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APR 16 2021

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESWATER RESOURCES
WESTERN REGION

Notice of Change in Water Right Ownership

Department of Water Resources
Eastern Region

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?
63-19555	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Ivan D. Green
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Boxwood Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 51298 Idaho Falls ID 83405
Mailing address City State ZIP
(208) 523-3794 tahri@ballventures.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: April 24, 2014
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):
 o \$25 per undivided water right.
 o \$100 per split water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature] Cortney Liddiard, President of BV Management Services, Inc., an Idaho corporation, the Manager of Owner April 7, 2021
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by JB Date 4/9/2021 Receipt No. E046818 Receipt Amt. \$25. -
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 LM Processed by LM Date 09/27/2021

After Recording
Return to:

Geoffrey M. Wardle
CLARK WARDLE LLP
251 E. Front Street, Suite 310
Boise, ID 83702

FOR RECORDING INFORMATION

QUITCLAIM DEED
(Property Boundary Adjustment – Parcel A)

FOR VALUE RECEIVED, Boxwood Ranch, LLC, an Idaho limited liability company ("Grantor"), does hereby CONVEY, RELEASE, REMISE and FOREVER QUITCLAIM unto Boxwood Ranch, LLC, an Idaho limited liability company ("Grantee"), whose address is PO Box 51298, Idaho Falls, Idaho 83405, any and all right, title and interest that Grantor now has or ever had in and to the following described real property located in Ada County, State of Idaho, more particularly described as follows, to wit:

Legal Description attached hereto as **Exhibit A** and incorporated herein by reference;

together with all appurtenances thereto.

Dated this 15th day of January, 2021.

GRANTOR:

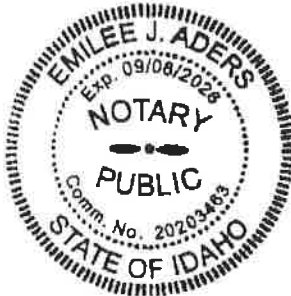
BOXWOOD RANCH, LLC,
an Idaho limited liability company
by its Manager

BV Management Services, Inc., an Idaho
corporation

By: [Signature]
Cortney Liddiard, President

STATE OF IDAHO)
) ss.
County of Bonneville)

This record was acknowledged before me on this 15 day of January, 2021 by Cortney Liddiard, as President of BV Management Services, Inc., the corporation that is the Manager of Boxwood Ranch, LLC.



Emilee J. Aders
Notary Public for Idaho
Residing at Ammon
My commission expires: 09/08/2028

QUITCLAIM DEED – Property Boundary Adjustment – Parcel A

EXHIBIT A
LEGAL DESCRIPTION

2775 W. Navigator Drive, Suite 210
Meridian, Idaho 83642
www.horrocks.com

Idaho Office
Tel: 208.895.2520



Date: January 4, 2021
Project: OPP-ID-0287
Page: 1 of 1

PARCEL A

This Parcel is situated in the S.E. 1/4 of Section 10, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at an Aluminum cap marking the southeast corner of said Section 10, from which the southwest corner of the S.E. 1/4 of said Section 10 bears S.89°39'28"W., 2665.92 feet; thence along the south boundary of the S.E. 1/4 of said Section 10,

- 1) S.89°39'28"W., 849.34 feet to the POINT OF BEGINNING, thence continuing along the south boundary of the S.E. 1/4 of said Section 10;
- 2) S.89°39'28"W., 692.00 feet, thence leaving said south boundary;
- 3) N.00°20'32"W., 1334.15 feet to a point on the north boundary of the S. 1/2 of the said S.E. 1/4, thence along the said north boundary;
- 4) N.89°52'56"E., 170.18 feet to the centerline of the New York Canal per Record of Survey No. 7637, records of Ada County and a point of non-tangent curvature, thence leaving said north boundary and through a curve to the left along the centerline of the said New York Canal;
- 5) Having an arc length of 257.63 feet, a radius of 369.50 feet, through a central angle of 39°56'58" and a long chord which bears S.31°26'36"E., 252.45 feet; thence continuing along the centerline of the said New York Canal;
- 6) S.51°25'05"E., 412.18 feet, thence leaving said centerline;
- 7) S.05°03'16"E., 861.26 feet to the POINT OF BEGINNING.

