

AJ0749NP  
No. R37-11837

IDAHO DEPARTMENT OF WATER RESOURCES  
ADJUDICATION CLAIM PROFILE REPORT  
(REGIONAL)

DATE: 01/14/99  
PAGE: 1

| OWNER<br>CODE    | NAME & ADDRESS                                                        | PRIORITY<br>DATE | WATER USE              | USE PERIOD<br>FROM TO      | DIVERSION<br>RATE      | DIVERSION<br>VOLUME |
|------------------|-----------------------------------------------------------------------|------------------|------------------------|----------------------------|------------------------|---------------------|
| C                | WOOD RIVER RANCH<br>PO BOX 479<br>BELLEVUE ID 83313<br>(208) 788-2753 | 01/01/1921       | STOCKWATER<br>DOMESTIC | 01-01 12-31<br>01-01 12-31 | 0.030 CFS<br>0.040 CFS |                     |
| TOTAL DIVERSION: |                                                                       |                  |                        |                            | 0.070 CFS              |                     |

Water Source: GROUNDWATER

Tributary to:

Stage: BENEFICIAL USE

Point(s) of Diversion: T01N R18E S12 NESWE

BLAINE County

Place of use Legal Description for: STOCKWATER

|     |     |    |   | NE |    |    |    | NW |    |    |    | SW |    |    |    | SE |    |    |    |
|-----|-----|----|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| T   | R   | S  | : | Lt | Ac | Lt | Ac | Lt | Ac | Lt | Ac | Lt | Ac | Lt | Ac | Lt | Ac | Lt | Ac |
| 01N | 18E | 12 | : |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|     |     |    |   |    |    |    |    |    |    |    |    |    |    |    |    | S  |    |    |    |

Place of use Legal Description for: DOMESTIC

|     |     |    |   | NE |    |    |    | NW |    |    |    | SW |    |    |    | SE |    |    |    |
|-----|-----|----|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| T   | R   | S  | : | Lt | Ac | Lt | Ac | Lt | Ac | Lt | Ac | Lt | Ac | Lt | Ac | Lt | Ac | Lt | Ac |
| 01N | 18E | 12 | : |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|     |     |    |   |    |    |    |    |    |    |    |    |    |    |    |    | D  |    |    |    |

POU County: BLAINE

Non-Irrigation Uses: 1 HOME

Other Rights: NONE

Conditions of Approval:

- N11 - THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
- N13 - THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.

Remarks: EXP PARCEL NO. PR01N180120520DEA  
STOCKWATER 100 BEEF CATTLE, 10 HORSES

Dates: Exam Made Date: Verified Date: 01/13/1999 Objection Filed Date:

Misc: Water District Number: Field Inspection Flag:  
Presumption Flag:

OK  
SW  
2/1/99



**State of Idaho**

**DEPARTMENT OF WATER RESOURCES**

1301 North Orchard Street, P.O. Box 83720, Boise, Idaho 83720-0098

Phone: (208) 327-7900 FAX: (208) 327-7866

November 16, 1998

**PHILIP E. BATT**  
GOVERNOR

**KARL J. DREHER**  
DIRECTOR

LAKE SIDE INDUSTRIES  
WASHINGTON ASPHALT  
PO BOX 7016  
ISSAQUAL WA 98027

Re: Snake River Basin Adjudication (SRBA)  
Water Right No. 37-11836 & 37-11837

Dear Claimant(s):

We have been advised you maybe the new owner(s) of the property with the water right referenced above.

Before we can modify our records to reflect your new ownership of the water right referenced above, we need Form 42-248/42-1409(6) completed. This form is enclosed for your use. Please return the form and documentation of proof of ownership to my attention at this office as soon as possible.

Please call this office toll-free at 1/800-451-4129 if you have any questions.

Sincerely,

Judy Givens  
Clerical Specialist

/jg

Enc: Form 42-248-42-1409(6)  
Water Right Profile Report(s)

M E M O T O F I L E

FROM: Georgia Satterlee  
DATE: 10 February 1998  
RE: Application for Transfer per 37-02747

If approved, the application for transfer proposes to add a point of diversion to the licensed irrigation right. The intent, according to William Yager, manager for Wood River Ranch, is to eventually sell the northern portion (24 acres more/less). The applicant desires to continue irrigating the 32 acres in the southern portion, via the new well.

