

RECEIVED

OCT 07 2020

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESIDWR / NORTH
Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, [see #6](#) of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-13586	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-16908	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Bradley D Hagadone
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BDH Properties LLLP
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- P O Box 6200 Coeur d'Alene ID 83816
Mailing address City State ZIP
208 667-3431 bhagadone@hagadone.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: January 1, 2019
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed [IRS Form W-9](#) for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed [Lessor Designation](#) form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
 ☐ \$25 per *undivided* water right.
 ☐ \$100 per *split* water right.
 ☐ No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature:  Manager, B Pointe LLC 10-5-2020
Signature of new owner/claimant Title, if applicable Date

Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by NIA Date NIA Receipt No. NIA Receipt Amt. NIA
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9  Approved by  Processed by  Date 10-8-2020

RECEIVED
OCT 07 2020
IDWR / NORTH

Idaho Department of Water Resources
7600 Mineral Dr. Ste. 100
Coeur d'Alene ID 83815
September 28, 2020

Re: Change In Ownership for 95-13586 & 95-16908

Attn: Dawn Lenon

Attached are documents for a change in ownership for 95-13586 and 95-16908. Deed number 2680339000 is associated with 95-16908 and deed number 2680340000 is associated with 95-13586.

Sincerely,



Bradley D. Hagadone,

Managing Partner, B Point LLC

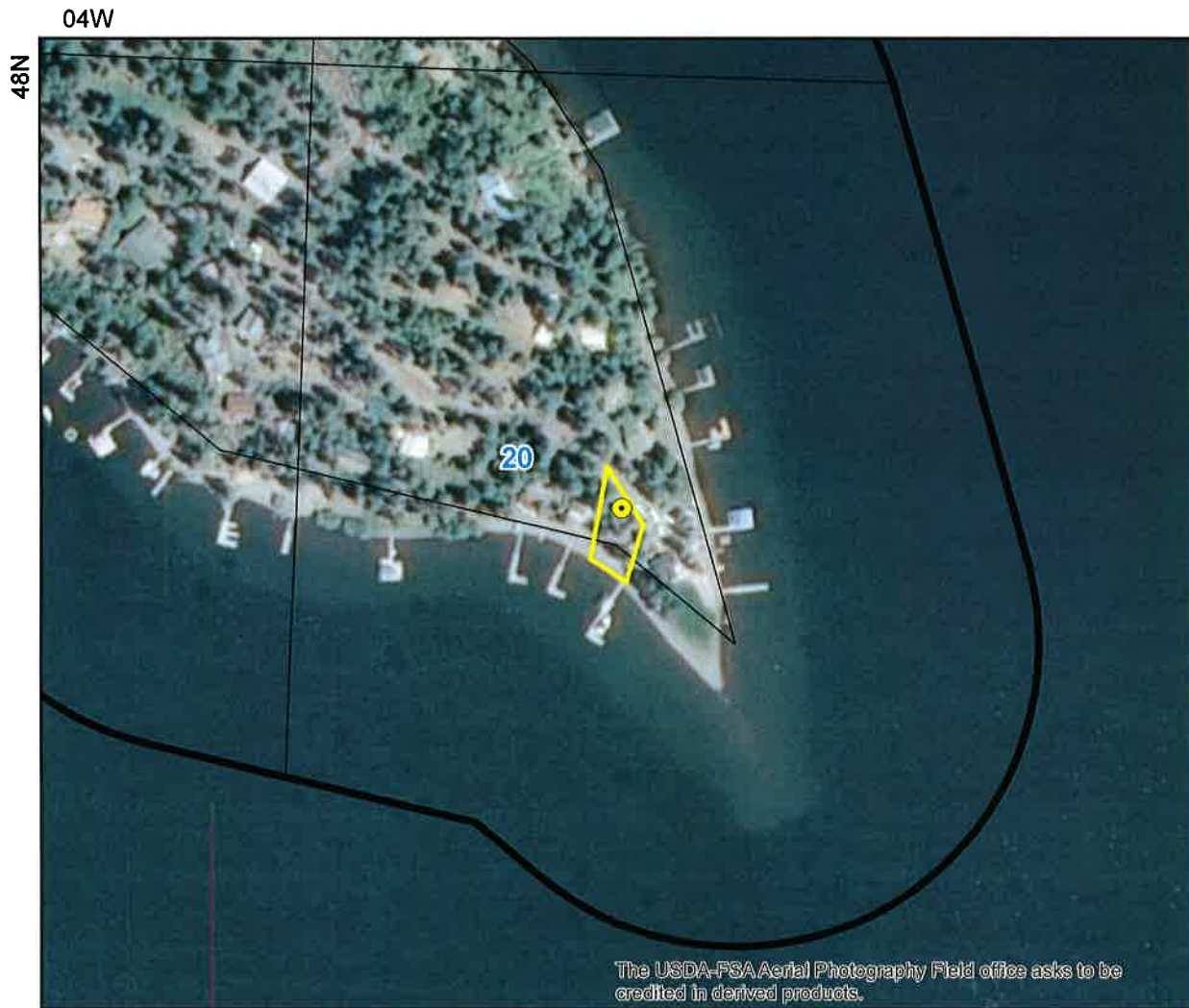
State of Idaho
Department of Water Resources