Containing 16.76 Acres, more or less



After Recording
Return to:

Geoffrey M. Wardle
CLARK WARDLE LLP
251 E. Front Street, Suite 310
Boise, ID 83702

FOR RECORDING INFORMATION

QUITCLAIM DEED
(Property Boundary Adjustment – Parcel B)

FOR VALUE RECEIVED, Boxwood Ranch, LLC, an Idaho limited liability company ("Grantor"), does hereby CONVEY, RELEASE, REMISE and FOREVER QUITCLAIM unto Boxwood Ranch, LLC, an Idaho limited liability company ("Grantee"), whose address is PO Box 51298, Idaho Falls, Idaho 83405, any and all right, title and interest that Grantor now has or ever had in and to the following described real property located in Ada County, State of Idaho, more particularly described as follows, to wit:

Legal Description attached hereto as **Exhibit A** and incorporated herein by reference;

together with all appurtenances thereto.

Dated this 15th day of January, 2021.

GRANTOR:

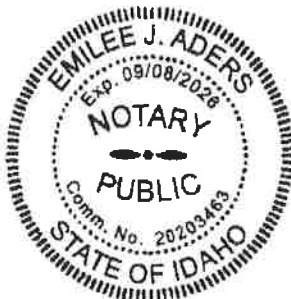
BOXWOOD RANCH, LLC,
an Idaho limited liability company
by its Manager

BV Management Services, Inc., an Idaho
corporation

By: Cortney Liddiard, President

STATE OF IDAHO)
) ss.
County of Booneville)

This record was acknowledged before me on this 15 day of January, 2021 by Cortney Liddiard, as President of BV Management Services, Inc., the corporation that is the Manager of Boxwood Ranch, LLC.



Emilee J. Aders
Notary Public for Idaho
Residing at Ammon
My commission expires: 09/08/2026

QUITCLAIM DEED – Property Boundary Adjustment – Parcel B

EXHIBIT A
LEGAL DESCRIPTION

2775 W. Navigator Drive, Suite 210
Meridian, Idaho 83642
www.horrocks.com

Idaho Office
Tel: 208.695.2520



Date: January 4, 2021
Project: OPP-ID-0287
Page: 1 of 2

PARCEL B

This Parcel is situated in the south half of Section 10, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at an Aluminum cap marking the southeast corner of said Section 10, from which the southwest corner of the S.E. 1/4 of said Section 10 bears S.89°39'28"W., 2665.92 feet; thence along the south boundary of the S.E. 1/4 of said Section 10;

- 1) S.89°39'28"W., 1541.34 feet to the POINT OF BEGINNING, thence continuing along the south boundary of the S.E. 1/4 of said Section 10;
- 2) S.89°39'28"W., 1124.58 feet to the southwest corner of the S.E. 1/4 of said section 10, thence along the south boundary of the S.W. 1/4 of said section 10;
- 3) S.89°41'44"W., 854.53 feet to the southeast corner of Record of Survey No. 1150, Instrument # 8756446, Records of Ada county, thence along the east boundary of said Record of Survey No. 1150;
- 4) N.00°18'16"W., 237.92 feet to the northeast corner of said Record of Survey No. 1150, thence along the north boundary of said Record of Survey No. 1150;
- 5) N.83°08'33"W., 176.38 feet to the northwest corner of said Record of Survey No. 1150, thence along the west boundary of said Record of Survey No. 1150;
- 6) S.00°18'16"E., 259.91 feet to the south boundary of the S.W. 1/4 of said section 10, thence along the said south boundary;
- 7) S.89°41'44"W., 687.47 feet to the southeast corner of Parcel 1 of Warranty Deed Instrument # 105134642, thence along the east boundary of said Parcel 1;
- 8) N.00°31'43"E., 208.29 feet to the northeast corner of said Parcel 1, thence along the north boundary of said Parcel 1;
- 9) N.89°29'07"W., 63.54 feet to the southeast corner of Parcel 2 of said Warranty Deed Instrument # 105134642, thence along the east boundary of said Parcel 2;
- 10) N.15°14'46"W., 1124.05 feet to the northeast corner of said Parcel 2, thence;

