

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 37-480F
Date Received: 10/27/1988
Receipt No: C004216
Received By:

**NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW**

1. Name of Claimant(s)

SOUTHERN STAR ACRES SUBDIVISION OWNERS ASSN INC Phone: (208)578-9878
190 LABRADOR LN
BELLEVUE ID 83313

2. Date of Priority: 06/15/1891

3. Source: BIG WOOD RIVER Trib. to: MALAD RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
02N	18E	36	SW NW	BLAINE	

5. Description of diverting works:

DISTRICT 45 CANAL, FLOOD IRRIGATION

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	4/01	11/01	3.1	

7. Total Quantity Appropriated is:
3.1 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
01N	18E	1	NE	SE	IRRIGATION	19
			SE	SE	IRRIGATION	38
					Section Acres	57
01N	18E	12	NE	NE	IRRIGATION	39
					Section Acres	39
					Total Acres	96

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:

14. Remarks:

CONFORMED ATTORNEY MAILING ADDRESS DMS

15. Basis of Claim: Decreed



State of Idaho

DEPARTMENT OF WATER RESOURCES

1341 Fillmore Street, Suite 200, Twin Falls ID 83301-3380

Phone: (208) 736-3033 FAX: (208) 736-3037

SOUTHERN REGION

November 3, 2006

JAMES E. RISCH
Governor

KARL J. DREHER
Director

SOUTHERN STAR ACRES SUB OWNERS ASSN INC
190 LABRADOR LN
BELLEVUE ID 83313

Re: SRBA Claim(s) 37-113T and 37-480F

Dear Ms. Lamb :

Pursuant to the change in ownership request that was submitted to the Department, we have changed the record of current ownership as requested. Please find the enclosed copies of the computer record of the water right(s) noting the change in owner. Review these records and if there is an error, or you have any questions, please contact this office.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Trish Fawcett', written over a horizontal line.

Trish Fawcett
Technical Records Specialist

Enc.

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

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
 Incomplete forms will be returned.

RECEIVED
 NOV 02 2006

DEPT. OF WATER RESOURCES
 SOUTHERN REGION

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 (under the "split" heading), 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>37-00113F</u>	<u>A37-00113</u>	<u>F</u>	_____	_____	_____
<u>37-00480F</u>	<u>A37-00480</u>	<u>F</u>	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- 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) is 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) Northstar Ranches, LLC
P.O.Box 2060, Sun Valley, ID 83353
4. New Owner/Claimant(s) Southern Star Acres Subdivision Property Owners
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or Association, Inc.
- New Mailing Address 190 Labrador Lane
- City, State and ZIP Code Bellevue, ID 83313
- New Telephone Number (208) 578-9878
5. Date you acquired the property March 14, 2003

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) President, Southern Star Acres Subdivision
(include title if applicable) Property Owners' Association, Inc.

Sidue Lamb

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 _____

QUITCLAIM DEED

For Value Received Northstar Ranches, L.L.C., an Idaho limited liability company
do hereby convey, release, remise and forever quit claim unto

Southern Star Acres Subdivision Owners Association

whose address is: P.O. Box 412, Hailey, ID 83333

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

NO		ST ID #	PRIORITY DATE	INCHES		CFS
45	NORTH STAR RANCHES, LLC	37-0113	07 / 16 / 1884	200.00	4.00	4.00
45	NORTH STAR RANCHES, LLC	37-0480	06 / 15 / 1891	155.00	3.10	7.10

together with its appurtenances.

Dated: March 14, 2003

Northstar Ranches, L.L.C., an Idaho limited liability company
By: Manookian Developers, Inc., an Idaho corporation, Managing Member

David Manookian
By: David Manookian, President

STATE OF Idaho

)ss.

COUNTY OF Blaine

Instrument # 480613

HAILEY, BLAINE, IDAHO

2003-03-20

02:30:00 No. of Pages: 1

Recorded for: FIRST AMERICAN TITLE

MARSHA RIEMANN

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: WTYICICORP DEED

On this 19th day of March, 2003, before me, the undersigned, personally appeared David Manookian, known or identified to me to be the president of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation which is the managing member of Northstar Ranches, L.L.C., and on behalf of the managing member subscribed said limited liability company's name to the foregoing instrument and acknowledged to me that such corporation executed the same.

Nancy A. Dralberg
Notary Public of Idaho
Residing at: *Gasfield*
Commission Expires: *9-7-05*



THIS INSTRUMENT FILED FOR RECORD BY
FIRST AMERICAN TITLE CO. AS AN ACCOM-
MODATION ONLY. IT HAS NOT BEEN EXAMINED
AS TO ITS EXECUTION OR AS TO ITS AFFECT
UPON THE TITLE.

HAEMMERLE & HAEMMERLE, P.L.L.C.

Attorneys & Counselors at Law

Fritz X. Haemmerle
Jennifer L. K. Haemmerle

P. O. Box 1800
Hailey, ID 83333

400 South Main Street, Suite 102
Tel: (208) 578-0520
Fax: (208) 578-0564

October 31, 2006

IDWR Southern Region
1341 Fillmore St., Suite 200
Twin Falls, ID 83301-3380

RECEIVED
NOV 02 2006
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Re: Change of Ownership: 37-00113F and 37-00489F

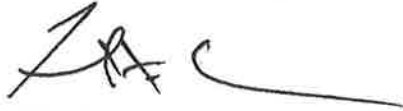
To Whom It May Concern:

Please find an enclosed a Change in Ownership Form for Southern Star Acres Subdivision Property Owners Association, Inc. I have also enclosed a copy of the Deed from the prior owners, specifically setting forth the water rights mentioned in the Change of Ownership.

If you require any further information of forms to be filed, please do not hesitate to call. Thank you.

Sincerely,

HAEMMERLE & HAEMMERLE, P.L.L.C.



Fritz X. Haemmerle

FXH: fxh
Encl.
cc: client

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 37-480F
Date Received: 10/27/1988
Receipt No: C004216
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

NORTHSTAR RANCHES LLC Phone: (208)622-5767
PO BOX 2060
SUN VALLEY ID 83353

2. Date of Priority: 06/15/1891

3. Source: BIG WOOD RIVER Trib. to: MALAD RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
02N	18E	36	SW NW	BLAINE	

5. Description of diverting works:

DISTRICT 45 CANAL, FLOOD IRRIGATION

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	4/01	11/01	3.1	

7. Total Quantity Appropriated is:
3.1 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
01N	18E	1	NE	SE	IRRIGATION	19
			SE	SE	IRRIGATION	38
					Section Acres	57
01N	18E	12	NE	NE	IRRIGATION	39
					Section Acres	39
					Total Acres	96

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:

14. Remarks:

CONFORMED ATTORNEY MAILING ADDRESS DMS

15. Basis of Claim: Decreed



State of Idaho

DEPARTMENT OF WATER RESOURCES

1341 Fillmore Street, Suite 200, Twin Falls ID 83301-3380

Phone: (208) 736-3033 FAX: (208) 736-3037

SOUTHERN REGION

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

August 1, 2002

NORTHSTAR RANCHES LLC
PO BOX 2060
SUN VALLEY ID 83353

Re: SRBA Claim(s) 37-113T, 37-480F

Dear Mr. Manookian:

Pursuant to the change in ownership request that has been submitted to the Department, we have changed the record of current ownership to you. Please find the enclosed copies of the computer records of the claim(s) noting the change in claimant. Review these records and if there is an error, or you have any questions, please contact this office.

Sincerely,

Trish Fawcett
Technical Records Specialist

Enc.

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

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
 Incomplete forms will be returned.

RECEIVED
 MAR 21 2000
 Department of Water Resources
 Southern Region

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 (under the "split" heading), 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
37-0113		X			
37-0480		X			
	37-0113T				
	37-0480F				

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- 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) is 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) Wood River Ranches c/o Charles T. Ferries
P.O. Box 2030, Sun Valley, ID 83358
4. New Owner/Claimant(s) Northstar Ranches, LLC
 Name Contacted (Check one: ☐ and, ☐ or, ☐ and/or
- New Mailing Address P.O. Box 2060
 City, State and ZIP Code Sun Valley, ID 83353
 New Telephone Number 208 622-5767
5. Date you acquired the property 1987

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 <u>37-0113</u>		
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	<u>4.0 cfs</u>	<u>96</u>
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 <u>37-0480</u>		
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	<u>3.1 cfs</u>	<u>96</u>
Stock		
Domestic		
Other		
Total		

7. Signature of New Owner(s) or Claimant(s)
(include title if applicable)

David M. Mawdsley
Manager

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 _____
 Received by _____ Date _____ Receipt No. _____
 Processed by [Signature] AJ Date 8/1/02 WR _____ Date _____

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

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 (under the "split" heading), 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
37-0113		X			
37-0480		X			
	37-0113T				
	37-0480F				

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- 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) is 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) Wood River Ranches c/o Charles T. Ferries
P.O. Box 2030, Sun Valley, ID 83358
4. New Owner/Claimant(s) Northstar Ranches, LLC
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address P.O. Box 2060
- City, State and ZIP Code Sun Valley, ID 83353
- New Telephone Number 208 622-5767
5. Date you acquired the property 1987

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 <u>37-0113</u>		
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	<u>4.0 cfs</u>	<u>96</u>
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 <u>37-0480</u>		
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	<u>3.1 cfs</u>	<u>96</u>
Stock		
Domestic		
Other		
Total		

7. Signature of New Owner(s) or Claimant(s) _____
(include title if applicable) _____

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

Order No. 22777

WARRANTY DEED

FOR VALUE RECEIVED

JERRY D. HORN, a married man, as his sole and separate property, as to an undivided 1/8 interest; MARSHA KAY HORN, an unmarried woman, as to an undivided 1/8 interest; J J Consulting, Inc., a Washington corporation, as to an undivided 1/2 interest and NORTH STAR FUNDING INC., a California corporation, as to an undivided 1/4 interest

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

NORTHSTAR RANCHES, L.L.C., a limited liability company

GRANTEE(s) whose address is: P.O. Box 2080, Sun Valley, ID 83353

the following described real property in Blaine County, Idaho, to wit:

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

SECTION 12: A parcel of land situated in the NE1/4 NE1/4 more particularly described as follows:

BEGINNING at the NE corner of said NE1/4 NE1/4, a 5/8" bar; thence S. 00° 23' 52" E., along the East boundary of said NE1/4 NE1/4 a distance of 1320.12 feet to the SE corner of said NE1/4 NE1/4, a 5/8" bar; thence S. 89° 09' 57" W., along the South boundary of said NE1/4 NE1/4 a distance of 1282.84 feet to a point on the East right of way line of Highway 75, a 5/8" bar; thence N. 00° 18' 32" W., along said right of way a distance of 1316.65 feet to a point on the North boundary of said NE1/4 NE1/4, a 5/8" bar; thence N. 89° 00' 33" E., along the North boundary of said NE1/4 NE1/4 a distance of 1280.06 feet to the POINT OF BEGINNING;

AND

SECTION 1: A parcel of land situated in the SE1/4 SE1/4 more particularly described as follows:

BEGINNING at the SE corner of said SE1/4 SE1/4, a 5/8" bar; thence S. 89° 00' 33" W., along the South boundary of said SE1/4 SE1/4 a distance of 1280.06 feet to a point on the East right of way line of Highway 75, a 5/8" bar; thence N. 00° 18' 32" W., along said right of way line a distance of 1313.12 feet to a point on the North boundary of said SE1/4 SE1/4, a 5/8" bar; thence N. 89° 14' 51" E., along the North boundary of said SE1/4 SE1/4 a distance of 1272.25 feet to the NE corner of said SE1/4 SE1/4, a 5/8" bar; thence S. 00° 36' 36" E., along the East boundary of said SE1/4 SE1/4 a distance of 1307.75 feet to the POINT OF BEGINNING;

AND

SECTION 1: A parcel of land situated in the NE1/4 SE1/4 more particularly described as follows:

BEGINNING at the SE corner of said NE1/4 SE1/4; thence S. 89° 14' 51" W., along the South boundary of said NE1/4 SE1/4 a distance of 1272.25 feet to the Easterly right of way line of Highway 75; thence N. 00° 18' 32" W., along said right of way line a distance of 64.56 feet; thence N. 01° 14' 16" E., a distance of 646.90 feet; thence N. 89° 15' 51" E., parallel to the South boundary of said NE1/4 SE1/4 a distance of 1075.24 feet to a point on the Westerly right of way line of Highway 23; thence S. 31° 09' 21" E., along said right of way line a distance of 345.64 feet to a point on the Easterly boundary of said NE1/4 SE1/4; thence S. 00° 37' 36" E., along the Easterly boundary of said NE1/4 SE1/4 a distance of 412.65 feet to the POINT OF BEGINNING.

This document may be executed simultaneously in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

Subject To: Taxes, easements established or of record, restrictions and encumbrances of record, rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any governmental unit.

TO HAVE AND TO HOLD said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said 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 encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: April 18, 1997

JERRY D. HORN

MARSHA KAY HORN

J.J. CONSULTING CORP., a Washington corporation

BY: C. JAMES JENSEN

NORTH STAR FUNDING, INC., a California corporation

BY: DOUGLAS J. PENNINGTON

State of California

County of RIVERSIDE

} ss.

On this 22nd day of April in the year 1997 before me, the undersigned, personally appeared JERRY D. HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Mari Lee Conrad

Notary Public

Commission Expires: 11-22-2000



State of California

County of

} ss.

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared MARSHA KAY HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

State of Nevada

County of

} ss.

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared C. JAMES JENSEN known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

State of Texas

County of

} ss.

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared DOUGLAS J. PENNINGTON known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

Notary Public Seal

Dated: April 18, 1997

JERRY D. HORN

MARSHA KAY HORN

J J CONSULTING CORP., a Washington corporation

BY: C. JAMES JENSEN

NORTH STAR FUNDING, INC., a California corporation

BY: DOUGLAS J. PENNINGTON

State of California

County of

} ss.

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared JERRY D. HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

State of California

County of

} ss.

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared MARSHA KAY HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

State of Nevada

County of

} ss.

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared C. JAMES JENSEN known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

State of Texas

County of WILSON

} ss.

On this 28th day of April in the year 1997 before me, the undersigned, personally appeared DOUGLAS J. PENNINGTON known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Maria Ann Mack-Evans

Notary Public

Commission Expires: 5/22/98

1 Notary Public



Dated: April 18, 1997

JERRY D. HORN

MARSHA KAY HORN

J J CONSULTING CORP., a Washington corporation

BY: C. James Jensen
C. JAMES JENSEN

NORTH STAR FUNDING, INC., a California corporation

BY: DOUGLAS J. PENNINGTON

State of California

}

ss.

County of

}

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared JERRY D. HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

State of California

}

ss.

County of

}

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared MARSHA KAY HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

State of Nevada

}

ss.

County of Clark

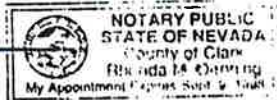
}

On this 22nd day of April in the year 1997 before me, the undersigned, personally appeared C. JAMES JENSEN known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Shirley M. [Signature]
Notary Public

Commission Expires:



State of Texas

}

ss.

County of

}

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared DOUGLAS J. PENNINGTON known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

Notary Public Seal

Dated: April 18, 1997

JERRY D. HORN

Marsha Kay Horn
MARSHA KAY HORN

J J CONSULTING CORP., a Washington corporation

BY: C. JAMES JENSEN

NORTH STAR FUNDING, INC., a California corporation

BY: DOUGLAS J. PENNINGTON

State of California

County of

}
}ss.
}

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared JERRY D. HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public
Commission Expires:

State of California

County of *Riverside*

}
}ss.
}

On this 21 day of April in the year 1997 before me, the undersigned, personally appeared MARSHA KAY HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Barbara J. Valdivia
Notary Public

Commission Expires: 6-13-99



State of Nevada

County of

}
}ss.
}

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared C. JAMES JENSEN known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public
Commission Expires:

State of Texas

County of

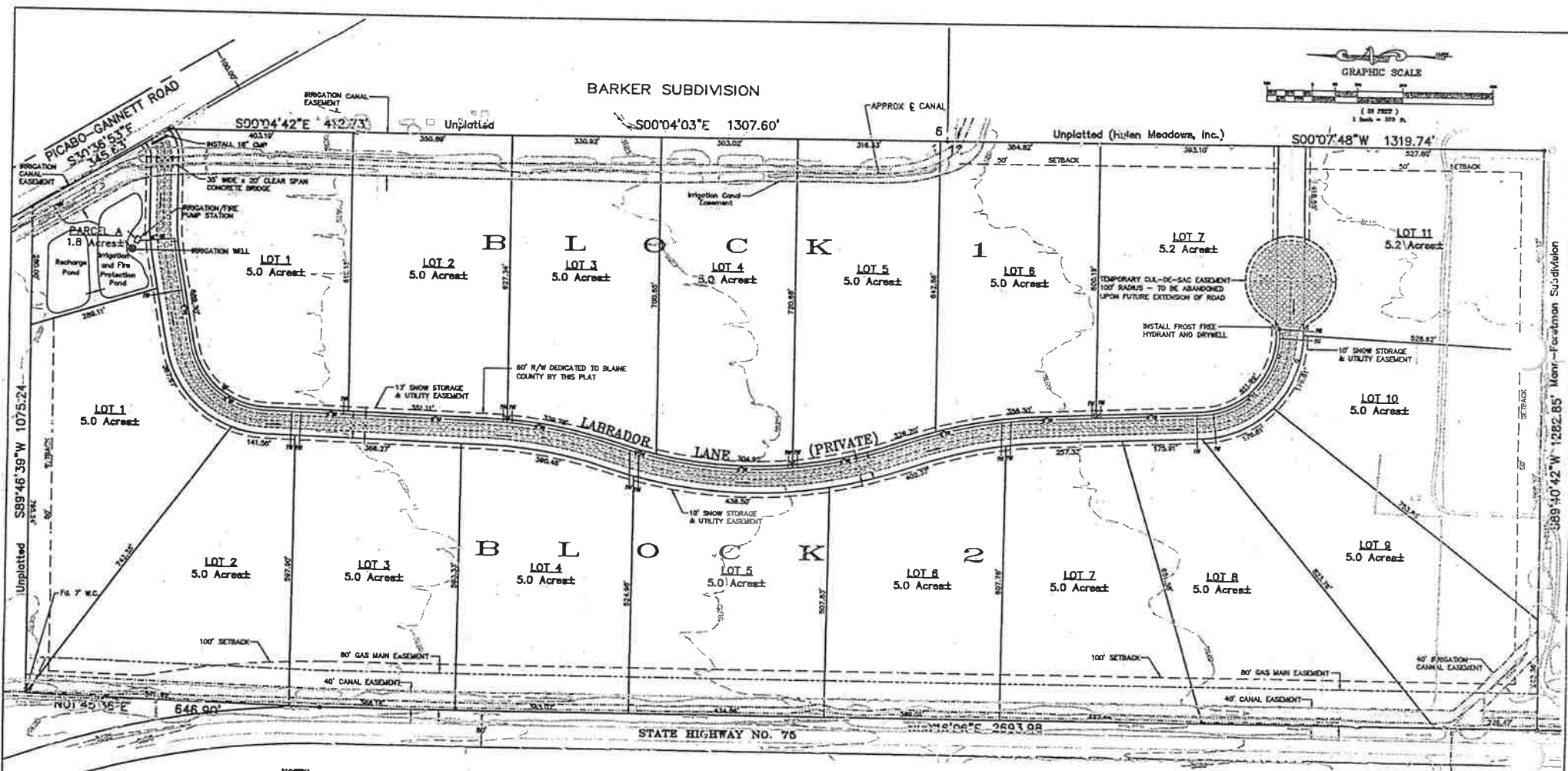
}
}ss.
}

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared DOUGLAS J. PENNINGTON known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

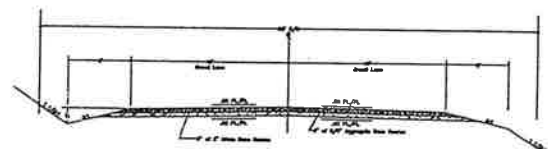
Notary Public
Commission Expires:

[Signature]



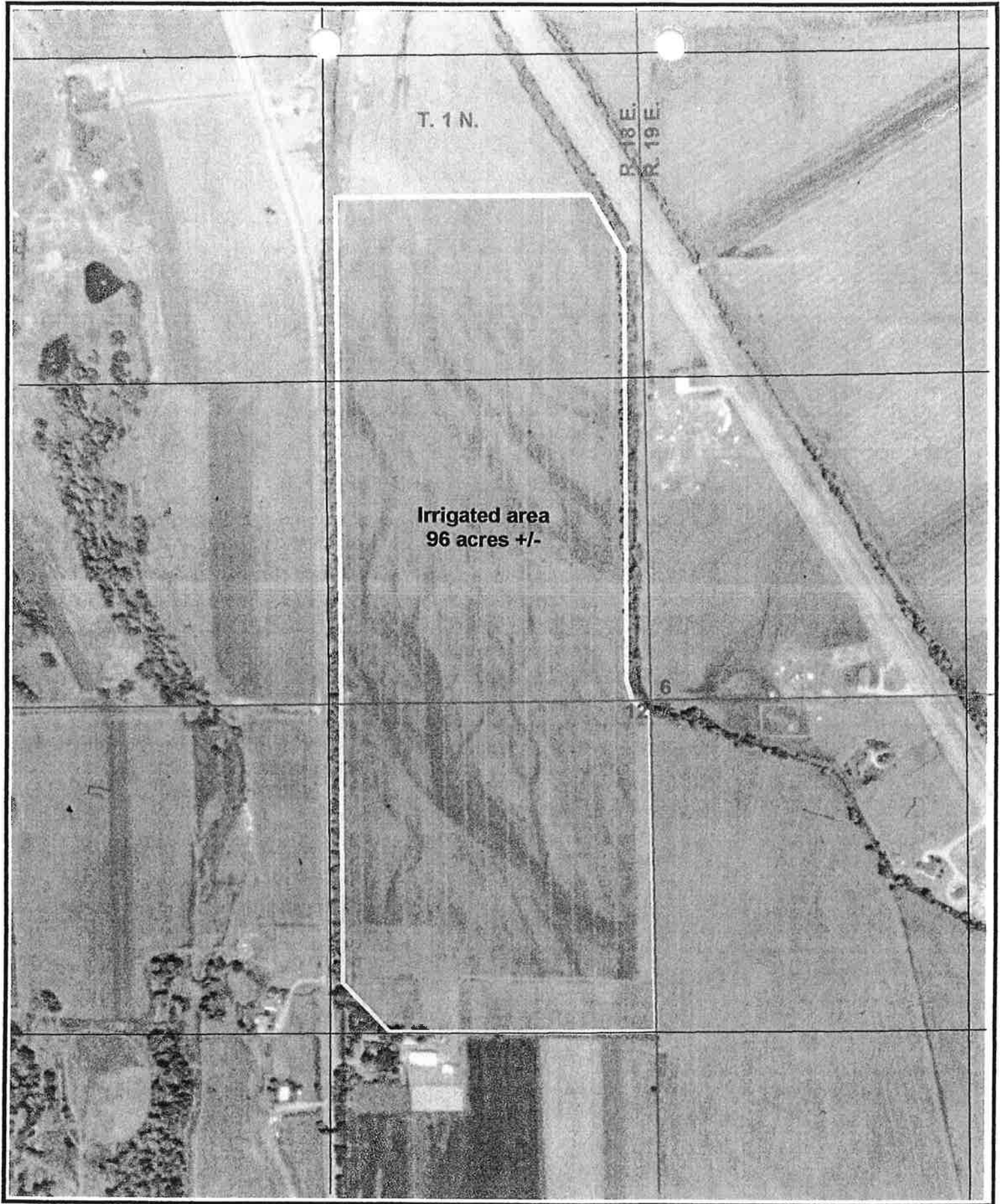
NOTES

- 1) Zoning is R-5.
- 2) All new utilities shall be underground.
- 3) A 10' public utility easement is reserved centered on all side and rear lot lines.
- 4) Individual lot owners are responsible for control of noxious weeds as per State regulations. Mowing and manual removal are recommended.
- 5) Location of well and septic tanks must be approved by the South Central Health Department.
- 6) Existing water rights are to be apportioned to each lot on a per acre basis and administered by the Homeowner's Association.
- 7) Labrador Lane is a private road with public access. There shall be a 10 foot wide snow storage and public utilities easement along both sides of the roadway in addition to right-of-way shown.
- 8) No fences within the subdivision shall exceed 41 inches in height and the bottom rail shall exceed 18 inches in height to allow wildlife migrations.
- 9) The purchaser and/or owner of these lots understands and agrees that private road construction, maintenance and snow removal shall be the obligation of the owner, his successors in interest, or homeowners association, and that Blaine County is in no way obligated to accept, maintain or improve these roads, and that each owner shall notify in writing any successor in interest of these facts.
- 10) All fire protection requirements of Wood River Rural Fire District, the Uniform Fire Code and the Blaine County Fire Protection Ordinance including but not limited to water supply, access and clear zones shall be complied with prior to the issuance of any building permits within this subdivision.
- 11) The owner of Lots 1-6, Block 1 shall not create bridges or other access across the canal. No structures or uses other than noxious weed control shall be permitted within the Irrigation Canal Easement.
- 12) The Temporary Cul-de-sac Easement on Lot 7, Block 1 and Lot 11, Block 2 shall be vacated when Labrador Lane is extended through the adjacent property.