Adjudication Recommendation

95-13586

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 0.035 0.07 0.14 Miles



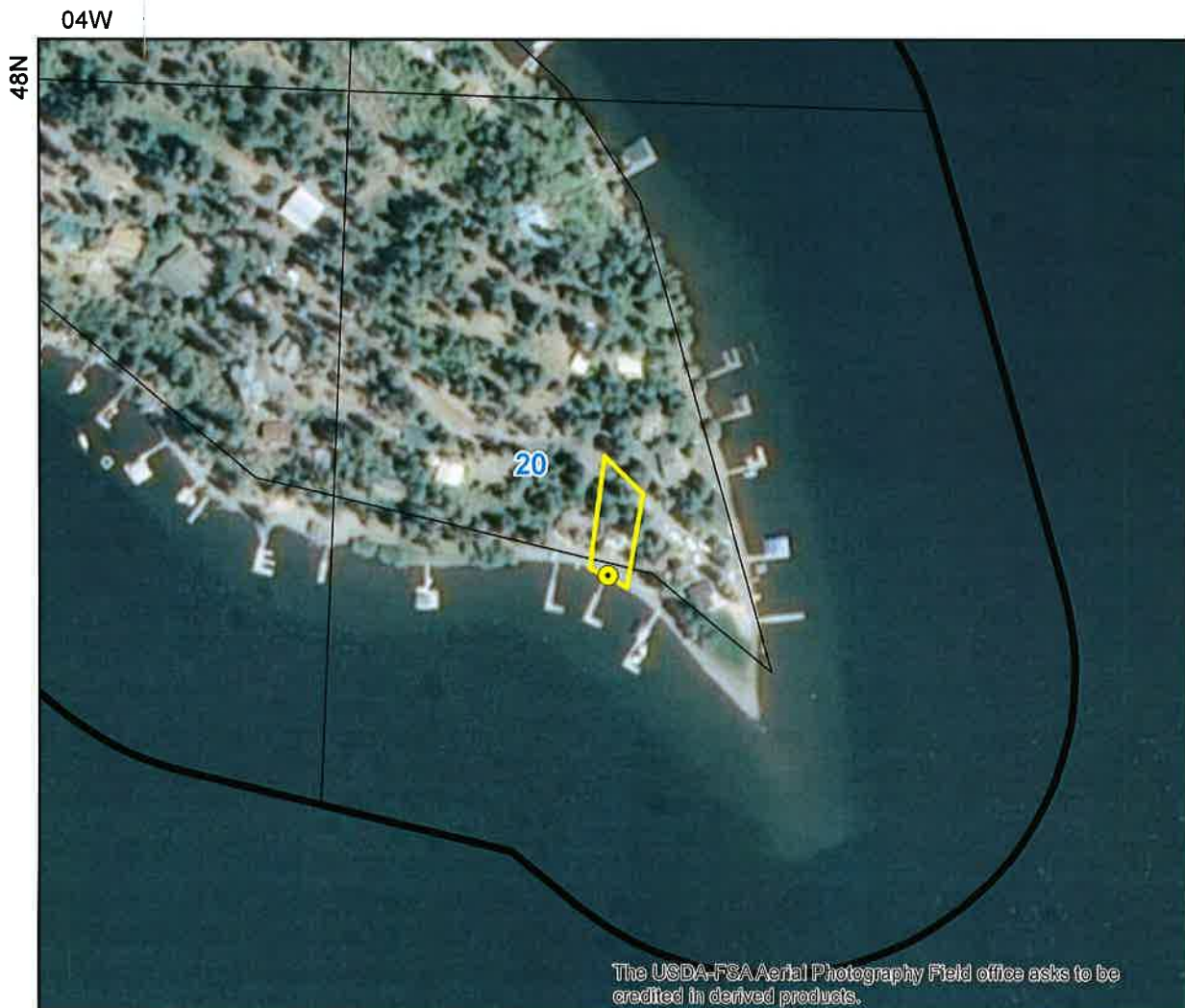
State of Idaho
Department of Water Resources

Adjudication Recommendation

95-16908

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.035 0.07 0.14 Miles





0003757807



STATE OF IDAHO
Office of the secretary of state, Lawrence Denney
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0003757807

Date Filed: 1/30/2020 12:11:12 PM

B0475-7367 01/30/2020 12:11 PM Received by ID Secretary of State Lawrence Denney

Entity Name and Mailing Address:

BDH PROPERTIES LLLP

The file number of this entity on the records of the Idaho Secretary of State is: 0003406606

Address

PO BOX 7156
BOISE, ID 83707-1156

Entity Details:

Entity Status

Active-Current

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

The registered agent on record is:

Registered Agent

D JOHN THORNTON
Registered Agent
Physical Address
3101 W MAIN STE 200
BOISE, ID 83702
Mailing Address

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Partnership General Partners

Name	Business Address
B POINTE LLC	BRADLEY D. HAGADONE PO BOX 6200 COEUR D'ALENE, ID 83814-1937

The annual report must be signed by an authorized signer of the entity.