- 11) S.89°27'46"E., 86.47 feet, thence;
- 12) N.24°41'46"W., 56.74 feet to the south boundary of the N.W.1/4 of the S.W.1/4 of said section 10, thence along the said south boundary;
- 13) N.89°53'52"E., 699.49 feet to the southwest corner of the N.E.1/4 of the S.W.1/4 of said section 10, thence along the west boundary of said N.E.1/4 of the S.W.1/4;
- 14) N.00°45'21"E., 1343.22 feet to the northwest corner of the N.E.1/4 of the S.W.1/4 of said section 10, thence along the said north boundary;
- 15) S.89°53'40"E., 1324.40 feet to the northeast corner of the N.E.1/4 of the S.W.1/4 of said section 10, thence along the east boundary of the N.E.1/4 of the S.W.1/4 of said section 10;
- 16) S.00°38'46"W., 1338.38 feet to the southeast corner of the N.E.1/4 of the S.W.1/4 of said section 10, thence along the north boundary of the S.W.1/4 of the S.E.1/4 of said section 10;
- 17) N.89°52'56"E., 1101.50 feet, thence;
- 18) S.00°20'32"E., 1334.15 feet to the POINT OF BEGINNING.

Containing 132.60 Acres, more or less



ADA COUNTY RECORDER Chris her D. Rich AMOUNT 25.00 6
BOISE IDAHO 06/12/2014 08:43 AM

DEPUTY Gail Garrett
Simplifile Electronic Recording

RECORDED-REQUEST OF
FIRST AMERICAN TITLE AND ESCRO



114045652

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PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

THIS PAGE IS BEING ADDED TO ACCOMMODATE
RECORDING INFORMATION

Recording Requested By and
When Recorded Return to:

Thel W. Casper, Esq.
PO Box 51298
Idaho Falls, ID 83405

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 19.00 4
BOISE IDAHO 04/24/2014 04:51 PM
DEPUTY Lisa Batt
Simplifile Electronic Recording
RECORDED-REQUEST OF
FIRST AMERICAN TITLE AND ESCRO 114030875

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PART OF THE ORIGINAL DOCUMENT.

*THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT AN OBVIOUS ERROR
IN THE LEGAL DESCRIPTION
SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, IDAHO TRUST BANK, as Trustee of THE EDWARD L. BEWS AND SHIRLEY G. BEWS LIVING TRUST ("Grantor"), does hereby grant, bargain, sell and convey unto BOXWOOD RANCH, LLC, an Idaho limited liability company, ("Grantee"), whose address is P.O. Box 51298, Idaho Falls, Idaho 83405, all of Grantor's right, title and interest in and to the real property located in the Ada County, Idaho, legally described as follows:

Legal Description attached as Exhibit A hereto.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest, as well in law as in equity, except as expressly provided otherwise herein (the "Property").

TO HAVE AND TO HOLD the Property, with its all and singular appurtenances unto Grantee, and Grantee's heirs, successors and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this deed, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this deed free from encumbrances made or suffered by the Grantor, or any person claiming under Grantor, subject, however, to (i) reservations or restrictions in federal patents or state or railroad deeds or in laws providing for such patents or deeds; (ii) building or use restrictions, building and zoning regulations and ordinances of any governmental entity; (iii) the lien of real property taxes not yet due and payable; (iv) all easements, rights of way, claims of easements, covenants, restrictions and encumbrances or other matters of record or that would appear from a survey or careful examination of the Property; and (v) those exceptions set forth on Schedule I attached hereto and incorporated herein by this reference.