Typical Road Section
(NTS)

DATE	REVISIONS
01/08/99	Revise Fire Hydrant Locations per Bart Lammiman
A PRELIMINARY PLAT OF SOUTHERN STAR ACRES SUBDIVISION FOR MANOOKIAN DEVELOPERS LOCATED IN SECTIONS 1 & 12, T.1 N., R.18 E., S.14, BLAINE COUNTY, IDAHO	
Galena Engineering Inc.	Civil Engineers & Land Surveyors 885 N. Second Avenue P.O. Box 455 Ketchikan, Alaska 99901 (907) 728-4728
SCALE: 1"=100'	DATE: OCT. 1998
DRAWN BY: CAT	CHECKED/PLOTTED BY: MGC / JMB
SHEET: 1	OF: 1



1997 FSA PHOTO SHOWING IRRIGATED AREA
NORTHSTAR RANCHES, LLC
WATER RIGHTS 37-0113T AND 37-0480F

Brockway Engineering, PLLC
February 22, 2002

No. W 3749 Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		Due no later than Mar 31, 2002 Annual Report Form 1. Mailing Address - Complete in this box, if applicable NORTHSTAR RANCHES, LLC BOX 2060 SUN VALLEY, ID 83353		2. Registered Agent and Office NO PO BOX DAVID MANOOKIAN 430 THISTLE HULEN MEADOWS KETCHUM, ID 83340 3. New Registered Agent Signature													
4. Limited Liability Companies: Enter Names and Addresses of Members. <table border="1"> <thead> <tr> <th>Office held</th> <th>Name</th> <th>Street or P.O. Address</th> <th>City</th> <th>State</th> <th>Zip</th> </tr> </thead> <tbody> <tr> <td>MANAGER</td> <td>DAVID MANOOKIAN</td> <td>BOX 2060</td> <td>SUN VALLEY</td> <td>ID</td> <td>83353</td> </tr> </tbody> </table>						Office held	Name	Street or P.O. Address	City	State	Zip	MANAGER	DAVID MANOOKIAN	BOX 2060	SUN VALLEY	ID	83353
Office held	Name	Street or P.O. Address	City	State	Zip												
MANAGER	DAVID MANOOKIAN	BOX 2060	SUN VALLEY	ID	83353												
5. Organized Under the Laws of: IDAHO W 3749		6. Signature <u>David Manookian</u> Date <u>1-12-02</u> Name (typed or printed) <u>DAVID MANOOKIAN</u> Title <u>MANAGER</u>															

Issued 01/02/2002

Do Not Tape or Staple

1680



BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

CHARLES E.
BROCKWAY,
PH.D., P.E.

CHARLES G.
BROCKWAY,
PH.D., P.E.

2016 NORTH
WASHINGTON
STREET • SUITE 4

TWIN FALLS,
IDAHO 83301

208•736•8543

FAX: 736•8506

March 19, 2002

Mr. Allen Merritt
Idaho Department of Water Resources
1341 Fillmore Street, Suite 200
Twin Falls, ID 83301

Re: Northstar Ranches / David Manookian
Project No. 238-03-2002

Dear Allen:

Enclosed are two Applications for Extension of Time for water rights 37-0113T and 37-0480F, which are fully overlapping on property owned by Northstar Ranches, LLC. The property is located south of Bellevue, Idaho in the E1/2 SE1/4 Section 1, and the NE1/4 NE1/4 Section 12, T. 1 N., R. 18 E. Water is delivered to the land from the Big Wood River via the District Canal No. 45.

The property has been irrigated fully through the 1999 season. Greg Mann, a neighbor to the south, farmed the land during 1996 and 1997 and harvested a crop of alfalfa. Delbert McMurdo farmed the land during 1999 and also harvested alfalfa. The attached letter from Mr. McMurdo documents this fact. Since 1999, development plans for a residential subdivision have been ongoing and the land has not been irrigated. Construction of the subdivision in 2000 and 2001 physically prevented irrigation from occurring.

I am enclosing aerial photo workups for 1997 and 2001. The 1997 photo shows the irrigation occurring that year. The 2001 photo shows the completed Southern Star Acres subdivision. If you desire, I can also supply a 1996 photo that more clearly shows the crop being harvested.

In conjunction with the development, a new diversion structure from the District Canal was constructed, and a community irrigation system was installed. During a site visit I made last fall, I verified that all components of this system have been constructed. The two water rights will remain with the property and will be held by a homeowners' association for distribution to the lot owners. As of now, 5 of the 18 lots have been sold. A portion of the water rights will be used hereafter as individual lot owners begin irrigating, but it is not practical to fully use the rights on the remainder of the unsold lots.

CHANGE IN OWNERSHIP
NEEDS CHAIN OF TITLE
NOTIFIED CHUCK JR.
2/22/2002

RECEIVED

MAR 21 2002

Department of Water Resources
Southern Region

P.S.

For these reasons, the owner wishes to obtain an Extension of Time to Avoid Forfeiture for a period of five (5) years, or until June 1, 2007.

I am also enclosing a change of ownership form for these two rights along with a deed showing ownership and a copy of the subdivision plat.

Please let me know if you need any additional information.

Sincerely,


Charles G. Brockway, P.E.

Enc: Request for Extension of Time to Avoid Forfeiture (2)
Aerial photograph analysis – 1997 and 2001
Change of ownership form for 37-0113 and 37-0480
Waranty deed – conveyance to Northstar Ranches
Subdivision plat map
Letter from Delbert McMurdo

cc: David Manookian, Northstar Ranches LLC

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: A37-00480F

Date Received: 10/27/1988

Receipt No: C004216

Received By: _____

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: WOOD RIVER RANCHES 208-726-4456
Address: C/O CHARLES T. FERRIES
P.O. BOX 2030
SUN VALLEY, ID 83353

2. Date of Priority: JUN 15, 1891

3. Source: BIG WOOD RIVER Trib. to: MALAD RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
02N	18E	36	SW		NW		BLAINE

5. Description of diverting works:
DISTRICT 45 CANAL, FLOOD IRRIGATION

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
IRRIGATION	04/01	11/01	3.100		

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

8. Total consumptive use is 240.0 Acre Feet Per Annum.

9. Non-irrigation uses:

10. Place of Use:

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
01N	18E	1	NE	SE		IRR	19.0
			SE	SE		IRR	38.0
Section Acres							57.0

MACROFILMED
FEB 22 1993

10. Place of Use: Continued

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
01N	18E	12	NE NE		IRR	39.0
Section Acres						39.0
Total Acres						96.0

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:
37-00113S

14. Remarks:

15. Basis of Claim: DECREED
Case Number:
Court :
Decree date:

Decree Plaintiff

vs

Decree Defendant

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 _____

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: 39356
Ident Number A37-00480F *ret.*
Date Received 10-27-88
Receipt Number 0004216

NOTICE OF CLAIM
TO A
WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s): Wood River Ranches
Phone: (208) 726-4456
Mailing Address: c/o Charles T. Ferries
P.O Box 2030
Sun Valley, ID 83353
2. Date of Priority: June 15, 1891
3. Source of water supply (a) Big Wood River
which is tributary to (b) Malad River
4. a. Location of point of diversion is:

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>$\frac{1}{4}$</u>	<u>$\frac{2}{4}$</u>	<u>$\frac{3}{4}$</u>	<u>Lot</u>	<u>County</u>
2N	18E	36		SW	NW		Blaine

Additional points of diversion if any: None.

- b. If instream flow, beginning point:

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>$\frac{1}{4}$</u>	<u>$\frac{2}{4}$</u>	<u>$\frac{3}{4}$</u>	<u>Lot</u>	<u>County</u>
-----------------	--------------	----------------	---------------------------------	---------------------------------	---------------------------------	------------	---------------

Ending point:

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>$\frac{1}{4}$</u>	<u>$\frac{2}{4}$</u>	<u>$\frac{3}{4}$</u>	<u>Lot</u>	<u>County</u>
-----------------	--------------	----------------	---------------------------------	---------------------------------	---------------------------------	------------	---------------

5. Description of existing diversion works: District 45 Canal; flood irrigation.

COPY
MICROFILMED
FEB 22 1993

6. Water is claimed for following purposes:

<u>Purpose</u>	<u>From</u>	<u>To</u>	<u>Amount</u>
Irrigation	April 1	November 1	3.1 cfs

7. Total Quantity Claimed: 3.1 cfs

8. Total consumptive use claimed is 240 acre feet per annum.

9. Non-irrigation uses: None.

10. Place of use:

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>1/4</u>	<u>1/4</u>	<u>Use</u>	<u>Irrig. Acres</u>
1N	18E	1	NE	SE	I	19
1N	18E	1	SE	SE	I	38
1N	18E	12	NE	NE	I	39

Total number of irrigated acres: 96

11. Place of use is located in Blaine County.

12. Do you own the property listed above as place of use? Yes.

13. Describe any other water rights used at the same place and for the same purposes as described above? 37-0113A.

14. Remarks: Claim is for the portion of 37-0480 owned by Claimant. Soil is Little Wood River series consisting of gravelly, sandy loam, and is extremely pourous. Entire amount of right required for flood irrigation.

Last Name: Wood River Ranches

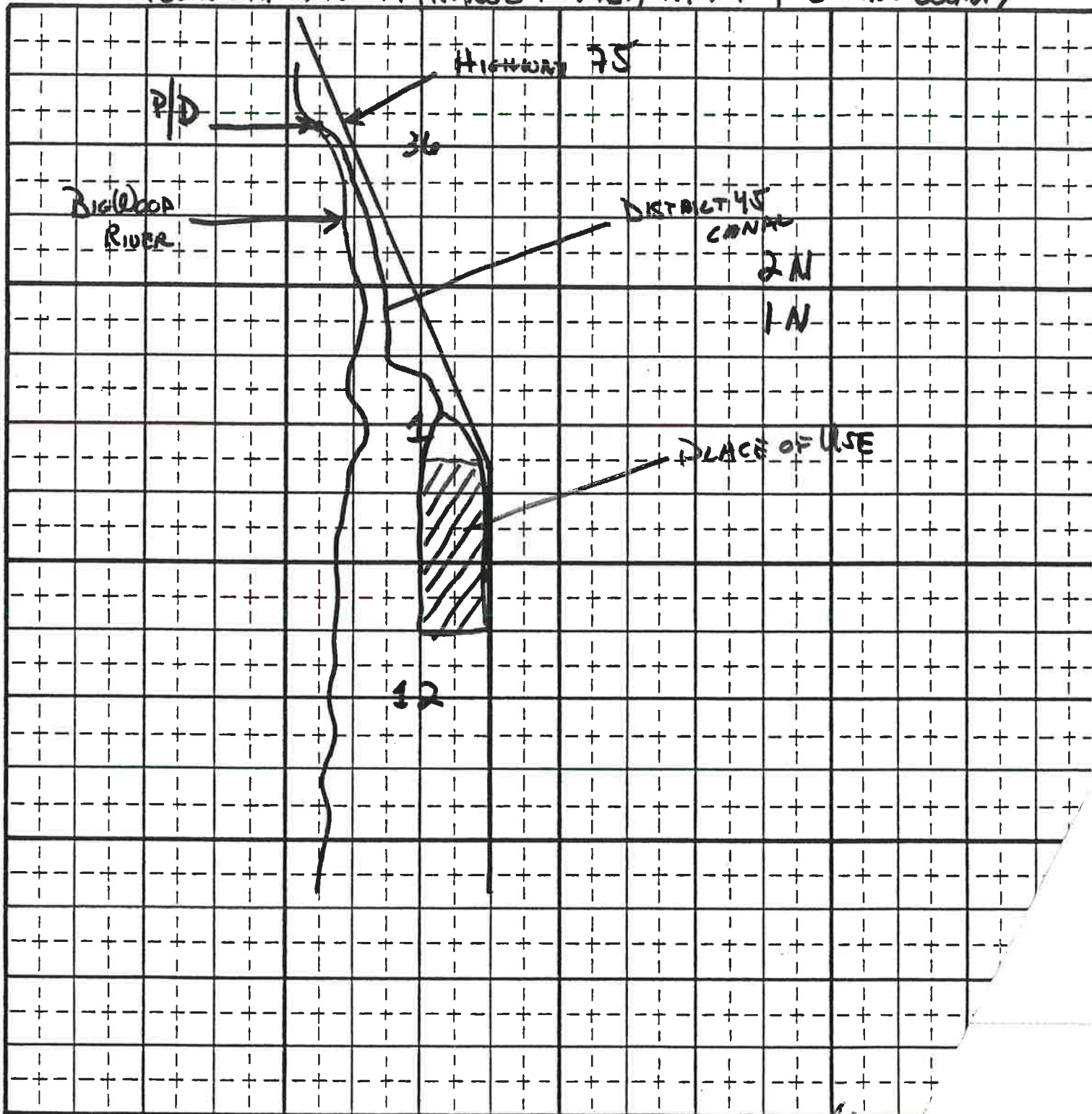
Ident No. _____

COPY
MICROFILMED
FEB 22 1993

Map of Project: show clearly the point of diversion, place of use, section number, township, and range number.

Scale: 2 inches equals 1 mile

TOWNSHIP 1 NORTH, RANGE 18 EAST, R. M., DRAINAGE COUNTY



COPY

MICRO
FEB 2

Last Name _____

Ident No. _____

Copies: White-Star

15. Basis of Claim: Decree
IDWR Water Right Number: 37-0480
Court: Lincoln County
Case Number:
Decree Date: December 13, 1909
Plaintiff v. Defendant:
S.C. Frost et al. v. Alturus Water Co. et ux.

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 not wish to receive and pay a small annual fee for monthly copies of the docket sheet. Number of attachments - none.

[For Organizations] I do solemnly swear or affirm that I am a general partner of Wood River Ranches, that I have signed the foregoing document in the space below as a general partner of Wood River Ranches, and that the statements contained in the foregoing document are true and correct.

Signature of General Partner

Charles T. Ferries
Charles T. Ferries

Title of Organization: Wood River Ranches

Date 10-24-88

State of IDAHO)
County of BLAINE) ss.

Subscribed and sworn before me this 24 day of October, 1988.

Notary Public James P. Speck

Residing at East Fork, ID

Commission Expires 1/22/91

17. Notice of Appearance:

Notice is hereby given that I, James P. Speck, will be acting as attorney at law of the claimant signing above, and that all notices required by law to be mailed by the director to the claimant signing above should be mailed to the address listed below.

Signature: James P. Speck

James P. Speck
Hogue, Speck & Aanestad
P.O. Box 987
Ketchum, ID 83340

Date: 10/24/88

Last Name: Wood River Ranches
a:\ferries2.clm

Ident No.: _____

COPY
MICROFILMED
FEB 22 1993

STANDARD FORM 5

IDWR CONCURRENCE:

Kelly K. Christensen 11-19-10
Kelly K. Christensen Date
Sr. Water Resource Agent

IDWR CONCURRENCE:

Nicholas B. Spencer Date
Deputy Attorney General
Attorney for IDWR

11/04/2010

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

RIGHT NUMBER: 37-480F

NAME AND ADDRESS: SOUTHERN STAR ACRES SUBDIVISION OWNERS ASSN INC
190 LABRADOR LN
BELLEVUE ID 83313

SOURCE: BIG WOOD RIVER

TRIBUTARY: MALAD RIVER

QUANTITY: 3.100 CFS

The rights listed below shall provide no more than 0.02 cfs per acre at the field headgate for irrigation of the lands in the place of use whenever sprinkler methods of irrigation are used. Combined Right Nos. 37-113T and 37-480F

KKC

PRIORITY DATE: 06/15/1891

POINT OF
DIVERSION:

T02N R18E S36 NESWNW Lot 3 Within BLAINE County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
IRRIGATION	04/15 10/31	3.100 CFS

PLACE OF USE:

IRRIGATION in BLAINE County

T01N R18E S01	NENE	19.00	T01N R18E S01	SESE	38.00
T01N R18E S12	NENE	38.00			

95 ACRES TOTAL

Right Nos. 37-113T and 37-480F are limited to the irrigation of a combined total of 95 acres in a single irrigation season.

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

The rights listed below shall provide no more than 0.02 cfs per acre at the field headgate for irrigation of the lands in the place of use whenever sprinkler methods of irrigation are used. Combined Right Nos. 37-113T and 37-480F

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 - Decreed

In Re SRBA
Case No. 39576

STANDARD FORM 5

This form is used to report the stipulated elements of one water right acquired under state law and/or one federal reserved water right. Submission of this form will not automatically result in the issuance of a partial decree. The Presiding Judge or Special Master will conduct any hearing necessary to determine whether the facts, data, expert opinions and law support the issuance of a partial decree for the water right.

The parties agree that the Snake River Basin Adjudication Court has jurisdiction of the parties and subject matter to enter a partial decree for this water right; that they have been served with sufficient process, according to the law; and that they have appeared, prosecuted, and defended their positions with regard to this water right dispute.

The parties and IDWR agree and stipulate that the elements of this water right should be described per the attached. The parties and IDWR have further indicated their concurrence by initialing each of the attached pages.

OBJECTORS:

Craig D. Hobdey
Attorney for Big Wood Canal Company

Albert P. Barker
Attorney for Tom O'Gara, John F.
Stevenson, Bill Molyneux, Pete Van Der
Meulen, Grace Eakin, Rocky Sherbine,
Gerald Bashaw, and Pepin Corso-Harris

IDWR CONCURRENCE:

Kelly K. Christensen 11-19-10

Kelly K. Christensen

Date

Sr. Water Resource Agent

IDWR CONCURRENCE:

Nicholas B. Spencer

Date

Deputy Attorney General

Attorney for IDWR

11/04/2010

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

RIGHT NUMBER: 37-113T

NAME AND ADDRESS: SOUTHERN STAR ACRES SUBDIVISION OWNERS ASSN INC
190 LABRADOR LN
BELLEVUE ID 83313

SOURCE: BIG WOOD RIVER

TRIBUTARY: MALAD RIVER

QUANTITY: 4.000 CFS

The rights listed below shall provide no more than 0.02 cfs per acre at the field headgate for irrigation of the lands in the place of use whenever sprinkler methods of irrigation are used. Combined Right Nos. 37-113T and 37-480F

KKC

PRIORITY DATE: 07/10/1884

POINT OF
DIVERSION:

T02N R18E S36 NESWNW Lot 3 Within BLAINE County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
IRRIGATION	04/15 10/31	4.000 CFS

PLACE OF USE: IRRIGATION in BLAINE County

T01N R18E S01	NESE	19.00	T01N R18E S01	SESE	38.00
T01N R18E S12	NENE	38.00			

95 ACRES TOTAL

Right Nos. 37-113T and 37-480F are limited to the irrigation of a combined total of 95 acres in a single irrigation season.

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. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

Status Conf.

11-3-2010

37-113T

Route additional sprinkler in language
AL:- reached agreement. Fritz requested
amendment to remark. Everybody is in
agreement.

see also 480F.

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

Subcase No.: 37-113T

STANDARD FORM 5

STIPULATED ELEMENTS OF A
WATER RIGHT

This form is used to report the stipulated elements of one water right acquired under state law and/or one federal reserved water right. Submission of this form will not automatically result in the issuance of a partial decree. The Presiding Judge or Special Master will conduct any hearing necessary to determine whether the facts, data, expert opinions and law support the issuance of a partial decree for the water right.

The parties agree that the Snake River Basin Adjudication Court has jurisdiction of the parties and subject matter to enter a partial decree for this water right; that they have been served with sufficient process, according to the law; and that they have appeared, prosecuted, and defended their positions with regard to this water right dispute.

