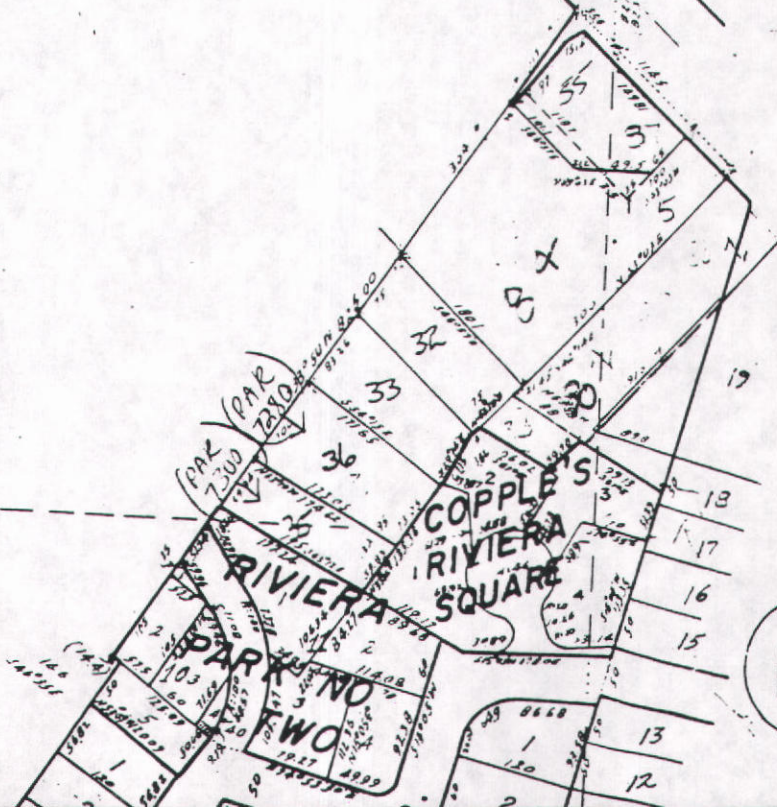
4N, R. 2E

5

*corner
Comm to
33*



Veterans Park



131

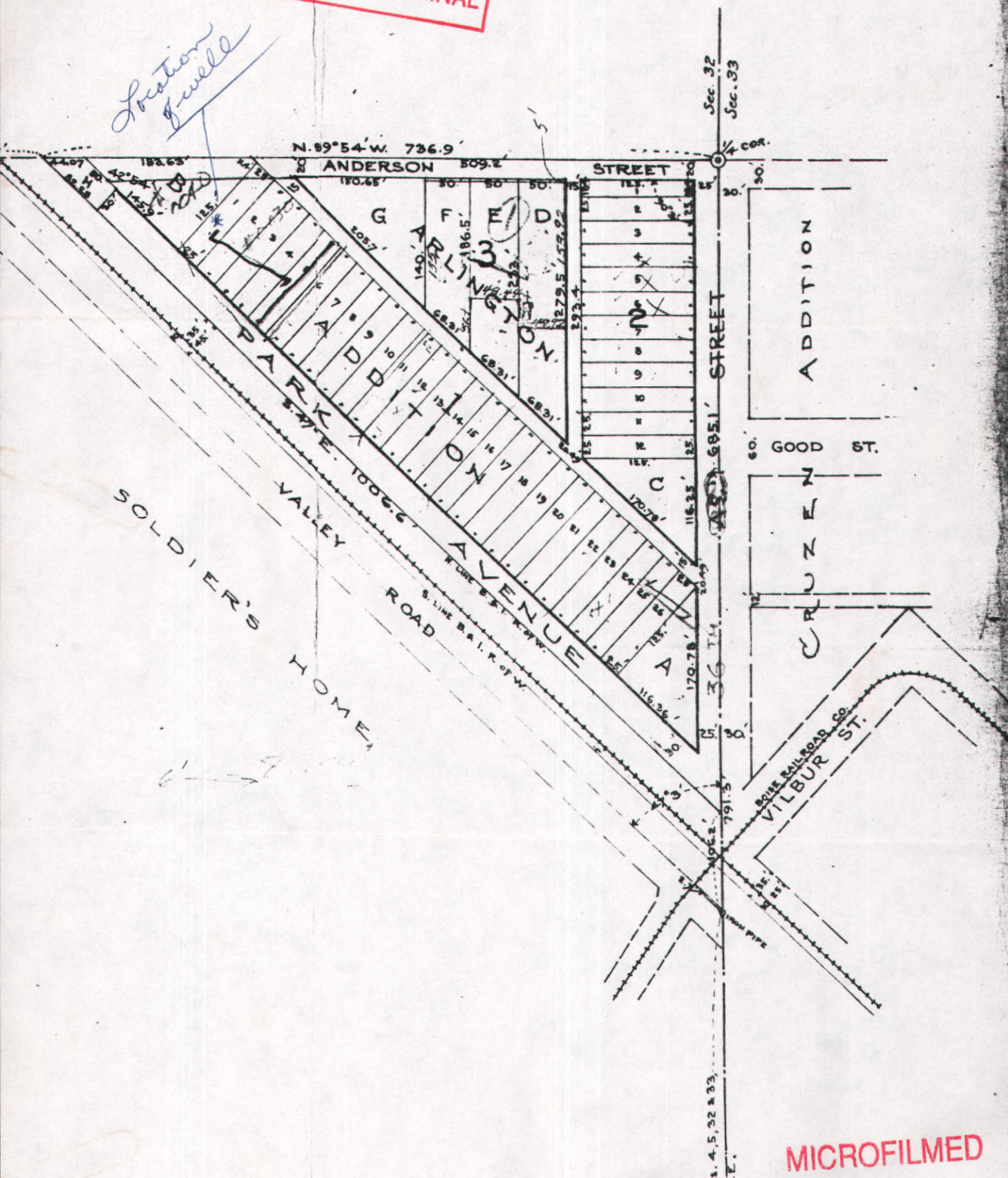
00 FT TO 1 INCH.

T-4 North - Sec. 32 Range 2-East

POOR ORIGINAL

N.E. of S.E. Corner

Location
of well



MICROFILMED

JUL 26 1994



State of Idaho
Idaho Department of Water Resources
Western Region

T4N R2E SECTION 32
Water Right(s) : 63-16603



1320 0 1320 Feet



-  Point of Diversion
-  Place Of Use
-  Quarter Quarter Lines
-  Section Lines

GIS Place of Use Illustration
1987/1988 NAPP photography
Prepared By: Vicky Music
Date: December 2004

Change of Ownership for John Courtright 63-016603



-  Parcel in Question for C/O
-  S04n02e.shp
-  T04n02e.shp
-  Ada-tl.shp

**Prepared by: Craig L. Saxton
Date: March 2002**



Map Legend

- Major Streets**
 - MINOR ARTERIAL
 - MAJOR COLLECTOR
 - SECTION
 - PRINCIPAL ARTERIAL
 - INTERSTATE
 - Other
- Minor Streets**
 - LOCAL
 - PARKS
 - PRIVATE
 - RESIDENTIAL
 - Other
- Street Names (minor)**
 - Addresses
 - Parcels
 - *ImageDirectory
 - Schools
 - Parks
 - City Limits
 - Kuna
 - Boise
 - Garden City



1:1,000 Go Map Tool: Zoom In Active Layer: Parcels

Cursor Location: 2496642.851133328, 719725.7731753788

Assessed value for year 2002 \$584,200
Assessed value for year 2001 \$580,300

Parcel is 0.36 acres. Commercial use is for outside vibration only.

0.2 acres vibration.

Network Characteristics

- [Ada County Home Page](#)
- [Commissioners](#)
- [Treasurer](#)

Done

Start

Inbox...

ArcView...

Workf...

Ada C...

Geoc...

Links

Yahoo!

Shortcut to Internet Explorer

Internet

10:52 AM



Ada County Assessor Land Records/GIS

Land Records

- [Main Page](#)
- [Property Search](#)
- [Online Map](#)
- [Contact Us](#)
- [Disclaimer](#)
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- [FAQ](#)
- [About Us](#)
- [Image Documents](#)
- [Old interactive map](#)

[\[Previous Search\]](#) [\[New Search\]](#) [\[Print View\]](#)

Property Details for Parcel R0511000035

General Information

Property Acres: 0.359
 Zone Code: C-2D
 Primary Code Area: 01-6 Tax Districts
 Group Type: SUB
 Subdivision: ARLINGTON ADD
 Section: 4N2E32

Property Description

PAR #0035 OF LOTS 1-5 &
 W'LY POR LOT 6 BLK 1 EXC R/W
 ARLINGTON ADD
 #0030-C #0060-C

Property Address

3780 W STATE ST
 BOISE, ID 83703



[Click to View Interactive Map](#)

Assessor Links

- [Assessor Main Page](#)
- [Administration](#)
- [Information](#)
- [Appraisal](#)
- [Exemptions and Reductions](#)
- [Motor Vehicles](#)
- [Levy Rates](#)

Parcel Valuation Details

Assessment Roll	State Category Code	Acreage	Assessed Value	Valuation Method
Primary	420-COM IMPROVEMENT	0.000	\$407,300	INCOME
Primary	210-COM LOT OR TRACT	0.359	\$197,000	MARKET

Total Assessed Value: \$604,300

Parcel Valuation History

Assessed value for year 2004 \$604,300
 Assessed value for year 2003 \$589,300
 Assessed value for year 2002 \$584,200
 Assessed value for year 2001 \$580,300

Ada County Links

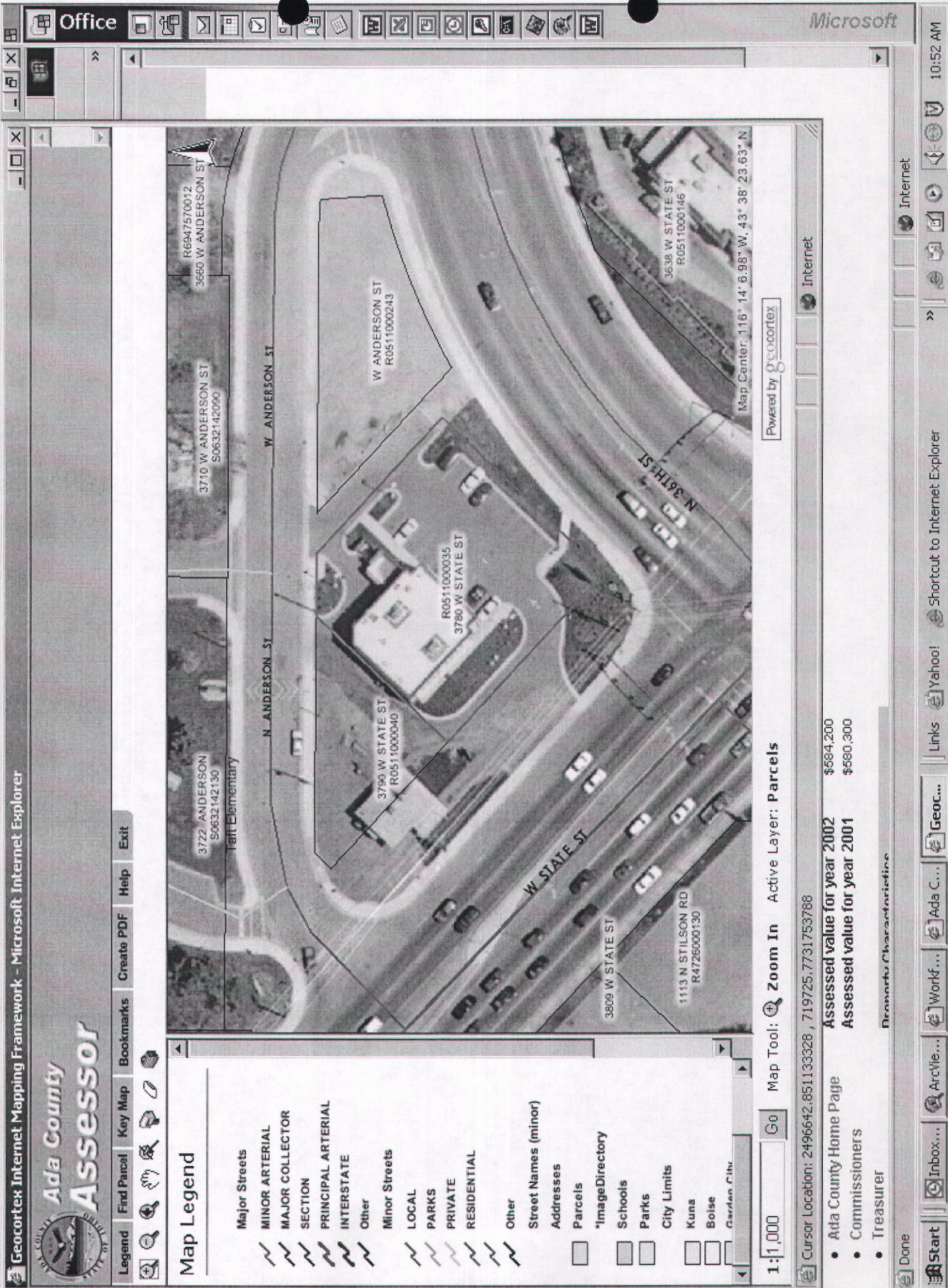
- [Ada County Home Page](#)
- [Commissioners](#)
- [Treasurer](#)
- [Clerk/Auditor/Recorder](#)
- [Development Services](#)
- [Human Resources](#)

Property Characteristics

Commercial
 Land

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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 63-16603
Date Received: 7/24/1989
Receipt No: W003788
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

JOHN W COURTRIGHT FAMILY REVOCABLE TRUST
4459 E DEER FLAT RD
KUNA ID USA 83634

Phone: (208) 922-1209

2. Date of Priority: 12/31/1950

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
04N	02E	32	NE NE SE	ADA	

5. Description of diverting works:

WELL, 4" CASING, 40' DEEP, 1 HP PUMP, PIPED TO HOUSE.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
COMMERCIAL	1/01	12/31	0.04	

7. Total Quantity Appropriated is:
0.04 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
04N	02E	32	NE	SE	COMMERCIAL	

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:

Ownership changed by DB 4/4/2002

15. Basis of Claim: Beneficial Use

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

RECEIVED**DEC 07 2001****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, 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
<u>A63-16603</u>					

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts. N/A
- 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) are 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) Albert H. + Bethel L. Roark
3821 Alameda St. Boise, ID 83703
4. New Owner/Claimant(s) John W. Courtright Family Revocable Trust dated
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or Nov 16, 1979
- New Mailing Address 4459 E. Deer Flat Rd.
- City, State and ZIP Code ~~Boise~~ Kuna, ID 83634
- New Telephone Number (208) 922-1209
5. Date you acquired the property 7/19/2000

Form 42-248/42-1409(5) July, 2000

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) _____ - Trustee
(include title if applicable) _____ - Trustee

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 _____
 Receipted by _____ Date _____ Receipt No. _____
 Processed by _____ AJ Date _____ WR _____ Date _____



WARRANTY DEED

For Value Received

Keith LeRoy Andrews, an unmarried person

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

John W. Courtright and Rachel H. Courtright, husband and wife

hereinafter referred to as Grantee, whose current address is

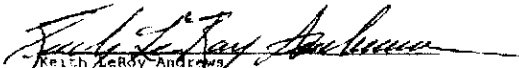
4459 East Deer Flat Road, Kona, ID 83634

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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: July 18, 2000.

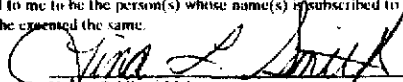

Keith LeRoy Andrews

STATE OF IDAHO)

ss.

COUNTY OF ADA)

On This 19th day of July, in the year 2000, before me, a Notary Public in and for said State, personally appeared Keith LeRoy Andrews, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.



