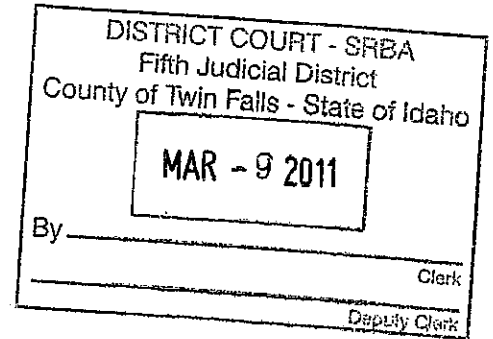


RECEIVED

MAR 10 2011

DEPARTMENT OF  
WATER RESOURCES



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

|                |   |                                          |
|----------------|---|------------------------------------------|
| In Re SRBA     | ) | Subcases 73-4021, 73-12116, 73-12118 and |
|                | ) | 73-12120                                 |
|                | ) | (River Valley Ranch, LLC)                |
| Case No. 39576 | ) |                                          |
|                | ) | SPECIAL MASTER REPORT                    |
|                | ) |                                          |
|                | ) |                                          |

**Findings of Fact**

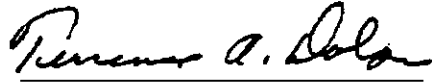
The Director of the Idaho Department of Water Resources filed his *Director's Report, Irrigation & Other Uses, Reporting Area 23, Basin 73* on January 25, 2007. The Director recommended claim 73-4021, filed by G.M. Bowles Trust, for .33 cfs from the Pahsimeroi River to irrigate 16.5 acres in Custer County from April 1 to October 31 with a priority date of February 18, 1926, based on beneficial use.

IDWR filed a *Notice of Completed Administrative Proceeding* in subcase 73-4021 on April 13, 2007, for a substitution of party with the new claimant River Valley Ranch, LLC, c/o Steven Lawrence, 60 Jennifer Lane, Almo, California, 94507-1208. IDWR filed another *NCAP* on September 2, 2009, in subcases 73-12116, 73-12118 and 73-12120 for changes in point of diversion and place of use recommending the claims for 1.5 cfs, .73 cfs and .91 cfs from the Pahsimeroi River to irrigate 197.6 acres in Custer County from April 1 to October 31 with a priority date of April 1, 1912, based on a decree. No one objected to either *NCAP*.

### Conclusions of Law

River Valley Ranch is entitled to partial decrees adjudicating water rights as recommended by IDWR and as described in the attached *Special Master Recommendations for Partial Decrees for Water Rights 73-4021, 73-12116, 73-12118 and 73-12120*.

DATED March 9, 2011.



TERRENCE A. DOLAN  
Special Master  
Snake River Basin Adjudication

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

In Re SRBA )  
 ) PARTIAL DECREE PURSUANT TO  
 ) I.R.C.P. 54(b) FOR  
Case No. 39576 )  
 ) Water Right 73-04021

NAME AND ADDRESS: RIVER VALLEY RANCH LLC  
C/O STEVEN LAWRENCE  
60 JENNIFER LN  
ALAMO, CA 94507-1208

SOURCE: PAHSIMEROI RIVER TRIBUTARY: SALMON RIVER

QUANTITY: 0.33 CFS

This right when combined with all other rights shall provide no more than 3.5 afa per acre at the field headgate for irrigation of the lands herein.

PRIORITY DATE: 02/18/1926

POINT OF DIVERSION: T15N R21E S08 SESW Within Custer County

| PURPOSE AND PERIOD OF USE: | PURPOSE OF USE | PERIOD OF USE  | QUANTITY |
|----------------------------|----------------|----------------|----------|
|                            | Irrigation     | 04-01 TO 10-31 | 0.33 CFS |

| PLACE OF USE: | Irrigation        |           | Within Custer County |
|---------------|-------------------|-----------|----------------------|
|               | T15N R21E S07     | SESW 27.0 | NESW 15.0            |
|               |                   | NESE 39.0 | NWSE 35.0            |
|               | S08               | NWSW 33.0 | SWSW 39.0            |
|               |                   | SESW 4.3  |                      |
|               | S17               | NENW 5.3  |                      |
|               | 197.6 Acres Total |           |                      |

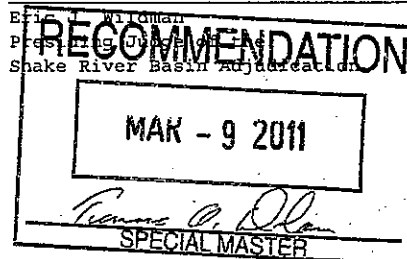
Rights 73-4021, 73-12116, 73-12118 and 73-12120 when combined shall not exceed the irrigation of 197.6 acres.

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

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.