The parties and IDWR agree and stipulate that the elements of this water right should be described per the attached. The parties and IDWR have further indicated their concurrence by initialing each of the attached pages.

CLAIMANT / RESPONDENT:

OBJECTORS:

Fritz X. Haemmerle Date
Attorney for Southern Star Acres Subdivision
Owners Association Inc.

Craig D. Hobdey Date
Attorney for Big Wood Canal Company

Albert P. Barker Date
Attorney for Tom O'Gara, John F.
Stevenson, Bill Molyneux, Pete Van Der
Meulen, Grace Eakin, Rocky Sherbine,
Gerald Bashaw, and Pepin Corso-Harris

IDWR CONCURRENCE:

Kelly K. Christensen 8-4-10

Kelly K. Christensen
Sr. Water Resource Agent

Date

IDWR CONCURRENCE:

Nicholas B. Spencer
Deputy Attorney General
Attorney for IDWR

Date

VOID 11-22-10

05/27/2010

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

RIGHT NUMBER: 37-113T

NAME AND ADDRESS: SOUTHERN STAR ACRES SUBDIVISION OWNERS ASSN INC
190 LABRADOR LN
BELLEVUE ID 83313

SOURCE: BIG WOOD RIVER

TRIBUTARY: MALAD RIVER

QUANTITY: 4.000 CFS

The rights listed below shall provide no more than 0.02 cfs per acre at the field headgate for irrigation of the lands in the place of use. Combined Right Nos.: 37-113T and 37-480F.

PRIORITY DATE: 07/10/1884

POINT OF
DIVERSION:

T02N R18E S36 NESWNW Lot 3 Within BLAINE County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
IRRIGATION	04/15 10/31	4.000 CFS

PLACE OF USE: IRRIGATION in BLAINE County

T01N R18E S01	NESE	19.00	T01N R18E S01	SESE	38.00
T01N R18E S12	NENE	38.00			

95 ACRES TOTAL

Right Nos. 113T and 480F are limited to the irrigation of a combined total of 95 acres in a single irrigation season.

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. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

VOID
11-22-10

Subcase No.: 37-480F

STANDARD FORM 5

This form is used to report the stipulated elements of one water right acquired under state law and/or one federal reserved water right. Submission of this form will not automatically result in the issuance of a partial decree. The Presiding Judge or Special Master will conduct any hearing necessary to determine whether the facts, data, expert opinions and law support the issuance of a partial decree for the water right.

The parties agree that the Snake River Basin Adjudication Court has jurisdiction of the parties and subject matter to enter a partial decree for this water right; that they have been served with sufficient process, according to the law; and that they have appeared, prosecuted, and defended their positions with regard to this water right dispute.

The parties and IDWR agree and stipulate that the elements of this water right should be described per the attached. The parties and IDWR have further indicated their concurrence by initialing each of the attached pages.

OBJECTORS:

Craig D. Hobdey
Attorney for Big Wood Canal Company

Albert P. Barker
Attorney for Tom O'Gara, John F.
Stevenson, Bill Molyneux, Pete Van Der
Meulen, Grace Eakin, Rocky Sherbine,
Gerald Bashaw, and Pepin Corso-Harris

IDWR CONCURRENCE:

Kelly K. Christensen 8-4-10

Kelly K. Christensen
Sr. Water Resource Agent

Date

IDWR CONCURRENCE:

Nicholas B. Spencer
Deputy Attorney General
Attorney for IDWR

Date

VOID
IF 22-10

05/27/2010

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

RIGHT NUMBER: 37-480F

NAME AND ADDRESS: SOUTHERN STAR ACRES SUBDIVISION OWNERS ASSN INC
190 LABRADOR LN
BELLEVUE ID 83313

SOURCE: BIG WOOD RIVER

TRIBUTARY: MALAD RIVER

QUANTITY: 3.100 CFS

The rights listed below shall provide no more than 0.02 cfs per acre at the field headgate for irrigation of the lands in the place of use. Combined Right Nos.: 37-113T and 37-480F.

PRIORITY DATE: 06/15/1891

POINT OF
DIVERSION:

T02N R18E S36 NESWNW Lot 3 Within BLAINE County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
IRRIGATION	04/15 10/31	3.100 CFS

PLACE OF USE: IRRIGATION in BLAINE County

T01N R18E S01	NESE	19.00	T01N R18E S01	SESE	38.00
T01N R18E S12	NENE	38.00			

95 ACRES TOTAL

Right Nos. 113T and 480F are limited to the irrigation of a combined total of 95 acres in a single irrigation season.

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. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

May 26, 2010

Status Conference.

37-113

Barker settlement conf. in April.
settling with language prob. rate/Ac.

37-113G Beck,

113H. Hoffman.

seif prop has been transferred will ck on .02/Ac

Andy Waldera

rec $\rightarrow$ 23.3 irrigates 28 acres.

late obj? Possible obj to P/U.

113T comb. use remarks:

T-2900

PcDoc Pg 14 $\rightarrow$

Folder 2 Part to C thru H
May 1983 to Dec 2006.

Aug 9. 1:30 to 3:00 informal hearing date

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 37-113T
Date Received: 10/27/1988
Receipt No: C004216
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

SOUTHERN STAR ACRES SUBDIVISION OWNERS ASSN INC Phone: (208)578-9878
190 LABRADOR LN
BELLEVUE ID 83313

2. Date of Priority: 07/10/1884

3. Source: BIG WOOD RIVER Trib. to: MALAD RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
02N	18E	36	SW NW	BLAINE	

5. Description of diverting works:

DISTRICT 45 CANAL, FLOOD IRRIGATION

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	4/01	11/01	4	

7. Total Quantity Appropriated is:
4 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	
01N	18E	1	NE	SE	IRRIGATION	19	
			SE	SE	IRRIGATION	38	
			Section Acres				57
			Total Acres				96
01N	18E	12	NE	NE	IRRIGATION	39	
			Section Acres				39
			Total Acres				96
			Total Acres				96

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:

14. Remarks:

CONFORMED ATTORNEY MAILING ADDRESS DMS

15. Basis of Claim: Decreed



State of Idaho

DEPARTMENT OF WATER RESOURCES

1341 Fillmore Street, Suite 200, Twin Falls ID 83301-3380

Phone: (208) 736-3033 FAX: (208) 736-3037

SOUTHERN REGION

November 3, 2006

JAMES E. RISCH
Governor

KARL J. DREHER
Director

SOUTHERN STAR ACRES SUB OWNERS ASSN INC
190 LABRADOR LN
BELLEVUE ID 83313

Re: SRBA Claim(s) 37-113T and 37-480F

Dear Ms. Lamb :

Pursuant to the change in ownership request that was submitted to the Department, we have changed the record of current ownership as requested. Please find the enclosed copies of the computer record of the water right(s) noting the change in owner. Review these records and if there is an error, or you have any questions, please contact this office.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Trish Fawcett', written over a horizontal line.

Trish Fawcett
Technical Records Specialist

Enc.

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

RECEIVED
 NOV 02 2006

Please print or type. Attach pages with additional information. Instructions are included at the end of this form. Incomplete forms will be returned.

DEPT. OF WATER RESOURCES
 SOUTHERN REGION

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 (under the "split" heading), 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>37-00113F</u>	<u>A37-00113</u>	<u>F</u>	_____	_____	_____
<u>37-00480F</u>	<u>A37-00480</u>	<u>F</u>	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- 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) is 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) Northstar Ranches, LLC
P.O.Box 2060, Sun Valley, ID 83353
4. New Owner/Claimant(s) Southern Star Acres Subdivision Property Owners
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or Association, Inc.
- New Mailing Address 190 Labrador Lane
- City, State and ZIP Code Bellevue, ID 83313
- New Telephone Number (208) 578-9878
5. Date you acquired the property March 14, 2003

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) President, Southern Star Acres Subdivision
(include title if applicable) Property Owners' Association, Inc.

Sidne Lamb

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

QUITCLAIM DEED

For Value Received **Northstar Ranches, L.L.C.**, an Idaho limited liability company

do hereby convey, release, remise and forever quit claim unto

Southern Star Acres Subdivision Owners Association

whose address is: **P.O. Box 412, Hailey, ID 83333**

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

NO		ST ID #	PRIORITY DATE	INCHES	CFS
45	NORTH STAR RANCHES, LLC	37-0113	07 / 10 / 1984	200.00	4.00
45	NORTH STAR RANCHES, LLC	37-0480	06 / 15 / 1891	155.00	3.10

together with its appurtenances.

Dated: March 14, 2003

Northstar Ranches, L.L.C., an Idaho limited liability company

By: **Manookian Developers, Inc.**, an Idaho corporation, Managing Member

David Manookian

By: David Manookian, President

STATE OF Idaho

)ss.

COUNTY OF Blaine

Instrument # 480613

HAILEY, BLAINE, IDAHO

2003-03-20

02:30:00 No. of Pages: 1

Recorded for: FIRST AMERICAN TITLE

MARSHA RIEMANN

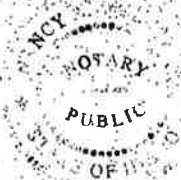
Fee: 3.00

Ex-Officio Recorder Deputy

Index to: WTYGICORP DEED

On this 19th day of March, 2003, before me, the undersigned, personally appeared David Manookian, known or identified to me to be the president of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation which is the managing member of Northstar Ranches, L.L.C., and on behalf of the managing member subscribed said limited liability company's name to the foregoing instrument and acknowledged to me that such corporation executed the same.

Nancy A. Doldberg
Notary Public of Idaho
Residing at: *Gasfield*
Commission Expires: *9-7-05*



THIS INSTRUMENT FILED FOR RECORD BY
FIRST AMERICAN TITLE CO. AS AN ACCO-
MPLISHING AGENT. IT IS NOT TO BE
AS TO ITS EFFECT OR AS TO ITS AFFECT
UPON THE TITLE.

HAEMMERLE & HAEMMERLE, P.L.L.C.

Attorneys & Counselors at Law

Fritz X. Haemmerle
Jennifer L. K. Haemmerle

P. O. Box 1800
Hailey, ID 83333

400 South Main Street, Suite 102
Tel: (208) 578-0520
Fax: (208) 578-0564

October 31, 2006

IDWR Southern Region
1341 Fillmore St., Suite 200
Twin Falls, ID 83301-3380

RECEIVED
OCT 31 2006
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Re: Change of Ownership: 37-00113F and 37-00489F

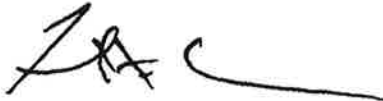
To Whom It May Concern:

Please find an enclosed a Change in Ownership Form for Southern Star Acres Subdivision Property Owners Association, Inc. I have also enclosed a copy of the Deed from the prior owners, specifically setting forth the water rights mentioned in the Change of Ownership.

If you require any further information of forms to be filed, please do not hesitate to call. Thank you.

Sincerely,

HAEMMERLE & HAEMMERLE, P.L.L.C.



Fritz X. Haemmerle

FXH: fxh
Encl.
cc: client

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 37-113T
Date Received: 10/27/1988
Receipt No: C004216
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

NORTHSTAR RANCHES LLC Phone: (208)622-5767
PO BOX 2060
SUN VALLEY ID 83353

2. Date of Priority: 07/10/1884

3. Source: BIG WOOD RIVER Trib. to: MALAD RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
02N	18E	36	SW NW	BLAINE	

5. Description of diverting works:

DISTRICT 45 CANAL, FLOOD IRRIGATION

6. Water is used for the following purposes:

Purpose	From To	C.F.S.	(or) A.F.A
IRRIGATION	4/01	11/01 4	

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

8. Total consumptive use:

in 3 portion

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: A37-00113T
Date Received: 10/27/1988
Receipt No: C004216
Received By: _____

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

RECEIVED
208-726-4456

MAY 26 1990

Department of Water Resources
Southern Region Office

1. Name: WOOD RIVER RANCHES
Address: C/O CHARLES T. FERRIES
P.O. BOX 2030
SUN VALLEY, ID

83353

2. Date of Priority: JUL 10, 1884

3. Source: BIG WOOD RIVER

Trib. to: MALAD RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
02N	18E	36	SW	NW			BLAINE

5. Description of diverting works:
DISTRICT 45 CANAL, FLOOD IRRIGATION

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
IRRIGATION	04/01	11/01	4.000		

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

8. Total consumptive use is Acre Feet Per Annum.

9. Non-irrigation uses:

10. Place of Use:

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
01N	18E	1	NE	SE		IRR	19.0
			SE	SE		IRR	38.0

A37-00113T

Page 1

Date: 05/22/90

MICROFILMED
FEB 22 1993

10. Place of Use: Continued

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
					Section Acres	57.0
		12	NE	NE	IRR	39.0
					Section Acres	39.0
					Total Acres	96.0

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:
37-00480F

14. Remarks:

15. Basis of Claim: DECREED

Case Number:

Court :

Decree date:

Decree Plaintiff

vs

Decree Defendant

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: _____

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: A37-00113S
Date Received: 10/27/1988
Receipt No: C004216
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

*Renumbered
to 113T(1989)*

208-726-4456

1. Name: WOOD RIVER RANCHES
Address: C/O CHARLES T. FERRIES
P.O. BOX 2030
SUN VALLEY, ID

83353

2. Date of Priority: JUL 10, 1884

3. Source: BIG WOOD RIVER

Trib. to: MALAD RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
02N	18E	36		SW	NW		BLAINE

5. Description of diverting works:
DISTRICT 45 CANAL, FLOOD IRRIGATION

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
IRRIGATION	04/01	11/01	4.000		

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

A.F.A.

**NEEDS TO*

8. Total consumptive use is 240.0 Acre Feet Per Annum.

BE

9. Non-irrigation uses:

*Re-Number
PART II-*

10. Place of Use:

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
01N	18E	1	NE	SE		IRR	19.0
			SE	SE		IRR	38.0

Section Acres 57.0

A37-00113S

Page 1

Date: 01/16/89

*MICROFILMED
FEB 22 1993*

10. Place of Use: Continued

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
01N	18E	12	NE NE		IRR	39.0
Section Acres						39.0
Total Acres						96.0

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:
37-00480F

14. Remarks:

15. Basis of Claim: DECREED
Case Number:
Court :
Decree date:

Decree Plaintiff

vs

Decree Defendant

MICROFILMED
FEB 22 1993

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

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
 Incomplete forms will be returned.

RECEIVED
 MAR 2002?
 Department of Water Resources
 Southern Region

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 (under the "split" heading), 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
37-0113		X			
37-0480		X			
	37-0113T				
	37-0480P				

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

A. The appropriate **FILING FEE**. See instructions for fee amounts.

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) is 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) Wood River Ranches c/o Charles T. Ferries
P.O. Box 2030, Sun Valley, ID 83358
4. New Owner/Claimant(s) Northstar Ranches, LLC
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address P.O. Box 2060
- City, State and ZIP Code Sun Valley, ID 83353
- New Telephone Number 208, 622-5767
5. Date you acquired the property 1987

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 <u>37-0113</u>		
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	<u>4.0 cfs</u>	<u>96</u>
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 <u>37-0480</u>		
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	<u>3.1 cfs</u>	<u>96</u>
Stock		
Domestic		
Other		
Total		

7. Signature of New Owner(s) or Claimant(s) David M. Anderson
(include title if applicable) Manager

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 <u>[Signature]</u>	Date <u>8/1/02</u>	WR	Date

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

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 (under the "split" heading), 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
37-0113		X			
37-0480		X			
	37-0113T				
	37-0480F				

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- 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) is 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) Wood River Ranches c/o Charles T. Ferries
P.O. Box 2030, Sun Valley, ID 83358
4. New Owner/Claimant(s) Northstar Ranches, LLC
 Name Connector (Check one): [] and, [] or, [] and/or
- New Mailing Address P.O. Box 2060
- City, State and ZIP Code Sun Valley, ID 83353
- New Telephone Number 208 622-5767
5. Date you acquired the property 1987

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 <u>37-0113</u>		
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	<u>4.0 cfs</u>	<u>96</u>
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 <u>37-0480</u>		
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	<u>3.1 cfs</u>	<u>96</u>
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s) _____
(include title if applicable)

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

Order No. 22777

WARRANTY DEED

FOR VALUE RECEIVED

JERRY D. HORN, a married man, as his sole and separate property, as to an undivided 1/8 interest; MARSHA KAY HORN, an unmarried woman, as to an undivided 1/8 interest; J J Consulting, Inc., a Washington corporation, as to an undivided 1/2 interest and NORTH STAR FUNDING INC., a California corporation, as to an undivided 1/4 interest

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

NORTHSTAR RANCHES, L.L.C., a limited liability company

GRANTEE(s) whose address is: P.O. Box 2060, Sun Valley, ID 83363

the following described real property in Blaine County, Idaho, to wit

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

SECTION 12: A parcel of land situated in the NE1/4 NE1/4 more particularly described as follows:

BEGINNING at the NE corner of said NE1/4 NE1/4, a 5/8" bar; thence S. 00° 23' 52" E., along the East boundary of said NE1/4 NE1/4 a distance of 1320.12 feet to the SE corner of said NE1/4 NE1/4, a 5/8" bar; thence S. 89° 09' 57" W., along the South boundary of said NE1/4 NE1/4 a distance of 1282.84 feet to a point on the East right of way line of Highway 75, a 5/8" bar; thence N. 00° 16' 32" W., along said right of way a distance of 1318.65 feet to a point on the North boundary of said NE1/4 NE1/4, a 5/8" bar; thence N. 89° 00' 33" E., along the North boundary of said NE1/4 NE1/4 a distance of 1280.06 feet to the POINT OF BEGINNING;

AND

SECTION 1: A parcel of land situated in the SE1/4 SE1/4 more particularly described as follows:

BEGINNING at the SE corner of said SE1/4 SE1/4, a 5/8" bar; thence S. 89° 00' 33" W., along the South boundary of said SE1/4 SE1/4 a distance of 1280.06 feet to a point on the East right of way line of Highway 75, a 5/8" bar; thence N. 00° 16' 32" W., along said right of way line a distance of 1313.12 feet to a point on the North boundary of said SE1/4 SE1/4, a 5/8" bar; thence N. 89° 14' 51" E., along the North boundary of said SE1/4 SE1/4 a distance of 1272.25 feet to the NE corner of said SE1/4 SE1/4, a 5/8" bar; thence S. 00° 36' 36" E., along the East boundary of said SE1/4 SE1/4 a distance of 1307.75 feet to the POINT OF BEGINNING;

AND

SECTION 1: A parcel of land situated in the NE1/4 SE1/4 more particularly described as follows:

BEGINNING at the SE corner of said NE1/4 SE1/4; thence S. 89° 14' 51" W., along the South boundary of said NE1/4 SE1/4 a distance of 1272.25 feet to the Easterly right of way line of Highway 75; thence N. 00° 16' 32" W., along said right of way line a distance of 64.56 feet; thence N. 01° 14' 16" E., a distance of 648.90 feet; thence N. 89° 15' 51" E., parallel to the South boundary of said NE1/4 SE1/4 a distance of 1078.24 feet to a point on the Westerly right of way line of Highway 23; thence S. 31° 09' 21" E., along said right of way line a distance of 348.64 feet to a point on the Easterly boundary of said NE1/4 SE1/4; thence S. 00° 37' 36" E., along the Easterly boundary of said NE1/4 SE1/4 a distance of 412.65 feet to the POINT OF BEGINNING.

This document may be executed simultaneously in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

Subject To: Taxes, assessments established or of record, restrictions and encumbrances of record, rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any governmental unit.