Notary Public of Idaho

Residing at Boise, ID

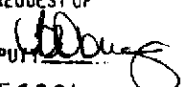
Commission expires: 7/25/2005



FIRST AMERICAN

RECORDED - REQUEST OF

ADA COUNTY RECORDER
J. DAVID HAVARRD
BOISE, IDAHO

FEE 6- DEPUTY 

2000 JUL 19 PM 4:30

100056334

First American Title Company of Idaho

EXHIBIT "A"

Lots 1, 2, 3, 4 and the Northwesterly 12 1/2 feet of Lot 5 in Block 1 of ARLINGTON ADDITION, according to the official plat thereof, filed in Book 6 of Plats at Page 283, Official Records of Ada County, Idaho.

LESS AND EXCEPTING therefrom the North 25 feet of said Lots 1 and 2, by Quitclaim Deed to City of Boise, recorded in Book 305 of Deeds at Page 448, Official Records.

ALSO INCLUDING:

The Easterly 12 1/2 feet of Lot 5 and the Westerly 2 1/2 feet of Lot 6 in Block 1 of ARLINGTON ADDITION, according to the official plat thereof, filed in Book 6 of Plats at Page 283, Official Records of Ada County, Idaho.

Address: 3780 STATE ST., BOISE, IDAHO 83703

MAILING ADDRESS OF GRANTEES:
4459 E. Deer Flat Rd.
Kuna, Idaho 83634

ADA COUNTY RECORDER
DAVID NAVARRO
BOISE, IDAHO

2000 AU -9 PM 12:03

RECORDED - REQUEST OF

FEE 10 - DEPUTY 10

100062768

QUITCLAIM DEED

JOHN W. COURTRIGHT and RACHEL H. COURTRIGHT, husband and wife, Grantors, of Ada County, State of Idaho, hereby QUITCLAIM to JOHN W. COURTRIGHT and RACHEL H. COURTRIGHT, Trustees of THE JOHN W. COURTRIGHT FAMILY REVOCABLE TRUST, dated the 16th day of November, 1979, Grantee, for value received, the following described tract of land located in Ada County, State of Idaho, subject to the encumbrances owed thereon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART THEREOF.

The surviving TRUSTEE and SUCCESSOR TRUSTEES have full rights to sell or encumber the property herein set forth.

WITNESS the hands of said Grantors this 8th day of August, 2000.

John W. Courtright
JOHN W. COURTRIGHT

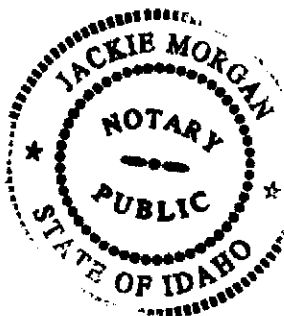
Rachel H. Courtright
RACHEL H. COURTRIGHT

STATE OF IDAHO)

COUNTY OF ADA)

ss.

On the 8th day of August, 2000, personally appeared before me John W. Courtright and Rachel H. Courtright, the signers of the within instrument, who duly acknowledged to me that they executed the same.



Jackie Morgan
Notary Public
Residing at: Nampa, Id.

My commission expires: 3-13-01

EXHIBIT "A"

Lots 1, 2, 3, 4 and the Northwesternly 12 ½ feet of Lot 5 in Block 1 of ARLINGTON ADDITION, according to the official plat thereof, filed in Book 6 of Plats at Page 283, Official Records of Ada County, Idaho.

LESS AND EXCEPTING therefrom the North 25 feet of said Lots 1 and 2, by Quitclaim Deed to City of Boise, recorded in Book 305 of Deeds at Page 448, Official Records.

ALSO INCLUDING:

The Easterly 12 ½ feet of Lot 5 and Westerly 2 ½ feet of Lot 6 in Block 1 of ARLINGTON ADDITION, according to the official plat thereof, filed in Book 6 of Plats at Page 283, Official Records of Ada County, Idaho.

Address: 3780 STATE STREET, BOISE, IDAHO 83703



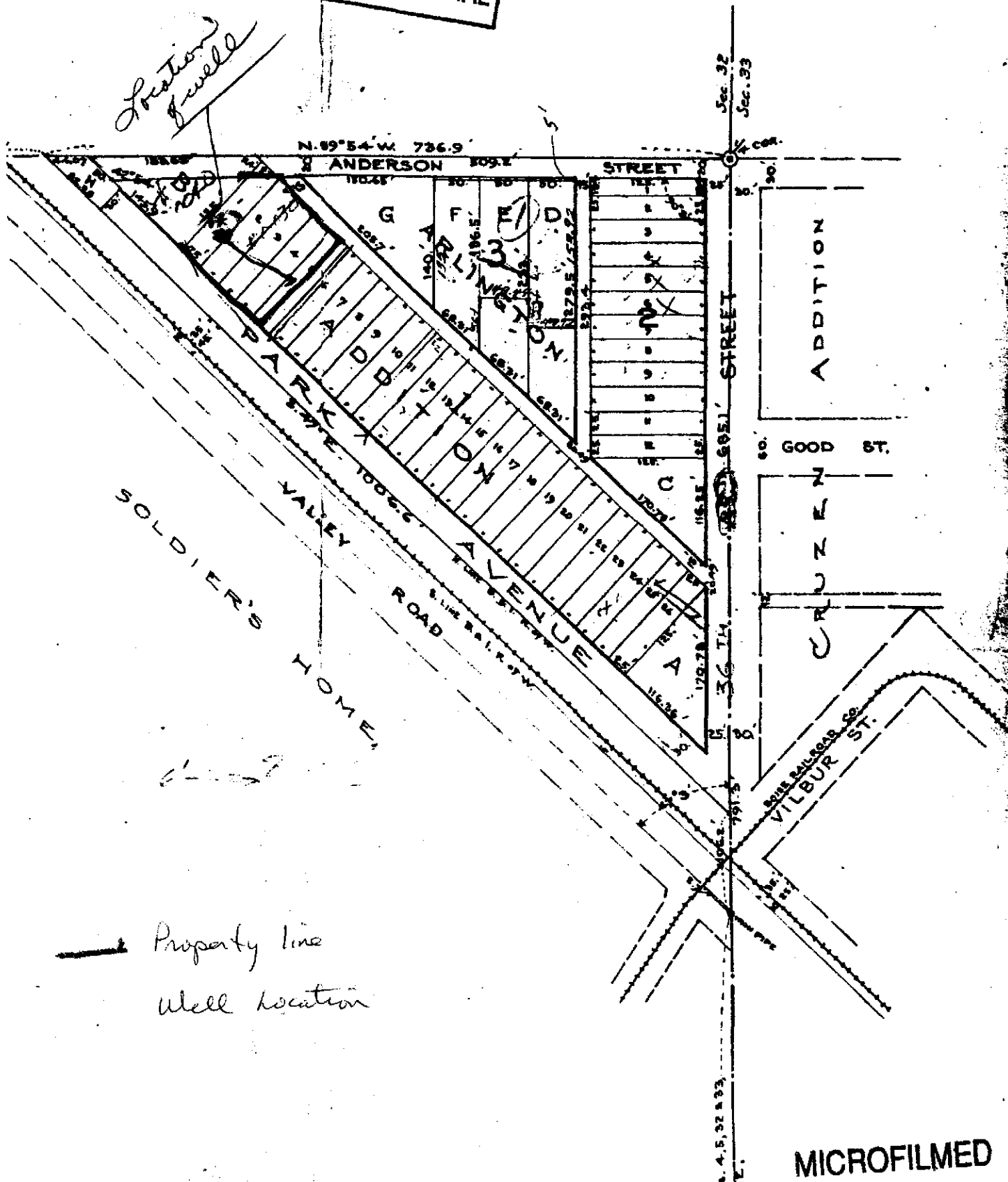
DO NOT TO 1 INCH.

T 4 North - Sec. 32 - Range 2-East

POOR ORIGINAL

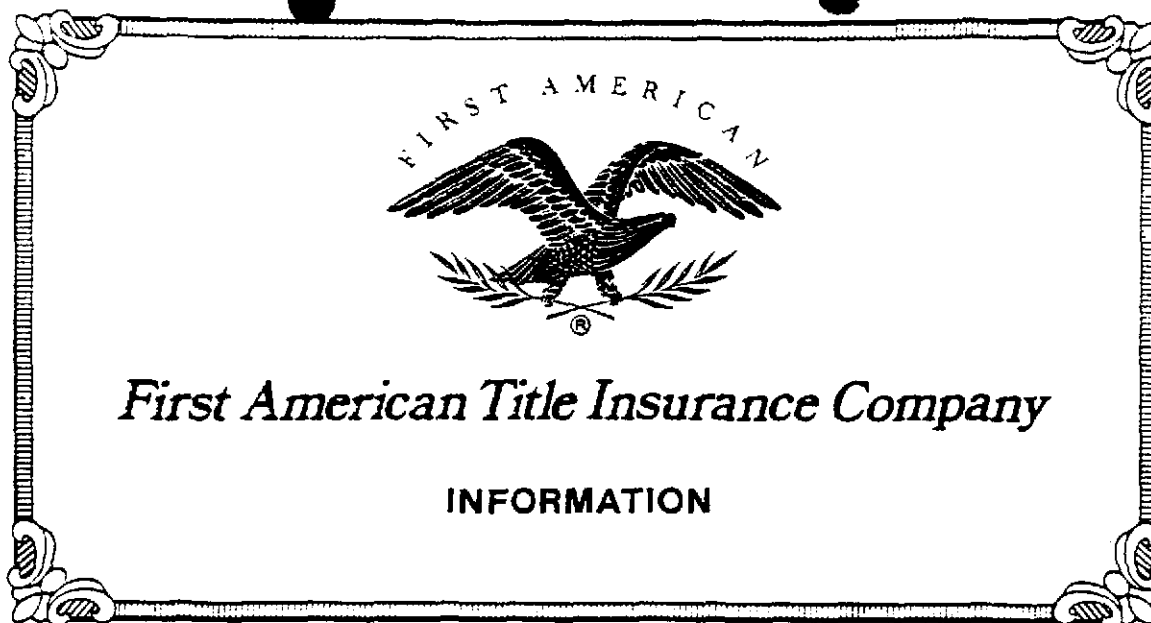
N.E. of S.E. Corner

Location of well



MICROFILMED

JUL 26 1994



First American Title Insurance Company

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.

TABLE OF CONTENTS

	Page
AGREEMENT TO ISSUE POLICY	1
SCHEDULE A	
1. Commitment Date	2
2. Policies to be Issued, Amounts and Proposed Insureds	2
3. Interest in the Land and Owner	2
4. Description of the Land	2
SCHEDULE B-1 — Requirements	3
SCHEDULE B-2 — Exceptions	4
CONDITIONS	other side of 1

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, please contact the issuing office.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-1.
- The Exceptions in Schedule B-2.
- The Conditions on the other side of this page 1.

This Commitment is not valid without SCHEDULE A and Sections 1 and 2 of SCHEDULE B.

First American Title Insurance Company

BY *Parker S. Kennedy* PRESIDENT

ATTEST *William C. Zaenke Jr.* SECRETARY

BY *May Lin Carlsner* COUNTERSIGNED

CONDITIONS

1. **DEFINITIONS**
(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.
2. **LATER DEFECTS**
The Exceptions in Schedule B - Section 2 may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section 1 are met. We shall have no liability to you because of this amendment.
3. **EXISTING DEFECTS**
If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.
4. **LIMITATION OF OUR LIABILITY**
Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section 1
or
eliminate with our written consent any Exceptions shown in
Schedule B - Section 2.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.
5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**
Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

SECOND COMMITMENT
SCHEDULE A

TO: C.I.T.
2 GATEHALL DRIVE
PARSIPPANY, NY 07054
ATTN: CAROLYN REDDING
PORTFOLIO SERVICES

CC: J.L. BOYD CO.
202 N. 9TH STREET, SUITE 201
BOISE, IDAHO
ATTN: JOHN WALSH

CC: FIRST AMERICAN TITLE
7311 POTOMAC DRIVE
BOISE, IDAHO
ATTN: TINA SMITH

1. Commitment Date: JUNE 23, 2000, AT 7:30 A.M.
2. Policy or Policies to be issued:

		Amount	Fee
(X)	(a) Owner's Policy	\$280,000.00	\$2,021.25
	ALTA Form 1402-92 (10-17-92)		
	Proposed Insured: JOHN W. COURTRIGHT and RACHEL H. COURTRIGHT		
(X)	(b) EXT Loan Policy	\$685,000.00	\$646.38
	ALTA Form 1056-92 (10-17-92)		
	Proposed Insured: C.I.T.		
()	(c) Endorsements		
(X)	(d) <u>CREDIT</u>		<u>NONE</u>

3. Fee simple interest in the land described in this Commitment is owned, at the Commitment Date by:

ALBERT H. ROARK and BETHEL L. ROARK, husband and wife

4. The land referred to in this Commitment is situated in the State of Idaho, County of Ada, and is described as follows:

continued

SCHEDULE A CONTINUED

Lots 1, 2, 3, 4 and the Northwesternly 12 1/2 feet of Lot 5 in Block 1 of ARLINGTON ADDITION, according to the official plat thereof, filed in Book 6 of Plats at Page 283, Official Records of Ada County, Idaho.

LESS AND EXCEPTING therefrom the North 25 feet of said Lots 1 and 2, by Quitclaim Deed to City of Boise, recorded in Book 305 of Deeds at Page 448, Official Records.

ALSO INCLUDING:

The Easterly 12 1/2 feet of Lot 5 and the Westerly 2 1/2 feet of Lot 6 in Block 1 of ARLINGTON ADDITION, according to the official plat thereof, filed in Book 6 of Plats at Page 283, Official Records of Ada County, Idaho.

Address: 3780 STATE ST., BOISE, IDAHO 83703

MLC/kc

SCHEDULE B - Section 1

REQUIREMENTS

The following requirements must be met:

(a) Pay the agreed amounts for the interest in the land and/or the Mortgage to be insured.

(b) Pay us the premiums, fees and charges for the Policy.

(c) Documents satisfactory to us creating the interest in the land and/or the Mortgage to be insured must be signed, delivered and recorded.

(d) You must give the following information:

1. Release(s) or Reconveyance(s) of item(s)
AS MEETS INSURED'S REQUIREMENTS.

(e) We require Seller or Borrowers Affidavit provided and approved prior to recording.

SCHEDULE B - Section 2

EXCEPTIONS

Any Policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

PART I:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: The foregoing numbered exceptions (1-6) may be eliminated in an ALTA Extended or **EAGLE** Coverage Policy.

continued

SCHEDULE B CONTINUED

7. General and Special Taxes for the year 1999, in the original amount of \$189.06, Code Area 01, A.P. No. R-0511-00-0060, have been paid in full.
8. General and Special Taxes for the year 1999, in the original amount of \$2,635.62, Code Area 01, A.P. No. R-0511-00-0030, have been paid in full.
9. General and Special Taxes for the year 2000, are an accruing lien and not yet due or payable.
10. Special assessments for the City of Boise; none now show of record. No search made for sewage disposal service charges.
11. Easements, reservations, restrictions and dedications, if any, as shown on the official plat of said Subdivision.
12. The rights, powers and easements of Drainage District No. 2.
13. An Easement over said land in favor of IDAHO POWER COMPANY, a corporation, for power lines and incidental purposes as set forth in an instrument recorded September 10, 1946, in Book 19 of Miscellaneous Records at Page 627, Official Records. (Appears to lie within the easements shown on the plat.)
14. An Easement over said land in favor of BOISE CITY, for sewer lines and incidental purposes as set forth in an instrument recorded June 9, 1949, as Instrument No. 287634, Official Records. (Appears to lie within the easements shown on the plat.)
15. Right, title and interest of WILLIAM RODKE and VIRGINIA RODKE, as disclosed by the Ada County Tax Rolls.
16. Right, title and interest of KEITH LEROY ANDREWS, as disclosed by the Ada County Tax Rolls.
17. Unrecorded Leaseholds, if any, rights of parties in possession other than the vestees herein, rights of chattel mortgages, vendors and vendees under conditional sales contracts of personal property installed on the premises herein, and rights of tenants to remove trade fixtures.
18. Any off-record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.

continued

SCHEDULE B CONTINUED

19. Easement Appurtenant and Cross Access Agreement executed by JERRY A. MOORE, as set forth in an instrument recorded JUNE 7, 2000, as Instrument No. 100044305, Official Records.