D John Thornton

Sign Here

01/30/2020

Date

Job Title: Registered Agent



0003757803



STATE OF IDAHO
Office of the secretary of state, Lawrence Denney
ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0003757803

Date Filed: 1/30/2020 12:09:37 PM

B0475-7359 01/30/2020 12:09 PM Received by ID Secretary of State Lawrence Denney

Entity Name and Mailing Address:

B Pointe LLC

The file number of this entity on the records of the Idaho Secretary of State is: 0003406576

Address

PO BOX 7156
BOISE, ID 83707-1156

Entity Details:

Entity Status

Active-Existing

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

The registered agent on record is:

Registered Agent

D JOHN THORNTON
Registered Agent
Physical Address
3101 W MAIN STE 200
BOISE, ID 83702
Mailing Address

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
☒ D John Thornton		~~3101 W MAIN ST STE 200~~ ~~BOISE, ID 83702~~
☒ Bradley D Hagadone	Manager	PO BOX 6200 COEUR D'ALENE, ID 83816

The annual report must be signed by an authorized signer of the entity.

D John Thornton01/30/2020

Sign Here

Date

Job Title: Registered Agent

RECORDING FEE: \$15.00 DD
Electronically Recorded

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

THORNTON BYRON LLP
3101 W. MAIN, SUITE 200
PO Box 7156
BOISE, ID 83707-1156
208-344-8600

(SPACE ABOVE LINE FOR RECORDER'S USE)

BARGAIN AND SALE DEED

* * * * *

FOR VALUE RECEIVED, BRADLEY D. HAGADONE, a single person, Grantor, does hereby grant, bargain, sell and convey unto BDH PROPERTIES LLLP, an Idaho limited liability limited partnership, whose current address is PO Box 6200, Coeur d'Alene, Idaho 83816, Grantee, all that certain real property located in Kootenai County, Idaho, more particularly described as follows, to-wit:

That portion of Lot 5, SECOND ADDITION TO BENPOINT, Kootenai County, State of Idaho, according to the plat recorded in Book D of Plats, page 181, described as follows:

COMMENCING at the Southeast corner of Lot 4 of said addition; thence South 54°47' East along the lot line of Lot 5 to a point 75 feet from said corner of Lot 4; thence Northerly to the Southwesterly corner of Lot 6; thence North 47°42' West, 88.86 feet to the common corner of Lots 4, 5, 6 and 7; thence Along the lot line between Lots 4 and 5 to the POINT OF BEGINNING.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument effective the first day of January, 2019.

GRANTOR:



BRADLEY D. HAGADONE

STATE OF IDAHO)
 ss.
COUNTY OF KOOTENAI)

On this 6th day of February, 2019, before me, the undersigned Notary Public in and for said State, personally appeared BRADLEY D. HAGADONE, an individual, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.



Lori L. Loughheed
NOTARY PUBLIC, State of Idaho
Residing at: Post Falls, ID
Commission expires: 8/2/2024

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

RECORDING FEE: \$15.00 DD
Electronically Recorded

THORNTON BYRON LLP
3101 W. MAIN, SUITE 200
PO Box 7156
BOISE, ID 83707-1156
208-344-8600

(SPACE ABOVE LINE FOR RECORDER'S USE)

BARGAIN AND SALE DEED

* * * * *

FOR VALUE RECEIVED, BRADLEY D. HAGADONE, who took title as Bradley Hagadone, an unmarried man, Grantor, does hereby grant, bargain, sell and convey unto BDH PROPERTIES LLLP, an Idaho limited liability limited partnership, whose current address is PO Box 6200, Coeur d'Alene, Idaho 83816, Grantee, all that certain real property located in Kootenai County, Idaho, more particularly described as follows, to-wit:

A tract of land in Lot 5, of SECOND ADDITION TO BENPOINT, according to the plat recorded in Book "D" of Plats at page 181, Kootenai County, Idaho, described as follows:

BEGINNING at the Southwest corner of Lot 6, of said SECOND ADDITION TO BENPOINT, being also the Northeast corner of Tax No. 5618; thence
South 33°30' East, 114.08 feet; thence
South 14°27' West, 78.5 feet to a point on the shore of Lake Coeur d'Alene;
thence
Along the shore of Lake Coeur d'Alene, North 54°47' West, 75.0 feet to a point
on the East line of Tax No 5618; thence
Along said East line, North 7°59' East, 129.16 feet to the POINT OF BEGINNING.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