TO HAVE AND TO HOLD said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said 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 encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: April 18, 1997

JERRY D. HORN

MARSHA KAY HORN

J J CONSULTING CORP., a Washington corporation

BY: C. JAMES JENSEN

NORTH STAR FUNDING, INC., a California corporation

BY: DOUGLAS J. PENNINGTON

State of California

County of RIVERSIDE

On this 22nd day of April in the year 1997 before me, the undersigned, personally appeared JERRY D. HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Mari Lee Conrad

Notary Public

Commission Expires: 11-22-2000



State of California

County of

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared MARSHA KAY HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

State of Nevada

County of

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared C. JAMES JENSEN known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

State of Texas

County of

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared DOUGLAS J. PENNINGTON known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

Dated: April 18, 1997

JERRY D. HORN

MARSHA KAY HORN

J J CONSULTING CORP., a Washington corporation

BY: C. JAMES JENSEN

NORTH STAR FUNDING, INC., a California corporation

BY: DOUGLAS J. PENNINGTON

State of California

County of

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared JERRY D. HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public
Commission Expires:

State of California

County of

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared MARSHA KAY HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public
Commission Expires:

State of Nevada

County of

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared C. JAMES JENSEN known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public
Commission Expires:

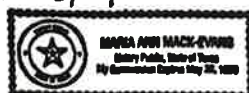
State of Texas

County of WILSON

On this 28th day of April in the year 1997 before me, the undersigned, personally appeared DOUGLAS J. PENNINGTON known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Maria Ann Mack-Evans
Notary Public
Commission Expires: 5/22/98



Dated: April 18, 1997

JERRY D. HORN

MARSHA KAY HORN

J J CONSULTING CORP., a Washington corporation

BY: C. JAMES JENSEN

NORTH STAR FUNDING, INC., a California corporation

BY: DOUGLAS J. PENNINGTON

State of California

}
}ss.
}

County of

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared JERRY D. HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

State of California

}
}ss.
}

County of

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared MARSHA KAY HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

State of Nevada

}
}ss.
}

County of Clark

On this 22nd day of April in the year 1997 before me, the undersigned, personally appeared C. JAMES JENSEN known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

State of Texas

}
}ss.
}

County of

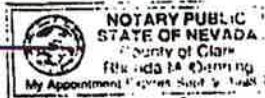
On this _____ day of April in the year 1997 before me, the undersigned, personally appeared DOUGLAS J. PENNINGTON known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires:

Notary Public



Dated: April 18, 1997

JERRY D. HORN

Marsha Kay Horn
MARSHA KAY HORN

J J CONSULTING CORP., a Washington corporation

BY: C. JAMES JENSEN

NORTH STAR FUNDING, INC., a California corporation

BY: DOUGLAS J. PENNINGTON

State of California

County of

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared JERRY D. HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public
Commission Expires:

State of California

County of *Riverside*

On this 21 day of April in the year 1997 before me, the undersigned, personally appeared MARSHA KAY HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Barbara J. Valdivia
Notary Public
Commission Expires: 6-13-99



State of Nevada

County of

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared C. JAMES JENSEN known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public
Commission Expires:

State of Texas

County of

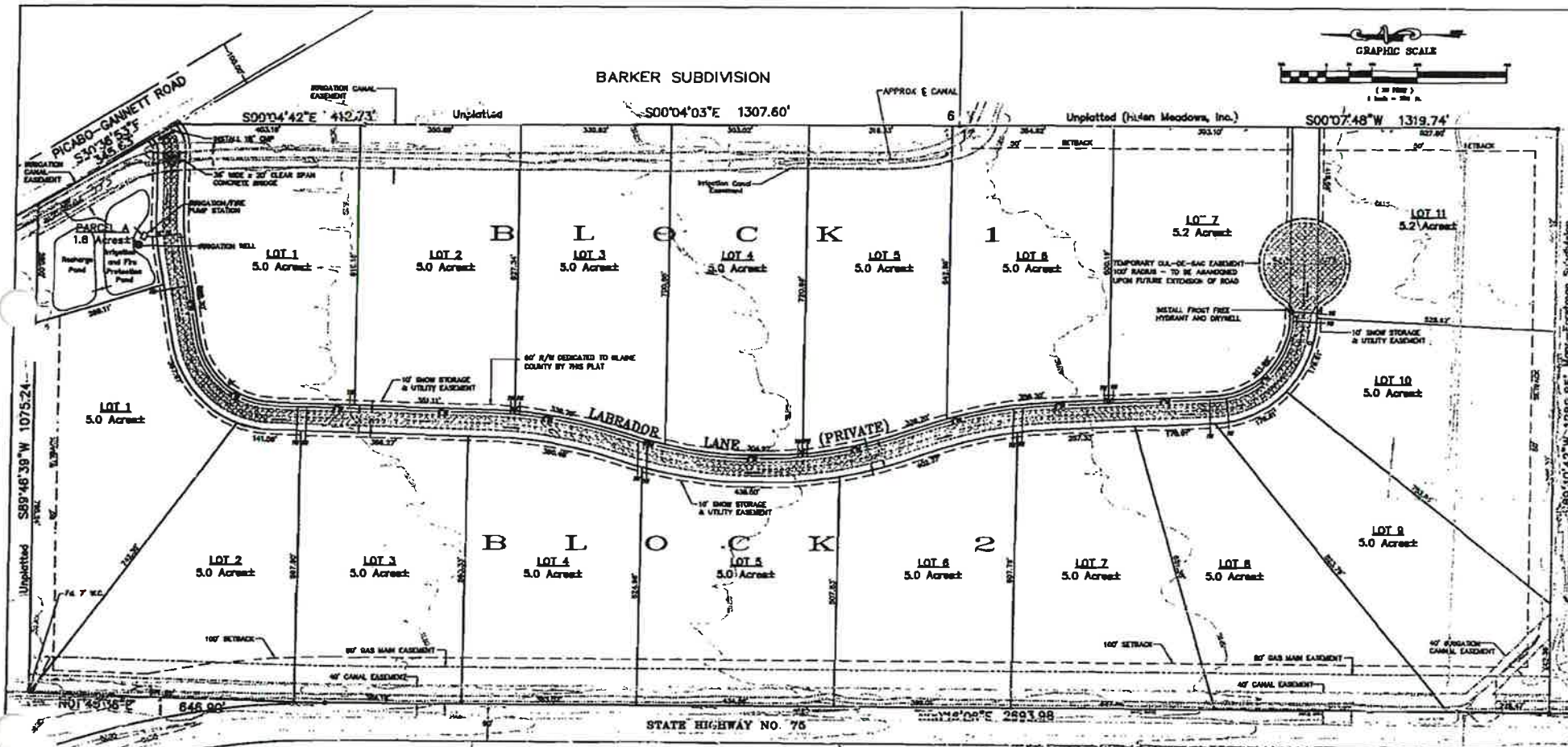
On this _____ day of April in the year 1997 before me, the undersigned, personally appeared DOUGLAS J. PENNINGTON known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public
Commission Expires:

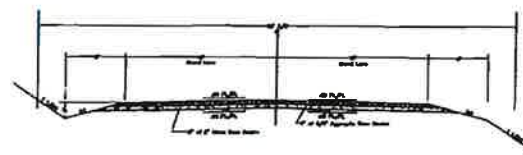
No. W 3748		Due no later than Mar 31, 2002 Annual Report Form		2. Registered Agent and Office NO PO BOX	
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080		NORTHSTAR RANCHES, LLC BOX 2080 SUN VALLEY, ID 83363		DAVID MANOOKIAN 430 THISTLE HULEN MEADOWS KETCHUM, ID 83340	
NO FILING FEE IF RECEIVED BY DUE DATE				3. <u>New</u> Registered Agent Signature	
4. Limited Liability Companies: Enter Names and Addresses of Members.					
<u>Office held</u>	<u>Name</u>	<u>Street or P.O. Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
MANAGER	David Manookian	BOX 2080	SUN VALLEY	ID	83363
5. Organized Under the Laws of:		6.			
IDAHO W 3748		Signature <u>David Manookian</u>		Date <u>1-12-02</u>	
		Name (Printed) <u>DAVID MANOOKIAN</u>		Title <u>MANAGER</u>	
Issued 01/02/2002		Do Not Tape or Staple		1880	

BARKER SUBDIVISION



NOTES

- 1) Zoning is R-1.
- 2) All new utilities shall be underground.
- 3) A 10' public utility easement is reserved centered on all side and rear lot lines.
- 4) Individual lot owners are responsible for control of random waste as per State regulations. Hauling and removal are recommended.
- 5) Location of well and septic tanks must be approved by the South Central Health Department.
- 6) Existing water rights are to be appurtenant to each lot on a per acre basis and administered by the Homeowners' Association.
- 7) Labrador Lane is a private road with public access. There shall be a 10 foot wide median storage and public utility easement along both sides of the roadway in addition to right-of-way shown.
- 8) No fence within the subdivision shall exceed 41 inches in height and the bottom rail shall exceed 18 inches in height to allow public egress.
- 9) The purchaser and/or owner of these lots understands and agrees that private road construction, maintenance and snow removal shall be the obligation of the owner, his successors in interest, or homeowners association, and that Blaine County is in no way obligated to accept, maintain, or improve these roads, and that such owner shall notify in writing any assessment in interest of these lots.
- 10) All fire protection requirements of Blaine County Fire District, the Uniform Fire Code and the Blaine County Fire Protection Ordinance including but not limited to water supply, access and clear zones shall be complied with prior to the issuance of any building permits within this subdivision.
- 11) The owner of Lots 1-6, Block 1 shall not create obstructions or other encumbrances across the canal. No structures or uses other than residential use shall be permitted within the Irrigation Canal Easement.
- 12) The Temporary Canals Easement on Lot 7, Block 1 and Lot 11, Block 2 shall be vacated when Labrador Lane is extended through the adjacent property.



Typical Road Section
(NTS)

DATE	REVISIONS
01/08/99	Revised Fire Hydrant Locations per Bart Lammert
A PRELIMINARY PLAN OF	
SOUTHERN STAR ACRES	
SUBDIVISION	
BY	
MANOOKIAN DEVELOPERS	
LOCATED IN SECTIONS 1 & 12, T1 S, R1 E, S4, BLAINE COUNTY, IDAHO	
Galena Engineering Inc.	Civil Engineers & Land Surveyors
800 E. Second Avenue P.O. Box 400 Blaine, Idaho 83814 (208) 738-0700	800 E. Second Avenue P.O. Box 400 Blaine, Idaho 83814 (208) 738-0700
1"=100'	1"=100'

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: 39356
Ident Number A37-001134S *rev*
Date Received 10-27-88
Receipt Number DOC 1216

RECEIVED

OCT 27 1988

Department of Water Resources
Southern Region Office

NOTICE OF CLAIM
TO A
WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s): Wood River Ranches
Phone: (208) 726-4456
Mailing Address: c/o Charles T. Ferries
P.O. Box 2030
Sun Valley, ID 83353
2. Date of Priority: July 10, 1884
3. Source of water supply (a) Big Wood River
which is tributary to (b) Malad River
4. a. Location of point of diversion is:

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>1/2</u>	<u>1/2</u>	<u>1/2</u>	<u>Lot</u>	<u>County</u>
2N	18E	36		SW	NW		Blaine

Additional points of diversion if any: None.

- b. If instream flow, beginning point:

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>1/2</u>	<u>1/2</u>	<u>1/2</u>	<u>Lot</u>	<u>County</u>
-----------------	--------------	----------------	------------	------------	------------	------------	---------------

Ending point:

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>1/2</u>	<u>1/2</u>	<u>1/2</u>	<u>Lot</u>	<u>County</u>
-----------------	--------------	----------------	------------	------------	------------	------------	---------------

5. Description of existing diversion works: District 45 Canal; flood irrigation.

MICROFILMED
FEB 22 1993

6. Water is claimed for following purposes:

<u>Purpose</u>	<u>From</u>	<u>To</u>	<u>Amount</u>
Irrigation	April 1	November 1	4.0 cfs

7. Total Quantity Claimed: 4.0 cfs

8. Total consumptive use claimed is 240 acre feet per annum.

9. Non-irrigation uses: None.

10. Place of use:

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>1/4</u>	<u>1/4</u>	<u>Use</u>	<u>Irrig. Acres</u>
1N	18E	1	NE	SE	I	19
1N	18E	1	SE	SE	I	38
1N	18E	12	NE	NE	I	39

Total number of irrigated acres: 96

11. Place of use is located in Blaine County.

12. Do you own the property listed above as place of use? Yes.

13. Describe any other water rights used at the same place and for the same purposes as described above? 37-0480.

14. Remarks: Claim is for the portion of 37-0113A owned by Claimant. Soil is Little Wood River series consisting of gravelly, sandy loam, and is extremely pourous. Entire amount of right required for flood irrigation.

Last Name: Wood River Ranches

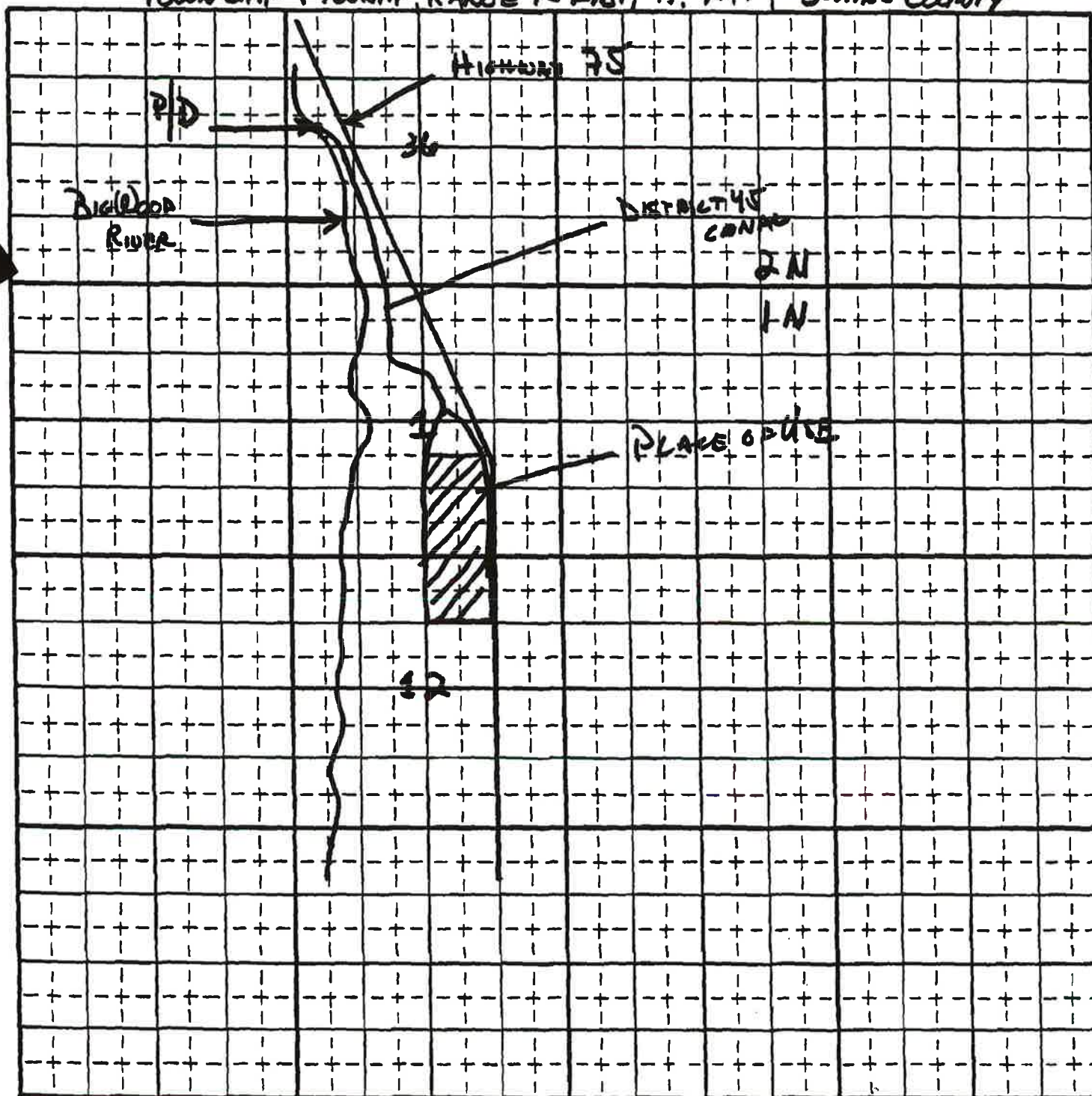
Ident No. _____

MICROFILMED
FEB 22 1993

Map of Project: show clearly the point of diversion, place of use, section number, township, and range number.

Scale: 2 inches equals 1 mile

TOWNSHIP 1 NORTH, RANGE 18 EAST, R. M., BLAINE COUNTY



Last Name WOOD RIVER RANCHES Ident No. _____

Copies: White-State, Yellow-Claymont

MICROFILMED
FEB 22 1993

15. Basis of Claim: Decree
IDWR Water Right Number: 37-0113A
Court: Blaine County
Case Number:
Decree Date: November 19, 1929
Plaintiff v. Defendant:
Annie I. Harris v. Sewell H. Chapman, et al.

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 not wish to receive and pay a small annual fee for monthly copies of the docket sheet. Number of attachments - none.

[For Organizations] I do solemnly swear or affirm that I am a general partner of Wood River Ranches, that I have signed the foregoing document in the space below as a general partner of Wood River Ranches, and that the statements contained in the foregoing document are true and correct.

Signature of General Partner Charles T. Ferries
Title of Organization: Wood River Ranches Date 10-24-88

State of IDAHO)
County of BLAINE) ss.

Subscribed and sworn before me this 24 day of October, 1988

Notary Public James P. Speck
Residing at East Fork, ID
Commission Expires 1/22/91

17. Notice of Appearance:
Notice is hereby given that I, James P. Speck, will be acting as attorney at law of the claimant signing above, and that all notices required by law to be mailed by the director to the claimant signing above should be mailed to the address listed below.

Signature: James P. Speck
James P. Speck
Hogue, Speck & Aanestad
P.O. Box 987
Ketchum, ID 83340

Date: 10/29/88

Last Name: Wood River Ranches
a:\ferries1.clm

Ident No.: _____

MICROFILMED
FEB 22 1993

Christensen, Kelly

From: Craig Hobdey [hobdeycraig@hotmail.com]
Sent: Tuesday, July 06, 2010 3:44 PM
To: Christensen, Kelly; Albert Barker; Spencer, Nick; Kelly, Vicki; Fritz
Subject: RE: 37-113T 37-480F Southern star possible settlement

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly, thanks for the response, both my client and Al's are OK with the SF-5s

Craig Hobdey

Subject: RE: 37-113T 37-480F Southern star possible settlement
Date: Tue, 8 Jun 2010 14:00:42 -0600
From: Kelly.Christensen@idwr.idaho.gov
To: hobdeycraig@hotmail.com; apb@idahowaters.com; Nick.Spencer@idwr.idaho.gov;
Vicki.Kelly@idwr.idaho.gov; fxh@haemlaw.com

The right is delivered through the District 45 canal. In the 2004 watermaster records they identify the diversion rates for Southern Star as recommended.

Included in the file is warranty deed 307887 recorded July 25, 1989 that identifies 200 inches of July 10, 1884 water (37-113 priority date) and 75 inches of June 15, 1891 (37-480) appurtenant to a portion of the recommended POU.

Another warranty deed 197959 dated Oct ? 1979 identifies the remainder of the property and 80 inches (1.60 cfs) of June 15, 1891 (37-480) appurtenant to a portion of the recommended POU.

As there is historic documents supporting their rates, the claims were recommended as such.

Kelly

From: Craig Hobdey [mailto:hobdeycraig@hotmail.com]
Sent: Thursday, May 27, 2010 2:35 PM
To: Christensen, Kelly
Cc: Albert Barker
Subject: RE: 37-113T 37-480F Southern star possible settlement

Kelly- How is this water delivered? Why so much for so few acres?

Craig Hobdey

Subject: 37-113T 37-480F Southern star possible settlement
Date: Thu, 27 May 2010 14:09:52 -0600
From: Kelly.Christensen@idwr.idaho.gov
To: fxh@haemlaw.com; hobdeycraig@hotmail.com; apb@idahowaters.com
CC: Vicki.Kelly@idwr.idaho.gov; Nick.Spencer@idwr.idaho.gov

In going through my notes from the settlement conference I believe that the attached recommendations will meet the proposal presented.

Please review them and let me know if it agrees with your position. I have not updated the database to reflect the possible changes so if they are acceptable let me know, I'll update the database and get things to Vicki for SF-5s.

<<37-480F Southern Star possible settlement.doc>> <<37-113T Southern Star possible settlement.doc>>

Kelly K Christensen

Sr Water Resource Agt

Boise, Western Region

(208)-334-2190

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The New Busy is not the old busy. Search, chat and e-mail from your inbox. [Get started.](#)

Christensen, Kelly

From: Fritz Haemmerle [fxh@haemlaw.com]
Sent: Tuesday, June 08, 2010 2:12 PM
To: Christensen, Kelly; 'Craig Hobdey'; 'Albert Barker'; Spencer, Nick; Kelly, Vicki
Subject: RE: 37-113T 37-480F Southern star possible settlement

Craig:

Are you reneging on your deal? I thought you agreed to settle on a place of use limitation? Correct me if I am wrong, and I will ask that this matter be set for trial wherein you clients can push the rock uphill.

Fritz

Fritz X. Haemmerle
HAEMMERLE & HAEMMERLE, P.L.L.C.
P.O. Box 1800
Hailey, ID 83333
Tel: (208) 578-0520
FAX: (208) 578-0564

From: Christensen, Kelly [mailto:Kelly.Christensen@idwr.idaho.gov]
Sent: Tuesday, June 08, 2010 2:01 PM
To: Craig Hobdey; Albert Barker; Spencer, Nick; Kelly, Vicki; fxh@haemlaw.com
Subject: RE: 37-113T 37-480F Southern star possible settlement

The right is delivered through the District 45 canal. In the 2004 watermaster records they identify the diversion rates for Southern Star as recommended.

Included in the file is warranty deed 307887 recorded July 25, 1989 that identifies 200 inches of July 10, 1884 water (37-113 priority date) and 75 inches of June 15, 1891 (37-480) appurtenant to a portion of the recommended POU.

Another warranty deed 197959 dated Oct ? 1979 identifies the remainder of the property and 80 inches (1.60 cfs) of June 15, 1891 (37-480) appurtenant to a portion of the recommended POU.

As there is historic documents supporting their rates, the claims were recommended as such.

Kelly

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To: Christensen, Kelly
Cc: Albert Barker
Subject: RE: 37-113T 37-480F Southern star possible settlement

Kelly- How is this water delivered? Why so much for so few acres?

Craig Hobdey

Subject: 37-113T 37-480F Southern star possible settlement

Date: Thu, 27 May 2010 14:09:52 -0600

From: Kelly.Christensen@idwr.idaho.gov

To: fxh@haemlaw.com; hobdeycraig@hotmail.com; apb@idahowaters.com

CC: Vicki.Kelly@idwr.idaho.gov; Nick.Spencer@idwr.idaho.gov

In going through my notes from the settlement conference I believe that the attached recommendations will meet the proposal presented.

Please review them and let me know if it agrees with your position. I have not updated the database to reflect the possible changes so if they are acceptable let me know, I'll update the database and get things to Vicki for SF-5s.

<<37-480F Southern Star possible settlement.doc>> <<37-113T Southern Star possible settlement.doc>>

Kelly K Christensen

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Boise, Western Region

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Christensen, Kelly

To: Kelly, Vicki; Spencer, Nick
Subject: 37-113T 480F Southern Star possible settlement

I may be premature but thought that maybe this would move things down the road if I haven't forgot something from the hearing. I have drafted two recommendations with the inch per acre at headgate remark included. I have NOT updated the data base to reflect the additional remark but will if you think that these should be routed.



37-480F Southern Star possible...



37-113T Southern Star possible...

Kelly K Christensen
Sr Water Resource Agt
Boise, Western Region
(208)-334-2190

Proposed Recs
Water meter records
for 2004 show
3.10 for 37-480F
4.00 for 37-113T

05/27/2010

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

RIGHT NUMBER: 37-480F

NAME AND ADDRESS: SOUTHERN STAR ACRES SUBDIVISION OWNERS ASSN INC
190 LABRADOR LN
BELLEVUE ID 83313

SOURCE: BIG WOOD RIVER

TRIBUTARY: MALAD RIVER

QUANTITY: 3.100 CFS

The rights listed below shall provide no more than 0.02 cfs per acre at the field headgate for irrigation of the lands in the place of use. Combined Right Nos.: 37-113T and 37-480F.

PRIORITY DATE: 06/15/1891

POINT OF
DIVERSION:

T02N R18E S36 NESWNW Lot 3 Within BLAINE County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
IRRIGATION	04/15 10/31	3.100 CFS

PLACE OF USE: IRRIGATION in BLAINE County

T01N R18E S01	NESE	19.00	T01N R18E S01	SESE	38.00
T01N R18E S12	NENE	38.00			

95 ACRES TOTAL

Right Nos. 113T and 480F are limited to the irrigation of a combined total of 95 acres in a single irrigation season.