20. Easement Appurtenant and Cross Access Agreement executed by JOHN W. COURTRIGHT as set forth in an instrument recorded JUNE 7, 2000, as Instrument No. 100044306, Official Records.

21. Cross Access Easement executed by JERRY A. MOORE AND JOHN W. COURTRIGHT as set forth in an instrument recorded JUNE 7, 2000, as Instrument No. 100044307, Official Records.

22. Cross Drainage Easement executed by JERRY A. MOORE AND JOHN W. COURTRIGHT as set forth in an instrument recorded JUNE 7, 2000, as Instrument No. 100044308, Official Records.

END SCHEDULE B

INFORMATIONAL NOTES:

NOTE: Pursuant to the State of Idaho insurance regulation: A cancellation fee will be charged on all cancelled orders, unless notified to the contrary, all orders shall be cancelled and a billing sent within 6 months of the effective date on the commitment.

NOTE:

If you have questions regarding this commitment please contact:

MAY LIN CARLSEN, Title Officer, at
FIRST AMERICAN TITLE COMPANY OF IDAHO, INC.
7311 Potomac Drive, Boise, Idaho 83704,
or call (208) 375-0700 or 1-800-321-7311.

If you have questions regarding the escrow closing please contact:

TINA SMITH, Escrow Officer, at
FIRST AMERICAN TITLE COMPANY OF IDAHO, INC.
7311 Potomac Drive, Boise, Idaho 83704,
or call (208) 375-0700 or 1-800-321-7311.



The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.

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AGREEMENT TO ISSUE POLICY	1
SCHEDULE A	
1. Commitment Date	2
2. Policies to be Issued, Amounts and Proposed Insureds	2
3. Interest in the Land and Owner	2
4. Description of the Land	2
SCHEDULE B-1 — Requirements	3
SCHEDULE B-2 — Exceptions	4
CONDITIONS	other side of 1

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, please contact the issuing office.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-1.
- The Exceptions in Schedule B-2.
- The Conditions on the other side of this page 1.

This Commitment is not valid without SCHEDULE A and Sections 1 and 2 of SCHEDULE B.

First American Title Insurance Company

BY *Parker S. Kennedy* PRESIDENT

ATTEST *Mark L. Amerson* SECRETARY
BY *May Ann Carlson* COUNTERSIGNED

CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section 2 may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section 1 are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section 1

or

eliminate with our written consent any Exceptions shown in
Schedule B - Section 2.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

FIRST COMMITMENT
SCHEDULE A

TO: J.L. BOYD CO.
202 N. 9TH STREET, SUITE 201
BOISE, IDAHO
ATTN: JOHN WALSH

CC: FIRST AMERICAN TITLE
7311 POTOMAC DRIVE
BOISE, IDAHO
ATTN: TINA SMITH

1. Commitment Date: DECEMBER 9, 1999 AT 7:30 A.M.
2. Policy or Policies to be issued:

		Amount	Fee
(X)	(a)	Owner's Policy	\$280,000.00
		ALTA Form 1402-92 (10-17-92)	\$1,095.00
		Proposed Insured:	JOHN W. COURTRIGHT and RACHEL H. COURTRIGHT
()	(b)	EXT Loan Policy	
		ALTA Form 1056-92 (10-17-92)	
		Proposed Insured:	
()	(c)	Endorsements	
(X)	(d)	<u>CREDIT</u>	<u>NONE</u>

3. Fee simple interest in the land described in this Commitment is owned, at the Commitment Date by:

ALBERT H. ROARK and BETHEL L. ROARK, husband and wife

4. The land referred to in this Commitment is situated in the State of Idaho, County of Ada, and is described as follows:

continued

FA-134163/MLC
Your No. COURTRIGHT/ANDREWS

SCHEDULE A CONTINUED

Lots 1, 2, 3, 4 and the Northwesterly 12 1/2 feet of Lot 5 in Block 1 of ARLINGTON ADDITION, according to the official plat thereof, filed in Book 6 of Plats at Page 283, Official Records of Ada County, Idaho.

LESS AND EXCEPTING therefrom the North 25 feet of said Lots 1 and 2, by Quitclaim Deed to City of Boise, recorded in Book 305 of Deeds at Page 448, Official Records.

ALSO INCLUDING:

The Easterly 12 1/2 feet of Lot 5 and the Westerly 2 1/2 feet of Lot 6 in Block 1 of ARLINGTON ADDITION, according to the official plat thereof, filed in Book 6 of Plats at Page 283, Official Records of Ada County, Idaho.

Address: 3780 STATE ST., BOISE, IDAHO 83703

MLC/kc

SCHEDULE B - Section 1

REQUIREMENTS

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the Mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the Policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the Mortgage to be insured must be signed, delivered and recorded.
- (d) You must give the following information:
 - 1. Release(s) or Reconveyance(s) of item(s)
AS MEETS INSURED'S REQUIREMENTS.
- (e) We require Seller or Borrowers Affidavit provided and approved prior to recording.

SCHEDULE B - Section 2

EXCEPTIONS

Any Policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

PART I:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: The foregoing numbered exceptions (1-6) may be eliminated in an ALTA Extended or **EAGLE** Coverage Policy.

continued

SCHEDULE B CONTINUED

7. General and Special Taxes for the year 1999, in the original amount of \$189.06, Code Area 01, A.P. No. R-0511-00-0060, a lien now due and payable.
8. General and Special Taxes for the year 1999, in the original amount of \$2,635.62, Code Area 01, A.P. No. R-0511-00-0030, a lien now due and payable.
9. General and Special Taxes for the year 2000, are an accruing lien and not yet due or payable.
10. Special assessments for the City of Boise; none now show of record. No search made for sewage disposal service charges.
11. Easements, reservations, restrictions and dedications, if any, as shown on the official plat of said Subdivision.
12. The rights, powers and easements of Drainage District No. 2.
13. An Easement over said land in favor of IDAHO POWER COMPANY, a corporation, for power lines and incidental purposes as set forth in an instrument recorded September 10, 1946, in Book 19 of Miscellaneous Records at Page 627, Official Records. (Appears to lie within the easements shown on the plat.)
14. An Easement over said land in favor of BOISE CITY, for sewer lines and incidental purposes as set forth in an instrument recorded June 9, 1949, as Instrument No. 287634, Official Records. (Appears to lie within the easements shown on the plat.)
15. Right, title and interest of WILLIAM RODKE and VIRGINIA RODKE, as disclosed by the Ada County Tax Rolls.
16. Right, title and interest of KEITH LEROY ANDREWS, as disclosed by the Ada County Tax Rolls.
17. Unrecorded Leaseholds, if any, rights of parties in possession other than the vestees herein, rights of chattel mortgages, vendors and vendees under conditional sales contracts of personal property installed on the premises herein, and rights of tenants to remove trade fixtures.
18. Any off-record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.

continued

SCHEDULE B CONTINUED

END SCHEDULE B

INFORMATIONAL NOTES:

NOTE: Pursuant to the State of Idaho insurance regulation: A cancellation fee will be charged on all cancelled orders, unless notified to the contrary, all orders shall be cancelled and a billing sent within 6 months of the effective date on the commitment.

NOTE:

If you have questions regarding this commitment please contact:

MAY LIN CARLSEN, Title Officer, at
FIRST AMERICAN TITLE COMPANY OF IDAHO, INC.
7311 Potomac Drive, Boise, Idaho 83704,
or call (208) 375-0700 or 1-800-321-7311.

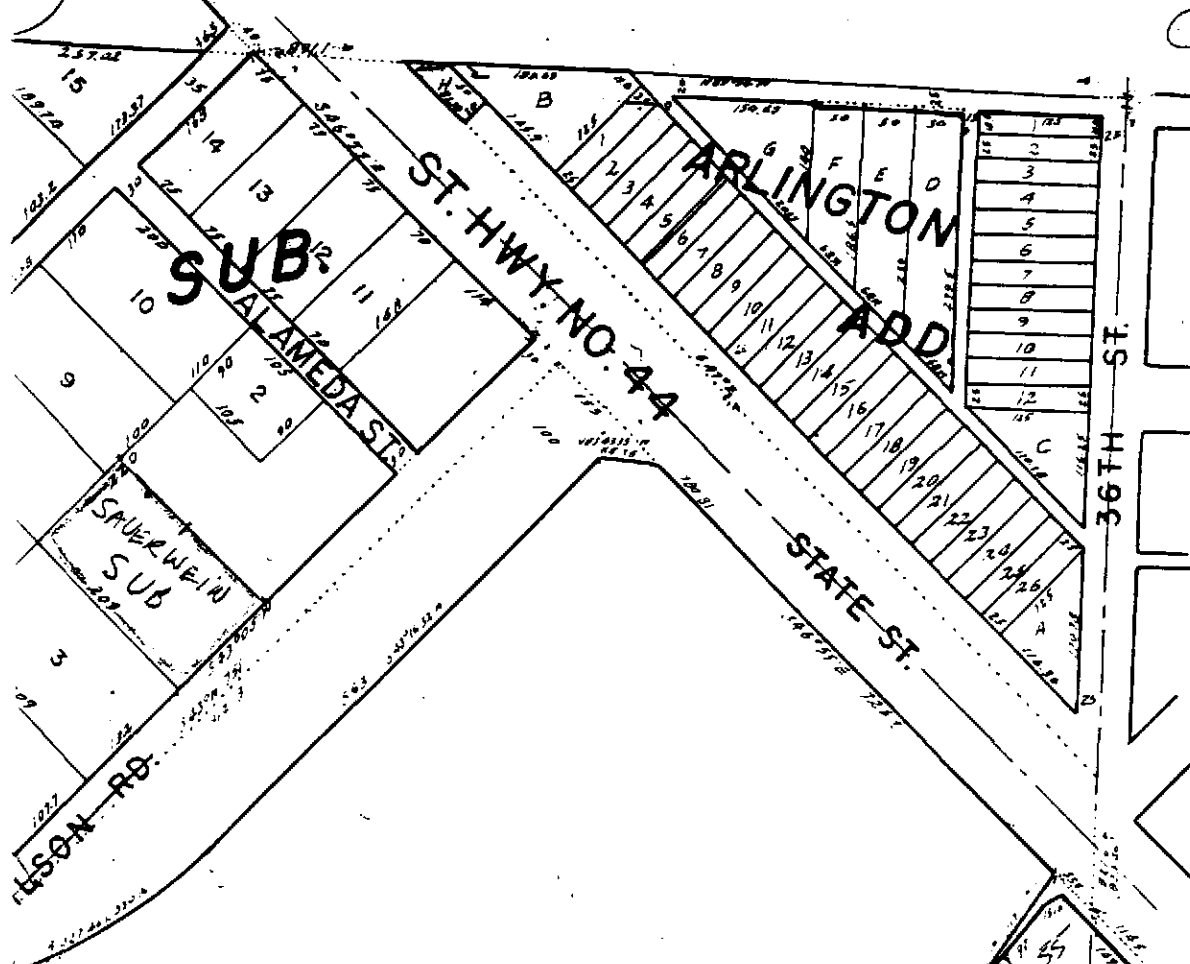
If you have questions regarding the escrow closing please contact:

TINA SMITH, Escrow Officer, at
FIRST AMERICAN TITLE COMPANY OF IDAHO, INC.
7311 Potomac Drive, Boise, Idaho 83704,
or call (208) 375-0700 or 1-800-321-7311.

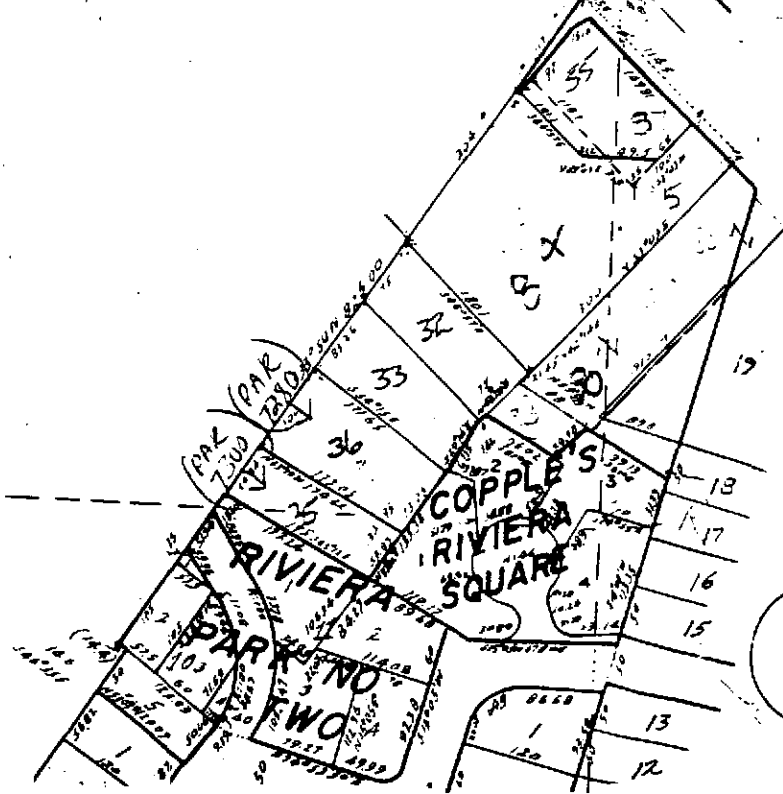
4N, R. 2E

5

corner
Comm to
33



Veterans Park



131

PFMR02PUB 99 NEW MASTER UPDATE AMERICAN 12/15/99
Parcel R0511000060 Code Area 01 Type Qty Value ACTIVE
Name ROARK ALBERT H & 210 .040 10000 Data From
ROARK BETHEL L Master
Buyer ANDREWS KEITH LEROY Bank Code
C/O
Address PO BOX 1896

BOISE ID
83701 - 1896

PrePaid
L.I.D.
Bankrupt
Sub.Code *

Last Change : 98/07/02 By : ASR2_BOURN

Total 10000 Annexation *NO

Desc. E 1/2 OF LOT 5 W 2.5'
OF LOT 6 BLK 1
ARLINGTON ADD
CONTRACT

Exemption

Grp 000 Typ 000 Ap

Property B0067001005A 4N 2E 32 Hardship
Zoning C-2D Flag
Address 03780 W STATE ST BOISE ID 83703-0000 D.D.
Space Type 1 REAL Roll 1 PRIMARY Occ. 0 NON-OCC Action:
F2=Select F3=Exit F9=UR F10=Tax

Alt-Z FOR HELP3 VT100 3 FDX 3 9600 N81 3 LOG CLOSED 3 PRINT OFF 3 ON-LINE

TAX*MAIN *PUBLIC TAX COLLECTION SYSTEM (MASTER) 12/15/99 00000
R0511000060 08:18:18
ROARK ALBERT H & Bank: Tax Value: \$10,000
ANDREWS KEITH LEROY Prepaid: H/O:
ROARK BETHEL L Bankrupt: HA:
PO BOX 1896 Sub Code: CB Amt:
BOISE ID 83701-1896

Bill# 1999110001911 Cd Area: 01

Year	BASE CHARGE	Hlf	NET TAX	RECEIVED	HALF DUE	TOTAL DUE
1999	189.06	1	94.53		94.53	
		2	94.53		94.53	189.06
1998	191.38	1	97.60	97.60-		
		2	95.69	95.69-		
1997	189.68	1	94.84	94.84-		
		2	94.84	94.84-		
1996	128.14	1	64.07	64.07-		
		2	64.07	64.07-		
1995	129.90	1	64.95	64.95-		
		2	64.95	64.95-		