In reviewing the 1971 licensing exam, the field examiner found 56 irrigated acres, 24 acres in the SWSE $\frac{1}{4}$  of Section 12 and 32 acres in the NWNE $\frac{1}{4}$  of Section 13. Both sections are in T01N, R18E.

I went to the area 02 February 1998. The information for the well and pump (located in Section 12, T01N, R18E NESWSE $\frac{1}{4}$ ) is the same data as the field examiner recorded in 1971.

The enclosed copy of the 1992 ASCS photograph shows a decrease in irrigated acres. There are 19.6 irrigated acres in SWSE $\frac{1}{4}$  of Section 12 and 29.4 acres irrigated in NWNE $\frac{1}{4}$  of Section 13. According to the ASCS aerial slides, dated 1992-1997, there appears to be a history of irrigation.

Necessary information per approval:

- Subject to final SRBA determination.
- This right when split is limited to 0.019 cfs per acre.
- Measuring device(s) shall be installed and maintained on the well(s).
- The irrigation use is subject to North Snake Groundwater District measuring and reporting requirements.

The two adjudication claims for domestic and stock, A37-11836 and A37-11837 are claimed by Wood River Ranch.

On 02 February 1998, the domestic and stock for A37-11836 was alive and well. However, it was a different story for A37-11837. The house seemed to have that abandoned look and there was not a critter around claiming stockwater. I looked around for another well besides the existing irrigation well but did not locate one. I presume the house, when it was used, tapped into the existing irrigation well.

1/1

\* house (the NOT lived in look)



Photo looking N'ly

Well also irrigates approx.  
56 acres Q4 SWSE Sec 12,  
32 ac. NWNE Sec 13)  
Please see 37-02747

\* house



photo looking W'ly

P/D Sec 12, T01N, R18E  
SWSE½

GPS Tag A0004681  
on power pole #1088

Wood River Ranch  
Sec 12, T01N, R18E SWSE½

A37-11837



AJ5856NP

IDAHO DEPARTMENT OF WATER RESOURCES  
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

DATE: SEP-19-1997  
PAGE: A-71

RIGHT NUMBER: 37-11837

NAME & ADDRESS: WOOD RIVER RANCH  
PO BOX 479  
BELLEVUE ID 83313

*Lakeview Industries &  
Washington Asphalt  
Box 7016  
Issaquah WA 98027*

SOURCE: GROUNDWATER

QUANTITY: 0.07 CFS

PRIORITY DATE: 01/01/1921

POINT OF DIVERSION: T01N R18E S12 NESWSE ✓ Within BLAINE County

PURPOSE AND

| PERIOD OF USE: | PURPOSE OF USE                     | PERIOD OF USE | QUANTITY |
|----------------|------------------------------------|---------------|----------|
|                | STOCKWATER                         | 01-01 12-31   | 0.03 CFS |
|                | DOMESTIC ONE DOMESTIC HOUSEHOLD, 1 | 01-01 12-31   | 0.04 CFS |

PLACE OF USE: STOCKWATER Within BLAINE County  
T01N R18E S12 SWSE

DOMESTIC Within BLAINE County  
T01N R18E S12 SWSE

EXPLANATORY MATERIAL: BASIS OF CLAIM - BENEFICIAL USE

*T1R 01N180120520 DE A per phone call 11/13/99*

Verified by *Duf*

Date: *10/22/98*

Verification Source: *City Parcel Rpt*

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: A37-11837  
Date Received: 10/24/1988  
Receipt No: M001683  
Received By: 