OTHER THAN AS EXPRESSLY SET FORTH HEREIN AND/OR IN THE PURCHASE AND SALE AGREEMENT BETWEEN GRANTOR AND GRANTEE WITH RESPECT TO THE PROPERTY, THE PROPERTY IS SOLD AND CONVEYED TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS AND DEFECTS, INCLUDING BOTH LATENT AND PATENT DEFECTS, AND NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY GRANTOR CONCERNING THE PROPERTY. GRANTEE, BY ACCEPTING THIS DEED, RELEASES GRANTOR FROM ANY AND ALL LIABILITY RELATING TO ANY ASPECT OR CONDITION OF THE PROPERTY, KNOWN OR UNKNOWN, FORESEEABLE OR UNFORESEEABLE, ACTUAL OR CONTINGENT, ARISING BY STATUTE,

Recording Requested By and
When Recorded Return to:

Thel W. Casper, Esq.
PO Box 51298
Idaho Falls, ID 83405

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

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PART OF THE ORIGINAL DOCUMENT.

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, IDAHO TRUST BANK, as Trustee of THE EDWARD L. BEWS AND SHIRLEY G. BEWS LIVING TRUST ("Grantor"), does hereby grant, bargain, sell and convey unto BOXWOOD RANCH, LLC, an Idaho limited liability company, ("Grantee"), whose address is P.O. Box 51298, Idaho Falls, Idaho 83405, all of Grantor's right, title and interest in and to the real property located in the Ada County, Idaho, legally described as follows:

Legal Description attached as Exhibit A hereto.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest, as well in law as in equity, except as expressly provided otherwise herein (the "Property").

TO HAVE AND TO HOLD the Property, with its all and singular appurtenances unto Grantee, and Grantee's heirs, successors and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this deed, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this deed free from encumbrances made or suffered by the Grantor, or any person claiming under Grantor, subject, however, to (i) reservations or restrictions in federal patents or state or railroad deeds or in laws providing for such patents or deeds; (ii) building or use restrictions, building and zoning regulations and ordinances of any governmental entity; (iii) the lien of real property taxes not yet due and payable; (iv) all easements, rights of way, claims of easements, covenants, restrictions and encumbrances or other matters of record or that would appear from a survey or careful examination of the Property; and (v) those exceptions set forth on Schedule I attached hereto and incorporated herein by this reference.

OTHER THAN AS EXPRESSLY SET FORTH HEREIN AND/OR IN THE PURCHASE AND SALE AGREEMENT BETWEEN GRANTOR AND GRANTEE WITH RESPECT TO THE PROPERTY, THE PROPERTY IS SOLD AND CONVEYED TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS AND DEFECTS, INCLUDING BOTH LATENT AND PATENT DEFECTS, AND NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY GRANTOR CONCERNING THE PROPERTY. GRANTEE, BY ACCEPTING THIS DEED, RELEASES GRANTOR FROM ANY AND ALL LIABILITY RELATING TO ANY ASPECT OR CONDITION OF THE PROPERTY, KNOWN OR UNKNOWN, FORESEEABLE OR UNFORESEEABLE, ACTUAL OR CONTINGENT, ARISING BY STATUTE,

COMMON LAW OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ALL
ISSUES SET FORTH IN THIS DEED.

DATED this 21 day of April, 2014.