*ACTION 1999 Interest as of 12/15/1999 .000%

189.06

CF02-SELECT CF03-EXIT

CF05-CALC

Alt-Z FOR HELP3 VT100 3 FDX 3 9600 N81 3 LOG CLOSED 3 PRINT OFF 3 ON-LINE

PFMR02PUB 99 NEW MASTER UPDATE AMERICAN 12/15/99
 Parcel R0511000030 Code Area 01 Type Qty Value ACTIVE
 Name ROARK ALBERT H & 210 .370 60400 Data From
 ROARK BETHEL L 420 85100 Master
 Buyer ANDREWS KEITH LEROY Bank Code
 C/O
 Address PO BOX 1896
 BOISE ID
 83701 - 1896
 PrePaid
 L.I.D.
 Bankrupt
 Sub.Code

Last Change : 99/11/08 By : ASR_KINSH
 Total 145500 Annexation *NO
 Notes
 Desc. LOTS 1-4 INC W2 OF
 LOT 5 BLK 1
 ARLINGTON ADD
 CONTRACT #94082157
 Exemption
 Grp 000 Typ 000 Ap

B0067001001A 4N 2E 32 Hardship
 Property Zoning C-2D Flag
 Address 03780 W STATE ST BOISE ID 83703-0000 D.D.
 Space Type 1 REAL Roll 1 PRIMARY Occ. 0 NON-OCC Action:
 F2=Select F3=Exit F9=UR F10=Tax

Alt-Z FOR HELP3 VT100 3 FDX 3 9600 N81 3 LOG CLOSED 3 PRINT OFF 3 ON-LINE

TAX*MAIN *PUBLIC TAX COLLECTION SYSTEM (MASTER) 12/15/99 00000
 R0511000030 08:13:44
 ROARK ALBERT H & Bank: Tax Value: \$145,500
 ANDREWS KEITH LEROY Prepaid: H/O:
 ROARK BETHEL L Bankrupt: HA:
 PO BOX 1896 Sub Code: CB Amt:
 BOISE ID 83701-1896
 Bill# 1999110001909 Cd Area: 01

Year	BASE CHARGE	Hlf	NET TAX	RECEIVED	HALF DUE	TOTAL DUE
1999	2635.62	1	1317.81		1317.81	
		2	1317.81		1317.81	2635.62
1998	2653.02	1	1353.04	1353.04-		
		2	1326.51	1326.51-		
1997	2628.36	1	1314.18	1314.18-		
		2	1314.18	1314.18-		
1996	2669.92	1	1334.96	1334.96-		
		2	1334.96	1334.96-		
1995	1715.43	1	857.74	857.74-		
		2	857.74	857.74-		

*ACTION 1999 Interest as of 12/15/1999 .000%
 2635.62

CF02-SELECT CF03-EXIT CF05-CALC

this 10 day of Sept. 1946.

Fees \$3.00

Recorder

E. F. Clover

Instrument Number 254598

to

IDAHO POWER COMPANY

POWER LINE EASEMENT

E. F. Clover and Florence Clover, his wife, Grantor(s), of Ada County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a corporation, its licensees, successors and assigns, Grantee, for One Dollar and other valuable considerations, a right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission, distribution and telephone lines and circuits of the Grantee, attached to a line of poles or other supports, together with guys, stubs, crossarms and other attachments and incidental equipment thereon, and appurtenances, over, on and across the following premises, belonging to the said Grantor(s) in Ada County, State of Idaho, in the location approximately as follows, to-wit:

Lots One (1) to Eleven (11) inclusive, Arlington Addition
to Boise, Located in Southeast Quarter (SE $\frac{1}{4}$) of Section
Thirty-two (32), Twp. Four North (4N), Range Two East, (R. 2 E).
Boise Meridian.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to cut, trim and remove trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement and the operation, maintenance and repair of Grantee's electrical system.

Executed and delivered this 17th day of April, 1946.

WITNESS:

Geo. W. Anthony.

E. F. Clover

Florence Clover

STATE OF Idaho, }
County of Ada, } ss.

On this 17th day of April, 1946, before me, Wayne B. Smith, a Notary Public, personally appeared E. F. Clover and Florence Clover, known to me to be the person(s) who

If individuals, use this form.

628

MISCELLANEOUS RECORD No. 19

executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

(NOTARIAL SEAL)

Wayne B. Smith
Notary Public, residing at Boise,
Idaho.
Commission expires Jan. 27, 1950

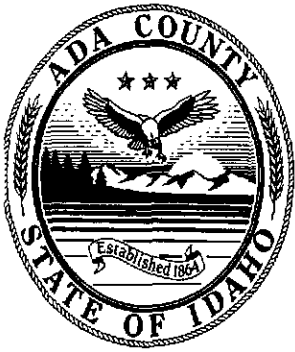
Recorded at the request of IDAHO POWER COMPANY at 48 minutes past 9 o'clock A.M.
this 10 day of Sept. 1946.
Fees \$6.00

Recorder.

MEOUS RECORDS

19

MISC



Property Map				1/18/2000
Year 2000	Parcel # R0511000030	Status Active	Property Type Real	
Property Code Area 01		State Parcel # B0067001001A		

Physical Location	
Address	3780 W STATE ST BOISE ID 83703-0000
Group Type	SUB
Group #	051100
Description	ARLINGTON ADD C-2D
Township/Range/Section	4N 2E 32

Owner Information	
Name	ANDREWS KEITH LEROY
Mailing Address	PO BOX 1896 BOISE ID 83701-1896
Phone #	

Description

LOTS 1-4 INC W2 OF
LOT 5 BLK 1
ARLINGTON ADD
CONTRACT #94082157

Additional Owners

ROARK ALBERT H &
ROARK BETHEL L

WD
also-84 3427

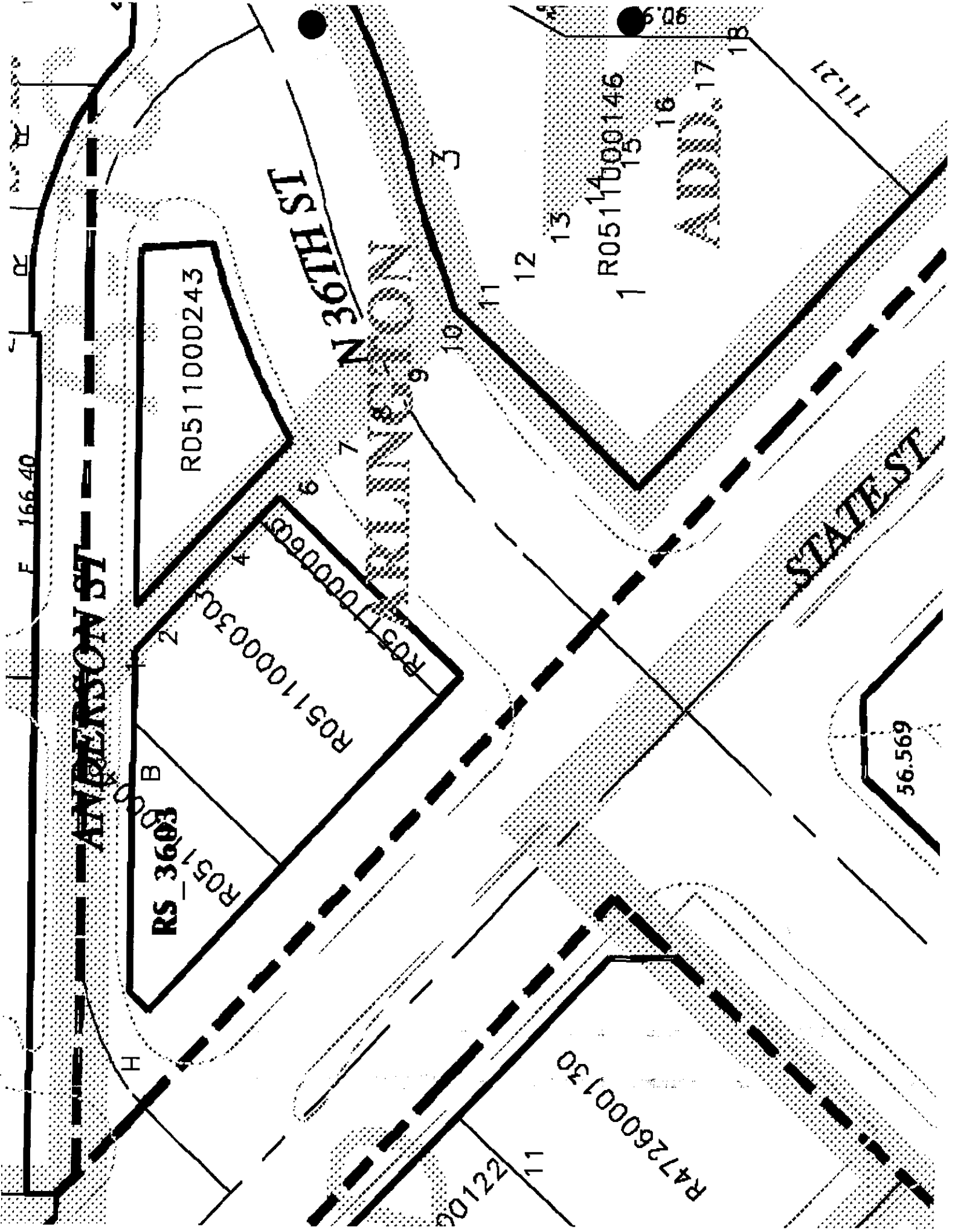
Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	210	0.37	60,400.00	Primary Sub	Non-Occupancy	MARKET
Active	420		85,100.00	Primary Sub	Non-Occupancy	INCOME

Less Homeowners Exemption

145,500.00

Taxable Amount

Leo? Norma Gibbs → Albert & Bethel Roark



F 166.40

ANDERSON ST

N 36TH ST

STATE ST

RD511000243

RS 3603

RD511000030

R4726000130

RD511000146

56.569

RD511000030

B

H

RD511000122

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1780001094

EXHIBIT "A"

VIKING MOTEL REAL PROPERTY

That certain real property situate in Boise, Ada County, Idaho, having as its address 3780 West State Street, Boise, Idaho, and being more particularly described as follows:

Parcel 1:

Lots 1, 2, 3, 4 and the Northwesterly 12 1/2 feet of Lot 5, Block 1, ARLINGTON ADDITION, according to the official plat thereof, filed in Book 6 of Plats at page 283, records of Ada County, Idaho.

EXCEPT, the North 25 feet of Lots 1 and 2, Block 1, deeded to Boise City in Quit Claim Deed recorded April 12, 1947 as Instrument No. 261943, records of Ada County, Idaho.

Parcel 2:

The Southeasterly 12 1/2 feet of Lot 5 and the Northwesterly 2 1/2 feet of Lot 6, Block 1, ARLINGTON ADDITION, according to the official plat thereof, filed in Book 6 of Plats at page 283, records of Ada County, Idaho.

94082157
Barbara L. Good
NOTARY RECORDER
J. DAVID NAVARRO
BOISE, ID
* Notary Noted

SEP 9 AM 11:36

FEE 9.00
RECORDED AT THE REQUEST OF

1780001095

WARRANTY DEED

THIS INDENTURE, Made this 25 day of July, in the year of our Lord one thousand nine hundred and eighty-five, between LEO GIBBS and NORMA GIBBS, husband and wife, of Boise, County of Ada, State of Idaho, the parties of the first part, and ALBERT H. ROARK and BETHEL L. ROARK, husband and wife, whose current address is 3821 Alameda Street, Boise, Idaho 83703, the parties of the second part.

W I T N E S S E T H:

That the said parties of the first part, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), lawful money of the United States of America, and other valuable consideration, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all of the following described real property, situate, lying and being in Ada County, State of Idaho, bounded and particularly described as follows, to-wit:

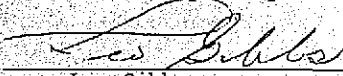
The legal description of said real property is set forth on Exhibit "A" attached hereto, which is by this reference incorporated herein and made a part hereof as if the same were set forth at length herein.

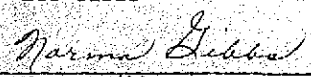
TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and together with all the estate, right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above-mentioned and described premises together with the appurtenances unto the said parties of the second part, and to their heirs and assigns forever.

And the parties of the first part, and their heirs, shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of the parties of the second part, their heirs and assigns, against the parties of the first part, and their heirs, and against all and every person and persons whomsoever lawfully claiming the same, shall and will WARRANT and be these PRESENTS forever defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.


Leo Gibbs


Norma Gibbs

1780001096

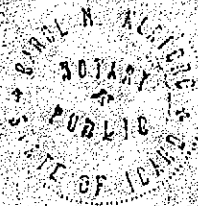
STATE OF IDAHO)
) ss.
County of Ada)

On this 15 day of July, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared LEO GIBBS and NORMA GIBBS, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Carol M. Morgan
Notary Public for Idaho
Residing at Boise, Idaho

EMP



843427

WARRANTY DEED

116 1352

For Value Received CHARLES E. JOHNSON and NEVA A. JOHNSON,
husband and wife,

the grantor s do hereby grant, bargain, sell and convey unto

LEO GIBBS and NORMA GIBBS, husband and wife,

the grantees, the following described premises, in Ada County Idaho, to wit:

Lot B and Lots 1, 2, 3, 4 and the West Half of Lot 5,
Block 1, Arlington Addition, as the same are numbered
and designated on the official plat of said addition
in the office of the County Recorder of Ada County,
Idaho,

Together with all water and water rights appurtenant
thereto.

REVENUE STAMPS

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee S,
their heirs and assigns forever. And the said Grantors do hereby covenant to and
with the said Grantee S, that they are the owner s in fee simple of said premises; that they are free
from all encumbrances except taxes and assessments for 1965 and mortgage dated February
27, 1963 to Provident Federal Savings & Loan Association, which grantees hereby assume
and agree to pay according to the terms thereof,

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: June 5, 1965.

STATE OF IDAHO, COUNTY OF ADA

On this 5 day of June, 1965,
before me, a notary public in and for said State, personally
appeared

CHARLES E. JOHNSON and
NEVA A. JOHNSON,

known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Residing at
Comm. Expires

Notary Public
Idaho

STATE OF IDAHO, COUNTY OF Ada

I hereby certify that this instrument was filed for record at
the request of Leo Gibbs

at 25 minutes past 12 o'clock P m.,
this 20 day of April
19 73, in my office, and duly recorded in Book
of Deeds at page

CLARENCE A. PLANTING

Ex-Officio Recorder

By Deputy.

Fees \$ 1.00 (Returned)
Mail to:

INSTRUMENT NO.

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: A63-16603
Date Received: 7/24/1989
Receipt No: W003788
Received By: _____

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: ALBERT H. ROARK 208-343-6054
Address: 3821 ALAMEDA ST.
BOISE ID 83703

OR

Name: BETHEL L. ROARK 208-343-6054
Address: 3821 ALAMEDA ST.
BOISE ID 83703

2. Date of Priority: DEC 31, 1950

3. Source: GROUNDWATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
04N	02E	32	NE	NE	SE		ADA

5. Description of diverting works:
WELL, 4" CASING, 40' DEEP, 1 HP PUMP, PIPED TO HOUSE.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S	(or)	A.F.A.
COMMERCIAL	01/01	12/31	0.040		

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

8. Total consumptive use is Acre Feet Per Annum.

9. Non-irrigation uses:
9 UNIT MOTEL PLUS LIVING QUARTERS.

MICROFILMED

JUL 25 1994

10. Place of Use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
04N	02E	32	NE SE		COMMER	

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:

15. Basis of Claim: BENEFICIAL USE

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 Individuals:

I/We do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s): _____ Date: _____
_____ Date: _____

State of Idaho)
County of _____) SS.

Subscribed and sworn (or affirmed) before me this _____ day
of _____ 19 _____

Notary Public

Seal

Residing at _____

My Commission Expires _____

MICROFILMED

JUL 23 1991

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLSIN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Identification No. ALB-116603Date Received 7-24-89Receipt Number W003788NOTICE OF CLAIM
TO A
WATER RIGHTACQUIRED UNDER STATE LAW
For Domestic and/or Stockwater Purposes
Where Daily Use is less than 13,000 gallons per day.