NOTICE OF CLAIM TO A WATER RIGHT  
ACQUIRED UNDER STATE LAW

1. Name: WOOD RIVER RANCH 208-788-2753  
Address: P.O. BOX 479  
BELLEVUE, ID 83313

2. Date of Priority: JAN 01, 1921

3. Source: GROUNDWATER Trib. to:

4. Point of Diversion:

| Township | Range | Section | 1/4 of | 1/4 of | 1/4 of | Lot | County |
|----------|-------|---------|--------|--------|--------|-----|--------|
| 01N      | 18E   | 12      | NE     | SW     | SE     |     | BLAINE |

5. Description of diverting works:  
DRILLED WELL

6. Water is used for the following purposes:

| Purpose    | From  | To    | C.F.S. | (or) | A.F.A. |
|------------|-------|-------|--------|------|--------|
| DOMESTIC   | 01/01 | 12/31 | 0.040  |      |        |
| STOCKWATER | 01/01 | 12/31 | 0.030  |      |        |

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

8. Total consumptive use is Acre Feet Per Annum.

9. Non-irrigation uses:  
ONE DOMESTIC HOUSEHOLD, 100 BEEF CATTLE, 10 HORSES

10. Place of Use:

| Township | Range | Section | 1/4 of | 1/4 of | Lot | Use    | Acres |
|----------|-------|---------|--------|--------|-----|--------|-------|
| 01N      | 18E   | 12      | SW     | SE     |     | DOMEST |       |
|          |       |         | SW     | SE     |     | STOCK  |       |

A37-11837

Page 1

Date: 10/24/88

MICROFILMED  
FEB 26 1993

11. Place of use in counties: BLAINE

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 Organizations:**

I do solemnly swear or affirm that I am MANAGER of  
Title

WOOD RIVER RANCH, that I have signed the foregoing  
Organization

document in the space below as MANAGER of  
Title

WOOD RIVER RANCH and that the statements contained in the  
Organization

foregoing document are true and correct.

William D. Veger  
Signature of Authorized Agent

MANAGER WOOD RIVER RANCH  
Title and Organization

October 24, 1988  
Date

State of Idaho )  
County of BLAINE ) SS.

Subscribed and sworn (or affirmed) before me this 24<sup>th</sup> day

of Oct 19 88

M. D. Lane  
Notary Public

Seal

Residing at Bonnie, 2d

My Commission Expires 9-2-1994

Don Well  
NE SW SE

POD  
POD

TIN RIBE  
SECTION 12

A37-11837

MICROFILMED

According to William Yager, manager of Wood River Ranch,  
the chain of title is as follows (present owner listed first):

Rhoady R. Lee, Jr.  
Eastside Ventures Company, Inc.  
Credit Northwest Corp.  
Wood River Ranch Partnership

A37-02747,-11836,-11837

FILED FOR RECORD AT REQUEST OF:

SHORT & CRESSMAN

AFTER RECORDING, MAIL TO:

Lynn M. Skordal  
Short & Cressman  
30th Floor, First Interstate Center  
999 - Third Avenue  
Seattle, WA 98104

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QUITCLAIM DEED  
(IDAHO)

THE GRANTOR, EASTSIDE VENTURES COMPANY, INC., a Washington corporation, with its corporate offices located at 13620 S.E. Eastgate Way, Bellevue, Washington, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, hereby conveys, releases, remises and forever quitclaims to RHOADY R. LEE, JR., an individual whose address is 3639 Hunts Point Road, Bellevue, Washington 98004, the following described real estate, situated in the County of Blaine, State of Idaho, including any interest therein which grantor may hereafter acquire:

See attached Exhibit A.

DATED this 3rd day of September, 1985.

EASTSIDE VENTURES COMPANY, INC.

By Larry B. Darnell  
Larry B. Darnell, President

By Jeanne Marie Lee  
Jeanne Marie Lee, Secretary

STATE OF WASHINGTON )  
                                  ) ss.  
COUNTY OF KING )

On this 3rd day of Sept., 1985, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Larry B. Darnell and Jeanne Marie Lee, to me known to be the President and Secretary respectively of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

Shirley Jones  
Notary Public in and for the  
State of Washington, residing

My Commission exp  
March 5, 1957

LMS31:P/m

EXHIBIT A  
LEGAL DESCRIPTION  
(Wood River Ranch)

PARCEL 1:

TOWNSHIP 1 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE  
COUNTY IDAHO:

SECTION 12: All that portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  lying West of  
the highway right-of-way, (designated as Tax  
Lot No. 1382 on Blaine County Tax Assessor's  
Rolls).