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. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

05/27/2010

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

RIGHT NUMBER: 37-113T

NAME AND ADDRESS: SOUTHERN STAR ACRES SUBDIVISION OWNERS ASSN INC
190 LABRADOR LN
BELLEVUE ID 83313

SOURCE: BIG WOOD RIVER

TRIBUTARY: MALAD RIVER

QUANTITY: 4.000 CFS

The rights listed below shall provide no more than 0.02 cfs per acre at the field headgate for irrigation of the lands in the place of use. Combined Right Nos.: 37-113T and 37-480F.

PRIORITY DATE: 07/10/1884

POINT OF
DIVERSION:

T02N R18E S36 NESWNW Lot 3 Within BLAINE County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
IRRIGATION	04/15 10/31	4.000 CFS

PLACE OF USE: IRRIGATION in BLAINE County

T01N R18E S01	NESE	19.00	T01N R18E S01	SESE	38.00
T01N R18E S12	NENE	38.00			

95 ACRES TOTAL

Right Nos. 113T and 480F are limited to the irrigation of a combined total of 95 acres in a single irrigation season.

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. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

BASIS FOR RECOMMENDATION OF 37-113T

Information received from Brockway Engineering Apr 23, 2002. Warranty deeds submitted in conjunction with a filing for an extension of time to avoid forfeiture as the property was going from an irrigated hay field to a subdivision and it was anticipated that the unsold lots would not be irrigated.

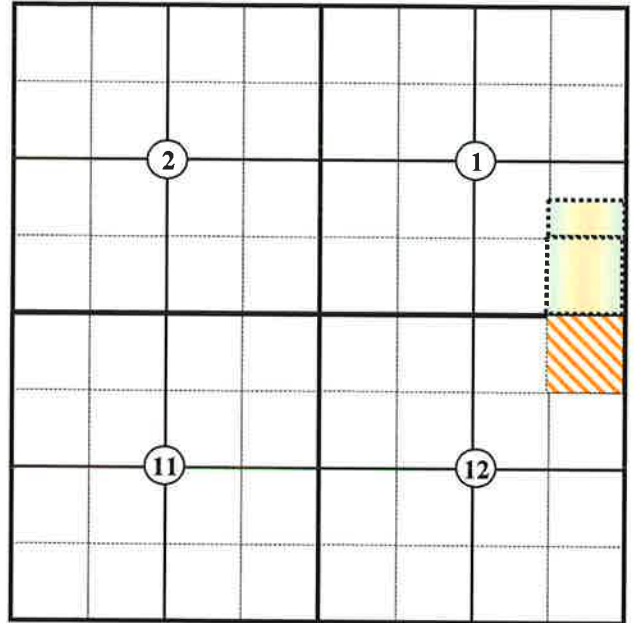
 Warranty deed 214525 recorded April 28, 1981 containing 58.39 acres.
Appurtenant rights, 4.00 cfs of 7-10-1884 water (claim 37-113T)
1.50 cfs of 6-15-1891 (claim 37-480F part)

 Warranty deed 197959 recorded 10-5-1979 containing 38 acres.
Appurtenant right, 1.60 cfs of 6-15-1891 (claim 37-480F part)

Based upon the two warranty deeds 37-113T should be limited to ≈ 58 acres within the 95 recommended POU as identified in WD 214525.

As 37-480 F represents a combination of parts from both warranty deeds, that claim is therefore appurtenant to the entire recommended POU of 95 acres.

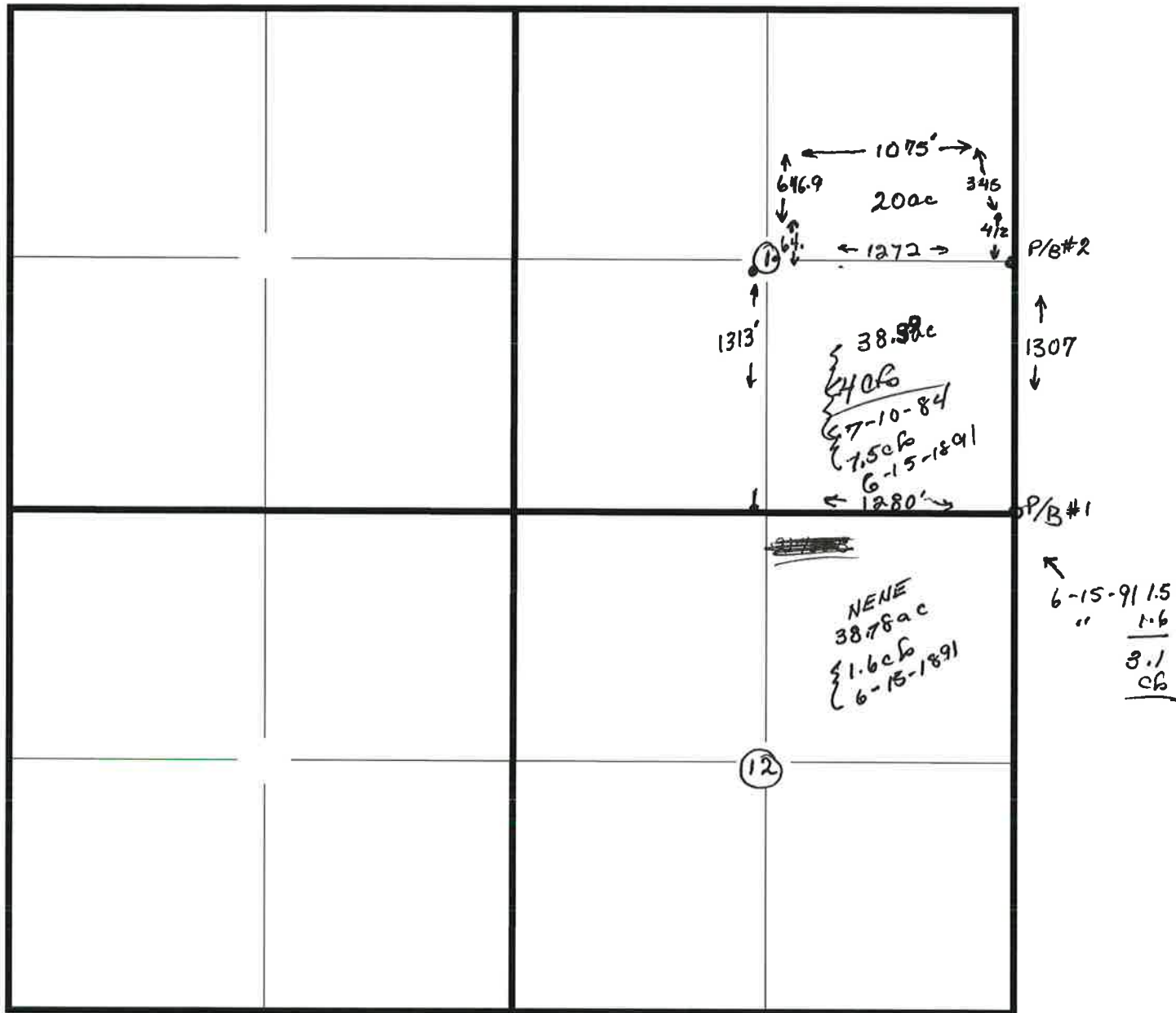
37-113T is recommended within the decreed POU for 37-113A as established in the Harris vs. Chapman decree.



2004 aerial photo
37-113A decreed POU outlined in red
37-113T Recommended POU Light blue
37-113G Recommended POU yellow



37-113T 4.C6



37-113T claim 4.00 ac 95 ac

7-10-1884 Rec 4.00 ac 95 ac

WD: 197959 Oct 1979 Swanson to Battin et al
 4.00 ac 7-10-1884 } P/4 Sec 1 E/2 E/4 Sec 1 on 58.9 ac
 1.5 ac 6-15-1895 }

WD

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE
OF IDAHO, IN AND FOR THE COUNTY OF BLAINE

ANNIE I. HARRIS,

Plaintiff,

vs.

SEWELL H. CHAPMAN, Watermaster of
Water District 7AB, Big Wood River;
UNION CENTRAL LIFE INSURANCE COMPANY,
a corporation; BURLINGTON SAVINGS
BANK, a corporation; ROLAND SHEPHERD
and MRS. ROLAND SHEPHERD, husband
and wife; MARY FISHER, a widow; MRS.
THOMAS ROARK, a widow; WILLIAM WEARY
and MRS. WILLIAM WEARY, husband and
wife; ISABEL MORRIS and B. J. JOHN-
SON, heirs of H. P. Johnson, deceased;
NORTHWESTERN & PACIFIC HYPOTHEKBANK,
a corporation; UNKNOWN OWNERS of 780
inches of water decreed to R. F.
Buller and Rosa B. Buller with prior-
ity of July 10, 1884, appurtenant to
Whitton Ditch, by the District Court
of the Fourth Judicial District of
Idaho for Blaine County, in the case
of S. C. Frost, et al, plaintiffs, vs.
Alturas Water Company, et al, defend-
ants, on December 13th, 1909,

Defendants.

DECREE

This cause came on regularly for trial on the 8th day of July, 1929, before
J. L. Downing, Presiding Judge, the plaintiff, Annie I. Harris, appearing by her counsel
James & Ryan, and L. M. Bresnahan; the defendant, The Union Central Life Insurance Com-
pany, appearing by its attorneys, McElroy & Chalfant and W. A. Brodhead, the cross-
complainants, Burlington Savings Bank, a corporation, by its attorney, J. J. McFadden,

the cross-defendant, Roland Shepherd and Mrs. Roland Shepherd, husband and wife, Mary
Fisher, a widow, Mrs. Thomas Roark, a widow, William Weary and Mrs. William Weary, hus-
band and wife, Isabel Morris and B. J. Johnson, heirs of H. P. Johnson, deceased, by
their attorneys, L. M. Bresnahan and James & Ryan, the cross-complainant, Northwestern
& Pacific Hypotheekbank, a corporation, by its attorneys, James & Ryan. Whereupon, evi-
dence was introduced upon the part of the plaintiff, the cross-complainant, the North-
western & Pacific Hypotheekbank, a corporation, and the defendant, the Union Central Lif
Insurance Company, and the rights of the remaining cross-complainants stipulated and
agreed upon in open court, the cause submitted on written briefs and the matter taken
under advisement by the court, and the court having heretofore rendered his Findings of
Fact and Conclusions of Law;

NOW THEREFORE, by reason of the premises, of said stipulation, and of said
Findings of Fact and Conclusions of Law;

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the several parties hereto do
have judgment respectively for a right to use for irrigation purposes upon their respec-
tive lands hereinafter described the amount of water from Big Wood River set after their
respective names, the same being a portion of that certain 780 miners inches of water of
Big Wood River decreed to R. F. Buller and Rosa B. Buller, his wife, with a priority of
July 10, 1884, by the court in that certain case entitled S. C. Frost et al. vs. Alturas
Water Company et al., rendered on the 13th day of December, 1909, in the District Court
of the Fourth Judicial District of the State of Idaho, in and for the County of Lincoln,
all of said water to be diverted from what is known as the Whitton Canal in Blaine County
Idaho in the vicinity of the Town of Bellevue, and known and described as Canal No. 33

on the records of the watermaster of the water district in which said lands are situated. That said parties are entitled to a continuous flow of said water for irrigation purposes with a priority of July 10, 1884, and the amounts hereinafter awarded to the respective parties herein are to be measured at the point where said Canal 33 diverts or takes from Big Wood River, provided, however, that the rights hereby awarded to the cross-complainants, Roland Shepherd and Mrs. Roland Shepherd, husband and wife, Mary Fisher, Mrs. Thomas Roark, William Weary and Mrs. William Weary, husband and wife, and Isabel Morris and B. J. Johnson, heirs of H. P. Johnson, deceased, are rental rights merely, and subject to the limitations hereinafter set out.

1

37-0113 A To the plaintiff, Annie I. Harris, and to the cross-complainant, the Northwestern & Pacific Hypotheekbank, a corporation, jointly, eight (8) cubic feet per second of time, to-wit, 400 miners inches, which said water right is hereby made appurtenant to the following described land, situate in Blaine County, State of Idaho, and more particularly described as follows, to-wit:

"Lot Three (3); the Southeast Quarter of the Northwest Quarter ($SE\frac{1}{4}$ of $NW\frac{1}{4}$); the East Half of the Southwest Quarter ($E\frac{1}{2}SW\frac{1}{4}$); the West Half of the Southeast Quarter ($W\frac{1}{2}SE\frac{1}{4}$); the Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4}NE\frac{1}{4}$); and the Southeast Quarter of the Southeast Quarter ($SE\frac{1}{4}SE\frac{1}{4}$); of Section One (1), in Township One (1) North of Range Eighteen (18), East of the Boise Meridian; and all that part of Lot Two (2); the Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4}NE\frac{1}{4}$) and the Northeast Quarter of the

~~southeast quarter ($SE\frac{1}{4}SE\frac{1}{4}$), of said section 1, Township and Range~~

aforesaid, lying westerly of the Wood River Branch of the Oregon Short Line Railway Co.; Also the Northeast Quarter of the Northeast Quarter ($NE\frac{1}{4}NE\frac{1}{4}$) of Section Twelve (12), Township One (1), North of Range Eighteen (18), East of Boise Meridian. Lots Two and Three (2 and 3); the Northeast Quarter of the Southwest Quarter ($NE\frac{1}{4}SW\frac{1}{4}$) and all that part of Lot One (1); the Northeast Quarter of the Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter ($SE\frac{1}{4}NW\frac{1}{4}$) of Section Seven (7) in Township One (1) North of Range Nineteen (19) East of Boise Meridian, lying westerly of the aforesaid right-of-way.

37-1237

7-0113 B In addition to the above mentioned 400 miners inches, the plaintiff, Annie I. Harris, and the cross-complainant, the Northwestern & Pacific Hypotheekbank, a corporation, are also hereby jointly awarded and decreed the right to use upon the above described lands the waters of that certain spring located near the head or intake of said Whitton Ditch, and upon what is known as the Blaine County Poor Farm, situated westerly of the Town of Bellevue, in Blaine County, Idaho, not to exceed, however, three cubic feet per second of time of said waters, and the right to use said waters is hereby made appurtenant to the above described lands.

2

7-0113 B To the defendant, the Union Central Life Insurance Company, a corporation, three cubic feet per second of time, to-wit, 150 miners inches, which said water right

is hereby made appurtenant to the following described land, situate in Blaine County, State of Idaho, and more particularly described as follows, to-wit:

"The SE $\frac{1}{4}$ of SE $\frac{1}{4}$ and all that part of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 36, Twp. 2 N., Range 18 E. B. M. lying East of the right-of-way of the Oregon Short Line Railroad, and containing 64.40 acres, more or less, Also Lot 5 and all that part of Lot 6 of said Section 36, lying East of the right-of-way of the Oregon Short Line Railroad, containing 56.20 acres, more or less.

Excepting the following described tract of land:

Commencing at the NE corner of said Lot 5 and running thence South along the East line of said Lot 5 a distance of 1037 $\frac{1}{7}$ feet; thence at right angles West 420 feet; thence at right angles North 1037 $\frac{1}{7}$ feet; thence at right angles East 420 feet to place of beginning, and containing 10 acres of land, more or less. Also excepting, beginning at a point which is 1459 feet more or less, North and 139 feet, more or less, East of the South Quarter section corner of said Section 36, said point being 100 feet Easterly, measured at right angles from said center line of railroad tract; thence Southerly parallel to and 100 feet from said center line of railroad tract for a distance of 370 feet, more or less; thence continuing Southerly along a curve to the left, with a radius of 5629.6 feet, said curve being parallel to and 100 feet from said center line of tract, for a distance of 851 feet, more or less; thence Northerly 537 feet, more or less, to a point 133

feet Easterly, measured at right angles from said center line of tract; thence Easterly at right angles 191.5 feet; thence Northerly at right angles 133 feet; thence Westerly at right angles 191.5 feet; thence Northerly 530 feet, more or less, to the point of beginning, containing 1.12 acres, more or less.

The exceptions herein contain a total acreage of 11.12 acres, more or less, leaving a net acreage of 109.48 acres of land, more or less."

37-0113C

3

To the cross-complainant, the Burlington Savings Bank, a corporation, 1 cubic foot per second of time, to-wit, 50 miners inches, which said water right is hereby made appurtenant to the following described land, situate in Blaine County, State of Idaho, and more particularly described as follows, to-wit:

"Lots numbered four (4) and five (5) and the Southeast Quarter of the Northwest Quarter of Section Six (6) Township One (1) North Range Nineteen (19) East Boise Meridian, containing 118.17 acres more or less."

37-0113D

4

To the cross-complainants, Roland Shepherd and Mrs. Roland Shepherd, husband and wife, 1.16 cubic feet per second of time, to-wit, 58 miners inches, provided, however, that they shall be entitled to no more than 50 inches measured at the point of diversion from said Whitton Ditch, which said water right is hereby dedicated to the following described land, situate in Blaine County, State of Idaho, and more particularly described as follows, to-wit:

"Block numbered Seventy-eight (78), Seventy-nine (79) Eighty-two (82) and Eighty-three (83) of the City of Bellevue in Blaine County, Idaho, according to the official plat of said City now on file in the office of the Recorder of said Blaine County,"

~~37-0113 F~~

under a rental thereof from the plaintiff, Annie I. Harris, and the said Roland Shepherd and Mrs. Roland Shepherd, husband and wife, their heirs, executors, administrators, successors, or assigns, shall not hereafter without his, her or their consent, be deprived of the annual use of said water when needed for irrigating said lands, provided, however that payment of the annual rental charges thereon have been made to the said Annie I. Harris, her heirs, executors, administrators, successors or assigns.

~~37-0113 E~~

5

To the cross-complainant, Mary Fisher, .24 cubic feet per second of time, to-wit, 12 miners inches, provided, however, that she shall be entitled to no more than 10 inches measured at the point of diversion from said Whitton Ditch, which said water right is hereby dedicated to the following described land, situate in Blaine County, State of Idaho, and more particularly described as follows, to-wit:

"Lots numbered One, Two, Three, Four, Five and Six (1, 2, 3, 4, 5, and 6) in Block numbered Seventy-six (76) of the City of Bellevue, in Blaine County, State of Idaho, according to the official plat of said City now on file in the office of the Recorder of Blaine County, Idaho,"

~~37-0113 H~~

under a rental thereof from the plaintiff, Annie I. Harris, and the said Mary Fisher, her heirs, executors, administrators, successors, or assigns, shall not hereafter without his, her, or their consent, be deprived of the annual use of said water when needed for irrigating said lands, provided, however, that payment of the annual rental charges thereon have been made to the said Annie I. Harris, her heirs, executors, administrators successors, or assigns.

~~37-0113 F~~

6

To the cross-complainant, Mrs. Thomas Roark, a widow, .24 cubic feet per second of time, to-wit, 12 miners inches, provided, however, that she shall be entitled to no more than 10 inches measured at the point of diversion from said Whitton Ditch, which said water right is hereby dedicated to the following described land, situate in Blaine County, State of Idaho, and more particularly described as follows, to-wit:

"Lot One (1) of Section Twenty-five (25) Township Two (2) North Range Eighteen (18) East Boise Meridian,"

under a rental thereof from the plaintiff, Annie I. Harris, and the said Mrs. Thomas Roark, her heirs, executors, administrators, successors, or assigns, shall not hereafter without his, her or their consent, be deprived of the annual use of said water when needed for irrigating said lands, provided, however, that payment of the annual rental charges thereon have been made to the said Annie I. Harris, her heirs, executors, administrators, successors or assigns.

~~37-0113 G~~

7

To the cross-complainants, William Weary and Mrs. William Weary, husband and wife, .66 cubic feet per second of time, to-wit, 33 miners inches, provided, however, that they shall be entitled to no more than 28 inches measured at the point of diversion

from said Whitton Ditch, which said water right is hereby dedicated to the following described land, situate in Blaine County, State of Idaho, and more particularly described as follows, to-wit:

"Lots Numbered Seven to Twelve (7 to 12), both inclusive, in Block numbered Seventy-six (76); Block Numbered Seventy-seven (77); Block Numbered Eighty-four (84) and Block Numbered Eighty-five (85) of the City of Bellevue, in Blaine County, Idaho, according to the official plat of said City now on file in the office of the Recorder of Blaine County, Idaho,"

under a rental thereof from the plaintiff, Annie I. Harris, and the said William Weary and Mrs. William Weary, their heirs, executors, administrators, successors, or assigns, shall not hereafter without his, her, or their consent, be deprived of the annual use of said water when needed for irrigating said lands, provided, however, that payment of the annual rental charges thereon have been made to the said Annie I. Harris, her heirs, executors, administrators, successors or assigns.

5

370113 H

To the cross-complainants, Isabel Morris and B. J. Johnson, heirs of H. P. Johnson, deceased, 17 cubic feet per second of time, to-wit, 35 miners inches, provided, however, that they shall be entitled to no more than 30 inches measured at the point of diversion from said Whitton Ditch, which said water right is hereby dedicated to the following described land, situate in Blaine County, State of Idaho, and more particularly described as follows, to-wit:

"Block Eighty (80) and Eighty-one (81) of the City of Bellevue, in Blaine County, State of Idaho, according to the official plat of said City now on file in the office of the Recorder of Blaine County, Idaho,"

under a rental thereof from the plaintiff, Annie I. Harris, and the said Isabel Morris and B. J. Johnson, heirs of H. P. Johnson, deceased, their heirs, executors, administrators, successors, or assigns, shall not hereafter without his, her, or their consent, be deprived of the annual use of said water when needed for irrigating said lands, provided, however, that payment of the annual rental charges thereon have been made to the said Annie I. Harris, her heirs, executors, administrators, successors, or assigns.

That all parties hereto shall divert water from the main Whitton Ditch either by weir or gage showing the amount of water delivered or by a dividing box.

It is further ordered that the plaintiff and all of the cross-complainants herein have judgment against the defendant, The Union Central Life Insurance Company, for their costs incurred herein.

Dated this 19 day of November, 1929.

Jay L. Downing

District Judge.

Filed and Entered
Nov. 23, 1929.
B. P. Thamm
Clerk District Court,
Blaine County, Idaho.

