

GULCH RANCH ESTATES

A SUBDIVISION OF
PORTIONS OF THE SW 1/4 SE 1/4 OF SECTION 28, AND OF THE N 1/2 NE 1/4 OF
SECTION 33 T5N., R. 1W., BOISE MERIDIAN, ADA COUNTY, IDAHO
-- JOHNSON ENGINEERING 1993 --

IRRIGATION RIGHTS

THIS SUBDIVISION IS WITHIN THE FARMERS UNION CANAL IRRIGATION DISTRICT. THE
DEVELOPER HAS MADE PROVISION TO SUPPLY IRRIGATION WATER TO THE INDIVIDUAL
LOTS. ALL LOTS ARE SUBJECT TO THE DISTRICT ASSESSMENTS

RESTRICTIVE COVENANTS

BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE
RECORDING COMMISSION AS FILED IN BOOKS 61 AND 62 AT PAGE 6097 OF MISCELLANEOUS
RECORDS OF ADA COUNTY, IDAHO. INSTRUMENT NUMBER

BUILDING SETBACKS

BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE
APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION

EASEMENTS

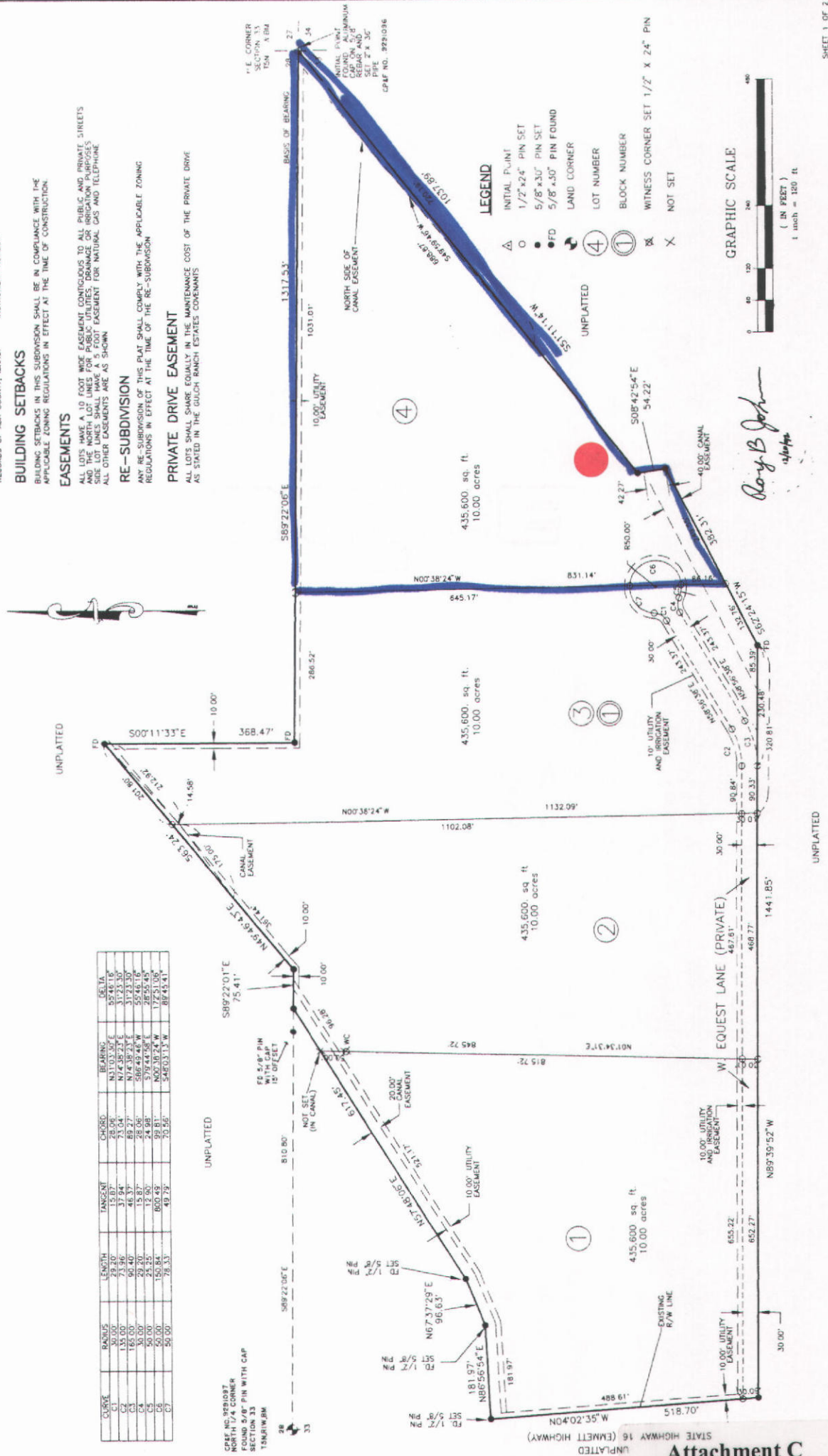
ALL LOTS HAVE A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL PUBLIC AND PRIVATE STREETS
AND THE NORTH LOT LINES FOR PUBLIC UTILITIES, DRAINAGE OR IRRIGATION PURPOSES
SIDE LOT LINES SHALL HAVE A 5 FOOT EASEMENT FOR NATURAL GAS AND TELEPHONE
ALL OTHER EASEMENTS ARE AS SHOWN