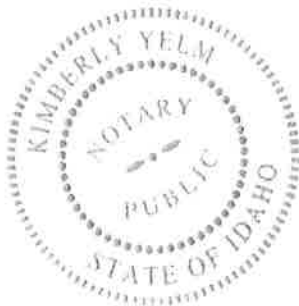
IDAHO TRUST BANK, Trustee of THE EDWARD
L. BEWS AND SHIRLEY G. BEWS LIVING
TRUST

By: [Signature]
Brian Kondeff, Vice President of Idaho
Trust Bank in its capacity as trustee of the
Bews Living Trust

STATE OF IDAHO)
) ss.
County of Ada)

On this 22nd day of April, 2014, before me,
Kimberly Yelm, a Notary Public in and for said State, personally appeared
Brian Kondeff, known or identified to me to be the Vice President of IDAHO TRUST BANK as
Trustee of THE EDWARD L. BEWS AND SHIRLEY G. BEWS LIVING TRUST that executed
the within instrument or the person who executed the instrument on behalf of said limited
liability company, and acknowledged to me that such limited liability company 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.



Kimberly Yelm
Notary Public for Idaho
Residing at Murderan, ID
My commission expires 11/15/2017

EXHIBIT A

PROPERTY

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST, B.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE ALONG THE SOUTH LINE OF SAID SECTION 10, SOUTH 89°41'57" WEST 854.53 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF DEED INSTRUMENT NUMBER 8809491; THENCE ALONG THE EASTERLY LINE OF SAID DEED INSTRUMENT NUMBER 8809491, NORTH 00°20'01" WEST 237.93 FEET TO A 1/2 INCH REBAR, SAID POINT BEING THE NORTHEAST CORNER OF SAID DEED INSTRUMENT NUMBER 8809491; THENCE ALONG THE NORTHERLY LINE OF SAID DEED INSTRUMENT NUMBER 8809491, NORTH 83°05'01" WEST 176.28 FEET, TO A 1/2 INCH REBAR WITH A CAP STAMPED "HOWARD - LS 2417", SAID POINT BEING THE NORTHWEST CORNER OF SAID DEED INSTRUMENT NUMBER 8809491; THENCE ALONG THE WESTERLY LINE OF SAID DEED INSTRUMENT NUMBER 8809491, SOUTH 00°18'16" EAST 260.08 FEET, MORE OR LESS, TO THE SAID SOUTH LINE OF SECTION 10; THENCE ALONG SAID SOUTH LINE OF SECTION 10, SOUTH 89°41'57" WEST 687.55 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF DEED INSTRUMENT NUMBER 105134642; THENCE ALONG THE EASTERLY LINE OF SAID DEED INSTRUMENT NUMBER 105134642 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°31'43" ~~WEST~~ 208.35 FEET, TO A 1/2" ^{**}EAST IRON PIN; (2) NORTH 89°29'07" WEST 63.54 FEET, TO A 1/2" IRON PIN; (3) NORTH 15°14'46" WEST 1124.05 FEET, TO A 1/2" IRON PIN; THENCE SOUTH 89°27'46" EAST 86.47 FEET; THENCE NORTH 24°41'46" WEST 56.77 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTH 89°53'45" EAST 699.49 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, BEING MARKED BY A 5/8 INCH REBAR; THENCE ALONG SAID NORTH LINE OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 89°54'47" EAST 1327.16 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, NORTH 89°52'29" EAST 1271.59 FEET, MORE OR LESS, TO THE CENTERLINE OF THE NEW YORK CANAL, SAID POINT BEING A POINT OF NON-TANGENCY WITH A 369.50 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST OF WHICH THE RADIUS BEARS NORTH 78°30'31" EAST; THENCE ALONG SAID CENTERLINE OF THE NEW YORK CANAL, SOUTHEASTERLY 257.48 FEET ALONG THE ARC OF SAID 369.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°55'36" AND A LONG CHORD THAT BEARS SOUTH 31°27'17" EAST 252.31 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF THE NEW YORK CANAL, SOUTH 51°25'05" EAST 412.18 FEET; THENCE SOUTH 05°03'16" EAST 861.32 FEET, FORMERLY SOUTH 05°26'24" E 861.31 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 10; THENCE ALONG SAID SOUTH LINE OF SECTION 10, SOUTH 89°39'15" WEST 1816.50 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