12/02/2006

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

RIGHT NUMBER: 37-113T

NAME AND ADDRESS: SOUTHERN STAR ACRES SUBDIVISION OWNERS ASSN INC
190 LABRADOR LN
BELLEVUE ID 83313

SOURCE: BIG WOOD RIVER

TRIBUTARY: MALAD RIVER

QUANTITY: 4.000 CFS

PRIORITY DATE: 07/10/1884

POINT OF DIVERSION:

T02N R18E S36 NESWNW Lot 3 Within BLAINE County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
IRRIGATION	04/15 10/31	4.000 CFS

PLACE OF USE: IRRIGATION in BLAINE County

T01N R18E S01	NESE	19.00	T01N R18E S01	SESE	38.00
T01N R18E S12	NENE	38.00			

95 ACRES TOTAL

Right Nos. 113T and 480F are limited to the irrigation of a combined total of 95 acres in a single irrigation season.

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. Section 42-1412(6), Idaho Code.

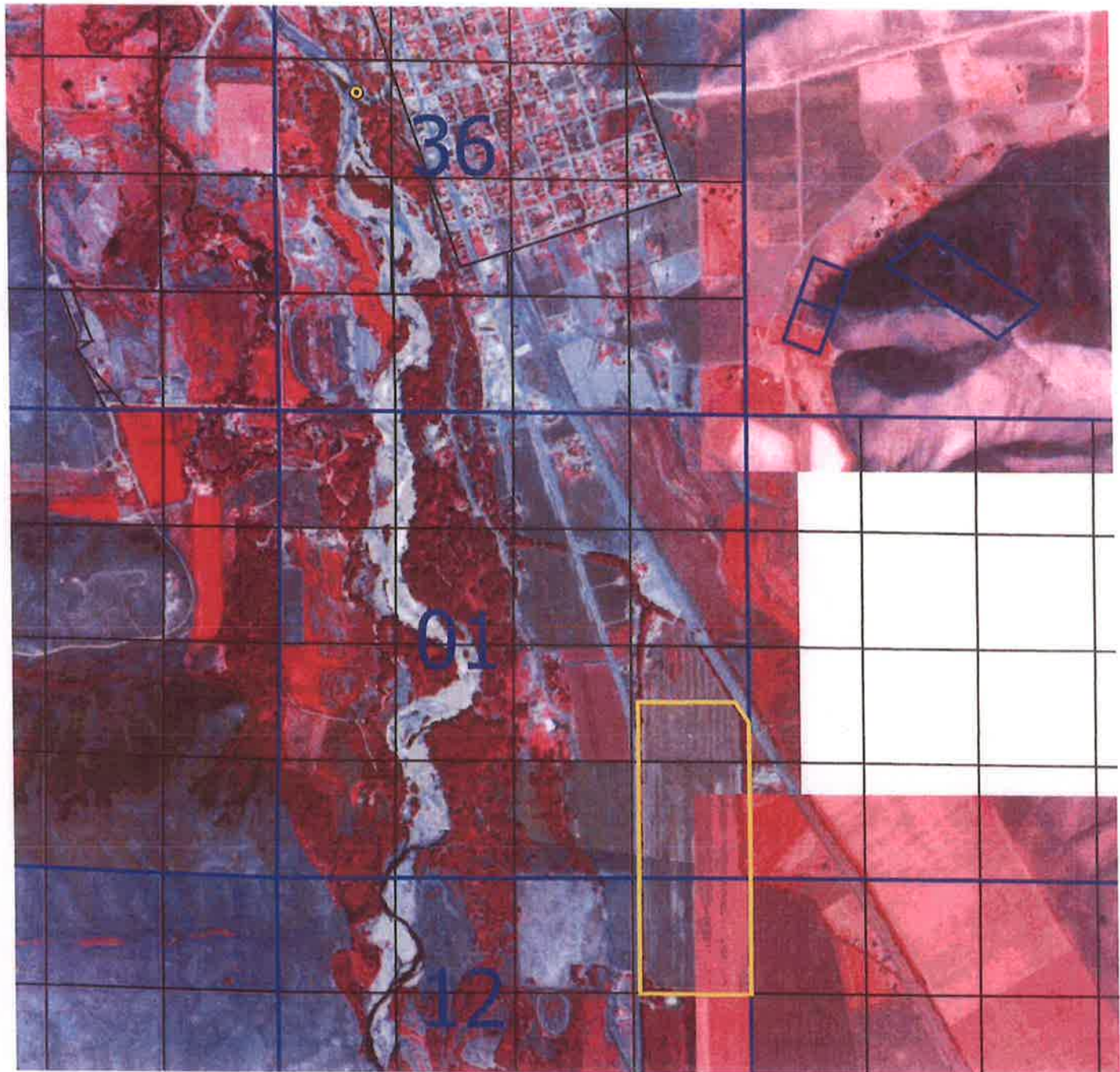
EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

delivering (CKC)
↑
w master is delivering

Idaho Department of Water Resources

Right(s): 37-113T, 480F

Recommended Place of Use
TWP 01N RNG 19E S01,12
Prepared December 2, 2006



660 0 660 1320 Feet



-  Recommended Point of Diversion
-  Recommended Place of Use
-  Quarter Section Lines
-  PLSS Section Lines



GIS Place of Use Presentation
1987 NAPP Aerial Photography

Prepared by Amanda Kriwox



BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

April 23, 2002

Mr. Corey Skinner
Idaho Department of Water Resources
1341 Fillmore Street, Suite 200
Twin Falls, ID 83301

RECEIVED
APR 26 2002
Department of Water Resources
Southern Region

Re: Northstar Ranches (Southern Star Acres Subdivision)
Ownership chain

Dear Corey:

I am enclosing several warranty deeds that I obtained from the Watermaster of District 37, AmeriTitle, and Dave Manookian. The attached sheet summarizes the deeds. Hopefully this should clarify the chain of ownership from Wood River Ranches #2 to Northstar Ranches, LLC.

Please let me know if you need anything further.

Sincerely,


Charles G. Brockway

Enc:

cc: David Manookian

CHARLES E.
BROCKWAY,
PH.D., P.E.

CHARLES G.
BROCKWAY,
PH.D., P.E.

2016 NORTH
WASHINGTON
STREET • SUITE 4

TWIN FALLS,
IDAHO 83301

208 • 736 • 8543

FAX: 736 • 8506

file in
37-113T

Warranty Deed History for IDWR

Southern Star Acres / Northstar Ranches, LLC

April 23, 2002

Date	From	To	Property	Water rights listed
October ?, 1979 197959 <i>OK</i>	Melvin W. Swanson and Elvira B. Swanson <i>B.F. Pg 34-35</i>	Robert P. Beattie and John M. Beattie (1/4) Henri Moreault (1/4) Charles Ferries (1/4) Robert Smith (1/4)	38.78 acres NE 1/4 NE 1/4 Section 12 <i>OK</i>	1.6 cfs 6/15/1891 <i>OK</i>
April ?, 1981 214525 <i>OK</i>	Melvin W. Swanson and Elvira B. Swanson <i>BF Pg 36-37</i>	Robert P. Beattie and John M. Beattie (1/4) Henri Moreault (1/4) Charles Ferries (1/4) Robert Smith (1/4)	58.39 acres S 1/2 NE 1/4 SE 1/4 of Section 1 SE 1/4 SE 1/4 Section 1 <i>OK</i>	4.0 cfs 7/10/1884 1.5 cfs 6/15/1891 <i>OK</i>
January 17, 1986 <i>OK</i>	Henri Moreault and Gail Moreault (1/4) <i>BF Pg 38-39</i>	Charles T. Ferries (1/2) <i>ET</i>	97.2 acres (entire parcel) <i>OK</i>	4.0 cfs 7/10/1884 3.1 cfs 6/15/1891 <i>45 in 150</i>
April 23, 1990 319006	Robert P. Beattie and John M. Beattie (1/4) Charles Ferries (1/2) Robert Smith (1/4) <i>BF Pg 40-42</i>	C. James Jensen and Douglas J. Pennington	97.2 acres (entire parcel)	All appurtenant, including but not limited to: 2.88 cfs 7/10/1884 1.20 cfs 6/15/1891
April 18, 1997 401576	C. James Jensen <i>BF Pg 43</i>	J. J. Consulting Corp.	97.2 acres (entire parcel)	Appurtenances
April 18, 1997 401577	Douglas J. Pennington	Northstar Funding, Inc.	97.2 acres (entire parcel)	Appurtenances
April 18, 1997 401578	Jerry D. Horn (1/8) Marsha K. Horn (1/8) J. J. Consulting (1/2) North Star Funding, Inc. (1/4)	Northstar Ranches, LLC	97.2 acres (entire parcel)	Appurtenances

Notes:

1. Wood River Ranches #2 is Robert P. Beattie, John M. Beattie, Charles Ferries, and Robert Smith

*Back file
Pg 33*

error
RECEIVED
APR 25 2002
Department of Water Resources
Southern Region

8770

WARRANTY DEED

For Value Received

MELVIN W. SWANSON and ELVERA SWANSON, husband and wife, the grantors, do hereby grant, bargain, sell and convey unto ROBERT P. BEATTIE and JOHN M. BEATTIE, tenants in common (1/4 interest), HENRI MOREAULT (1/4 interest), CHARLES FERRIES (1/4 interest) and ROBERT SMITH (1/4 interest) the grantees, whose current address is _____ the following described premises, in _____ Blaine _____ County Idaho, to-wit:

SEE ATTACHED DESCRIPTION

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee their heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantee, that they are the owner in fee simple of said premises; that they are free from all incumbrances

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

Dated: October 1979

Melvin W. Swanson
Melvin W. Swanson

Elvera B. Swanson
Elvera B. Swanson

STATE OF IDAHO, COUNTY OF Blaine
On this 5th day of October, 1979, before me, a Notary Public in and for the said State, personally appeared MELVIN W. SWANSON and ELVERA SWANSON, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.
My Comm. Expires 10/10/82
Maile B. Burwell
Notary Public
Residing at Hailey, Idaho

STATE OF IDAHO, COUNTY OF Blaine
I hereby certify that this instrument was filed for record at the request of *Robert P. Beattie* at 5:00 PM on the 5th day of October, 1979, in my office, and duly recorded in Book of Deeds of Page _____
My Comm. Expires 10/10/82
Maile B. Burwell
Notary Public
Residing at Hailey, Idaho

INSTRUMENT No. 1979-59

RECEIVED
11-28-1990
EX

PcDoc34

TO BE ATTACHED TO WARRANTY DEED

This parcel is situated in the NE 1/4 NE 1/4, Section 12, Township 1 North, Range 18 East, Boise Meridian, and is more particularly described as follows:

BEGINNING AT THE NE corner of said NE 1/4 NE 1/4, a 5/8" bar;

Thence S 0°23'52"E along the east boundary of said NE 1/4 NE 1/4 a distance of 1320.12 feet to the SE corner of said NE 1/4 NE 1/4, a 5/8" bar;

Thence S89°09'57"W along the south boundary of said NE 1/4 NE 1/4 a distance of 1282.84 feet to a point on the east right of way line of highway 75, a 5/8" bar;

Thence N0°16'32"W along said right of way a distance of 1316.65 feet to a point on the north boundary of said NE 1/4 NE 1/4, a 5/8" bar;

Thence N89°00'33"E along the north boundary of said NE 1/4 NE 1/4 a distance of 1280.06 feet to the point of beginning;

This parcel contains 38.78 acres.

TOGETHER WITH 80 miners inches of the waters of the Big Wood River with date of priority of June 15, 1891, priority No. 86-A, delivered through Wood River Valley Irrigation District Canal #45.

with
80" (1.60c6)
of 37-480

PCDocPg 35

RECORDED
MAY 12 1981
WATERMASTER SHOSHONE

9838

WARRANTY DEED

For Value Received

MELVIN W. SWANSON and ELVERA ^{/R}SWANSON, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto ROBERT P. BEATTIE and JOHN M. BEATTIE, tenants in common (1/4 interest), Henri Moreault (1/4 interest), CHARLES FERRIES (1/4 interest) and ROBERT SMITH (1/4 interest)

whose address is: P.O. Box 213 Sun Valley, Idaho 83353

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

SEE ATTACHED DESCRIPTION

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: April __, 1981.

Melvin W. Swanson
MELVIN W. SWANSON

Elvera B. Swanson
ELVERA SWANSON

STATE OF ID COUNTY OF BLAINE

On this 28th day of April, 1981,
before me, a notary public in and for said State, personally appeared

MELVIN W. SWANSON and
ELVERA SWANSON

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

STATE OF ID COUNTY OF Blaine

I hereby certify that this instrument was filed for record
at the request of Ann Beth Sells Co

at _____ minutes past _____ o'clock P.M.,
this _____ day of July,
1981, in my office, and duly recorded in Book
of Deeds _____

MARIE IVE LILYA
Ex-Officio Recorder

Instrument No. 11-1-110

Pe Doc Pg
36

EXHIBIT "A"

This parcel is situated in the SE 1/4 SE 1/4, Section 1, Township 1 North, Range 18 East, Boise Meridian, and is more particularly described as follows:

Beginning at the SE corner of said SE 1/4 SE 1/4, a 5/8" bar;

Thence S 89°00'33"W along the South boundary of said SE 1/4 SE 1/4 a distance of 1280.06 feet to a point on the East right of way line of highway 75, a 5/8" bar;

Thence N 0°16'32"W along said right of way line a distance of 1313.12 feet to a point on the North boundary of said SE 1/4 SE 1/4, a 5/8" bar;

Thence N 89°14'51" E along the North boundary of said SE 1/4 SE 1/4 a distance of 1272.25 feet to the NE corner of said SE 1/4 SE 1/4, a 5/8" bar;

Thence S 0°36'36"E along the East boundary of said SE 1/4 SE 1/4 a distance of 1307.75 feet to the point of BEGINNING.

This parcel contains 39.39 acres;
AND

This parcel is situated in the NE 1/4 SE 1/4 Section 1, Township 1 North, Range 18 East, Boise Meridian and is more particularly described as follows:

BEGINNING at the SE corner of said NE 1/4 SE 1/4;

Thence S 89°14'51"W along the South boundary of said NE 1/4 SE 1/4 a distance of 1272.25 feet to the Easterly right of way line of Highway 75;

Thence N 0°16'32"W along said right of way line a distance of 64.56 feet;

Thence N 1°14'16"E a distance of 646.90 feet;

Thence N 89°15'51"E parallel to the South boundary of said NE 1/4 SE 1/4 a distance of 1075.24 feet to a point on the Westerly right of way line of Highway 23;

Thence S 31°09'21"E along said right of way line a distance of 345.64 feet to a point on the Easterly boundary of said NE 1/4 SE 1/4;

Thence S 0°37'36"E along the Easterly boundary of said NE 1/4 SE 1/4 a distance of 412.65 feet to the point of BEGINNING;

This parcel contains 20.00 acres.

TOGETHER WITH 200 miners inches of the waters of the Big Wood River with date of priority of July 10, 1884, priority No. 40-D, and 75 miners inches of the waters of the Big Wood River with date of priority of June 15, 1891, priority No. 86-A, all delivered through Wood River Valley Irrigation District Canal #45.

Said delivery of aforementioned parcels to be the responsibility of the grantee.

KNEELAND, LAGGIE
HOPKINS, COLLIER
S. B. LAGGIE
ATTORNEYS AT LAW
P.O. Box 726
Eagle, Idaho
Tel. 1-208-331-1111

37-113 4.00 cdo (7-10-84)
480 1.50 cdo (6-15-91)

Pc Doc
Pg 34

Order No. 13375

County of SAWYER TITLE CO. 10

WARRANTY DEED

For Value Received

HENRI MOREAULT and GAIL MOREAULT, husband and wife

Hereinafter called the grantor, hereby grants, bargains, sells and conveys unto
CHARLES T. FERRIES, a single man

whose address is: P. O. Box 2030, Sun Valley, Idaho 83353

Hereinafter called the grantee, the following described premises, in Blaine County, Idaho,

to-wit:
AN UNDIVIDED ONE-QUARTER INTEREST, BEING ALL OF THE GRANTORS INTEREST, IN THE
FOLLOWING DESCRIBED PROPERTY:

Township 1 North, Range 18 East, Boise Meridian, Blaine County, Idaho, Section 12:
a parcel of land in the NE1/4 more particularly described as follows:
BEGINNING AT THE NE Corner of said NE1/4, a 5/8" bar;
Thence S 0°23'52" E., along the east boundary of said NE1/4 a distance of 1320.12
feet to the SE corner of said NE1/4, a 5/8" bar;
Thence S 89°09'57" W along the south boundary of said NE1/4 a distance of 1283.84
feet to a point on the east right of way line of highway 75, a 5/8" bar;
Thence N 0°16'32" W along said right of way a distance of 1316.65 feet to a point
on the north boundary of said NE1/4, a 5/8" bar;
Thence N 89°00'13" E along the north boundary of said NE1/4 a distance of 1280.06
feet to the point of beginning.

AND

SEE EXHIBIT "A" ATTACHED FOR FURTHER DESCRIPTIONS

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 said 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 described above and that Grantor will warrant
and defend the same from all lawful claims whatsoever.

Dated. January 17, 1986

Henri Moreault
HENRI MOREAULT
Gail Moreault
GAIL MOREAULT

STATE OF IDAHO, COUNTY OF Blaine
On this day of January, 1986,
before me, a notary public in and for said State, personally appeared
Henri Moreault and Gail Moreault,
husband and wife
known to me to be the persons whose names are
assumed to the within instrument, and acknowledged to
me that they executed the same
Charles T. Ferries
Charles T. Ferries
Notary Public
Residing at
Comm. Expires March 21, 1991

STATE OF IDAHO, COUNTY OF BLAINE
I hereby certify that this instrument was filed for record at
the records of FIRST AMERICAN TITLE CO.
at 6 minutes past 3 o'clock p.m.
this 25 day of July
1986, in my office, and duly recorded in Book
of Books on page
Mary Brown
Deputy
By *R. D. Quiley*
R. D. Quiley
Deputy
Fees \$ 15.00
\$6.25 tax

Pc Doc
Pg 38

EXHIBIT "A" Legal Description continued

Township 1 North, Range 18 East, Boise Meridian, Section 12: a parcel of land in the SE1/4 more particularly described as follows:

Beginning at the SE corner of said SE1/4, a 5/8" bar;
Thence S 89°00'33" W along the south boundary of said SE1/4 a distance of 1280.06 feet to a point on the east right of way line of Highway 75, a 5/8" bar;
Thence N 0°16'32" W along said right of way line a distance of 1313.12 feet to a point on the north boundary of said SE1/4, a 5/8" bar;
Thence N 89°14'51" E along the north boundary of said SE1/4 a distance of 1272.25 feet to the NE corner of said SE1/4, a 5/8" bar;
Thence S 0°36'36" E along the east boundary of said SE1/4 a distance of 1307.75 feet to the point of Beginning.

AND ALSO

Township 1 North, Range 18 East, Boise Meridian, Section 12: a parcel of land in the NE1/4 more particularly described as follows:

Beginning at the SE corner of said NE1/4;
Thence S 89°14'51" W along the south boundary of said NE1/4 a distance of 1272.25 feet to the Easterly right of way line of Highway 75;
Thence N 0°16'32" W along said right of way line a distance of 64.36 feet;
Thence N 1°14'16" E a distance of 646.40 feet;
Thence N 89°15'51" E parallel to the south boundary of said NE1/4 a distance of 1075.24 feet to a point on the Westerly right of way line of Highway 75;
Thence S 21°09'21" E along said right of way line a distance of 343.84 feet to a point on the Easterly boundary of said NE1/4;
Thence S 0°37'36" E along the Easterly boundary of said NE1/4 a distance of 412.65 feet to the point of Beginning.

TOGETHER WITH 80 miners inches of the waters of the Big Wood River with date of priority of June 15, 1891, priority No. 86-A, delivered through Wood River Valley Irrigation District Canal #45. AND

TOGETHER WITH 200 miners inches of the waters of the Big Wood River with date of priority of July 10, 1884, priority No. 40-B, and 75 miners inches of the waters of the Big Wood River with date of priority of June 15 1891, priority No. 86-A, all delivered through Wood River Valley Irrigation District Canal #45.

WITNESSED:
January 17, 1986

STATE OF IDAHO, COUNTY OF BLAINE
On this day of January, 1986,
before me, a Notary Public in and for said State, personally appeared
Henri Moreault and Gail Moreault,
husband and wife.
Known to me to be the persons whose names are
subscribed to the within instrument and acknowledged to
me that they executed the same.
Notary Public
Building at
Comm. Expires March 21, 1991

STATE OF IDAHO, COUNTY OF BLAINE
I hereby certify that the foregoing was filed for record at
the office of the FIRST AMERICAN TITLE CO.
at
Blaine, Idaho, on the 17th day of January, 1986.
Notary Public
Deputy.

307887

Pc Doc
Pg 39

WARRANTY DEED

For Value Received

Robert P. Beattie and John M. Beattie, Single Men, as to an undivided 1/4 interest; Charles Ferries, a married man as his sole and separate property, as to an undivided 1/2 interest;

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto C. James Jensen, a married man as his sole and separate property; and Douglas M. Pennington, a married man as his sole and separate property, whose address is: 1756 114th Ave. S.E., Seattle, WA 98004

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

See EXHIBIT "A" Attached hereto and made a part hereof

Together with all water rights appurtenant thereto, including but not limited to

144" July 10, 1884 decree A37-00113R 2.88 cfs
60" June 15, 1891 Decree A37-00480E 1.20 cfs

* and Robert Smith a Single man, at to an undivided 1/4 interest

Douglas Pennington Phone # 619-360-4408

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: April 23, 1990

Robert P. Beattie by Charles Ferries
John M. Beattie by Charles Ferries

Robert P. Beattie Diane L. Beattie
John M. Beattie by Charles Ferries
John M. Beattie

Charles Ferries

Robert Smith by Charles Ferries
Robert Smith

STATE OF Idaho COUNTY OF Blaine

On this 27 day of April, 1990, before me, a notary public in and for said State, personally appeared

Robert P. Beattie, John M. Beattie,
Charles Ferries and Robert Smith

proved to me on the basis of satisfactory evidence or known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

Notary Public

Residing at

Commission Expires

10/19/93

deed

90 APR 30 PM 1 24

555 2 900

FILED CO REQUEST

319006

Instrument No.

