

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 37-833K
Date Received: 9/2/1988
Receipt No: S002056
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

THE VALLEY CLUB INC
PO BOX 252
SUN VALLEY ID 83353

Phone: (208)788-5400

2. Date of Priority: 11/12/1936

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
03N	18E	20	SW SW NW	BLAINE	

5. Description of diverting works:

VIA MIZER DITCH

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	4/01	11/01	0.69	
RECREATION	4/01	11/01	0.06	

7. Total Quantity Appropriated is:
0.75 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
03N	18E	20	SW	NE	IRRIGATION	11.5
			SE	NE	IRRIGATION	7
			NE	SE	IRRIGATION	15
			NW	SE	IRRIGATION	15
			SE	SE	IRRIGATION	11
			SW	NE	RECREATION	
			NE	SE	RECREATION	
			NW	SE	RECREATION	
Section Acres						59.5
03N	18E	21	SW	SW	IRRIGATION	13.5
			SW	SW	RECREATION	
Section Acres						13.5
03N	18E	28	SE	SW	IRRIGATION	2
			NE	SW	IRRIGATION	7.5
			NE	NW	IRRIGATION	14.5
			NW	NW	IRRIGATION	15
			SW	NW	IRRIGATION	14.5
			SE	NW	IRRIGATION	10
			NW	SW	IRRIGATION	11
			NW	NW	RECREATION	
			SW	NW	RECREATION	
Section Acres						74.5
Total Acres						147.5

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:

CLAIMANT ACQUIRED LAND AND WATER RIGHTS IN 1990 AND HAS RECEIVED ALL NECESSARY GOVERNMENTAL APPROVALS TO DEVELOP AN 18 HOLE CHAMPIONSHIP GOLF COURSE AS A PART OF A PLANNED UNIT DEVELOPMENT FOR 99 SINGLE FAMILY RESIDENTIAL LOTS. TRANSFER 3742 APPROVED THE CHANGE OF THE CLAIMED WATER RIGHT AND THE OTHER BIG WOOD RIVER RIGHTS DESCRIBED IN PARAGRAPH 13, ABOVE, FROM IRRIGATION TO THE USES, POINT OF DIVERSION AND PLACES USE DESCRIBED ABOVE

SURFACE AREA OF PONDS IS 12.2 ACRES AND IS INCLUDED IN CONSUMPTIVE USE CALCULATION. CLAIMED RIGHT IS A PORTION OF THE "ROCKWELL BY-PASS RIGHT," THE USE OF WHICH IS

GRANTED REGARDLESS OF PRIORITY AS LONG AS AT LEAST 17.36 CFS FROM THE BIG WOOD RIVER
IS FLOWING THROUGH THE ROCKWELL BY-PASS CANAL DURING THE IRRIGATION SEASON
***** OWNERSHIP CHANGE 3/8/94 BY JG
CONFORMED ATTORNEY MAILING ADDRESS DMS ***** OWNERSHIP CHANGE MADE 5/12/95
BY TLB. V R PARTNERS- FORMER OWNER , V R, INC-NEW OWNER. WARRANTY DEED INCLUDED

A measuring device of a type approved by this Department shall be maintained
as a part of the diverting works.

A lockable device subject to the approval of the Department shall be
maintained on the diverting works in a manner that will provide the watermaster
suitable control of the diversion.

Use of water under this water right will be regulated by the watermaster of
State Water District No. &DISTRICT.

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

August 30, 2001

DIRK KEMPTHORNE
GOVERNOR

KARL J. DREHER
DIRECTOR

THE VALLEY CLUB INC
PO BOX 252
SUN VALLEY ID 83353

Re: SRBA Claim(s) 37-494, 37-495, 37-577BU, 37-577BV, 37-833K, 37-2623

Dear Mr. Dies:

Pursuant to the change in ownership request that has been submitted to the Department, we have changed the record of current ownership to The Valley Club Inc. 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,

A handwritten signature in cursive script that reads 'Trish Fawcett'.

Trish Fawcett
Technical Records Specialist

Enc.

STATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCES

RECEIVED
JUL 27 2001
Department of Water Resources
Southern Region

NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are on the back of this page.

Incomplete forms will be returned.

Water Right No(s).:

Adjudication Claim No(s).:

37-494, 37-495, 37-577BV, 37-833K, 37-2623

The following REQUIRED information must be submitted with this form:

- A. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE or other legal document indicating your ownership of the property and water rights or claims in question, WITH ATTACHED LEGAL DESCRIPTION.
AND
B. PLAT OF PROPERTY or SURVEY MAP for parcel of ten acres or less. (These are usually attached to your deed or on file with the county.)
OR
C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.

Name and Address of Former
Owner/Claimant

VALLEY RANCH INC

PO BOX 1302

SUN VALLEY ID 83353

New Owner/Claimant(s)

THE VALLEY CLUB, INC.

Name Connector (Check one): [] and, [] or, [] and/or

New Mailing Address

PO BOX 252

City, State and ZIP Code

SUN VALLEY ID 83353

New Telephone Number

(208) 788-5400

Date you acquired the property

04/12/1999

If you have acquired only a portion of the former owner's property, IDWR may need to split the water right(s) or adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the spaces below. If necessary, attach additional pages.

Number of acres you irrigate _____ Number and type of stock _____

Diversion rate in CFS _____ Number of homes _____ Other Uses _____

If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right or claim, please contact the nearest IDWR office for assistance.

Signature of New Owner

or Claimant(s) BY:

Jack Dies

JACK DIES, PRESIDENT of THE VALLEY CLUB

(Corporations or other organizations must submit a list of directors and/or officers demonstrating authority to sign form.)

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him or her for all matters related to your claims.

No. C 106031		Due no later than Apr 30, 2001 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		1. Mailing Address - Correct in this box, if applicable. VALLEY CLUB, INC. (THE) PO BOX 252 SUN VALLEY, ID 83353		MICHAEL DAVID 100 CLUMB VIEW DR N HAILEY, ID 83333	
NO FILING FEE IF RECEIVED BY DUE DATE				3. New Registered Agent Signature	
4. Corporations: Enter Names and Business Addresses of President, Secretary and Directors.					
Office held	Name	Street or P.O. Address	City	State	Zip
President	Jack Dies	P.O. Box 252	Sun Valley,	IDAHO	83353
Vice President	Jim Woodyard				
Secretary	Dick Toomey				
5. Organized Under the Laws of: IDAHO C 106031		6. Signature <i>John W. Dies Jr.</i> Name: <i>John W. Dies Jr.</i>		Date: <i>1-15-01</i> Title: <i>President</i>	
Issued 02/01/2001		Do Not Tape or Staple		1494:	

426674
4-23-99

#2/856

426674

B

Recording Requested by and
When Recorded Mail To:The Valley Club, Inc.
P.O. Box 252
Sun Valley, Idaho 83353BLAINE COUNTY REQUEST
FIRST AMERICAN-TITLE

JUN 08 2001 PM 2 40

WARRANTY DEED

FEE \$ 15.00

FOR VALUE RECEIVED. VALLEY RANCH, INC., an Idaho corporation, whose address is 121 S.W. Morrison, Suite 1221, Portland, Oregon 97204, as Grantor, hereby GRANTS, BARGAINS, SELLS AND CONVEYS unto THE VALLEY CLUB, INC., an Idaho non-profit corporation, whose address is P.O. Box 252, Sun Valley, Idaho 83353, as Grantee, and to its successors and assigns, that certain real property situate in Blaine County, Idaho, and described as follows:

Parcels B, C, D, E, F and G, as described and shown on the official Plat of The Valley Club, a Planned Unit Development, Blaine County, Idaho, recorded May 5, 1994, as Instrument No. 365515, records of Blaine County, Idaho.

TOGETHER WITH all and singular the following:

1. The tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to said property, as well in law as in equity, of the said Grantor; and
2. All water rights appurtenant to the property described above, including without limitation, those water rights which are the subject of Water Rights Transfer Nos. 3742 and 3743, approved by the Idaho Department of Water Resources and which have been claimed in the Snake River Basin Adjudication, Case No. 39576, pending in the District Court in and for the Fifth Judicial District of the State of Idaho, as SRBA Claim Nos. A37-00494, A37-00495, A37-00833K, A37-02623, and A37-00577BV; and
3. All water diversion and conveyance structures, and other facilities used for the provision of water under the water rights appurtenant to the property, including, without limitation, all pumps, well, ditches, holding ponds, lakes, streams, pipes, pipelines, sprinkler systems, headgates, flumes, flowmeters and totalizers, along with the exclusive right to access said structures and facilities for purposes of operation, maintenance, cleaning and repair; and

WARRANTY DEED - 1

4. All right, title and interest of Grantor in and to that certain fifty (50) foot wide golf course maintenance and use easement across all lots adjacent to the golf course as described in Note 3 to the Plat of The Valley Club P.U.D.; and

5. All right, title and interest of Grantor in and to that certain easement created by the Grant of Easement between Starweather Property Owners Association and the Valley Ranch Partners, recorded as Instrument No. 330492, records of Blaine County, Idaho.

SUBJECT TO those easements, restrictions and encumbrances enumerated in and set forth on Exhibit "A" attached hereto, which is by this reference incorporated herein and made a part hereof as if the same were set forth at length herein.

TO HAVE AND TO HOLD the said real property, with its appurtenances, unto the said Grantee and to the Grantee's successors 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 real property, that said real property is free from all encumbrances except current taxes and as above-described and set forth on Exhibit "A", attached hereto, and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

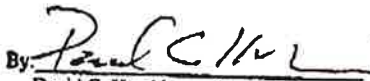
The officers who sign this Warranty Deed hereby certify that this Deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on this 12th day of April, 1999.

VALLEY RANCH, INC.,
an Idaho corporation

By: 
Isaac M. Kalisvaara, President

ATTEST:

By: 
David C. Hutchinson, Secretary

WARRANTY DEED - 2

STATE OF IDAHO)
) : ss
County of Blaine)

On this 12th day of April, 1999, before me, the undersigned, a Notary Public, in and for said State, personally appeared ISAAC M. KALISVAART and ~~DAVID C. HUTCHINSON~~, known or identified to me to be the President and Secretary, respectively, of Valley Ranch, Inc., the corporation that executed this instrument, and acknowledged to me that such corporation executed the same.

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



Curtis B. Chambers
Notary Public for Idaho
Residing at: HAILEY
My Commission Expires: 5-15-2004

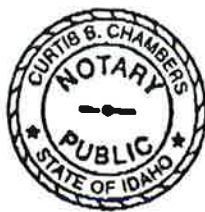
WARRANTY DEED - 3

STATE OF IDAHO)

County of Blaine) ss

On this ^{13th} day of April, 1999, before me, the undersigned, a Notary Public, in and for said State, personally appeared ~~Robert C. Hutchinson~~ and DAVID C. HUTCHINSON, known or identified to me to be the President and Secretary, respectively, of Valley Ranch, Inc., the corporation that executed this instrument, and acknowledged to me that such corporation executed the same.

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



Curtis B. Chambers
Notary Public for Idaho
Residing at: HAILEY
My Commission Expires: 5-15-2004

WARRANTY DEED - 3

EXHIBIT "A"Permissible Exceptions to Title

VRI shall convey the real property set forth in paragraph 1 of the foregoing Agreement and Release in fee simple, subject only to the following enumerated easements, restrictions, and encumbrances:

1. Easements, restrictions and notes as shown on the plat of The Valley Club, a Planned Unit Development, recorded as Instrument No. 365515, records of Blaine County, Idaho.
2. Power Line Easement in favor of Idaho Power Company, recorded as Instrument No. 117656, records of Blaine County, Idaho.
3. Power Line Easement in favor of Idaho Power Company, recorded as Instrument No. 118673, records of Blaine County, Idaho, and the partial release of this easement as recorded in Instrument No. 372002, records of Blaine County, Idaho.
4. Easement No. 5523 in favor of The Valley Ranch Partnership, granted by the State of Idaho, recorded as Instrument No. 325453, records of Blaine County, Idaho.
5. Easement in favor of The Valley Partners, granted by the Starweather Property Owners Association, recorded as Instrument No. 330492, records of Blaine County, Idaho.
6. Development Agreement by and between Blaine County, Idaho, a body corporate and politic and a political subdivision of the State of Idaho, and The Valley Ranch Partners, recorded as Instrument No. 330799, records of Blaine County, Idaho.
7. Matters disclosed on ALTA/ACSM Survey recorded as Instrument No. 365510, records of Blaine County, Idaho.
8. Plat Notes for The Valley Club, a Planned Unit Development recorded as Instrument No. 365517, records of Blaine County, Idaho.
9. Easement Agreement, by and between The Valley Club Owners Association, Inc. and The Valley Club, Inc., recorded as Instrument No. 365523, records of Blaine County, Idaho.
10. Power Line Easement in favor of Idaho Power Company, recorded as Instrument No. 382167, records of Blaine County, Idaho.
11. Zoning and other regulations imposed by governmental authorities.
12. The golf course in The Valley Club P.U.D. shall be used only for golf course or recreational purposes or open space for no less than thirty (30) years after September 2, 1994.
13. Amended and Restated Water Service and Easement Agreement, by and between Valley Club Owners Association, Inc. and the Valley Club, Inc. and Valley Ranch, Inc., in a form mutually agreed upon by the parties and to be recorded in the records of Blaine County, Idaho on or before the Turnover date.
14. All those reservations or exceptions in federal patents or in acts authorizing the issuance thereof.

(mb71138ena.m)

426675
4-23-99

Recording Requested by and
When Recorded Mail To:

The Valley Club, Inc.
P.O. Box 252
Sun Valley, Idaho 83353

426675

BLAINE CO. REQUEST
FIRST AMERICAN TITLE

*99 APR 23 PM 2 48

QUITCLAIM DEED

FEES \$ 9.00

FOR VALUE RECEIVED, VALLEY RANCH, INC., an Idaho corporation, whose address is 121 S.W. Morrison, Suite 1221, Portland, Oregon 97204, as Grantor, has remised, released, and forever quitclaimed and does by these presents, remise, release and forever quitclaim, unto THE VALLEY CLUB, INC., an Idaho non-profit corporation, whose address is P.O. Box 252, Sun Valley, Idaho 83353, as Grantee, and to its successors and assigns, all of Grantor's right, title and interest in and to the following described water right situate in Blaine County, Idaho, and described as follows:

SRBA Claim No. A37-00577BU, claimed in the Snake River Basin
Adjudication, Case No. 39576, pending in the District Court in and
for the Fifth Judicial District of the State of Idaho.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, to have and to hold unto the Grantee and its successors and assigns forever.

The officers who sign this Quitclaim Deed hereby certify that this Deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on this 12th day of April, 1999.

VALLEY RANCH, INC.,
an Idaho corporation

By:

Isaac M. Kalirvart, President

QUITCLAIM DEED - 1

ATTEST:

By: _____
David C. Hutchinson, Secretary

STATE OF IDAHO)
) : ss
County of Blaine)

On this 12th day of April, 1999, before me, the undersigned, a Notary Public, in and for said State, personally appeared ISAAC M. KALISVAART and ~~DAVID C. HUTCHINSON~~, known or identified to me to be the President and Secretary, respectively, of Valley Ranch, Inc., the corporation that executed this instrument, and acknowledged to me that such corporation executed the same.

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



Curtis B. Chambers
Notary Public for Idaho
Residing at: HAILEY
My Commission Expires: 5-15-2004

QUITCLAIM DEED - 2

ATTEST:

By: David C. Hutchinson
David C. Hutchinson, Secretary

STATE OF IDAHO)
) : ss
County of Blaine)
) : ss

On this 12th day of April, 1999, before me, the undersigned, a Notary Public, in and for said State, personally appeared DAVID C. HUTCHINSON, known or identified to me to be the Secretary, respectively, of Valley Ranch, Inc., the corporation that executed this instrument, and acknowledged to me that such corporation executed the same.

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



Curtis S. Chambers
Notary Public for Idaho
Residing at: HAILEY
My Commission Expires: 8-15-2004

QUITCLAIM DEED - 2

Recording Requested by and
When Recorded Mail To:

The Valley Club, Inc.
100 Club View Drive
Hailey, Idaho 83333

*Unrecorded
Unrecorded*

WARRANTY DEED

FOR VALUE RECEIVED, VALLEY RANCH, INC., an Idaho corporation, whose address is 121 S.W. Morrison, Suite 1221, Portland, Oregon 97204, as Grantor, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** unto **THE VALLEY CLUB, INC.**, an Idaho non-profit corporation, whose address is 100 Club View Drive, Hailey, Idaho 83333, as Grantee, and to its successors and assigns, that certain real property situate in Blaine County, Idaho, and described as follows:

Parcels B, C, D, E, F and G, as described and shown on the official Plat of The Valley Club, a Planned Unit Development, Blaine County, Idaho, recorded May 5, 1994, as Instrument No. 365515, records of Blaine County, Idaho.

TOGETHER WITH all and singular the following:

1. The tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to said property, as well in law as in equity, of the said Grantor; and
2. All water rights appurtenant to the property described above, including without limitation, those water rights which are the subject of Water Rights Transfer Nos. 3742 and 3743, approved by the Idaho Department of Water Resources and which have been claimed in the Snake River Basin Adjudication, Case No. 39576, pending in the District Court in and for the Fifth Judicial District of the State of Idaho, as SRBA Claim Nos. A37-00494, A37-00495, A37-00833K, A37-02623, and A37-00577BV; and
3. All water diversion and conveyance structures, and other facilities used for the provision of water under the water rights appurtenant to the property, including, without limitation, all pumps, well, ditches, holding ponds, lakes, streams, pipes, pipelines, sprinkler systems, headgates, flumes, flowmeters and totalizers, along with the exclusive right to access said structures and facilities for purposes of operation, maintenance, cleaning and repair; and

4. All right, title and interest of Grantor in and to that certain fifty (50) foot wide golf course maintenance and use easement across all lots adjacent to the golf course as described in Note 3 to the Plat of The Valley Club P.U.D.; and

5. All right, title and interest of Grantor in and to that certain easement created by the Grant of Easement between Starweather Property Owners Association and the Valley Ranch Partners, recorded as Instrument No. 330492, records of Blaine County, Idaho.

SUBJECT TO those easements, restrictions and encumbrances enumerated in and set forth on Exhibit "A" attached hereto, which is by this reference incorporated herein and made a part hereof as if the same were set forth at length herein.

TO HAVE AND TO HOLD the said real property, with its appurtenances, unto the said Grantee and to the Grantee's successors 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 real property, that said real property is free from all encumbrances except current taxes and as above-described and set forth on Exhibit "A", attached hereto, and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

The officers who sign this Warranty Deed hereby certify that this Deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on this ____ day of _____, 1999.

VALLEY RANCH, INC.,
an Idaho corporation

By: _____
Isaac M. Kalisvaart, President

ATTEST:

By: _____
David C. Hutchinson, Secretary

STATE OF IDAHO)
: ss
COUNTY OF BLAINE)

On this _____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said State, personally appeared ISAAC M. KALISVAART and DAVID C. HUTCHINSON, known or identified to me to be the President and Secretary, respectively, of Valley Ranch, Inc., the corporation that executed this instrument, and acknowledged to me that such corporation executed the same.

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

Notary Public for Idaho

Residing at: _____

My Commission Expires: _____

i:\fred\vril\warranty.ded

EXHIBIT "A"Permissible Exceptions to Title

1. Easements, restrictions and notes as shown on the plat of The Valley Club, a Planned Unit Development, recorded as Instrument No. 365515, records of Blaine County, Idaho.
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5. Easement in favor of The Valley Partners, granted by the Starweather Property Owners Association, recorded as Instrument No. 330492, records of Blaine County, Idaho.
6. Development Agreement by and between Blaine County, Idaho, a body corporate and politic and a political subdivision of the State of Idaho, and The Valley Ranch Partners, recorded as Instrument No. 330799, records of Blaine County, Idaho.
7. Matters disclosed on ALTA/ACSM Survey recorded as Instrument No. 365510, records of Blaine County, Idaho.
8. Plat Notes for The Valley Club, a Planned Unit Development recorded as Instrument No. 365517, records of Blaine County, Idaho.
9. Easement Agreement, by and between The Valley Club Owners Association, Inc. and The Valley Club, Inc., recorded as Instrument No. 365325, records of Blaine County, Idaho.
10. Power Line Easement in favor of Idaho Power Company, recorded as Instrument No. 382167, records of Blaine County, Idaho.
11. Zoning and other regulations imposed by governmental authorities.
12. The golf course in The Valley Club P.U.D. shall be used only for golf course or recreational purposes or open space for no less than thirty (30) years after September 2, 1994.
13. Amended and Restated Water Service and Easement Agreement, by and between Valley Club Owners Association, Inc. and the Valley Club, Inc. and Valley Ranch, Inc., in a form mutually agreed upon by the parties and to be recorded in the records of Blaine County, Idaho on or before the Turnover date.
14. All those reservations or exceptions in federal patents or in acts authorizing the issuance thereof.

(rmb/71158enc.set)

Recording Requested by and
When Recorded Mail To:

The Valley Club, Inc.
100 Club View Drive
Hailey, Idaho 83333

QUITCLAIM DEED

FOR VALUE RECEIVED, VALLEY RANCH, INC., an Idaho corporation, whose address is 121 S.W. Morrison, Suite 1221, Portland, Oregon 97204, as Grantor, has remised, released, and forever quitclaimed and does by these presents, remise, release and forever quitclaim, unto THE VALLEY CLUB, INC., an Idaho non-profit corporation, whose address is 100 Club View Drive, Hailey, Idaho 83333, as Grantee, and to its successors and assigns, all of Grantor's right, title and interest in and to the following described water right situate in Blaine County, Idaho, and described as follows:

SRBA Claim No. A37-00577BU, claimed in the Snake River
Basin Adjudication, Case No. 39576, pending in the District Court
in and for the Fifth Judicial District of the State of Idaho.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, to have and to hold unto the Grantee and its successors and assigns forever.

The officers who sign this Quitclaim Deed hereby certify that this Deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on this ____ day of _____, 1999.

VALLEY RANCH, INC.,
an Idaho corporation

By: _____
Isaac M. Kalisvaart, President

ATTEST:

By: _____
David C. Hutchinson, Secretary

STATE OF IDAHO)
 : ss
COUNTY OF BLAINE)

On this _____ day of _____, 1999, before me, the undersigned, a Notary Public, in and for said State, personally appeared ISAAC M. KALISVAART and DAVID C. HUTCHINSON, known or identified to me to be the President and Secretary, respectively, of Valley Ranch, Inc., the corporation that executed this instrument, and acknowledged to me that such corporation executed the same.

