Form 42-248/42-1409(6) Rev. 1/15

RECEIVED DE ✓
OCT 05 2020
DEPARTMENT OF WATER RESOURCES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
65-5633 ✓	Yes ☐	Yes ☐	65-11324 ✓	Yes ☒	Yes ☐
65-5634 ✓	Yes ☐	Yes ☐	65-5682A ✓	Yes ☐	Yes ☐
65-5695	Yes ☐	Yes ☐			
65-5696 ✓	Yes ☐	Yes ☐	65-8850 Split into 65-8850 & 65-24121		
65-8850 ✓	Yes ☒	Yes ☐	65-11324 Split into 65-11324 & 65-24123		

2. Previous Owner's Name: 65-5633, -5634, -5695, -5696, -8850, -11324 (Eagle Springs Ranch); 65-5682A (McKie)
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Charter Ranch LLC
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

   P.O. Box 4 | Garden Valley | ID | 83622
   Mailing address | City | State | ZIP

   (208) 462-3777 | dkweil@earthlink.net
   Telephone | Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
   - ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
   - ☒ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: 2020 (see attached deed).

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

7. This form must be signed and submitted with the following **REQUIRED** items:
   - ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
   - ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
   - ☒ Filing fee (see instructions for further explanation):
     - $25 per *undivided* water right.
     - $100 per *split* water right.
     - No fee is required for pending adjudication claims.

   SUPPORT DATA IN FILE # 65-5633

   - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
   - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Linda Weilmuenster — Manager, Charter Ranch LLC — 6/1/2020
   Signature of new owner/claimant | Title, if applicable | Date

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

For IDWR Office Use Only:

Receipted by KH Date 10.5.2020 Receipt No. C109339 Receipt Amt. 325.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☑

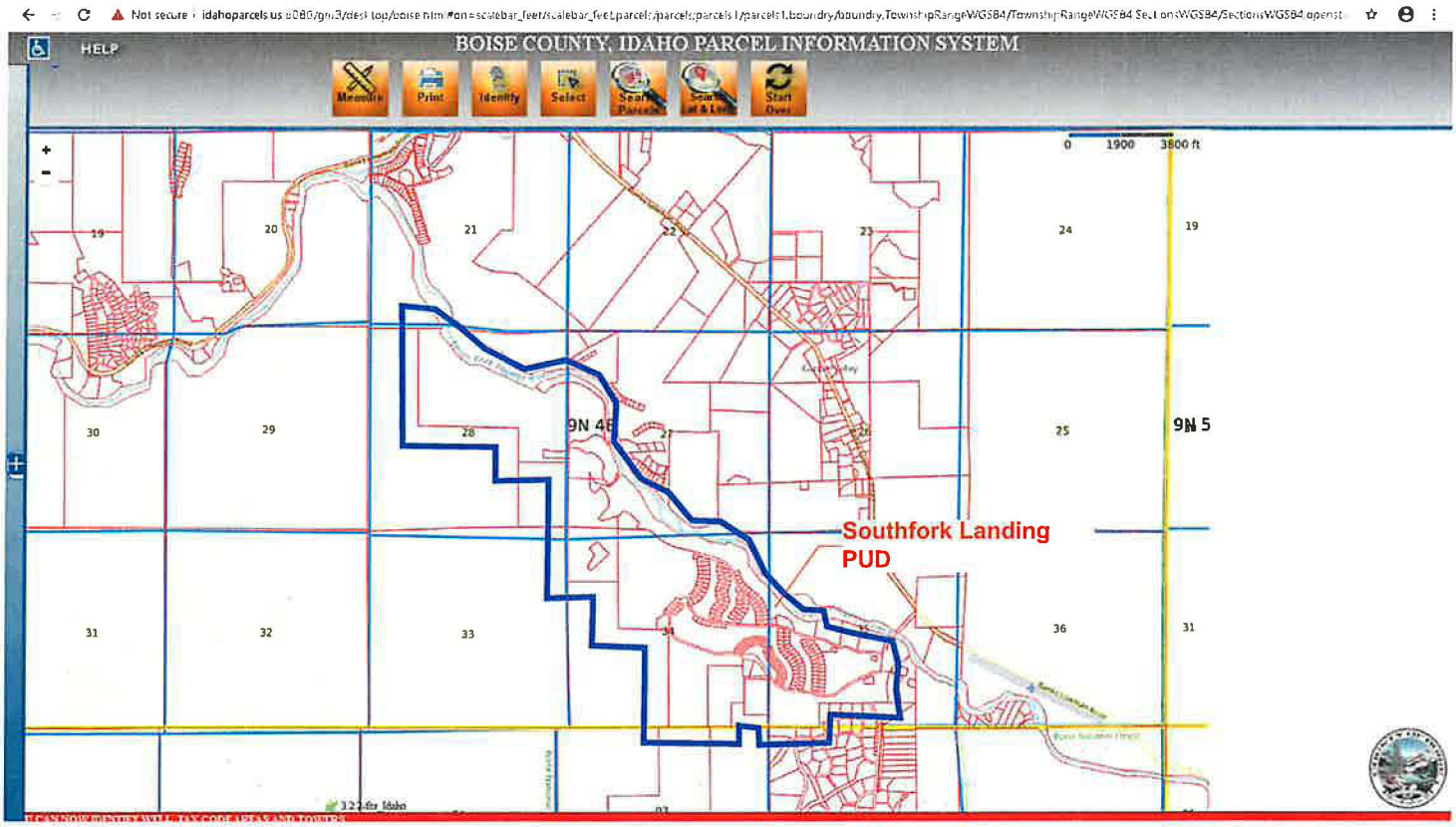
Name on W-9 _____ Approved by _____ Processed by JMK Date 3-30-22

TAX PARCEL DATA, CHAIN OF TITLE DOCUMENTS,& PROPERTY DEED

Boise County Tax Parcel Data

Source: https://idahoparcels.us/web/

Accessed 5/5/2020



Instrument # 267888
IDAHO CITY, BOISE COUNTY, IDAHO
06-03-2020 16:36:37 PM No. of Pages: 4
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: $15.00
Ex-Officio Recorder Deputy shirley george
Index to: DEEDS
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED, LINDA L. WEILMUNSTER, as Personal Representative of the Estate of Donald K. Weilmunster, (also known as Don K. Weilmunster), whose address is PO Box 4, Garden Valley, ID 83622-0004, **Grantor,** hereby conveys, releases, remises, and forever quitclaims unto, **CHARTER RANCH LLC,** an Idaho limited liability company, whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantee,** all of Grantors' right, title and interest in that certain property located in Boise County, Idaho which is more particularly described in the attached Exhibit "A" and depicted in that certain Record of Survey, One Time Split which is filed with the Office of Recorder of Boise County, Idaho as Instrument No. 257659.

DATED this 1st day of June, 2020.

Linda L Weilmunster

LINDA L. WEILMUNSTER, Personal Representative of the estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased

STATE OF IDAHO)
: ss
COUNTY OF Boise)

On this 1st day of June, 2020, before me, the undersigned, a notary public in and for said state, personally appeared, LINDA L. WEILMUNSTER, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased, and acknowledged to me that she executed the same as such Personal Representative.

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
My commission expires: 5/31/26

STEVEN J. MILLEMANN NOTARY PUBLIC Comm No. 16207 STATE OF IDAHO

FORSGREN Associates Inc.

EXHIBIT A

PARCEL 2-SEWER PLANT
(Prior Deed – Trustee Deed #240145)

Part of the SW 1/4 of the SW 1/4 Section 27 and Part of the NW 1/4 of the NW 1/4 Section 34, Township 9 North, Range 4 East, B.M., Boise County, Idaho, being more particularly described as follows:

COMMENCING at the westerly common corner of Sections 27 and 34, marked by an aluminum cap from which the 1/4 corner common to said sections is marked by an aluminum cap which bears South 88°26'25" East, a distance of 2622.71 feet;

Thence South 86°15'21" East, a distance of 222.55 feet (formerly 224.16 feet), to the **POINT OF BEGINNING** of this description marked by an iron pin;

Thence North 00° 00' 33" East, a distance of 435.69 feet to an iron pin;

Thence North 44° 32' 57" West, a distance of 224.52 feet to an iron pin;

Thence North 45° 27' 03" East, a distance of 161.00 feet to an iron pin;

Thence South 44° 32' 57" East, a distance of 160.38 feet to an iron pin;

Thence North 58° 27' 21" East, a distance of 474.37 feet to an iron pin;

Thence South 61° 56' 35" East, a distance of 13.76 feet to the beginning of a non-tangent curve to the right marked by an iron pin;

Thence along said curve to the right having a length of 272.66 feet, a radius of 200.00 feet, a central angle of 78° 06' 41", and a long chord which bears South 23° 25' 40" East, a distance of 252.03 feet to an iron pin;

Thence along said curve to the right having a length of 173.61 feet, a radius of 595.44 feet, a central angle of 16° 42' 21", and a long chord which bears South 23° 58' 48" West, a distance of 173.00 feet to the beginning of curve to the left to an iron pin;

Thence along said curve to the left having a length of 511.63 feet, a radius of 205.00 feet, a central angle of 142° 59' 51", and a long chord which bears South 39° 09' 57" East, a distance of 388.81 feet to an iron pin;

Thence South 20° 39' 53" East, a distance of 35.96 feet to an iron pin;

Thence South 52° 28' 44" West, a distance of 350.25 feet to an iron pin;

Thence North 69° 10' 54" West, a distance of 203.74 feet to an iron pin;

thence North 84° 32' 06" West, a distance of 307.54 feet to the **POINT OF BEGINNING.**

Comprising 10.59 acres more or less.

SUBJECT TO:
Any easements or reservations of record or appearing on the above described parcel of land.

Any division of this parcel shall comply with the Boise County subdivision ordinance procedures and requirements.

Instrument # 267889
IDAHO CITY, BOISE COUNTY, IDAHO
06-03-2020 16:36:37 PM No. of Pages: 3
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: $15.00
Ex-Officio Recorder Deputy shirley george
Index to: DEEDS
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED, LINDA L. WEILMUNSTER, a single woman, whose address is PO Box 4, Garden Valley, ID 83622-0004, **Grantor,** hereby conveys, releases, remises, and forever quitclaims unto, **CHARTER RANCH LLC,** an Idaho limited liability company, whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantee,** all of Grantors' right, title and interest in that certain property located in Boise County, Idaho which is more particularly described in the attached Exhibit "A".

DATED this 1st day of June, 2020.

Linda R. Weilmunster
LINDA L. WEILMUNSTER

STATE OF IDAHO)
: ss
COUNTY OF Boise)

On this 1st day of June, 2020, before me, the undersigned, a notary public in and for said state, personally appeared, LINDA L. WEILMUNSTER, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

STEVEN J. MILLEMANN NOTARY PUBLIC Comm No. 16201 STATE OF IDAHO

Notary Public for Idaho
My commission expires: 5/31/26

FORSGREN Associates Inc.

EXHIBIT A

PARCEL 2-SEWER PLANT
(Prior Deed – Trustee Deed #240145)

Part of the SW 1/4 of the SW 1/4 Section 27 and Part of the NW 1/4 of the NW 1/4 Section 34, Township 9 North, Range 4 East, B.M., Boise County, Idaho, being more particularly described as follows:

COMMENCING at the westerly common corner of Sections 27 and 34, marked by an aluminum cap from which the 1/4 corner common to said sections is marked by an aluminum cap which bears South 88°26'25" East, a distance of 2622.71 feet;

Thence South 86°15'21" East, a distance of 222.55 feet (formerly 224.16 feet), to the **POINT OF BEGINNING** of this description marked by an iron pin;

Thence North 00° 00' 33" East, a distance of 435.69 feet to an iron pin;

Thence North 44° 32' 57" West, a distance of 224.52 feet to an iron pin;

Thence North 45° 27' 03" East, a distance of 161.00 feet to an iron pin;

Thence South 44° 32' 57" East, a distance of 160.38 feet to an iron pin;

Thence North 58° 27' 21" East, a distance of 474.37 feet to an iron pin;

Thence South 61° 56' 35" East, a distance of 13.76 feet to the beginning of a non-tangent curve to the right marked by an iron pin;

Thence along said curve to the right having a length of 272.66 feet, a radius of 200.00 feet, a central angle of 78° 06' 41", and a long chord which bears South 23° 25' 40" East, a distance of 252.03 feet to an iron pin;

Thence along said curve to the right having a length of 173.61 feet, a radius of 595.44 feet, a central angle of 16° 42' 21", and a long chord which bears South 23° 58' 48" West, a distance of 173.00 feet to the beginning of curve to the left to an iron pin;

Thence along said curve to the left having a length of 511.63 feet, a radius of 205.00 feet, a central angle of 142° 59' 51", and a long chord which bears South 39° 09' 57" East, a distance of 388.81 feet to an iron pin;

Thence South 20° 39' 53" East, a distance of 35.96 feet to an iron pin;

Thence South 52° 28' 44" West, a distance of 350.25 feet to an iron pin;

Thence North 69° 10' 54" West, a distance of 203.74 feet to an iron pin;

thence North 84° 32' 06" West, a distance of 307.54 feet to the **POINT OF BEGINNING.**

Comprising 10.59 acres more or less.

SUBJECT TO:
Any easements or reservations of record or appearing on the above described parcel of land.

Any division of this parcel shall comply with the Boise County subdivision ordinance procedures and requirements.

Instrument # 267902
IDAHO CITY, BOISE COUNTY, IDAHO
06-04-2020 10:30:27 AM No. of Pages: 8
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: $15.00
Ex-Officio Recorder Deputy Tracy Greenway
Index to: DEEDS
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED, LINDA L. WEILMUNSTER, as Personal Representative of the Estate of Donald K. Weilmunster (also known as Don K. Weilmunster), whose address is PO Box 4, Garden Valley, ID 83622-0004, **Grantor** hereby conveys, releases, remises, and forever quitclaims unto **CHARTER RANCH LLC**, an Idaho limited liability company, whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantee** all of Grantor's right, title and interest, in that certain property located in Boise County, Idaho which is more particularly described as follows:

> Lot 1, Block 14, Lot 1, Block 13 and Lot 17, Block 11 of the Southfork Landing Subdivision Phase 1, as the same is platted of record with the Office of Recorder of Boise, County, Idaho, and
>
> All roads, easements, well lots, common areas, common lots, wetlands conservation zones, pathway easements and ponds depicted on the plat filed of record with the Office of Recorder of Boise, County for Southfork Landing Subdivision Phase 1 and/or on the Master Plan for Southfork Landing which was approved by Boise County.
>
> All subject to and excepting therefrom: (i) easements, rights-of way, and dedications shown on the recorded plat for Southfork Landing Subdivision Phase 1 and as necessary to implement the Master Plan for the Southfork Landing PUD, as approved by Boise County, (ii) an underground utility easement or easements, as needed by and to be defined by the owner of the property which is described in the attached Exhibit A for the operation and permitting of the sewage treatment plant located thereon, and (iii) that certain sewer easement which is described in the attached Exhibit B.

DATED this 1st day of June, 2020.

Linda L Weilmunster

LINDA L. WEILMUNSTER, Personal Representative of the estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased

STATE OF IDAHO)
: ss
COUNTY OF Boise)

On this 1st day of June, 2020, before me, the undersigned, a notary public in and for said state, personally appeared, LINDA L. WEILMUNSTER, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased, and acknowledged to me that she executed the same as such Personal Representative.

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
My commission expires: 5/31/26

STEVEN J. MILLEMANN NOTARY PUBLIC Comm No. 16207 STATE OF IDAHO

FORSGREN Associates Inc.

EXHIBIT A

PARCEL 2-SEWER PLANT
(Prior Deed – Trustee Deed #240145)

Part of the SW 1/4 of the SW 1/4 Section 27 and Part of the NW 1/4 of the NW 1/4 Section 34, Township 9 North, Range 4 East, B.M., Boise County, Idaho, being more particularly described as follows:

COMMENCING at the westerly common corner of Sections 27 and 34, marked by an aluminum cap from which the 1/4 corner common to said sections is marked by an aluminum cap which bears South 88°26'25" East, a distance of 2622.71 feet;

Thence South 86°15'21" East, a distance of 222.55 feet (formerly 224.16 feet), to the **POINT OF BEGINNING** of this description marked by an iron pin;

Thence North 00° 00' 33" East, a distance of 435.69 feet to an iron pin;

Thence North 44° 32' 57" West, a distance of 224.52 feet to an iron pin;

Thence North 45° 27' 03" East, a distance of 161.00 feet to an iron pin;

Thence South 44° 32' 57" East, a distance of 160.38 feet to an iron pin;

Thence North 58° 27' 21" East, a distance of 474.37 feet to an iron pin;

Thence South 61° 56' 35" East, a distance of 13.76 feet to the beginning of a non-tangent curve to the right marked by an iron pin;

Thence along said curve to the right having a length of 272.66 feet, a radius of 200.00 feet, a central angle of 78° 06' 41", and a long chord which bears South 23° 25' 40" East, a distance of 252.03 feet to an iron pin;

Thence along said curve to the right having a length of 173.61 feet, a radius of 595.44 feet, a central angle of 16° 42' 21", and a long chord which bears South 23° 58' 48" West, a distance of 173.00 feet to the beginning of curve to the left to an iron pin;

Thence along said curve to the left having a length of 511.63 feet, a radius of 205.00 feet, a central angle of 142° 59' 51", and a long chord which bears South 39° 09' 57" East, a distance of 388.81 feet to an iron pin;

Thence South 20° 39' 53" East, a distance of 35.96 feet to an iron pin;

Thence South 52° 28' 44" West, a distance of 350.25 feet to an iron pin;

Thence North 69° 10' 54" West, a distance of 203.74 feet to an iron pin;

thence North 84° 32' 06" West, a distance of 307.54 feet to the **POINT OF BEGINNING.**

Comprising 10.59 acres more or less.

SUBJECT TO:
Any easements or reservations of record or appearing on the above described parcel of land.

Any division of this parcel shall comply with the Boise County subdivision ordinance procedures and requirements.

EXHIBIT B

THE LAND GROUP, INC.

March 12, 2009
Project No. 06270
Legal Description
Southfork Landing
Off-Site Sewer Easement
2.08 acres

A sewer easement situated in the West One Half of Section 27, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, being 20 feet in width, lying to the left of the following described line:

Commencing at an aluminum cap monumenting the Southwest Corner of said Section 27, thence following the westerly line of the Southwest One Quarter of said Section 27 North 00°03'25" West a distance of 421.17 feet to a point;
Thence leaving said westerly line, South 89°59'27" East a distance of 222.98 feet to the POINT OF BEGINNING.

Thence North 45°27'03" East a distance of 349.81 feet to a point;
Thence North 58°27'21" East a distance of 315.49 feet to a point;
Thence 23.76 feet along the arc of a circular curve to the left, said curve having a radius of 225.00 feet, a central angle of 06°03'09", a chord bearing North 59°27'25" West, a chord distance of 23.75 feet to a point;
Thence 131.77 feet along the arc of a circular curve to the right, said curve having a radius of 705.60 feet, a central angle of 10°42'01", a chord bearing North 57°07'56" West, a chord distance of 131.58 feet to a point;
Thence 197.98 feet along the arc of a circular curve to the right, said curve having a radius of 150 feet, a central angle of 75°37'29", a chord bearing North 13°58'11" West, a chord distance of 183.92 feet to a point;
Thence 149.78 feet along the arc of a circular curve to the left, said curve having a radius of 185.00 feet, a central angle of 46°23'15", a chord bearing North 00°38'56" West, a chord distance of 145.72 feet to a point;
Thence 130.16 feet along the arc of a circular curve to the right, said curve having a radius of 225.00 feet, a central angle of 33°08'45", a chord bearing North 05°58'19" West, a chord distance of 128.36 feet to a point;
Thence 257.99 feet along the arc of a circular curve to the left, said curve having a radius of 160.00 feet, a central angle of 92°23'04", a chord bearing North 35°35'29" West, a chord distance of 230.93 feet to a point;
Thence 136.13 feet along the arc of a circular curve to the right, said curve having a radius of 150.00 feet, a central angle of 51°59'58", a chord bearing North 55°47'02" West, a chord distance of 131.51 feet to a point;

THE LAND GROUP, INC.

Thence 142.15 feet along the arc of a circular curve to the left, said curve having a radius of 135.00 feet, a central angle of 60°19'44", a chord bearing North 59°56'55" West, a chord distance of 135.67 feet to a point;
Thence South 89°53'13" West a distance of 315.21 feet to a point;
Thence North 00°13'27" West a distance of 407.72 feet to a point;
Thence 155.84 feet along the arc of a circular curve to the right, said curve having a radius of 300.00 feet, a central angle of 29°45'48", a chord bearing North 14°39'27" East, a chord distance of 154.09 feet to a point;
Thence North 29°32'21" East a distance of 406.07 feet to a point;
Thence 266.31 feet along the arc of a circular curve to the right, said curve having a radius of 168.31 feet, a central angle of 90°39'26", a chord bearing North 14°07'08" West, a chord distance of 239.39 feet to a point;
Thence 391.40 feet along the arc of a circular curve to the left, said curve having a radius of 424.72 feet, a central angle of 52°48'02", a chord bearing North 04°48'33" East, a chord distance of 377.69 feet to a point;
Thence 195.38 feet along the arc of a circular curve to the right, said curve having a radius of 124.98 feet, a central angle of 89°34'15", a chord bearing North 23°11'40" East, a chord distance of 176.09 feet to a point;
Thence North 06°47'14" West a distance of 580.84 feet to a point on the ordinary high water line of the left bank of the South Fork of the Payette River and being the POINT OF TERMINUS.

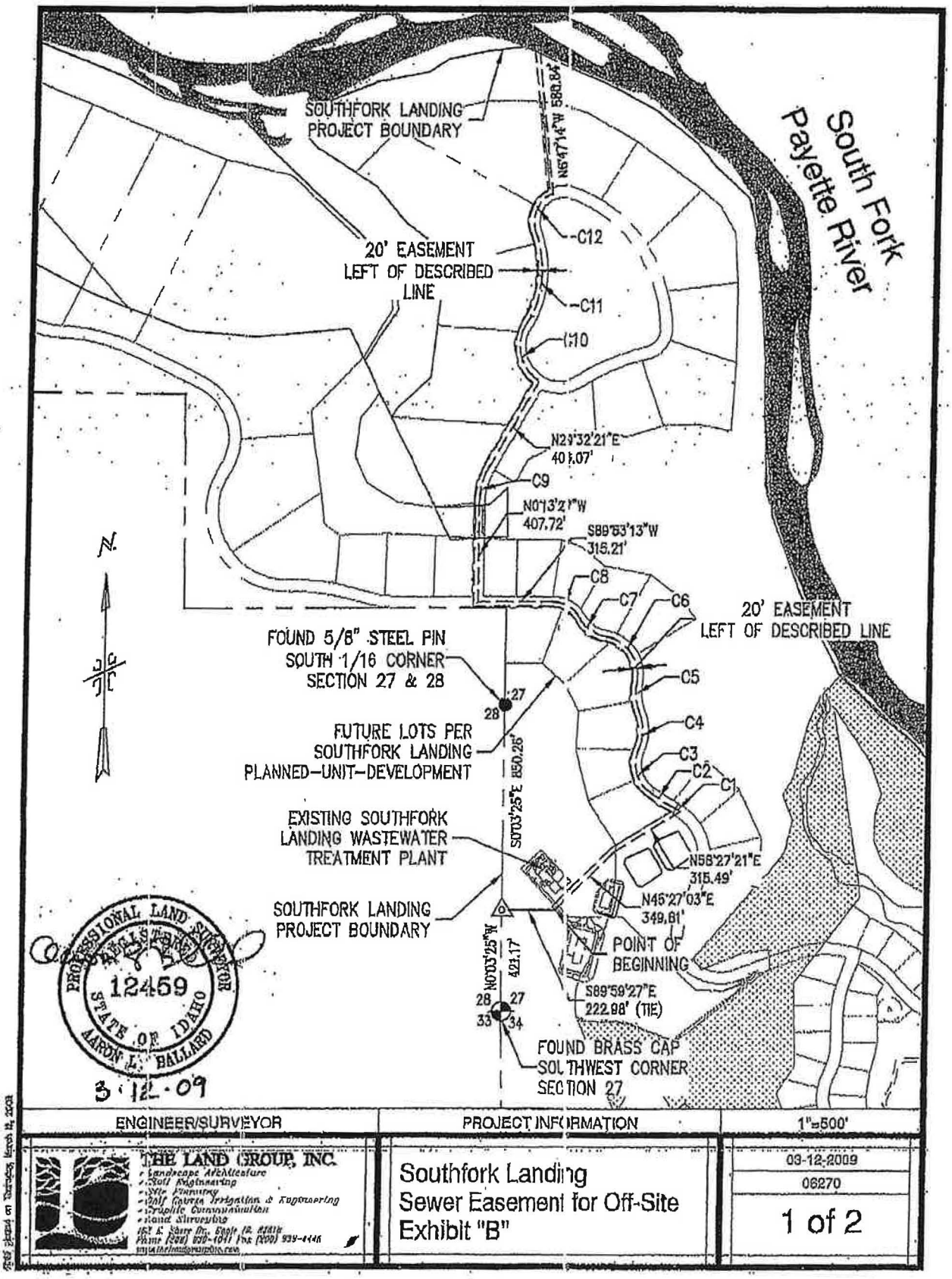
The above-described tract of land contains 2.08 acres, more or less, subject to all existing easements and rights-of-way.

