

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

OCT 13 2020

Notice of Change in Water Right Ownership

DEPT OF WATER RESOURCES
SOUTHERN 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.

*Multiple
splits
involved

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-19736	Yes ☒	Yes ☐	37-21349	Yes ☒	Yes ☐
37-7693	Yes ☒	Yes ☐	37-8283 <i>split</i>	Yes ☒	Yes ☐
37-2784A	Yes ☒	Yes ☐	37-23255	Yes ☐	Yes ☐
37-20902	Yes ☒	Yes ☐		Yes ☐	Yes ☐
37-21348	Yes ☒	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Quigley Green Owner LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): TVIV Quigley LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 191 North Wacker Drive, Attn Jeff Young Chicago IL 60606
Mailing address City State ZIP
- 312-263-7800
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: October 23, 2018
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.

SUPPORT DATA

IN FILE # 37-2784A

8. Signature: *Julie Kline* Authorized Signatory 4-22-20
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 SG Date 10/13/20 Receipt No. 5038201 Receipt Amt. \$600.00

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 JB Date 1-7-2021

*TVIV Quigley LLC is current owner of all parent water rights

Instrument # 654139

HAILEY, BLAINE, IDAHO
08-15-2018 9:24:11 AM No. of Pages: 5
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

Recording Requested By and
When Recorded Return to:
Katten Muchin Rosenman LLP
2900 K Street NW, Suite 200
Washington, DC 20007
Attention: Schuyler Armstrong

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

This Grant Deed is made this 10th day of August, 2018, between **QUIGLEY GREEN OWNER LLC**, a Delaware limited liability company ("**Grantor**"), and **TERRA VIRIDI IV, LLC**, a Delaware limited liability company, with an address c/o Origami Capital Partners LLC, 191 North Wacker Drive, Chicago, Illinois 60606, Attention: Jeff Young, ("**Grantee**"), witnesseth:

That Grantor, for and in consideration of the sum [REDACTED], and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does, by these presents, grant, bargain, sell and convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Blaine, State of Idaho:

SEE SCHEDULE I ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof and all estate, right, title and interest in and to the property hereby conveyed, as well in law as in equity, except as expressly provided otherwise herein.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

Grantor's covenants or warranties with respect to title, express or implied, are subject to any and all easements, restrictions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

[SIGNATURE PAGE FOLLOWS]

GRANTOR:

QUIGLEY GREEN OWNER LLC,
a Delaware limited liability company

By: _____

Name: Barry P. Marcus

Title: Senior Vice President

STATE OF Connecticut)

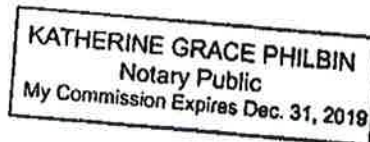
County of Fairfield : ss. Westport

On the 27 day of July, 2018, before me, the undersigned Notary Public, personally appeared Barry P. Marcus, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.

Katherine Grace Philbin
Notary Public

Residing at _____
Commission Expires: _____



[Signature Page to Grant Deed – Quigley Canyon Ranch]

SCHEDULE I to Quigley Deed

Legal Description

Township 3 North, Range 19 East, Boise Meridian, Blaine County, Idaho

Section 31: SE $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 32: NW $\frac{1}{4}$; N $\frac{1}{2}$ NE $\frac{1}{4}$

Township 3 North, Range 18 East, Boise Meridian, Blaine County, Idaho

Section 35: SE $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$

Township 2 North, Range 18 East, Boise Meridian, Blaine County, Idaho

Section 1: Lots 1,2,3 and 4

Section 2: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 3: SE $\frac{1}{4}$ SE $\frac{1}{4}$ - excepting Quigley Farm Large Block Plat

Section 10: NE $\frac{1}{4}$ - excepting Quigley Farm Large Block Plat

Section 11: N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$ -excepting Quigley Farm Large Block Plat

NOTE: Section 3 and Section 10 also described as Tax Lot 8481; Fraction of the SW $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 11 and SW $\frac{1}{4}$ SW $\frac{1}{4}$ and Fraction of SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2 described as Tax Lot 8479; Fraction of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11 described as Tax Lot 8480 and Fraction of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 2 described as Tax Lot 8371, as shown on the Blaine County Assessor Roll and more particularly described in Exhibit "B"

AND

ALL of QUIGLEY FARM LARGE BLOCK PLAT, as shown on the official plat thereof recorded as Instrument No. 653825, records of Blaine County, Idaho. EXCEPTING therefrom Blocks, 2,3,4,11 and 15 of Quigley Farm Large Block Plat.