RECEIVED

JUL 24 1989

Department of Water Resources
Western Regional Office

Filing Fee \$25

Please type or print clearly

1. Name of Claimant (s) Albert H. or Bethel L. Reark Phone (208) 343-6054Mailing Address 3821 Alameda St. - Boise, Idaho Zip 837032. Date of Priority (Only one per claim) Sometime prior to 1950 Month/Day/Year3. Source of water supply (Check one) (☒) Groundwater or Other () (a) _____

Name or kind of source

which is tributary to (b) _____

4. Location of point of diversion is: Township 4 North Range 2- EastSection 32, NE 1/4 of NE 1/4 of SE 1/4, Govt. Lot _____, BM.,County of AdaAdditional points of diversion if any: Please see attached map and legal description5. Description of existing diversion works (Ditches, Wells, Pumps, Pipelines, Headgate Etc.), including the dates of any changes or enlargements in use, the dimensions of the diversion works as constructed and as enlarged and the depth of each well. 4" well casing - 40' deep - 1 hp pump - pipe to house

6. Water is claimed for the following: (limited to Domestic and/or Stockwater only. See Instructions.)

For domestic purposes from 1 - 1 Month/Day to 12 - 31 Month/Day amount 0.04 (cfs)

(Both dates are inclusive)

For _____ purposes from _____ to _____ amount _____

7. Total quantity claimed 0.04 (cfs)8. Total consumptive use claimed is de minimus9. Non-irrigation uses. Describe fully. (Domestic: give number of households served if single ownership; Stockwater: Type and Number of livestock) 9 unit motel plus living quarters

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JUL 26 1994

HOW YOU WILL RECEIVE NOTICES IN THE SNAKE RIVER BASIN ADJUDICATION

All documents filed in the Snake River Basin Adjudication other than notices of claims are filed with the court. Notices of claims to water rights filed in the Snake River Basin Adjudication are filed with the Idaho Department of Water Resources. Copies of all documents filed in the Snake River Basin Adjudication will not be mailed to all parties (claimants) in the adjudication.

By order of the court, any document filed with the court will be mailed only to those parties who may be directly affected by it. A monthly docket sheet will be prepared by the department which contains a summary of all documents filed with the court in the previous month and the dates and locations of hearings scheduled for the following three months. The docket sheet will be filed with the district court clerk in each county within the Snake River Basin in Idaho. Copies of the docket sheet may be obtained from any of the offices of the department either in person or by mail; a small fee will be charged to cover the cost of mailing and/or copying. If you wish to receive a copy of the docket sheet each month, you should mark the appropriate place on your notice of claim form. You will be charged a small annual subscription fee to cover the cost of copying and mailing. Copies of any document listed on the docket sheet may be obtained from any of the offices of the department either in person or by mail; a small fee will be charged to cover the cost of mailing and/or copying.

Copies of all notices of claims filed with the department will be available for inspection from all offices of the department. Copies of the notices of claims may be obtained in person or by mail, but you will be charged for the cost of copying and mailing. (A claimant will not be charged for a copy of his or her own notice of claim, and a person who acquires property with water rights for which a notice of claim was filed will not be charged for a copy of the notice of claim filed by the previous owner.)

After the notices of claims have been reviewed, the director will prepare and file a report with the court. Part 1 of the report will contain the director's recommendations as to each water right claimed under state law. Part 2 of the report will list each federal reserved water right claimed. A number of reports will be prepared, one or more for each sub-basin in the Snake River Basin. When the report for your sub-basin is filed with the court, you will be mailed a notice informing you that the report for your sub-basin has been filed. The notice will be sent to the most recent address shown by the department's files. Attached to the notice will be a copy of those portions of the report describing the water rights you have claimed. If you do not agree with the way your water right is described, you may file an objection to the report with the court. You can also file an objection if you disagree with the way other claimant's water rights are described, and the notice will tell you where a copy of the full report is available for inspection. The notice will tell you when and where to file your objection. The notice of filing for each sub-basin report will also be published state-wide in local newspapers.

10. Place of use is: Township: North Range 2 East

Section 32 1/4 of 1/4 Govt. Lot B.M.,

County of Ada for (Circle One) Domestic Stock Domestic and Stock

Additional places of use, if any

11. In which county (ies) are lands listed above as place of use located? Ada

12. Do you own the property listed above as place of use? Yes XX No

If your answer is No, describe in Remarks below the authority you have to claim this water right.

13. Describe any other water rights used at the same place and for the same purposes as described above. None (X)

14. Remarks:

15. Basis of Claim (Circle One) Beneficial Use Posted Notice License Permit Decree

Court Decree Date Plaintiff vs Defendant

If applicable provide IDWR Water Right Number

By signing I/We acknowledge reading the notice on the back of this claim form.

I/We wish to receive for a small annual fee monthly copies of the docket sheet.

YES NO ✓

16. Signature (s)

Number of Attachments 2

For Individuals: I do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant (s) Bethel L Roark Date July 20, 1989

For Organizations: I do solemnly swear or affirm that I am Title

of Organization, that I have signed the foregoing

document in the space below as Title of Organization

and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent Date

Title and Organization

State of Idaho/or)
County of) SS.

Subscribed and sworn (or affirmed) before me this 20th day of July 1989

SEAL

Notary Public Peggy Irving

Residing at Emmett, ID

My Commission Expires 7-1-94

Last Name Ident No.

Copies: White-State, Yellow-Claimant

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JUL 26 1994

It is very important that you inform the department in writing of any change in your address. This is to make sure that you receive the notices affecting your water rights that are to be mailed by the department.

If you are acquiring property with water rights in the Snake River Basin water system in Idaho (either by purchase, gift, inheritance, or other means), it is very important that you inquire of the department whether a notice of claim has been filed. If not, you must file a notice of claim or the water right may be declared by the court to no longer exist. If a notice of claim has been filed, it is very important that you file a written notice of change in ownership with the department. The notice of change in ownership must be accompanied by some evidence of the change in ownership, such as a copy of the deed or a property tax statement showing the name of the new owner. Again, this is to make sure that you receive the notices affecting your water rights that are to be mailed by the department.

The cost of the subscription to the docket sheet is \$7.50 for calendar year 1988. The cost of the subscription may increase a small amount for calendar year 1989 if the cost of copying and/or mailing should increase.

If you are planning to file a motion or other pleading (not a notice of claim) with the court (not IDWR), the court has issued an order setting a special procedure that is different from the usual civil rules. A copy of the order may be obtained from any office of IDWR; you may be charged for the cost of mailing and/or copying.

EXHIBIT "A"

VIKING MOTEL REAL PROPERTY

That certain real property situate in Boise, Ada County, Idaho, having as its address 3780 West State Street, Boise, Idaho, and being more particularly described as follows:

Parcel 1:

Lots 1, 2, 3, 4 and the Northwesterly 12 1/2 feet of Lot 5, Block 1, ARLINGTON ADDITION, according to the official plat thereof, filed in Book 6 of Plats at page 283, records of Ada County, Idaho.

EXCEPT, the North 25 feet of Lots 1 and 2, Block 1, deeded to Boise City in Quit Claim Deed recorded April 12, 1947 as Instrument No. 261943, records of Ada County, Idaho.

Parcel 2:

The Southeasterly 12 1/2 feet of Lot 5 and the Northwesterly 2 1/2 feet of Lot 6, Block 1, ARLINGTON ADDITION, according to the official plat thereof, filed in Book 6 of Plats at page 283, records of Ada County, Idaho.

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JUL 26 1994

4-3-91

CLAIMANT'S NAME Roarh Albert D or Bethel CLAIM IDENT. NO. Ala3-11d003

DATE RECEIVED 7-24-89 RECEIPT # W003788 AMOUNT \$ 25.00

	YES	NO	Require Info
1. Is the name and address complete with zip code?	☒	☐	*
2. Is a priority date entered? <u>12-31-1950</u>	☒	☐	*
Is the priority date acceptable in view of mandatory filing dates? See Adjudication Memos #1 and #4 to determine if a Permit is required.	☒	☐	*
3. (a) Is a source entered?	☒	☐	*
(b) Is a tributary to entered? (if required) N/A ☒	☒	☐	
4. Is the legal description of the p.d. sufficient?	☒	☐	*
5. Is there a description of the diverting works?	☒	☐	
6. Are the water uses appropriate for the form? The short form is limited to domestic and stockwater uses with direct diversion. All claims that include storage or instream stockwater must use long form	☒	☐	*
Is the period of use included?	☒	☐	
Is a quantity claimed for each use?	☒	☐	*
7. Is a total quantity claimed entered?	☒	☐	
8. If required is a consumptive use entered? N/A ☒	☒	☐	
Is the consumptive use correct? N/A ☒	☒	☐	
9. Are the non-irrigation uses listed properly? If this claim is on the short form, and more than one domestic use is listed, single ownership must be stated. If not under single ownership, see Adjudication Memo # 4. <u>Commercial, 9 unit motel plus living quarters</u> N/A ☒	☒	☐	*
10. Is (are) the place(s) of use and purpose(s) indicated? <u>NESE.</u>	☒	☐	*
11. Is (are) the county(ies) entered?	☒	☐	
12. Is the ownership of p.u. checked?	☒	☐	
13. Are other water rights listed or "none" indicated? (See Item No.'s 16 & 17 for checking other water rights)	☒	☐	
14. If required, are remarks correct? (If the claimant does not own the place of use, authority for filing the claim must be explained in the remarks.) N/A ☒	☒	☐	
15. Is the basis of the claim indicated?	☒	☐	
16. If the basis of claim is shown as license, permit, or decree is the existing water rt. no. listed? N/A ☒ (Compare claim with the existing water rt. and either attach a proof report or state in comments that the existing right was compared to the claim)	☒	☐	*
17. If the basis of claim is shown as beneficial use, or not marked, are there existing water rights shown in our records using the legal desc. or name on the claim? N/A ☒ (If yes, describe the right in "Comments" and attach a proof report) NOTE: If the claim is for dom/stock this check is not as necessary unless it is located within an area where dom/stock rights were decreed.	☒	☐	
18. If the claimant requested a monthly docket sheet, is payment enclosed? (If yes, describe payment status in "Comments" below.) N/A ☒	☒	☐	
19. Is the claim signed by the claimant, and is the signature appropriate? Organizations must complete the organization block.	☒	☐	*
20. Has the claim been signed, sealed, and dated by a notary?	☒	☐	*
21. Was this claim filed on time, or was an extension granted?	☒	☐	*
22. Is the fee enclosed correct? Exempt ☒	☒	☒	*

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JUL 26 1994

23. Should this claim be data entered?

YES

NO

Claim reviewed by:

Red

Date

1-21-92

Claim data entered by:

Date

Claim is being returned to claimant:

___(Yes)___(No)

Claimant is being notified of modifications:

___(Yes)___(No)

Comments:

This should be filed as commercial

*12-9-92-Claimok-fits under new domestic definition

ReceiptID	Amount	BasinNumber	SequenceNum	SplitSuffix	Type
W003788	25.00	63	16603		Claim



State of Idaho

DEPARTMENT OF WATER RESOURCES

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

FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

September 16, 2005

RECEIVED

SEP 21 2005

WATER RESOURCES
WESTERN REGION

JOHN COURTRIGHT FAMILY REVOCABLE TRUST
3780 W STATE ST
BOISE ID 83703

Re: Snake River Basin Adjudication (SRBA)
Water Right No(s). 63-16603
Change of Address

Dear Water Right Holder:

IDWR has been notified the address presently in our records is incorrect. Although we have reached you at the address above we need your written confirmation this is your correct mailing address before we can change our records. Future notices related to your water right(s) can be sent only to the address on your claim(s) or as otherwise changed by you.

Please sign your name at the bottom of this letter and return it to our office. Make corrections to your name and address if necessary before returning this letter. Thank you for your help.

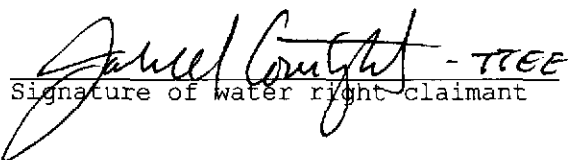
If your mail delivery address changes in any form, please contact us in writing so we can update our records.

If there has been a change in ownership of any of the properties connected with the water right(s) referenced above, please call this office to obtain a form to make this required change to the water right(s) records.

Sincerely,

Lori Harris
Technical Records Specialist
Adjudication Section
Western Region

The address is correct as shown above or as otherwise changed.


Signature of water right claimant

208-230-4209
Telephone number

Please note name spelling

COURTRIGHT



DATE OF
PARTIAL
ESTIMATE
35 AIRF
NISE, IDA

DEPARTMENT OF WATER RESOURCES
EASTERN REGIONAL OFFICE
35 AIRPORT WAY
BOISE, IDAHO 83705

02 1A
0004389393 JUN 06
MAILED FROM ZIP CODE 8



☐ I have no objection.

JOHN W COURTRIGHT FAMILY TRUST
REVOCABLE TRUST
4459 E DEER FLAT RD
KUNA ID 83634

3780 W State
Boise 83703

No address found

RECEIVED
JUN 18 2005
WATER RESOURCES
WESTERN REGION

ADDRESS SERVICE

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

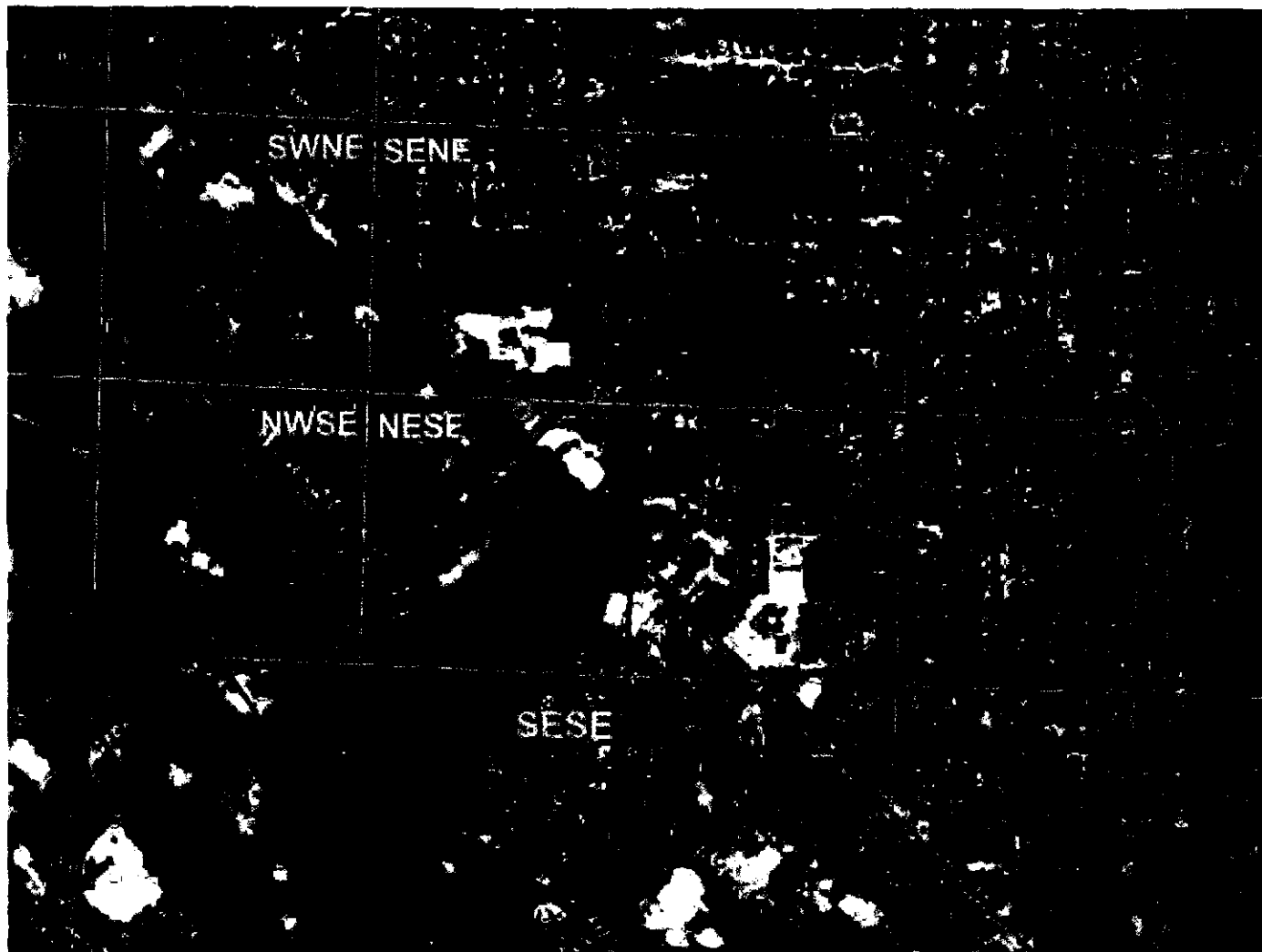
T04N R02E S32 NESE Within ADA County		
PURPOSE AND PERIOD OF USE:		
<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
COMMERCIAL	01/01 12/31	0.040 CFS
Commercial use is for irrigation of lawn and landscaping of retail business.		