Attached hereto is Exhibit "B" and by this reference is made a part hereof.

Prepared By: THE LAND GROUP, INC.
462 E. SHORE DRIVE, SUITE 100
EAGLE, IDAHO 83616
208-939-4041
208-939-4445 (FAX)

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD

3-12-09



ENGINEER/SURVEYOR	PROJECT INFORMATION	1"=500'
THE LAND GROUP, INC. • Landscape Architecture • Civil Engineering • Site Planning • Golf Course Irrigation & Engineering • Graphic Communication • Land Surveying 187 E. Shore Dr. Eagle, ID 83616 Phone (208) 939-1541 Fax (208) 939-4446	Southfork Landing Sewer Easement for Off-Site Exhibit "B"	03-12-2009 06270 1 of 2

Parcel Curve Table					
SEGMENT	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	225.00'	23.76'	6°03'03"	23.75'	N59°27'25"W
C2	705.60'	131.77'	10°42'01"	131.58'	N67°07'56"W
C3	150.00'	197.98'	75°37'29"	183.92'	N13°58'11"W
C4	185.00'	149.78'	46°23'15"	145.72'	N0°38'56"E
C5	225.00'	130.16'	33°08'46"	128.36'	N5°58'19"W
C6	160.00'	257.99'	92°23'04"	230.63'	N35°35'29"W
C7	150.00'	136.13'	51°59'58"	131.51'	N55°47'02"W
C8	135.00'	142.15'	60°19'44"	135.67'	N59°56'55"W
C9	300.00'	155.84'	29°45'48"	154.09'	N14°39'27"E
C10	168.31'	266.31'	90°39'26"	239.38'	N14°07'08"W
C11	424.72'	391.40'	52°48'02"	377.60'	N4°48'33"E
C12	124.98'	195.38'	89°34'15"	176.03'	N23°11'40"E

PROFESSIONAL LAND SURVEYOR
12459
STATE OF IDAHO
AARON L. BALLARD

3.12.09

ENGINEER/SURVEYOR	PROJECT INFORMATION	NONE
THE LAND GROUP, INC. • Landscape Architecture • Civil Engineering • Site Planning • Golf Course Irrigation & Engineering • Graphic Communication • Land Surveying 107 N. Silver Dr., Eagle ID. 83616 Phone (208) 939-4041 Fax (208) 939-4445 www.thelandgroupinc.com	Southfork Landing Sewer Easement for Off-Site Exhibit "B"	03-12-2009 06270 2 of 2

Plotted on Thursday, March 12, 2009

Instrument # 267903
IDAHO CITY, BOISE COUNTY, IDAHO
06-04-2020 10:30:27 AM No. of Pages: 11
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: $15.00
Ex-Officio Recorder Deputy Tracy Greenway
Index to: DEEDS
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED, LINDA L. WEILMUNSTER AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD K. WEILMUNSTER (a.k.a. Don K. Weilmunster), whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantor,** hereby conveys, releases, remises, and forever quitclaims unto **CHARTER RANCH LLC,** an Idaho limited liability company, whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantee,** all of Grantor's right, title and interest, in that certain property located in Boise County, Idaho which is more particularly described as follows:

The Parcels identified as Parcels 1, 2, 5, 6, 7, 8, 9, 10, 11 and 17 in the attached Exhibit A,

Subject to and excepting therefrom: (i) easements, rights-of way, and dedications shown on the recorded plat for Southfork Landing Subdivision Phase 1 and as necessary to implement the Master Plan for the Southfork Landing PUD, as approved by Boise County, (ii) that certain sewer easement which is described in the attached Exhibit B, and (iii) all other easements and encumbrances of record or visible on the property.

DATED this 1st day of June, 2020.

Linda L Weilmunster

LINDA L. WEILMUNSTER, Personal Representative of the estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased

ACKNOWLEDGMENT FOLLOWS ON PAGE 2

STATE OF IDAHO)
: ss
COUNTY OF Boise)

On this 1st day of June, 2020, before me, the undersigned, a notary public in and for said state, personally appeared, LINDA L. WEILMUNSTER, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased, and acknowledged to me that she executed the same as such Personal Representative.

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
My commission expires: 5/31/26

EXHIBIT A

This property description is a compilation of public record information, and new descriptions derived from public record information, relevant to the land previously described in Exhibit A of a Judgment and Decree of Foreclosure Case No. CV-2013-127 recorded as Instrument Number 241908, records of Boise County, Idaho.

Parcel 1 (Tract I, Parcel 1 from Judgment and Decree of Foreclosure Case No. CV-2013-127).

A parcel of land located in a portion of Government Lot 6 in Section 27, Township 9 North, Range 4 East, Boise Meridian being more particularly described as follows:

BEGINNING at the West 1/4 corner of said Section 27, Thence North 01°22'05" West 1028.27 feet along the West line of said Section 27 to the meander corner between Sections 27 and 28, Thence continuing along said West line North 01°12'21" West 185.91 feet to the South boundary line of Lot 1, Block 14 as shown on the Southfork Landing Subdivision Phase-I Plat recorded as Instrument Number 216477, records of Boise County, Idaho;
Thence continuing along said boundary line South 89°40'12" East 145.92 feet;
Thence South 85°31'35" East 76.73 feet;
Thence South 72°01'35" East 127.30 feet;
Thence South 60°45'33" East 243.53 feet;
Thence South 54°00'35" East 337.75 feet;
Thence South 49°51'24" East 102.96 feet;
Thence South 28°16'47" East 127.79 feet;
Thence South 04°27'01" East 200.36 feet;
Thence South 00°00'14" East 332.14 feet;
Thence South 03°44'14" West 335.86 feet to the right bank of a side channel of the South Fork of the Payette river as described in the Disclaimer of Interest to the State of Idaho recorded as Instrument Number 215960, records of Boise County, Idaho;
Thence continuing along said right bank North 63°36'37" West 120.52 feet;
Thence North 85°51'42" West 145.64 feet;
Thence South 76°16'22" West 76.52 feet;
Thence South 58°44'10" West 81.01 feet;
Thence South 86°25'20" West 78.77 feet;
Thence South 75°12'06" West 221.49 feet;
Thence South 82°42'13" West 154.03 feet;
Thence South 34°14'21" West 93.05 feet;
Thence South 49°30'22" West 39.68 feet to the said West line of Section 27;
Thence North 01°21'14" West 375.63 feet along said West line to the **POINT OF BEGINNING.**

Parcel 2 (Tract I, Parcel 1 from Judgment and Decree of Foreclosure Case No. CV-2013-127).

A parcel of land located in a portion of Government Lot 6 in Section 27, Township 9 North, Range 4 East, Boise Meridian being more particularly described as follows:

BEGINNING at the Southwest corner of said Government Lot 6,
Thence North 00°02'40" East 399.80 feet along the West line of said Section 27;
Thence continuing along said West line North 0°00'20" East 291.74 feet to a meander corner between Sections 27 and 28;
Thence leaving said West line and continuing along the left bank of a side channel of the South Fork of the Payette river as described in the Disclaimer of Interest to the State of Idaho recorded as Instrument Number 215960, records of Boise County, Idaho;
Thence North 87°42'36" East 244.09 feet;
Thence South 70°16'06" East 123.63 feet;
Thence South 36°48'16" East 101.03 feet;
Thence North 87°17'32" East 138.46 feet;
Thence South 77°57'19" East 49.81 feet;
Thence South 50°16'16" East 174.77 feet;
Thence South 38°11'26" East 136.34 feet;
Thence South 22°43'50" East 91.04 feet;
Thence South 51°17'40" West 50.26 feet;
Thence South 89°01'06" West 73.31 feet;
Thence South 77°44'46" West 156.24 feet;
Thence South 24°44'52" West 55.97 feet to the boundary line of Lot 17, Block 11 as shown on the Southfork Landing Subdivision Phase-I Plat recorded as Instrument Number 216477, records of Boise County, Idaho;
Thence continuing along said boundary line South 87°02'10" West 5.00 feet;
Thence South 01°31'02" East 166.93 feet to the South line of said Government Lot 6;
Thence continuing along said South line North 88°49'01" West 572.95 feet to the **POINT OF BEGINNING.**

Parcel 5 (Tract I, Parcel 3, Tract A from Judgment and Decree of Foreclosure Case No. CV-2013-127) Being Tract A of Warranty Deed, Inst. No. 201131, records of Boise County, Idaho.

The Southeast 1/4 of the Northwest 1/4 of Section 28, Township 9 North, Range 4 East, Boise Meridian.

Parcel 6 (Tract I, Parcel 3, Tract B from Judgment and Decree of Foreclosure Case No. CV-2013-127) Being Tract B of Warranty deed, Inst No. 201131, records of Boise County, Idaho.

Government Lot 2 of Section 28, Township 9 North, Range 4 East, Boise Meridian.

Parcel 7 (Tract I, Parcel 3, Tract C from Judgment and Decree of Foreclosure Case No. CV-2013-127) Being Tract C of Warranty Deed, Inst. No. 201131, records of Boise County, Idaho.

Government Lot 3 of Section 28, Township 9 North, Range 4 East, Boise Meridian.

Parcel 8 (Tract I, Parcel 3, Tract D from Judgment and Decree of Foreclosure Case No. CV-2013-127) Being Tract D of Warranty Deed, Inst. No. 201131, records of Boise County, Idaho.

Government Lot 4 in Section 28, Township 9 North, Range 4 East, Boise Meridian.

EXCEPTING THEREFROM:

(1) The Southerly 400 feet of Government Lot 4 of Section 28, Township 9 North, Range 4 East, Boise Meridian, as described in Warranty Deed, Inst. No. 103279, records of Boise County, Idaho.

(2) The lands described in Disclaimer of Interest to the State of Idaho recorded as Instrument Number 215960, records of Boise County, Idaho.

(3) Parcel 1 described in Exhibit A of Quitclaim Deed Instrument Number 113169, records of Boise County, Idaho.

Parcel 9 (Tract I, Parcel 3, Tract E from Judgment and Decree of Foreclosure Case No. CV-2013-127)

STATE OF IDAHO Quitclaim Deed Number 11441 (Records of Idaho Department of Lands) and recorded as Inst. No 88281, records of Boise County, Idaho. A parcel of land being accretion land in Section 28 (formerly Section 27), Township 9 North, Range 4 East, Boise Meridian. Also being Tract A of said Inst. No. 88281 being more particularly described as follows:

COMMENCING at the meander corner common to Sections 27 and 28, Township 9 North, Range 4 East, Boise Meridian, on the left bank of the South Fork of the Payette River; Thence South 87°46'41" West 242.27 feet, Thence North 25°58'19" West 820.29 feet to the **POINT OF BEGINNING**:

Thence North 31°48'23" East 250.28 feet;
Thence North 6°18'08" West 116.06 feet;
Thence North 37°19'50" West 230.97 feet;
Thence North 47°31'05" West 500.97 feet;
Thence North 39°48'38" West 204.46 feet;
Thence North 71°56'05" West 96.73 feet;
Thence North 59°47'58" West 214.62 feet;
Thence North 70°18'31" West 246.54 feet;
Thence North 76°15'13" West 367.84 feet;
Thence North 61°20'08" West 369.13 feet;
Thence North 64°39'43" West 99.67 feet;
Thence South 86°15'51" West 171.50 feet;
Thence North 61°38'06" West 103.61 feet;

Thence South 24°58'19" East 190.91 feet;
Thence South 23°43'18" East 263.82 feet;
Thence South 25°43'19" East 132.01 feet;
Thence South 23°28'18" East 98.92 feet;
Thence South 55°47'57" East 106.74 feet;
Thence South 32°12'44" East 562.39 feet;
Thence South 62°28'09" East 267.39 feet;
Thence South 68°08'27" East 448.60 feet;
Thence South 84°22'17" East 282.27 feet;
Thence North 85°04'54" East 397.19 feet;
Thence South 25°58'19" East 143.46 feet to the **POINT OF BEGINNING.**

Parcel 10 (Tract I, Parcel 3, Tract E from Judgment and Decree of Foreclosure Case No. CV-2013-127)

STATE OF IDAHO Quitclaim Deed Number 11441 (Records of Idaho Department of Lands) and recorded as Inst. No 88281, records of Boise County, Idaho. A parcel of land being accretion land in Section 28, Township 9 North Range 4 East. Boise Meridian. Also being Tract C of said Inst. No. 88281 being more particularly described as follows:

COMMENCING at the meander corner common to Sections 27 and 28, Township 9 North, Range 4 East, Boise Meridian, on the left bank of the South Fork of the Payette River; Thence South 87°46'41" West, 242.27 feet; Thence North 25°58'19" West, 151.00 feet to the **POINT OF BEGINNING**:

Thence North 25°58'19" West 413.52 feet;
Thence North 34°42'02" East 51.54 feet;
Thence North 46°21'54" East 173.24 feet;
Thence North 6°08'13" East 356.62 feet;
Thence North 8°45'32" West 185.09 feet;
Thence North 52°36'20" West 149.02 feet;
Thence North 39°03'04" West 197.33 feet;
Thence North 57°08'43" West 296.19 feet;
Thence North 43°52'22" West 176.89 feet;
Thence North 69°10'12" East 391.03 feet;
Thence North 78°23'23" East 208.63 feet;
Thence North 57°35'15" East 101.69 feet;
Thence North 78°24'32" East 154.82 feet;
Thence North 82°40'43" East 86.78 feet;
Thence South 1°17'39" East 1803.99 feet to a point on a flowing channel of the South Fork of the Payette River;
Thence South 47°50'33" West 102.91 feet;
Thence South 86°01'36" West 176.71 feet;
Thence North 85°30'12" West 51.20 feet to **POINT OF BEGINNING.**

EXCEPTING THEREFROM:

(1) Any portion of Lot 1, Block 14, as shown on the Southfork Landing Subdivision Phase-I Plat recorded as Instrument Number 216477, records of Boise County, Idaho.

Parcel 11 (Tract I, Parcel 4 from Judgment and Decree of Foreclosure Case No. CV-2013-127)

Parcel 1 described in Exhibit A of Quitclaim Deed Instrument Number 113169, records of Boise County, Idaho.

Parcel 17 (Part of Tract IV from Judgment and Decree of Foreclosure Case No. CV-2013-127)

A parcel of land being accretion land in Section 28 Township 9 North., Range 4 East., Boise Meridian being the second parcel described in Disclaimer of Interest 219 and recorded as Inst. No. 215959 and depicted as Parcel 4 shown on Amended Record of Survey, Inst. No.216425, all records of Boise County, Idaho, said parcel being more particularly described as follows:

COMMENCING at the corner common to Sections 27, 28, 33, and 34 of Township 9 North, Range 4 East, Boise Meridian; Thence along the Easterly line of said Section 28 North 00°00'33" East 1271.22 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 28, Thence North 00°00'20" East 691.74 feet to the Meander corner of Government Lot 4 in said Section 28; Thence along the ordinary high water line of the Left Bank of a Side Channel of the South Fork of the Payette River South 87°44'30" West 242.27 feet; Thence North 26°00'30" West 151.00 feet to the **POINT OF BEGINNING**, said point being on the Ordinary High Water Line of the Right Bank of a Side Channel of the South Fork of the Payette River:

Thence leaving said ordinary highwater line North 26°00'30" West 413.51 feet;
Thence North 34°39'51" East 51.54 feet;
Thence North 46°19'43" East 173.24 feet;
Thence North 06°06'02" East 123.61 feet to a point on the ordinary highwater line of the Right Bank of a Side Channel of the South Fork of the Payette River;
Thence along said Right Bank the following courses and distances
South 55°03'46" West 207.97 feet;
Thence South 36°50'41" West 58.95 feet;
Thence South 60°49'13" West 17.83 feet;
Thence South 60°49'13" West 84.73 feet;
Thence South 59°32'17" West 71.89 feet;
Thence South 18°55'54" West 79.63 feet;
Thence South 07°53'55" East 111.66 feet;
Thence South 31°41'37" East 111.91 feet;
Thence South 65°53'44" East 71.86 feet;
Thence South 48°21'20" East 120.10 feet;
Thence South 85°22'27" East 167.83 feet to the **POINT OF BEGINNING**.

EXHIBIT B

THE LAND GROUP, INC.

March 12, 2009
Project No. 06270
Legal Description
Southfork Landing
Off-Site Sewer Easement
2.08 acres

A sewer easement situated in the West One Half of Section 27, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, being 20 feet in width, lying to the left of the following described line:

Commencing at an aluminum cap monumenting the Southwest Corner of said Section 27, thence following the westerly line of the Southwest One Quarter of said Section 27 North 00°03'25" West a distance of 421.17 feet to a point;
Thence leaving said westerly line, South 89°59'27" East a distance of 222.98 feet to the POINT OF BEGINNING.

Thence North 45°27'03" East a distance of 349.81 feet to a point;
Thence North 58°27'21" East a distance of 315.49 feet to a point;
Thence 23.76 feet along the arc of a circular curve to the left, said curve having a radius of 225.00 feet, a central angle of 06°03'09", a chord bearing North 59°27'25" West, a chord distance of 23.75 feet to a point;
Thence 131.77 feet along the arc of a circular curve to the right, said curve having a radius of 705.60 feet, a central angle of 10°42'01", a chord bearing North 57°07'56" West, a chord distance of 131.58 feet to a point;
Thence 197.98 feet along the arc of a circular curve to the right, said curve having a radius of 150 feet, a central angle of 75°37'29", a chord bearing North 13°58'11" West, a chord distance of 183.92 feet to a point;
Thence 149.78 feet along the arc of a circular curve to the left, said curve having a radius of 185.00 feet, a central angle of 46°23'15", a chord bearing North 00°38'56" West, a chord distance of 145.72 feet to a point;
Thence 130.16 feet along the arc of a circular curve to the right, said curve having a radius of 225.00 feet, a central angle of 33°08'45", a chord bearing North 05°58'19" West, a chord distance of 128.36 feet to a point;
Thence 257.99 feet along the arc of a circular curve to the left, said curve having a radius of 160.00 feet, a central angle of 92°23'04", a chord bearing North 35°35'29" West, a chord distance of 230.93 feet to a point;
Thence 136.13 feet along the arc of a circular curve to the right, said curve having a radius of 150.00 feet, a central angle of 51°59'58", a chord bearing North 55°47'02" West, a chord distance of 131.51 feet to a point;

THE LAND GROUP, INC.

Thence 142.15 feet along the arc of a circular curve to the left, said curve having a radius of 135.00 feet, a central angle of 60°19'44", a chord bearing North 59°56'55" West, a chord distance of 135.67 feet to a point;
Thence South 89°53'13" West a distance of 315.21 feet to a point;
Thence North 00°13'27" West a distance of 407.72 feet to a point;
Thence 155.84 feet along the arc of a circular curve to the right, said curve having a radius of 300.00 feet, a central angle of 29°45'48", a chord bearing North 14°39'27" East, a chord distance of 154.09 feet to a point;
Thence North 29°32'21" East a distance of 406.07 feet to a point;
Thence 266.31 feet along the arc of a circular curve to the right, said curve having a radius of 168.31 feet, a central angle of 90°39'26", a chord bearing North 14°07'08" West, a chord distance of 239.39 feet to a point;
Thence 391.40 feet along the arc of a circular curve to the left, said curve having a radius of 424.72 feet, a central angle of 52°48'02", a chord bearing North 04°48'33" East, a chord distance of 377.69 feet to a point;
Thence 195.38 feet along the arc of a circular curve to the right, said curve having a radius of 124.98 feet, a central angle of 89°34'15", a chord bearing North 23°11'40" East, a chord distance of 176.09 feet to a point;
Thence North 06°47'14" West a distance of 580.84 feet to a point on the ordinary high water line of the left bank of the South Fork of the Payette River and being the POINT OF TERMINUS.

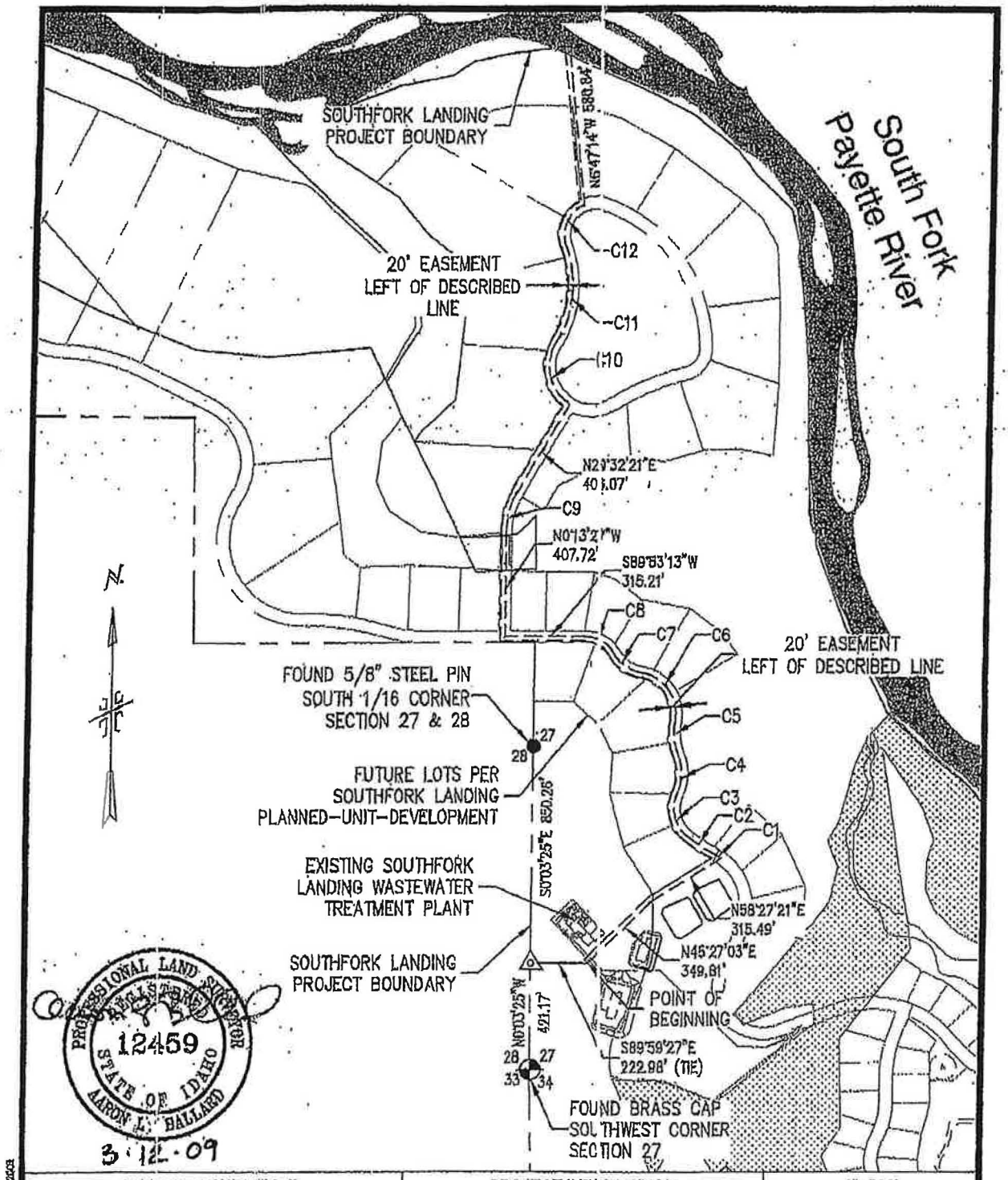
The above-described tract of land contains 2.08 acres, more or less, subject to all existing easements and rights-of-way.