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

Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

i:\fred\vr\quitclaim.ded

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: A37-00833K

Date Received: 9/ 2/1988

Receipt No: S002056

Received By: o/c TAB

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

1. Name: VALLEY RANCH INC 208-726-1875
Address: PO BOX 1302
SUN VALLEY ID 83353

2. Date of Priority: NOV 12, 1936

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

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4 of	Lot	County
03N	18E	20	SW	SW	NW		BLAINE

5. Description of diverting works:
VIA MIZER DITCH

6. Water is used for the following purposes:

Purpose	From	To	C.F.S	(or)	A.F.A.
IRRIGATION	04/01	11/01	0.690		
RECREATION	04/01	11/01	0.060		

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

8. Total consumptive use is 399.2 Acre Feet Per Annum.

9. Non-irrigation uses:
RECREATION, GOLF COURSE HAZARDS

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NOV 22 1996

10. Place of Use:

Township	Range	Section	1/4 of	1/4 of	Lot	Use	Acres
03N	18E	20	SW	NE		IRR	11.5
			SW	NE		REC	
			SE	NE		IRR	7.0

10. Place of Use: Continued

Township	Range	Section	1/4	of	1/4	Lot	Use	Acres
03N	18E	20	NE		SE		IRR	15.0
			NE		SE		REC	
			NW		SE		IRR	15.0
			NW		SE		REC	
			SE		SE		IRR	11.0
							Section Acres	59.5
		21	SW		SW		REC	
			SW		SW		IRR	13.5
							Section Acres	13.5
		28	NE		NW		IRR	14.5
			NW		NW		IRR	15.0
			NW		NW		REC	
			SW		NW		IRR	14.5
			SW		NW		REC	
			SE		NW		IRR	10.0
			NE		SW		IRR	7.5
			NW		SW		IRR	11.0
			NW		SW		REC	
			SE		SW		IRR	2.0
							Section Acres	74.5
							Total Acres	147.5

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:

A37-00577BV, A37-00494, A37-00495, A37-02623

14. Remarks:

CLAIMANT ACQUIRED LAND AND WATER RIGHTS IN 1990 AND HAS RECEIVED ALL NECESSARY GOVERNMENTAL APPROVALS TO DEVELOP AN 18 HOLE CHAMPIONSHIP GOLF COURSE AS A PART OF A PLANNED UNIT DEVELOPMENT FOR 99 SINGLE FAMILY RESIDENTIAL LOTS. TRANSFER 3742 APPROVED THE CHANGE OF THE CLAIMED WATER RIGHT AND THE OTHER BIG WOOD RIVER RIGHTS DESCRIBED IN PARAGRAPH 13, ABOVE, FROM IRRIGATION TO THE USES, POINT OF DIVERSION AND PLACES USE DESCRIBED ABOVE. SURFACE AREA OF PONDS IS 12.2 ACRES AND IS INCLUDED IN CONSUMPTIVE USE CALCULATION. CLAIMED RIGHT IS A PORTION OF THE "ROCKWELL BY-PASS RIGHT," THE USE OF WHICH IS GRANTED REGARDLESS

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NOV 22 1996

14. Remarks: Continued

OF PRIORITY AS LONG AS AT LEAST 17.36 CFS FROM THE BIG WOOD RIVER
IS FLOWING THROUGH THE ROCKWELL BY-PASS CANAL DURING THE
IRRIGATION SEASON.

OWNERSHIP CHANGE 3/8/94 BY JG.

CONFORMED ATTORNEY MAILING ADDRESS DMS

OWNERSHIP CHANGE MADE 5/12/95 BY TLB. V R PARTNERS- FORMER OWNER
, V R, INC-NEW OWNER. WARRANTY DEED INCLUDED.

15. Basis of Claim: DECREED

Case Number:

Court :

Decree date: 8/25/1949

ROCKWELL

Decree Plaintiff

COFFIN

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: _____

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NOV 22 1996

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 _____

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NOV 22 1996



State of Idaho
DEPARTMENT OF WATER RESOURCES

Southern Region, 222 Shoshone St. East, Twin Falls, Idaho 83301-6105 (208) 736-3033
Fax (208) 736-3037

PHILIP E. BATT
Governor

KARL J. DREHER
Director

May 15, 1995

VALLEY RANCH, INC
PO BOX 1302
SUN VALLEY, ID 83353

RE: SRBA CLAIMS A37-00833K, A37-00494, A37-00495, A37-0577BV,
A37-02623, & A37-12271 (A37-00577BU)
VALLEY RANCH PARTNERS

DEAR CLAIMANTS:

PURSUANT TO THE NOTIFICATION THAT YOU HAVE PURCHASED PROPERTY WITH
THE ABOVE-REFERENCED ADJUDICATION CLAIMS, WE HAVE CHANGED
DEPARTMENT'S RECORDS AS YOU HAVE REQUESTED. **THIS COPY IS FOR
YOUR RECORDS.** PLEASE REVIEW THE RECORDS FOR ACCURACY.

I NOTICED A37-00577BU WAS ALSO UNDER THE SAME NAME AND LEGAL
DESCRIPTION. I AM SENDING A PROOF OF THIS CLAIM. PLEASE
NOTIFY ME IF YOU WANT THIS CHANGED.

IF YOU HAVE ANY QUESTION, PLEASE FEEL FREE TO CONTACT ME AT THIS
OFFICE.

SINCERELY,

TARA L BACKLUND
SNAKE RIVER BASIN ADJUDICATION
RECORDS CLERK

/TLB
ENCLOSURES

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NOV 22 1996

CC: JAMES SPECK, PO BOX 987, KETCHUM, ID 83340 (WITH ENCLOSURES)

RECEIVED

MAY 26 1994

Idaho Department of Water Resources
Southern Region Office

NEW PROPERTY OWNER NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

Please print or type
(see instructions on back of page)

DATE OF CLOSING: 5/5/94

See Attached Warranty Deed

LEGAL DESCRIPTION OF PROPERTY: Township _____ Range _____
 Section _____, 1/4 of _____ 1/4 of _____ 1/4, Govt. Lot _____, BM.
 Lot _____, Block _____, Subdivision/Townsite _____
 If you have additional legal descriptions, please attach separate sheet.

☐ Served Only by a Public Service Water Supply (all water is received from a city or company who maintains water supply system, owns the water right, and bills the customer on a regular basis)

☐ Water Right Number(s) A-37-00833K A37-00495 A37-12271
 Assigned by IDWR: A37-00494 A37-00577BV A37-02623

☐ Name and Address of Former Owner/Claimant(s)(Seller): VALLEY RANCH PARTNERS

Post Office Box 1920

☐ New Owner/Claimant (Purchaser): Sun Valley, Idaho 83353

VALLEY RANCH, INC.

☐ New Mailing Address: Post Office Box 1302

Sun Valley, Idaho 83353

☐ New Telephone Number: (208) 726 - 1875

☐ Does the change in ownership result in a splitting of the water right owned/claimed? yes X no
 If yes, then describe the portion of the water right that is now owned/claimed by the new owner:

☐ Attach proof of ownership, describe proof attached: _____

(proof of ownership must describe either the property conveyed or include the claim number. Proof of ownership is not required if this form is signed by the former owner/claimant.)

☐ Signature of New Owner/Claimant(s) by: Valley Ranch, Inc. V.R. Date 5/24/94

 Date

☐ Signature of Former Owner/Claimant(s): _____

 Date

 Date

(Signature of former claimant(s) is not required if proof of ownership is attached.)

FOR IDWR USE ONLY:

Initial Review and Data-Entry

Date: _____ By: _____

Further Action Needed: _____

Further Action Taken

Date: _____ By: _____

Final Review and Data-Entry

Date: 5/15/95 By: HSB

Claim Numbers of Split, if any: _____

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NOV 22 1996

Original to be mailed to Idaho Department of Water Resources
 Copies to Former Owner and New Owner

HOGUE, SPECK & AANESTAD

A PROFESSIONAL ASSOCIATION

ATTORNEYS

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

120 EAST AVENUE
POST OFFICE BOX 987
KETCHUM, IDAHO 83340
(208) 726-4421
FAX (208) 726-0752

HAILEY OFFICE:
16 WEST CROY STREET
SUITE K
POST OFFICE BOX 460
HAILEY, IDAHO 83333
(208) 788-3567
FAX (208) 788-4230

May 24, 1994

RECEIVED

MAY 26 1994

Department of Water Resources
Southern Region Office

Allen Merritt
State of Idaho
Department of Water Resources
Southern Region
222 Shoshone Street East
Twin Falls, Idaho 83301

Re: Valley Ranch, Inc. - Notice of Change of Water Right Ownership for
Claims A37-00833K, A37-00495, A37-12271, A37-00494, A37-
00577BV and A37-02623.

Dear Allen:

Enclosed you will find a Notice of Change of Water Right Ownership wherein Valley Ranch, Inc. has acquired from Valley Ranch Partners the above-referenced water right claims and the appurtenant property. Will you please make the Change of Ownership corrections in the Department's database and return to me printouts of the revised claims. Please call me if you have any questions concerning this request.

Thank you.

Sincerely yours,

HOGUE, SPECK & AANESTAD


James P. Speck

JPS/vl

Enclosure

cc: Mr. David C. Hutchinson (with enclosure)

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NOV 22 1996



ORIGINAL

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

MAY 26 1994

Valley Ranch, Inc.

950 Bank of America Financial Center

121 S.W. Morrison Street

Portland, Oregon 97204

Attn: Isaac M. Kalisvaart

Department of Water Resources
Blaine County Region Office

STATE OF IDAHO

COUNTY OF BLAINE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY

OFFICE AT THE REQUEST OF

BLAINE COUNTY TITLE

AT 11:43

O'CLOCK PM

May 5

AD 1994

EX-OFFICIO RECORDER

BY Mary Green

DEPUTY

FEES

105

(Space above line for Recorder's use)

WARRANTY DEED

FOR VALUE RECEIVED, THE VALLEY RANCH PARTNERS, an Idaho general partnership, whose address is P.O. Box 1302, Sun Valley, ID 83353 ("Grantor" whether one or more), hereby grants, bargains, sells and conveys unto VALLEY RANCH, INC., an Idaho corporation, whose address is 950 Bank of America Financial Center, 121 S.W. Morrison Street, Portland, Oregon 97204, attn: Isaac M. Kalisvaart ("Grantee", whether one or more), that certain real property situated in Blaine County, Idaho and described in Exhibit A attached hereto and incorporated herein by this reference;

EXCEPTING AND RESERVING THEREFROM Lots 18, 19, 36, 37, 50, 55, 78, 80, 81 and 82 as shown on the official final plat of THE VALLEY CLUB, a planned unit development (the "Plat", which has been approved by the Board of County Commissioners of Blaine County, Idaho, but has not yet been recorded), a copy of which is attached hereto as Exhibit B and incorporated herein by this reference (the "Reserved Lots"), and the legal description of which is set forth in Exhibit C attached hereto and incorporated herein by this reference,

TOGETHER WITH the following:

1. An easement for ingress to and egress from the Reserved Lots across and along all roads to be constructed within THE VALLEY CLUB, a planned unit development, as shown on the Plat to Ohio Gulch and Buttercup Roads, which easement shall continue in full force and effect until such time as the Plat is recorded, at which time it shall expire and be superceded by the dedications and easements provided in and granted by recordation of the Plat;

2. All water rights appurtenant to the property described in Exhibit A, including without limitation, those water rights which are the subject of Transfers Nos. 3742 and 3743 approved by the Idaho Department of Water Resources and which are claimed by Grantor in the Snake River Basin Adjudication as Claims Nos. A37-00494, A37-00495, A37-00577BV, A37-

WARRANTY DEED - 1

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4/14/94

MICROFILMED
NOV 22 1996

00833K, A37-02623; and

RECEIVED

MAY 20 1994

Department of Water Resources
Southern Region Office

SUBJECT TO the following:

- A. All current year's taxes,
- B. All those reservations set forth in federal patents for any portion of the lands described in Exhibit A,
- C. Power Line Easement in favor of Idaho Power Company, recorded October 15, 1962, in Book 176 of Deeds, page 469, as Instrument No. 117656, records of Blaine County, Idaho.
- D. Terms and conditions as contained in that certain State of Idaho Easement No. 5523 by and between the State of Idaho and The Valley Ranch Partnership, recorded November 14, 1990 as Instrument No. 325453, records of Blaine County, Idaho,
- E. Development Agreement dated June 10, 1991, by and between Blaine County, Idaho and The Valley Ranch Partners, recorded June 12, 1991, as Instrument No. 330799, records of Blaine County, Idaho;

AND Grantee, by acceptance of this Warranty Deed, shall be deemed to have agreed to promptly upon recordation of the Plat in the records of Blaine County, Idaho, convey to Grantor by quitclaim deed, subject only to all encumbrances then of record other than the liens of any mortgages, deeds of trust or other security devices, labor, materialmen's or mechanic's liens, any right, title or interest in or to the Reserved Lots which may be acquired by Grantee from and after the date hereof; and Grantor agrees to execute such documents as Grantee may reasonably request at such time to confirm that the Reserved Lots are subject to such encumbrances,

TO HAVE AND TO HOLD, the said real property, with its 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 real property, that said real property is free from all encumbrances except as above-described, and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

This Warranty Deed may be executed in one or more counterparts, all of which together shall constitute one and the same Warranty Deed.

WARRANTY DEED - 2

j\valley\hgw\wrntyded 4/14/94

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NOV 22 1996

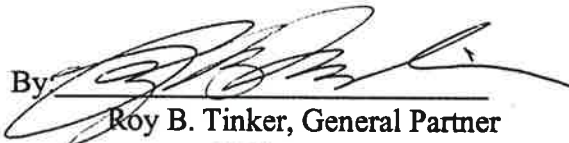
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the dates set forth below.

"GRANTOR"

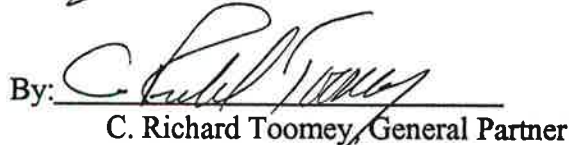
THE VALLEY RANCH PARTNERS, an Idaho general partnership

By: T AND T DEVELOPMENT, an Idaho general partnership, a general partner

DATE: 4-19-94

By: 
Roy B. Tinker, General Partner

DATE: 4-19-94

By: 
C. Richard Toomey, General Partner

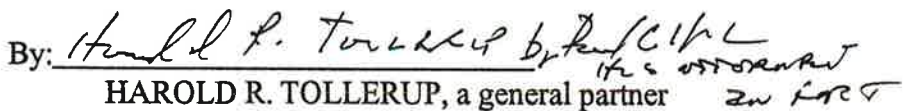
DATE: 4-19-94

By: 
DRURY W. COOPER, III, a general partner

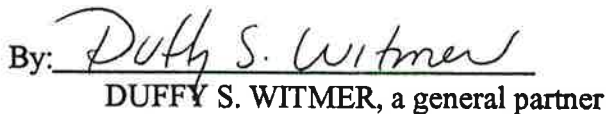
DATE: 4-19-94

By: 
JAMES T. TALLACKSON, a general partner

DATE: 4-20-94

By: 
HAROLD R. TOLLERUP, a general partner *in fact*

DATE: 4-19-94

By: 
DUFFY S. WITMER, a general partner

DATE: 4-20-94

By: 
DAVID C. HUTCHINSON, a general partner

By: Earl M. Smith JR by D. C. 11
EARL M. SMITH, JR., a general partner *He is represented
en face*

By: 
JACK L. BILLHARDT, a general partner

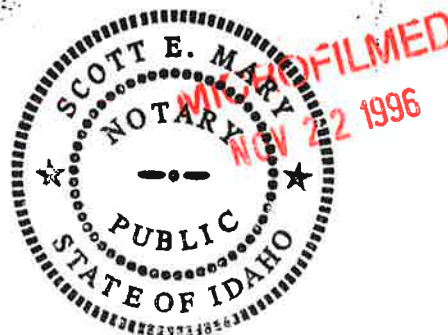
By: _____
Robert J. Scott, trustee

By: _____
Linda M. Scott, trustee

SS.

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

Notary Public for Idaho
Residing at: KETCHUM, ID
Commission expires: 6/6/97



DATE: _____

By: _____
EARL M. SMITH, JR., a general partner

DATE: _____

By: _____
JACK L. BILLHARDT, a general partner

By: THE SCOTT FAMILY TRUST, a general partner

DATE: 4-18-94

By: *Robert J. Scott*
Robert J. Scott, trustee

DATE: 4-18-94

By: *Linda M. Scott*
Linda M. Scott, trustee

STATE OF IDAHO)
)
County of Blaine) ss.

On this _____ day of April, 1994 before me, the undersigned notary public in and for said state, personally appeared Roy B. Tinker, known or identified to me to be a General Partner of T and T Development and the person who executed the foregoing instrument on behalf of said Partnership and acknowledged to me that said Partnership executed the same.

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

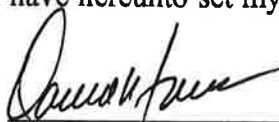
Notary Public for Idaho
Residing at: _____
Commission expires: _____

MICROFILMED
NOV 22 1996

STATE OF IDAHO)
)
County of Blaine) ss.

On this 19th day of April, 1994 before me, the undersigned notary public in and for said state, personally appeared C. Richard Toomey, known or identified to me to be a General Partner of T and T Development and the person who executed the foregoing instrument on behalf of said Partnership and acknowledged to me that said Partnership executed the same.

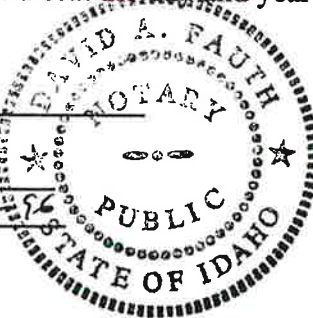
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.



Notary Public for Idaho

Residing at: Hailey, ID

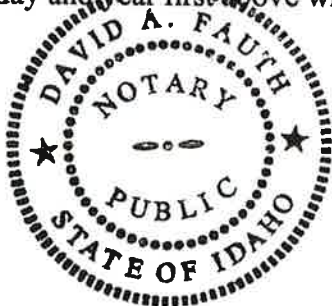
Commission expires: 2-5-96



STATE OF IDAHO)
) ss.
County of Blaine)

On this 19th day of April, 1994 before me, the undersigned notary public in and for said state, personally appeared Drury W. Cooper, III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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





Notary Public for Idaho

Residing at: Hailey, ID

Commission expires: 2-5-96

STATE OF IDAHO)
) ss.
County of Blaine)

On this 19th day of April, 1994 before me, the undersigned notary public in and for said state, personally appeared James T. Tallackson, known to me to be the person whose name is

WARRANTY DEED - 5

j:\valley\hgw\wrntyded 4/14/94

MICROFILMED
NOV 22 1996

subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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



A handwritten signature in cursive script, appearing to read "David A. Fauth".

Notary Public for Idaho

Residing at: Paula, ID

Commission expires: 2-5-96

STATE OF CALIFORNIA)
) ss.
County of _____)

On this _____ day of April, 1994 before me, the undersigned notary public in and for said state, personally appeared Harold R. Tollerup, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

Notary Public for California

Residing at: _____

Commission expires: _____

STATE OF IDAHO)
) ss.
County of Blaine)

On this 19th day of April, 1994 before me, the undersigned notary public in and for said state, personally appeared Duffy S. Witmer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the

DAVID A. FAUTH
NOTARY
PUBLIC
STATE OF IDAHO

David A. Farn

Residing at: Harley, ID

Commission expires: 2-5-96

On this 20th day of April, 1994 before me, the undersigned notary public in and for said state, personally appeared David C. Hutchinson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

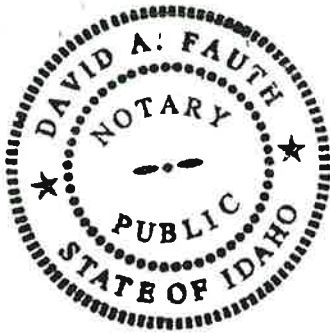
James A. Farnsworth

Residing at: Amley, ID

Commission expires: 2-5-96

On this 20th day of April, 1994, before me, the undersigned notary public in and for said state, personally appeared David C. Hutchinson, known or identified to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Earl M. Smith, Jr. and acknowledged to me that he subscribed the name of Earl M. Smith, Jr. thereto as principal, and his own name as attorney in fact.

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NOV 22 1996



David A. Fauth

Notary Public for Idaho

Residing at: Hailey, ID

Commission expires: 2-5-96

STATE OF CONNECTICUT)

County of Fairfield)

) ss.

On this 18th day of April, 1994 before me, the undersigned notary public in and for said state, personally appeared Jack L. Billhardt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

Dorothy S. Moore

Notary Public for Connecticut, MOORE

Residing at: 1111 S. Main St., Danbury, CT

Commission expires: NOTARY PUBLIC
My Commission Expires July 31, 1996

STATE OF WASHINGTON)

County of _____)

) ss.

On this _____ day of April, 1994 before me, the undersigned notary public in and for said state, personally appeared Robert J. Scott, known or identified to me to be the person whose name is subscribed to the within instrument as trustee of the Scott Family trust, and acknowledged to me that he executed the same as such trustee.

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

Notary Public for _____

Residing at: _____

Commission expires: _____

WARRANTY DEED - 8

j:\valley\hgw\wrmtyded 4/14/94

MICROFILMED
NOV 22 1996

Notary Public for Idaho

Residing at: _____

Commission expires: _____

STATE OF CONNECTICUT)

) ss.

County of _____)

On this _____ day of April, 1994 before me, the undersigned notary public in and for said state, personally appeared Jack L. Billhardt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

Notary Public for Connecticut

Residing at: _____

Commission expires: _____

STATE OF WASHINGTON)

)

ss.

County of King)

On this 18 day of April, 1994 before me, the undersigned notary public in and for said state, personally appeared Robert J. Scott, known or identified to me to be the person whose name is subscribed to the within instrument as trustee of the Scott Family trust, and acknowledged to me that he executed the same as such trustee.

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

David Bill Lim

Notary Public for Wash.

Residing at: Redmond

Commission expires: 5-3-94

MICROFILMED
NOV 22 1996

WARRANTY DEED - 8

j\valley\hgw\wmttyded

4/14/94

STATE OF WASHINGTON)

County of King)

) ss.

On this 18 day of April, 1994 before me, the undersigned notary public in and for said state, personally appeared Linda M. Scott, known or identified to me to be the person whose name is subscribed to the within instrument as trustee of the Scott Family trust, and acknowledged to me that she executed the same as such trustee.

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

Loraine Scott Lim
Notary Public for Wash.
Residing at: Redmond
Commission expires: 5-3-94

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NOV 22 1996

WARRANTY DEED - 9

j:\valley\hgw\wmttyded

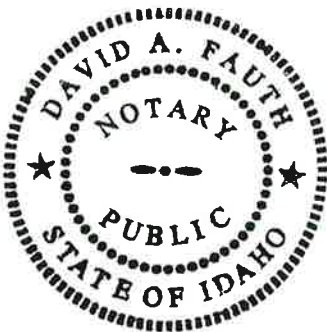
4/14/94

STATE OF IDAHO

County of Blaine

On this 26th day of April, 1994, before me, the undersigned notary public in and for said state, personally appeared David C. Hutchinson, known or identified to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Harold R. Tollerup and acknowledged to me that he subscribed the name of Harold R. Tollerup thereto as principal, and his own name as attorney in fact.

In witness whereof, I have set my hand and seal the day and year in this certificate first above written.



A handwritten signature in cursive script, appearing to read "David A. Fauth", written over a horizontal line.

Notary Public for Idaho
Residing at Hailey, ID
Comm Expires 2-5-96

MICROFILMED
NOV 22 1996

A parcel of land located in Section 20, SW 1/4 SW 1/4 Section 21, and W 1/2 Section 28 Township 3 North, Range 18 East, Boise Meridian, Blaine County, Idaho. More particularly described as follows:

Commencing at the SW corner of Section 28, said point lies S 89°26'29"W 2603.87 feet from the S 1/4 corner of Section 28, thence N 00°14'51"W 1325.00 feet to the SW corner of NW 1/4 SW 1/4 Section 28 being the TRUE POINT OF BEGINNING.