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

In Re SRBA )  
 )  
Case No. 39576 )  
\_\_\_\_\_ )

PARTIAL DECREE PURSUANT TO  
I.R.C.P. 54(b) FOR  
Water Right 73-12116

NAME AND ADDRESS: RIVER VALLEY RANCH LLC  
C/O STEVEN LAWRENCE  
60 JENNIFER LN  
ALAMO, CA 94507-1208

SOURCE: PAHSIMEROI RIVER TRIBUTARY: SALMON RIVER

Diversion of water from the Pahsimeroi River is limited to those times water is available for diversion under this right and priority from Duck Spring at the original point of diversion in the SESW, S26, T15N, R21E, and to the amount of water that actually reaches the Pahsimeroi River and to those times water is available for diversion under this right and priority from Patterson Creek at the original point of diversion in the SWSE, S26S, T15N, R21E, and to the amount of water that actually reaches the Pahsimeroi River.

QUANTITY: 1.50 CFS

This right when combined with all other rights shall provide no more than 3.5 afa per acre at the field headgate for irrigation of the lands herein.

PRIORITY DATE: 04/01/1912

POINT OF DIVERSION: T15N R21E S26 SESW Within Custer County

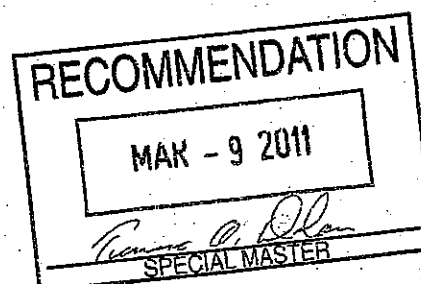
| PURPOSE AND PERIOD OF USE: | PURPOSE OF USE | PERIOD OF USE  | QUANTITY |
|----------------------------|----------------|----------------|----------|
|                            | Irrigation     | 04-01 TO 10-31 | 1.50 CFS |

| PLACE OF USE:     | Irrigation | Within Custer County |
|-------------------|------------|----------------------|
| T15N R21E S07     | SENE 27.0  | NESW 15.0            |
|                   | NESE 39.0  | NWSE 35.0            |
| S08               | NWSW 33.0  | SWSW 39.0            |
|                   | SESW 4.3   |                      |
| S17               | NENW 5.3   |                      |
| 197.6 Acres Total |            |                      |

Right Nos. 73-12116, 73-12118, and 73-12120 when combined shall not exceed the irrigation of 181.1 acres.  
Rights 73-4021, 73-12116, 73-12118 and 73-12120 when combined shall not exceed the irrigation of 197.6 acres.

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

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. I.C. SECTION 42-1412(6).



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

In Re SRBA )  
 ) PARTIAL DECREE PURSUANT TO  
 ) I.R.C.P. 54(b) FOR  
Case No. 39576 )  
 )  
 ) Water Right 73-12118

NAME AND ADDRESS: RIVER VALLEY RANCH LLC  
C/O STEVEN LAWRENCE  
60 JENNIFER LN  
ALAMO, CA 94507-1208

SOURCE: PAHSIMEROI RIVER TRIBUTARY: SALMON RIVER

QUANTITY: 0.73 CFS

This right when combined with all other rights shall provide no more than 3.5 afa per acre at the field headgate for irrigation of the lands herein.

PRIORITY DATE: 04/01/1912

POINT OF DIVERSION: T15N R21E S27 SESE Within Custer County

| PURPOSE AND PERIOD OF USE: | PURPOSE OF USE | PERIOD OF USE  | QUANTITY |
|----------------------------|----------------|----------------|----------|
|                            | Irrigation     | 04-01 TO 10-31 | 0.73 CFS |

| PLACE OF USE: | Irrigation        | Within Custer County                                        |                                     |
|---------------|-------------------|-------------------------------------------------------------|-------------------------------------|
|               | T15N R21E S07     | SENE 27.0<br>NESE 39.0<br>NWSW 33.0<br>SESW 4.3<br>NEWN 5.3 | NESW 15.0<br>NWSE 35.0<br>SWSW 39.0 |
|               | S08               |                                                             |                                     |
|               | S17               |                                                             |                                     |
|               | 197.6 Acres Total |                                                             |                                     |

Right Nos. 73-12116, 73-12118, and 73-12120 are limited to the irrigation of a combined total of 181.1 acres in a single irrigation season.

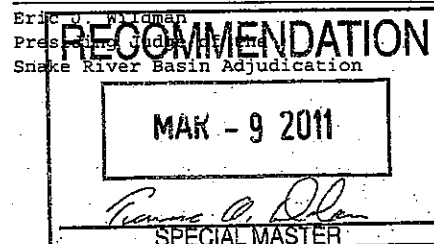
Rights 73-4021, 73-12116, 73-12118 and 73-12120 when combined shall not exceed the irrigation of 197.6 acres.

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

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RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.



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

In Re SRBA )  
 ) PARTIAL DECREE PURSUANT TO  
 ) I.R.C.P. 54(b) FOR  
Case No. 39576 )  
 ) Water Right 73-12120

NAME AND ADDRESS: RIVER VALLEY RANCH LLC  
C/O STEVEN LAWRENCE  
60 JENNIFER LN  
ALAMO, CA 94507-1208

SOURCE: PAHSIMEROI RIVER TRIBUTARY: SALMON RIVER

Diversion of water from the Pahsimeroi River is limited to those times water is available for diversion under this right and priority from Mud Springs Creek at the original point of diversion in the SWSE, S27, T15N, R21E, and to the amount of water that actually reaches the Pahsimeroi River.