Attached hereto is Exhibit "B" and by this reference is made a part hereof.

Prepared By: THE LAND GROUP, INC.
462 E. SHORE DRIVE, SUITE 100
EAGLE, IDAHO 83616
208-939-4041
208-939-4445 (FAX)

PROFESSIONAL LAND SURVEYOR REGISTERED 12459 STATE OF IDAHO AARON L. BALLARD

3-12-09



ENGINEER/SURVEYOR	PROJECT INFORMATION	1"=500'
THE LAND GROUP, INC. • Landscape Architecture • Golf Engineering • Site Planning • Golf Course Irrigation & Engineering • Graphic Communications • Land Surveying 167 E. State St., Eagle, ID. 83616 Phone (208) 939-4041 Fax (208) 939-4446 mail@thelandgroupinc.com	Southfork Landing Sewer Easement for Off-Site Exhibit "B"	03-12-2009 06270 1 of 2

Parcel Curve Table					
SEGMENT	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	225.00'	23.76'	6°03'03"	23.75'	N59°27'25"W
C2	705.60'	131.77'	10°42'01"	131.58'	N57°07'56"W
C3	150.00'	197.98'	75°37'29"	183.92'	N13°58'11"W
C4	185.00'	149.78'	46°23'15"	145.72'	N0°38'56"E
C5	225.00'	130.16'	33°08'46"	128.36'	N5°58'19"W
C6	160.00'	257.99'	92°23'04"	230.63'	N35°35'29"W
C7	150.00'	136.13'	51°59'55"	131.51'	N55°47'02"W
C8	135.00'	142.15'	60°19'44"	135.67'	N59°56'55"W
C9	300.00'	155.84'	29°45'48"	154.09'	N14°36'27"E
C10	168.31'	266.31'	90°39'26"	239.39'	N14°07'08"W
C11	424.72'	391.40'	52°48'02"	377.69'	N4°48'33"E
C12	124.98'	195.38'	89°34'15"	176.09'	N23°11'40"E

PROFESSIONAL LAND SURVEYOR
12459
STATE OF IDAHO
AARON L. BALLARD

3.12.09

ENGINEER/SURVEYOR	PROJECT INFORMATION	NONE
THE LAND GROUP, INC. • Landscape Architecture • Civil Engineering • Site Planning • Golf Course Irrigation & Engineering • Graphic Communication • Land Surveying 421 E. Shore Dr. Eagle ID. 83616 Phone (208) 939-4041 Fax (208) 939-4446 www.thelandgroupinc.com	Southfork Landing Sewer Easement for Off-Site Exhibit "B"	03-12-2009 06270 2 of 2

6846 plotted on Thursday, March 12, 2009

Instrument # 267904
IDAHO CITY, BOISE COUNTY, IDAHO
06-04-2020 10:30:27 AM No. of Pages: 7
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: $15.00
Ex-Officio Recorder Deputy Tracy Greenway
Index to: DEEDS
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED, LINDA L. WEILMUNSTER, as Personal Representative of the Estate of Donald K. Weilmunster, (also known as Don K. Weilmunster), whose address is PO Box 4, Garden Valley, ID 83622-0004, **Grantor,** hereby conveys, releases, remises, and forever quitclaims unto **CHARTER RANCH LLC**, an Idaho limited liability company, whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantee,** all of Grantor's right, title and interest, in that certain property located in Boise County, Idaho which is more particularly described as follows:

The Parcels identified as Parcels 13, 15, 16 and 18 in the attached Exhibit A,

Subject to: (i) easements, rights-of way, and dedications shown on the recorded plat for Southfork Landing Subdivision Phase 1 and as necessary to implement the Master Plan for the Southfork Landing PUD, as approved by Boise County, and (ii) all other easements and encumbrances of record or visible on the property.

DATED this 1st day of June, 2020.

Linda L Weilmunster
LINDA L. WEILMUNSTER, Personal Representative of the estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased.

STATE OF IDAHO)
: ss
COUNTY OF Boise)

On this 1st day of June, 2020, before me, the undersigned, a notary public in and for said state, personally appeared, LINDA L. WEILMUNSTER, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased, and acknowledged to me that she executed the same as such Personal Representative.

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

STEVEN J. MILLEMANN NOTARY PUBLIC Comm No. 16207 STATE OF IDAHO

Notary Public for Idaho
My commission expires: 5/31/26

EXHIBIT A

This property description is a compilation of public record information, and new descriptions derived from public record information, relevant to the land previously described in Exhibit A of a Judgment and Decree of Foreclosure Case No. CV-2013-127 recorded as Instrument Number 241908, records of Boise County, Idaho.

Parcel 13 (Tract I, Parcel 9 from Judgment and Decree of Foreclosure Case No. CV-2013-127)

The parcel of land located in the Southeast 1/4 of Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho described in Exhibit A of Special Warranty Deed Instrument Number 160073, records of Boise County, Idaho being more particularly described as follows:

COMMENCING at the South One Quarter corner of said Section 34, Thence
North 89°49'56" East 1026.83 feet along the South line of said Section 34 to the **POINT OF BEGINNING:**

Thence continuing North 89°49'56" East 601.33 feet;
Thence North 00°33'06" West 630.30 feet;
Thence North 89°58'10" East 325.89 feet;
Thence North 00°31'43" West 629.51 feet;
Thence South 89°53'35" East 652.32 feet the to 1/16th corner;
Thence North 00°28'57" West 78.61 feet;
Thence South 87°50'16" West 675.28 feet;
Thence North 02°03'52" West 279.00 feet;
Thence North 90°00'00" West 898.97 feet;
Thence South 00°36'19" East 1592.51 feet to the **POINT OF BEGINNING.**

Parcel 15 (Tract I, Parcel 12 from Judgment and Decree of Foreclosure Case No. CV-2013127)
A parcel of land located in a portion of the Southeast 1/4 of Section 34, Township 9 North, Range 4 East, Boise Meridian being more particularly described as follows:

BEGINNING at the Northwest corner of said Southeast 1/4, said Northwest corner being on the boundary of the Southfork Landing Phase-I Subdivision Plat recorded as Instrument Number 216477, records of Boise County;
Thence along the North line of said Southeast 1/4 and continuing along said subdivision boundary South 89°37'10" East 13.87 feet;
Thence leaving said North line and continuing along said subdivision boundary 431.94 feet along a non-tangent curve to the left; said curve having a radius of 425.00 feet, a delta angle of 58°13'54", and a chord bearing and distance of South 40°46'00" East 413.59 feet;
Thence South 69°52'56" East 906.26 feet;

Thence 306.94 feet along a curve to the left; said curve having a radius of 525.00 feet, a delta angle of 33°29'54", and a chord bearing and distance of South 86°37'53" East 302.59 feet;
Thence 364.37 feet along a reverse curve to the right; said curve having a radius of 575.00 feet, a delta angle of 36°18'26", and a chord bearing and distance of South 85°13'37" East 358.30 feet;
Thence 224.76 feet along a reverse curve to the left; said curve having a radius of 325.00 feet, a delta angle of 39°37'28", and a chord bearing and distance of South 86°53'09" East 220.31 feet;
Thence 331.11 feet along a reverse curve to the right; said curve having a radius of 275.00 feet, a delta angle of 68°59'12", and a chord bearing and distance of South 72°12'21" East 311.47 feet,
Thence South 37°42'47" East 336.50 feet;
Thence 72.63 feet along a curve to the left; said curve having a radius of 175.00 feet, a delta angle of 23°46'46", and a chord bearing and distance of South 49°36'10" East 72.11 feet;
Thence 74.61 feet along a reverse curve to the right; said curve having a radius of 125.00 feet, a delta angle of 34°11'53", and a chord bearing and distance of South 44°23'35" East 73.51 feet to the East line of said Section 34;
Thence leaving said subdivision boundary continuing along said East line South 00°29'01" East 49.68 feet to the Southeast corner of Charter's Mtn. Ranch Condominiums and Subdivision No. 1, recorded as Instrument Number 112105 and vacated by Instrument Number 220111, records of Boise County;
Thence leaving said East line and continuing along the southerly boundary of said Charter's Mtn. Ranch Condominiums and Subdivision;
Thence South 87°51'31" West 66.80 feet;
Thence North 25°01'33" West 125.66 feet;
Thence North 38°15'04" West 338.84 feet;
Thence North 79°56'44" West 247.30 feet;
Thence South 81°47'51" West 118.14 feet;
Thence leaving said southerly boundary and continuing along the West line of the parcel of land described in a Quitclaim Deed recorded as Instrument Number 207931, records of Boise County South 02°02'37" East 150.22 feet;
Thence leaving said West line North 90°00'00" West 898.87 feet
Thence South 00°36'19" East 1592.51 feet to the South line of said Section 34;
Thence continuing along said South line South 89°49'56" West 1026.83 feet to the South 1/4 corner of said Section 34;
Thence leaving said South line and continuing along the West line of said Southeast 1/4 of Section 34 North 00°40'02" West 2536.87 feet to the **POINT OF BEGINNING**.

Parcel 16 (Tract III from Judgment and Decree of Foreclosure Case No. CV-2013-127)

That parcel of land described in a Bargain and Sale Deed recorded as Instrument# 210968, records of Boise County, said parcel being all of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 34; All of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 34; All of the Southwest 1/4 of the Southwest 1/4 of Section 35; All of the Southeast 1/4 of the Southwest 1/4 of said Section 35; All of Government Lots 5 and 6 of said Section 35; and a portion of Government Lot 7, lying West of Alder Creek in said Section 35; ALL being located in Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho being more particularly described as follows:

BEGINNING at the Section Corner common to Sections 34 and 35, Township 9 North., Range 4 East., Boise Meridian, and Section 2 and 3, Township 8 North., Range 4 East., B.M., Thence, along the section line common to said Section 35 and 2, N 89° 53' 02" E 1118.08 feet (formerly S 89° 30' 00" E 1118.29 feet) to a found two inch diameter Pipe marking the real point of beginning of Crosstimber Ranch Subdivision No. 1, as shown on the Official Plat, recorded as Instrument No. 161524, records of Boise County, Idaho;
Thence, continuing along said section line and along the North boundary of said Crosstimber Ranch Subdivision No. 1, N 89° 53' 02" E 210.39 feet (formerly 210.30');
Thence leaving said section line and continuing along said Crosstimber Ranch Subdivision No. 1 boundary line the following bearings and distances:
N 0°36' 38" W 635.20 feet (formerly N 0° 00' 24" E 635.26 feet);
Thence, N 89° 32' 39" E 1327.38 feet (formerly S 89° 50' 03" E 1327.55 feet);
Thence, N 0° 37' 48" W 16.99 feet (formerly N 0° 04' 57" W 17.02 feet);
Thence, N 89° 52' 58" E 80.84 feet (formerly S 89° 30' 00" E 80.97 feet) to the Northeast corner of said Crosstimber Ranch Subdivision No. 1 also being the Northwest Corner of Creekside at Crosstimber Ranch Subdivision, as shown on the Official Plat, recorded as Instrument No. 178921, Records of Boise County, Idaho;
Thence, leaving the North boundary line of said Crosstimber Ranch Subdivision No. 1 and along the North boundary line of said Creekside at Crosstimber Ranch Subdivision, N 89° 52' 58" E 390.03 feet (formerly S 89° 30' 00" E) to a point marking the intersection of the North boundary line of said Creekside at Crosstimber Ranch Subdivision and the centerline of Alder Creek;
Thence, leaving the North boundary line of said Creekside at Crosstimber Ranch Subdivision and meandering along the centerline of Alder Creek the following bearings and distances:
Thence N 05° 30' 07" E 181.28 feet;
Thence N 13° 34' 30" W 177.09 feet;
Thence N 4° 41' 31" E 254.56 feet;
Thence N 10° 55' 22" E 129.14 feet;
Thence N 29° 13' 05" E 214.95 feet;
Thence N 51° 30' 40" E 249.86 feet;
Thence N 80° 23' 47" E 114.44 feet;
Thence N 47° 29' 59" E 182.40 feet to a point marking the intersection of the centerline of said Alder Creek and the ordinary highwater line of the left bank of the South Fork of the Payette River;
Thence leaving said centerline and meandering along the ordinary highwater line of the left bank of said South Fork of the Payette River the following bearings and distances:
N 8° 33' 22" W 185.44 feet;
Thence N 30° 09' 51" W 117.73 feet;
Thence N 57° 38' 45" W 427.63 feet;
Thence N 75° 01' 26" W 618.32 feet;
Thence N 68° 20 '35" W 420.28 feet;
Thence N 72° 28' 05" W 511.40 feet;
Thence S 80° 17' 18" W 762.73 feet;
Thence N 69° 19' 47" W 207.11 feet;
Thence N 59° 58' 59" W 265.67 feet;
Thence N 47° 03' 51" W 217.40 feet;
Thence N 41° 17' 27" W 695.39 feet to the intersection of said ordinary highwater line and the section line common to said Sections 34 and 35;

Thence leaving said ordinary highwater line, and along the section line common to said Section 34 and 35, S 0° 23' 04" E 1104.45 feet (formerly S 0° 28' 57" E 1104.15 feet) to an Aluminum Cap marking the Corner common to said Sections 34 and 35;
Thence continuing along said section line, S 0° 28' 13" E 1255.85 feet (formerly S 0° 28' 57" E 1255.90 feet) to an Aluminum Cap marking the South 1/16 Section Corner common to said Sections 34 and 35;
Thence leaving said section line and along the South 1/16 section line of said Section 34, N 89° 54' 48" W 652.23 feet (formerly N 89° 53' 35" W 651.32 feet) to an Iron Pin marking the Northwest Corner of the Northeast 1/4 of the Southeast 1/4 of the Southeast1/2 of said Section 34;
Thence leaving said South 1/16 section line and along the West boundary line of the East 1/2 of the Southeast 1/4 of the Southeast'/ of said Section 34, S 0° 32' 19" E 944.03 feet (formerly S 0° 31' 43" E) to an Iron Pin marking the Southwest Corner of the North1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 34;
Thence leaving said west boundary line and along the South boundary line of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 34, N 89° 52' 51" E 651.48 feet to an Iron Pin on the section line common to said sections 34 and 35, also being the Southeast Corner of the North 1/2 of the Southeast 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 34;
Thence, leaving said south boundary line and along the section line common to said Section 34 and 35, S 0°29' 41" E 313.89 feet to the **POINT OF BEGINNING**;

TOGETHER WITH:

A parcel of land being a portion of the SW 1/4 of the NW 1/4 of Section 35, T.9N., R. 5E., B.M. as shown on the Plat of Southfork Landing Subdivision – Phase 1, Instrument Number 216477, records of Boise County, Idaho as "Excluded (not a part)" on Page 9 of 18 of said Plat and being more particularly described as follows:

COMMENCING at the South 1/16 corner common to Sections 34 and 35, thence following the westerly line of said Section 35, North 00°29'01" West 1255.88 feet to the West 1/4 corner of Section 35, Thence leaving said westerly line, North 51°23'56" East 258.20 feet to the northerly right-of-way line Freedom Ranch Road and the **POINT OF BEGINNING**;

Thence North 00° 18' 15" East 254.35 feet;
Thence South 88° 08' 01" East 43.66 feet;
Thence South 81° 52' 21" East 66.85 feet;
Thence South 74° 27' 47" East 63.78 feet;
Thence South 67° 10' 22" East 97.45 feet;
Thence South 70° 41' 23" East 79.23 feet;
Thence South 56° 38' 30" East 17.85 feet;
Thence South 40° 49' 26" East 42.27 feet;
Thence South 24° 40' 14" East 78.41 feet;
Thence South 13° 33' 35" East 48.46 feet;
Thence South 42° 47' 05"East 53.00 feet;
Thence South 28° 42' 09" East 39.37 feet;
Thence South 03° 48' 55" East 32.79 feet;

Thence South 10° 05' 01" West 16.61 feet;
Thence South 03° 00' 49" West 13.83 feet;
Thence South 24° 44' 33" West 14.40 feet;
Thence North 65° 15' 27" West 214.35 feet;
Thence 266.58 feet along a curve to the left, said curve having a radius 625.00 feet, delta angle of 24°26'18" and a long chord bearing and distance of North 77° 28' 36" West 264.56 feet;
Thence North 89° 43' 12" West 18.33 feet, to the **POINT OF BEGINNING.**

EXCEPTING THEREFROM:

(1) Any portion lying within the boundary of the Southfork Landing Subdivision Phase-I Plat recorded as Instrument Number 216477, records of Boise County.

(2) Any portion lying within the boundary of the Haile Subdivision Plat recorded as Instrument Number 231999, records of Boise County.

(3) Any portion lying within Riverfront Estates, a subdivision recorded as Instrument Number 254455, records of Boise County, Idaho.

(4) Any public Right-of-Way for Alder Creek Road.

(5) Any portion lying within the boundary of Crosstimber Ranch Subdivision No. 1, Instrument Number 161524, records of Boise County, Idaho.

(6) The following described parcel:

A parcel of land located in the South 1/2 of Section 35, Township 9 North, Range 4 East Boise Meridian, Boise County, Idaho being Quitclaim Deed, Instrument No. 250374 and shown on Record of Survey, Instrument No. 250372, records of Boise County, Idaho being more particularly described as follows:

COMMENCING at southwest corner of said Section 35, Thence following the southerly line of the Southwest 1/4 of said Section 35, North 89°52'53" East 1,328.82 feet to the southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 35 and being on the westerly line of Creekside at Crosstimber Ranch Subdivision, Instrument No. 178921, records of Boise County, Idaho. Thence leaving said southerly line and following the westerly line of said Subdivision North 00°36'47" West 635.20 feet to the northwest corner of said Subdivision, Thence leaving said westerly line and following the northerly line of said Subdivision, Thence North 89°32'30" East 1,184.50 feet, Thence leaving said northerly line, North 0°27'30" West 502.63 feet to the **POINT OF BEGINNING**:

Thence 93.75 feet along the arc of a circular curve to the left, said curve having a radius of 175.00 feet, a central angle of 30°41'38", a chord bearing of North 08°44'39" West and chord distance of 92.63 feet;
Thence North 24°05'28" West a distance of 7.51 feet to a point;

Thence North 65°54'32" East a distance of 274.11 feet to a point;
Thence South 09°19'41" East a distance of 233.99 feet to a point hereinafter referred to as POINT "A"; Thence North 85°39'19" West a distance of 271.79 feet to the **POINT OF BEGINNING**.

TOGETHER WITH:

A 14' wide ingress and egress easement being 7' on each side of the following described centerline:

COMMENCING at a point previously referred to as POINT "A", Thence North 85°39'19" West 67.10 feet to the **POINT OF BEGINNING**:

Thence 117 .14 feet along a curve to the right, said curve having a radius of 82.00 feet, a central angle of 81°51'01", a chord bearing and distance of South 14°42'31" West 107.43 feet;
Thence 94.97 feet along a non-tangent curve to the left, said curve having a radius of 132.31 feet, a central angle of 41°09'36", a chord bearing and distance of South 35°03'13" West 92.95 feet;
Thence 95.75 feet along the arc of a compound curve to the left, said curve having a radius of 47.00 feet, a central angle of 117°56'49", a chord bearing and distance of South 44'12'03" East 80.55 feet;
Thence North 76°49'32" East 159.26 feet;
Thence South 19°51'26" East 22.36 feet to Westerly right-of-way line of Alder Creek Road and the **POINT OF TERMINUS**.

Parcel 18 (Tract V from Judgment and Decree of Foreclosure Case No. CV-2013-127)

All of the land within the boundary of the Southfork Landing Subdivision Phase-I Plat recorded as Instrument Number 216477, records of Boise County, Idaho.

EXCEPT THEREFORM THE FOLLOWING LOTS IN SOUTHFORK LANDING SUBDIVISION PHASE-I:

In Block 4, Lots 19 and 20;

In Block 5, Lot 20;

In Block 6, Lot 5, Lot 10, and Lot 12;

In Block 7, Lot 43;

In Block 8, Lot 4, Lot 6, Lot 11, and Lot 12;

In Block 11, Lots 1 through 6, and Lots 8 through 12.

Instrument # 267905
IDAHO CITY, BOISE COUNTY, IDAHO
06-04-2020 10:30:27 AM No. of Pages: 4
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: $15.00
Ex-Officio Recorder Deputy Tracy Greenway
Index to: DEEDS
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED, LINDA L. WEILMUNSTER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD K. WEILMUNSTER (a.k.a. Don K. Weilmunster), whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantor,** hereby conveys, releases, remises, and forever quitclaims unto **CHARTER RANCH LLC,** an Idaho limited liability company, whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantee**, all of Grantor's right, title and interest, in that certain property located in Boise County, Idaho which is more particularly described as follows:

The property described in the attached Exhibit A, and depicted in that certain Record of Survey, Boundary Line Adjustment which is filed of record with the Office of Recorder of Boise County, Idaho as Instrument No. 267657,

Subject to: (i) easements, rights-of way, and dedications shown on the recorded plat for Southfork Landing Subdivision Phase 1 and as necessary to implement the Master Plan for the Southfork Landing PUD, as approved by Boise County, and (ii) all other easements and encumbrances of record or visible on the property.

DATED this 1st day of June, 2020.

Linda L Weilmunster

LINDA L. WEILMUNSTER, Personal Representative of the estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased.

ACKNOWLEDGMENT FOLLOWS ON PAGE 2

STATE OF IDAHO)
: ss
COUNTY OF Blaine)

On this 1st day of June, 2020, before me, the undersigned, a notary public in and for said state, personally appeared, LINDA L. WEILMUNSTER, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased, and acknowledged to me that she executed the same as such Personal Representative.

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
My commission expires: 5/31/26

FORSGREN Associates Inc.

EXHIBIT A

PARCEL 1 - PUD DIVIDING LINE

Part of the Government Lot 7 of Section 27 and Part of the NE 1/4 of the NW 1/4 Section 34, Township 9 North, Range 4 East, B.M., Boise County, Idaho, being more particularly described as follows:

COMMENCING at the 1/4 corner common to Sections 27 and 34, marked by an aluminum cap from which the Section Corner common to said sections marked by an aluminum cap which bears North 88°26'25" West, a distance of 2622.71 feet;

Thence North 88°26'25" West a distance of 1311.34 feet to an aluminum cap marking the West 1/16 corner of Sections 27 and 34, the **POINT OF BEGINNING** of this description;

Thence along the west line of said Government Lot 7 of Section 27, North 00° 24' 45" West, a distance of 324.78 feet to a calculated point on the southerly line of Lot 17, Block 11, Southfork Landing Subdivision – Phase 1, Instr. # 216477, Records of Boise County, Idaho, the beginning of a non-tangent curve to the right;

Thence along the southerly and westerly line of said Lot 17, Block 11, Southfork Landing Subdivision – Phase 1, the following 9 courses and distances;

Thence along said curve to the right having a length of 27.65 feet, a radius of 391.00 feet, a central angle of 04° 03' 08", and a long chord which bears North 87° 45' 54" East, a distance of 27.65 feet;

Thence North 36° 45' 15" East, a distance of 189.35 feet to an iron pin;

Thence South 54° 43' 00" East, a distance of 88.14 feet to an iron pin;

Thence South 64° 13' 10" East, a distance of 112.76 feet to an iron pin;

Thence South 50° 15' 55" East, a distance of 126.46 feet to an iron pin;

Thence South 41° 28' 33" East, a distance of 106.65 feet to an iron pin;

Thence South 53° 22' 24" East, a distance of 88.78 feet to an iron pin;

Thence South 29° 53' 04" West, a distance of 134.58 feet to the beginning of a non-tangent curve to the left marked by an iron pin;

Thence along said curve to the left having a length of 17.23 feet, a radius of 475.00 feet, a central angle of 02° 04' 40", and a long chord which bears South 61° 51' 53" East, a distance of 17.22 feet to an iron pin;

Thence leaving said southerly and westerly line, South 22° 33' 57" West, a distance of 370.22 feet to an iron pin;

Thence South 17° 11' 58" East, a distance of 410.04 feet to an iron pin;

Thence South 54° 53' 41" East, a distance of 284.22 feet to an iron pin;

Thence South 38° 38' 43" East, a distance of 230.74 feet to an iron pin;

Thence South 09° 13' 57" East, a distance of 189.96 feet to an iron pin;

Thence South 07° 06' 47" West, a distance of 86.63 feet to an iron pin on the south line of said NE 1/4 of the NW 1/4 of Section 34;

Thence along said south line North 89° 01' 52" West, a distance of 849.56 feet to an iron pin marking the NW 1/16 Corner of said Section 34;

Thence along the west line of said NE 1/4 of the NW 1/4 of Section 34, North 01° 07' 23" West, a distance of 1297.51 feet to the **POINT OF BEGINNING.**

Containing 21.36 acres more or less.