Thence N 00°14'51" W, 1325.01 feet to the W 1/4 corner of Section 28

Thence N 00°04'08" E, 2643.73 feet to the NW corner of Section 28

Thence N 89°26'33" W, 1301.85 feet to the SW corner of SE 1/4 SE 1/4 Section 20

Thence N 00°01'44" E, 1327.35 feet to the NW corner of SE 1/4 SE 1/4 Section 20

Thence N 89°22'31" W, 876.89 feet along the South boundary NW 1/4 SE 1/4 Section 20

Thence N 18°54'05" W, 1305.70 feet

Thence N 00°03'35" E, 61.55 feet

Thence N 18°54'05" W, 1005.16 feet

Thence N 12°32'59" E, 12.24 feet

Thence N 74°42'50" W, 7.72 feet

Thence N 18°54'05" W, 185.07 feet

Thence N 62°05'44" E, 1914.25 feet along the South boundary of the Heatherlands Subdivision

Thence S 00°01'34" W, 688.10 feet to the NW corner of SE 1/4 NE 1/4 Section 20

Thence S 89°13'46" E, 1299.71 feet to the NE corner of SE 1/4 NE 1/4 Section 20

Thence S 00°00'27" E, 1325.08 feet to the E 1/4 corner of Section 20

Thence S 00°00'06" E, 1325.84 feet to the NW corner SW 1/4 SW 1/4 Section 21

Thence N 89°50'52" E, 1306.42 feet to the NE corner SW 1/4 SW 1/4 Section 21

Thence S 00°11'07" E, 1326.22 feet to the SE corner of SW 1/4 SW 1/4 Section 21

Thence N 89°51'54" E, 1310.67 feet to the N 1/4 corner of Section 28

Thence S 00°06'35" W, 2648.59 feet to the NW corner of Lot 64 Indian Creek Ranch Subdivision No. 3

Thence S 00°05'33" W, 2625.92 feet to the S 1/4 corner of Section 28

Thence S 89°26'29" W, 1301.94 feet to the SW corner SE 1/4 SW 1/4 Section 28

Thence N 00°04'41" W, 1318.97 feet to the SE corner of NW 1/4 SW 1/4 Section 28

Thence S 89°42'25" W, 1305.81 feet to the TRUE POINT OF BEGINNING.

Together with the following described easements:

-A sixty (60) foot roadway easement as defined and described in that certain State of Idaho Easement No. 5523, recorded November 14, 1990, as Instrument No. 325453, records of Blaine County, Idaho.

-A forty (40) foot wide pump station and irrigation pipeline easement as defined and described in that certain Grant of Easement, recorded May 31, 1991, as Instrument No. 330492, records of Blaine County, Idaho.

MICROFILMED
NOV 22 1996

THE VALLEY CLUB

A PLANNED UNIT DEVELOPMENT



MICROFILMED
NOV 22 1996

LOCATED IN
SECTION 20, SW⁴ SW⁴ SECTION 21
 AND
W² SECTION 28
 TOWNSHIP 3 NORTH,
 RANGE 18 EAST,
 BOISE MERIDIAN
 BLAINE COUNTY, IDAHO
 1994

HEALTH CERTIFICATE:
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO
 CODE TITLE 50, CHAPTER 13, HAVE BEEN SAT-
 ISFIED. SANITARY RESTRICTIONS MAY BE RE-
 IMPOSED, IN ACCORDANCE WITH IDAHO CODE
 TITLE 50, CHAPTER 13, SECTION 50-1326, BY
 THE ISSUANCE OF A CERTIFICATE OF DISPOSAL.

DATE: _____

SOUTH CENTRAL DISTRICT
 HEALTH DEPARTMENT, E.H.S.

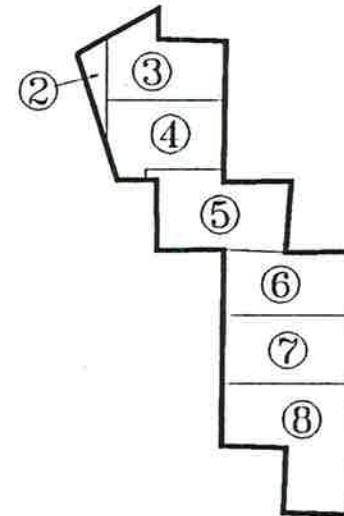
SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2-8	PLAT SHEETS
SHEET 9	CURVE DATA
SHEET 10	SECTION BREAKDOWN
SHEET 11	OWNER'S CERTIFICATE
SHEET 12	SIGNATURE SHEET

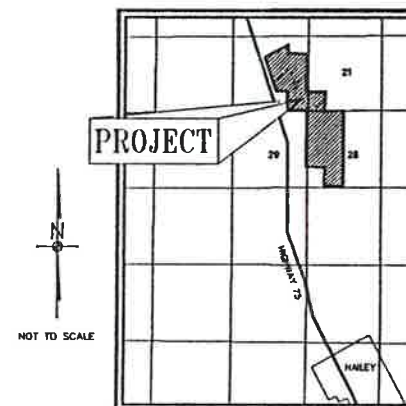
LEGEND

PROPERTY BOUNDARY LINE	_____
LOT LINE	_____
☒ POWER LINE	_____ P _____
BUILDING ENVELOPE LINE	_____
SET 1/2" X 24" REBAR & CAP	•
SET 5/8" X 24" REBAR & CAP	•