EXPLANATORY MATERIAL: Beneficial Use
PARCEL NO. R0511000035.
PHYSICAL ADDRESS IS 3780 W STATE ST, BOISE.

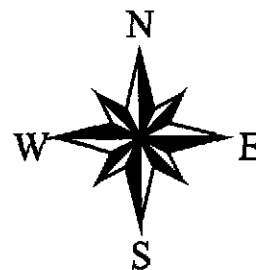


State of Idaho
Idaho Department of Water Resources
Western Region

T4N R2E SECTION 32
Water Right(s) : 63-16603



1320 0 1320 Feet

A horizontal scale bar with alternating black and white segments, indicating distances of 1320 feet on either side of the zero point.

- ⊙ Point of Diversion
- Place Of Use
- Quarter Quarter Lines
- Section Lines

GIS Place of Use Illustration
1987/1988 NAPP photography
Prepared By: Vicky Music
Date: December 2004

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-16603 V1

WATER RIGHT NUMBER: 63-16603 V1

<u>Owner Type</u>	<u>Name and Address</u>
Original Owner	BETHEL L ROARK 3821 ALAMEDA ST BOISE, ID 83703 (208)343-6054
Original Owner	ALBERT H ROARK 3821 ALAMEDA ST BOISE, ID 83703 (208)343-6054
Current Owner	JOHN W COURTRIGHT FAMILY REVOCABLE TRUST 4459 E DEER FLAT RD KUNA, ID 83634 (208)922-1209

Priority Date: 12/31/1950

Basis: Beneficial Use

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
COMMERCIAL	01/01 to 12/31	0.040 CFS	
	<u>Total Diversion:</u>	0.040 CFS	

Location of Point(s) of Diversion

GROUND WATER	NE1/4SE1/4	Sec. 32, Twp 04N, Rge 02E, B.M.
ADA County		

Place of Use

COMMERCIAL

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	02E	32													X				

Conditions of Approval:

1. Commercial use is for irrigation of lawn and landscaping of retail business.
2. C18 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.
3. N06 The quantity of water under this right shall not exceed 2,500 gallons per day.
4. N11 The quantity of water decreed for this water right is not a determination of historical beneficial use.

IDAHO DEPARTMENT OF WATER RESOURCES
Adjudication Recommendation Report 63-16603 V1

Remarks:

1. Explanatory PARCEL NO. R0511000035.
2. Explanatory PHYSICAL ADDRESS IS 3780 W STATE ST, BOISE.

Comments:

1. vmusic 12/15/2004 PROOF OF PRIORITY
Comment: NOT REQUIRED FOR DE MINIMUS42-111[b] USE. 2500 GAL PER DAY LIMITATION ADDED. WAS SITE OF FORMER VIKING MOTEL. IS CURRENTLY THE FLOWERAMA.
2. vmusic 12/15/2004 COMMERCIAL USE
Comment: ONLY USED FOR WATERING LAWN PER LETTER FROM CURRENT OWNER. MUNICIPAL WATER USED FOR INTERNAL USE.

Dates and Other Information:

Decreed Date:
 Enlargement Use Priority Date:
 Enlargement Statute Priority Date:
 Defendant:
 Plaintiff:
 Civil Case Number:
 Judicial District:
 Notice of Error Flag:
 State or Federal: S
 Owner Name Connector: OR
 Water District Number:
 Generic Max Rate Per Acre:
 Generic Max Volume Per Acre:
 Swan Falls Trust or Nontrust:
 Swan Falls Dismissed:
 DLE Act Number:
 Carey Act Number:
 Mitigation Plan: False

Combined Use Limits:Element Reviewed/Verified Dates:

<u>Element</u>	<u>Last Reviewed Date</u>	<u>Reviewer</u>	<u>Last Verified Date</u>	<u>Verifier</u>	<u>Status</u>
Contacts	12/14/2004 4:10:18 PM	vmusic			Active
Priority Date	12/14/2004 4:34:07 PM	vmusic			Active
POD	12/14/2004 4:34:14 PM	vmusic			Active
POU	12/14/2004 4:34:17 PM	vmusic			Active
Source	12/14/2004 4:34:18 PM	vmusic			Active
Use	12/14/2004 4:34:19 PM	vmusic			Active
Season	12/14/2004 4:34:25 PM	vmusic			Active
Quantity	12/14/2004 4:34:26 PM	vmusic			Active
POD	12/15/2004 10:06:28 AM	vmusic			Active
Source	12/15/2004 10:13:25 AM	vmusic			Active
POU	12/15/2004 10:14:14 AM	vmusic			Active

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-16603 V1

Use	12/15/2004 10:16:25 AM	vmusic	Active
Season	12/15/2004 10:18:01 AM	vmusic	Active
Quantity	12/15/2004 10:19:56 AM	vmusic	Active
Summary	12/15/2004	vmusic	Active

Verification Log:

<u>Element</u>	<u>Date Time Stamp</u>	<u>Reviewer</u>	<u>Log text</u>
POU	12/15/2004 10:15:19 AM	vmusic	Edited shape boundary
Contacts	12/14/2004 4:10:19 PM	vmusic	(No) 1. Do you want to schedule an appointment? Comment for 1: DESKTOP REVIEW - INTREPID EXAM
POD	12/15/2004 10:12:50 AM	vmusic	Edited point location
Source	12/15/2004 10:13:25 AM	vmusic	(Yes) 1. Is the basis of claim Decree or License? (Yes) 4. Does the Decree or License have a source? (Yes) 5. Can the claimed source be verified using the water right file? (No) 11. Is a Source remark and/or condition required?
POD	12/15/2004 10:06:28 AM	vmusic	(No) 1. Is the basis of this claim a Decree or License? (No) 2. Is the basis of this claim a Application or Permit? (No) 6. Is there evidence that there has been a change in the POD? (Yes) 9. Does the file contain all the necessary information to verify the POD? (No) 10. Is a POD remark and/or condition required?
POU	12/15/2004 10:14:14 AM	vmusic	(No) 1. Is the basis of this claim a Decree or License? (Yes) 2b. Is the POU required? (No) 3. Is the basis of claim a Application or Permit? (No) 7. Is there evidence that there has been a change in the POU? (Yes) 13. Does the file contain all the necessary information to verify the POU? (Yes) 14. Is a POU remark and/or condition required? Description for Question 13 - AERIAL PHOTO REVIEW AND ADA CO TAX LOT INFORMATION

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-16603 V1

Use	12/15/2004 10:16:26 AM	vmusic	(No) 1. Is the basis of this claim a Decree or License? (No) 2. Is the basis of this claim a Application or Permit? (No) 6. Is there evidence that there has been a change in the Purpose of Use? (Yes) 11. Does the file contain all the necessary information to verify the Water Use? (Yes) 13. Is a Purpose of Use remark and/or condition required? Description for Question 10,11,12 - ADA CO TAX LOT INFORMATION, INTREPID EXAM
Quantity	12/15/2004 10:19:57 AM	vmusic	(No) 1. Is the basis of this claim a Decree or License? (No) 2. Is the basis of this claim a Application or Permit? (No) 6. Is the basis of claim a posted notice? (No) 7. Is a flow measurement required? (Yes) 9. Is the source Groundwater and does the purpose of use require a diversion volume limit? (No) 10. Is a irrigation a purpose of use? (Yes) 12. Is a Quantity remark or condition required? Description for Question 7 - DE MINIMUS - QUANTITY. 42-111[b] USE Description for Question 10 - IDWR STANDARD FOR 42-111 [b] USE
Priority Date	12/14/2004 4:34:07 PM	vmusic	(No) 1. Should this water use have been included in a later court decree of the water rights from this source? (No) 4. Is the basis of claim decree or license? (No) 7. Is the basis of claim a Application or Permit? (No) 8. Is the basis of claim a posted notice? (No) 9. Is the Priority Date claimed after the date a permit is required for the source and the water use? (Yes) 12. Does the claim file contain sufficient evidence of Priority Date? (Yes) 15. Is the basis of claim coded correctly? (No) 16. Is a Priority Date remark and/or condition required?
POD	12/14/2004 4:34:14 PM	vmusic	(No) 1. Is the basis of this claim a Decree or License?
POU	12/14/2004 4:34:17 PM	vmusic	(No) 1. Is the basis of this claim a Decree or License?
Source	12/14/2004 4:34:18 PM	vmusic	(No) 1. Is the basis of claim Decree or License?
Use	12/14/2004 4:34:19 PM	vmusic	(No) 1. Is the basis of this claim a Decree or License?
Season	12/14/2004 4:34:25 PM	vmusic	(No) 1. Is the basis of claim Decree or License?
Quantity	12/14/2004 4:34:26 PM	vmusic	(No) 1. Is the basis of this claim a Decree or License?

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-16603 V1

Summary	12/15/2004 10:33:39 AM	vmusic	(No) 1. Is the basis of this claim a Decree, License, Permit, Application or Posted Notice? (Yes) 3. Is the water being used for all of the purposes claimed and to the extent claimed? (No) 5. Does this right have any combined use limits with other rights? (Yes) 6. Is an additional remark and/or condition required? (Yes) 7. Would you like to view the recommended right? (No) 8. Is this a split or combined right? (No) 9. Do you have documents you would like to attach or link to the file? (Yes) 10. Would you like to set the verification date?
Season	12/15/2004 10:18:02 AM	vmusic	(No) 1. Is the basis of claim Decree or License? (No) 2. Is the basis of claim a Application or Permit? (No) 6. Is there evidence that there has been a change in the Period of Use? (Yes) 12. Does the file contain all the necessary information to verify the Period of Use? (No) 13. Is the basis of claim a decree, license, or a transferred beneficial use right that has had the Period of Use administratively determined? (No) 15. Is irrigation claimed as a Purpose of Use? (No) 18. Is a Period of Use remark and/or condition required?



State of Idaho

DEPARTMENT OF WATER RESOURCES

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

FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

April 4, 2002

JOHN W COURTRIGHT FAMILY REVOCABLE TRUST
4459 E DEER FLAT RD
KUNA ID 83634

Re: Notice of Claim to a Water Right No. 63-16603

Dear Claimant(s):

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.

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 claim, please feel free to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Denise Buffington".

Denise Buffington
Office Specialist I
Adjudication Section
Western Region Office

DB: db

Enclosure

John W. Courtright
4459 E. Deer Flat Rd.
Kuna, ID 83634

Home: (208) 922-1209
Cellular: (208) 230-4209

E-mail: crttr@rmci.net
Fax: (208) 333-8122

March 18, 2002

State of Idaho
Dept. of Water Resources
2735 Airport Way
Boise, ID 83705-5082

RECEIVED

MAR 20 2002

WATER RESOURCES
WESTERN REGION

Dear Dept. of Water Resources:

Regarding your attached letter of March 13, and the attached Notice of Change of Water Right Ownership which I submitted, I am not in possession of the Warranty Deeds you requested showing transfer of property from Albert and Bethel Roark to Keith LeRoy Andrews. However, I am enclosing a copy (with significant names highlighted) of the Title Insurance information gathered by the Title Company for my purchase of the property from Mr. Andrews.

Enclosed are the First Commitment, dated December 9, 1999 (when my Offer to Purchase was accepted by Mr. Andrews) and the Second Commitment, dated June 23, 2000 (prior to closing on the property). These documents, particularly the NEW MASTER UPDATE page of the First Commitment, show Mr. Andrews as the BUYER and the Roarks as the owners. I trust that this will sufficiently document the chain of ownership from the Roarks to Mr. Andrews to me. Neither Mr. and Mrs. Roark nor Mr. Andrews hold any continuing interest in the property described in the enclosures. These documents were supplied at the time of my purchase by First American Title Insurance Company of Idaho, Inc., 7311 Potomac Drive, Boise, ID 83704 (telephone 375-0700).

Additionally, the legal property description is shown in Exhibit A of the Notice of Change in Water Right Ownership which was submitted. In addition to this legal description, however, the Property Master page of the First Commitment (attached) shows the additional information for the property as follows:

Township: 4N
Range: 2E
Section: 32

I trust this should supply all necessary information for the completion of the change of ownership. If there are remaining issues or questions, please advise me by telephoning me on the cellular number listed above.

Thank you for your assistance in this matter.

Sincerely,



John W. Courtright, Trustee of the John W. Courtright Family Revocable Trust.

Enclosures: Letter and Notice of Change forms from your office (copy)
First Commitment Title Insurance documents
Second Commitment Title Insurance documents



State of Idaho

DEPARTMENT OF WATER RESOURCES

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

FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

March 13, 2002

JOHN W COURTRIGHT FAMILY REVOCABLE TRUST
4459 E DEER FLAT RD
KUNA ID 83634

RE: Notice of Change of Water Right Ownership Claim No. 63-16603

Dear Property Owner(s):

This office has reviewed the Notice of Change of Water Right Ownership you have submitted (copy enclosed), however, we are unable to complete this ownership change at this time. The Warranty Deed submitted indicates property being transferred from Keith LeRoy Andrews into your name. The above referenced water right, however, is still in the name of Albert H and Bethel L Roark.

If possible, please submit the deed(s) showing the property transfer from Albert H and Bethel L Roark to Keith LeRoy Andrews, which includes a description of the property by ¼¼ Section, Township and Range, and we may be able to complete the ownership change.

Thank you for your patience and cooperation, as we have had several ownership changes to process. Please feel free to contact this office if you have any questions concerning this letter.

Sincerely,

Adjudication Section
Western Region

DB: db

Enclosures

John W. Courtright
4459 E. Deer Flat Rd.
Kuna, ID 83634

Home: (208) 922-1209
Cellular: (208) 230-4209

E-mail: crttr@rmci.net
Fax: (208) 333-8122

December 4, 2001

State of Idaho
Dept. of Water Resources
2735 Airport Way
Boise, ID 83705-5082

RECEIVED

DEC 07 2001

WATER RESOURCES
WESTERN REGION

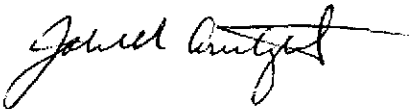
Dear IDWR:

Attached please find a Notice of Change in Water Right Ownership form, sent to me by Ms. Kay Walker of IDWR. Also attached is a copy of the original Warranty Deed from my July 19, 2000 purchase of the property described in the attached Legal Description (Exhibit A). Also included is the subsequent Quitclaim Deed for said property which further conveys the property to ownership by the John W. Courtright Revocable Living Trust, dated November 16, 1979. My wife, Rachel H. Courtright and I are the Trustees of that Family Trust. Also please find the Plat of Property or Survey Map, as required by the Notice of Change in Ownership form. Additionally, a \$25.00 check for the required fee is attached.