SECTION 13: All that portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  lying West of  
the highway right-of-way, (designated as Tax  
Lot No. 1374 on Blaine County Tax Assessor's  
Rolls).

SECTION 26: S $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ .

SECTION 27: SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; N $\frac{1}{4}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ ; S $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ NW $\frac{1}{4}$ .

SECTION 28: E $\frac{1}{4}$ SE $\frac{1}{4}$ ; all of that portion of W $\frac{1}{4}$ SE $\frac{1}{4}$  lying East of  
existing road, (designated as Tax Lot No. 5357 on  
Blaine County Tax Assessor's Rolls). SE $\frac{1}{4}$ NE $\frac{1}{4}$  excepting  
therefrom the following described tract of land:

Commencing at a one-half inch iron pin at the intersection of  
the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$  with the Northerly line of the  
County Poverty Flat-Rock Creek Road;  
thence  
N. 1° 07' 00" W., 1,114.45 feet to a one-half inch iron pin  
marking the Northwest Corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence  
S. 89° 52' 45" E., 1,141.34 feet to a one-half inch iron pin  
on the Northerly boundary of said County road; thence  
S. 45° 12' 00" W., 1,577.88 feet to the POINT OF BEGINNING,  
(designated as Tax Lot 4974 on Blaine County Tax Assessor's  
Rolls).

SECTION 33: E $\frac{1}{4}$ E $\frac{1}{4}$ ; all that portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  lying East  
of existing road.

SECTION 34: All.

SECTION 35: W $\frac{1}{4}$ W $\frac{1}{4}$ .

TOWNSHIP 1 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE

**SECTION 2: Lots 2, 3, 4 and NW $\frac{1}{4}$ SW $\frac{1}{4}$ .**

**SECTION 3: Lots 1, 2, 3, 4 and S $\frac{1}{2}$ .**

**PARCEL II:**

**TOWNSHIP 1 SOUTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO:**

**SECTION 1: SW $\frac{1}{4}$ SW $\frac{1}{4}$ , excepting therefrom the east 5 acres, (designated as Tax Lot No. 307 on Blaine County Tax Assessor's Rolls).**

**SECTION 2: S $\frac{1}{2}$ SE $\frac{1}{4}$ ; S $\frac{1}{2}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ .**

**PARCEL III:**

**TOWNSHIP 1 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO:**

**SECTION 13: E $\frac{1}{2}$ NW $\frac{1}{4}$ .**

**PARCEL IV:**

Two parcels of land in Section 28, Township 1 North, Range 18 East of the Boise Meridian, Blaine County, Idaho, described as follows:

**Parcel A:**

Beginning at the SE corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 28; thence North 0°53'23" West along the East line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$  109.85 feet to the Southeasterly side of an existing County road; thence South 45°40'00" West along said County road 156.82 feet to the South line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence South 89°52'45" East 113.89 feet to the point of beginning, containing 0.14 acres, more or less.

**Parcel B:**

Beginning at the SE corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 28; thence North 1°07'00" West along the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$  129.19 feet to the Southeasterly side of an existing County road; thence South 45°12'00" West along said County road 183.22 feet to the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence South 89°58'20" East 132.53 feet to the point of beginning, containing 0.20 acres, more or less.