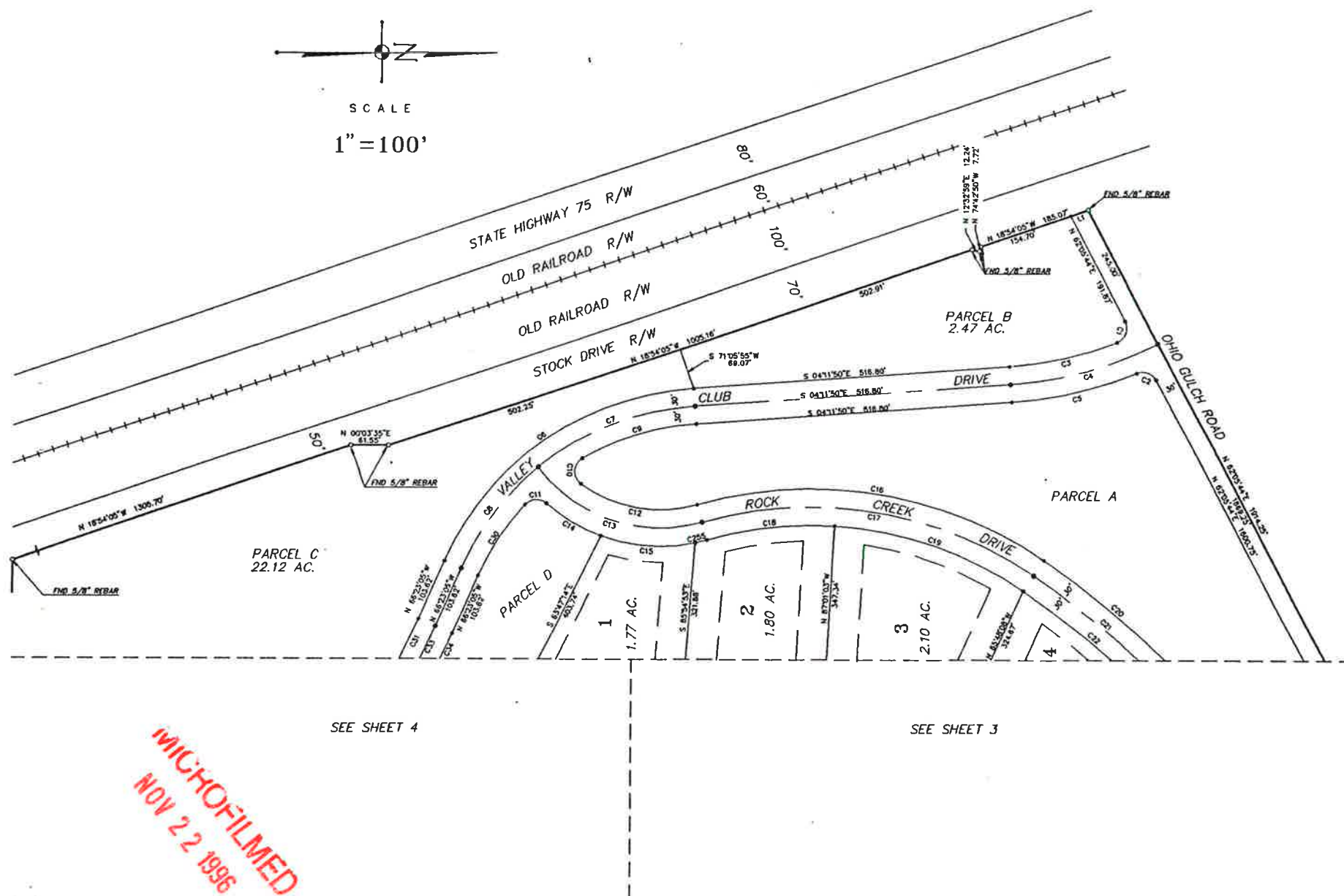
SHEET KEY



VICINITY SKETCH

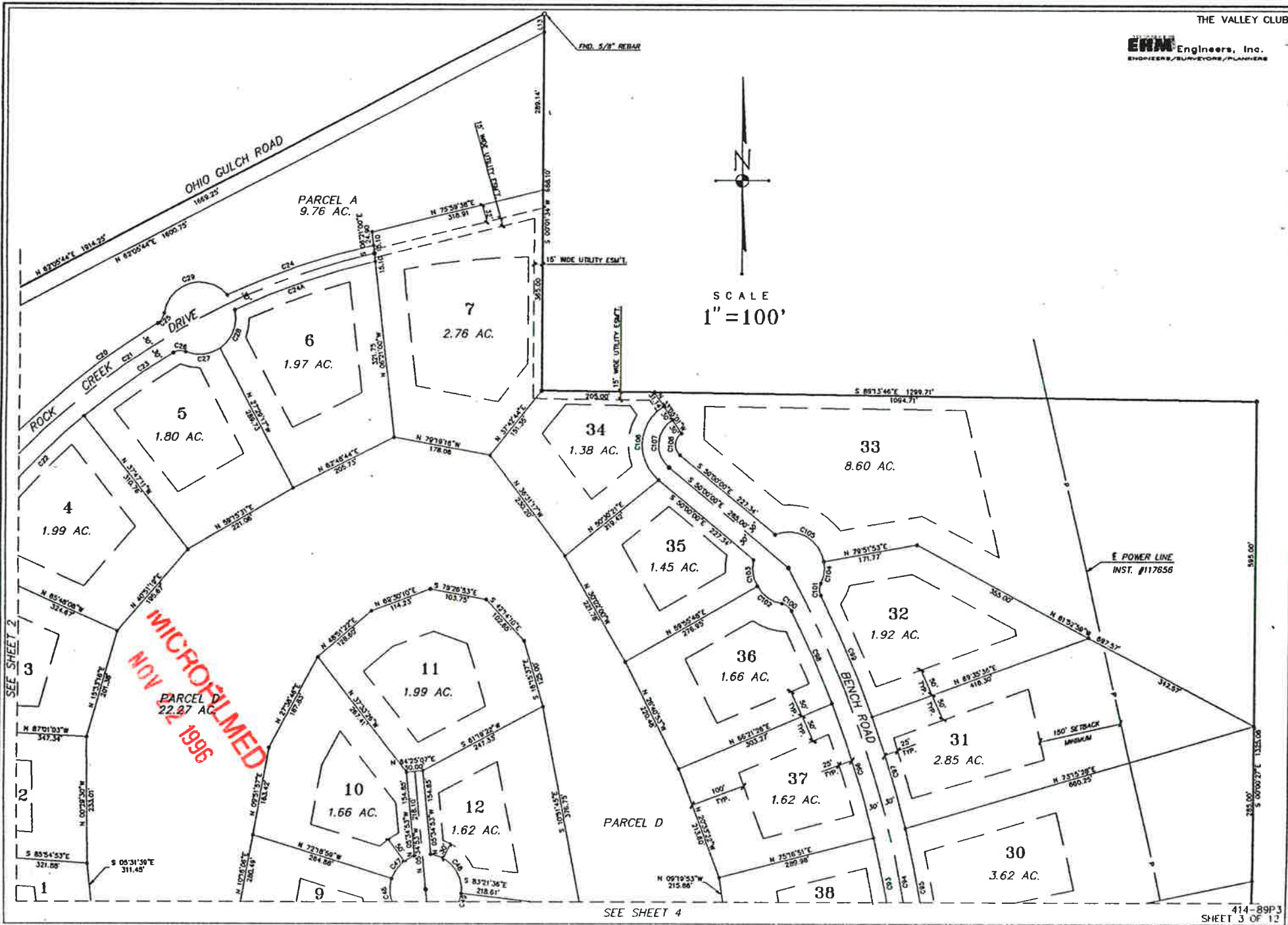


BHM Engineers, Inc.
 ENGINEERS/SURVEYORS/PLANNERS

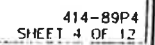
$$1'' = 100'$$


SEE SHEET 3

MICROFILMED
 NOV 22 1996



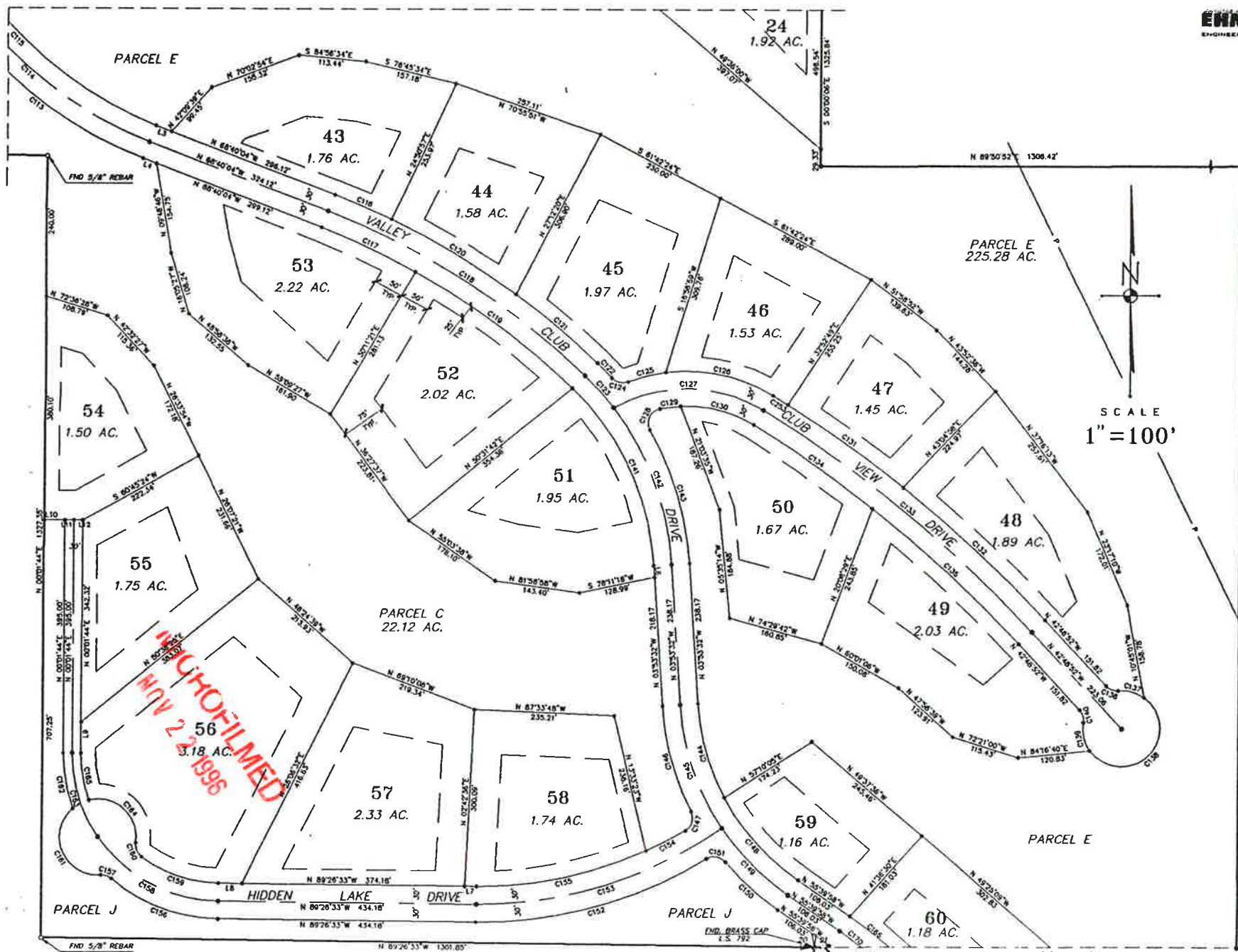
THE VALLEY CLUB



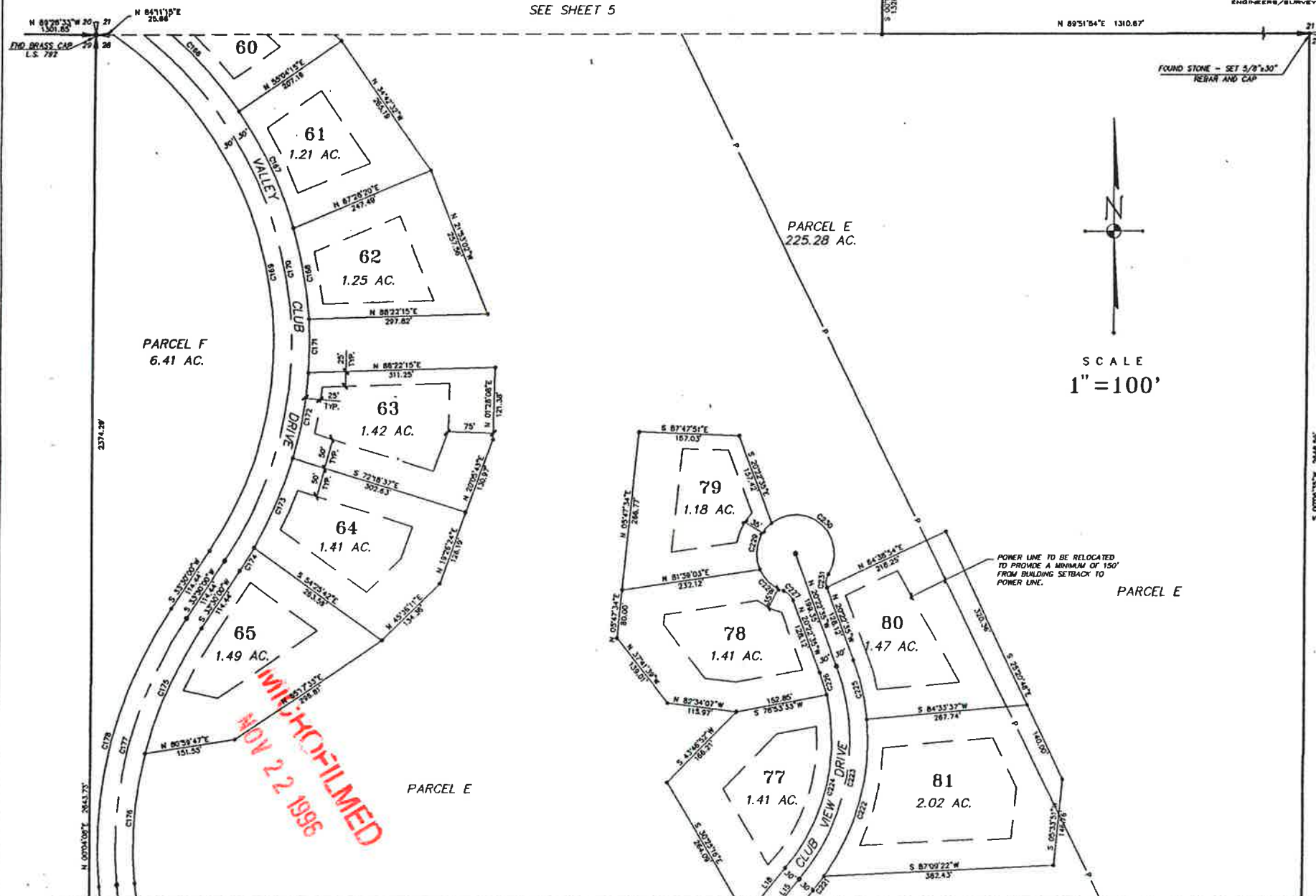
SEE SHEET 4

THE VALLEY CLUB

ENR Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS



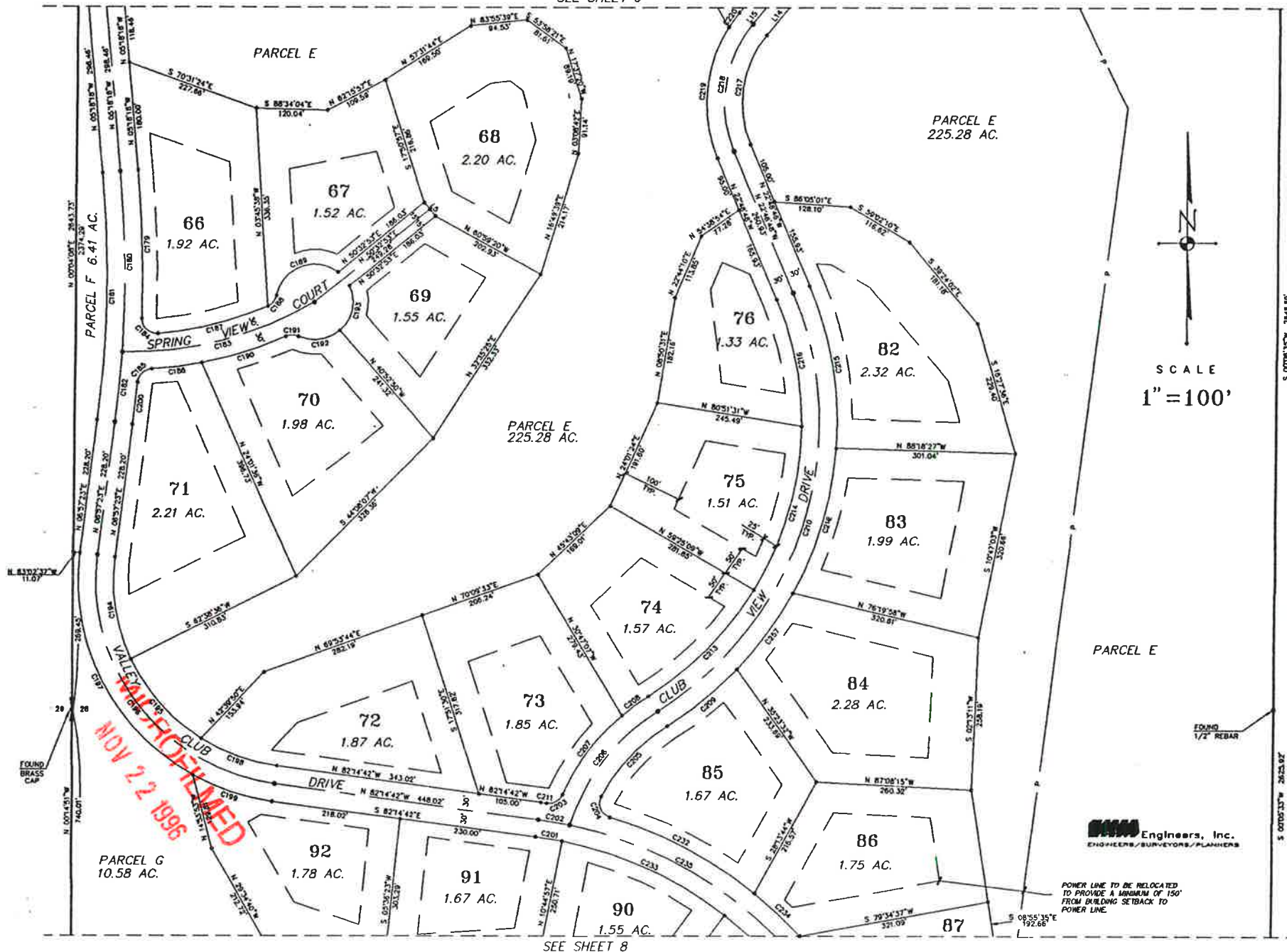
SEE SHEET 5



SEE SHEET 7

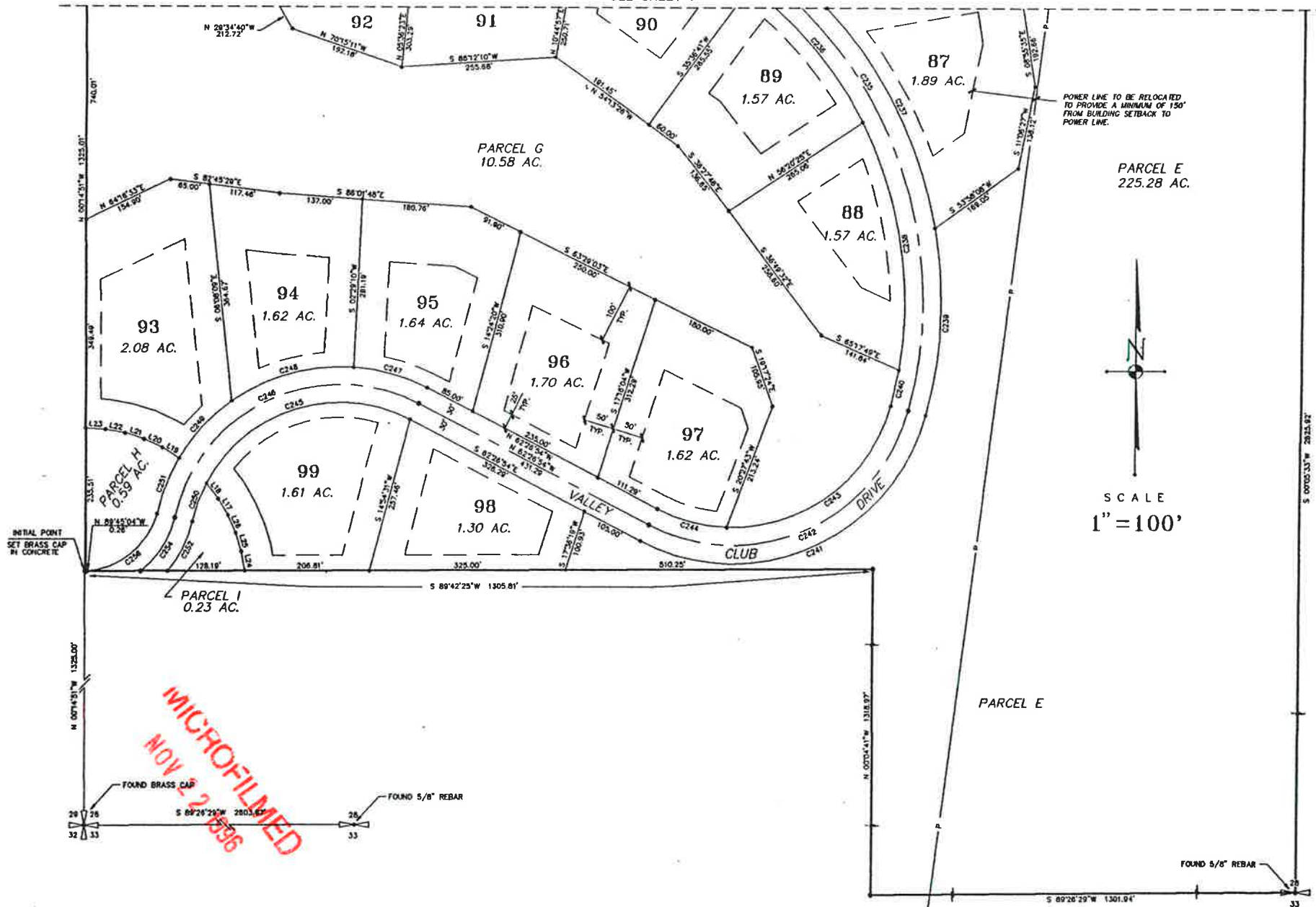
SEE SHEET 6

THE VALLEY CLUB



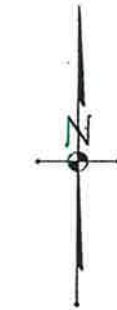
SEE SHEET 8

SEE SHEET 7



POWER LINE TO BE RELOCATED TO PROVIDE A MINIMUM OF 150' FROM BUILDING SETBACK TO POWER LINE.

PARCEL E
225.28 AC.



SCALE
1"=100'

MICROFILMED
NOV-2-1996

Valley Ranch

Proposed Lot 18

A Parcel of land located in NW4 SE4, Section 20, Township 3 North, Range 18 East, B.M., Blaine County, Idaho; being more particularly described as follows:

Commencing at the Southeast corner of said Section 20. Thence, North $00^{\circ} 00' 06''$ West, 2651.67 feet to the East Quarter corner of Section 20. Thence, South $66^{\circ} 56' 03''$ West, 1769.91 feet to the REAL POINT OF BEGINNING.

Thence, South $56^{\circ} 20' 19''$ West, 353.14 feet,

Thence, North $33^{\circ} 51' 49''$ West, 256.58 feet,

Thence, North $59^{\circ} 41' 51''$ East, 390.94 feet,

Thence along a curve right.

Δ - $10^{\circ} 41' 01''$

R - 1270.00 feet,

A - 236.81 feet,

C - 236.46 feet,

T - 118.75 feet,

LCB - South $24^{\circ} 50' 58''$ East,
to the REAL POINT OF BEGINNING.

The above described parcel contains approximately 2.12 acres.

MICROFILMED
NOV 22 1996

EXHIBIT C

Valley Ranch

Proposed Lot 19

A Parcel of land located in NW4 SE4, Section 20, Township 3 North, Range 18 East, B.M., Blaine County, Idaho; being more particularly described as follows:

Commencing at the Southeast corner of said Section 20. Thence, North $00^{\circ} 00' 06''$ West, 2651.67 feet to the East Quarter corner of Section 20. Thence, South $66^{\circ} 56' 03''$ West, 1769.91 feet to the REAL POINT OF BEGINNING.

Thence, South $56^{\circ} 20' 19''$ West, 353.14 feet,

Thence, South $54^{\circ} 20' 06''$ East, 209.25 feet,

Thence, South $71^{\circ} 33' 54''$ East, 135.98 feet,

Thence, South $82^{\circ} 07' 53''$ East, 169.32 feet,

Thence along a curve right.

△ - $17^{\circ} 43' 49''$

R - 730.00 feet,

A - 225.90 feet,

C - 225.00 feet,

T - 113.86 feet,

LCB - North $28^{\circ} 22' 22''$ West,

Thence, North $19^{\circ} 30' 28''$ West, 197.27 feet,
to the REAL POINT OF BEGINNING.

The above described parcel contains approximately 1.91 acres.

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NOV 22 1996

Valley Ranch

Proposed Lot 36

A Parcel of land located in SE4 NE4, Section 20, Township 3 North, Range 18 East, B.M., Blaine County, Idaho; being more particularly described as follows:

Commencing at the Southeast corner of said Section 20. Thence, North $00^{\circ} 00' 06''$ West, 2651.67 feet to the East Quarter corner of Section 20. Thence, North $44^{\circ} 53' 28''$ West, 1087.51 feet to the REAL POINT OF BEGINNING.

Thence, South $66^{\circ} 21' 26''$ West, 303.27 feet,

Thence, North $26^{\circ} 40' 53''$ West, 220.48 feet,

Thence, North $59^{\circ} 55' 48''$ East, 276.95 feet,

Thence along a curve left.

Δ - $49^{\circ} 41' 19''$

R - 65.00 feet

A - 56.37 feet

C - 54.62 feet

T - 30.10 feet

LCB - South $54^{\circ} 54' 52''$ East,

Thence along a curve Right.

Δ - $53^{\circ} 21' 19''$

R - 25.00 feet

A - 23.28 feet

C - 22.45 feet

T - 12.56 feet

LCB - South $53^{\circ} 04' 52''$ East,

Thence along a curve Right.

Δ - $05^{\circ} 17' 40''$

R - 2002.09 feet

A - 185.00 feet

C - 184.93 feet

T - 92.57 feet

LCB - South $23^{\circ} 45' 22''$ East, to the REAL POINT OF BEGINNING.

The above described parcel contains approximately 1.66 acres.

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NOV 22 1996

RECEIVED

LC 16 1993

Valley Ranch

Hogue, Speck & Aarnestad

Proposed Lot 37

A Parcel of land located in SE4 NE4, Section 20, Township 3 North, Range 18 East, B.M., Blaine County, Idaho; being more particularly described as follows:

Commencing at the Southeast corner of said Section 20. Thence, North $00^{\circ} 00' 06''$ West, 2651.67 feet to the East Quarter corner of Section 20. Thence, North $44^{\circ} 53' 28''$ West, 1087.51 feet to the REAL POINT OF BEGINNING.

Thence, South $66^{\circ} 21' 26''$ West, 303.27 feet,

Thence, South $20^{\circ} 33' 22''$ East, 213.60 feet,

Thence, North $75^{\circ} 16' 51''$ East, 289.98 feet,

Thence along a curve left.

Δ - $07^{\circ} 26' 26''$

R - 2002.09 feet,

A - 260.00 feet,

C - 259.82 feet,

T - 130.18 feet,

LCB - North $17^{\circ} 23' 19''$ West, to the REAL POINT OF BEGINNING

The above described parcel contains approximately 1.62 acres.

MICROFILMED
NOV 22 1996

Valley Ranch

Proposed Lot 50

A Parcel of land located in SE4 SE4, Section 20, and SW4 SW4, Section 21, Township 3 North, Range 18 East, B.M., Blaine County, Idaho; being more particularly described as follows:

Commencing at the East Quarter corner of said Section 20.
Thence, South $00^{\circ} 00' 06''$ East, 2651.67 feet to the Southeast corner of Section 20. Thence, North $00^{\circ} 50' 43''$ East, 513.56 feet to the REAL POINT OF BEGINNING.

Thence, North $74^{\circ} 29' 42''$ West, 160.85 feet,

Thence, North $05^{\circ} 35' 14''$ West, 184.88 feet,

Thence, North $21^{\circ} 03' 35''$ West, 187.26 feet,

Thence along a curve right.

Δ - $34^{\circ} 34' 36''$
R - 215.00 feet,
A - 129.75 feet,
C - 127.79 feet,
T - 66.92 feet,
LCB - South $75^{\circ} 27' 18''$ East,

Thence along a curve right.

Δ - $6^{\circ} 27' 30''$
R - 2173.59 feet,
A - 245.00 feet,
C - 244.87 feet,
T - 122.63 feet,
LBC - South $54^{\circ} 56' 15''$ East,

Thence, South $20^{\circ} 06' 29''$ West, 243.85 feet,
to the REAL POINT OF BEGINNING.

The above described parcel contains approximately 1.67 acres.

MICROFILMED
NOV 22 1996

Valley Ranch

Proposed Lot 55

A Parcel of land located in SE4 SE4, Section 20, Township 3 North, Range 18 East, B.M., Blaine County, Idaho; being more particularly described as follows:

Commencing at the East Quarter corner of said Section 20.
Thence, South $00^{\circ} 00' 06''$ East, 2651.67 feet to the Southeast corner of Section 20. Thence, North $56^{\circ} 34' 58''$ West, 1126.68 feet to the REAL POINT OF BEGINNING.

Thence, South $50^{\circ} 38' 25''$ West, 383.07 feet,

Thence, North $00^{\circ} 01' 44''$ East, 342.32 feet,

Thence, North $60^{\circ} 45' 24''$ East, 222.34 feet,

Thence, South $26^{\circ} 07' 21''$ East, 231.66 feet,
to the REAL POINT OF BEGINNING.

The above described parcel contains approximately 1.75 acres.

MICROFILMED
NOV 22 1996

Valley Ranch

Proposed Lot 78

A Parcel of land located in NW4 NW4, Section 28, Township 3 North, Range 18 East, B.M., Blaine County, Idaho; being more particularly described as follows:

Commencing at the West Quarter corner of said Section 28.
Thence, North 00° 04' 08" East, 2643.73 feet to the Northwest corner of Section 28. Thence, South 43° 30' 24" East, 1282.11 feet to the REAL POINT OF BEGINNING.

Thence, North 81° 39' 03" East, 232.12 feet,

Thence along a curve left.

△ - 48° 27' 00"
R - 65.00 feet,
A - 54.97 feet,
C - 53.34 feet,
T - 29.25 feet,
LCB - South 48° 28' 53" East,

Thence along a curve right.

△ - 52° 19' 48"
R - 25.00 feet,
A - 22.83 feet,
C - 22.05 feet,
T - 12.28 feet,
LCB - South 46° 32' 29" East,

Thence, South 20° 22' 35" East, 128.12 feet,

Thence along a curve right.

△ - 06° 44' 26"
R - 340.00 feet,
A - 40.00 feet,
C - 39.98 feet,
T - 20.02 feet,
LCB - South 17 00' 22" East

Thence, South 78° 53' 33" West, 152.85 feet,

Thence, North 82° 34' 07" West, 115.97 feet,

Thence, North 37° 41' 39" West, 139.01 feet,

Thence, North 05° 47' 34" East, 80.00 feet,
to the REAL POINT OF BEGINNING.

The above described parcel contains approximately 1.41 acres.

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NOV 22 1996

Valley Ranch

Proposed Lot 80

A Parcel of land located in N2 NW4, Section 28, Township 3 North, Range 18 East, B.M., Blaine County, Idaho; being more particularly described as follows:

Commencing at the West Quarter corner of said Section 28.
Thence, North $00^{\circ} 04' 08''$ East, 2643.73 feet to the Northwest corner of Section 28. Thence, South $54^{\circ} 15' 28''$ East, 1920.62 feet to the REAL POINT OF BEGINNING.

Thence, South $84^{\circ} 33' 37''$ West, 267.74 feet,

Thence along a curve left.

Δ - $14^{\circ} 56' 12''$
R - 400.00 feet,
A - 104.28 feet,
C - 103.98 feet,
T - 52.44 feet,
LCB - North $12^{\circ} 54' 29''$ West,

Thence, North $20^{\circ} 22' 35''$ West, 128.12 feet,

Thence, North $64^{\circ} 38' 54''$ East, 218.25 feet,

Thence, South $25^{\circ} 20' 46''$ East, 320.36 feet,
to the REAL POINT OF BEGINNING.

The above described parcel contains approximately 1.47 acres.

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NOV 22 1996

Valley Ranch

Proposed Lot 81

A Parcel of land located in NW4, Section 28, Township 3 North, Range 18 East, B.M., Blaine County, Idaho; being more particularly described as follows:

Commencing at the West Quarter corner of said Section 28.
Thence, North $00^{\circ} 04' 08''$ East, 2643.73 feet to the Northwest corner of Section 28. Thence, South $54^{\circ} 15' 28''$ East, 1920.62 feet to the REAL POINT OF BEGINNING.

Thence, South $84^{\circ} 33' 37''$ West, 267.74 feet,

Thence along a curve Right.

Δ - 40 14' 12"
R - 400.00 feet,
A - 280.90 feet,
C - 275.17 feet,
T - 146.52 feet,
LCB - South $14^{\circ} 40' 42''$ West,

Thence, North $87^{\circ} 09' 22''$ East, 382.43 feet,

Thence, North $05^{\circ} 33' 51''$ East, 146.76 feet,

Thence, North $25^{\circ} 20' 46''$ West, 140.00 feet,
to the REAL POINT OF BEGINNING.

The above described parcel contains approximately 2.02 acres.

MICROFILMED
NOV 22 1996

Valley Ranch

Proposed Lot 82

A Parcel of land located in S2 NW4, Section 28, Township 3 North, Range 18 East, B.M., Blaine County, Idaho; being more particularly described as follows:

Commencing at the West Quarter corner of said Section 28.
Thence, North $00^{\circ} 04' 08''$ East, 2643.73 feet to the Northwest corner of Section 28. Thence, South $33^{\circ} 25' 12''$ East, 2127.52 feet to the REAL POINT OF BEGINNING.

Thence, South $86^{\circ} 05' 01''$ East,	128.10 feet,
Thence, South $59^{\circ} 02' 10''$ East,	116.62 feet,
Thence, South $39^{\circ} 24' 02''$ East,	181.18 feet,
Thence, South $16^{\circ} 27' 36''$ East,	229.40 feet,
Thence, North $88^{\circ} 18' 27''$ West,	301.04 feet,
Thence along a curve left.	

Δ - $26^{\circ} 32' 10''$
R - 610.00 feet,
A - 282.52 feet,
C - 280.00 feet,
T - 143.84 feet,
LCB - North $09^{\circ} 32' 43''$ West,

Thence, North $22^{\circ} 48' 48''$ West,	155.93 feet,
to the REAL POINT OF BEGINNING.	

The above described parcel contains approximately 2.32 acres.

WICHOFILMED
MAY 22 1996

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: **A37-00833K**
Date Received: 9/ 2/1988
Receipt No: S002056
Received By: _____

AMENDED

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

AMENDED

1. Name: VALLEY RANCH PARTNERS 208-726-1875
Address: PO BOX 1302
SUN VALLEY ID 83353

2. Date of Priority: NOV 12, 1936

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

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4 of	Lot	County
03N	18E	20	SW	SW	NW		BLAINE

5. Description of diverting works:
VIA MIZER DITCH

6. Water is used for the following purposes:

Purpose	From	To	C.F.S	(or)	A.F.A.
IRRIGATION	04/01	11/01	0.690		
RECREATION	04/01	11/01	0.060		

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

8. Total consumptive use is 399.2 Acre Feet Per Annum.

9. Non-irrigation uses:
RECREATION, GOLF COURSE HAZARDS

10. Place of Use:

Township	Range	Section	1/4 of	1/4 of	Lot	Use	Acres
03N	18E	20	SW	NE		IRR	11.5
			SW	NE		REC	
			SE	NE		IRR	7.0

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10. Place of Use: Continued

Township	Range	Section	1/4	of	1/4	Lot	Use	Acres
03N	18E	20	NE		SE		IRR	15.0
			NE		SE		REC	
			NW		SE		IRR	15.0
			NW		SE		REC	
			SE		SE		IRR	11.0
							Section Acres	59.5
		21	SW		SW		IRR	13.5
			SW		SW		REC	
							Section Acres	13.5
		28	NE		NW		IRR	14.5
			NW		NW		IRR	15.0
			NW		NW		REC	
			SW		NW		IRR	14.5
			SW		NW		REC	
			SE		NW		IRR	10.0
			NE		SW		IRR	7.5
			NW		SW		IRR	11.0
			NW		SW		REC	
			SE		SW		IRR	2.0
							Section Acres	74.5
							Total Acres	147.5

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:

A37-00577BV, A37-00494, A37-00495, A37-02623

14. Remarks:

CLAIMANT ACQUIRED LAND AND WATER RIGHTS IN 1990 AND HAS RECEIVED ALL NECESSARY GOVERNMENTAL APPROVALS TO DEVELOP AN 18 HOLE CHAMPIONSHIP GOLF COURSE AS A PART OF A PLANNED UNIT DEVELOPMENT FOR 99 SINGLE FAMILY RESIDENTIAL LOTS. TRANSFER 3742 APPROVED THE CHANGE OF THE CLAIMED WATER RIGHT AND THE OTHER BIG WOOD RIVER RIGHTS DESCRIBED IN PARAGRAPH 13, ABOVE, FROM IRRIGATION TO THE USES, POINT OF DIVERSION AND PLACES USE DESCRIBED ABOVE. SURFACE AREA OF PONDS IS 12.2 ACRES AND IS INCLUDED IN CONSUMPTIVE USE CALCULATION. CLAIMED RIGHT IS A PORTION OF THE "ROCKWELL BY-PASS RIGHT," THE USE OF WHICH IS GRANTED REGARDLESS OF PRIORITY AS LONG AS AT LEAST 17.36 CFS FROM THE BIG WOOD RIVER

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14. Remarks: Continued

IS FLOWING THROUGH THE ROCKWELL BY-PASS CANAL DURING THE
IRRIGATION SEASON.

OWNERSHIP CHANGE 3/8/94 BY JG.

15. Basis of Claim: DECREED

Case Number:

Court :

Decree date: 8/25/1949

ROCKWELL

Decree Plaintiff

COFFIN

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 Organizations:

I do solemnly swear or affirm that I am _____ of

Title
_____, that I have signed the foregoing
Organization
document in the space below as _____ of

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

Signature of Authorized Agent

Title and Organization

Date

MICROFILMED

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 _____

17. Notice of Appearance:

Notice is hereby given that I, _____ will be
Print Name
acting as attorney at law on behalf 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 me at the address listed below.

Signature _____

Address _____

Date _____

MICROFILMED

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

CIVIL CASE NUMBER: 39356

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

Ident Number A37-00833K

Date Received _____

Receipt Number _____

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

1. Name of Claimant(s): The Valley Ranch Partners
Phone: 1-208-726-1875
Mailing Address: P.O. Box 1302
Sun Valley, ID 83353

2. Date of Priority: November 12, 1936

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>¼</u>	<u>¼</u>	<u>¼</u>	<u>Lot</u>	<u>County</u>
3N	18E	20	SW	SW	NW		Blaine

Additional points of diversion if any:

5. Description of existing diversion works: Hiawatha Headgate, Hiawatha Canal, pump in Canal to gravity flow system of streams and ponds, pumped from ponds into a pressurized underground sprinkler irrigation system.

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OCT 24 1994

COPY

6. Water is claimed for following purposes:

<u>Purpose</u>	<u>From</u>	<u>To</u>	<u>Amount</u>
Irrigation	April 1	November 1	0.69 cfs
Recreation	April 1	November 1	0.06 cfs

7. Total Quantity Claimed: 0.75 cfs

8. Total consumptive use claimed is 399.25 acre feet per annum.

9. Non-irrigation uses: Recreation use as golf course hazards.

10. Place of use:

TWP	RGE	SEC	NE				NW				SW				SE				TOTALS
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
3N	18E	20			R 11.5	7.0									R 15.0	R 15.0		11.0	59.5
3N	18E	21											R 13.5						13.5
3N	18E	28					14.5	R 15.0	R 14.5	10.0	7.5	R 11.0		2.0					74.5
TOTALS																			147.5

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?

A37-00577BV, A37-00494, A37-00495, A37-02683) 21623

14. **Remarks:** Claimant acquired land and water rights in 1990 and has received all necessary governmental approvals to develop an 18 hole championship golf course as a part of a planned unit development for 99 single family residential lots. Transfer 3742 approved the change of the claimed water right and the other Big Wood River rights described in paragraph 13, above, from irrigation to the uses, point of diversion and places of use described above. Surface area of ponds is 12.2 acres and is included in consumptive use calculation. Claimed right is a portion of the "Rockwell By-Pass Right", the use of which is granted regardless of priority (as long as) at least 17.36 cfs from the Big Wood River is flowing through the Rockwell By-Pass Canal during the irrigation season.