RE-SUBDIVISION

ANY SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING
REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION

PRIVATE DRIVE EASEMENT

ALL LOTS SHALL SHARE EQUALLY IN THE MAINTENANCE COST OF THE PRIVATE DRIVE
AS SHOWN IN THE GULCH RANCH ESTATES COVENANTS



UNPLATTED

SHEET 1 OF 2

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 63-32170
Date Received: 9/14/2005
Receipt No: W033423
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

AR BOISE LLC Phone:
110 E GURLEY #200
PRESCOTT AZ USA 86301

2. Date of Priority: 04/26/1996

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
05N	01W	33	SE SE	ADA	

5. Description of diverting works:

6. Water is used for the following purposes:

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

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

8. Total consumptive use:

9. Non-irrigation uses:
Number of homes: 1

10. Place of use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
05N	01W	33	SE	SE	DOMESTIC	

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:

Property is also known as Lot 4, Gulch Ranch Estates.

Property address is 8285 W. Equest Ln., Eagle.

15. Basis of Claim: Beneficial Use

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RECEIVED

SEP 14 2005

WATER RESOURCES
WESTERN REGION

NOTICE OF CLAIM
TO A
WATER RIGHT

ACQUIRED UNDER STATE LAW
For Domestic and/or Stockwater Purposes
Where Daily Use is less than 13,000 gallons per day.

Filing Fee \$25

Send Copies of all
correspondence to:
Angela Schaefer Kaufmann
MOFFATT, THOMAS,
BARRETT, ROCK &
FIELDS, CHARTERED
101 S. Capitol Blvd., 10th Floor
Post Office Box 829
Boise, Idaho 83701
Telephone (208) 345-2000
Facsimile (208) 385-5384
ask@moffatt.com

Please type or print clearly

1. Name of Claimant (s) AR Boise, LLC Phone () _____

Mailing Address 110 East Gurley #200, Prescott, AZ Zip 86301

2. Date of Priority (Only one per claim) 04-26-96 Month/Day/Year

3. Source of water supply (Check one) (☒ Groundwater or Other () (a) _____

which is tributary to (b) _____
Name or kind of source

4. Location of point of diversion is: Township 5N Range 1W

Section 33 1/4 of SE 1/4 of SE 1/4, Govt. Lot _____, BM.,

County of Ada

Additional points of diversion if any: _____

5. 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.

The existing diversion is a well. Please see attached well driller's report.

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

For Domestic purposes from 01-01 to 12-31 amount _____ (cfs)
(Both dates are inclusive)

For _____ purposes from _____ to _____ amount _____

7. Total quantity claimed .04 (cfs)

8. Total consumptive use claimed is de minimus

9. Non-irrigation uses. Describe fully. (Domestic: give number of households served if single ownership; Stockwater: Type and Number of livestock) Domestic use for a single household.