SUBJECT TO:
Any easements or reservations of record or appearing on the above described parcel of land.

Any division of this parcel shall comply with the Boise County subdivision ordinance procedures and requirements.

Instrument # 267906
IDAHO CITY, BOISE COUNTY, IDAHO
06-04-2020 10:30:27 AM No. of Pages: 6
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: $15.00
Ex-Officio Recorder Deputy Tracy Greenway
Index to: DEEDS
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED, LINDA L. WEILMUNSTER, as Personal Representative of the Estate of Donald K. Weilmunster, (also known as Don K. Weilmunster), whose address is PO Box 4, Garden Valley, ID 83622-0004, **Grantor,** hereby conveys, releases, remises, and forever quitclaims unto **CHARTER RANCH LLC**, an Idaho limited liability company, whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantee,** all of Grantor's right, title and interest, in that certain property located in Boise County, Idaho which is more particularly described as follows:

The property described in the attached Exhibit A and depicted in that certain Record of Survey, Boundary Line Adjustment which is filed with the Office of Recorder of Boise County, Idaho as Instrument No. 257657,

Subject to: (i) easements, rights-of way, and dedications shown on the recorded plat for Southfork Landing Subdivision Phase 1 and as necessary to implement the Master Plan for the Southfork Landing PUD, as approved by Boise County, and (ii) all other easements and encumbrances of record or visible on the property.

DATED this 1st day of June, 2020.

Linda L Weilmunster

LINDA L. WEILMUNSTER, Personal Representative of the estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased

STATE OF IDAHO)
: ss
COUNTY OF Boise)

On this 1st day of June, 2020, before me, the undersigned, a notary public in and for said state, personally appeared, LINDA L. WEILMUNSTER, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased, and acknowledged to me that she executed the same as such Personal Representative.

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
My commission expires: 5/31/26



FORSGREN Associates Inc.

EXHIBIT A

PARCEL 2 - PUD DIVIDING LINE

Part of Government Lot 7 of Section 27 and Part of the E 1/2 of the NW 1/4 and Part of the W 1/2 of the NE 1/4 of Section 34, T. 9 N., R. 4 E., B.M., Boise County, Idaho, being more particularly described as follows:

COMMENCING at the 1/4 corner common to Sections 27 and 34, marked by an aluminum cap from which the Center 1/4 Corner of Section 34 marked by an iron pin which bears South 00°40'54" East, a distance of 2567.26 feet;

Thence South 00°40'54" East a distance of 356.82 feet to a calculated point on the southerly line of Lot 17, Block 11, Southfork Landing Subdivision – Phase 1, Instr. No 216477, Records of Boise County, Idaho, the **POINT OF BEGINNING** of this description;

Thence along said southerly line of Lot 17, Block 11, Southfork Landing Subdivision – Phase 1 the following three courses and distances:

Thence S 64° 39' 45" E, a distance of 35.04 feet to the beginning of a curve to the left marked by an iron pin;

Thence along said curve to the left having a length of 200.81 feet, a radius of 975.00 feet, a central angle of 11° 48' 03", and a long chord which bears South 70° 33' 47" East, a distance of 200.46 feet to an iron pin;

Thence South 76° 27' 48" East, a distance of 482.94 feet to a pin;

Thence leaving said southerly line and along the westerly line of Block 1, Southfork Landing Subdivision – Phase 1 South 13° 33' 09" West, a distance of 50.21 feet to an iron pin;

Thence along the westerly and southerly line of said Block 1, Southfork Landing Subdivision – Phase 1 the following fourteen courses and distances:

Thence South 13° 33' 09" West, a distance of 120.94 feet to an iron pin;

Thence South 86° 08' 00" East, a distance of 120.98 feet to an iron pin;

Thence South 03° 54' 33" West, a distance of 72.61 feet to an iron pin;

Thence South 07° 25' 19" East, a distance of 125.42 feet to an iron pin;

Thence South 06° 04' 06" East, a distance of 97.38 feet to an iron pin;

Thence South 01° 01' 32" East, a distance of 96.95 feet to an iron pin;

Thence South 04° 10' 15" West, a distance of 97.00 feet to an iron pin;

Thence South 09° 20' 35" West, a distance of 96.95 feet to an iron pin;

Thence South 14° 29' 05" West, a distance of 96.85 feet to an iron pin;

Thence South 20° 23' 52" West, a distance of 85.72 feet to an iron pin;

Thence South 33° 38' 44" West, a distance of 74.46 feet to an iron pin;

Thence South 47° 38' 28" West, a distance of 75.97 feet to an iron pin;

Thence South 52° 00' 59" West, a distance of 75.48 feet to an iron pin;

Thence South 21° 21' 56" East, a distance of 122.35 feet to the beginning of a non-tangent curve to the right marked by an iron pin;

Thence leaving said westerly and southerly line, along the northerly Right of Way of Charters Mountain Ranch Road along said curve to the right having a length of 87.58 feet, a radius of 425.00 feet, a central angle of 11° 48' 25", and a long chord which bears South 74° 36' 22" West, a distance of 87.43 feet to the beginning of a non-tangent curve to the left marked by an iron pin;

Thence continuing along said northerly Right of Way of Charters Mountain Ranch Road and along the northerly Right of Way of Freedom Ranch Road along said curve to the left having a length of 219.74 feet, a radius of 89.00 feet, a central angle of 141° 27' 54", and a long chord which bears South 89° 08' 52" West, a distance of 168.03 feet to an iron pin;

Thence North 71° 01' 06" West, a distance of 152.69 feet to a calculated point;

Thence South 26° 55' 59" West, a distance of 72.30 feet to an iron pin;

Thence South 41° 11' 25" West, a distance of 75.75 feet to a calculated point;

Thence South 44° 18' 36" West, a distance of 121.24 feet to a calculated point;

Thence S 39° 30' 00" W, a distance of 121.59 feet to a calculated point;

Thence South 39° 30' 00" West, a distance of 55.78 feet to a calculated point;

Thence South 39° 30' 00" West, a distance of 25.13 feet to a calculated point;

Thence South 39° 30' 00" West, a distance of 25.13 feet to a calculated point;

Thence South 44° 39' 43" East, a distance of 19.48 feet to the beginning of a non-tangent curve to the left to a calculated point;

Thence along said curve to the left having a length of 55.00 feet, a radius of 315.00 feet, a central angle of 10° 00' 17", and a long chord which bears South 49° 41' 22" East, a distance of 54.93 feet to an iron pin;

Thence South 58° 48' 41" West, a distance of 256.13 feet to an iron pin;

Thence South 00° 22' 32" West, a distance of 265.87 feet to a calculated point on the south line of the SE 1/4 of the NW 1/4 of Section 34, an iron pin lies 0.7 feet south of said south line;

Thence along said south line North 89° 30' 42" West, a distance of 988.32 feet to an aluminum cap marking the Center West 1/16 Corner of Section 34;

Thence along west line of said SE 1/4 of the NW 1/4 of Section 34 North 01° 25' 29" West, a distance of 1294.85 feet to an iron pin marking the NW 1/16 Corner of Section 34;

Thence along north line of said SE 1/4 of the NW 1/4 Section 34 South 89° 01' 52" East, a distance of 849.56 feet to an iron pin;

Thence leaving said north line North 07° 06' 47" East, a distance of 86.63 feet to an iron pin;

Thence North 09° 13' 57" West, a distance of 189.96 feet to an iron pin;

Thence North 38° 38' 43" West, a distance of 230.74 feet to an iron pin;

Thence North 54° 53' 41" West, a distance of 284.22 feet to an iron pin;

Thence North 17° 11' 58" West, a distance of 410.04 feet to an iron pin;

Thence North 22° 33' 57" East, a distance of 370.22 feet to the beginning of a non-tangent curve to the left marked by an iron pin on said southerly line of Lot 17, Block 11;

Thence along said southerly line the following courses and distances:

Thence along said curve to the left having a length of 146.81 feet, a radius of 475.00 feet, a central angle of 17° 42' 30", and a long chord which bears South 71° 45' 28" East, a distance of 146.22 feet to an iron pin;

Thence South 80° 36' 44" East, a distance of 84.11 feet to the beginning of a curve to the right marked by an iron pin;

Thence along said curve to the right having a length of 308.08 feet, a radius of 475.00 feet, a central angle of 37° 09' 42", and a long chord which bears South 62° 01' 53" East, a distance of 302.71 feet to an iron pin;

Thence South 43° 27' 02" East, a distance of 108.65 feet to the beginning of a curve to the left marked by an iron pin;

Thence along said curve to the left having a length of 157.34 feet, a radius of 425.00 feet, a central angle of 21° 12' 43", and a long chord which bears South 54° 03' 23" East, a distance of 156.45 feet to an iron pin;

Thence South 64° 39' 45" East, a distance of 138.51 feet to the **POINT OF BEGINNING.**

Containing 76.59 acres, more or less.

SUBJECT TO:
Any easements or reservations of record or appearing on the above described parcel of land.

Any division of this parcel shall comply with the Boise County subdivision ordinance procedures and requirements.

Instrument # 267907
IDAHO CITY, BOISE COUNTY, IDAHO
06-04-2020 10:30:27 AM No. of Pages: 6
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: $15.00
Ex-Officio Recorder Deputy Tracy Greenway
Index to: DEEDS
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED, LINDA L. WEILMUNSTER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD K. WEILMUNSTER, (also known as Don K. Weilmunster), whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantor,** hereby conveys, releases, remises, and forever quitclaims unto **CHARTER RANCH LLC**, an Idaho limited liability company, whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantee**, all of Grantor's right, title and interest, in that certain property located in Boise County, Idaho which is more particularly described as follows:

The property described in the attached Exhibit A and depicted in that certain Record of Survey, One Time Split which is filed with the Office of Recorder of Boise County, Idaho as Instrument No. 257659,

Subject to: (i) easements, rights-of way, and dedications shown on the recorded plat for Southfork Landing Subdivision Phase 1 and as necessary to implement the Master Plan for the Southfork Landing PUD, as approved by Boise County, and (ii) all other easements and encumbrances of record or visible on the property.

DATED this 1st day of June, 2020.

Linda L Weilmunster

LINDA L. WEILMUNSTER, Personal Representative of the estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased.

ACKNOWLEDGMENT FOLLOWS ON PAGE 2

STATE OF IDAHO)
: ss
COUNTY OF Boise)

On this 1st day of June, 2020, before me, the undersigned, a notary public in and for said state, personally appeared, LINDA L. WEILMUNSTER, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased, and acknowledged to me that she executed the same as such Personal Representative.

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
My commission expires: 5/31/26

STEVEN J. MILLEMANN NOTARY PUBLIC Comm No. 19207 STATE OF IDAHO

FORSGREN Associates Inc.

PARCEL 1 - SEWER PLANT REMAINDER PARCEL

Part of the SW 1/4 of the SW 1/4 of Section 27 and Part of the NW 1/4 of the NW 1/4 of Section 34, Township 9 North, Range 4 East, B.M., Boise County, Idaho, being more particularly described as follows:

COMMENCING at the Westerly common corner of Sections 27 and 34, marked by an aluminum cap from which the 1/4 corner common to said sections marked by an aluminum cap bears South 88°26'25" East, a distance of 2622.71 feet, the **POINT OF BEGINNING** of this description;

Thence along the west line of the SW 1/4 of the SW 1/4 of said Section 27 North 00° 00' 22" West, a distance of 1271.49 feet to an aluminum cap, marking the South 1/16 corner of Sections 27 and 28;

Thence along the north line of said SW 1/4 of the SW 1/4 of Section 27, South 88° 49' 14" East, a distance of 572.99 feet to an iron pin on the westerly line of Lot 17, Block 11, Southfork Landing Subdivision – Phase 1, Instr. # 216477, Records of Boise County;

Thence continuing along said westerly line and southerly line of said Lot 17, Block 11, Southfork Landing Subdivision – Phase 1 the following 11 courses and distances:

Thence South 01° 30' 33" East, a distance of 230.12 feet to the beginning of a curve to the left marked by an iron pin;

Thence along said curve to the left having a length of 109.47 feet, a radius of 125.00 feet, a central angle of 50° 10' 43", and a long chord which bears South 26° 40' 00" East, a distance of 106.01 feet to the beginning of a curve to the left marked by an iron pin;

Thence along said curve to the left having a length of 104.55 feet, a radius of 680.80 feet, a central angle of 08° 47' 56", and a long chord which bears South 56° 09' 03" East, a distance of 104.55 feet marked by an iron pin;

Thence North 39° 11' 10" East, a distance of 216.32 feet to an iron pin;

Thence South 47° 28' 46" East, a distance of 178.66 feet to an iron pin;

Thence South 24° 27' 46" East, a distance of 218.17 feet to an iron pin;

Thence South 01° 39' 27" West, a distance of 188.75 feet to an iron pin;

Thence South 40° 12' 40" West, a distance of 415.79 feet to the beginning of a non-tangent curve to the left marked by an iron pin;

Thence along said curve to the left having a length of 185.51 feet, a radius of 155.65 feet, a central angle of 68° 17' 16", and a long chord which bears South 76° 23' 47" East, a distance of 174.73 feet to an iron pin;

Thence North 69° 23' 08" East, a distance of 248.07 feet to the beginning of a curve to the right marked by an iron pin;

Thence along said curve to the right having a length of 111.60 feet, a radius of 391.00 feet, a central angle of 16° 21' 12", and a long chord which bears North 77° 33' 44" East, a distance of 111.22 feet to a calculated point on the easterly line of said SW 1/4 of the SW 1/4;

Thence leaving said westerly and southerly line and along said easterly line of the SW 1/4 of the SW 1/4 South 00° 24' 45" East, a distance of 324.78 feet to an aluminum cap marking the West 1/16 Corner of Sections 27 and 34;

Thence along the east line of the NW 1/4 of the NW 1/4 of said Section 34 South 01° 07' 23" East, a distance of 1297.62 feet to an iron pin marking the NW 1/16 Corner of said Section 34;

Thence along the south line of said NW 1/4 of the NW 1/4 of Section 34, North 89° 00' 58" West, a distance of 1300.93 feet to the North 1/16 corner common to Sections 33 and 34;

Thence along the west line of said NW 1/4 of the NW 1/4 of Section 34, North 01° 33' 17" West, a distance of 1311.21 feet to the **POINT OF BEGINNING.**

Comprising 67.14 Gross Acres, more or less.
Except Sewer Plant Parcel of 10.59 Acres, more or less.
Except Charters Exception Parcel of 4.50 Acres, more or less.
NET AREA = 52.05 Acres, more or less.

EXCEPTING FROM THE FOLLOWING TWO PARCELS:

PARCEL 2-SEWER PLANT
(Prior Deed – Trustee Deed #240145)

Part of the SW 1/4 of the SW 1/4 Section 27 and Part of the NW 1/4 of the NW 1/4 Section 34, T. 9 N., R. 4 E., B.M., Boise County, Idaho, being more particularly described as follows:

COMMENCING at the westerly common corner of Sections 27 and 34, marked by an aluminum cap from which the 1/4 corner common to said sections is marked by an aluminum cap which bears South 88°26'25" East, a distance of 2622.71 feet;

Thence South 86°15'21" East, a distance of 222.55 feet (formerly 224.16 feet), to the **POINT OF BEGINNING**, marked by an iron pin;

Thence North 00° 00' 33" East, a distance of 435.69 feet to an iron pin;

Thence North 44° 32' 57" West, a distance of 224.52 feet to an iron pin;

Thence North 45° 27' 03" East, a distance of 161.00 feet to an iron pin;

Thence South 44° 32' 57" East, a distance of 160.38 feet to an iron pin;

Thence North 58° 27' 21" East, a distance of 474.37 feet to an iron pin;

Thence South 61° 56' 35" East, a distance of 13.76 feet to the beginning of a non-tangent curve to the right marked by an iron pin;

Thence along said curve to the right having a length of 272.66 feet, a radius of 200.00 feet, a central angle of 78° 06' 41", and a long chord which bears South 23° 25' 40" East, a distance of 252.03 feet to an iron pin;

Thence along said curve to the right having a length of 173.61 feet, a radius of 595.44 feet, a central angle of 16° 42' 21", and a long chord which bears South 23° 58' 48" West, a distance of 173.00 feet to the beginning of curve to the left to an iron pin;

Thence along said curve to the left having a length of 511.63 feet, a radius of 205.00 feet, a central angle of 142° 59' 51", and a long chord which bears South 39° 09' 57" East, a distance of 388.81 feet to an iron pin;

Thence South 20° 39' 53" East, a distance of 35.96 feet to an iron pin;

Thence South 52° 28' 44" West, a distance of 350.25 feet to an iron pin;

Thence North 69° 10' 54" West, a distance of 203.74 feet to an iron pin;

thence North 84° 32' 06" West, a distance of 307.54 feet to the **POINT OF BEGINNING.**

Comprising 10.59 Acres, more or less.

CHARTERS EXCEPTION PARCEL
(Prior Deed – Correction Deed # 199677)

Part of the NW 1/4 of the NW 1/4 Section 34, T. 9 N., R. 4 E., B.M., Boise County, Idaho, more particularly described as follows;

COMMENCING at the westerly common corner of Sections 27 and 34, marked by an aluminum cap from which the 1/4 corner common to said sections marked by an aluminum cap which bears South 88°26'25" East, a distance of 2622.71 feet;

Thence South 64°05'30" East, a distance of 861.50 feet to the **POINT OF BEGINNING,** marked by an iron pin;

Thence South 42° 27' 38" East, a distance of 454.95 feet to an iron pin;

Thence South 47° 32' 04" West, a distance of 643.79 feet to an iron pin;

Thence North 42° 25' 41" West, a distance of 125.70 feet to an iron pin;

Thence North 28° 26' 47" East, a distance of 384.95 feet to an iron pin;

Thence North 42° 25' 01" West, a distance of 203.18 feet to an iron pin;

Thence North 47° 29' 50" East, a distance of 279.79 feet to the **POINT OF BEGINNING.**

Comprising 4.50 Acres, more or less.

SUBJECT TO:
Any easements or reservations of record or appearing on the above described parcel of land.

Any division of this parcel shall comply with the Boise County subdivision ordinance procedures and requirements.

Instrument # 267908
IDAHO CITY, BOISE COUNTY, IDAHO
06-04-2020 10:30:27 AM No. of Pages: 2
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: $15.00
Ex-Officio Recorder Deputy Tracy Greenway
Index to: DEEDS
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED, LINDA L. WEILMUNSTER, as Personal Representative for the Estate of Donald K. Weilmunster (a.k.a. Don K. Weilmunster), whose address is PO Box 4, Garden Valley, ID 83622-0004, **Grantor,** hereby conveys, releases, remises, and forever quitclaims unto **CHARTER RANCH LLC,** an Idaho limited liability company, whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantee,** all of Grantors' right, title and interest in that certain property located in Boise County, Idaho which is more particularly described in the attached Exhibit "A".

DATED this 1st day of June, 2020.

Linda L Weilmunster

LINDA L. WEILMUNSTER, as Personal Representative for the Estate of Donald K. Weilmunster (a.k.a. Don K. Weilmunster)

STATE OF IDAHO)
: ss
COUNTY OF Boise)

On this 1st day of June, 2020, before me, the undersigned, a notary public in and for said state, personally appeared, LINDA L. WEILMUNSTER, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased, and acknowledged to me that she executed the same as such Personal Representative.

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

STEVEN J. MILLEMANN NOTARY PUBLIC Comm No. 16207 STATE OF IDAHO

Notary Public for Idaho
My commission expires: 5/31/26

EXHIBIT A

The following Lots in the Southfork Landing Subdivision Phase 1, as the same is platted with the Office of Recorder of Boise County, Idaho as Instrument No. 216477:

Block 1, Lots 2-12;

Block 4, Lots 2-18, 21, 23 and 24;

Block 7, Lots 1-10 and 44-56; and,

Block 8, Lots 1-3, 5, 7-10 and 13.

Instrument # 267909
IDAHO CITY, BOISE COUNTY, IDAHO
06-04-2020 10:30:27 AM No. of Pages: 2
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: $15.00
Ex-Officio Recorder Deputy Tracy Greenway
Index to: DEEDS
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED, LINDA L. WEILMUNSTER, a single woman, whose address is PO Box 4, Garden Valley, ID 83622-0004, **Grantor,** hereby conveys, releases, remises, and forever quitclaims unto **CHARTER RANCH LLC,** an Idaho limited liability company, whose address is P.O. Box 4, Garden Valley, ID 83622, **Grantee,** all of Grantors' right, title and interest in that certain property located in Boise County, Idaho which is more particularly described in the attached Exhibit "A".

DATED this 1st day of June, 2020.

Linda L. Weilmunster
LINDA L. WEILMUNSTER

STATE OF IDAHO,)
(ss.
County of Boise.)

On this 1st day of June, 2020, before me, a Notary Public in and for said State, personally appeared LINDA L. WEILMUNSTER, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she 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.

STEVEN J. MILLEMANN NOTARY PUBLIC Comm No. 16207 STATE OF IDAHO

NOTARY PUBLIC FOR IDAHO
My Commission Expires: 5/31/26

EXHIBIT A

The following Lots in the Southfork Landing Subdivision Phase 1, as the same is platted with the Office of Recorder of Boise County, Idaho as Instrument No. 216477:

Block 1, Lots 2-12;

Block 4, Lots 2-18, 21, 23 and 24;

Block 7, Lots 1-10 and 44-56; and,

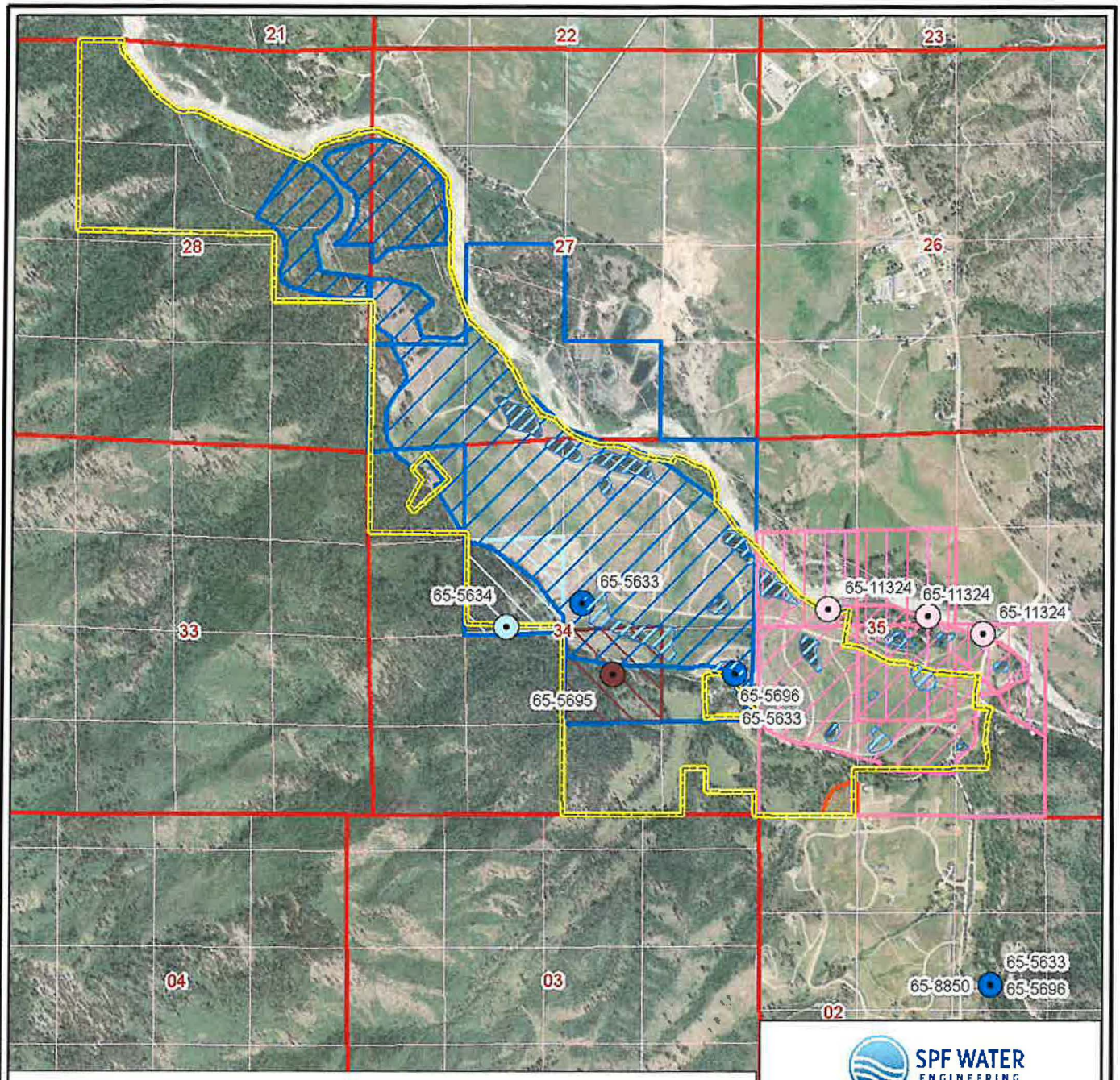
Block 8, Lots 1-3, 5, 7-10 and 13.