Last Name: Valley Ranch Partners

Ident No. A37-00833K

COPY

MICROFILMED

OCT 24 1994

15. **Basis of Claim:** Decree

IDWR Water Right Number: 37-00833K

Court: Blaine County District Court

Case Number:

Decree Date: August 25, 1949

Plaintiff v. Defendant: Rockwell v. Coffin

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 -

[For Organizations] We do solemnly swear or affirm that we are general partners of The Valley Ranch Partners, an Idaho general partnership, that we have signed the foregoing document in the space below as general partners of The Valley Ranch Partners and that the statements contained in the foregoing document are true and correct.

THE VALLEY RANCH PARTNERS

Date: 12/10/93

By David C. Hutchinson
a general partner

Date: 12/10/93

By Duffy Witmer
a general partner

State of Idaho)
County of Blaine) ss.

Subscribed and sworn before me this 10 day of December, 1993.

Notary Public J. P. Foul
Residing at East Park, ID
Commission Expires 1/29/97

Last Name: Valley Ranch Partners

COPY

Ident No. A37-00833K
MICROFILMED
OCT 24 1994

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

Date: 12/10, 1993.

Last Name: Valley Ranch Partners

MICROFILMED
Ident No. A37-00833K
OCT 24 1994

HOGUE, SPECK & AANESTAD

A PROFESSIONAL ASSOCIATION
ATTORNEYS

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

120 EAST AVENUE
POST OFFICE BOX 987
KETCHUM, IDAHO 83340
(208) 726-4421
FAX (208) 726-0752

HAILEY OFFICE:
16 WEST CROY STREET
SUITE K
POST OFFICE BOX 460
HAILEY, IDAHO 83333
(208) 788-3567
FAX (208) 788-4230

December 20, 1993

Mr. Allen Merritt
State of Idaho
Department of Water Resources
Southern Region
222 Shoshone Street
Twin Falls, Idaho 83301

RECEIVED

DEC 21 1993

Department of Water Resources
Southern Region Office

Re: Valley Ranch Partners Notice of Change of Water
Right Ownership and Amended Notices of Claims
for Claims A37-00494, A37-00577BV, A37-00495,
A37-00833K, A37-12271.

Dear Allen:

Enclosed you will find Notices of Change of Ownership
and Amended Notice of Claims for the following claims in the
Snake River Basin Adjudication:

A37-00494
A37-00577BV
A37-00495
A37-00833K
A37-12271

Once you have changed the records in the Department's
computer database, please send me conformed copies. If you have
any questions concerning the amendments, please call me. Thank
you.

Sincerely yours,

HOGUE, SPECK & AANESTAD

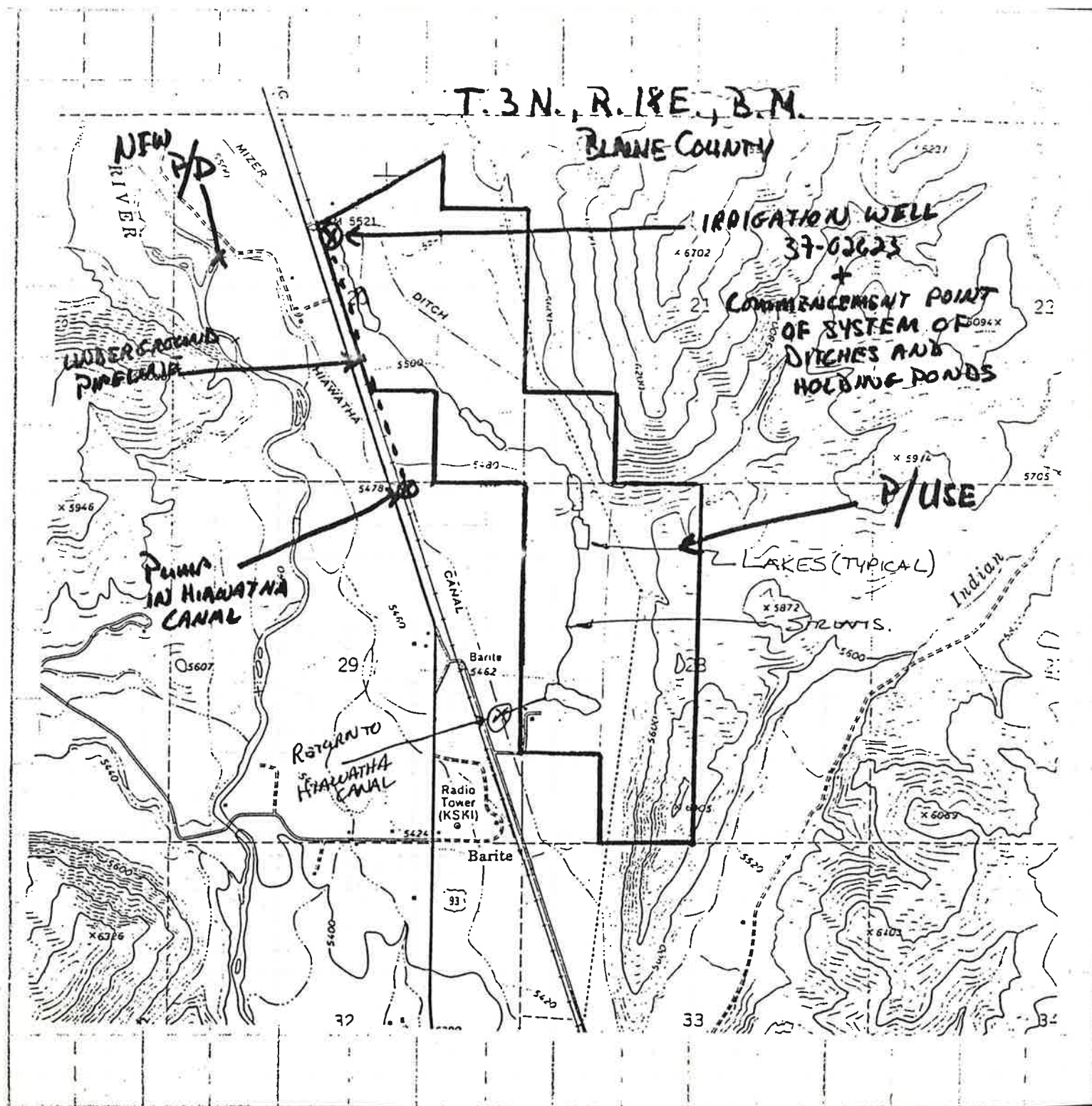

James P. Speck

JPS/jl
enclosures

MICROFILMED
OCT 24 1994

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

Scale: 2 inches equals 1 mile





NEW PROPERTY OWNER NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

RECEIVED

Please print or type

(see instructions on back of page)

DATE OF CLOSING: August 31, 1990

DEC 21 1993

LEGAL DESCRIPTION OF PROPERTY: Township _____ Range _____ Department of Water Resources
 Section _____, 1/4 of _____ 1/4 of _____ 1/4, Govt. Lot _____, BLM Region Office
 Lot _____, Block _____, Subdivision/Townsite _____

If you have additional legal descriptions, please attach separate sheet.

SEE ATTACHED WARRANTY DEED

[] Served Only by a Public Service Water Supply (all water is received from a city or company who maintains water supply system, owns the water right, and bills the customer on a regular basis)

[] Water Right Number(s) _____
 Assigned by IDWR: A 37-00833K

[] Name and Address of Former Owner/Claimant(s)(Seller): Frederick Blechman Trust
 Post Office Box 184
 Sun Valley, Idaho 83353

[] New Owner/Claimant (Purchaser): Valley Ranch Partners

[] New Mailing Address: Post Office Box 1302
 Sun Valley Idaho 83353

[] New Telephone Number: () _____ - _____

[] Does the change in ownership result in a splitting of the water right owned/claimed? X yes no
 If yes, then describe the portion of the water right that is now owned/claimed by the new owner:
 Entire amount is transferred

[] Attach proof of ownership, describe proof attached: _____

(proof of ownership must describe either the property conveyed or include the claim number. Proof of ownership is not required if this form is signed by the former owner/claimant.)

[] Signature of New Owner/Claimant(s) Dan R. Hill, General Partner Date 12/10/93
 _____ Date _____

[] Signature of Former Owner/Claimant(s): Duffy Witmer, General Partner Date 12/10/93
 _____ Date _____

(Signature of former claimant(s) is not required if proof of ownership is attached.)

FOR IDWR USE ONLY:

Initial Review and Data-Entry

Date: 3/1/94 By: IC

Further Action Needed:

Further Action Taken

Date: _____ By: _____

Final Review and Data-Entry

Date: _____ By: _____

Claim Numbers of Split, if any:

MICROFILMED
 OCT 24 1994

Original to be mailed to Idaho Department of Water Resources
 Copies to Former Owner and New Owner

Claimant Acknowledgement of Change in Attorney in Snake River Basin Adjudication (SRBA)

Name(s) of Claimant (please print):

Valley Ranch Partners

I/we acknowledge (check one):

RECEIVED

DEC 21 1993

Department of Water Resources
Snake River Basin Office

☐ The attorney formerly representing me has withdrawn and I/we will be representing myself/ourselves.

☒ I/we are now represented by the attorney at the address below.

James Speck, Esq.

HOGUE, SPECK & AANESTAD, P.A.

Post Office Box 987

Ketchum, Idaho 83340

Attorney's Phone (208) 726-4421

The SRBA water right claim notice(s) affected by this change are listed below or on the attached sheet(s).

A 37-00833K

For Individuals:

Authorized signature(s) Date

For Organizations:

I am _____ of _____, and I

Title

Organization

have signed the foregoing document in the space below as

of

Title

Organization

Signature of Authorized Agent

Title Date

Organization

IDWR Use:

Date Received 12/21/93

Data Entry 3/11/94

Revised Date 4-03-92

MICROFILMED
OCT 24 1994

WARRANTY DEED

For Value Received Frederick H. Blechmann as Trustee of the Frederick H. Blechmann Trust dated April 15, 1986, as to an undivided 5/12 interest; Howard Paul Blechmann as Trustee under Trust Agreement dated December 6, 1976, as to an undivided 2/12 interest; and Frederick H. Blechmann and Howard P. Blechmann, Trustees of The Blechmann Trust dated October 5, 1983, as to an undivided 5/12 interest

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
The Valley Ranch Partners, an Idaho General Partnership
whose address is: P. O. Box 1920, Sun Valley, ID, 83353

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

TOWNSHIP 3 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

Section 20: SE1/4 NE1/4.
E1/2 SE1/4.
W1/2 NE1/4 lying South of Ohio Gulch Road ~~XXXXXX~~
E1/2 NW1/4 lying South of Ohio Gulch Road and East of the
O.S.L. Railroad and State of Idaho Stock Driveway Right-of-
Ways. (TL 5752)
NW1/4 SE1/4 lying East of the O.S.L. Railroad and State of
Idaho Stock Driveway Right-of-Ways. (TL 1991)
NE1/4 SW1/4 lying East of the O.S.L. Railroad and State of
Idaho Stock Driveway Right-of-Ways. (TL 2061)

EXCEPTING THE EFROM a tract of land lying within the SE1/4
NW1/4 described as follows:

COMMENCING at the Southeast corner of Section 20; thence
N. 38° 31' W. 4646.00 feet to the TRUE POINT OF BEGINNING;
thence
S. 14° 40' W. 49.30 feet; thence
N. 19° 28' W. 18.10 feet; thence
S. 54° 13' W. 17.90 feet; thence
N. 17° 55' W. 54.40 feet; thence
S. 75° 24' E. 53.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH all ditch and water rights appurtenant which are thirty-seven
and one-half (37 1/2) inches of Rockwell Bypass Water from the Mizer
Headgate #20.

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 said premises are free from all encumbrances except current years taxes, levies, and assessments, and
except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will
warrant and defend the same from all claims whatsoever.

Dated: August 22, 1990

Frederick H. Blechmann
Frederick H. Blechmann, Trustee
Frederick H. Blechmann
Frederick H. Blechmann, Trustee

Howard Paul Blechmann
Howard Paul Blechmann, Trustee
Howard P. Blechmann
Howard P. Blechmann, Trustee

State of Idaho

County of Blaine

On August 22, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared
Frederick H. Blechmann as Trustee of The Frederick H. Blechmann Trust dated April 15, 1986, personally known to me (or
proved to me on the basis of satisfactory evidence) 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 on behalf of said trust.

WITNESS my hand and official seal.

Signature Suzanne K. Rupp
Commission Expires 3-11-93



POOR ORIGINAL

RECEIVED

DEC 21 1993

Department of Water Resources
Southern Region Office
MICROFILMED
OCT 24 1994

Order No. 14236

WARRANTY DEED

For Value Received Frederick H. Blechmann as Trustee of the Frederick H. Blechmann Trust dated April 15, 1986, as to an undivided 5/12 interest; Howard Paul Blechmann as Trustee under Trust Agreement dated December 6, 1976, as to an undivided 2/12 interest; and Frederick H. Blechmann and Howard P. Blechmann, Trustees of The Blechmann Trust dated October 5, 1983, as to an undivided 5/12 interest

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto The Valley Ranch Partners, an Idaho General Partnership whose address is: P. O. Box 1920, Sun Valley, ID, 83353

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

TOWNSHIP 3 NORTH, RANGE 16 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

Section 20: SE1/4 NE1/4.
E1/2 SE1/4.
W1/2 NE1/4 lying South of Ohio Gulch Road ~~XXXXXX~~
E1/2 NW1/4 lying South of Ohio Gulch Road and East of the O.S.L. Railroad and State of Idaho Stock Driveway Right-of-Ways. (TL 8752)
NW1/4 SE1/4 lying East of the O.S.L. Railroad and State of Idaho Stock Driveway Right-of-Ways. (TL 1991)
NE1/4 SW1/4 lying East of the O.S.L. Railroad and State of Idaho Stock Driveway Right-of-Ways. (TL 2061)

EXCEPTING THEREFROM a tract of land lying within the SE1/4 NW1/4 described as follows:

COMMENCING at the Southeast corner of Section 20; thence N. 38° 31' W. 4545.00 feet to the TRUE POINT OF BEGINNING; thence
S. 14° 40' W. 49.30 feet; thence
N. 19° 28' W. 18.10 feet; thence
S. 64° 13' W. 17.90 feet; thence
N. 17° 55' W. 54.40 feet; thence
S. 75° 24' E. 53.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH all ditch and water rights appurtenant which are thirty-seven and one-half (37 1/2) inches of Rockwell Bypass Water from the Mizer Headgate #20.

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 said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: August 22, 1990

Frederick H. Blechmann, Trustee

Frederick H. Blechmann, Trustee

State of

County of

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared Frederick H. Blechmann as Trustee of The Frederick H. Blechmann Trust dated April 15, 1986, personally known to me (or proved to me on the basis of satisfactory evidence) 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 on behalf of said trust.

WITNESS my hand and official seal

Signature _____

Commission Expires: _____

RECEIVED

DEC 21 1993

Department of Water Resources
Southern Region Office
MICROFILMED
OCT 24 1994

POOR ORIGINAL

State of

County of

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared Howard Paul Blechmann as Trustee under Trust Agreement dated December 6, 1976, personally known to me (or proved to me on the basis of satisfactory evidence) 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 on behalf of said trust.

WITNESS my hand and official seal.

Signature _____

Commission Expires:

State of Idaho

County of Blaine

On August 30 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Frederick H. Blechmann, Trustee of The Blechmann Trust dated October 5, 1983, personally known to me (or proved to me on the basis of satisfactory evidence) 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 on behalf of said trust.

WITNESS my hand and official seal.

Signature Howard Paul

Commission Expires: 31193

State of

County of

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared Howard P. Blechmann, Trustee of The Blechmann Trust dated October 5, 1983, personally known to me (or proved to me on the basis of satisfactory evidence) 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 on behalf of said trust.

WITNESS my hand and official seal.

Signature _____

Commission Expires:

303318

11:55 AM 12.00

11:55 AM 12.00

91 JUN 7 PM 11 18

COAL - Dred

FULLY ASSIGNED TO THE CO.

BLAINE CO. REQUEST

326782

POOR ORIGINAL

RECEIVED

DEC 21 1993

Department of State Records
Southern Region Office

MICROFILMED
OCT 24 1994

AUG-30-90 THU 13:47

FAT KETCHUM

FAX NO. 12067263567

P. 01

State of Arizona

County of Maricopa

On August 30, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Howard Paul Blechmann as Trustee under Trust Agreement dated December 6, 1976, personally known to me (or proved to me on the basis of satisfactory evidence) 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 on behalf of said trust.

WITNESS my hand and official seal.

Signature Howard P. Blechmann

Commission Expires: My Commission Expires Sept. 9, 1993



State of

County of

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared Frederick H. Blechmann, Trustee of The Blechmann Trust dated October 5, 1983, personally known to me (or proved to me on the basis of satisfactory evidence) 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 on behalf of said trust.

WITNESS my hand and official seal.

Signature _____

Commission Expires:

State of Arizona

County of Maricopa

On August 30, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Howard P. Blechmann, Trustee of The Blechmann Trust dated October 5, 1983, personally known to me (or proved to me on the basis of satisfactory evidence) 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 on behalf of said trust.

WITNESS my hand and official seal.

Signature Howard P. Blechmann

Commission Expires: My Commission Expires Sept. 9, 1993



POOR ORIGINAL

RECEIVED

DEC 11 1990

MICROFILMED
Department of Water Resources
Southern Region Office

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: A37-00833K
Date Received: 9/02/1988
Receipt No: 500 2056
Received By: SCC

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: FREDERICK H. BLECHMANN TRUST 208-726-3498
Address: P.O. BOX 184
SUN VALLEY, ID 83353
2. Date of Priority: NOV 12, 1936
3. Source: BIG WOOD RIVER Trib. to: MALAD RIVER
4. Point of Diversion:
- | Township | Range | Section | 1/4 of | 1/4 of | 1/4 of | Lot | County |
|----------|-------|---------|--------|--------|--------|-----|--------|
| 03N | 18E | 18 | SE | NE | NE | | BLAINE |
5. Description of diverting works:
VIA MIZER DITCH
6. Water is used for the following purposes:
- | Purpose | From | To | C.F.S. | (or) | A.F.A. |
|------------|-------|-------|--------|------|--------|
| IRRIGATION | 04/01 | 11/01 | 0.750 | | |
7. Total Quantity Appropriated is:
0.750 C.F.S. (and/or) A.F.A.
8. Total consumptive use is 165.0 Acre Feet Per Annum.
9. Non-irrigation uses:
10. Place of Use:

Township	Range	Section	1/4 of	1/4 of	Lot	Use	Acres
03N	18E	20	SW	NE		IRR	14.0
			SE	NW		IRR	4.0
			NE	SE		IRR	17.0
			NW	SE		IRR	31.0
						Section Acres	66.0

A37-00833K

Page 1

Date: 09/02/88

MICROFILMED
FEB 25 1993

10. Place of Use: Continued

Total Acres 66.0

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:
A37-00159A, A37-00833L,M,N

14. Remarks:
TRANS. 2591.

15. Basis of Claim: DECREED
Case Number:
Court :
Decree date: 8/25/1949

ROCKWELL

Decree Plaintiff

vs

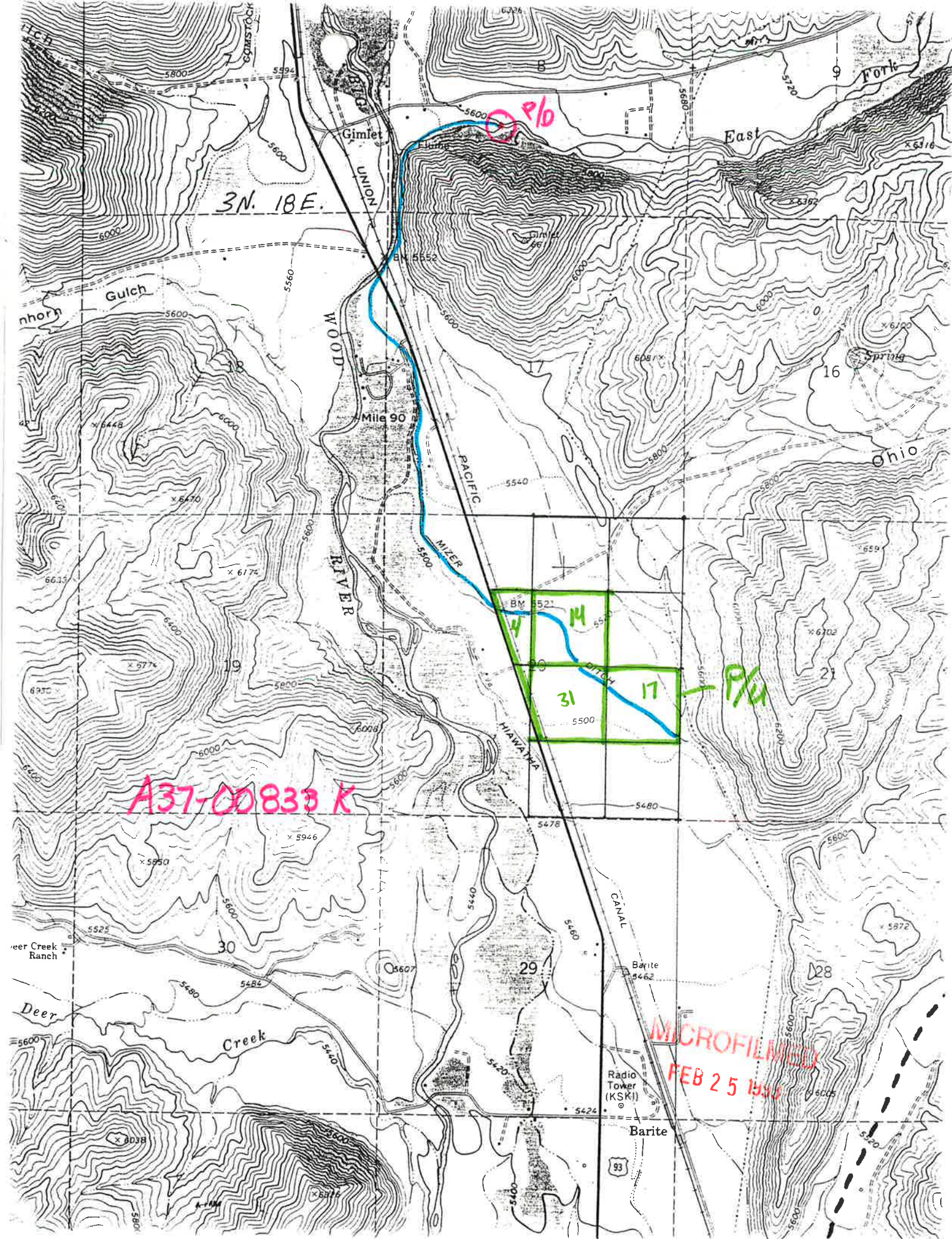
COFFIN

Decree Defendant

MICROFILMED
FEB 25 1983

(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.