This well, while once used as a culinary water supply, is now used only for sprinkling the exterior lawn on the property. Upon purchasing the property and building the current business structure thereon (following demolition of the Viking Motel), I connected to the Boise City water supply for all culinary and other water used in the building and in the business.

Should further information be needed, please call me on the cellular number shown above. Please send any correspondence to the address shown above (my home address), NOT to the business address which is the location of the well on State Street in Boise.

Respectfully,



John W. Courtright
Attachments



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

December 7, 2001

C & J ENTERPRISES INC
ATTN: JOHN W COURTRIGHT
4459 E DEER FLAT RD
KUNA ID 83634

RE: Water Right No. 63-16603

Dear Mr. Courtright:

This office has received your Notice of Change of Water Right Ownership (copy enclosed), recently submitted. We also received check number 3762 in the amount of \$25; however, we are returning it to you, as the ownership change fee is not required for this particular water right claim. This claim has not yet been decreed by the SRBA Court. The ownership change is being processed and a copy will be mailed to you upon completion.

Thank you for your patience and cooperation. If you have any questions regarding this letter, feel free to contact this office at (208) 334-2190.

Sincerely,

Denise Buffington
Office Specialist 1
Adjudication Section
Western Region

DB: db

Enclosures

C & J ENTERPRISES, INC.
dba FLOWERAMA #171
3780 W. STATE ST.
BOISE, IDAHO 83703
(208) 333-8115

FARMERS & MERCHANTS STATE BANK
6981 OVERLAND RD.
BOISE, IDAHO 83709

92-151/1241

12/4/2001

3762

PAY

TO THE

ORDER OF

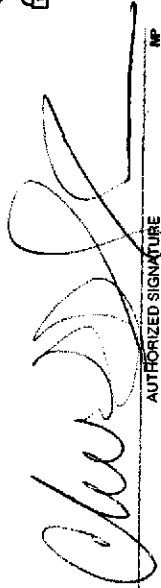
Idaho Department of Water Resources

\$ **25.00

Twenty-Five and 00/100*****

DOLLARS

Idaho Department of Water Resources


AUTHORIZED SIGNATURE

MEMO

Security features. Details on back.



⑈003762⑈ ⑆124101513⑆5600217001⑈



State of Idaho

DEPARTMENT OF WATER RESOURCES

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

FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

November 9, 2001

RE: Investigation of Water Right Claims in the Snake River Basin Adjudication, Basin 63

Dear Claimant:

As you may be aware, the Idaho Department of Water Resources (IDWR) is commencing its Snake River Basin Adjudication (SRBA) investigation of water rights in the Boise River Basin (Basin 63). This investigation is a major effort, and IDWR has hired a contractor, Intrepid Engineering Services, to assist us with this task.

The purpose of this letter is to advise you that Intrepid might be contacting you to conduct a field investigation of your water use. This investigation is meant to provide important information to the IDWR Senior Water Resource Agent who will be making a recommendation for your water rights. Accordingly, we request that you provide Intrepid with access to your water diversion system so that their personnel can conduct this field examination. Intrepid will be gathering information on the rate of flow, diversion location and place of use of your water rights, and will be reporting this information to IDWR.

If you have sold your property in the Boise River Basin, we request that you forward this letter to the purchaser, so that the purchaser can report the new name and address to our office. If you are unable to forward this letter, please send any information regarding a new owner to our Western Regional Office located at 2735 Airport Way, Boise, 83705, (208) 334-2190.

The process of adjudicating your water rights is straightforward for most people, resulting in the issuance of decreed water rights on your property. Experience has shown that water users who work with our agency early in the process to ensure that their recordings are correct have a better experience than those who wait until IDWR has filed its findings with the SRBA Court. Thus, we encourage you to work with our staff and with Intrepid to ensure that the results accurately reflect your water uses.

Sincerely,

Jan Shurte
Adjudication Section Supervisor
Western Regional Office



State of Idaho
DEPARTMENT OF WATER RESOURCES

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

[12-15-92]
Albert or Bethel Roark
3821 Alameda St.
Boise, ID 83703
[]

CECIL D. ANDRUS
GOVERNOR

R. KEITH HIGGINSON
DIRECTOR

Dear Claimant(s):

We have processed your Notice(s) of Claim to a Water Right filed in the Snake River Basin Adjudication.

In the initial review of this claim(s) we found it necessary to either complete or change an item or items on your claim form(s). A copy of the computer generated copy with these changes and Receipt No. W3788 are enclosed. Only the item(s) shown below with a checkmark have been either changed or added to your claim(s).

X Item #2 - Only a portion of your priority date was listed. This item requires a month, day and year. We have added in the required information based on the Department's rules for dates of priority.

 Item #4 - The point of diversion appears to be incorrectly described or not described at all. Based on other information provided which included your legal description, we have added in the quarter-quarter, section, township and range. If you had listed the Lot, Block and Subdivision name, enclosed is a copy of the subdivision map from which we computed the quarter-quarter legal description.

 Item #5 - No description of diverting works was listed. Because the source was described as a groundwater source, we have completed this item with well, pump and pipeline. If your groundwater source is not a well, please notify us.

 Item #6 - The period of use is not listed for the use(s) claimed. The Department has recommended periods of use for certain uses. The recommended period of use has been added to your claim.

MICROFILMED

JUL 26 1994

Item #7 - The total quantity claimed was not completed.
The use(s) claimed have been added together and
this amount added to your claim.

Item #9 - The number of homes was not listed on your claim.
It appears to be filed for one domestic home and
this information has been added to your claim.

X Item #10- The place of use appears to be incorrectly
described, or not described at all. Based on
other information submitted we have added in the
quarter-quarter, section, township and range.
If you had listed the Lot, Block and Subdivision
name, we have enclosed a copy of the subdivision
map from which we computed the quarter-quarter
legal description. Or, if you have listed a
quarter-quarter legal description under Item No.
4, we have listed this same quarter-quarter,
section township and range on this item.

Item #12- The ownership of the place of use has not been
marked. We have assumed you own the place of use
and this information has been added to your
claim.

Item #15- Basis of Claim was not completed. No previously
recorded water rights were found, therefore, we
have marked beneficial use of the water as the
basis for filing this claim.

X other Item 9- We added Commercial to your
definition of non-irrigation uses.

If you have any problems or questions concerning these additions
and/or changes, please contact this office within 30 days from the
date of this letter. If we do not hear from you within this time, we
will assume you agree with these changes, and your claim will remain
on file as shown on the enclosed data entered copy.

Sincerely,

Adjudication Staff
Department of Water Resources
Western Region Office

Enclosures

**SPECIAL NOTE: IF YOU NO LONGER OWN THE PROPERTY UPON WHICH THIS
CLAIM WAS FILED, PLEASE CONTACT THIS OFFICE IMMEDIATELY. IDAHO STATE
LAW REQUIRES THE DEPARTMENT BE NOTIFIED OF A CHANGE OF OWNER OR
ADDRESS ON A WATER RIGHT.**

MICROFILMED

JUL 26 1994

Change of Ownership for John Courtright 63-016603



- ☐ Parcel in Question for C/O
- ☐ S04n02e.shp
- ☐ T04n02e.shp
- ☐ Ada-tl.shp

**Prepared by: Craig L. Saxton
Date: March 2002**

desktop review/mm

**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
ADJUDICATION FIELD REPORT**

Prior to Field Exam

- ☒ Copy of Claim, claim has been signed, sealed, and dated by notary?
- ☒ Check fees paid
- ☐ Well logs (if needed)
- ☒ Copy of topo or NAPP
- ☒ Check of Govt. Lots, if needed, Govt. Plat/Tax lot information *none*
- ☒ Check POD & POU overlap, see below – include overlapping right for exam
- ☒ Evidence of Priority – if none, talk with claimant

CLAIMANT INFORMATION – verify contact information is completeClaim No(s) 63-16603

Owner: _____ Phone No. _____

Current Address: _____

- ☒ No change NAME IS THE SAME
- ☐ NEW OWNER _____
- ☐ No change Address
- ☐ NEW ADDRESS _____
- ☐ How long owned property? _____

Accompanied by: _____

PRIORITY DATE *Perminous commercial use 42-11(b)*

- ☒ No change – Complete evidence submitted or not necessary
- ☐ Incomplete – Claimant should be asked when water was first used and submit proof of date.
- ☐ Priority date is acceptable/within mandatory filing dates?

Priority date, per claimant, is: _____

(If priority date, based on your exam, seems questionable, explain below.)

Source: _____ Tributary to _____

- ☒ No Change –SAME SOURCE
- ☐ Source found is different than claimed: _____

POINT OF DIVERSION

- ☒ No change
- ☐ POD found is different than claimed: _____
- ☐ If different, when did POD change? _____

DIVERSION AND DELIVERY SYSTEM

Points of Diversion:

ID #	Govt Lot #	1/4	1/4	1/4	Sec.	Twp.	Rge.	County	Method of Determination/Remarks GPS ID

Description of diverting works

*see claim & interpret exam***OVERLAP REVIEW**

Other water rights with the same point of diversion: _____

Does overlap add acres or uses to existing system, increase rate of flow or volume, or other? Explain: _____

WATER USES☒ No change☐ Different UsesUse *dom* From *1-1* To *12-31* Amount *.04* CFS _____ AFA _____

Use _____ From _____ To _____ Amount _____ CFS _____ AFA _____

Use _____ From _____ To _____ Amount _____ CFS _____ AFA _____

*Barely any lawn/landscaping***TOTAL VOLUME - Groundwater only**☐ Incomplete on claim, the total is, Amount _____ CFS _____ AFA _____☐ Changes found, the new total is, Amount _____ CFS _____ AFA _____☐ More than 1" per Acre? Yes _____ (claimant must complete excess flow sheet)**NON-IRRIGATION USES:**☒ No change☐ Changes Exam found: Domestic # of homes _____ Stock # _____

Types _____ Additional comments: _____

PLACE OF USE:*Flowrama - was Viking Motel*☒ No Change☐ Changes shown below:

Place of Use			NE				NW				SW				SE				Totals
TWP	RGE	SEC	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	

Overlap with other water rights: _____

Does overlap increase rate of flow, volume, additional acres, different source for same acres? Explain: _____

Delivery System Narrative: see claim and Intrepid exam.

Well or Diversion Identification No GPS ID	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge size

FLOW MEASUREMENTS:

Attach appropriate documents

NARRATIVE/REMARKS/COMMENTS

Parcel # R0511000035

prop. address is 3100 W. State St. (PLOWMAN)

NOB Q limited to 2500 gal/day

not a det of his bld

commercial use is for irrigation

Horse City Water

AFTER EXAM THE FILE SHOULD CONTAIN:

- ☒ Completed claim checklist
- ☒ Photographs of POD's and POU
- ☒ GPS readings
- ☒ Completed map and or GIS layout showing POD's and POU

DATE EXAM CONDUCTED:

12-15-04

FIELD EXAMINER:

Wick UNMIL

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Claim Report 63-16603

WATER RIGHT NUMBER: 63-16603

<u>Owner Type</u>	<u>Name and Address</u>
Original Owner	BETHEL L ROARK 3821 ALAMEDA ST BOISE, ID 83703 (208)343-6054
Original Owner	ALBERT H ROARK 3821 ALAMEDA ST BOISE, ID 83703 (208)343-6054
Current Owner	JOHN W COURTRIGHT FAMILY REVOCABLE TRUST 4459 E DEER FLAT RD KUNA, ID 83634 (208)922-1209

Priority Date: 12/31/1950 ✓

Basis: Beneficial Use ✓

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
COMMERCIAL ✓	1/01 to 12/31	0.040 CFS	
	<u>Total Diversion:</u>	0.040 CFS	

2500 gpd

Location of Point(s) of Diversion

GROUND WATER

ADA County

NE 1/4 NE 1/4 SE 1/4

Sec. 32, Twp 04N, Rge 02E, B.M.

Place of Use

COMMERCIAL ✓

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	02E	32													X				

Conditions of Approval:

p#

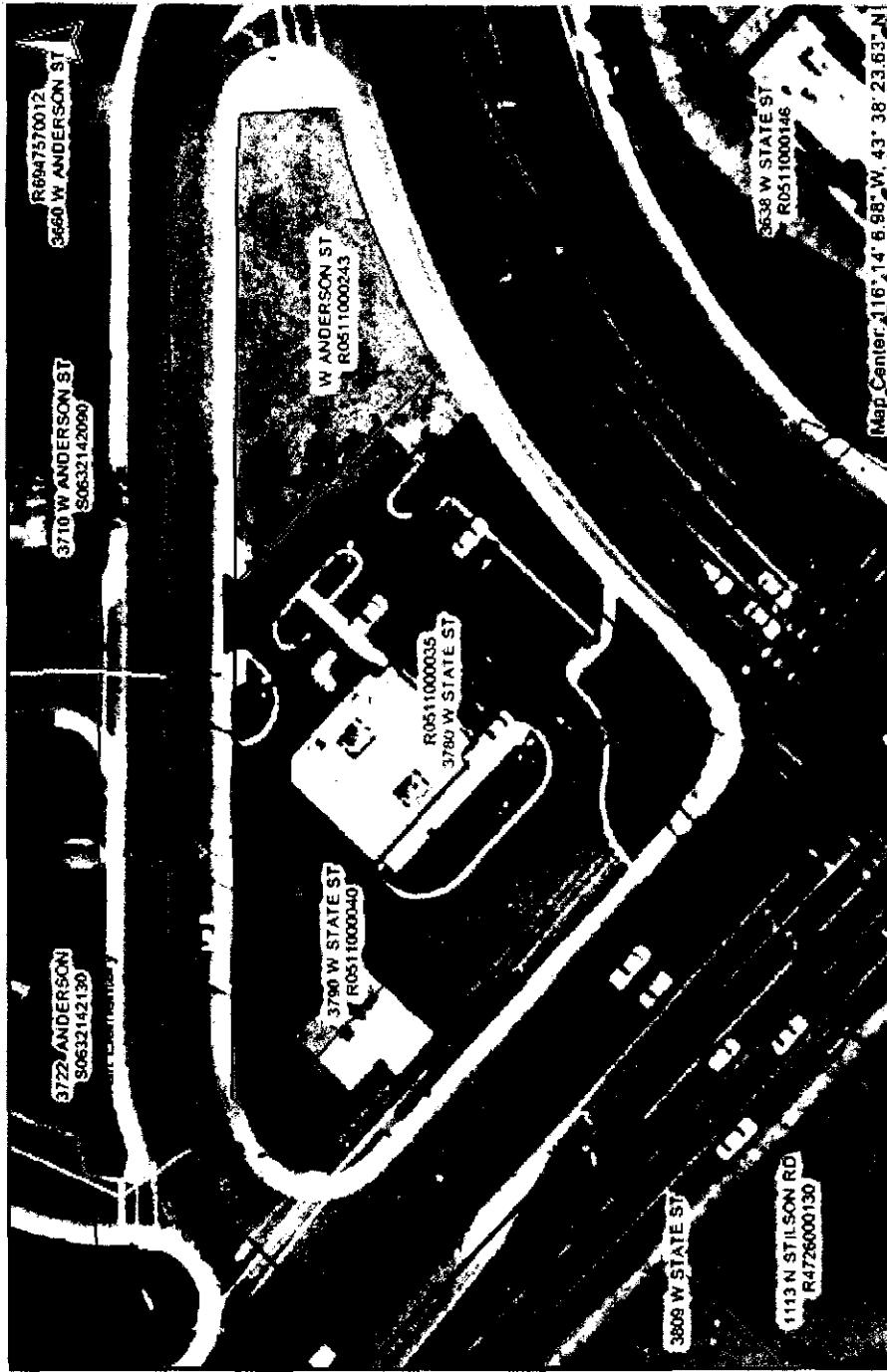
Remarks:

- General Ownership changed by DB 4/4/2002

Ada County Assessor

Map Legend

- Major Streets
 - MINOR ARTERIAL
 - MAJOR COLLECTOR
 - SECTION
 - PRINCIPAL ARTERIAL
 - INTERSTATE
 - Other
- Minor Streets
 - LOCAL
 - PARKS
 - PRIVATE
 - RESIDENTIAL
 - Other
- Street Names (minor)
 - Addresses
 - Parcels
 - ImageDirectory
 - Schools
 - Parks
 - City Limits
 - Kuna
 - Boise
 - Garden City



Map Tool: Active Layer: Parcels

Current Location: 2496642.651133328, 719725.7731753788

Ada County Home Page	Assessed value for year 2002	\$684,200
Commissioners	Assessed value for year 2001	\$580,300
Treasurer		

Parcel is 0.36 acres. Commercial use is for outside irrigation only.