BF Pg 40

3/4 trans
ferred
Below

Order No. 13595
Legal Description

Exhibit "A"

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

Section 12: A parcel of land situated in the NE 1/4 NE 1/4 more particularly described as follows:

BEGINNING at the NE corner of said NE 1/4 NE 1/4, a 5/8" bar; thence
S. 0° 23' 52" E., along the East boundary of said NE 1/4 NE 1/4 a distance of 1320.12 feet to the SE corner of said NE 1/4 NE 1/4, a 5/8" bar; thence
S. 89° 09' 57" W., along the South boundary of said NE 1/4 NE 1/4 a distance of 1282.84 feet to a point on the East right of way line of Highway 75, a 5/8" bar; thence
N. 0° 16' 32" W., along said right of way a distance of 1316.65 feet to a point on the North boundary of said NE 1/4 NE 1/4, a 5/8" bar; thence
N. 89° 00' 33" E., along the North boundary of said NE 1/4 NE 1/4 a distance of 1280.06 feet to the POINT OF BEGINNING;

AND

Section 1: A parcel of land situated in the SE 1/4 SE 1/4 more particularly described as follows:

BEGINNING at the SE corner of said SE 1/4 SE 1/4, a 5/8" bar; thence
S. 89° 00' 33" W., along the South boundary of said SE 1/4 SE 1/4 a distance of 1280.06 feet to a point on the East right of way line of Highway 75, a 5/8" bar; thence
N. 0° 16' 32" W., along said right of way line a distance of 1313.12 feet to a point on the North boundary of said SE 1/4 SE 1/4, a 5/8" bar; thence
N. 89° 14' 51" E., along the North boundary of said SE 1/4 SE 1/4 a distance of 1272.25 feet to the NE corner of said SE 1/4 SE 1/4, a 5/8" bar; thence
S. 0° 36' 36" E., along the East boundary of said SE 1/4 SE 1/4 a distance of 1307.75 feet to the POINT OF BEGINNING;

AND

Section 1: A Parcel of land situated in the NE 1/4 SE 1/4 more particularly described as follows:

BEGINNING at the SE corner of said NE 1/4 SE 1/4; thence
S. 89° 14' 51" W., along the South boundary of said NE 1/4 SE 1/4 a distance of 1272.25 feet to the Easterly right of way line of Highway 75; thence
N. 0° 16' 32" W., along said right of way line a distance of 64.56 feet; thence
N. 1° 14' 16" E., a distance of 646.90 feet; thence
N. 89° 15' 51" E., parallel to the South boundary of said NE 1/4

BF 1941

SE 1/4 a distance of 1075.24 feet to a point on the Westerly right of way line of Highway 23; thence S. 31° 09' 21" E., along said right of way line a distance of 345.64 feet to a point on the Easterly boundary of said NE 1/4 SE 1/4; thence S. 0° 37' 36" E., along the Easterly boundary of said NE 1/4 SE 1/4 a distance of 412.65 feet to the POINT OF BEGINNING.

3004 (6/8/2) - (Attorney in fact) First American Title Company

STATE OF ~~CALIFORNIA~~ IDAHO
COUNTY OF BLAINE

On April 27, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Ferries

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument as the Attorney in fact of Robert Smith

and acknowledged to me that he/she subscribed the name(s) of Robert Smith

thereto as principal(s), and his/her own name as Attorney in fact

WITNESS my hand and official seal

Signature [Signature]
My Commission Expires 10/9/93

ROBERT BENJAMIN
NOTARY
PUBLIC
STATE OF IDAHO

327 - (Attorney in fact) First American Title Company

STATE OF ~~CALIFORNIA~~ IDAHO
COUNTY OF BLAINE

On April 27, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Ferries

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument as the Attorney in fact of Robert P. Beattie and John M. Beattie and Diane L. Beattie

and acknowledged to me that he/she subscribed the name(s) of Robert P. Beattie and John M. Beattie and Diane L. Beattie

thereto as principal(s), and his/her own name as Attorney in fact

WITNESS my hand and official seal

Signature [Signature]
My Commission Expires 10/9/93

ROBERT BENJAMIN
NOTARY
PUBLIC
STATE OF IDAHO

(This area for official notarial seal)

BF
Pg 42

Order No. 22777A

QUITCLAIM DEED

FOR VALUE RECEIVED

Douglas J. Pennington, a married man, as his sole and separate property do hereby CONVEY, RELEASE, REMISE and FOREVER quit claim unto Northstar Funding, Inc., a California corporation whose address is Rt. 1 Box 126D, La Vernia, TX 78121 the following described premises situated in Blaine County, Idaho, to wit

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

SECTION 12: A parcel of land situated in the NE1/4 NE1/4 more particularly described as follows:

BEGINNING at the NE corner of said NE1/4 NE1/4, a 5/8" bar; thence S. 00° 23' 52" E., along the East boundary of said NE1/4 NE1/4 a distance of 1320.12 feet to the SE corner of said NE1/4 NE1/4, a 5/8" bar; thence S. 89° 09' 57" W., along the South boundary of said NE1/4 NE1/4 a distance of 1282.84 feet to a point on the East right of way line of Highway 75, a 5/8" bar; thence N. 00° 16' 32" W., along said right of way a distance of 1316.55 feet to a point on the North boundary of said NE1/4 NE1/4, a 5/8" bar; thence N. 89° 00' 33" E., along the North boundary of said NE1/4 NE1/4 a distance of 1280.06 feet to the POINT OF BEGINNING;

AND

SECTION 1: A parcel of land situated in the SE1/4 SE1/4 more particularly described as follows:

BEGINNING at the SE corner of said SE1/4 SE1/4, a 5/8" bar; thence S. 89° 00' 33" W., along the South boundary of said SE1/4 SE1/4 a distance of 1280.06 feet to a point on the East right of way line of Highway 75, a 5/8" bar; thence N. 00° 16' 32" W., along said right of way line a distance of 1313.12 feet to a point on the North boundary of said SE1/4 SE1/4, a 5/8" bar; thence N. 89° 14' 51" E., along the North boundary of said SE1/4 SE1/4 a distance of 1272.25 feet to the NE corner of said SE1/4 SE1/4, a 5/8" bar; thence S. 00° 35' 36" E., along the East boundary of said SE1/4 SE1/4 a distance of 1307.75 feet to the POINT OF BEGINNING;

AND

SECTION 1: A parcel of land situated in the NE1/4 SE1/4 more particularly described as follows:

BEGINNING at the SE corner of said NE1/4 SE1/4; thence S. 89° 14' 51" W., along the South boundary of said NE1/4 SE1/4 a distance of 1272.25 feet to the Easterly right of way line of Highway 75; thence N. 00° 16' 32" W., along said right of way line a distance of 84.56 feet; thence N. 01° 14' 15" E., a distance of 546.90 feet; thence N. 89° 16' 51" E., parallel to the South boundary of said NE1/4 SE1/4 a distance of 1076.24 feet to a point on the Westerly right of way line of Highway 23; thence S. 31° 09' 21" E., along said right of way line a distance of 345.64 feet to a point on the Easterly boundary of said NE1/4 SE1/4; thence S. 00° 37' 36" E., along the Easterly boundary of said NE1/4 SE1/4 a distance of 412.85 feet to the POINT OF BEGINNING.

together with their appurtenances.

Dated: April 19, 1997

Douglas J. Pennington

State of Texas

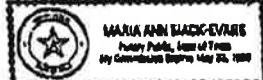
County of WILSON

On this 28th day of April in the year 1997 before me, the undersigned, personally appeared Douglas J. Pennington, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same

WITNESS my hand and official seal.

Maria Ann Black-Evans
Notary Public

Commission Expires: 5/22/98



401577
RECEIVED
SAMCOITIN
APR 22 2 35 PM '97
WILSON COUNTY, TEXAS
\$32

Order No 22777A

QUITCLAIM DEED

FOR VALUE RECEIVED

C. James Jensen, a married man, as his sole and separate property do hereby CONVEY, RELEASE, REMISE and FOREVER quit claim unto J J Consulting Corp., a Washington corporation whose address is: 7801 Rio Rico Drive, Las Vegas, NV 89113 the following described premises situated in Blaine County, Idaho, to wit

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

SECTION 12: A parcel of land situated in the NE1/4 NE1/4 more particularly described as follows:

BEGINNING at the NE corner of said NE1/4 NE1/4, a 5/8" bar; thence S. 00° 23' 52" E., along the East boundary of said NE1/4 NE1/4 a distance of 1320.12 feet to the SE corner of said NE1/4 NE1/4, a 5/8" bar; thence S. 89° 09' 57" W., along the South boundary of said NE1/4 NE1/4 a distance of 1282.84 feet to a point on the East right of way line of Highway 75, a 5/8" bar; thence N. 00° 18' 32" W., along said right of way a distance of 1316.65 feet to a point on the North boundary of said NE1/4 NE1/4, a 5/8" bar; thence N. 89° 00' 33" E., along the North boundary of said NE1/4 NE1/4 a distance of 1280.06 feet to the POINT OF BEGINNING;

AND

SECTION 1: A parcel of land situated in the SE1/4 SE1/4 more particularly described as follows:

BEGINNING at the SE corner of said SE1/4 SE1/4, a 5/8" bar; thence S. 89° 00' 33" W., along the South boundary of said SE1/4 SE1/4 a distance of 1280.06 feet to a point on the East right of way line of Highway 75, a 5/8" bar; thence N. 00° 18' 32" W., along said right of way line a distance of 1313.12 feet to a point on the North boundary of said SE1/4 SE1/4, a 5/8" bar; thence N. 89° 14' 51" E., along the North boundary of said SE1/4 SE1/4 a distance of 1272.25 feet to the NE corner of said SE1/4 SE1/4, a 5/8" bar; thence S. 00° 36' 36" E., along the East boundary of said SE1/4 SE1/4 a distance of 1307.75 feet to the POINT OF BEGINNING;

AND

SECTION 1: A parcel of land situated in the NE1/4 SE1/4 more particularly described as follows:

BEGINNING at the SE corner of said NE1/4 SE1/4; thence S. 89° 14' 51" W., along the South boundary of said NE1/4 SE1/4 a distance of 1272.25 feet to the Easterly right of way line of Highway 75; thence N. 00° 18' 32" W., along said right of way line a distance of 64.56 feet; thence N. 01° 14' 16" E., a distance of 648.90 feet; thence N. 89° 16' 51" E., parallel to the South boundary of said NE1/4 SE1/4 a distance of 1075.24 feet to a point on the Westerly right of way line of Highway 23; thence S. 31° 08' 21" E., along said right of way line a distance of 345.64 feet to a point on the Easterly boundary of said NE1/4 SE1/4; thence S. 00° 37' 36" E., along the Easterly boundary of said NE1/4 SE1/4 a distance of 412.65 feet to the POINT OF BEGINNING.

together with their appurtenances

Date: April 18, 1997

C. James Jensen

State of Nevada

County of Blaine

On this 18th day of April in the year 1997 before me, the undersigned, personally appeared C. James Jensen, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public

Commission Expires: 10/1/98



NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires 10/1/98

401576
BLAINE CO. REQUEST
of SHERIFF'S FILE
APR 22 PM 2 34
FEE \$ 3.00

Order No. 22777

WARRANTY DEED

FOR VALUE RECEIVED

JERRY D. HORN, a married man, as his sole and separate property, as to an undivided 1/8 interest; MARSHA KAY HORN, an unmarried woman, as to an undivided 1/8 interest; J J Consulting, Inc., a Washington corporation, as to an undivided 1/2 interest and NORTH STAR FUNDING INC., a California corporation, as to an undivided 1/4 interest

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

NORTHSTAR RANCHES, L.L.C., a limited liability company

GRANTEE(s) whose address is: P.O. Box 2060, Sun Valley, ID 83353

the following described real property in Blaine County, Idaho, to wit:

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

SECTION 12: A parcel of land situated in the NE1/4 NE1/4 more particularly described as follows:

BEGINNING at the NE corner of said NE1/4 NE1/4, a 5/8" bar; thence
S. 00° 23' 52" E., along the East boundary of said NE1/4 NE1/4 a distance of 1320.12 feet to the SE corner of said NE1/4 NE1/4, a 5/8" bar; thence
S. 89° 09' 57" W., along the South boundary of said NE1/4 NE1/4 a distance of 1282.84 feet to a point on the East right of way line of Highway 75, a 5/8" bar; thence
N. 00° 16' 32" W., along said right of way a distance of 1316.65 feet to a point on the North boundary of said NE1/4 NE1/4, a 5/8" bar; thence
N. 89° 00' 33" E., along the North boundary of said NE1/4 NE1/4 a distance of 1280.06 feet to the POINT OF BEGINNING;

AND

SECTION 1: A parcel of land situated in the SE1/4 SE1/4 more particularly described as follows:

BEGINNING at the SE corner of said SE1/4 SE1/4, a 5/8" bar; thence
S. 89° 00' 33" W., along the South boundary of said SE1/4 SE1/4 a distance of 1280.06 feet to a point on the East right of way line of Highway 75, a 5/8" bar; thence
N. 00° 16' 32" W., along said right of way line a distance of 1313.12 feet to a point on the North boundary of said SE1/4 SE1/4, a 5/8" bar; thence
N. 89° 14' 51" E., along the North boundary of said SE1/4 SE1/4 a distance of 1272.25 feet to the NE corner of said SE1/4 SE1/4, a 5/8" bar; thence
S. 00° 36' 36" E., along the East boundary of said SE1/4 SE1/4 a distance of 1307.75 feet to the POINT OF BEGINNING;

AND

SECTION 1: A parcel of land situated in the NE1/4 SE1/4 more particularly described as follows:

BEGINNING at the SE corner of said NE1/4 SE1/4; thence
S. 89° 14' 51" W., along the South boundary of said NE1/4 SE1/4 a distance of 1272.25 feet to the Easterly right of way line of Highway 75; thence
N. 00° 16' 32" W., along said right of way line a distance of 64.56 feet; thence
N. 01° 14' 16" E., a distance of 646.90 feet; thence
N. 89° 15' 51" E., parallel to the South boundary of said NE1/4 SE1/4 a distance of 1075.24 feet to a point on the Westerly right of way line of Highway 23; thence
S. 31° 09' 21" E., along said right of way line a distance of 345.64 feet to a point on the Easterly boundary of said NE1/4 SE1/4; thence
S. 00° 37' 36" E., along the Easterly boundary of said NE1/4 SE1/4 a distance of 412.65 feet to the POINT OF BEGINNING.

This document may be executed simultaneously in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

Subject To: Taxes, easements established or of record, restrictions and encumbrances of record, rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any governmental unit.

TO HAVE AND TO HOLD said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said 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 encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

7 MAY 2 PM 2 35
FEE \$ 15.00
CLERK

401578
LINE CO. REQUEST
SANTOCHITTE

RECEIVED

JUL 14 1997

Shoshone Water Master

PRIORITY BOOK ✓
ANNUAL REPORT ✓
ROLEDEX ✓

DBASE ADDRESS ✓

DECREE BOOK ✓
DATABASE ✓
LOTUS COST REPORT ✓

CMS ADDRESS 209 ✓

Dated: April 18, 1997

JERRY D. HORN

MARSHA KAY HORN

J J CONSULTING CORP., a Washington corporation

BY: C. JAMES JENSEN

NORTH STAR FUNDING, INC., a California corporation

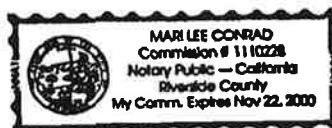
BY: DOUGLAS J. PENNINGTON

State of California)
County of RIVERSIDE)ss.

On this 22nd day of April in the year 1997 before me, the undersigned, personally appeared JERRY D. HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Mari Lee Conrad
Notary Public
Commission Expires: 11-22-2000



State of California)
County of)ss.

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared MARSHA KAY HORN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public
Commission Expires:

State of Nevada)
County of)ss.

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared C. JAMES JENSEN known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public
Commission Expires:

State of Texas)
County of)ss.

On this _____ day of April in the year 1997 before me, the undersigned, personally appeared DOUGLAS J. PENNINGTON known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public
Commission Expires:



BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

CHARLES E.
BROCKWAY,
PH.D., P.E.

CHARLES G.
BROCKWAY,
PH.D., P.E.

2016 NORTH
WASHINGTON
STREET • SUITE 4

TWIN FALLS,
IDAHO 83301

208•736•8543

FAX: 736•8506

CHANGE IN OWNERSHIP
NEEDS CHAIN OF TITLE

NOTIFIED OWNER JR.
2/22/2002

P.S.

RECEIVED

MAR 21 2002

Department of Water Resources
Southern Region

March 19, 2002

Mr. Allen Merritt
Idaho Department of Water Resources
1341 Fillmore Street, Suite 200
Twin Falls, ID 83301

Re: Northstar Ranches / David Manookian
Project No. 238-03-2002

Dear Allen:

Enclosed are two Applications for Extension of Time for water rights 37-0113T and 37-0480F, which are fully overlapping on property owned by Northstar Ranches, LLC. The property is located south of Bellevue, Idaho in the E1/2 SE1/4 Section 1, and the NE1/4 NE1/4 Section 12, T. 1 N., R. 18 E. Water is delivered to the land from the Big Wood River via the District Canal No. 45.

The property has been irrigated fully through the 1999 season. Greg Mann, a neighbor to the south, farmed the land during 1996 and 1997 and harvested a crop of alfalfa. Delbert McMurdo farmed the land during 1999 and also harvested alfalfa. The attached letter from Mr. McMurdo documents this fact. Since 1999, development plans for a residential subdivision have been ongoing and the land has not been irrigated. Construction of the subdivision in 2000 and 2001 physically prevented irrigation from occurring.

I am enclosing aerial photo workups for 1997 and 2001. The 1997 photo shows the irrigation occurring that year. The 2001 photo shows the completed Southern Star Acres subdivision. If you desire, I can also supply a 1996 photo that more clearly shows the crop being harvested.

In conjunction with the development, a new diversion structure from the District Canal was constructed, and a community irrigation system was installed. During a site visit I made last fall, I verified that all components of this system have been constructed. The two water rights will remain with the property and will be held by a homeowners' association for distribution to the lot owners. As of now, 5 of the 18 lots have been sold. A portion of the water rights will be used hereafter as individual lot owners begin irrigating, but it is not practical to fully use the rights on the remainder of the unsold lots.

For these reasons, the owner wishes to obtain an Extension of Time to Avoid Forfeiture for a period of five (5) years, or until June 1, 2007.

I am also enclosing a change of ownership form for these two rights along with a deed showing ownership and a copy of the subdivision plat.

Please let me know if you need any additional information.

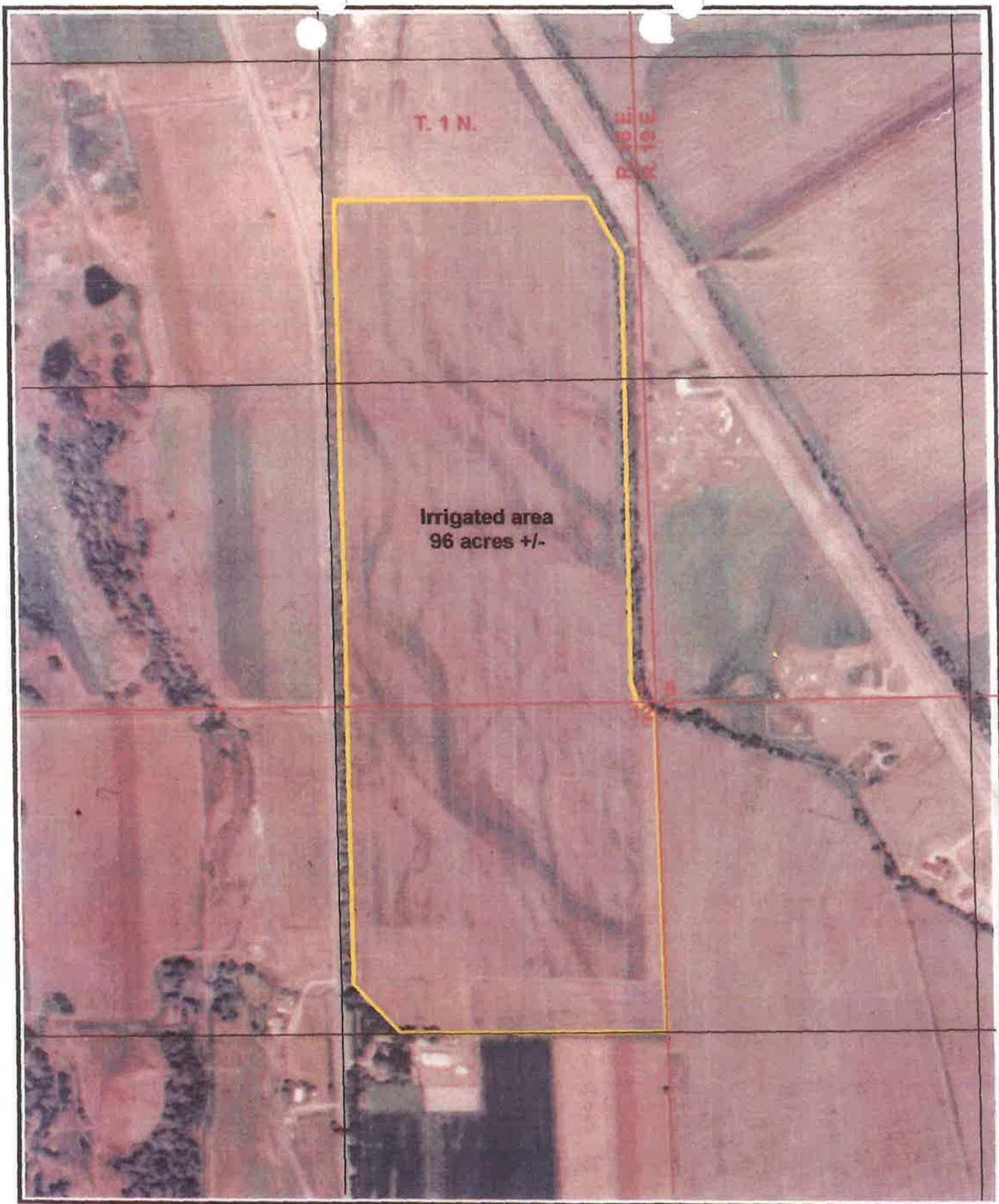
Sincerely,



Charles G. Brockway, P.E.

Enc: Request for Extension of Time to Avoid Forfeiture (2)
Aerial photograph analysis - 1997 and 2001
Change of ownership form for 37-0113 and 37-0480
Waranty deed - conveyance to Northstar Ranches
Subdivision plat map
Letter from Delbert McMurdo

cc: David Manookian, Northstar Ranches LLC



1997 FSA PHOTO SHOWING IRRIGATED AREA
NORTHSTAR RANCHES, LLC
WATER RIGHTS 37-0113T AND 37-0480F

May 22, 1990

RECEIVED

MAY 23 1990

Department of Water Resources
Southern Region Office

Mr. James P. Speck
P.O. Box 987
Ketchum, ID 83340

RE: Notice of Claim to a Water Right A37-00113S
in the name of Wood River Ranches

Dear Mr. Speck:

The identification number assigned to the above referenced claim was previously used. Therefore, we have renumbered the claim from A37-00113S to A37-00113T and modified Receipt No. C004216 to reflect this change.