MICROFILMED
FEB 25 1984



IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 37-833K V1

WATER RIGHT NUMBER: 37-833K V1

<u>Owner Type</u>	<u>Name and Address</u>
Original Owner	VALLEY RANCH INC PO BOX 1302 SUN VALLEY, ID 83353 (208)726-1875
Current Owner	THE VALLEY CLUB INC PO BOX 252 SUN VALLEY, ID 83353 (208)788-0997
Original Owner	FREDERICK H BLECHMANN TRUST PO BOX 184 SUN VALLEY, ID 83353 (208)726-3453

Priority Date: 11/12/1936

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
BIG WOOD RIVER	MALAD RIVER

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
IRRIGATION	04/15 to 10/31	0.690 CFS	
RECREATION	04/15 to 10/31	0.060 CFS	
	<u>Total Diversion:</u>	0.750 CFS	

Location of Point(s) of Diversion

BIG WOOD RIVER	NE1/4SW1/4NW1/4	Sec. 20, Twp 03N, Rge 18E, B.M.
BLAINE County		

Place of Use

IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	18E	20	6.2	16.0	6.6				2.6						12.0	14.0		6.6	64.0
03N	18E	21									.2	13.0							13.2
03N	18E	28					8.2	16.0	13.0	10.0	8.6	8.7		2.1					66.6

Total Acres: 143.8

RECREATION

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 37-833K V1

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	18E	20			X										X	X		X	
03N	18E	21										X							
03N	18E	28					X	X			X								

Conditions of Approval:

1. C18 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.
2. E56 The rights listed below are limited to the irrigation of a combined total of 143.8 acres in a single irrigation season. Combined Right Nos.: 37-494, 37-495, 37-577BU, 37-577BV, and 37-2623
3. The rights listed below shall provide no more than 3.0 acre feet per acre for the lands above. Combined Right Nos.: 37-494, 37-495, 37-577BV, 37-833K and 37-2623.
4. Rockwell By-Pass owners must maintain the by-pass for the entire length of the by-pass capable of carrying 17.36 cfs of water during the irrigation season.
5. E52 The rights listed below are limited to a total combined diversion rate of 7.24 cfs. Combined Right Nos.: 37-494, 37-495, 37-577BV, and 37-833K
6. T07 The right holder shall accomplish the change authorized by this transfer within one (1) year of the date of this approval.
7. Pursuant to a call in times of scarcity, this right is senior to all other rights that did not result from saved water in the Rockwell By-Pass, as established by and subject to the provisions included within the Rockwell vs. Coffin decree issued on 29 July, 1949.
8. R04 Use of water under this water right will be regulated by the watermaster of State Water District No. 37.
9. The saved water shall be made available to the Rockwell By-Pass saved water right holders any time the Rockwell By-Pass is being used to deliver water to Broadford Slough right holders. The Rockwell saved water rights shall be curtailed when calls for senior water rights from the Broadford Slough cannot be delivered.
10. R01 A measuring device of a type approved by this Department shall be maintained as a part of the diverting works.
11. R02 A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.

Remarks:

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 37-833K V1

Comments:

1. GIVENS 3/2/1994 COPIED FROM REMARKS

Comment: CLAIMANT ACQUIRED LAND AND WATER RIGHTS IN 1990 AND HAS RECEIVED ALL NECESSARY GOVERNMENTAL APPROVALS TO DEVELOP AN 18 HOLE CHAMPIONSHIP GOLF COURSE AS A PART OF A PLANNED UNIT DEVELOPMENT FOR 99 SINGLE FAMILY RESIDENTIAL LOTS. TRANSFER 3742 APPROVED THE CHANGE OF THE CLAIMED WATER RIGHT AND THE OTHER BIG WOOD RIVER RIGHTS DESCRIBED IN PARAGRAPH 13, ABOVE, FROM IRRIGATION TO THE USES, POINT OF DIVERSION AND PLACES OF USE DESCRIBED ABOVE. SURFACE AREA OF PONDS IS 12.2 ACRES AND IS INCLUDED IN CONSUMPTIVE USE CALCULATION. CLAIMED RIGHT IS A PORTION OF THE "ROCKWELL BY-PASS RIGHT", THE USE OF WHICH IS GRANTED REGARDLESS OF PRIORITY TIL AT LEAST 17.36 CFS FROM THE BIG WOOD RIVER IS FLOWING THROUGH THE ROCKWELL BY-PASS CANAL DURING THE IRR SEASON.

2. csaxton 1/19/2007 SOU

Comment: TR 4742 does not specifically address SOU so it was recommended as IDWR standard for the area.

3. csaxton 1/19/2007 TR 3742

Comment: Recommended per TR 3742

Dates and Other Information:

Decreed Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Defendant:

Plaintiff:

Civil Case Number:

Judicial District:

Notice of Error Flag: NONE RECEIVED

State or Federal: S

Owner Name Connector:

Water District Number: 37

Generic Max Rate Per Acre:

Generic Max Volume Per Acre:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Carey Act Number:

Mitigation Plan: False

Combined Use Limits:Water Supply Bank:

01/11/2007

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

RIGHT NUMBER: 37-833K

NAME AND ADDRESS: THE VALLEY CLUB INC
PO BOX 252
SUN VALLEY ID 83353

SOURCE: BIG WOOD RIVER

TRIBUTARY: MALAD RIVER

QUANTITY: 0.750 CFS

The maximum combined rate of diversion under right nos. 37-0494, 37-0495, 37-0577T, 37-0577V & 37-0833K shall not exceed 7.24 cfs. When combined, right nos. 37-0494, 37-0495, 37-0577T, 37-0577V, 37-0833K & supplemental groundwater right 37-2623 shall provide no more than 3.0 acre-feet per acre for the lands above.

A measuring device of a type approved by this Department shall be maintained as a part of the diverting works.

A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.

PRIORITY DATE: 11/12/1936

Pursuant to a call in times of scarcity, this right is senior to all other rights that did not result from saved water in the Rockwell By-Pass, as established by and subject to the provisions included within the Rockwell vs. Coffin decree issued on 29 July, 1949.

POINT OF DIVERSION:

T03N R18E S20 SWNW 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	0.690 CFS
RECREATION	04/15 10/31	0.060 CFS

PLACE OF USE:

IRRIGATION in BLAINE County

T03N R18E S20	SWNE	11.00	T03N R18E S20	SENE	5.90
T03N R18E S20	NESE	11.00	T03N R18E S20	NWSE	11.00
T03N R18E S20	SESE	5.50	T03N R18E S21	SWSW	12.00
T03N R18E S28	NENW	11.00	T03N R18E S28	NWNW	13.00
T03N R18E S28	SWNW	13.00	T03N R18E S28	SENW	10.00
T03N R18E S28	NESW	8.20	T03N R18E S28	NWSW	7.70
T03N R18E S28	SESW	1.40			

RECREATION in BLAINE County

T03N R18E S20	SWNE	T03N R18E S20	NESE
---------------	------	---------------	------

01/11/2007

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

T03N R18E S20	NWSE	T03N R18E S20	SESE
T03N R18E S21	SWSW	T03N R18E S28	NWNW
T03N R18E S28	SWNW	T03N R18E S28	NWSW

120.7 ACRES TOTAL

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.

The saved water shall be made available to the Rockwell By-Pass saved water right holders any time the Rockwell By-Pass is being used to deliver water to Broadford Slough right holders. The Rockwell saved water rights shall be curtailed when calls for senior water rights from the Broadford Slough cannot be delivered.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

Rockwell By-Pass owners must maintain the by-pass for the entire length of the by-pass capable of carrying 17.36 cfs of water during the irrigation season.

The right holder shall accomplish the change authorized by this transfer within one (1) year of the date of this approval.

Use of water under this water right will be regulated by the watermaster of State Water District No. 37.

Idaho Department of Water Resources

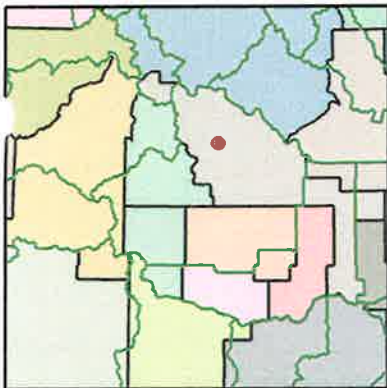
SRBA Recommendation:

37-833K

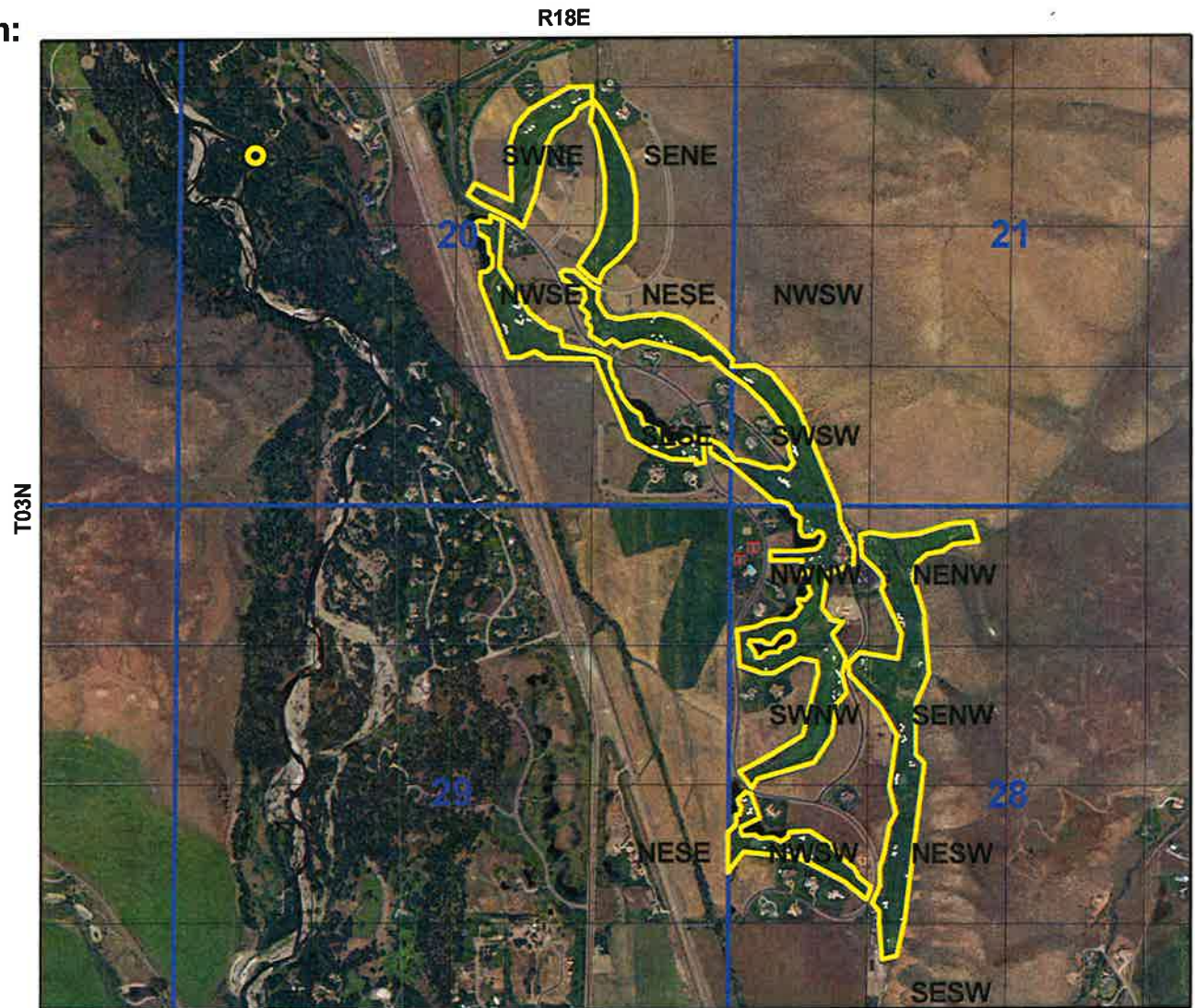
(Irrigation)

Legend

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



Blaine County
IDWR Basin 37



0 0.7 1.4 Miles

Prepared by A. Merritt
On Thursday, January 11, 2007
2004 Aerial Photography

Owner: The Valley Club Inc

NOTE: Only one owner is listed. There may or may not be more than this in the IDWR database.

Saxton, Craig

From: Saxton, Craig
Sent: Monday, January 22, 2007 11:28 AM
To: 'charles.e.brockway@brockwayeng.com'; 'charles.g.brockway@brockwayeng.com'
Cc: Merritt, Allen
Subject: Valley Club

Hello Mr. Brockway,

Due to Dave Tuthills appointment to acting Director, I am handling his recommendations for Basin 37. I was forwarded this message and received it Monday morning. I called but was told you were in a meeting this morning. I though I would drop you an e-mail and hopefully save you some time.

I completed the amended recommendations for 37-577BU and 37-577BV as well as 37-494, 37-495, 37-833K, 37-2623 on Friday. I do not know if you had a chance to review those recommendations before you called and left a message for Dave T. Anyway, I think I have some new information for you regarding the recommendations.

First of all, Allen Merritt at Southern Region (IDWR) forwarded me a shape file for the Valley Club POU. I used that shape file and recommended 143.8 acre POU as requested for SRBA recommendations 37-494, 37-495, 67-577BV, 67-833K and 37-2623. The acreage distribution might be a little different due to rounding but it is the shape you provided. In addition, I updated the limiting conditions for recommendations 37-494, 37-495, 67-577BV, 67-833K and 37-2623 per TR 3742.

My research indicated that SRBA 37-577BV represents Water rights 67-577V & T as described by transfer 3742. I think, at least for me, the confusion with this is that I assumed that water rights 67-577V & T were represented by SRBA #'s 37-577BU and BV. However, I do not think that 37-577BU is any part of 67-577V or T.

My research indicates that 37-577BU is a totally separate 1.2 cfs split of 67-577 that wasn't included in TR 3742 because it was already diverted from the Hiawatha Diversion. It is mentioned in the addendum to TR 3742 and is also shown delivered in the water master records. Because 67-577BU was determined to not be part of TR 3742 it didn't require some of the limiting conditions that the water rights included in TR 3742 required. In addition, the POU was not claimed as part of the PPU described in TR 3742. I recommended the POU for this right only in the QQ's it was claimed in. However, it would seem to me that since it is diverted from the same POD as the other water rights it is probably used on the same POU. If 37-577BU was amended to include the 143.8 acres recommended under the TR 3742 rights, I do not, at this time, see a reason why I could not recommend 143.8 acres POU for 37-577BU.

I know this is a lot of information to go over. Give me a call if you have questions or concerns.

Respectfully submitted,

Craig L. Saxton
Water Right Supervisor
Adjudication Bureau

PS: I apologize but I did not know if this correspondence should go to Charles E. or Charles G.

2/1/2007

01/22/2007

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

RIGHT NUMBER: 37-833K

NAME AND ADDRESS: THE VALLEY CLUB INC
PO BOX 252
SUN VALLEY ID 83353

SOURCE: BIG WOOD RIVER

TRIBUTARY: MALAD RIVER

QUANTITY: 0.750 CFS

The rights listed below shall provide no more than 3.0 acre feet per acre for the lands above. Combined Right Nos.: 37-494, 37-495, 37-577BV, 37-833K and 37-2623.

7.24 The rights listed below are limited to a total combined diversion rate of cfs. Combined Right Nos.: 37-494, 37-495, 37-577BV, and 37-833K

A measuring device of a type approved by this Department shall be maintained as a part of the diverting works.

A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.

PRIORITY DATE: 11/12/1936

rights Pursuant to a call in times of scarcity, this right is senior to all other that did not result from saved water in the Rockwell By-Pass, as established by and subject to the provisions included within the Rockwell vs. Coffin decree issued on 29 July, 1949.

POINT OF DIVERSION:

T03N R18E S20 NESWNW 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	0.690 CFS
RECREATION	04/15 10/31	0.060 CFS

PLACE OF USE: IRRIGATION in BLAINE County

T03N R18E S20	NWNE	6.20	T03N R18E S20	SWNE	16.00
T03N R18E S20	SENE	6.60	T03N R18E S20	SENW	2.60
T03N R18E S20	NESE	12.00	T03N R18E S20	NWSE	14.00
T03N R18E S20	SESE	6.60	T03N R18E S21	NWSW	0.20
T03N R18E S21	SWSW	13.00	T03N R18E S28	NENW	8.20
T03N R18E S28	NWNW	16.00	T03N R18E S28	SWNW	13.00
T03N R18E S28	SENW	10.00	T03N R18E S28	NESW	8.60
T03N R18E S28	NWSW	8.70	T03N R18E S28	SESW	2.10

RECREATION in BLAINE County

T03N R18E S20	SWNE	T03N R18E S20	NESE
T03N R18E S20	NWSE	T03N R18E S20	SESE
T03N R18E S21	SWSW	T03N R18E S28	NWNW
T03N R18E S28	SWNW	T03N R18E S28	NWSW

143.8 ACRES TOTAL

01/22/2007

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

The rights listed below are limited to the irrigation of a combined total of 143.8 acres in a single irrigation season. Combined Right Nos.: 37-494, 37-495, 37-577BU, 37-577BV, and 37-2623

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.

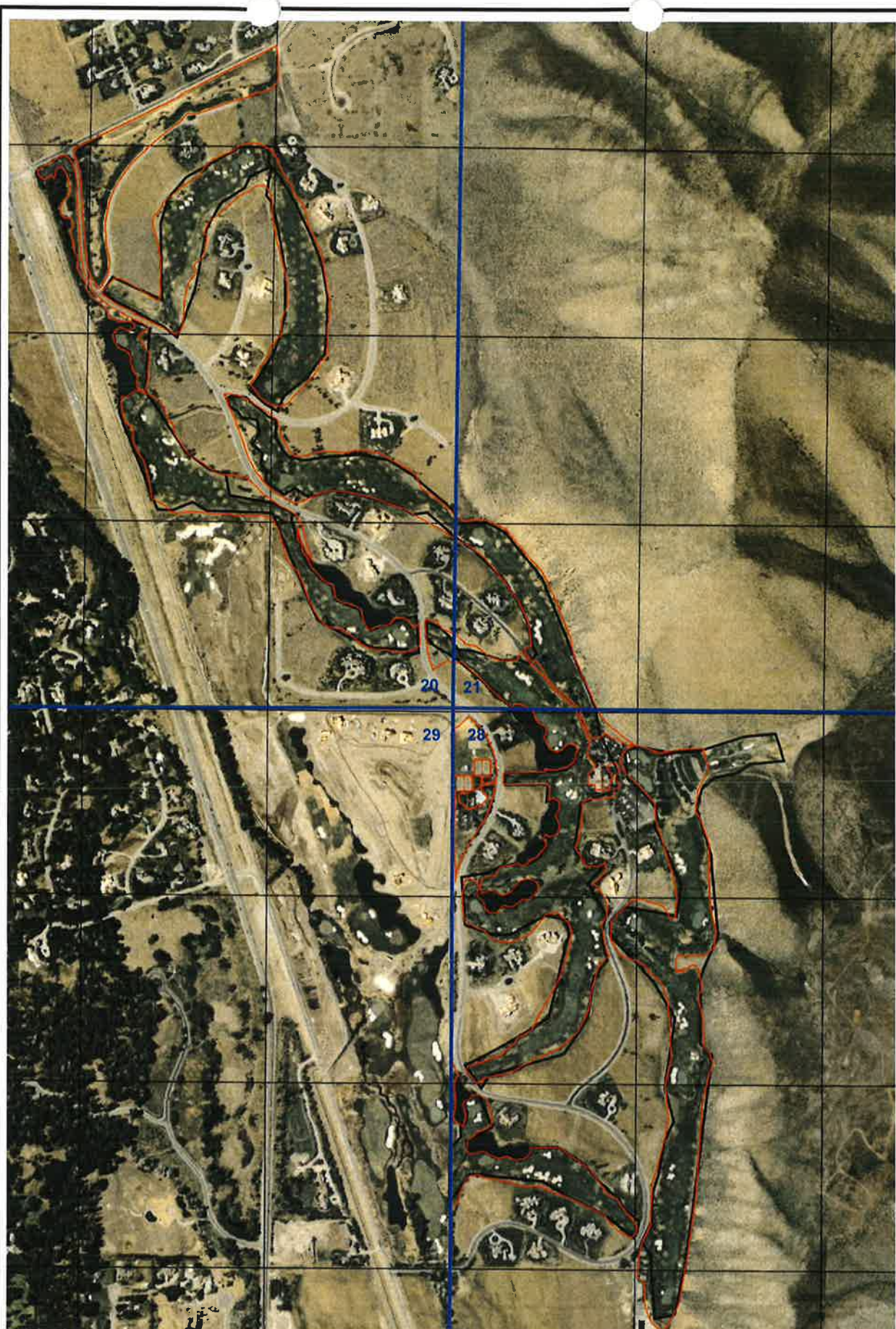
The saved water shall be made available to the Rockwell By-Pass saved water right holders any time the Rockwell By-Pass is being used to deliver water to Broadford Slough right holders. The Rockwell saved water rights shall be curtailed when calls for senior water rights from the Broadford Slough cannot be delivered.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

Rockwell By-Pass owners must maintain the by-pass for the entire length of the by-pass capable of carrying 17.36 cfs of water during the irrigation season.

The right holder shall accomplish the change authorized by this transfer within one (1) year of the date of this approval.

Use of water under this water right will be regulated by the watermaster of State Water District No. 37.



BROCKWAY ENGINEERING, PLLC.
ALR - Dec. 29, 2006

Sum = 144.6 acres
Claim = 143.8 acres
Pre. Rec. = 120.7 acres

VALLEY CLUB II
2006 Irrigation calculation
NAIP 2006 Aerial photo

Legend

-  Section_Lines
-  Golf Irrigation 2006
-  103n18e

Merritt, Allen

From: Merritt, Allen
Sent: Thursday, January 11, 2007 2:10 PM
To: Saxton, Craig; Shaff, Don; Fritschle, Carter; Warntjes, Anita
Cc: Anders, Matthew; Jones, Doug
Subject: RE: Valley Club II POU Shape
Sensitivity: Confidential

Gang:

Who ever has taken these from Craig.... I've reviewed the file I have and have decided that I'm recommending 37-833K POU to the 120.7 acre POU that the others (37-494 and 495 are associated with and then just deal with Brockway's problem in notice of error or objection. The Valley Club Inc rights were all involved in an approved transfer in 1991 approving 147.5 acre POU. Naturally they built it slightly different as documented by Brockway's 144 acre shape in a few adjoining tracts. I do not know if we can straighten this all out in the short amount of time we have.

As for the POD for the Hiawatha I will associate mine with the Lee Peterson' gps site. I'm going to knock off the ten acre tract designation since the location is about in the center of the SWNW and there are about 50 recommendations on different points around this area ..some are nominal in other ten acre tracts that all need to be concentrated on the one point for the Hiawatha. I will correct the other associated rights similarly.

Allen

-----Original Message-----

From: Saxton, Craig
Sent: Wednesday, January 10, 2007 8:53 PM
To: Shaff, Don; Fritschle, Carter; Warntjes, Anita
Cc: Merritt, Allen; Anders, Matthew
Subject: FW: Valley Club II POU Shape
Sensitivity: Confidential

Per Dave's "urgent mission" e-mail, I thought I would touch base with you. I am out of the office in training again tomorrow and I have basin 37 files in my office.

-The files that Allen is talking about in this e-mail are sitting on my table with a note on them from Anita that says to "call Allen". I haven't looked at them at all. I would assume Anita knows more about them than I do. I think we just need to change a POU shape to match what Brockway sent Allen.

-There are a group of 4 files on my desk that are in a group. One is completed out of that group. I can finish them but if need be, use the shape file in SDE that I used for the completed 1 of the 4 (the completed one should have a red "R" in the file next to the WR #) and limit all of them to 1.13 cfs as that is capacity of the system. There is a permit in there that just needs recommended as the permit (use the POU as described above) and add the A01 comment. Check fees on the domestic but I think that is a de-minimus.