10. Place of use is: Township: 5N Range 1W
Section 33, SE 1/4 of SE 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 ✓ 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.
NA

14. Remarks: The previous property owner did not claim this right in the SRBA. Although it is a deferrable claim, the new owners wish to claim it at this time.

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 _____

16. Signature (s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understood 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 3

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

Signature of Claimant (s) _____ Date _____

_____ Date _____

For Organizations: I do solemnly swear or affirm that I am a Member of MR Builders, L.L.C., which is the Manager

of AR Boise, L.L.C. Organization that I have signed the foregoing

document in the space below as in such capacity on behalf of AR Boise, L.L.C.
Title Organization

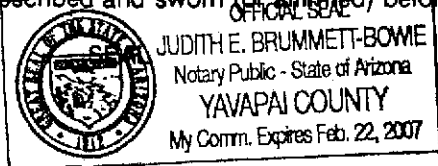
and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent _____ Date 9/1/05

Title and Organization Member of MR Builders L.L.C., being the Manager of AR Boise, L.L.C.

State of Idaho/or ARIZONA }
County of YAVAPAI } SS.

Subscribed and sworn (or affirmed) before me this 1st day of SEPTEMBER 2005.



Notary Public Judith E. Brummett-Bowie

Residing at Prescott, AZ

My Commission Expires 2/22/05

Last Name AR Boise, LLC Ident No. _____

IDAHO DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

Use Typewriter or Ballpoint Pen

094026

Office Use Only
Inspected by _____
Twp _____ Rge _____ Sec _____
1/4 _____ 1/4 _____ 1/4 _____
Lat: _____ Long: _____

1. DRILLING PERMIT NO. 63-96-W-224-000
Other IDWR No. _____

2. OWNER:

Name John Moody
Address 2905 S. Swallow Tr. 1
City Boise, ID State ID Zip 83706

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.

N
W
E
S
Twp. 5 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 33 SE 1/4 SE 1/4 1/4
Gov't Lot _____ County Ada 10 acres 180 acres
Lat: _____ Long: _____

Address of Well Site _____

Hwy 16- City _____
(One of least name of road + Distance to Road or Landmark)

Lt. 4 Bk. _____ Sub. Name Guilt Ranch Est

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT		METHOD
Material	From	To	Sacks or Pounds		
<u>Bentonite</u>	<u>0</u>	<u>20</u>	<u>400</u>		<u>Pow.</u>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) _____

Was drive shoe seal tested? ☒ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
<u>6</u>	<u>1</u>	<u>280</u>	<u>250</u>	<u>Steel</u>	☐	☐	☐	☐
<u>5</u>	<u>273</u>	<u>291</u>	<u>258</u>	<u>Steel</u>	☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS

☐ Perforations Method SAND-PACKED # 8
☒ Screens Screen Type 304 Stainless

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
<u>292</u>	<u>302</u>	<u>018</u>		<u>5</u>		☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

100 ft. below ground Artesian pressure _____ lb.
Depth flow encountered _____ ft. Describe access port or control devices: Welded Metal Plate

11. WELL TESTS:

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
<u>100</u>			<u>1</u>

Water Temp. _____ Bottom hole temp. _____

Water Quality test or comments: _____

Depth first Water Encountered _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
<u>10</u>	<u>0</u>	<u>20</u>	<u>Top Soil</u>		☒
<u>8</u>	<u>2</u>	<u>13</u>	<u>Dry Sand</u>		☒
	<u>13</u>	<u>25</u>	<u>Brown clay</u>		☒
	<u>25</u>	<u>60</u>	<u>Brown sandy clay</u>		☒
	<u>60</u>	<u>102</u>	<u>Brown clay</u>		☒
	<u>102</u>	<u>134</u>	<u>Sandy Brown clay</u>		☒
	<u>134</u>	<u>220</u>	<u>Sandy Blue clay</u>	☒	
	<u>220</u>	<u>280</u>	<u>Dark Blue clay</u>	☒	
	<u>280</u>	<u>290</u>	<u>Blue sand</u>	☒	
	<u>290</u>	<u>292</u>	<u>Blue clay</u>	☒	
	<u>292</u>	<u>302</u>	<u>Brown sand</u>	☒	