SCHEDULE I

PERMITTED EXCEPTIONS

1. General Taxes for the year 2014 and subsequent years.
2. Any tax, fee, assessments or charges as may be levied by Ada County Trash Services.
3. Any tax, fee, assessments or charges as may be levied by New York Irrigation District.
4. Any tax, fee, assessments or charges as may be levied by Boise Kuna Irrigation District.
5. Right of way for Ten Mile Creek.
6. Right of way for New York Canal.
7. Right of way for Hubbard Road & Cloverdale Road.
8. Reservations in recorded United States Patent, recorded in Book 4, Page 360.
9. Reservations in recorded United States Patent, recorded in Book 3, Page 432.
10. Easement, including terms and provisions contained therein:
Recording Information: Book 20 of Miscellaneous Records at Page 533
In Favor of: Idaho Power Company
For: Power lines
11. Easement, including terms and provisions contained therein:
Recording Information: 381906
In Favor of: Pacific Northwest Pipeline Corporation
For: Gas lines
12. All matters disclosed by a record of survey recorded March 8, 1999 and March 29, 1999 under recording Nos. 99022502 and 99030109.
13. All matters disclosed by a record of survey recorded November 6, 2006 under recording No. 106174663.
14. All matters that are the subject of a Summary Memorandum of Agreement, dated concurrently herewith, among Boxwood Ranch, LLC, Mary Jean Green, and Kelly Green, to be recorded concurrently herewith.
15. All easements, rights of way, claims of easements, covenants, restrictions and encumbrances or other matters of record or that would appear from a survey or careful examination of the Property.

RECORD OF SURVEY - PROPERTY BOUNDARY ADJUSTMENT

SITUATED IN THE S 1/2 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST, ADA COUNTY, IDAHO 2021

RECORD OF SURVEY NO. 12640

Line #	Length	Bearing	Area
L1	237.02	N0°18'15"W	
L2	176.38	N83°06'33"W	
L3	259.91	S0°16'16"E	
L4	208.29	N7°31'43"E	
L5	63.54	N89°26'07"W	
L6	86.47	S89°27'46"E	
L7	58.74	N24°11'58"W	
L8	170.16	N89°52'56"E	
L9	412.18	S5°22'09"E	

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	257.62	349.50	39°56'58"	S31°26'36"E	222.45

NOTES:

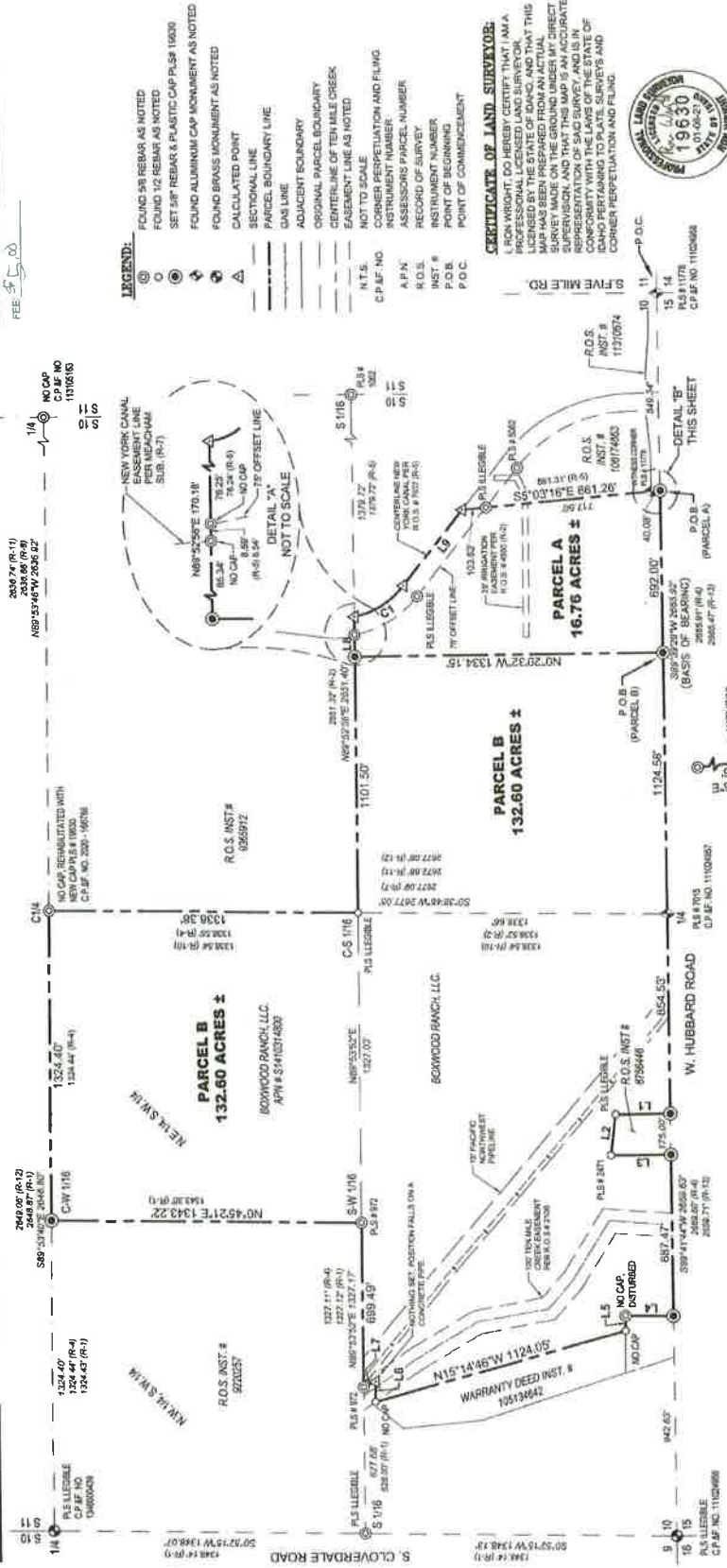
- THE RECORDING OF THIS RECORD OF SURVEY DOES NOT ENABLE THE OWNERS OF THE PARCELS TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP. A WRITTEN CONVEYANCE MUST ACCOMPANY SUCH A CHANGE OF OWNERSHIP.
- THE PORTION OF PARCELS A & B, ALONG HUBBARD ROAD MAY BE SUBJECT TO A PRESCRIPTIVE EASEMENT.



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE PARCELS SHOWN HEREON BY ADJUSTING THE BOUNDARY BETWEEN APN # 511000000 AND APN # 511000000. THE BOUNDARY ADJUSTMENT IS BASED ON THE NORTH-EASTERN BOUNDARY OF PARCEL A REPRESENTS THE CENTERLINE OF THE NEW YORK CANAL PER R.O.S. NO. 7837. THIS SURVEY MAKES NO ATTEMPT TO SHOW ALL PHYSICAL FEATURES.

ADA COUNTY RECORDERS CERTIFICATE:
STATE OF IDAHO
COUNTY OF ADA
FILED FOR RECORD AT THE REQUEST OF HORROCKS ENGINEERS
AT 10 MINUTES PAST 1 O'CLOCK A.M.
THIS 10th DAY OF MAY 2021
INSTRUMENT NO. 12640
DEPUTY: [Signature]
EX-OFFICIO RECORDER: [Signature]
FEE: \$5.00



REFERENCE SURVEYS:

RECORD OF SURVEY NO. 4001, INST. # 8704864 (R-11)
RECORD OF SURVEY NO. 4002, INST. # 8704864 (R-12)
RECORD OF SURVEY NO. 4003, INST. # 8704864 (R-13)
RECORD OF SURVEY NO. 4004, INST. # 8704864 (R-14)
RECORD OF SURVEY NO. 4005, INST. # 8704864 (R-15)
RECORD OF SURVEY NO. 4006, INST. # 8704864 (R-16)
RECORD OF SURVEY NO. 4007, INST. # 8704864 (R-17)
RECORD OF SURVEY NO. 4008, INST. # 8704864 (R-18)
RECORD OF SURVEY NO. 4009, INST. # 8704864 (R-19)
RECORD OF SURVEY NO. 4010, INST. # 8704864 (R-20)