-Then there are a bunch of City of Ketchum files. They are on one of the tables. I can't figure out what they want me to do with them. The disallowed ones are the only files in which the NOE has any writing on it. Actually, the writing isn't even on the NOE.... all the NOE's are blank.

Anyway, it doesn't really matter because they are both in violation of the mandatory permit statute so we can't change anything on them. I don't think we need to do anything with these..

-Then there might be one or two others on the table (single table) that I haven't looked at and don't know what they are about.

I am sorry about this. I can work on them Friday if there is still time.

Talk to you later.

Craig

From: Merritt, Allen
Sent: Wed 1/10/2007 12:04 PM
To: Saxton, Craig
Subject: FW: Valley Club II POU Shape

Craig,

Here is the stuff Brockway sent me for the Valley Club.
Call, lets talk.

Allen

-----Original Message-----

From: Amy Runser [mailto:amy.runser@brockwayeng.com]
Sent: Wednesday, January 10, 2007 11:13 AM
To: Merritt, Allen
Cc: Chuck E Brockway
Subject: FW: Valley Club II POU Shape
Sensitivity: Confidential

Valley Club irrigation shapefile as requested

JCH;
Amy L. Runser

-----Original Message-----

From: Amy Runser [mailto:amy.runser@brockwayeng.com]
Sent: Tuesday, January 09, 2007 3:43 PM
To: 'Charles.e.brockway@brockwayeng.com'
Subject: Valley Club II POU Shape
Sensitivity: Confidential

Water Right Number - R37-00833K

Prefix Translation: RESEARCH

Old (D) Number -

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

*** A - ATTORNEY ***
SPECK

JAMES P

1 - HOQUE SPECK & AANESTAD

2 - PO BOX 987

3 -

City- KETCHUM

State- ID Zip- 83340

Phone - 208-726-4421

*** C - CURRENT OWNER ***
VALLEY RANCH, INC

1 - PO BOX 1302

2 -

3 -

City- SUN VALLEY

State- ID Zip- 83353

Phone - 208-726-1875

*** O - ORIGINAL OWNER ***
VALLEY RANCH PARTNERS

1 - PO BOX 1302

2 -

3 -

City- SUN VALLEY

State- ID Zip- 83353

Phone - 208-726-1875

1 - PO BOX 184

2 -

3 -

City- SUN VALLEY

State- ID Zip- 83353

Phone - 208-726-3498

FREDERICK H BLECHMANN TRUST

+ - - Priority Date - - + + - - Region - - - + + - - Stage - - - + + - - Status - - - +
11/12/1936 17 SOUTHERN D - DECREED+ - - - - Source - - - - - + + - - - - Tributary - - - - - +
BIG WOOD RIVER MALAD RIVER+ - - - - Point of Diversion - - - - - +
Twn Rng Sec Tract Lot RFlg County
03N 18E 20 SW SW NW (13) BLAINE+ - - - - Water Use - - - - - +
Code Description Period From Period To Diversion Rate Diversion Volume
01 - IRRIGATION 04/01 11/01 0.690
46 - RECREATION 04/01 11/01 0.060+ - Total Div. Rate - + + - Total Div. Volume - + + - Total Consumptive Use - + + - KW Usage - +
0.750 399.2+ - - - - Place of Use - - - - - +
Twn Rng Sec Tract Lot Acres Code Description County
03N 18E 20 SW NE 11.5 01 IRRIGATION (13) BLAINE
03N 18E 20 SE NE 7.0 01 IRRIGATION (13) BLAINE
03N 18E 20 NE SE 15.0 01 IRRIGATION (13) BLAINE
03N 18E 20 NW SE 15.0 01 IRRIGATION (13) BLAINE
03N 18E 20 SE SE 11.0 01 IRRIGATION (13) BLAINEMICROFILMED
NOV 22 1995

Water right number - R37-00833K

Prefix Translation: RESEARCH

TwN	Rng	Sec	Tract	Lot	Acres	Place of Use Code	Description	County
03N	18E	21	SW SW		13.5	01	IRRIGATION	(13) BLAINE
03N	18E	28	NE NW		14.5	01	IRRIGATION	(13) BLAINE
03N	18E	28	NW NW		15.0	01	IRRIGATION	(13) BLAINE
03N	18E	28	SW NW		14.5	01	IRRIGATION	(13) BLAINE
03N	18E	28	SE NW		10.0	01	IRRIGATION	(13) BLAINE
03N	18E	28	NE SW		7.5	01	IRRIGATION	(13) BLAINE
03N	18E	28	NW SW		11.0	01	IRRIGATION	(13) BLAINE
03N	18E	28	SE SW		2.0	01	IRRIGATION	(13) BLAINE
03N	18E	20	SW NE			46	RECREATION	(13) BLAINE
03N	18E	20	NE SE			46	RECREATION	(13) BLAINE
03N	18E	20	NW SE			46	RECREATION	(13) BLAINE
03N	18E	28	NW NW			46	RECREATION	(13) BLAINE
03N	18E	28	SW NW			46	RECREATION	(13) BLAINE
03N	18E	28	NW SW			46	RECREATION	(13) BLAINE
03N	18E	28	SW SW			46	RECREATION	(13) BLAINE
03N	18E	28	SE SW			46	RECREATION	(13) BLAINE

Total Acres: 147.5

+ - - Diversion Means - VIA MIZER DITCH

+ - - Non-Irrigation Use - RECREATION, GOLF COURSE HAZARDS

+ - - Other Rights for Same Use - A37-00577BV, A37-00494, A37-00495, A37-02623

+ - - - - - Remarks - - - - - +
CONFORMED ATTORNEY ADDRESS DMS
OWNERSHIP CHANGE MADE 5/12/95 BY TLB. V R PARTNERS-FORMER
OWNER, VR INC-NEW OWNER. WARRANTY DEED INCLUDED.

+ - - - - - Old Water Right Numbers - - - - - +
No Old Water Right Numbers Found

+ - - - - - Conditions of Approval - - - - - +
R01 - A measuring device of a type approved by this Department shall
- be maintained as a part of the diverting works.
R02 - A lockable device subject to the approval of the Department
- shall be maintained on the diverting works in a manner that will
- provide the watermaster suitable control of the diversion.
R04 - Use of water under this water right will be regulated by the
- watermaster of State Water District No. 37.

+ - - - - Decree Plaintiff - - - +
ROCKWELL+ - - - - Decree Defendant - - - +
COFFIN+ - Decree Date - +
08/25/1949MICROFILMED
NOV 22 1996

Water right number - R37-00833K

Prefix Translation: RESEARCH

+ - - - - - Comments - - - - - +
Date: 03/02/1994 User Id: GIVENS Subject: COPIED FROM REMARKS
CLAIMANT ACQUIRED LAND AND WATER RIGHTS IN 1990 AND HAS RECEIVED ALL NECESSARY GOVERNMENTAL APPROVALS TO DEVELOP AN 18 HOLE
CHAMPIONSHIP GOLF COURSE AS A PART OF A PLANNED UNIT DEVELOPMENT FOR 99 SINGLE FAMILY RESIDENTIAL LOTS. TRANSFER 3742 APPROVED
THE CHANGE OF THE CLAIMED WATER RIGHT AND THE OTHER BIG WOOD RIVER RIGHTS DESCRIBED IN PARAGRAPH 13, ABOVE, FROM IRRIGATION TO
THE USES, POINT OF DIVERSION AND PLACES OF USE DESCRIBED ABOVE. SURFACE AREA OF PONDS IS 12.2 ACRES AND IS INCLUDED IN
CONSUMPTIVE USE CALCULATION. CLAIMED RIGHT IS A PORTION OF THE "ROCKWELL BY-PASS RIGHT", THE USE OF WHICH IS GRANTED REGARDLESS
OF PRIORITY TIL AT LEAST 17.36 CFS FROM THE BIG WOOD RIVER IS FLOWING THROUGH THE ROCKWELL BY-PASS CANAL DURING THE IRR SEASON.

+ - - Audit Fields - - +
05/12/95 TBACKLUN

+ - - - - - Adjudication Rights Dates and Flags Area - - - - - +
Court Report Filing - 00/00/0000 Field Inspection Made - 00/00/0000 Civil Case Number - 39576
Objection Filed Date - 00/00/0000 Field Inspection Flag - Old Case Number -
Response Filed Date - 00/00/0000 Verified Date - 00/00/0000 Old Judicial District -
Claim Received Date - 09/02/1988 Last Amended Date - 00/00/0000 Temporary Right - P
Receipt Number - X777777 Water District - 37
POU Ownership Flag - Y Federal/State Indicator - S
Name Connector - Presumption Flag - C
Notice of Error Flag -

MICROFILMED
NOV 22 1996

CURVE DATA

LINE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	TAN.	L.C.B.	CURVE	DELTA	RADIUS	ARC	CHORD	TAN.	L.C.B.	CURVE	DELTA	RADIUS	ARC	CHORD	TAN.	L.C.B.	LINE	BEARING	DISTANCE
1	95°50'55"	25.00	41.82	37.11	27.89	N 09°58'48"W	85	22°08'11"	495.00	190.86	188.78	96.68	N 23°43'31"E	171	72°58'57"	690.00	90.11	90.05	45.12	N 00°11'46"E	1	N 16°54'05"W	30.37'
2	85°07'15"	25.00	37.14	33.82	22.96	S 19°32'06"W	86	23°08'31"	435.00	20.00	20.00	10.00	N 10°31'06"E	172	12°07'30"	690.00	148.02	145.74	73.28	N 09°59'59"E	2	N 16°58'56"E	69.43'
3	17°51'31"	580.29	180.87	180.14	91.18	N 13°07'35"W	87	32°28'21"	495.00	30.00	29.99	15.00	N 10°58'15"E	173	13°42'04"	690.00	165.00	164.81	82.90	N 22°54'46"E	3	N 16°40'04"W	26.00'
4	23°33'31"	610.29	250.84	248.17	127.27	N 15°58'35"W	88	7°59'18"	2002.00	279.13	278.91	139.79	N 05°12'26"E	174	34°41'12"	690.00	45.00	44.99	22.51	N 31°37'54"E	4	N 16°40'04"W	25.00'
5	18°48'42"	640.29	210.41	208.47	108.18	N 13°36'40"W	89	45°27'23"	2062.00	178.38	178.32	89.24	N 06°43'25"E	175	19°54'22"	670.00	232.78	231.81	117.57	S 23°32'49"W	5	N 39°27'07"W	30.00'
6	02°11'15"	490.00	520.98	495.78	289.48	S 39°17'27"E	90	53°58'28"	2062.00	215.00	214.90	107.80	N 01°15'29"E	176	18°53'57"	670.00	221.00	220.00	111.51	S 04°08'40"W	6	N 39°27'07"W	30.00'
7	35°38'35"	450.00	279.94	275.45	144.67	S 27°01'07"E	91	65°20'06"	2002.00	240.00	239.86	120.14	N 02°13'16"W	177	38°48'18"	700.00	474.09	465.08	257.11	S 14°05'51"W	7	N 39°27'07"W	30.00'
8	26°32'40"	450.00	206.48	206.62	108.14	S 53°06'45"E	92	54°46'46"	2062.00	208.00	207.91	104.09	N 04°37'07"W	178	38°48'18"	700.00	474.09	465.08	257.11	S 14°05'51"W	8	N 39°27'07"W	30.00'
9	26°50'03"	420.00	196.70	194.91	100.19	S 17°36'51"E	93	8°00'47"	2002.00	280.00	279.77	140.23	N 09°39'43"W	179	7°10'40"	2030.00	254.31	254.15	127.32	N 01°42'58"W	9	N 39°27'07"W	30.00'
10	112°49'13"	25.00	49.23	41.65	37.64	S 87°26'28"E	94	37°38'28"	2032.00	1335.00	1311.13	692.59	N 09°37'04"W	180	8°51'19"	2000.00	309.10	308.80	154.86	N 00°52'39"W	10	N 39°27'07"W	30.00'
11	86°52'16"	25.00	38.78	35.01	24.51	S 02°56'38"E	95	6°13'06"	2062.00	225.00	224.89	112.61	N 10°38'02"W	181	12°15'42"	1970.00	421.59	420.78	211.60	N 00°49'32"E	11	N 39°27'07"W	30.00'
12	52°10'54"	220.00	200.36	193.61	107.73	N 10°03'28"E	96	7°28'26"	2062.00	280.00	280.82	130.18	N 17°23'19"W	182	32°24'33"	2000.00	118.90	118.89	59.47	N 05°15'12"E	12	N 39°27'07"W	30.00'
13	89°02'49"	250.00	301.27	283.37	171.97	N 18°28'25"E	97	5°58'26"	2062.00	215.00	214.90	107.80	N 16°44'48"W	183	32°25'15"	600.00	339.51	335.00	174.44	N 75°02'38"E	13	N 39°27'07"W	30.00'
14	21°17'43"	280.00	104.07	103.47	52.64	N 30°50'39"E	98	5°17'40"	2002.00	185.00	184.93	92.57	N 23°45'22"W	184	96°34'03"	25.00	42.14	37.32	28.04	S 46°24'40"E	14	N 39°27'07"W	30.00'
15	32°08'13"	280.00	157.05	155.00	80.85	N 04°07'41"E	99	6°23'27"	2062.00	242.00	241.88	121.14	N 23°05'45"W	185	81°42'33"	25.00	35.85	32.71	21.82	S 45°49'13"W	15	N 39°27'07"W	30.00'
16	50°00'41"	680.00	593.55	574.88	317.17	S 08°58'21"W	100	53°21'19"	25.00	23.28	22.45	12.56	N 53°04'52"W	186	74°34'49"	630.00	85.00	84.94	42.56	N 82°48'35"E	16	N 39°27'07"W	30.00'
17	50°00'41"	650.00	587.38	549.52	303.18	S 08°58'21"W	101	51°20'44"	25.00	22.40	21.68	12.02	S 00°47'06"E	187	19°19'46"	570.00	192.30	191.39	97.07	N 75°36'26"E	17	N 39°27'07"W	30.00'
18	19°30'02"	620.00	211.02	210.00	106.54	S 06°16'58"E	102	49°41'19"	65.00	56.37	54.62	30.10	S 54°54'57"E	188	55°58'14"	25.00	24.43	23.47	13.29	N 37°58'56"E	18	N 39°27'07"W	30.00'
19	30°30'39"	620.00	330.18	326.27	169.09	S 18°43'23"W	103	42°35'01"	65.00	48.31	47.21	25.33	S 08°46'41"E	189	117°13'02"	65.00	132.98	130.97	106.52	S 68°35'50"W	19	N 39°27'07"W	30.00'
20	24°58'11"	1330.00	576.62	575.05	294.49	S 46°27'48"W	104	35°01'23"	65.00	39.73	39.21	20.31	N 07°22'35"E	190	13°35'48"	630.00	149.50	149.15	75.10	N 72°08'46"E	20	N 39°27'07"W	30.00'
21	42°58'04"	1300.00	975.28	952.57	511.88	S 55°28'14"W	105	102°22'42"	65.00	118.14	101.30	80.81	N 61°19'28"W	191	49°08'40"	25.00	21.44	20.79	11.43	S 89°55'12"W	21	N 39°27'07"W	30.00'
22	15°50'26"	1270.00	351.12	350.00	176.89	S 41°53'35"W	106	106°54'39"	65.00	158.61	136.58	114.70	S 03°27'30"W	192	65°22'22"	65.00	74.16	70.21	41.71	N 81°48'21"E	22	N 39°27'07"W	30.00'
23	08°58'46"	1270.00	199.40	199.20	99.91	S 54°19'01"W	107	106°54'39"	55.00	102.83	88.38	74.21	S 03°27'30"W	193	75°13'44"	65.00	85.34	79.34	50.08	N 11°30'18"E	23	N 39°27'07"W	30.00'
24	12°14'37"	1315.00	281.00	280.47	141.04	S 70°55'03"W	108	106°54'39"	25.00	46.85	40.17	33.73	S 03°27'30"W	194	32°10'38"	320.00	179.71	177.36	92.28	S 09°07'56"E	24	N 39°27'07"W	30.00'
25	50°48'29"	25.00	22.17	21.45	11.87	N 33°32'39"E	109	104°10'00"	1270.00	236.81	236.46	118.75	N 24°50'58"W	195	32°40'11"	320.00	182.48	180.00	93.79	S 41°33'20"E	25	N 39°27'07"W	30.00'
26	53°57'07"	25.00	23.54	22.68	12.72	S 35°47'28"W	110	92°20'01"	1300.00	160.14	160.05	80.17	N 22°57'26"W	196	89°12'05"	350.00	544.90	491.51	345.18	S 37°38'39"E	26	N 39°27'07"W	30.00'
27	57°34'30"	65.00	65.32	62.60	35.72	N 83°58'46"E	111	65°53'56"	1300.00	160.14	160.05	80.17	N 22°57'26"W	197	67°58'18"	380.00	450.80	424.83	258.17	S 27°01'45"E	27	N 39°27'07"W	30.00'
28	88°25'40"	65.00	77.83	73.10	44.20	N 20°58'41"E	112	17°43'49"	730.00	225.90	225.00	113.86	S 28°22'22"E	198	24°21'17"	320.00	38.02	35.00	135.00	N 70°04'04"E	28	N 39°27'07"W	30.00'
29	131°58'33"	65.00	149.87	118.73	145.78	S 74°08'20"W	113	31°25'47"	730.00	400.44	395.44	205.40	S 52°57'10"E	199	21°13'49"	380.00	140.80	140.00	71.22	S 71°37'47"E	29	N 39°27'07"W	30.00'
30	19°00'18"	420.00	139.31	138.68	70.30	S 58°52'55"E	114	49°09'36"	700.00	600.60	582.35	320.19	S 44°05'16"E	200	1°59'26"	2030.00	70.53	70.52	35.27	N 05°57'40"E	30	N 39°27'07"W	30.00'
31	6°46'02"	1270.00	150.00	149.01	75.09	N 63°00'04"W	115	49°09'36"	670.00	574.88	557.39	308.47	S 44°05'16"E	201	3°50'54"	670.00	45.00	44.99	22.51	N 80°19'15"E	31	N 39°27'07"W	30.00'
32	19°02'08"	1270.00	421.94	420.00	212.93	N 50°05'58"W	116	43°21'24"	1330.00	105.00	104.97	52.53	N 86°24'22"W	202	42°54'54"	700.00	53.94	53.93	26.98	N 80°02'15"W	32	N 39°27'07"W	30.00'
33	27°39'23"	1300.00	627.50	621.43	319.99	S 52°33'23"W	117	75°34'42"	1270.00	175.00	174.88	87.84	N 64°43'13"W	203	74°37'15"	25.00	32.56	30.31	19.05	N 61°14'12"E	33	N 39°27'07"W	30.00'
34	25°11'36"	1330.00	584.82	580.12	297.21	N 53°47'16"W	118	22°51'39"	1300.00	160.14	160.05	80.17	N 22°57'26"W	204	101°01'30"	25.00	44.08	38.59	30.34	S 22°21'50"E	34	N 39°27'07"W	30.00'
35	93°01'14"	25.00	40.59	36.27	26.35	S 87°42'04"E	119	14°57'57"	1270.00	341.73	330.78	166.81	N 53°17'23"W	205	28°18'35"	320.00	163.79	162.01	83.73	S 42°48'43"W	35	N 39°27'07"W	30.00'
36	83°00'00"	25.00	36.22	33.13	22.12	S 04°58'46"E	120	10°33'16"	1330.00	245.00	244.65	122.85	N 58°52'02"W	206	40°32'52"	350.00	247.69	242.58	129.29	S 37°12'04"W	36	N 39°27'07"W	30.00'
37	34°42'27"	830.00	54.19	54.18	27.10	N 44°36'33"E	121	74°48'59"	1330.00	180.87	180.53	90.47	N 49°41'54"W	207	25°15'22"	380.00	167.50	164.15	85.14	S 36°33'15"W	37	N 39°27'07"W	30.00'
38	16°18'37"	830.00	238.78	238.00	118.70	N 34°36'01"E	122	34°48'41"	523.57	34.83	34.82	17.42	N 43°54'04"W	208	81°73'44"	380.00	55.00	54.95	27.55	S 53°19'43"E	38	N 39°27'07"W	30.00'
39	16°29'10"	830.00	238.82	238.00	118.70	N 34°36'01"E	123	8°30'37"	493.57	73.36	73.29	36.75	N 41°32'56"W	209	14°13'16"	610.00	151.40	151.02	76.09	N 50°21'53"E	39	N 39°27'07"W	30.00'
40	10°32'03"	770.00	141.57	141.37	70.98	N 40°31'18"E	124	89°05'06"	25.00	30.14	28.35	17.21	S 76°32'17"E	210	80°17'18"	580.00	812.75	747.87	489.17	N 17°19'51"E	40	N 39°27'07"W	30.00'
41	22°05'15"	770.00	298.83	295.00	150.28	N 24°12'39"E	125	13°38'10"	275.00	65.29	65.14	32.80	S 75°43'16"W	211	00°47'31"	730.00	10.09	10.09	5.05	N 81°50'56"W	41	N 39°27'07"W	30.00'
42	42°48'31"	800.00	297.72	298.91	151.59	S 28°37'07"E	126	61°58'58"	245.00	188.68	185.00	98.22	N 77°49'20"W	212	24°25'04"	610.00	259.98	258.00	131.99	N 15°55'54"E	42	N 39°27'07"W	30.00'
43	5°57'10"	770.00	80.00	79.98	40.04	N 10°11'26"E	127	10°45'49"	25.00	47.02	40.39	34.26	S 24°02'51"W	213	26°38'34"	550.00	255.75	253.45	130.23	N 44°09'14"E	43	N 39°27'07"W	30.00'
44	24°54'40"	830.00	40.00	40.00	20.00	N 08°35'42"E	128	10°45'49"	25.00	47.02	40.39	34.26	S 24°02'51"W	214	26°38'34"	550.00	255.75	253.45	130.23	N 44°09'14"E	44	N 39°27'07"W	30.00'
45	52°19'48"	25.00	22.83	22.05	12.28	N 18°57'03"W	129	9°19'38"	215.00	129.75	127.70	66.92</											



T. 3 N., R. 18 E., B.M.

SCALE 1"=1000'

POOR ORIGINAL

THE VALLEY CLUB

CERTIFICATE OF OWNER'S

This is to certify that the undersigned are the owners or representatives of the owners in fee simple of the following described property, located in Section 20, SW⁴ Section 21, and W² Section 28, Township 3 North, Range 18 East, Boise Meridian, Blaine County, Idaho. Said property being more specifically described as follows:

Commencing at the Southwest corner of said Section 28. Said point lies S 89°26'29"W, 2603.87 feet from the South Quarter corner of Section 28. Thence N 00°14'51"W, 1325.00 feet to the Southwest corner of NW⁴ SW⁴ Section 28 and being the INITIAL POINT.
Thence, N 00°14'51"W 1325.01 feet, to the West Quarter corner of Section 28.
Thence, N 00°04'08"E 2843.73 feet, to the Northwest corner of Section 28.
Thence, N 89°26'33" W, 1301.85 feet, to the Southwest corner of SE⁴SE⁴, Section 20
Thence, N 00°01'44" E, 1327.35 feet, to the Northwest corner of SE⁴SE⁴, Section 20
Thence, N 89°22'31" W, 876.89 feet along the South Boundary of NW⁴ SE⁴, Section 20,
Thence, N 18°54'05"W 1305.70 feet.
Thence, N 00°03'35"E 61.55 feet.
Thence, N 18°54'05"W 1005.16 feet.
Thence, N 12°32'59"E 12.24 feet.
Thence, N 74°42'50"W 7.72 feet.
Thence, N 18°54'05"W 185.07 feet.
Thence, N 62°05'44"E 1914.25 feet, along the South boundary of "THE HEATHERLANDS" Subdivision.
Thence, S 00°01'34"W 688.10 feet, to the Northwest corner of SE⁴NE⁴, Section 20
Thence, S 89°13'46"E, 1299.71 feet, to the Northeast corner of SE⁴NE⁴, Section 20.
Thence, S 00°00'27"E, 1325.08 feet, to the East Quarter corner of Section 20.
Thence, S 00°00'06" E, 1325.84 feet, to the Northwest corner of SW⁴SW⁴ Section 21
Thence, N 89°50'52" E, 1306.42 feet, to the Northeast corner of SW⁴SW⁴, Section 21
Thence, S 00°11'07" E, 1326.22 feet, to the Southeast corner of SW⁴SW⁴, Section 21
Thence, N 89°51'54"E, 1310.67 feet, to the North Quarter corner of Section 28
Thence, S 00°06'35" W, 2848.59 feet, to the Northwest corner of Lot 64, "INDIAN CREEK RANCH SUBD. NO. 3"
Thence, S 00°05'33" W, 2825.92 feet, to the South Quarter corner of Section 28
Thence, S 89°26'29" W, 1301.94 feet, to the Southwest corner of SE⁴SW⁴, Section 28
Thence, N 00°04'41" W, 1318.97 feet, to the Southeast corner of NW⁴SW⁴, Section 28
Thence, S 89°42'25" W, 1305.81 feet, to the INITIAL POINT.
The gross area contained in this platted land is 525.76 acres.