RECEIVED

JUL 08 1996

RECEIVED

Department of Water Resources

JUN 24 1996

WATER RESOURCES
WESTERN REGION

SEP 11 1996

Completed Depth 302 (Measurable)
Date: Started 4-22-96 Completed 4-26-96

13. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Deann's Ph. pps Firm No. 332

Firm Official Deann Ph. pps Date 4-26-96

and Supervisor or Operator Mark Ph. pps Date 4-26-96

(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

252593
sem/bl



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 08/01/05 02:37 PM
DEPUTY Vicki Allen
RECORDED - REQUEST OF
Pioneer

AMOUNT 9.00

33



105106115

WARRANTY DEED

For Value Received

John W. Moody and Betty L. Moody, husband and wife

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

AR Boise, LLC, a Texas limited liability company

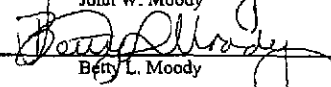
hereinafter referred to as Grantee, whose current address is 110 East Gurley #200, Prescott, AZ 86301
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with (i) all improvements owned by Grantor and located thereon, (ii) all rights, privileges, easements and appurtenances owned by Grantor appertaining to the premises, (iii) all water rights appurtenant to said premises, including without limitation all rights in and to their 0.67 share in the Farmers Union Ditch Company, and (iv) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements.

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 26, 2005


John W. Moody

Betty L. Moody

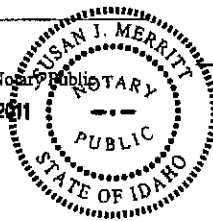
STATE OF Idaho)
) SS.
County of Ada)

The foregoing instrument was acknowledged before me this 29 day of July, 2005 by John W. Moody and Betty L. Moody personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed it.

Witness my hand and official seal.

My Commission Expires: _____

RESIDING AT: CALDWELL, ID
MY COMMISSION EXPIRES 05-05-2011



Susan J. Merritt

GULCH RANCH ESTATES

A SUBDIVISION OF
PORTIONS OF THE SW 1/4 SE 1/4 OF SECTION 28, AND OF THE N 1/2 NE 1/4 OF
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- JOHNSON ENGINEERING 1993 -

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ALL OTHER EASEMENTS ARE AS SHOWN.