The enclosed form is an exact duplicate of the original notice but with the new identification number. Please return this notice for your records and future reference.

Please do not hesitate to contact this office if you have any questions.

Sincerely,

Helen Harrington-Thornton
Senior Water Rights Agent

HHT

Notice of Claim (A37-00113T)-copy
Receipt No. C004216- copy

MICROFILMED
FEB 22 1993

12/02/2006

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

RIGHT NUMBER: 37-480F

NAME AND ADDRESS: SOUTHERN STAR ACRES SUBDIVISION OWNERS ASSN INC
190 LABRADOR LN
BELLEVUE ID 83313

SOURCE: BIG WOOD RIVER

TRIBUTARY: MALAD RIVER

QUANTITY: 3.100 CFS

PRIORITY DATE: 06/15/1891

POINT OF DIVERSION:

T02N R18E S36 NESWNW Lot 3 Within BLAINE County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
IRRIGATION	04/15 10/31	3.100 CFS

PLACE OF USE: IRRIGATION in BLAINE County

T01N R18E S01	NESE	19.00	T01N R18E S01	SESE	38.00
T01N R18E S12	NENE	38.00			

95 ACRES TOTAL

Right Nos. 113T and 480F are limited to the irrigation of a combined total of 95 acres in a single irrigation season.

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

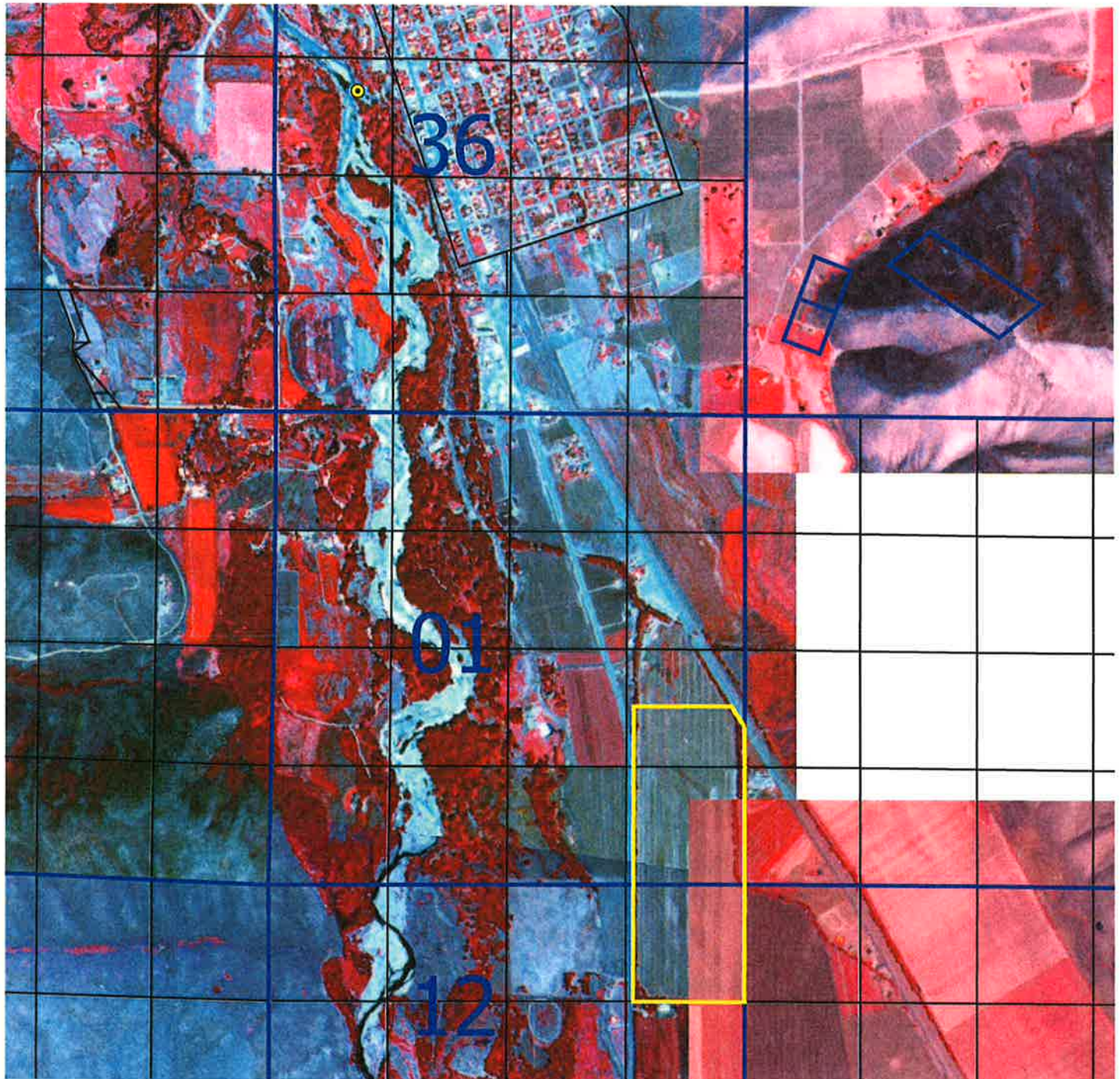
This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

Idaho Department of Water Resources

Right(s): 37-113T, 480F

Recommended Place of Use
TWP 01N RNG 19E S01,12
Prepared December 2, 2006



660 0 660 1320 Feet



⊙ Recommended Point of Diversion

▭ Recommended Place of Use

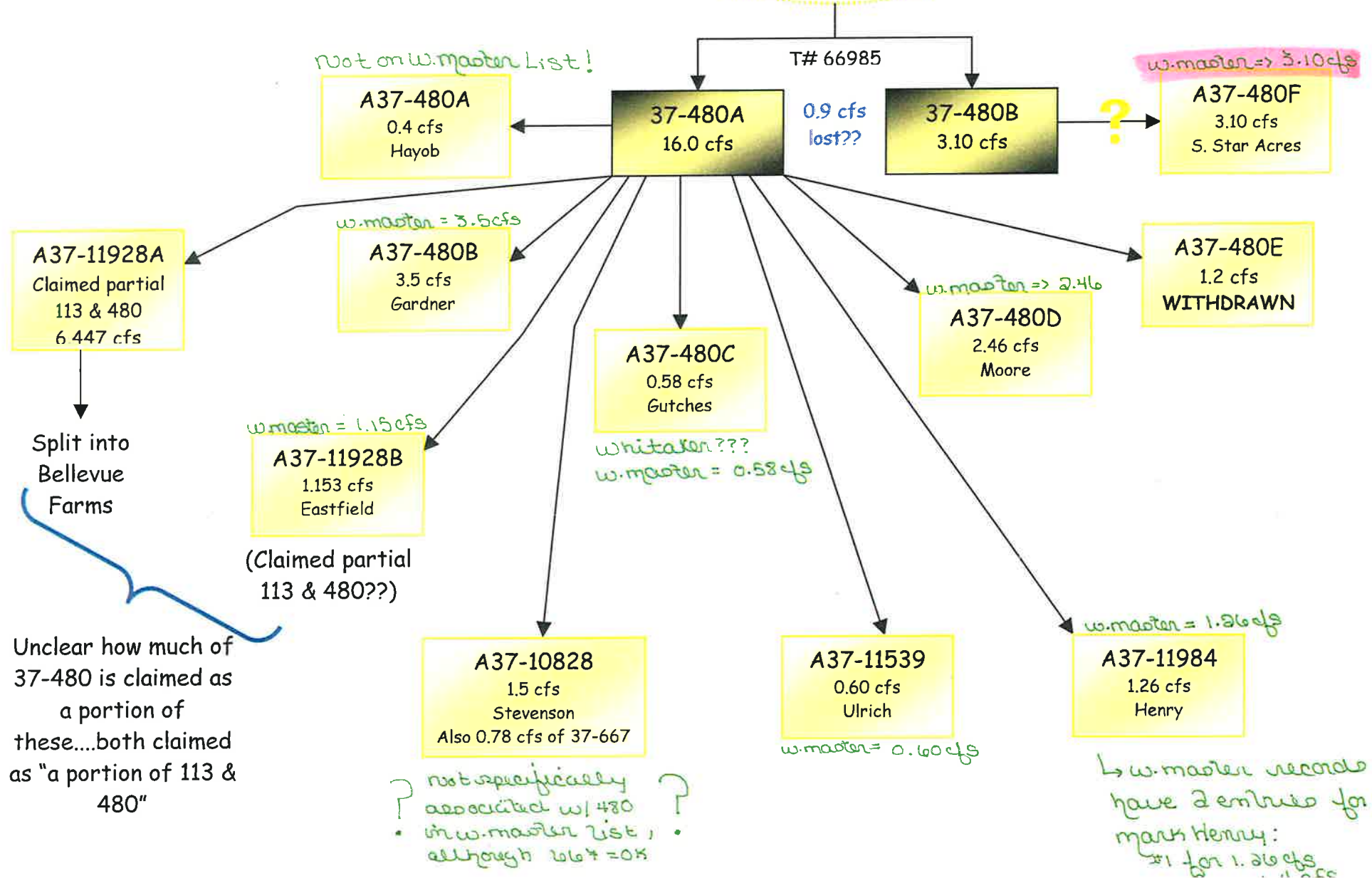
▭ Quarter Section Lines

▭ PLSS Section Lines

GIS Place of Use Presentation
1987 NAPP Aerial Photography

Prepared by Amanda Kriwox

37-480

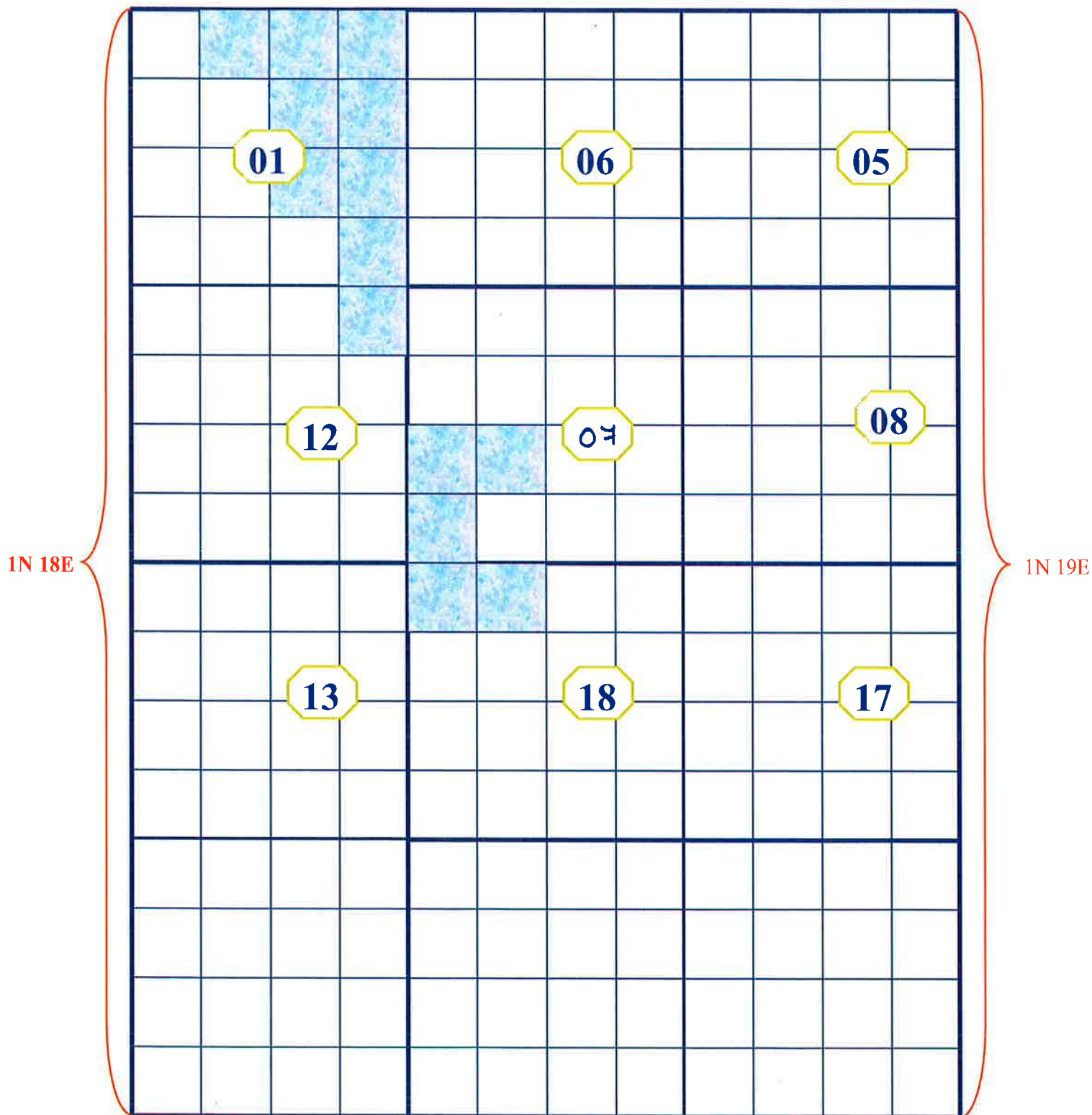


37-480

Frost Decree: Annie I. Miller

Big Wood River 1000" (20 cfs)

POU: 520 acres...1N 18E S01 NE $\frac{1}{4}$, NENW, NWSE, NESE, SESE...S12 NENE...1N 19E S7
NWSW, NESW, SWSW...S18 NWNW, NENW



Water Right Number - 37-00480

Adj. Flag Translation: Standard Water Right Number

Old (D) Number -

+ - - - - Last Name - - - - + + - First Name - - + + - - - - - Address - - - - - +

*** C - CURRENT OWNER ***
MILLER

ANNIE I.

1 -
2 -
3 -

City-
Phone -

State- Zip-

+ - - Priority Date - - + + - - Region - - - + + - - Stage - - - + + - - Status - - - +
06/15/1891 17 D - DECREED

+ - - - - Source - - - - - + + - - - - - Tributary - - - - - +
BIG WOOD RIVER MALAD RIVER

+ - - - - - - - Point of Diversion - - - - - +
Twn Rng Sec Tract Lot RFlg County Stream Index (Blank if no Index Code)

02N 18E 36 SW NW (13) BLAINE

+ - - - - - - - Water Use - - - - - +
Code Description Period From Period To Diversion Rate Diversion Volume

01 - IRRIGATION

20.000

+ - Total Div. Rate - + + - Total Div. Volume - + + - Total Div. Capacity - + + - Total Consumptive Use - + + - KW Usage - +
20.000

+ - - - - - - - Place of Use - - - - - +
Twn Rng Sec Tract Lot Acres Code Description County

01N	18E	1	NW NE			01	IRRIGATION	(13)	BLAINE
01N	18E	1	SW NE			01	IRRIGATION	(13)	BLAINE
01N	18E	1	SE NE			01	IRRIGATION	(13)	BLAINE
01N	18E	1	NE NW	3		01	IRRIGATION	(13)	BLAINE
01N	18E	1	NE SE			01	IRRIGATION	(13)	BLAINE
01N	18E	1	NW SE			01	IRRIGATION	(13)	BLAINE
01N	18E	1	SE SE			01	IRRIGATION	(13)	BLAINE
01N	18E	12	NE NE			01	IRRIGATION	(13)	BLAINE
01N	19E	7	NE SW			01	IRRIGATION	(13)	BLAINE
01N	19E	7	NW SW	3		01	IRRIGATION	(13)	BLAINE
01N	19E	7	SW SW	4		01	IRRIGATION	(13)	BLAINE
01N	19E	18	NE NW			01	IRRIGATION	(13)	BLAINE
01N	19E	18	NW NW	1		01	IRRIGATION	(13)	BLAINE

Total Acres:

+ - - Diversion Means - HEADGATE #45, DISTRICT CANAL

+ - - Non-Irrigation Use -

+ - - Other Rights for Same Use -

MICROFILMED
FEB 22 1993

Water right number - 37-00480

Adj. flag translation: Standard Water Right Number

+ - - - - - Remarks - - - - - +
AC. IRRIG. NOT SPECIFIED. FARM = 484.75 AC.
P/D NOT GIVEN IN DECREE BUT DETERMINED FROM WATERMASTER.

+ - - - - - Conditions of Approval - - - - - +
No Conditions of Approval found.

+ - - - - Decree Plaintiff - - - +
S. C. FROST, ET. AL.
+ - - - - Decree Defendant - - - +
ALTURAS WATER COMPANY, ET. AL.
+ - Decree Date - +
12/13/1909

+ - - Microfilm Rolls -

+ - - Audit Fields - 02/11/86
05/28/88 CONVERT

+ - - - - - Water Rights Dates and Flags Area - - - - - +

Proof Due Date	- 00/00/0000	Field Exam Made	- 00/00/0000	Field Exam Fee	-
Approved/Denied	- 00/00/0000	Protested Date	- 00/00/0000	Swan Falls	-
Proof Made Date	- 00/00/0000	Hearing Date	- 00/00/0000	Temporary Right	- P
Start Work Date	- 00/00/0000	Verified Date	- 07/01/1985	DLE/Carey Act	-
Order Show Cause	- 00/00/0000	Receipt Number	-	Water District	- 37
Licensed Date	- 00/00/0000	Appl Received	- 00/00/0000	Transfer/Amended	-
Decree Date	- 12/13/1909				

MICROFILMED
FEB 22 1993

TERRY G. HOGUE
JAMES P. SPECK
DOUGLAS J. AANESTAD
J. STEPHEN CRABTREE
TRACY DUNLAP

HOGUE, SPECK & AANESTAD

A PROFESSIONAL ASSOCIATION

OF
ATTORNEYS

120 EAST AVENUE
POST OFFICE BOX 987
KETCHUM, IDAHO 83340
(208) 726-4421

TELECOPIER (208) 726-0752

HAILEY OFFICE:
16 WEST CROY STREET
SUITE K
POST OFFICE BOX 460
HAILEY, IDAHO 83333
(208) 788-3567

OCT 27 1988

Department of Water Resources
Snake River Region Office

October 26, 1988

CERTIFIED MAIL

Idaho Department of Water Resources
2148 4th Avenue East
Twin Falls, Idaho 83301

Attention: Jim Stanton

Re: Snake River Basin Adjudication
Notices of Claims to Water Rights
Charles T. Ferries

Dear Jim:

Enclosed you will find the original Notices to Claims to Water Rights which we have prepared on behalf of Charles T. Ferries for the following-described water rights:

1. 37-0113A;
2. 37-0480;
3. Domestic Well. A37-12389

Also find enclosed a check in the sum of \$221.00 to cover the filing fees for these claims.

Kindly call if you have any questions. Thank you.

Sincerely yours,

HOGUE, SPECK & AANESTAD


James P. Speck

JPS/jal
Enclosures
cc: Mr. Charles T. Ferries

MICROFILMED
FEB 22 1993

10/27/1988

SRBA CLAIMS RECEIVING CHECKLIST

portman

CLAIMANT'S NAME Wood River Ranches

CLAIM IDENT. NO. A37-00480F

DATE RECEIVED 10-27-88

CK # 0004216

AMOUNT \$ _____

- | | YES | NO |
|--|-------------------------------------|--------------------------|
| 1. Is the name and address complete with zip code? | ☒ | ☐ |
| 2. Is a priority date entered? | ☒ | ☐ |
| Is the water use exempt from the Permit requirements, or if it is not exempt, has a Permit been approved or a License issued?
A Permit is required: (1) for groundwater developed after March 25, 1963 (except single family domestic and stockwater wells using less than 13,000 gpd), or (2) for surface water developed after May 20, 1971 (except for instream stockwater). USE CARE IF CLAIM IS RETURNED. REFER TO ADJUDICATION MEMOS # 1 (ADJ. CLAIMS/APPLICATIONS) AND # 9 (REJECTION OF CLAIMS). EXPLAIN IN COMMENTS. | | |
| 3. (a) Is a source entered? | ☒ | ☐ |
| (b) Is a tributary to entered? (if required) | ☒ | ☐ |
| 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? | ☒ | ☐ |
| Is the consumptive use correct? | ☒ | ☐ |
| 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. | ☒ | ☐ |
| 10. Is (are) the place(s) of use and purpose(s) indicated? | ☒ | ☐ |
| 11. Is (are) the county(ies) entered? | ☒ | ☐ |
| 12. Is the ownership of p.u. checked? | ☒ | ☐ |
| 13. Are other water rights listed or "none" indicated? | ☒ | ☐ |
| 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.) | ☒ | ☐ |
| 15. Is the basis of the claim indicated? | ☒ | ☐ |
| 16. Is the claim signed by the claimant, and is the signature appropriate? (If an individual is the claimant, has that individual signed the claim, or if an organization is the claimant, is the organization signature block complete?) | ☒ | ☐ |
| Has the claim been signed, sealed, and dated by a notary? | ☒ | ☐ |
| Was this claim filed on time, or was an extension granted? | ☒ | ☐ |
| Is the fee enclosed correct? | ☒ | ☐ |
| If this claim is based on an existing water right, has the identification number been entered? | ☒ | ☐ |
| Should this claim be receipted and data entered? | ☒ | ☐ |

Claim checked by: REB

Comments: _____

MICROFILMED
FEB 22 1993

Analysis of A37-00480

- 1) Priority is 6-15-1891. This is such a late priority that I doubt if anyone could irrigate exclusively with it, unless sufficient rights of earlier priority were owned, natural rainfall would probably provide as much beneficial use as 0480.
- 2) 20.0 cfs decreed. 10.04 cfs claimed, including 3.1 cfs claimed by Wood River Ranches on 96 acres of Swanson property (Swanson claim withdrawn).
- 3) Original P/U 485 acres or less. 167 ac. of original P/U claimed. 273.5 acres outside original P/U claimed. 440.5 ac. claimed in SRPA.
- 4) Of the 273.5 non-decreed acres claimed, all but are basically covered by groundwater filings (licensing amendments may be needed in a few cases).
- 5) Concern for expansion of acres under 37-0480 does not appear to be a problem for the Burke/Conger transfer.

Jim wanted me
to file Under
Wood River Ranch

A. A.

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