It is the intention of the undersigned to and they do hereby include said land in this plat. Valley Club Drive and Ohlo Gulch Road as shown on this plat is hereby dedicated to public for public use. All other roads shown on this plat are not dedicated to the public but are indicated as right of way for private roads and public utilities and such other uses as designated on this plat. No structure will be allowed within the lines of any easement shown on this plat except for structures necessary for the designated use of said easement. Protective Covenants governing this Subdivision are recorded under County Instrument Number _____

THE VALLEY RANCH INC. - An Idaho Corporation

BY:

PRESIDENT

BY:

SECRETARY

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF)

On this _____ day of _____, 199____, at _____ M., before me, the undersigned, a Notary Public in and for the State personally appeared _____ known to me to be the President and Secretary, respectively, of THE VALLEY RANCH INC. and acknowledged to me that the corporation executed the same.

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

Notary Public in the State of _____

Residing At _____

My Commission Expires _____

NOTES

1. PARCELS A, B, H, & I ARE HEREBY DEDICATED AS OPEN SPACE AND A BLANKET EASEMENT IS HEREBY GRANTED ON, OVER, AND ACROSS EACH PARCEL FOR PUBLIC UTILITIES AND IRRIGATION FACILITIES, WATER COURSES.
2. PARCELS C, D, E, F, & G, ARE FOR PURPOSES OF CONSTRUCTING, OPERATING, AND MAINTAINING A GOLF COURSE INCLUDING ALL NECESSARY IRRIGATION EQUIPMENT, IRRIGATION STORAGE PONDS, WATER COURSE BUILDINGS, ACCESS ROADWAYS AND OTHER BLAINE COUNTY APPROVED FACILITIES.
3. THERE SHALL EXIST A 50' WIDE GOLF COURSE MAINTENANCE AND USE EASEMENT ON ALL LOTS ADJACENT TO GOLF COURSE PARCELS.
4. THERE SHALL BE A 10' WIDE UTILITY AND IRRIGATION EASEMENT CENTERED ON ALL LOT LINES AND ADJACENT TO ALL STREET AND SUBDIVISION BOUNDARIES.
5. NO BUILDING ENVELOPES SHALL ENCR OACH UPON SLOPES STEEPER THAN 25%.
6. PARCEL F SHALL BE RESERVED FOR CONSTRUCTION OF A RECREATION CENTER AND ALL APPURTENANCES INCLUDING UTILITIES, IRRIGATION FACILITIES, RECREATION FACILITIES, RECREATION BUILDING, ACCESS ROADWAYS AND PARKING FACILITIES.
7. BUILDING ENVELOPES SHALL BE SET BACK FROM LOT LINES AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLAT: 100' FROM LOT LINES ADJACENT TO GOLF COURSE PARCELS; 50' FROM SIDE LOT LINES ADJACENT TO OTHER BUILDING LOTS; 25' FROM SIDE LOT LINES ADJACENT TO ROADWAYS, OPEN SPACE PARCELS AND GOLF COURSE PARCELS; 25' FROM ALL ROAD RIGHT-OF-WAY.
8. VALLEY CLUB DRIVE AND OHLO GULCH ROAD RIGHT-OF-WAYS ARE HEREBY DEDICATED TO THE PUBLIC. ALL OTHER ROADWAY RIGHT-OF-WAY ARE NOT DEDICATED TO THE PUBLIC BUT RESERVED FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADWAYS AND UTILITIES.
9. A CONNECTION TO THE WOOD RIVER TRAILS SYSTEM SHALL BE LOCATED BETWEEN THE TRAILS SYSTEM AND VALLEY CLUB DRIVE. THIS CONNECTION SHALL BE LOCATED IN EITHER PARCEL B OR C.
10. ALL HILLSIDE AREAS SHALL REMAIN IN NATURAL VEGETATION.
11. ALL OWNERS ARE RESPONSIBLE FOR CONTROL OF NOXIOUS WEEDS.
12. COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VALLEY CLUB ARE RECORDED UNDER INSTRUMENT NUMBER _____
13. ANY BUILDING(S) LOCATED ON BENCH OR TERRACE, FOR EXAMPLE ON LOT 33, SHALL REQUIRE A CONDITIONAL USE PERMIT TO BE ISSUED AFTER PLANNING AND ZONING COMMISSION DESIGN REVIEW APPROVAL.
14. THE PURCHASER AND/OR OWNER OF A LOT OR PARCEL AGREES THAT PRIVATE ROAD CONSTRUCTION, MAINTENANCE, AND SNOW REMOVAL SHALL BE THE OBLIGATION OF THE OWNER, HIS SUCCESSORS IN INTEREST, OR HOMEOWNER'S ASSOCIATION, AND THAT BLAINE COUNTY IS IN NO WAY OBLIGATED TO ACCEPT, MAINTAIN OR IMPROVE THESE ROADS UNTIL THE ROADS ARE BROUGHT UP TO COUNTY STANDARDS, DEDICATED, AND ACCEPTED BY THE COUNTY, AND THAT EACH OWNER SHALL NOTIFY IN WRITING ANY SUCCESSOR IN INTEREST OF THESE FACTS.
15. A DEVELOPMENT AGREEMENT REFERENCING LIMITED COUNTY RESIDENT PLAY ON THE GOLF COURSE AND ALSO REFERENCING GUIDELINES FOR THE USE OF EMPLOYEE HOUSING HAS BEEN EXECUTED AND RECORDED UNDER INSTRUMENT NUMBER 330729.
16. THE FOLLOWING STANDARD IDAHO FISH AND GAME CONDITIONS ARE ATTACHED TO THIS SUBDIVISION:
 - A. PROPERTY OWNERS WILL NOT BE ALLOWED TO KEEP LIVESTOCK IN THE PROJECT AREA, NOR WILL GRAZING ON THE SLOPES EAST OF THE DEVELOPMENT AREA BE PERMITTED.
 - B. PET DOGS SHOULD BE KEPT INDOORS, IN KENNELS OR LEASHED AT ALL TIMES.
 - C. ACTIONS TAKEN TO ALLEVIATE WILDLIFE DEPREDACTIONS SHALL BE THOSE PRESCRIBED OR APPROVED BY IDAHO FISH AND GAME.
 - D. THE DEVELOPER, HAWAIIA CANAL USERS, AND THE IDAHO FISH AND GAME SHOULD COOPERATE, E.G., COST-SHARE, IN SCREENING THE HAWAIIA CANAL AT ITS DIVERSION POINT ON THE BIG WOOD RIVER.
 - E. FENCING IS TO MEET IDAHO FISH AND GAME STANDARDS FOR THE TYPE OF BIG GAME ANIMAL MOVING THROUGH THE AREA.
17. SETBACK REQUIREMENTS SHALL BE MAINTAINED AS SHOWN BY DESIGNATED BUILDING ENVELOPES ON FINAL PLAT. THE LOCATED BUILDING ENVELOPES MAY NOT BE CHANGED WITHOUT A PLAT AMENDMENT APPROVED BY THE BOARD.

BHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

CERTIFICATE OF SURVEYOR

This is to certify that I, Roger A. Kruger, a Registered Land Surveyor in the State of Idaho, made the Survey of Land as described in the Certificate of Owners and designated hereon as "The Valley Club a Planned Unit Development," and that this plat is a true and accurate representation of said survey as made and staked under my supervision and direction.



Date: _____

Roger A. Kruger

COUNTY SURVEYOR'S CERTIFICATE

This is to certify that the undersigned has checked the foregoing plat and computations for making the same and has determined that they comply with the laws of the State of Idaho and the County of Blaine related hereto.

Date: _____

Blaine County Surveyor

COUNTY TREASURER'S CERTIFICATE

I, _____, County Treasurer in and for the County of Blaine, Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and delinquent County property taxes for the property included in this plat have been paid in full. This certification is valid for the next thirty days only.

County Treasurer _____

Date _____

MICROFILMED
NOV 22 1996

COUNTY COMMISSIONER'S CERTIFICATE

The foregoing plat has been accepted and approved by the Board of County Commissioners of Blaine County, Idaho this _____ day of _____, 199__.

Chairman _____

PLANNING AND ZONING COMMISSION ACCEPTANCE

The foregoing plat was duly accepted and approved by the Blaine County Planning and Zoning Commission on this _____ day of _____, 199__.

Administrator _____

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF BLAINE) SS

This is to certify that the foregoing plat was filed for record in the office of the recorder of Blaine County, Idaho on this _____ day of _____, 199__, at ____ M., and duly recorded in plat book _____ at page _____.

Deputy _____

Ex-Officio Recorder _____

Instrument No. _____

SANITARY RESTRICTIONS

A new water system to be constructed for this development will have sufficient contributed capital to allow the water systems wells, reservoirs and mains to be constructed to provide service without further connection charges or fees to the land owners of the lots, except for connection of laterals, meters, or other plant exclusively for the lot owners own use.
Idaho Code 50-1334 (3)

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JAN 22 1991

Transfer

T# 3742

APPROVED

AMENDED

APPLICATION FOR TRANSFER OF WATER RIGHT

AMENDED

PART 1

The Valley Ranch Partners (formerly)

Name of applicant Wood River Country Club Partners Phone 208-726-4421Post Office address c/o James P. Speck, Hogue, Speck & Aanestad, P.O. Box 987, Ketchum, ID 83340

A. PURPOSE OF TRANSFER

1. ☒ Change point of diversion ☐ Add diversion point(s) ☒ Change place of use☒ Change nature of use ☐ Change period of use ☐ Other _____2. Describe the reason for the proposed changes See attached Addendum

RECEIVED

MAR 18 1991

Department of Water Resources

Southern Region Office

B. DESCRIPTION OF RIGHT(S) OR PORTION THEREOF, AFTER THE REQUESTED CHANGE

1. Right Number Priority Amount (cfs/ac-ft) Nature of Use Period of Use
- See Attached Addendum
- 37-00494 37-00833K _____ to _____
- 37-00495 _____ to _____
- 37-00577 T _____ to _____
- 37-00577 V _____ to _____
2. Total amount of water being transferred 7.24 cubic feet per second and/or _____ acre-feet per annum.
3. Source of water Big Wood River tributary to Malad River
4. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge.	County	Local name for diversion
	SW	SW	NW	20	3N	18E	BLAINE	HIAWATHA HEADGATE

5. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
3N	18E	20		0	R 11.5	7.0									R 15	R 15		R 11	59.5
3N	18E	21											R 13.5						13.5
3N	18E	28					14.5	R 15	R 14.5	10	7.5	R 11.0	2.0						74.5

MICROFILMED

OCT 24 1994

Total acres 147.5

SD-0601-2 Last Name: FREDERICK

STATE

S	First	O	Water	Priority		Total	Use
E	Name	W	Right No.	Date	Source	Diversion	Code Desc
L		N					
---	FREDERICK H BLECHMANN TRUST						
---		C	R37-11238	01/01/1900	GROUNDWATER	0.040	43 DOMEST
---		C	R37-11239	08/05/1969	GROUNDWATER	0.040	43 DOMEST
---	FREDERICK H. BLECHMANN TRUST						
---		C	A37-11238	01/01/1900	GROUNDWATER	0.040	43 DOMEST
---		C	A37-11239	08/05/1969	GROUNDWATER	0.040	43 DOMEST
---		C	A37-00159A	07/30/1888	BIG WOOD RI	8.000	01 IRR
---		C	A37-00482D	08/01/1884	BIG WOOD RI	0.166	01 IRR
---		C	A37-00705B	05/31/1883	BIG WOOD RI	0.730	01 IRR
---		C	A37-00113L	07/10/1884	BIG WOOD RI	1.330	01 IRR
---		O	A37-00833K	11/12/1936	BIG WOOD RI	0.750	01 IRR
---	FREDERICKSEN						
---	ROBERT R.	C	A37-10532	01/01/1968	GROUNDWATER	0.040	43 DOMEST
---	BEVERLY F.	C	A37-10532	01/01/1968	GROUNDWATER	0.040	43 DOMEST
---	ROBERT R.	O	A37-07412	12/18/1974	GROUNDWATER	2.250	01 IRR
---	ROBERT R.	O	A37-07816	12/26/1979	GROUNDWATER	2.250	01 IRR

(Enter=Continue)

(GOLD7=This Query)

(Menu _____)

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OCT 24 1994



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region, 222 Shoshone St. East, Twin Falls, Idaho 83301 (208) 736-3033

CECIL D. ANDRUS
Governor

R. KEITH HIGGINSON
Director

3-MAR-1994

JAMES P SPECK ESQ
HOGUE SPECK & AANESTAD
PO BOX 987
KETCHUM ID 83340

Re: Valley Ranch Partners Notice of Change of Water Right Ownership
and Amended Notices of Claims for A37-00494, A37-00577BV,
A37-0495, A37-00833K, A37-12272

Dear Mr. Speck:

I apologize for the lengthy processing time on these changes. I found on the Form 42-1409(7) that you listed A37-00577BU as well as A37-00577BV, so I did change it also. The legal description was the same and it was in the name of Buckhorn Investment Co. If this was not intended, please let me know. Also, you had changed the tributary on the those that had the **Snake River** tributary to the Big Wood River, so I changed A37-00577BU as well to the **Malad River**.

As per our phone call, in your remarks in the amended A37-12271, your amendment lists the Adjudication Number original number as **A37-02683**, whereas, the original number had been **A37-02623**.

You listed on form 42-1409(7) New Owner/Claimant as Valley Ranch Partners, whereas, on the amendments you listed **The** Valley Ranch Partners. I will be glad to add - **the** - should you want it.

Should you have any questions, please feel free to contact me at this office.

Sincerely,

Judy Givens
Adjudication Secretary

/jg
Enclosures

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

DATE: 03/08/94
PAGE: 1

OWNER CODE	NAME & ADDRESS	PRIORITY DATE	WATER USE	USE PERIOD FROM TO	DIVERSION RATE	DIVERSION VOLUME
C	VALLEY RANCH PARTNERS PO BOX 1302 SUN VALLEY ID 83353 (208) 726-1875	11/12/1936	IRRIGATION RECREATION	04-01 11-01 04-01 11-01	0.69 CFS 0.06 CFS	
TOTAL DIVERSION:					0.75 CFS	
CONSUMPTIVE USE:						399.20 AFA

Water Source: BIG WOOD RIVER

Tributary to: MALAD RIVER

Stage: DECREED

Point(s) of Diversion: T03N R18E S20 SWSWNW

BLAINE County

Place of use Legal Description for: IRRIGATION

				NE				NW				SW				SE								
T	R	S	:	NENE	NWNE	SWNE	SENE	:	NENW	NWNW	SWNW	SENW	:	NESW	NWSW	SWSW	SESW	:	NESE	NWSE	SWSE	SESE	:	SUM
				Lt	Ac	Lt	Ac		Lt	Ac	Lt	Ac		Lt	Ac	Lt	Ac		Lt	Ac	Lt	Ac		
03N	18E	20	:				11		07										15	15		11		59.5
03N	18E	21	:													13								13.5
03N	18E	28	:							14	15	14	10		07	11		02						74.5
TOTAL ACRES																							147.5	

Place of use Legal Description for: RECREATION

				NE				NW				SW				SE								
T	R	S	:	NENE	NWNE	SWNE	SENE	:	NENW	NWNW	SWNW	SENW	:	NESW	NWSW	SWSW	SESW	:	NESE	NWSE	SWSE	SESE	:	
				Lt	Ac	Lt	Ac		Lt	Ac	Lt	Ac		Lt	Ac	Lt	Ac		Lt	Ac	Lt	Ac		
03N	18E	20	:				R												R	R				
03N	18E	28	:							R	R				R	R	R							

POU County: BLAINE

Non-Irrigation Uses: RECREATION, GOLF COURSE HAZARDS

Other Rights: A37-00577BV, A37-00494, A37-00495, A37-02623

Conditions of Approval:

- R01 - A measuring device of a type approved by this Department shall be maintained as a part of the diverting works.
- R02 - A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.
- R04 - Use of water under this water right will be regulated by the watermaster of State Water District No. 37.

Dates: Exam Made Date: Verified Date:

Misc: Water District Number: 37 Field Inspection Flag:
Presumption Flag: C

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Water Right Number - R37-00833K

Prefix Translation: RESEARCH

Old (D) Number -

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

*** A - ATTORNEY ***
SPECK ESQ

JAMES

1 - HOQUE SPECK & AANESTAD
2 - PO BOX 987
3 -
City- KETCHUM
Phone - 208-726-4421

State- ID Zip- 83340

*** C - CURRENT OWNER ***
VALLEY RANCH PARTNERS

1 - PO BOX 1302
2 -
3 -
City- SUN VALLEY
Phone - 208-726-1875

State- ID Zip- 83353

*** O - ORIGINAL OWNER ***
FREDERICK H. BLECHMANN TRUST

1 - P.O. BOX 184
2 -
3 -
City- SUN VALLEY
Phone - 208-726-3498

State- ID Zip- 83353

+ - - Priority Date - - + + - - Region - - - + + - - Stage - - - + + - - Status - - - +
11/12/1936 17 SOUTHERN D - DECREED

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

+ - - - - Point of Diversion - - - - - +
Twn Rng Sec Tract Lot RFlg County
03N 18E 20 SW SW NW (13) BLAINE

+ - - - - Water Use - - - - - +
Code Description Period From Period To Diversion Rate Diversion Volume
01 - IRRIGATION 04/01 11/01 0.690
46 - RECREATION 04/01 11/01 0.060

+ - Total Div. Rate - + + - Total Div. Volume - + + - Total Consumptive Use - + + - KW Usage - +
0.750 399.2

+ - - - - Place of Use - - - - - +
Twn Rng Sec Tract Lot Acres Code Description County
03N 18E 20 SW NE 11.5 01 IRRIGATION (13) BLAINE
03N 18E 20 SE NE 7.0 01 IRRIGATION (13) BLAINE
03N 18E 20 NE SE 15.0 01 IRRIGATION (13) BLAINE
03N 18E 20 NW SE 15.0 01 IRRIGATION (13) BLAINE
03N 18E 20 SE SE 11.0 01 IRRIGATION (13) BLAINE
03N 18E 21 SW SW 13.5 01 IRRIGATION (13) BLAINE
03N 18E 28 NE NW 14.5 01 IRRIGATION (13) BLAINE
03N 18E 28 NW NW 15.0 01 IRRIGATION (13) BLAINE

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Prefix Translation: RESEARCH

Date: 03/02/1994 User Id: GIVENS Subject: COPIED FROM REMARKS
CLAIMANT ACQUIRED LAND AND WATER RIGHTS IN 1990 AND HAS RECEIVED ALL NECESSARY GOVERNMENTAL APPROVALS TO DEVELOP AN 18 HOLE CHAMPIONSHIP GOLF COURSE AS A PART OF A PLANNED UNIT DEVELOPMENT FOR 99 SINGLE FAMILY RESIDENTIAL LOTS. TRANSFER 3742 APPROVED THE CHANGE OF THE CLAIMED WATER RIGHT AND THE OTHER BIG WOOD RIVER RIGHTS DESCRIBED IN PARAGRAPH 13, ABOVE, FROM IRRIGATION TO THE USES, POINT OF DIVERSION AND PLACES OF USE DESCRIBED ABOVE. SURFACE AREA OF PONDS IS 12.2 ACRES AND IS INCLUDED IN CONSUMPTIVE USE CALCULATION. CLAIMED RIGHT IS A PORTION OF THE "ROCKWELL BY-PASS RIGHT", THE USE OF WHICH IS GRANTED REGARDLESS

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Water right number - R37-00833K

Prefix Translation: RESEARCH

+ - - - - - Comments - - - - - +
OF PRIORITY TIL AT LEAST 17.36 CFS FROM THE BIG WOOD RIVER IS FLOWING THROUGH THE ROCKWELL BY-PASS CANAL DURING THE IRR SEASON.

+ - - Audit Fields - - +
03/08/94 GIVENS

+ - - - - - Adjudication Rights Dates and Flags Area - - - - - +

Court Report Filing	- 00/00/0000	Field Inspection Made	- 00/00/0000	Civil Case Number	- 39576
Objection Filed Date	- 00/00/0000	Field Inspection Flag	-	Old Case Number	-
Response Filed Date	- 00/00/0000	Verified Date	- 00/00/0000	Old Judicial District	-
Claim Received Date	- 09/02/1988	Last Amended Date	- 00/00/0000	Temporary Right	- P
		Receipt Number	- X777777	Water District	- 37
		POU Ownership Flag	- Y	Federal/State Indicator	- S
		Name Connector	-	Presumption Flag	- C
				Notice of Error Flag	-

OCT 24 1994
MICROFILMED

T# 3742

T# 3742
APPROVED
2/2

AMENDED

APPLICATION FOR TRANSFER OF WATER RIGHT

AMENDED

PART 1

The Valley Ranch Partners (formerly)

Name of applicant Wood River Country Club Partners Phone 208-726-4421

Post Office address c/o James P. Speck, Hogue, Speck & Aanestad, P.O. Box 987, Ketchum, ID 83340

A. PURPOSE OF TRANSFER

1. ☒ Change point of diversion ☐ Add diversion point(s) ☒ Change place of use

- ☒ Change nature of use ☐ Change period of use ☐ Other

2. Describe the reason for the proposed changes See attached Addendum

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MAR 18 1991

Department of Water Resources

Southern Region Office

B. DESCRIPTION OF RIGHT(S) OR PORTION THEREOF, AFTER THE REQUESTED CHANGE

1. Right Number Priority Amount (cfs/ac-ft) Nature of Use Period of Use

See Attached Addendum to

 to

 to

 to

2. Total amount of water being transferred 7.24 cubic feet per second and/or acre-feet per annum

3. Source of water Big Wood River tributary to Malad River

4. Point(s) of Diversion:

[illegible]

5. Lands irrigated or place of use:

[illegible]

Total acres 147.5

31-0517 etc. T-# 3742
37-0577-10494, -0495, -0833K
see