RE-SUBDIVISION

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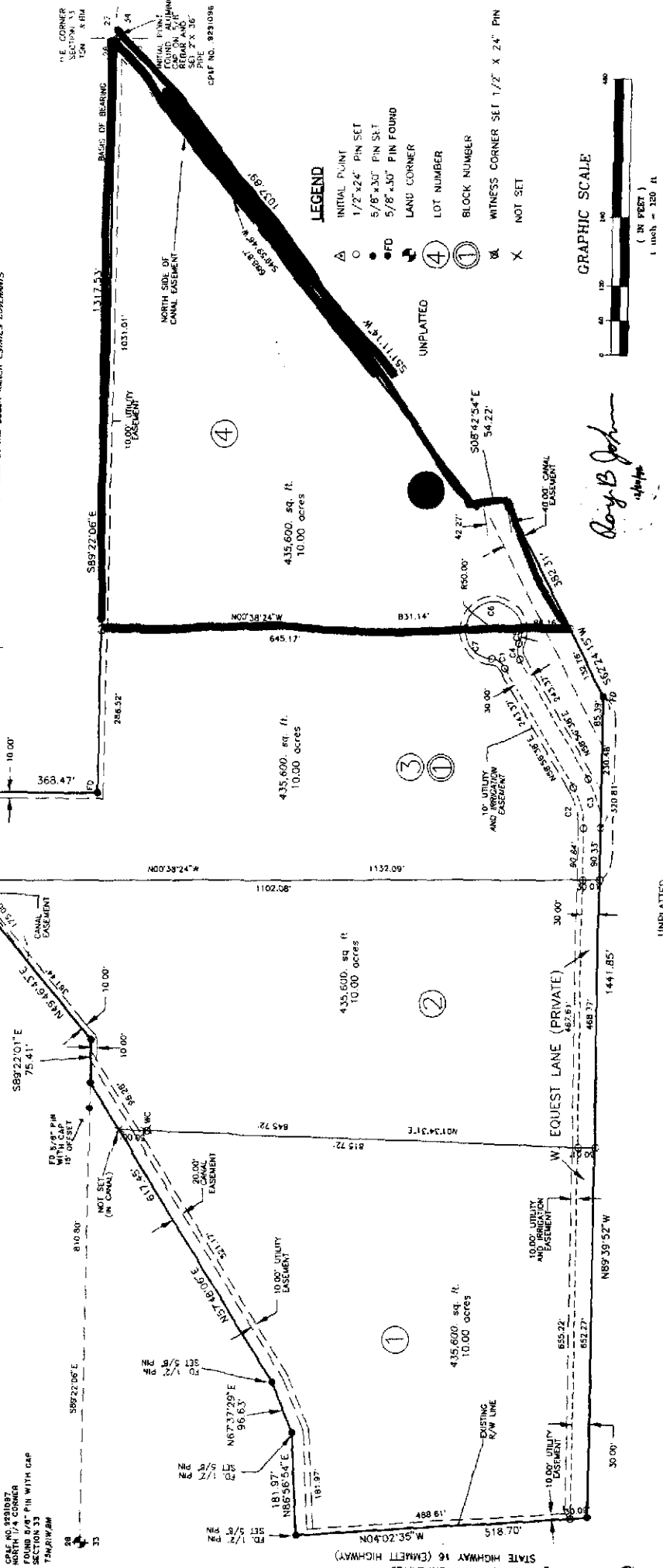
PRIVATE DRIVE EASEMENT

ALL LOTS SHALL SHARE EQUALLY IN THE MAINTENANCE COST OF THE PRIVATE DRIVE
AS STATED IN THE GREEN RANCH ESTATES EASEMENTS.



CURVE	CHORD	TANGENT	LENGTH	BEARING	DELTA
C1	135.00'	135.00'	135.00'	N103°39'E	59°46'16"
C2	162.00'	162.00'	162.00'	N74°30'33"E	31°23'30"
C3	162.00'	162.00'	162.00'	N74°30'33"E	31°23'30"
C4	162.00'	162.00'	162.00'	N74°30'33"E	31°23'30"
C5	162.00'	162.00'	162.00'	N74°30'33"E	31°23'30"
C6	162.00'	162.00'	162.00'	N74°30'33"E	31°23'30"
C7	162.00'	162.00'	162.00'	N74°30'33"E	31°23'30"

CP# NO. 9281097
NORTH 1/4 CORNER
SECTION 33
T5N., R. 1W.,
BOISE MERIDIAN



UNPLATTED

UNPLATTED

11/02/2005

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

RIGHT NUMBER: 63-32170

NAME AND ADDRESS: AR BOISE LLC
110 E GURLEY #200
PRESCOTT AZ 86301

SOURCE: GROUND WATER

TRIBUTARY:

QUANTITY: 0.040 CFS

The quantity of water under this right shall not exceed 13,000 gallons per day.

PRIORITY DATE: 04/26/1996

POINT OF DIVERSION:

T05N R01W S33 NENE Within ADA County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
DOMESTIC	01/01 12/31	0.040 CFS
Domestic use is for 1 home.		

PLACE OF USE: DOMESTIC Within ADA County
T05N R01W S33 NENE

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

The quantity of water decreed for this water right is not a determination of historical beneficial use.

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

EXPLANATORY MATERIAL: BASIS OF CLAIM - Beneficial Use

Property address is 8285 W. Equest Ln., Eagle.

Property is also known as Lot 4, Gulch Ranch Estates.