0.2 acres irrigation.

**Land Records**
[\[Previous Search\]](#) [\[New Search\]](#) [\[Print View\]](#)
Property Details for Parcel R0511000035

- [Main Page](#)
- [Property Search](#)
- [Online Map](#)
- [Contact Us](#)
- [Disclaimer](#)
- [Help Index](#)
- [FAQ](#)
- [About Us](#)
- [Image Documents](#)
- [Old interactive map](#)

General Information

Property Acres: 0.359
Zone Code: C-2D
Primary Code Area: 01-6 Tax Districts
Group Type: SUB
Subdivision: ARLINGTON ADD
Section: 4N2E32

**Property Description**

PAR #0035 OF LOTS 1-5 &
 W'LY POR LOT 6 BLK 1 EXC R/W
 ARLINGTON ADD
 #0030-C #0060-C

Property Address

3780 W STATE ST
 BOISE, ID 83703

[Click to View Interactive Map](#)
Assessor Links

- [Assessor Main Page](#)
- [Administration](#)
- [Information](#)
- [Appraisal](#)
- [Exemptions and Reductions](#)
- [Motor Vehicles](#)
- [Levy Rates](#)

Parcel Valuation Details

Assessment Roll	State Category Code	Acreage	Assessed Value	Valuation Method
Primary	420-COM IMPROVEMENT	0.000	\$407,300	INCOME
Primary	210-COM LOT OR TRACT	0.359	\$197,000	MARKET

Total Assessed Value: \$604,300

Parcel Valuation History

Assessed value for year 2004 \$604,300
Assessed value for year 2003 \$589,300
Assessed value for year 2002 \$584,200
Assessed value for year 2001 \$580,300

Ada County Links

- [Ada County Home Page](#)
- [Commissioners](#)
- [Treasurer](#)
- [Clerk/Auditor/Recorder](#)
- [Development Services](#)
- [Human Resources](#)

Property Characteristics

Commercial
 Land

[\[Previous Search\]](#) [\[New Search\]](#) [\[Print View\]](#)

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[Land Records](#)

Characteristics Detail

[Go Back to Property](#)

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- [Property Search](#)
- [Online Map](#)
- [Contact Us](#)
- [Disclaimer](#)
- [Help Index](#)
- [FAQ](#)
- [About Us](#)
- [Image Documents](#)
- [Old interactive map](#)

Commercial**Land**

Commercial Characteristics 1 for Parcel "R0511000035"

Commercial Group Type:	RETAIL STORE < 50,000 SQ. FT.
Year Built:	2000
Remodel Year:	0
Occupancy Date:	Nov 21, 2000
Business Name:	Flowerama
Number of Floors:	1
Number of Units:	0
Leasable Sq Ft:	3045
Ground Floor Sq Ft:	3045
Excess Land Sq Ft:	0
Used Land Acres:	0.359
Used Land Sq Ft:	15638
Excess Land Acres:	0.0
Total Land Sq Ft:	3045
Total Land Acres:	0.359
Method:	INCOME

Assessor Links

- [Assessor Main Page](#)
- [Administration](#)
- [Information](#)
- [Appraisal](#)
- [Exemptions and Reductions](#)
- [Motor Vehicles](#)
- [Levy Rates](#)

Ada County Links

- [Ada County Home Page](#)
- [Commissioners](#)
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- [Clerk/Auditor/Recorder](#)
- [Development Services](#)
- [Human Resources](#)

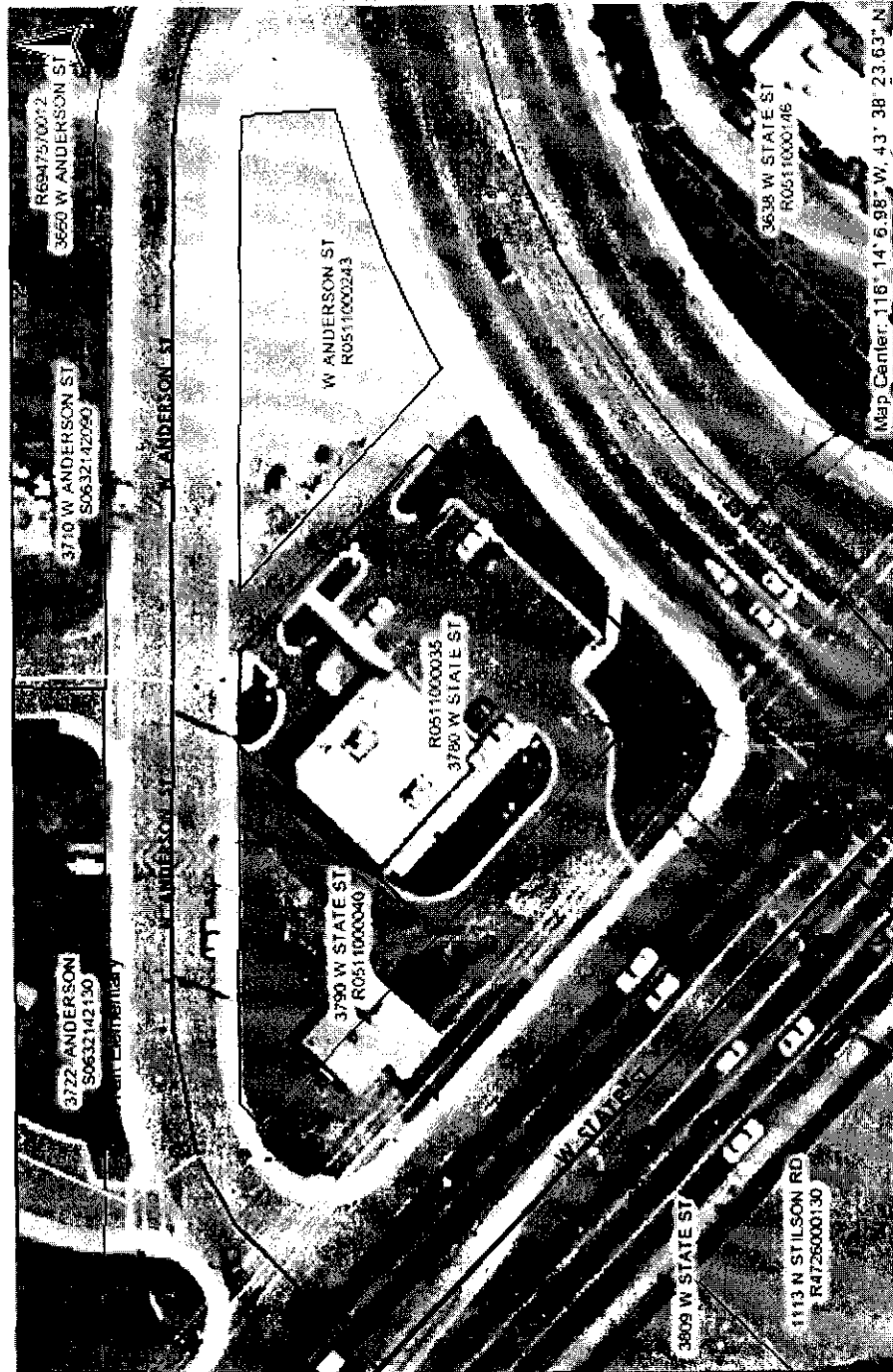
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Legend Find Parcel Key Map Bookmarks Create PDF Help Exit

Map Legend

- Major Streets
- MINOR ARTERIAL
- MAJOR COLLECTOR
- SECTION
- PRINCIPAL ARTERIAL
- INTERSTATE
- Other
- Minor Streets
- LOCAL
- PARKS
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- RESIDENTIAL
- Other
- Street Names (minor)
- Addresses
- Parcels
- ImageDirectory
- Schools
- Parks
- City Limits
- Kuna
- Boise
- Garden City



1:1,000 Go Map Tool: Zoom In Active Layer: Parcels

Cursor Location: 2496642.851133328, 719725.773173788

- Assessed value for year 2002 \$584,200
- Assessed value for year 2001 \$580,300
- Ada County Home Page
- Commissioners
- Treasurer

Dynamic Characterization

Done

Start Inbox... Article... Work... Ada C... Geo... Links Yahoo! Shortcut to Internet Explorer

Internet

10:52 AM

IDAHO DEPARTMENT OF WATER RESOURCES
 ADJUDICATION CLAIM POD REVIEW REPORT
 ADJUDICATION CLAIM NUMBER: 63-16603

12/15/2004

1

ater Right #	Type	Twp	Rge	Sec	QQ	Q	Lot	Source	Name
63-9126	Claim	04N	02E	32	NE	SE		GROUND WATER	STATE OF IDAHO
63-30074	Claim	04N	02E	32	NE	SE		GROUND WATER	CAROL L CLARK
63-16603	Claim	04N	02E	32	NE	SE		GROUND WATER	JOHN W COURTRIGHT FAMILY REVOCABLE TRUST
63-16496	Claim	04N	02E	32	NE	SE		GROUND WATER	EDITH K FARREL
63-16497	Claim	04N	02E	32	NE	SE		GROUND WATER	I NADINE SAUERWEIN
63-16602	Claim	04N	02E	32	NE	SE		GROUND WATER	BETHEL L ROARK
63-19515	Claim	04N	02E	32	NE	SE		GROUND WATER	SUSAN K FOWLER
63-2360	Water Right	04N	02E	32	NE	SE		BOISE RIVER SNAKE RIVER	I N KESSINGER
63-9126	Water Right	04N	02E	32	NE	SE		GROUND WATER	STATE OF IDAHO
63-19093	Water Right	04N	02E	32	NE	SE		GROUND WATER	MRS DEE HARTLEY
63-19094	Water Right	04N	02E	32	NE	SE		GROUND WATER	MRS DEE HARTLEY
63-16496	Water Right	04N	02E	32	NE	SE		GROUND WATER	EDITH K FARREL
63-16497	Water Right	04N	02E	32	NE	SE		GROUND WATER	I NADINE SAUERWEIN
63-16602	Water Right	04N	02E	32	NE	SE		GROUND WATER	ALBERT H ROARK
63-19515	Water Right	04N	02E	32	NE	SE		GROUND WATER	DARRELL L FOWLER

IDAHO DEPARTMENT OF WATER RESOURCES
ADJUDICATION CLAIM POU REVIEW REPORT
ADJUDICATION CLAIM NUMBER: 63-16603

12/15/2004

1

Right #	Type	Twp	Rge	Sec	QQ	Q	Lot	Purpose of Use	Acres/Total	Name
2406	Claim	04N	02E	32	NE	SE		IRRIGATION	10/29248	DRAINAGE DIST NO 2
9126	Claim	04N	02E	32	NE	SE		IRRIGATION	9/14	STATE OF IDAHO
20040	Claim	04N	02E	32	NE	SE		IRRIGATION	2.8/575.1	BOISE CITY CANAL CO
2406	Water Right	04N	02E	32	NE	SE		IRRIGATION	10/29248	DRAINAGE DIST NO 2
9126	Water Right	04N	02E	32	NE	SE		IRRIGATION	9/14	STATE OF IDAHO
16603	Claim	04N	02E	32	NE	SE		COMMERCIAL		JOHN W COURTRIGHT FAMILY REVOCABLE TRUST
2576	Claim	04N	02E	32	NE	SE		MUNICIPAL		UNITED WATER IDAHO INC
2605	Claim	04N	02E	32	NE	SE		MUNICIPAL		UNITED WATER IDAHO INC
2874	Claim	04N	02E	32	NE	SE		MUNICIPAL		UNITED WATER IDAHO INC
2954	Claim	04N	02E	32	NE	SE		MUNICIPAL		UNITED WATER IDAHO INC
2956	Claim	04N	02E	32	NE	SE		MUNICIPAL		UNITED WATER IDAHO INC
2989	Claim	04N	02E	32	NE	SE		MUNICIPAL		UNITED WATER IDAHO INC
3164	Claim	04N	02E	32	NE	SE		MUNICIPAL		UNITED WATER IDAHO INC
7067	Claim	04N	02E	32	NE	SE		MUNICIPAL		UNITED WATER IDAHO INC
7577	Claim	04N	02E	32	NE	SE		MUNICIPAL		UNITED WATER IDAHO INC
7998	Claim	04N	02E	32	NE	SE		MUNICIPAL		UNITED WATER IDAHO INC
19456	Claim	04N	02E	32	NE	SE		MUNICIPAL		UNITED WATER IDAHO INC
16496	Water Right	04N	02E	32	NE	SE		DOMESTIC		EDITH K FARREL
16497	Water Right	04N	02E	32	NE	SE		DOMESTIC		I NADINE SAUERWEIN
16602	Water Right	04N	02E	32	NE	SE		DOMESTIC		ALBERT H ROARK
19093	Water Right	04N	02E	32	NE	SE		DOMESTIC		MRS DEE HARTLEY
19094	Water Right	04N	02E	32	NE	SE		DOMESTIC		MRS DEE HARTLEY
19515	Water Right	04N	02E	32	NE	SE		DOMESTIC		DARRELL L FOWLER



IDAHO DEPARTMENT OF WATER RESOURCES

SNAKE RIVER BASIN ADJUDICATION - BASIN 63

RIGHT ID 63 16603
POD ID 274722
Quad Boise North 1
Claim Type Small
Easting 319763
Northing 284633
GPSID A0009269

Diversion Description

WELL, 4" CASING, 40' DEEP, 1 HP PUMP, PIPED TO HOUSE.
Submersible pump supplies water for irrigation of property. Cullinary
supplied by city. Located behind Viking Drive In Sign (see photo).

Assumptions

Pressure head.

Invoice

2000-055-01

Phase-0 (No Attention)
Phase-I (Ready to Go to Field)
Phase-II (Site Visit - Data Missin
Phase-III (Complete w/issues)
Phase-IV (Total Complete)

Linked

Photos

a Photos\274722a.JPG

EPE (ft)

29 LH

Date (M/D/Y)

11/14/01

Time

11.12

Flow Rate (CFS)

0.05

Open Channel Flow

☐ Complete one box from both Area and
Calculation sections

Cross Sectional Area

☐ Circular Channel

- ☐ Less than half full
☐ Half full
☐ More than half full
☐ Full

Diameter 0

Depth 0

☐ Rectangular Channel

Width 0

Depth 0

Flow Calculation

☐ Continuity

Velocity

0

☐ Orifice

(Use only for head over a pipe
flowing full with free discharge)

Depth of Water
above orifice
centerline 0

☐ Weir

(Use only for water flowing
freely over weir)

Height of water
above nappe 0

Width of weir 0

☐ Manning (If used, include photo of representative channel section)

Channel Slope

Channel Description	
Concrete lined	.016
Smooth earth	.025
Earth	.033
Rough bed, weeds on sides	.04
Smooth natural stream	.033
Rough natural stream	.1

Pumped System



HP 1

Pressure Head (psi) 35

Elevation Head (ft) 40

Motor Mfg

Motor Serial #

Pump Type Submersible

Pump Mfg

Pump Serial#

New Contact Information



New Contact Comments

Spoke with owner of Flowerama. He purchased
property and well. He will file a change of
ownership.

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RIGHT ID

63 16603