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HORROCKS
ENGINEERS
2775 W. NAVIGATOR DR.
MERIDIAN, ID 83642
SUITE 210
(208) 865-2520

SHEET 1 OF 1
Surveyed by R. Wright & M. Taylor in November of 2020
Project # OPP-ID-0287



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

September 27, 2021

BOXWOOD RANCH LLC
PO BOX 51298
IDAHO FALLS ID 83405-1298

Re: Change in Ownership for Water Right No(s): 63-19555

Dear Water Right Holder(s):

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

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) 605-4633.

Sincerely,

Laura McSherry
Water Resource Agent

Enclosure(s): Proof Report, Map

9/27/2021

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	BOXWOOD RANCH LLC PO BOX 51298 IDAHO FALLS, ID 83405-1298

Status: Active

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	1/01	12/31	0.020 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
	Total Diversion		0.040 CFS	

Place Of Use
STOCKWATER within ADA County
T02N R01E S10 SWSE

DOMESTIC within ADA County
T02N R01E S10 SWSE

1.	N13	THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
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.	N11	THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4.		STOCKWATER, 50 RANGE CATTLE PARCEL NO. S 1410438400

SubCase:
N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/27/2021

Water Supply Bank:

N/A

State of Idaho
Department of Water Resources
Attachment to Water Right License
63-19555

This map depicts the DOMESTIC place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.

01E



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

0 0.045 0.09 0.18 Miles



State of Idaho
Department of Water Resources
Attachment to Water Right License
63-19555

This map depicts the STOCKWATER place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.



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

0 0.045 0.09 0.18 Miles



Geoffrey M. Wardle
(208) 388-3321
gwardle@clarkwardle.com

RECEIVED**APR 16 2021****WATER RESOURCES
WESTERN REGION**

April 7, 2021

Idaho Department of Water Resources
Western Regional Office
2735 W. Airport Way
Boise, ID 83705-5082

Re: Water Right Nos. 63-19555
CW File No. 23414.5

Enclosed please find a Notice of Change in Water Right Ownership form for the above referenced water right (the "**Water Right**") on behalf of Boxwood Ranch, LLC, an Idaho limited liability company ("**Boxwood**") along with a check in the amount of \$25.00 for filing fees.

By way of background, Boxwood acquired the property on which the Water Right is located (the "**Property**") from The Edward L. Bews and Shirley G. Bews Living Trust pursuant to that certain Special Warranty Deed, recorded in Ada County April 24, 2014, as Instrument No. 11430875, and re-recorded June 12, 2014 as Instrument No. 114045652; a copy of which is enclosed.

In early 2021, Boxwood performed a property boundary adjustment on the Property, dividing the Property into two separate parcels **Parcel A**, and **Parcel B**, as evidenced by that certain Record of Survey No. 12690, recorded in Ada County on January 11, 2021 as Instrument No. 2021-004932; a copy of which is enclosed.

Pursuant to the property boundary adjustment, Boxwood caused to be recorded quitclaim deeds to itself for each of Parcel A (recorded in Ada County on January 19, 2021 as Instrument No. 2021-008851) and Parcel B (recorded in Ada County on January 19, 2021 as Instrument No. 2021-008852), of copy of which are enclosed. The Water Right is located on, and pertains to Parcel B.

Please update the ownership of the Water Right accordingly. Once the ownership has been updated, please send confirmation to Boxwood at the address on the form, as well as to the undersigned. If you have any questions please do not hesitate to call.

Thank you for your assistance with this matter.

Sincerely,



Geoffrey M. Wardle

GMW/scc
Enclosures