WATER RIGHT
SPLIT ANALYSIS TABLE

WATER RIGHT						ALLOCATION				
Water Right	Status	Water Use	Diversion Rate (cfs)	Storage Volume (afa)	Acres	Owner	Fraction (%)	Diversion Rate (cfs)	Storage Volume (afa)	Acres
65-5633	Decreed	Irrigation	4.64		190.0	Charter Ranch	100%	4.64		190.0
		Aesthetic	0.63			Charter Ranch	100%	0.63		26.6
65-5634	Decreed	Domestic	0.02			Charter Ranch	100%	0.02		
65-5682A	Decreed	Irrigation	0.10		4.0	Charter Ranch	100%	0.10		4.0
65-5695	Decreed	Domestic	0.04			Charter Ranch	100%	0.04		
65-5696	Decreed	Irrigation	0.04		3.0	Charter Ranch	100%	0.04		3.0
65-8850	Decreed	Irrigation	2.19		90.0	Charter Ranch	70.5%	1.54		63.5
						CAT/Haile	29.5%	0.65		26.5
		Aesthetic	0.32			Charter Ranch	81%	0.26		~~10.0~~
						CAT/Haile	19%	0.06		~~2.4~~
		Stockwater	0.06			Charter Ranch	70.5%	0.04	2.2	
						CAT/Haile	29.5%	0.02	1.09	
65-11324	Decreed	Irrigation	1.94		97.0	Charter Ranch	70.5%	1.37		68.4
						CAT/Haile	29.5%	0.57		28.6
		Aesthetic	0.26			Charter Ranch	81%	0.21		10.0
						CAT/Haile	19%	0.05		~~2.4~~
		Stockwater	0.05			Charter Ranch	70.5%	0.04		2.2
						CAT/Haile	29.5%	0.01		.5

NOTE: For allocation of irrigation rights, residential lots within planned development were assumed to be 50% irrigated, open areas 77.5% irrigated. CAT/Haile properties were allocated water rights based on actual irrigated acreage. For rights 65-8850 and 65-11324, irrigation allocations were then reduced for Charter Ranch in order to stay within limits of water right. Stockwater rights were given same allocation as irrigation. Aesthetic uses were allocated based on pond locations and surface areas.

WATER RIGHT
SPLIT ANALYSIS MAPS



Legend

Planned Unit Development Boundary

- Planned Unit Development Boundary

Water Right PODs

- 65-5633
- 65-5696
- 65-8850
- 65-11324
- 65-5634
- 65-5682A
- 65-5695

Water Right POUs

- 65-5633, AESTHETIC
- 65-5633, 65-5696 IRRIGATION
- 65-8850, 65-11324 IRRIGATION
- 65-8850, 65-11324 AESTHETIC
- 65-8850, 65-11324 STOCKWATER
- 65-5634, DOMESTIC
- 65-5682A, IRRIGATION
- 65-5695, DOMESTIC

SPF WATER ENGINEERING
300 East Mallard Drive, Suite 350
Boise, Idaho 83706
Tel (208) 383-4140 Fax (208) 383-4156

CHANGE OF OWNERSHIP
CHARTER RANCH

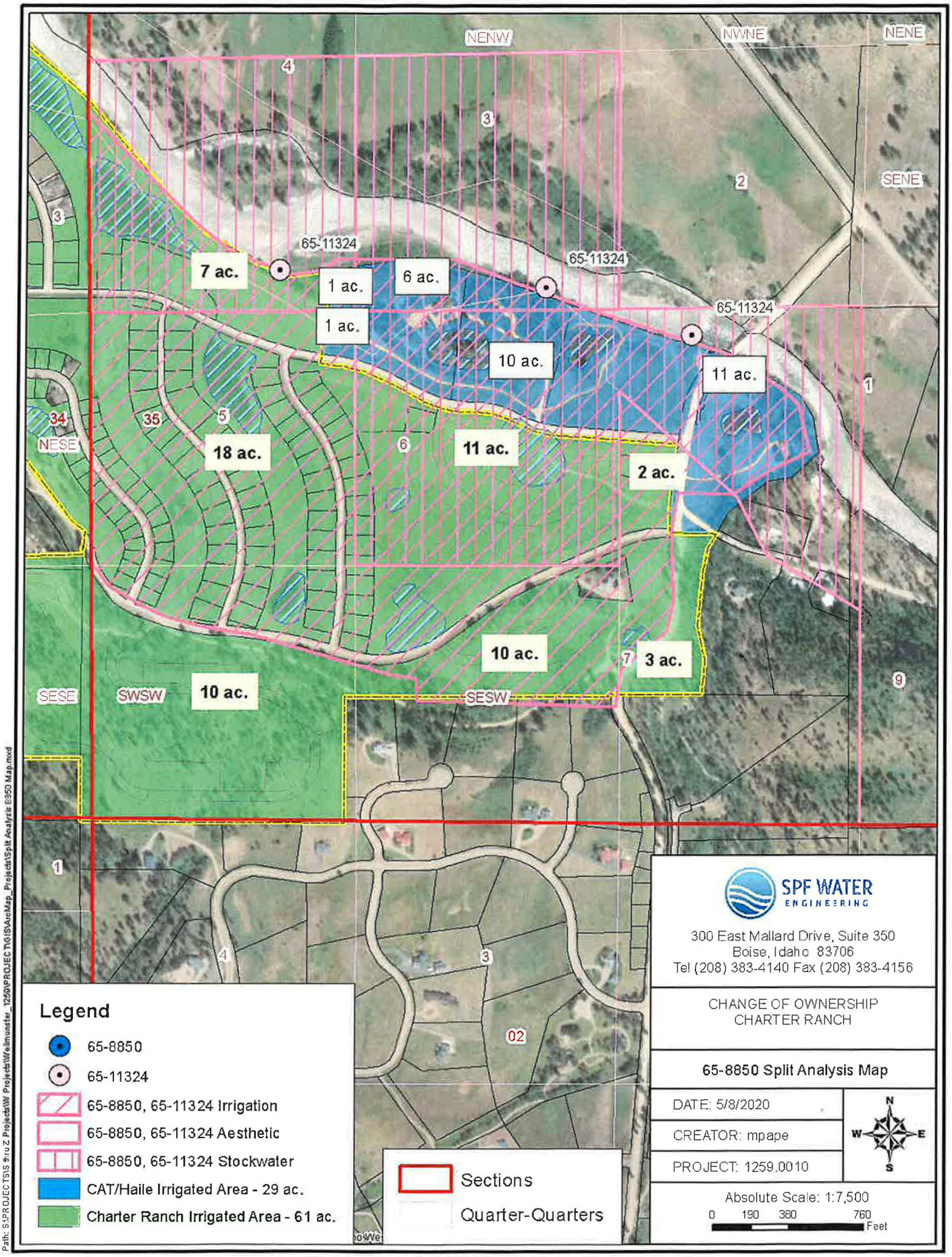
Water Right Decrees

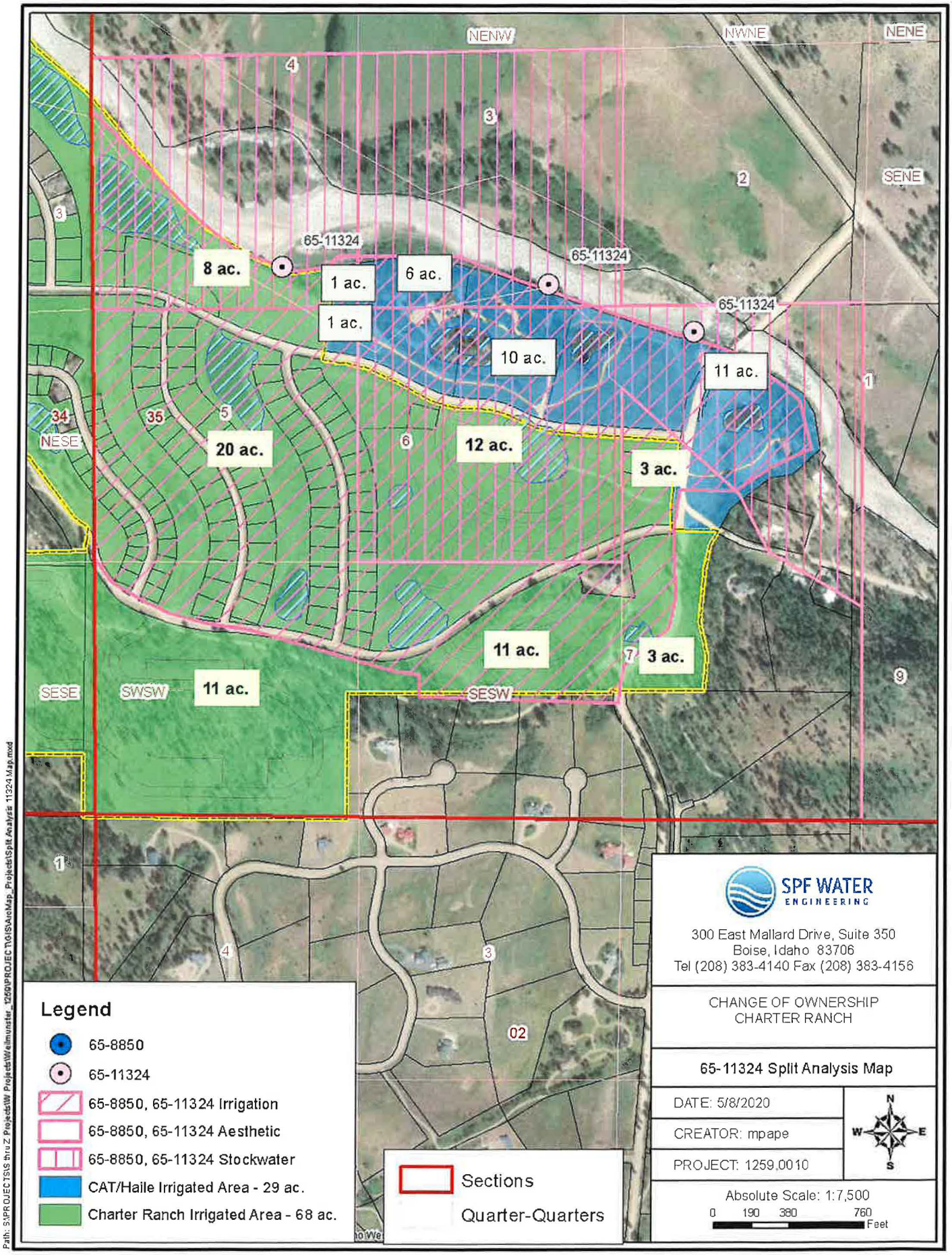
DATE: 5/4/2020
CREATOR: mpape
PROJECT: 1259.0010

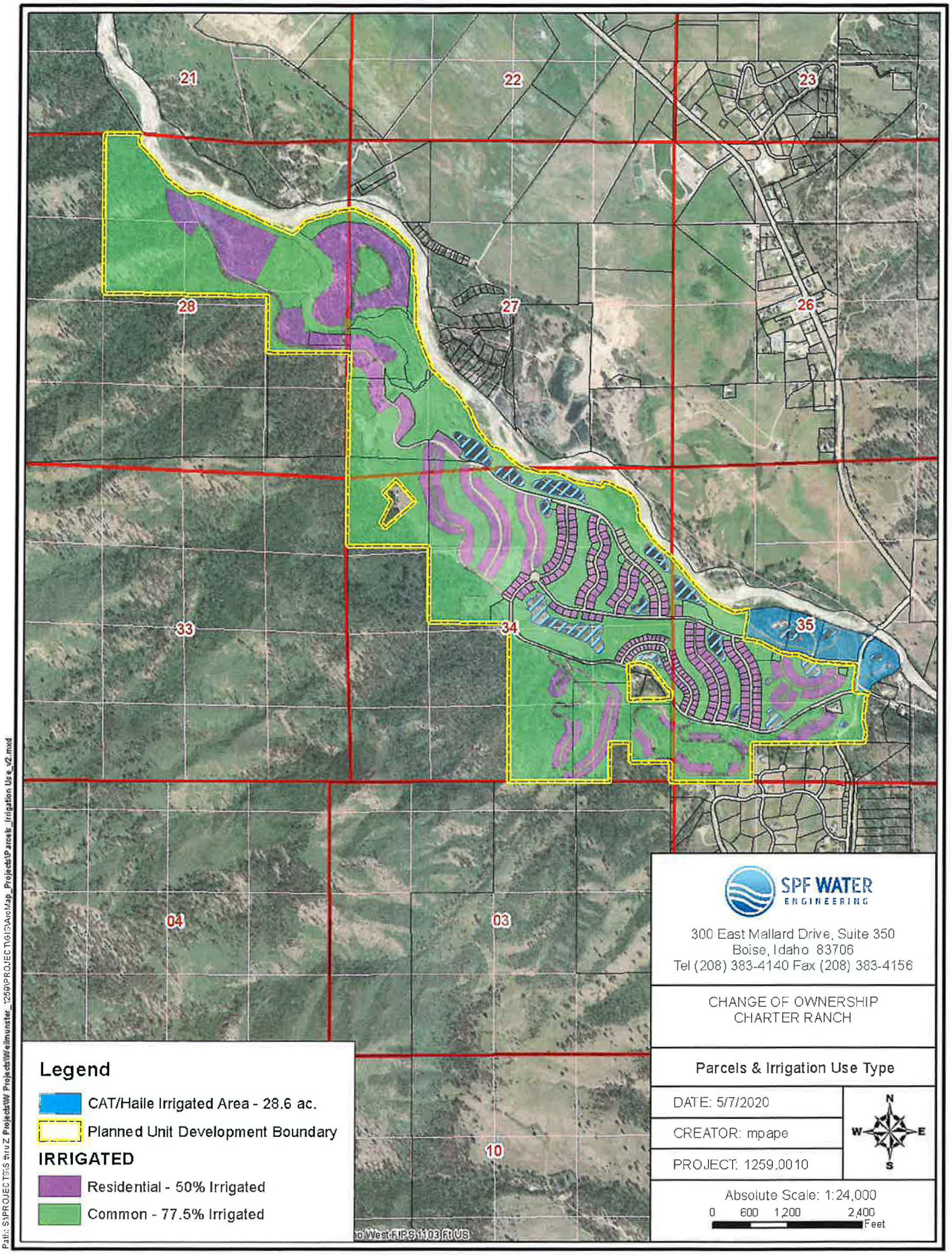
N W E S

Absolute Scale: 1:24,000
0 600 1,200 2,400 Feet

Path: S:\PROJECTS\S thru Z Projects\W Projects\Wellmaster_1259\PROJECTS\StateMap_Projects\Ownership Change Map_6_2020.mxd


NENW
NWNE
NENE
SENE
65-11324
65-11324
65-11324
7 ac.
1 ac.
6 ac.
1 ac.
10 ac.
11 ac.
18 ac.
11 ac.
2 ac.
10 ac.
3 ac.
10 ac.
NESE
SESE
SWSW
SESW
Legend
65-8850
65-11324
65-8850, 65-11324 Irrigation
65-8850, 65-11324 Aesthetic
65-8850, 65-11324 Stockwater
CAT/Haile Irrigated Area - 29 ac.
Charter Ranch Irrigated Area - 61 ac.
Sections
Quarter-Quarters
SPF WATER ENGINEERING
300 East Mallard Drive, Suite 350
Boise, Idaho 83706
Tel (208) 383-4140 Fax (208) 383-4156
CHANGE OF OWNERSHIP
CHARTER RANCH
65-8850 Split Analysis Map
DATE: 5/8/2020
CREATOR: mpape
PROJECT: 1259.0010
N
W
E
S
Absolute Scale: 1:7,500
0 190 380 760
Feet
Path: S:\PROJECTS\5 thru Z Projects\W Projects\Walmunster_1259\PROJECTS\GIS\ArcMap_Projects\Split Analysis 8350 Map.mxd


NENW
NWNE
NENE
SENE
65-11324
65-11324
65-11324
8 ac.
1 ac.
6 ac.
1 ac.
10 ac.
11 ac.
20 ac.
12 ac.
3 ac.
11 ac.
3 ac.
11 ac.
NESE
SESE
SWSW
SESW
Legend
65-8850
65-11324
65-8850, 65-11324 Irrigation
65-8850, 65-11324 Aesthetic
65-8850, 65-11324 Stockwater
CAT/Haile Irrigated Area - 29 ac.
Charter Ranch Irrigated Area - 68 ac.
Sections
Quarter-Quarters
SPF WATER ENGINEERING
300 East Mallard Drive, Suite 350
Boise, Idaho 83706
Tel (208) 383-4140 Fax (208) 383-4156
CHANGE OF OWNERSHIP
CHARTER RANCH
65-11324 Split Analysis Map
DATE: 5/8/2020
CREATOR: mpape
PROJECT: 1259.0010
N
W
E
S
Absolute Scale: 1:7,500
0 190 380 760
Feet
Path: S:\PROJECTS\S thru Z Projects\W Projects\Wells\master_1259\PROJECTS\GIS\AreMap_Projects\Split Analysis 11324 Map.mxd


21
22
23
28
27
26
33
34
35
04
03
10
Legend
CAT/Haile Irrigated Area - 28.6 ac.
Planned Unit Development Boundary
IRRIGATED
Residential - 50% Irrigated
Common - 77.5% Irrigated
SPF WATER ENGINEERING
300 East Mallard Drive, Suite 350
Boise, Idaho 83706
Tel (208) 383-4140 Fax (208) 383-4156
CHANGE OF OWNERSHIP
CHARTER RANCH
Parcels & Irrigation Use Type
DATE: 5/7/2020
CREATOR: mpape
PROJECT: 1259.0010
N
W
E
S
Absolute Scale: 1:24,000
0 600 1,200 2,400
Feet
Path: S:\PROJECTS\S thru Z Projects\W Projects\Wallmuster_1259\PROJECTGIS\ArcMap_Projects\Parcels_Irrigation Use_v2.mxd

WATER RIGHT RECORDS

IDAHO Department of Water Resources

WATER RIGHT REPORT

5/4/2020

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 65-5633

Owner Type	Name and Address
Current Owner	EAGLE SPRINGS RANCH LLC PO BOX 2020 BOISE, ID 83701 2084299596
Original Owner	DORA MURRAY 1053 LILAC LN EMMETT, ID 83617 2083656386
Original Owner	GUY CANADAY 1057 LILAC LN EMMETT, ID 83617 2083655160

Priority Date: 04/01/1900

Basis: Decreed

Status: Active

Source	Tributary
ALDER CREEK	SOUTH FORK PAYETTE RIVER
CHARTERS CREEK	SOUTH FORK PAYETTE RIVER
COSKI CREEK	SOUTH FORK PAYETTE RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	11/01	4.64 CFS	
AESTHETIC	04/01	11/01	0.63 CFS	
Total Diversion			5.27 CFS	

Location of Point(s) of Diversion:

ALDER CREEK	SWNE	Sec. 02	Township 08N	Range 04E	BOISE County
CHARTERS CREEK	SWNE	Sec. 34	Township 09N	Range 04E	BOISE County
COSKI CREEK	NESE	Sec. 34	Township 09N	Range 04E	BOISE County

IRRIGATION Use:

Acre Limit: 190

Place(s) of use:

Place of Use Legal Description: IRRIGATION BOISE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09N	04E	27	6	SWNW	24									
			9	NESW	1	6	NWSW	13		SWSW	30	7	SESW	22
			7	SWSE	1									
		28	3	SWNE	1	4	SENE	27						
			4	NESE	10									
		34	3	NENE	14	2	NWNE	29		SWNE	34	3	SENE	33
				NENW	35		NWNW	10		SENW	14			
				NESE	20		NWSE	14						

Place of Use Legal Description: AESTHETIC BOISE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09N	04E	27	9	NESW			SWSW		7	SESW				
			7	SWSE										
		34	3	NENE		2	NWNE			SWNE		3	SENE	
				NENW			SENW							
				NESE			NWSE							

Total Acres: 332

Conditions of Approval:

1.	R05	Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 65.
2.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the lands above.
3.	004	This right does not grant any right-of-way or easement across the land of another.