## WATER RIGHTS APPURTENANT TO WOOD RIVER RANCH

Diversion - Glendale Canal No. 50, location SW $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 12, T1N, R18E.

| Inches | Priority Date | Originally decreed to | State ID# |
|--------|---------------|-----------------------|-----------|
| 140"   | 10-15-1884    | Henry Hoak            | #37-0316  |
| 130"   | 6-15-1885     | Joseph Berger         | #37-0052  |
| 80"    | 10-31-1889    | John T. Loving        | #37-0429  |
| 160"   | 10-31-1889    | John W. Jones         | #37-0360  |

From Brown 55-F diversion located NW $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 36, T1N., R18E.

|      |           |                 |          |
|------|-----------|-----------------|----------|
| 150" | 5-15-1882 | Thomas C. Ivers | #37-0335 |
| 50"  | 5-15-1895 | Thomas C. Ivers | #37-0336 |

From Graff #62, located NE $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 35, T1N., R18E.

|      |            |               |          |
|------|------------|---------------|----------|
| 385" | 6-15-1883  | William Black | #37-0065 |
| 135" | 6-26-1883  | William Black | #37-0067 |
| 80"  | 10-26-1886 | William Black | #37-0069 |

Together with any and all right, title and interest in and to any additional water rights and or claims.

STATE OF IDAHO }  
COUNTY OF BLAINE } ss  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT THE REQUEST OF Frank Chapman file  
AT 10:10 O'CLOCK A. M.  
June 3 A. D. 1982  
RECORDED IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_  
OF Book  
MAURIE MIE  
EX-OFFICIO RECORDER  
BY Theresa H. Hester DEPUTY  
FEES \$ 4.00  
ENTERED & ENTERED ON MARGIN O  
FILED & INDEXED 1st PARTY O  
COMPARED & INDEXED 2nd PARTY O

No. 226756

## WARRANTY DEED

For Value Received

CREDIT NORTHWEST CORP., a Washington corporation

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

EASTSIDE VENTURES, INC., a Washington corporation,

Hereinafter called the Grantee, the following described premises situated in Blaine County, Idaho, to-wit:

TOWNSHIP 1 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE  
COUNTY, IDAHO:

SECTION 13: E 1/2 NW 1/4.

AND EXHIBIT "B" ATTACHED HERETO

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated:

CREDIT NORTHWEST CORP.,  
a Washington corporation:

STATE OF IDAHO )  
COUNTY OF BLAINE ) ss

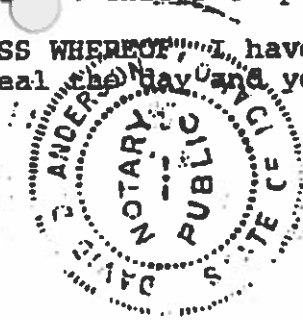
On this 1st day of June, 1979, before me, a Notary Public  
in and for said State, personally appeared EGUENE L. RECHIA  
and

ST AMERICAN TITLE CO.

Instrum

of the partnership that executed the within instrument and  
acknowledged to that such partnership 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.



  
Notary Public for Idaho  
Residing at: KETCHUM, ID  
My Commission Expires: 1/23/05

JAN-12-98 MON 4:04 PM

206 313 2631

P. 2

# WARRANTY DEED

For Value Received

WOOD RIVER RANCH PARTNERSHIP, a California general partnership

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

CREDIT NORTHWEST CORP., a Washington corporation

Hereinafter called the Grantee, the following described premises situated in Blaine County, Idaho, to-wit:

TOWNSHIP 1 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO:

SECTION 13: E 1/2 NW 1/4.

AND EXHIBIT "B" ATTACHED HERETO

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated:

WOOD RIVER RANCH PARTNERSHIP,  
a California general partnership

June 1, 1979

By William H. Hume  
Dehorn Hume Managing Partner of

STATE OF IDAHO )  
COUNTY OF BLAINE ) SS

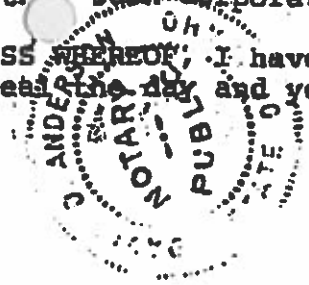
On this 1st day of June, 1979, before me, a Notary Public

FIRST AMERICAN TITLE CO.

Instrument

executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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



David D. Anderson  
Notary Public for Idaho  
Residing at: 8510 W. 10th St. ID  
My Commission Expires: 1/28/80

JAN-12-98 MON 4:05 PM

206 313 2631

P. 4