QUANTITY: 0.91 CFS

This right when combined with all other rights shall provide no more than 3.5 afa per acre at the field headgate for irrigation of the lands herein.

PRIORITY DATE: 04/01/1912

POINT OF DIVERSION: T15N R21E S08 SESW Within Custer County

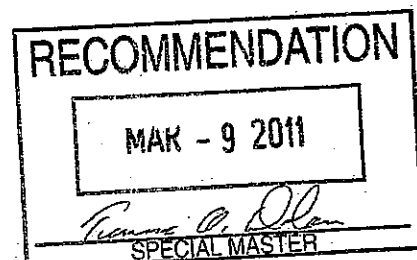
| PURPOSE AND PERIOD OF USE: | PURPOSE OF USE | PERIOD OF USE  | QUANTITY |
|----------------------------|----------------|----------------|----------|
|                            | Irrigation     | 04-01 TO 10-31 | 0.91 CFS |

| PLACE OF USE:     | Irrigation | Within Custer County |
|-------------------|------------|----------------------|
| T15N R21E S07     | SESW 27.0  | NESW 15.0            |
|                   | NESE 39.0  | NWSE 35.0            |
| S08               | NWSW 33.0  | SWSW 39.0            |
|                   | SESW 4.3   |                      |
| S17               | NENW 5.3   |                      |
| 197.6 Acres Total |            |                      |

Right Nos. 73-12116, 73-12118, and 73-12120 when combined shall not exceed the irrigation of 181.1 acres.  
Rights 73-4021, 73-12116, 73-12118 and 73-12120 when combined shall not exceed the irrigation of 197.6 acres.

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

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|                                       |       |
|---------------------------------------|-------|
| DISTRICT COURT - SRBA                 |       |
| Fifth Judicial District               |       |
| County of Twin Falls - State of Idaho |       |
| MAR - 9 2011                          |       |
| By _____                              | Clerk |

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

In Re SRBA )  
 )  
Case No. 39576 )  
 )  
\_\_\_\_\_ )

NOTICE OF ISSUANCE OF  
SPECIAL MASTER'S  
RECOMMENDATION

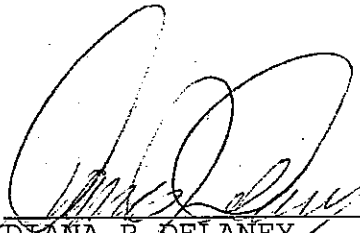
Water Right(s): 73-04021  
73-12116 73-12118 73-12120

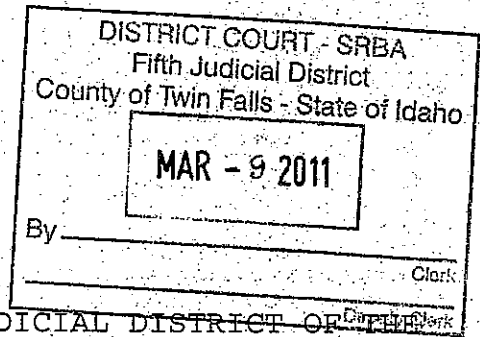
On March 09, 2011, Special Master TERRENCE A. DOLAN issued a SPECIAL MASTER'S RECOMMENDATION for the above subcase(s) pursuant to SRBA Administrative Order 1 (AO1), Section 13a.

Pursuant to SRBA Administrative Order 1, Section 13a, any party to the adjudication including parties to the subcase, may file a Motion to Alter or Amend on or before the 28th day of the next month.

Failure of any party in the adjudication to pursue or participate in a Motion to Alter or Amend the SPECIAL MASTER'S RECOMMENDATION shall constitute a waiver of the right to challenge it before the Presiding Judge.

DATED March 09, 2011.

  
\_\_\_\_\_  
DIANA R DELANEY  
Deputy Clerk



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

In Re SRBA )

Case No. 39576 )

CERTIFICATE OF MAILING

Water Right(s): 73-04021  
73-12116 73-12118 73-12120

CERTIFICATE OF MAILING

I certify that a true and correct copy of the SPECIAL MASTER'S REPORT, SPECIAL MASTER'S RECOMMENDATION FOR PARTIAL DECREE and NOTICE OF ISSUANCE OF SPECIAL MASTER'S REPORT AND RECOMMENDATION were mailed on March 09, 2011, with sufficient first-class postage prepaid to the following:

DIRECTOR OF IDWR  
PO BOX 83720  
BOISE, ID 83720-0098

RIVER VALLEY RANCH LLC  
C/O STEVEN LAWRENCE  
60 JENNIFER LN  
ALAMO, CA 94507-1208

ROXANNE BROWN  
SPF WATER ENGINEERING  
300 E MALLARD DR, STE 350  
BOISE, ID 8376  
Phone: 208-383-4140

CERTIFICATE OF MAILING

A large, stylized handwritten signature of Diana R. Delaney.

DIANA R DELANEY  
Deputy Clerk

PAGE 1  
03/09/11