4.	X27	This right is limited to the irrigation of 190 acres within the place of use described above in a single irrigation season.
5.	X35	Rights 65-5633, 65-5696, 65-8850 and 65-11324 when combined shall not exceed the irrigation of 290 acres in a single irrigation season.
6.	029	Prior to the diversion and use of water under this approval, the right holder shall comply with all fish screening and/or fish passage requirements of the Idaho Department of Fish and Game.
7.	01J	Prior to diversion of Alder Creek water under this right, the right holder shall install and maintain a measuring device and lockable controlling works acceptable to the Department to provide the watermaster suitable control at the point of diversion.
8.		When water is being diverted from the South Fork Payette River for irrigation purposes pursuant to right no. 63-11324, the holder of rights 65-5633 and 65-5696 shall physically separate water diverted, delivered, and used for irrigation under rights 65-5633 and 65-5696 to prevent it from being commingled with water diverted under right number 65-8850, 65-11324, and/or irrigation water rights not appurtenant to the same place of use as right 65-5633 and 65-5696. Water diverted pursuant to rights 65-5633 and 65-5696 shall only be used on the place of use expressly described and authorized for rights 65-5633 and 65-5696.
9.		Rights 65-5633, 65-8850, and 65-11324 authorize the diversion and consumptive use of an annual total of up to 83 af for aesthetic and recreational uses to replace losses caused by evaporation from the 39 acre total surface area of 18-22 ponds and associated water features authorized under right 65-23105.
10.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Dates:

Licensed Date:

Decreed Date: 11/03/2000

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 65

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 3.5

Combined Acres Limit: 290

Combined Volume Limit:

Combined Rate Limit:

Civil Case Number:

Old Case Number:

Decree Plantiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

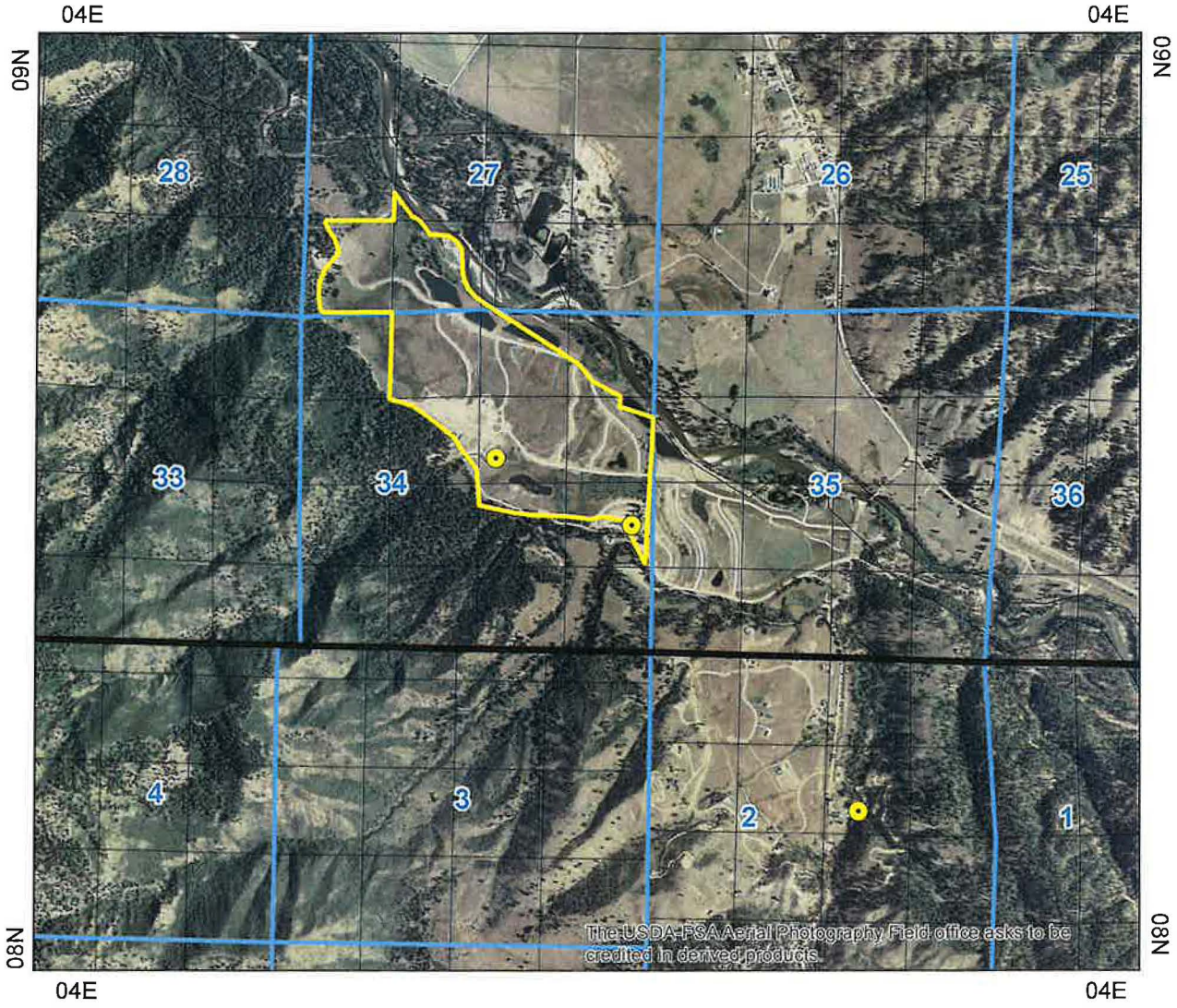
State of Idaho
Department of Water Resources

Water Right

65-5633

AESTHETIC

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



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

0 0.325 0.65 1.3 Miles

N

Map produced on May 04, 2020

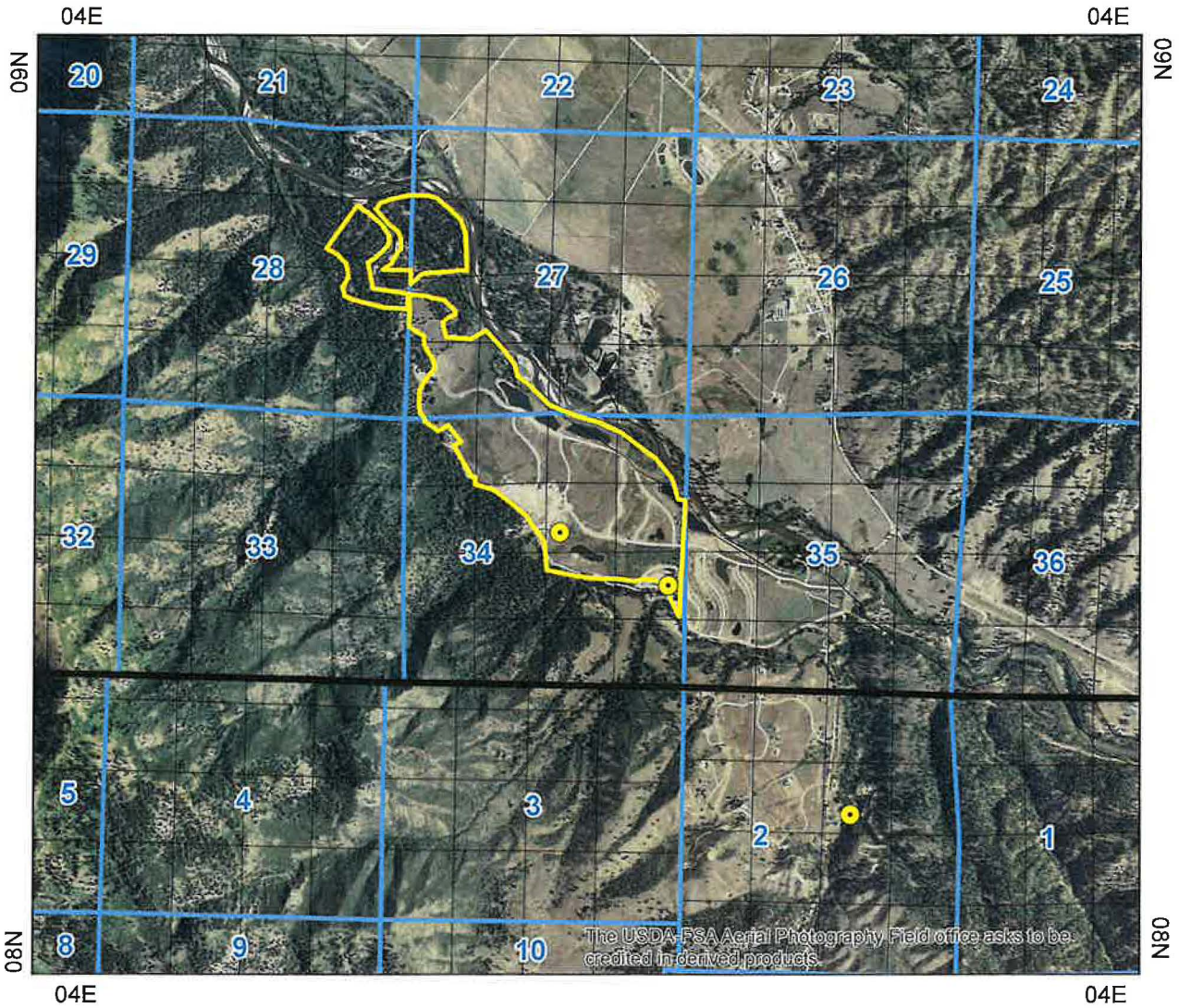
State of Idaho
Department of Water Resources

Water Right

65-5633

IRRIGATION

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



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

0 0.4 0.8 1.6 Miles

N

Map produced on May 04, 2020

IDAHO Department of Water Resources

WATER RIGHT REPORT

5/4/2020

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 65-5634

Owner Type	Name and Address
Current Owner	EAGLE SPRINGS RANCH LLC PO BOX 2020 BOISE, ID 83701 2084299596
Directors Report Owner	DORA MURRAY 1053 LILAC LN EMMETT, ID 83617 2083656386
Directors Report Owner	GUY CANADAY 1057 LILAC LN EMMETT, ID 83617 2083655160

Priority Date: 04/01/1900

Basis: Decreed

Status: Active

Source	Tributary
CHARTERS CREEK	SOUTH FORK PAYETTE RIVER

Beneficial Use	From	To	Diversion Rate	Volume
DOMESTIC	1/01	12/31	0.02 CFS	1.2 AFA
Total Diversion			0.02 CFS	1.2 AFA

Location of Point(s) of Diversion:

CHARTERS CREEK	SENW	Sec. 34	Township 09N	Range 04E	BOISE County

Place(s) of use:

Place of Use Legal Description: DOMESTIC BOISE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09N	04E	34		SENW										

Conditions of Approval:

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

Dates:

Licensed Date:

Decreed Date: 09/15/1998

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 65

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plantiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

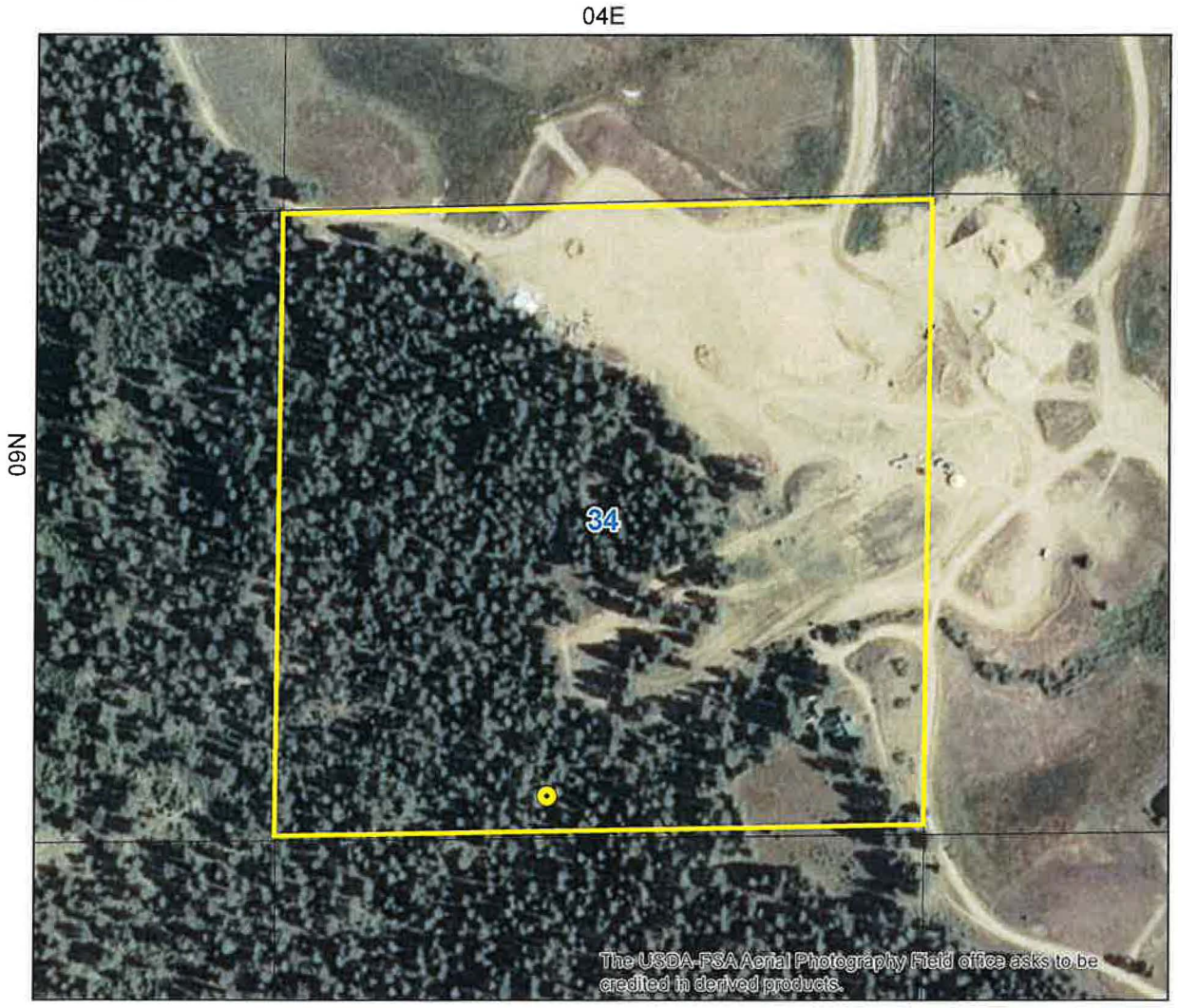
State of Idaho
Department of Water Resources

Water Right

65-5634

DOMESTIC

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



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

0 0.0425 0.085 0.17 Miles

N

Map produced on May 04, 2020

IDAHO Department of Water Resources

WATER RIGHT REPORT

5/4/2020

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 65-5695

Owner Type	Name and Address
Current Owner	EAGLE SPRINGS RANCH LLC PO BOX 2020 BOISE, ID 83701 2084299596
Directors Report Owner	ORIS J HUTCHISON
Directors Report Owner	WILMA M HUTCHISON PO BOX 15 GARDEN VALLEY, ID 83622 2084623853

Priority Date: 04/01/1966

Basis: Decreed

Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
DOMESTIC	1/01	12/31	0.04 CFS	1.2 AFA
Total Diversion			0.04 CFS	1.2 AFA

Location of Point(s) of Diversion:

GROUND WATER	NESE	Sec. 34	Township 09N	Range 04E	BOISE County

Place(s) of use:

Place of Use Legal Description: DOMESTIC BOISE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09N	04E	34		NESE										

Conditions of Approval:

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

Dates:

Licensed Date:

Decreed Date: 09/15/1998

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 65

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plantiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

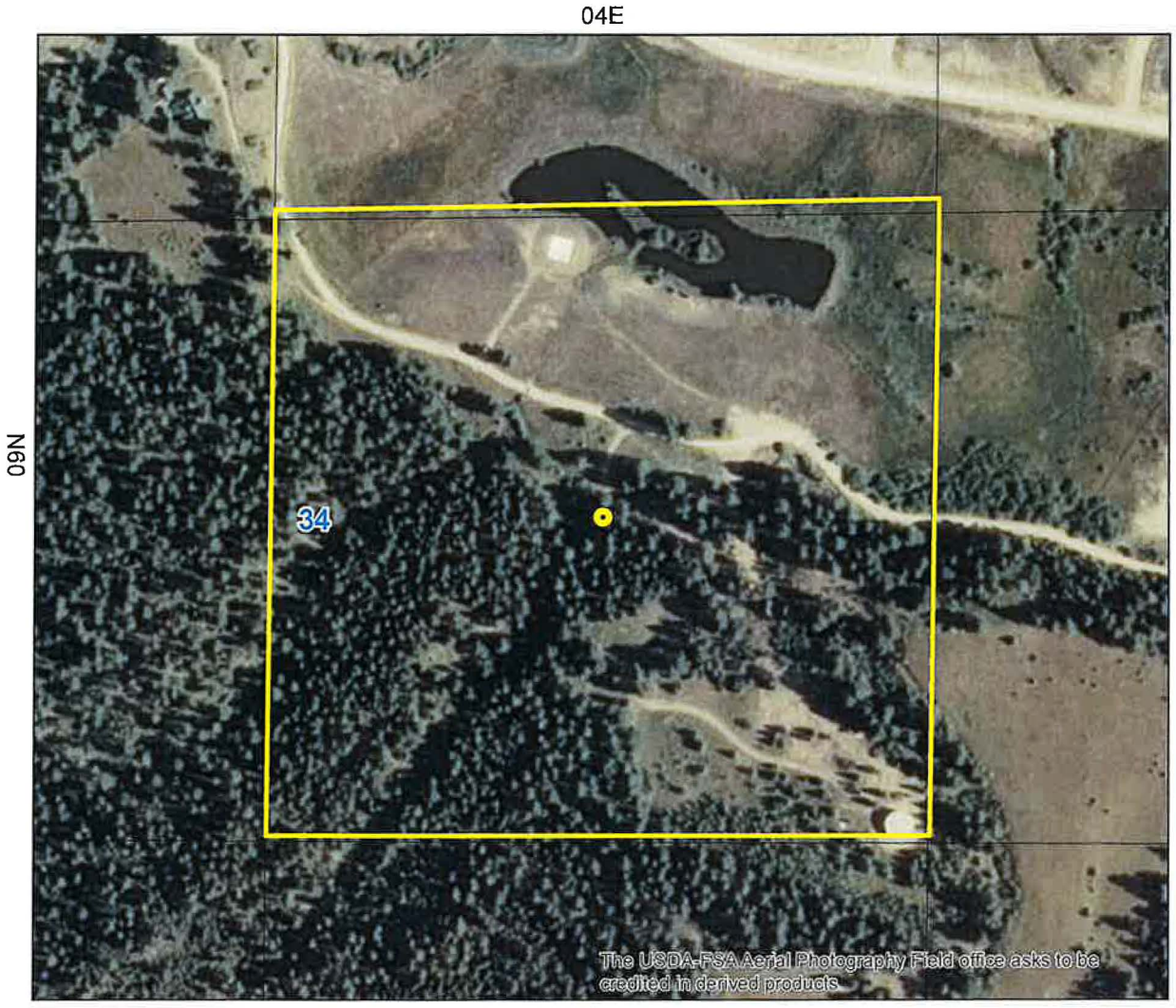
State of Idaho
Department of Water Resources

Water Right

65-5695

DOMESTIC

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



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

0 0.0425 0.085 0.17 Miles

N

Map produced on May 04, 2020

IDAHO Department of Water Resources

WATER RIGHT REPORT

5/4/2020

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 65-5696

Owner Type	Name and Address
Current Owner	EAGLE SPRINGS RANCH LLC
	PO BOX 2020
	BOISE, ID 83701
	2084299596
Original Owner	ORIS J HUTCHISON
Original Owner	WILMA M HUTCHISON
	PO BOX 15
	GARDEN VALLEY, ID 83622
	2084623853

Priority Date: 04/01/1966

Basis: Decreed

Status: Active

Source	Tributary
ALDER CREEK	SOUTH FORK PAYETTE RIVER
COSKI CREEK	SOUTH FORK PAYETTE RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	11/01	0.04 CFS	
Total Diversion			0.04 CFS	

Location of Point(s) of Diversion:

ALDER CREEK	SWNE	Sec. 02	Township 08N	Range 04E	BOISE County
COSKI CREEK	NESE	Sec. 34	Township 09N	Range 04E	BOISE County

IRRIGATION Use:

Acre Limit: 3

Place(s) of use:

Place of Use Legal Description: IRRIGATION BOISE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09N	04E	27	6	SWNW	24									
			9	NESW	1	6	NWSW	13		SWSW	30	7	SESW	22
			7	SWSE	1									
		28	3	SWNE	1	4	SENE	27						
			4	NESE	10									
		34	3	NENE	14	2	NWNE	29		SWNE	34	3	SENE	33
				NENW	35		NWNW	10		SENW	14			
				NESE	20		NWSE	14						

Total Acres: 332

Conditions of Approval:

1. R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 65.
2. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the lands above.
3. 004 This right does not grant any right-of-way or easement across the land of another.
4. X27 This right is limited to the irrigation of 3 acres within the place of use described above in a single irrigation season.
5. X35 Rights 65-5633, 65-5696, 65-8850 and 65-11324 when combined shall not exceed the irrigation of 290 acres in a single irrigation season.
6. 029 Prior to the diversion and use of water under this approval, the right holder shall comply with all fish screening and/or fish passage requirements of the Idaho Department of Fish and Game.
7. 01J Prior to diversion of Alder Creek water under this right, the right holder shall install and maintain a measuring device and lockable controlling works acceptable to the Department to provide the watermaster suitable control at the point of diversion.

8.		When water is being diverted from the South Fork Payette River for irrigation purposes pursuant to right no. 63-11324, the holder of rights 65-5633 and 65-5696 shall physically separate water diverted, delivered, and used for irrigation under rights 65-5633 and 65-5696 to prevent it from being commingled with water diverted under right number 65-8850, 65-11324, and/or irrigation water rights not appurtenant to the same place of use as right 65-5633 and 65-5696. Water diverted pursuant to rights 65-5633 and 65-5696 shall only be used on the place of use expressly described and authorized for rights 65-5633 and 65-5696.
9.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
10.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
11.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Dates:

Licensed Date:

Decreed Date: 11/03/2000

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 65

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 3.5

Combined Acres Limit: 290

Combined Volume Limit:

Combined Rate Limit:

Civil Case Number:

Old Case Number:

Decree Plantiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

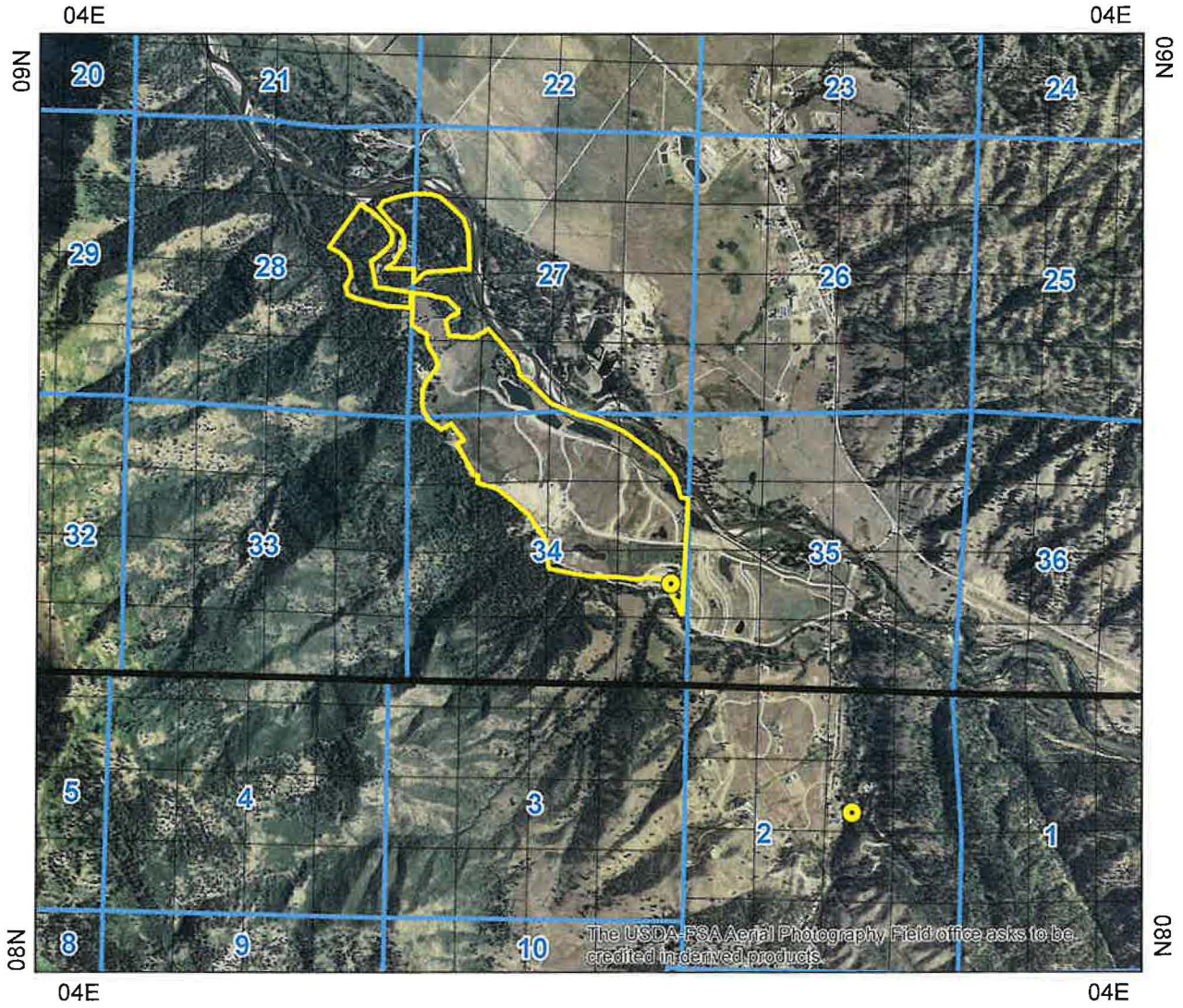
State of Idaho
Department of Water Resources

Water Right

65-5696

IRRIGATION

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



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

0 0.4 0.8 1.6 Miles

N

Map produced on May 04, 2020

IDAHO Department of Water Resources

WATER RIGHT REPORT

5/4/2020

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 65-8850

Owner Type	Name and Address
Current Owner	EAGLE SPRINGS RANCH LLC PO BOX 2020 BOISE, ID 83701 2084299596
Original Owner	CHARLES CHENEY , ID
Original Owner	FRANK B BARNES TRUST
Original Owner	JON L BARNES TRUST
Original Owner	JULIE BARNES JOHNSTON TRUST
Original Owner	LORI LOU BARNES GIRDNER TRUST
Original Owner	LARRY B BARNES PO BOX 2797 BOISE, ID 83701 2083457515

Priority Date: 04/01/1900

Basis: Decreed

Status: Active

Source	Tributary
ALDER CREEK	SOUTH FORK PAYETTE RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	11/01	2.19 CFS	
STOCKWATER	01/01	12/31	0.06 CFS	3.29 AFA
AESTHETIC	04/01	11/01	0.32 CFS	
Total Diversion			2.57 CFS	

Location of Point(s) of Diversion:

ALDER CREEK | SWNE | Sec. 02 | Township 08N | Range 04E | BOISE County

IRRIGATION Use:

Acre Limit: 90

Place(s) of use:

Place of Use Legal Description: IRRIGATION BOISE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09N	04E	35	5	SWNW	10	6	SENW	6						
			6	NESW	35	5	NWSW	36		SWSW	11		SESW	18
			7	NWSE	17	7	SWSE	3						

Place of Use Legal Description: STOCKWATER BOISE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09N	04E	35	5	SWNW		6	SENW							
			6	NESW										
			7	NWSE										

Place of Use Legal Description: AESTHETIC BOISE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09N	04E	35	5	SWNW										
			6	NESW		5	NWSW			SWSW			SESW	
			7	NWSE		7	SWSE							

Total Acres: 136

Conditions of Approval:

1. R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 65.
2. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the lands above.
3. 004 This right does not grant any right-of-way or easement across the land of another.
4. X27 This right is limited to the irrigation of 97 acres within the place of use described above in a single irrigation season.

5.		Rights 65-8850 and 65-11324 when combined shall not exceed 0.26 cfs for aesthetic use nor exceed 1.94 cfs for irrigation use, and shall not exceed the irrigation of 97 acres in a single irrigation season.
6.	X35	Rights 65-5633, 65-5696, 65-8850 and 65-11324 when combined shall not exceed the irrigation of 290 acres in a single irrigation season.
7.	029	Prior to the diversion and use of water under this approval, the right holder shall comply with all fish screening and/or fish passage requirements of the Idaho Department of Fish and Game.
8.	01J	Prior to diversion of Alder Creek water under this right, the right holder shall install and maintain a measuring device and lockable controlling works acceptable to the Department to provide the watermaster suitable control at the point of diversion.
9.		When water is being diverted from the South Fork Payette River for irrigation purposes pursuant to right no. 63-11324, the holder of rights 65-8850 and 65-11324 shall physically separate water diverted, delivered, and used for irrigation under rights 65-8850 and 65-11324 to prevent it from being commingled with water diverted under rights 65-5633, 65-5696 and/or other irrigation water rights not appurtenant to the same place of use as rights 65-8850 and 65-11324. Water diverted pursuant to rights 65-8850 and 65-11324 shall only be used on the place of use expressly described and authorized for rights 65-8850 and 65-11324.
10.		Rights 65-5633, 65-8850, and 65-11324 authorize the diversion and consumptive use of an annual total of up to 83 af for aesthetic and recreational uses to replace losses caused by evaporation from the 39 acre total surface area of 18-22 ponds and associated water features authorized under right 65-23105.
11.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
12.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
13.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Dates:

Licensed Date:

Decreed Date: 04/11/2002

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 65

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 3.5

Combined Acres Limit: 97

Combined Volume Limit:

Combined Rate Limit:

Civil Case Number:

Old Case Number:

Decree Plantiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

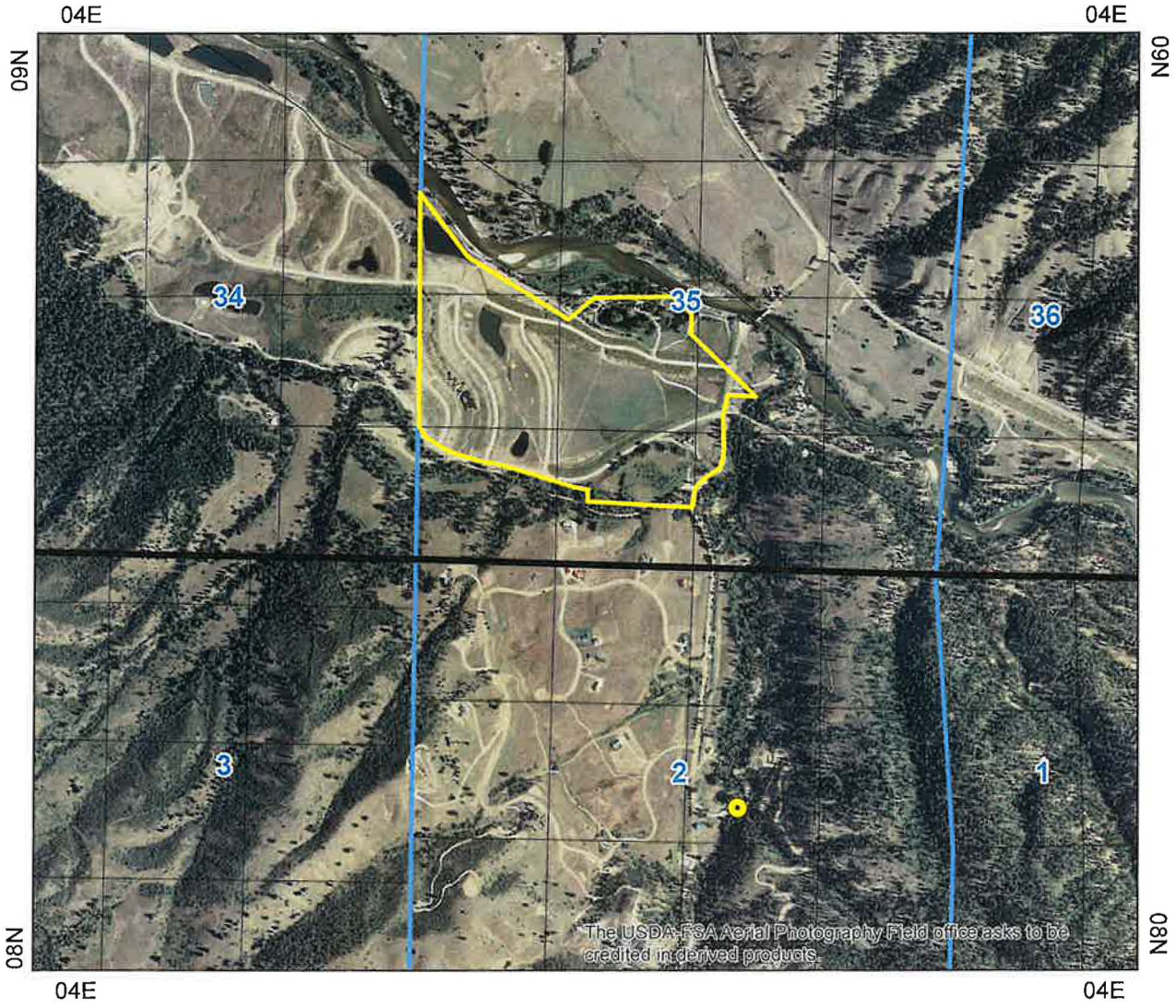
State of Idaho
Department of Water Resources

Water Right

65-8850

AESTHETIC

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



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

0 0.2 0.4 0.8 Miles

N

Map produced on May 04, 2020

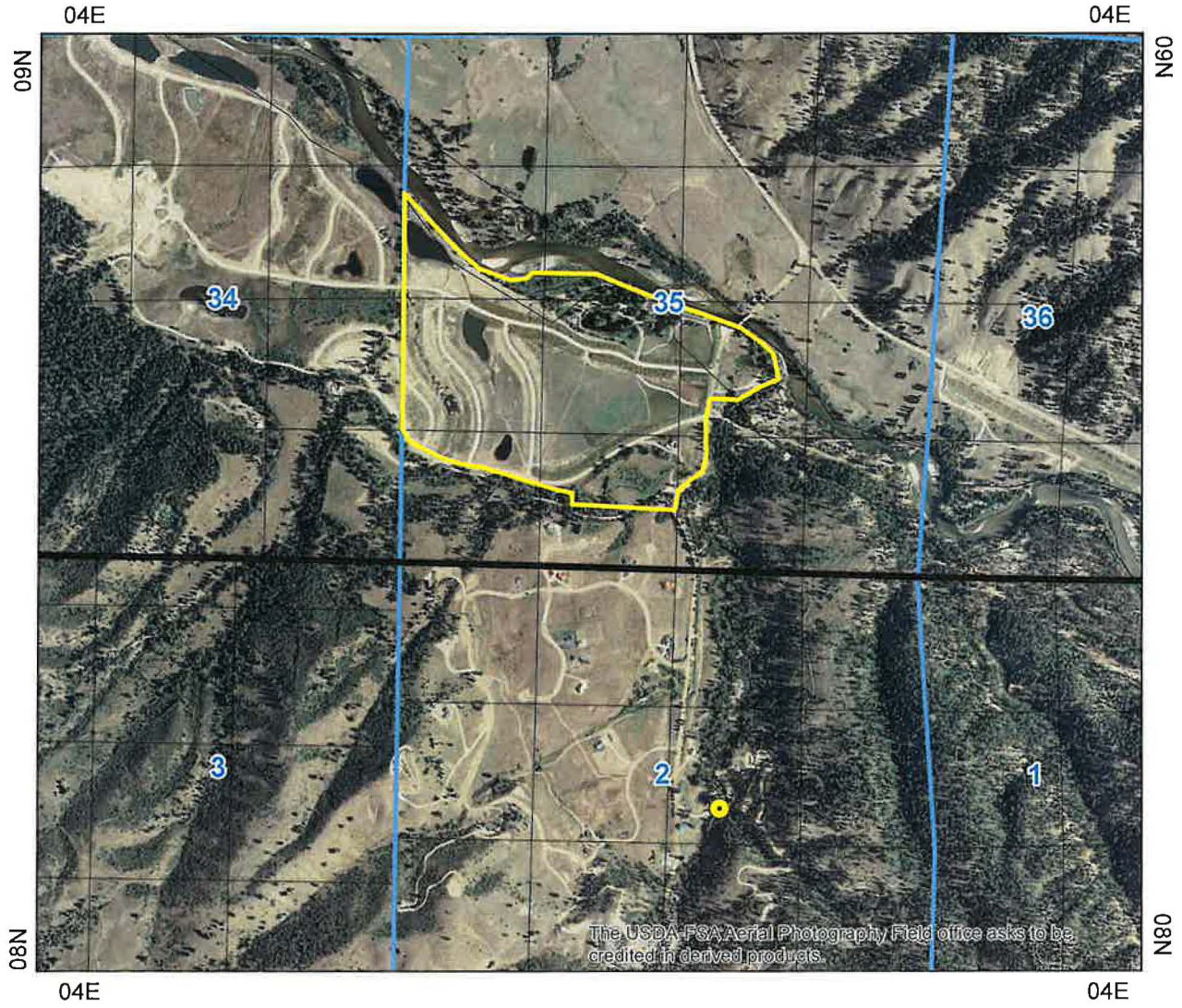
State of Idaho
Department of Water Resources

Water Right

65-8850

IRRIGATION

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



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

0 0.2 0.4 0.8 Miles

N

Map produced on May 04, 2020

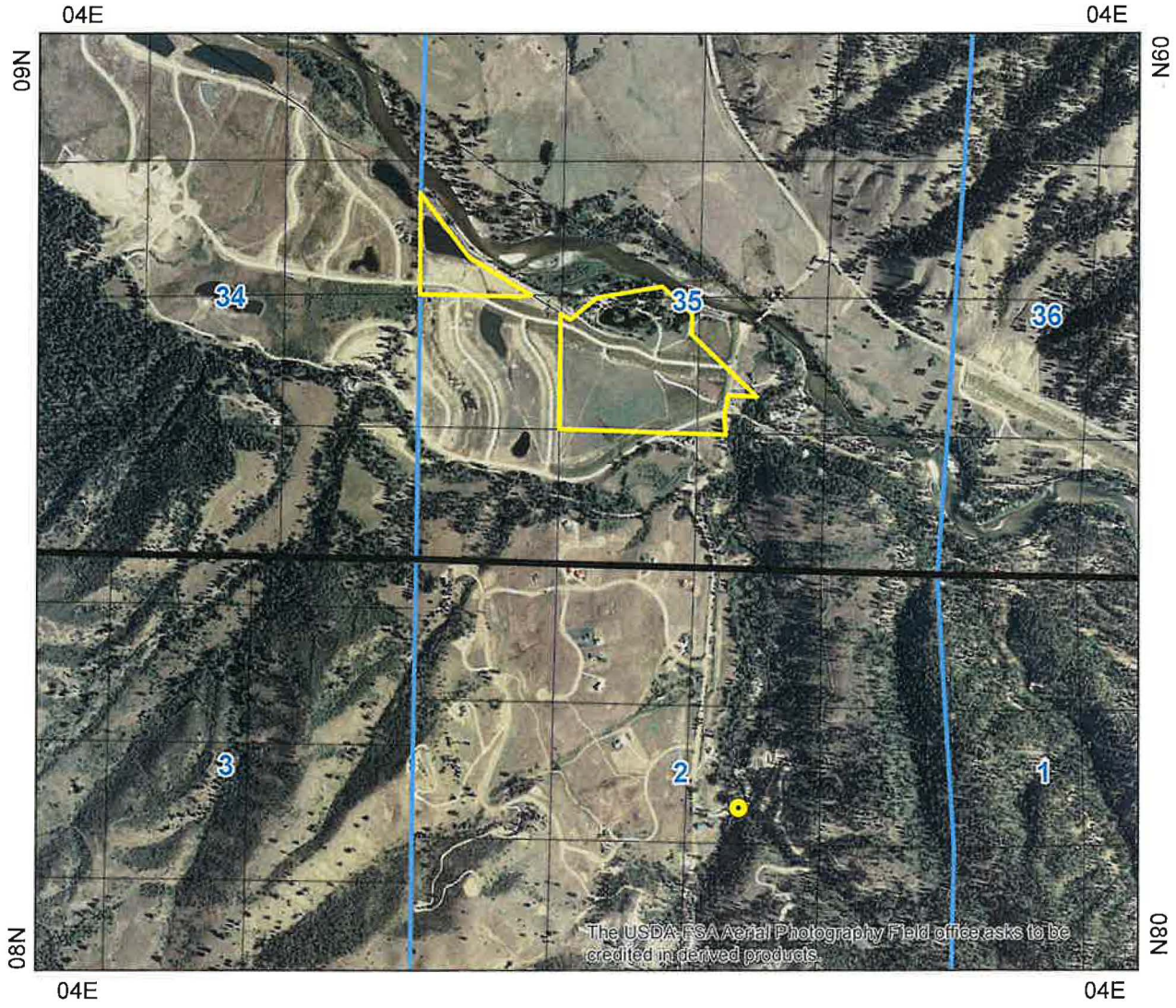
State of Idaho
Department of Water Resources

Water Right

65-8850

STOCKWATER

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



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

0 0.2 0.4 0.8 Miles

N

Map produced on May 04, 2020

IDAHO Department of Water Resources

WATER RIGHT REPORT

5/4/2020

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 65-11324

Owner Type	Name and Address
Current Owner	EAGLE SPRINGS RANCH LLC
	PO BOX 2020
	BOISE, ID 83701
	2084299596
Original Owner	CECILY BARNES TRUST
Original Owner	FRANK B BARNES TRUST
Original Owner	JON L BARNES TRUST
Original Owner	JULIE BARNES JOHNSTON TRUST
Original Owner	LORI LOU BARNES GIRDNER TRUST
Original Owner	LARRY B BARNES
Original Owner	CHARLES CHENEY
	PO BOX 2797
	BOISE, ID 83701
	2083457515

Priority Date: 09/03/1966

Basis: Decreed

Status: Active

Source	Tributary
SOUTH FORK PAYETTE RIVER	PAYETTE RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	11/01	1.94 CFS	
STOCKWATER	01/01	12/31	0.05 CFS	2.7 AFA
AESTHETIC	04/01	11/01	0.26 CFS	
Total Diversion			2.2 CFS	

Location of Point(s) of Diversion:

PAYETTE RIVER	SWNW Lt 5	Sec. 35	Township 09N	Range 04E	BOISE County
PAYETTE RIVER	SENW Lt 6	Sec. 35	Township 09N	Range 04E	BOISE County
PAYETTE RIVER	NWSE Lt 7	Sec. 35	Township 09N	Range 04E	BOISE County

IRRIGATION Use:

Acre Limit: 97

Place(s) of use:

Place of Use Legal Description: IRRIGATION BOISE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09N	04E	35	5	SWNW	10	6	SENW	6						
			6	NESW	35	5	NWSW	36		SWSW	11		SESW	18
			7	NWSE	17	7	SWSE	3						

Place of Use Legal Description: STOCKWATER BOISE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09N	04E	35	5	SWNW		6	SENW							
			6	NESW										
			7	NWSE										

Place of Use Legal Description: AESTHETIC BOISE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09N	04E	35	5	SWNW										
			6	NESW		5	NWSW			SWSW			SESW	
			7	NWSE		7	SWSE							

Total Acres: 136

Conditions of Approval:

1.	R05	Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 65.
2.	R63	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the lands above.
3.	004	This right does not grant any right-of-way or easement across the land of another.

4.	X27	This right is limited to the irrigation of 97 acres within the place of use described above in a single irrigation season.
5.	X35	Rights 65-5633, 65-5696, 65-8850 and 65-11324 when combined shall not exceed the irrigation of 290 acres in a single irrigation season.
6.		Rights 65-8850 and 65-11324 when combined shall not exceed 0.26 cfs for aesthetic use nor exceed 1.94 cfs for irrigation use, and shall not exceed the irrigation of 97 acres in a single irrigation season.
7.	029	Prior to the diversion and use of water under this approval, the right holder shall comply with all fish screening and/or fish passage requirements of the Idaho Department of Fish and Game.
8.	01J	Prior to diversion of South Fork Payette River water under this right, the right holder shall install and maintain a measuring device and lockable controlling works acceptable to the Department to provide the watermaster suitable control at the point of diversion.
9.		When water is being diverted from the South Fork Payette River for irrigation purposes pursuant to right no. 63-11324, the holder of rights 65-8850 and 65-11324 shall physically separate water diverted, delivered, and used for irrigation under rights 65-8850 and 65-11324 to prevent it from being commingled with water diverted under rights 65-5633, 65-5696 and/or other irrigation water rights not appurtenant to the same place of use as rights 65-8850 and 65-11324. Water diverted pursuant to rights 65-8850 and 65-11324 shall only be used on the place of use expressly described and authorized for rights 65-8850 and 65-11324.
10.		Rights 65-5633, 65-8850, and 65-11324 authorize the diversion and consumptive use of an annual total of up to 83 af for aesthetic and recreational uses to replace losses caused by evaporation from the 39 acre total surface area of 18-22 ponds and associated water features authorized under right 65-23105.
11.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
12.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
13.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Dates:

Licensed Date:

Decreed Date: 11/03/2000

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 65

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 3.5

Combined Acres Limit: 97

Combined Volume Limit:

Combined Rate Limit:

Civil Case Number:

Old Case Number:

Decree Plantiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

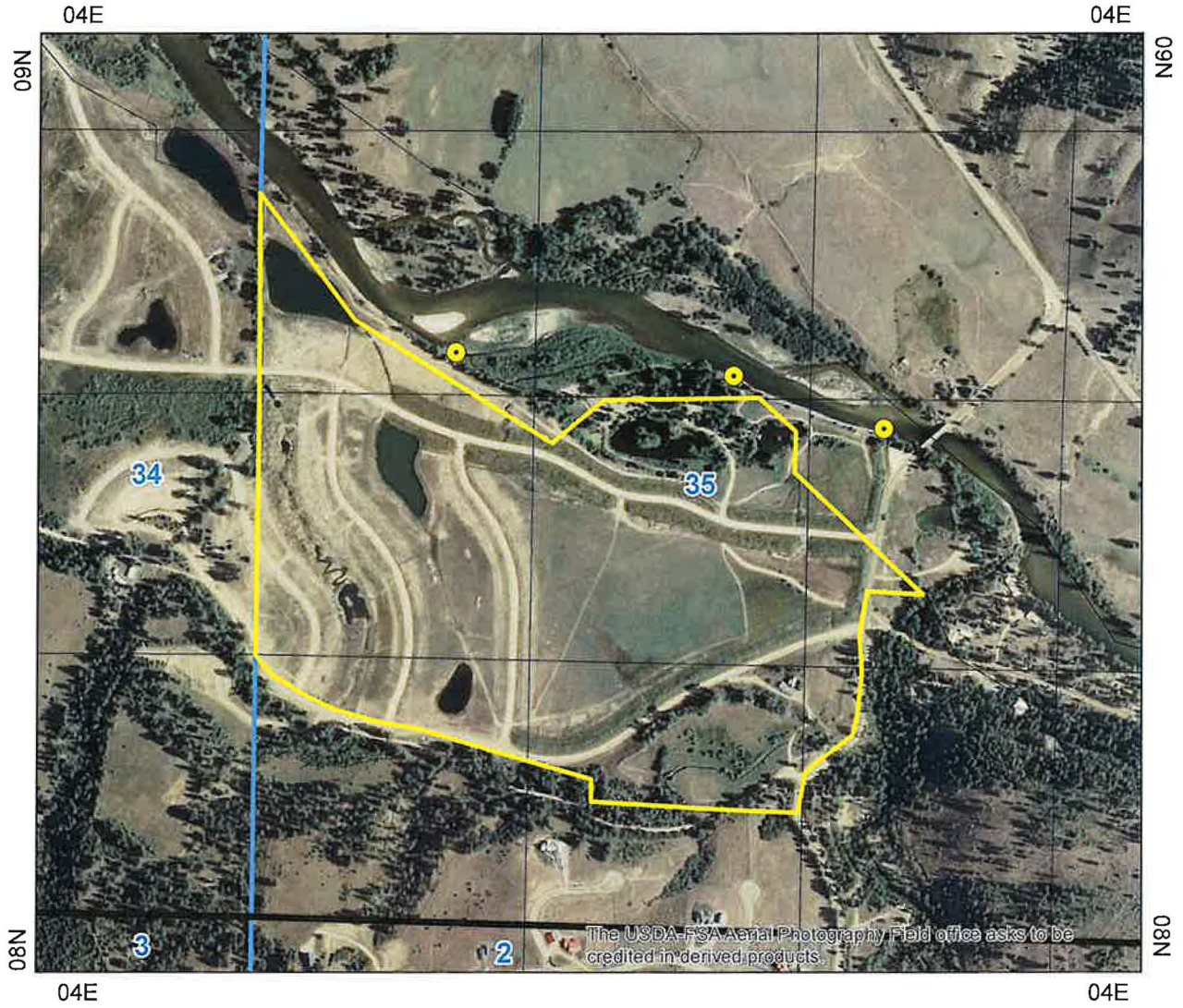
State of Idaho
Department of Water Resources

Water Right

65-11324

AESTHETIC

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



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

0 0.1 0.2 0.4 Miles

N

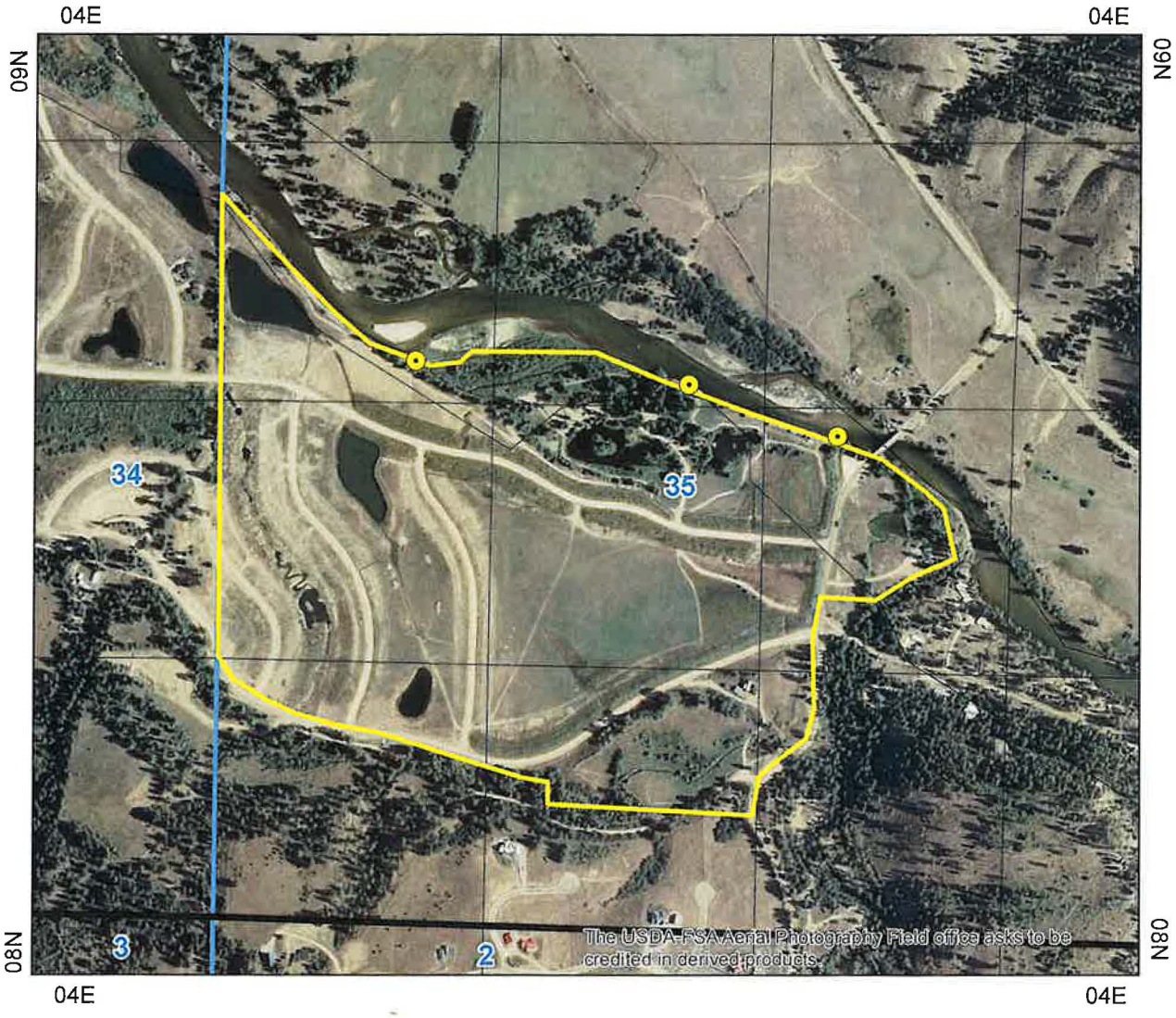
Map produced on May 04, 2020

State of Idaho
Department of Water Resources

Water Right
65-11324

IRRIGATION

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



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

0 0.1 0.2 0.4 Miles

N

Map produced on May 04, 2020

State of Idaho
Department of Water Resources

Water Right

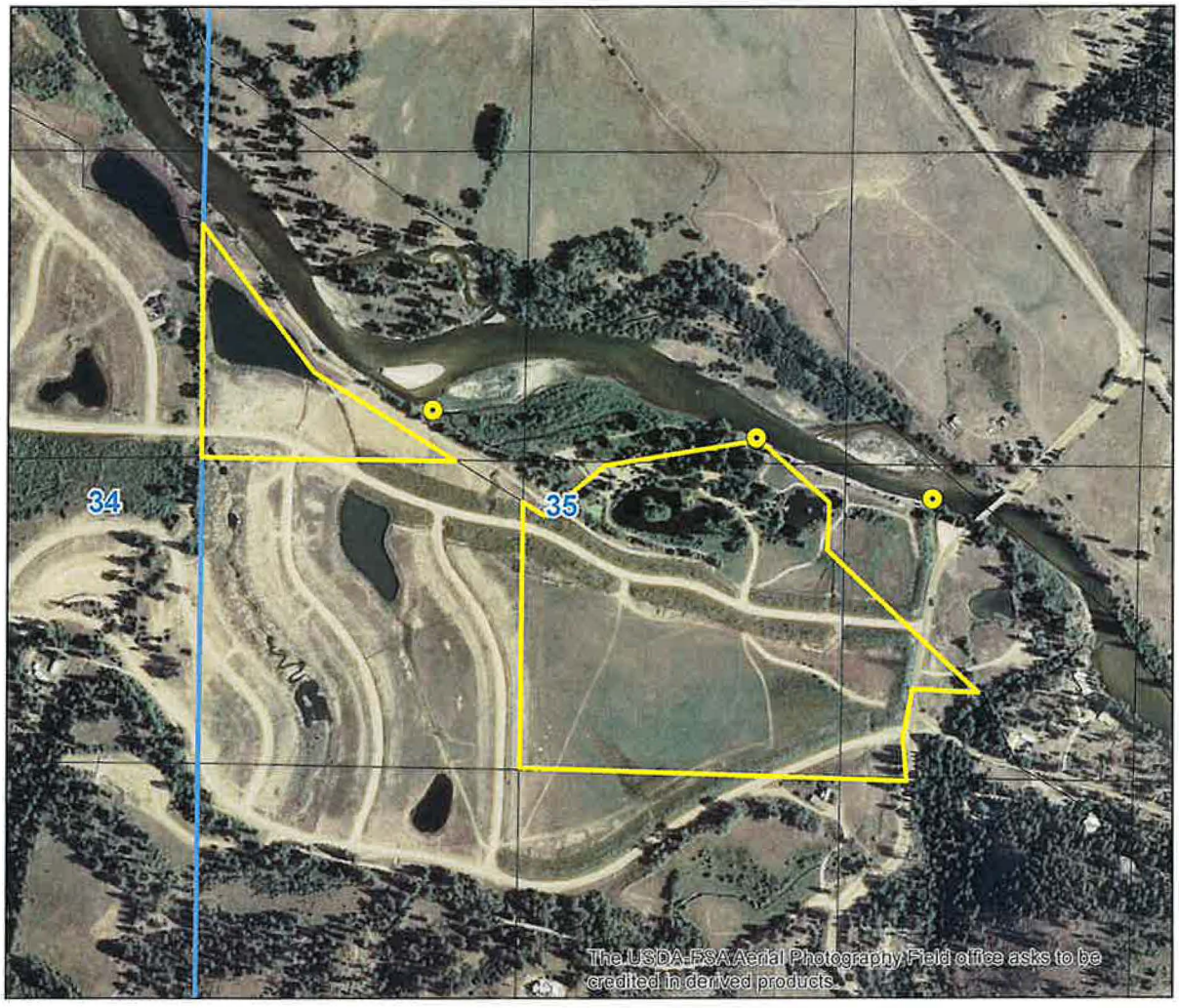
65-11324

STOCKWATER

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

04E

N60



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

0 0.075 0.15 0.3 Miles

N

Map produced on May 04, 2020

IDAHO Department of Water Resources

WATER RIGHT REPORT

5/4/2020

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 65-5682A

Owner Type	Name and Address
Current Owner	EARL MC KIE
Current Owner	GENEVA C MC KIE
	230 E 1ST ST
	MERIDIAN, ID 83642
	2083652243

Priority Date: 06/01/1920

Basis: Decreed

Status: Active

Source	Tributary
ALDER CREEK	SOUTH FORK PAYETTE RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/01	11/01	0.1 CFS	
Total Diversion			0.1 CFS	

Location of Point(s) of Diversion:

ALDER CREEK	SENW	Sec. 11	Township 08N	Range 04E	BOISE County

Place(s) of use:

Place of Use Legal Description: IRRIGATION BOISE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
09N	04E	35		SWSW	4									

Total Acres: 4

Conditions of Approval:

1.		THIS RIGHT SHALL PROVIDE NO MORE THAN .02 CFS PER ACRE AT THE FIELD HEADGATE.
2.	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.
3.	C03	RIGHT INCLUDES ACCOMPLISHED CHANGE IN POINT OF DIVERSION PURSUANT TO SECTION 42-1425, IDAHO CODE.
4.		RIGHT NO. 65-05682B IS ALSO DIVERTED THROUGH POINT OF DIVERSION DESCRIBED ABOVE.

Dates:

Licensed Date:

Decreed Date: 11/03/2000

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: AND

Water District Number: 65

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plantiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

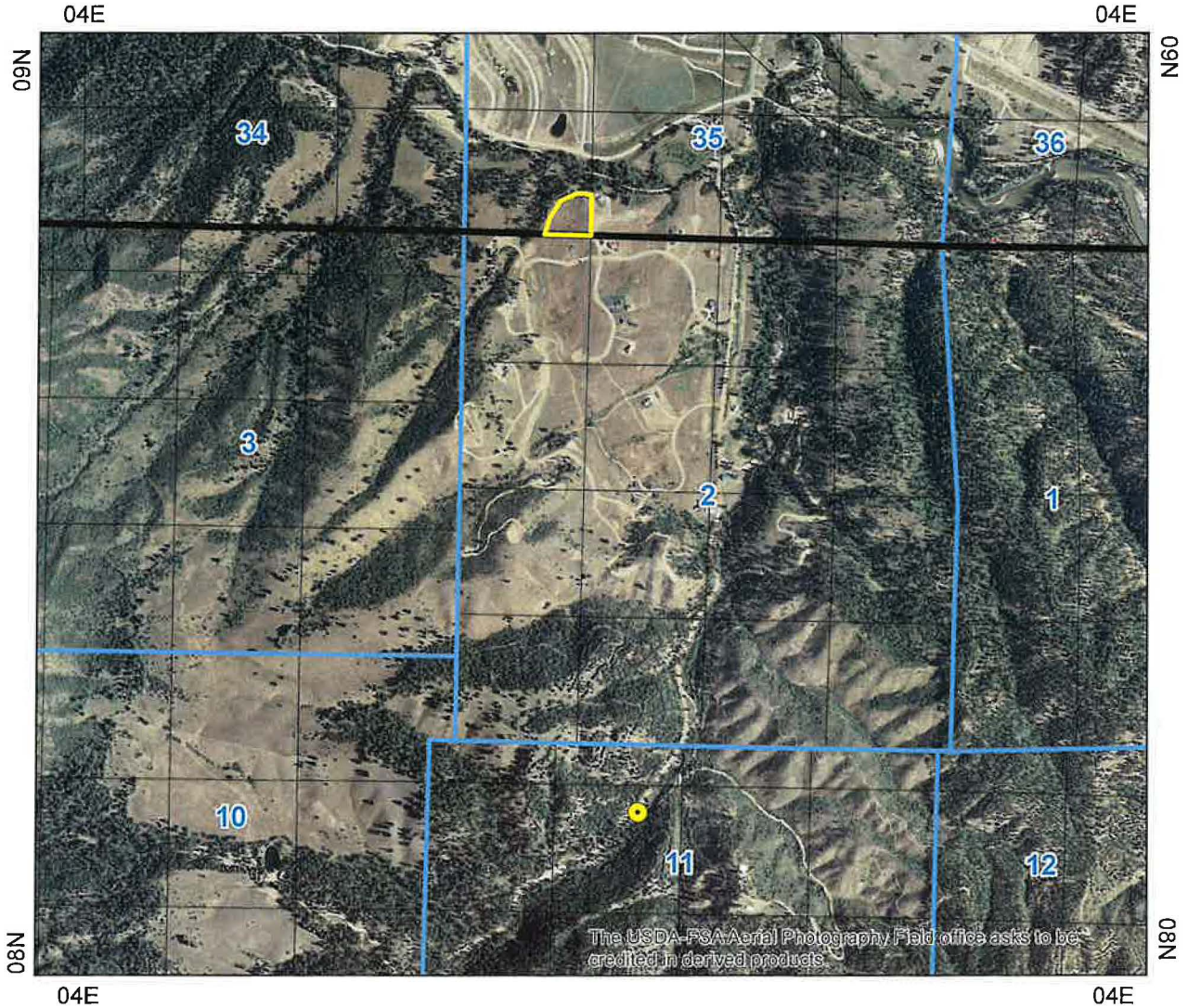
State of Idaho
Department of Water Resources

Water Right

65-5682A

IRRIGATION

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



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

0 0.225 0.45 0.9 Miles

N

Map produced on May 04, 2020

IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little **Director Gary Spackman**

March 30, 2022

CHARTER RANCH LLC
PO BOX 4
GARDEN VALLEY ID 83622-0004

Re: Change in Water Right Ownership: 65-8850 (Split into 65-8850 and ***65-24121***), 65-11324 (Split into 65-11324 and ***65-24123***), 65-5633, 65-5634, 65-5695, 65-5696 & 65-5682A and Assignments of Permit No(s): 65-13399, 65-23105, 65-23089, 65-23239

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Eagle Springs Ranch
Water District No. 65

Memo

To: 65-5633 et al

From: Jean Hersley

Date: 03/30/22

Re: Ownership change

An ownership change for Charter Ranch was received and the water rights were updated based on the CC&R's, which are scanned. I spoke with Marci Pape, consultant, and she said that Charter Ranch adopted the CC&R's for Eagle Springs Ranch when the conveyance took place. The CC&R's withhold water rights from the property owners and are solely the owned by Charter Ranch.

Hersley, Jean

From: Pape, Marci <Marci.Pape@hdrinc.com>
Sent: Tuesday, March 8, 2022 5:44 PM
To: Hersley, Jean
Subject: RE: Charter Ranch:
Attachments: CCR_216426.pdf

Here you go, Jean. I hope this helps. Let me know if you need anything else.

Marci Pape, P.E.
D 208.872.9521 M 208.860.5982

hdrinc.com/follow-us

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Monday, March 7, 2022 8:07 AM
To: Pape, Marci <Marci.Pape@hdrinc.com>
Subject: RE: Charter Ranch:

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The old ones will work since the conveyance took place in 2020.

Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942

From: Pape, Marci <Marci.Pape@hdrinc.com>
Sent: Friday, March 4, 2022 4:31 PM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Subject: RE: Charter Ranch:

Hello Jean –

I do have a copy of CCR's from 2007, but we are currently checking to make sure that there isn't a more current version out there. I'll get the current and correct version to you as soon as we get it.

Thanks,
Marci Pape, P.E.
D 208.872.9521 M 208.860.5982

hdrinc.com/follow-us

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Thursday, March 3, 2022 10:51 AM
To: Pape, Marci <Mpape@spfwater.com>
Subject: Charter Ranch:

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marci,

I've been trying to clean up some files in my office and came across the ownership change for Charter Ranch in Garden Valley. As I was looking through all the documents, I couldn't find a copy of the CCR's. I think this might clear up some of the confusion I have. Could you send me a copy? Thank you.

Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942

Hersley, Jean

From: Marci Pape <Mpape@spfwater.com>
Sent: Wednesday, May 26, 2021 12:30 PM
To: Hersley, Jean
Subject: RE: Charter Ranch
Attachments: Decree of Foreclosure.pdf; Recorded Sheriff's Deed.pdf; 2nd Revised Commitment.pdf; GVH TO GVH, TO CORRECT SHERIFF'S DEED.pdf

Hello Jean –

I am sorry it has taken me so long to respond to you regarding the Charter Ranch/Eagle Springs Ranch ownership questions. I just received more information from the Charter Ranch attorney last week and have been wading through it. I think you will find that the documents I provide answer all of your previous concerns, expressed below. I will send the documents in a series of emails due to their size.

As you may recall, your first concern was regarding the conveyance of property from Eagle Springs Ranch to Charter Ranch. We provided documents that conveyed land from the Estate of Donald K Weilmunster to Charter Ranch, LLC, but needed the documents conveying the land and/or water rights from Eagle Springs Ranch to the Weilmunsters. Secondly, there was a question as to whether the purchased subdivision lots had quitclaim deeds for the water rights, whether the water rights had been previously withheld prior to purchase of the individual lots, or whether the appurtenant rights would need to be split.

A brief description of the documents being provided:

The first document is the Decree of Foreclosure and Sheriff's Deed by means of which Eagle Springs' ownership in South Landing was extinguished. Until very recently, the County Assessor was still showing Eagle Springs as a property owner because there was a defect in the legal in the Sheriff's Deed. That defect was corrected in the attached Deed from Garden Valley Holdings LLC to Garden Valley Holdings LLC. Also attached is the Title Commitment from Title One which then insured title to the entire property in Garden Valley Holdings.

Garden Valley Holdings ("GVH") then conveyed certain Southfork Landing parcels to an entity called DEBIROSE, which in turn conveyed those parcels to Linda Weilmunster as PR for the Estate of Donald K. Weilmunster. GVH conveyed the balance of the Southfork Landing parcels directly to Linda Weilmunster as PR, except for a few lots which were owned by DLJ, LLC, which separately conveyed those lots to Linda Weilmunster as PR.

I will follow this with three additional e-mails, as follows:

1) An e-mail attaching the deeds from GVH to DEBIROSE;
2) An e-mail attaching the deeds from DEBIROSE to Linda Weilmunster as PR;
3) An e-mail attaching the deeds from GVH to Linda Weilmunster as PR; and,
4) An e-mail attaching the deed from DLJ to Linda Weilmunster as PR.

This should provide the entire chain of title you requested. As far as the individual subdivision lots, I would direct you to Item #36 of the Title Commitment from Title One. This item links to the CC&Rs for the South Fork Landing development (Instrument #216426, dated 9/21/2007). Of specific interest within the CC&Rs is Article IV, Section 4.16, in which Eagle Springs Ranch, LLC withholds all appurtenant water rights. Another document you may find helpful is Item #57 of the Title Commitment which is an Irrigation Easement and Facilities Maintenance Agreement (Instrument #253965, dated 9/30/2016), which grants easements for the owners association to access the ponds and irrigation facilities that are located on an adjacent property.

Hopefully this provides all the information you need to complete the ownership changes for rights 65-5633, 65-5634, 65-5695, 65-5696, 65-8850, 65-11324, and 65-5682A. Let me know if you have questions. My direct number is (208) 489-2143.

Thanks for your patience,
Marci

Marci Pape, P.E. | Project Engineer
SPF Water Engineering, LLC
300 E Mallard Drive, Suite 350 | Boise, ID 83706
p. 208.383.4140 | **f.** 208.383.4156 | **d.** 208.489.2143
e. mpape@spfwater.com | **w.** www.spfwater.com

From: Hersley, Jean [mailto:Jean.Hersley@idwr.idaho.gov]
Sent: Thursday, October 22, 2020 12:24 PM
To: Marci Pape <Mpape@spfwater.com>
Subject: Charter Ranch

Marci,

I got your phone message and have been compiling some data before I responded.

Yes, I will need the documents that conveyed the property and/or water rights from Eagle Springs Ranch to the Weilmunster's.

With the quitclaim deeds provided, it looks like water rights 67-5633 and 67-5696 will have to be split also. Charter Ranch does not own all the property in the subdivision.

It appears some documents were missing. The quitclaim deeds provided mentioned a quitclaim deed instrument # 113169 and a deed instrument # 216477 & 199677 that was not provided. Also some of the deeds referenced exhibits in the Judgment and Decree of Foreclosure Case No. CV-2013-127 that were not provided.

Updating ownership of water rights within a subdivision is tricky. When Eagle Springs Ranch submitted the ownership change to put these water rights in their name, it appears that none of the lots were sold so the entirety of the water rights could be transferred. Some of the lots sold before property was sold to Charter Ranch, which means unless the interest in the water rights was withheld in the deeds, the Department can't put the entire water right in the name of Charter Ranch.

Let me know if you have any questions.

Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942

Hersley, Jean

From: Marci Pape <Mpape@spfwater.com>
Sent: Thursday, November 5, 2020 3:38 PM
To: Hersley, Jean
Subject: Re: Charter Ranch

Jean -

I spoke with the attorney for Linda Weilmunster (Charter Ranch Change of Ownership/Permit Assignment) on Monday. He is working on putting together the information you requested, but is expecting that it may take a bit of time. As soon as I receive the information, I will forward it on to you. Thanks for your help.

Marci Pape

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Thursday, October 22, 2020 12:23 PM
To: Marci Pape
Subject: Charter Ranch

Marci,

I got your phone message and have been compiling some data before I responded.

Yes, I will need the documents that conveyed the property and/or water rights from Eagle Springs Ranch to the Weilmunster's.

With the quitclaim deeds provided, it looks like water rights 67-5633 and 67-5696 will have to be split also. Charter Ranch does not own all the property in the subdivision.

It appears some documents were missing. The quitclaim deeds provided mentioned a quitclaim deed instrument # 113169 and a deed instrument # 216477 & 199677 that was not provided. Also some of the deeds referenced exhibits in the Judgment and Decree of Foreclosure Case No. CV-2013-127 that were not provided.

Updating ownership of water rights within a subdivision is tricky. When Eagle Springs Ranch submitted the ownership change to put these water rights in their name, it appears that none of the lots were sold so the entirety of the water rights could be transferred. Some of the lots sold before property was sold to Charter Ranch, which means unless the interest in the water rights was withheld in the deeds, the Department can't put the entire water right in the name of Charter Ranch.

Let me know if you have any questions.

Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942

Hersley, Jean

From: Marci Pape <Mpape@spfwater.com>
Sent: Thursday, October 29, 2020 3:56 PM
To: Hersley, Jean
Subject: Re: Charter Ranch

Thanks for your work on this, Jean. I have been buried trying to get a report out the door, so I haven't had a chance to deal with it since your email. I'll dig into it and try to get you what you need as quickly as I can.

Marci

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Thursday, October 22, 2020 12:23 PM
To: Marci Pape
Subject: Charter Ranch

Marci,

I got your phone message and have been compiling some data before I responded.

Yes, I will need the documents that conveyed the property and/or water rights from Eagle Springs Ranch to the Weilmunster's.

With the quitclaim deeds provided, it looks like water rights 67-5633 and 67-5696 will have to be split also. Charter Ranch does not own all the property in the subdivision.

It appears some documents were missing. The quitclaim deeds provided mentioned a quitclaim deed instrument # 113169 and a deed instrument # 216477 & 199677 that was not provided. Also some of the deeds referenced exhibits in the Judgment and Decree of Foreclosure Case No. CV-2013-127 that were not provided.

Updating ownership of water rights within a subdivision is tricky. When Eagle Springs Ranch submitted the ownership change to put these water rights in their name, it appears that none of the lots were sold so the entirety of the water rights could be transferred. Some of the lots sold before property was sold to Charter Ranch, which means unless the interest in the water rights was withheld in the deeds, the Department can't put the entire water right in the name of Charter Ranch.

Let me know if you have any questions.

Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942

SPF WATER ENGINEERING

RECEIVED
OCT 05 2020
DEPARTMENT OF WATER RESOURCES

October 1, 2020

Angela Grimm, P.G.
Water Rights Section Supervisor
Idaho Department of Water Resources
322 East Front Street, Suite 648
Boise, ID 83702-7371

Subject: Water Rights for Charter Ranch LLC

Dear Angie,

Enclosed for Department action are three water right forms and applications associated with lands controlled by Charter Ranch LLC (CR) in and around the Southfork Landing development near Garden Valley. Specifically, enclosed you will find the following documents, applications, and forms:

Permit Assignments:

1. Assignment of permits 65-13399, 65-23105, and 65-23239 from Garden Valley Holdings LLC (GVH) to CR signed by Linda Weilmunster
2. Assignment of permit 65-23089 from Eagle Springs Ranch LLC (ESR) to CR signed by T. Erik Oaas.

Water Right Ownership:

1. Water right change of ownership form, from ESR to CR, for rights 65-5633, 65-5634, 65-5695, 65-5696, 65-8850, and 65-11324; and from McKie to CR, for right 65-5682A; signed by Linda Weilmunster.

Included with the documents described above is a check totaling $425 based on the following fees:

- $100 for four permit assignments ($25 each),
- $125 for five undivided water right ownership changes ($25 each), and
- $200 for two water right ownership changes involving splits ($100 each).

Please also note the following: Ownership of the development has evolved over time and has been divided between various entities including ESR and GVH, among others. Current owners of record of the common areas and unsold residential lots include ESR, GVH, and Charter Mountain Ranch, LLC (CMR). T. Erik Oaas, the registered agent of ESR, is conveying all his interest in Southfork Landing to Linda Weilmunster, who is the registered agent of CMR and a member of GVH. Linda is also the registered agent of CR, an entity formed after the death of her husband, Don Weilmunster.

300 E. Mallard Drive, Suite 350, Boise, Idaho 83706 Tel: 208-383-4140 Fax: 208-383-4156

CR now seeks to confirm and document change in ownership of appurtenant water rights 65-5633, 65-5634, 65-5695, 65-5696, 65-8850, and 65-11324 from ESR to CR, as well as 65-65-11324 from McKie to CR.

Proof has been submitted for permit 65-13399. Permits 65-23105 and 65-23239 have been partially developed and have had extensions granted until 2024. Permit 65-23089 has also been partially developed and has had its development period extended to 2022.

Please contact me with any questions or comments.

Sincerely,

Marci Pape

Marci Pape, P.E.
Project Engineer

Cc: Steven Millemann