Also being described as follows:

8371

An un-surveyed parcel of land situated in the SE1/4SW1/4 of Section 2 Township 2 North, Range 18 East, Boise Meridian, Blaine County, Idaho, being more particularly described as follows:

COMMENCING at a brass cap which marks the southwest corner of said Section 2; THENCE S 89°58'35" E 2672.55 feet to a brass cap marking the S1/4 corner of said Section 2, said brass cap being the REAL POINT OF BEGINNING;

THENCE N 89°58'35" W along the south boundary of said Section 2, 551.44 feet; THENCE leaving said south boundary N 42°45'25" E 809.88 feet to the east boundary of the SE1/4SW1/4 of said Section 2; THENCE S 00°09'22" E 594.88 feet to the REAL POINT OF BEGINNING, said parcel contains 3.77 acres more or less.

8479

An un-surveyed parcel of land located within a portion of Sections 2 & 11, Township 2 North, Range 18 East, Boise Meridian, Blaine County, Idaho being more particularly described as follows:

BEGINNING at a brass cap which marks the Southwest corner of said Section 2, said southwest corner being the REAL POINT OF BEGINNING;

THENCE N 00°02'40" W a distance of 1314.67 feet to a brass cap marking the northwest corner of the SW1/4SW1/4 of said Section 2;
THENCE N 89°51'41" E a distance of 1335.51 feet to a brass cap marking the northeast corner of the SW1/4SW1/4 of said Section 2;
THENCE N 89°55'03" E a distance of 1334.46 feet to a brass cap marking the northeast corner of the SE1/4SW1/4 of said Section 2;
THENCE S 00°09'22" E along the east boundary of the SE1/4SW1/4 of said Section 2, a distance of 726.06 feet;
THENCE leaving said east boundary S 42°45'25" W a distance of 809.88 feet to the south boundary of the SE1/4SW1/4 of said Section 2;
THENCE N 89°58'35" W a distance of 784.84 feet to the northeast corner of the NW1/4NW1/4 of said Section 11;
THENCE S 00°06'18" E along the east boundary of the NW1/4NW1/4 of said Section 11, a distance of 685.50 feet;
THENCE leaving said east boundary S 53°01'40" W a distance of 1279.65 feet;
THENCE N 28°29'15" W a distance of 661.14 feet to the west boundary of said Section 11;
THENCE N 00°00'39" E a distance of 874.58 feet to the REAL POINT OF BEGINNING;

8480

An un-surveyed parcel of land located within the W1/2NW1/4 of Section 11, Township 2 North, Range 18 East, Boise Meridian, Blaine County, Idaho being more particularly described as follows:

COMMENCING at a brass cap which marks the W1/4 corner of said Section 11;

THENCE N 89°46'40" E 1341.62 feet to a 5/8" rebar which marks the southeast corner of said W1/2NW1/4 of Section 11;

THENCE N 00°06'18" W along the east boundary of said W1/2NW1/4 215.60 feet to the **REAL POINT OF BEGINNING**;

THENCE N 56°30'30" W a distance of 877.57 feet;

THENCE N 32°44'42" W a distance of 347.90 feet;

THENCE N 28°29'15" W a distance of 221.18 feet;

THENCE N 53°01'40" E a distance of 1279.65 feet to the east boundary of said W1/2NW1/4;

THENCE S 00°06'18" E a distance of 1740.89 feet to the **REAL POINT OF BEGINNING**;

8481

An un-surveyed parcel of land located within a portion of Sections 3 & 10, Township 2 North, Range 18 East, Boise Meridian, Blaine County, Idaho being more particularly described as follows:

BEGINNING at a brass cap which marks the N1/4 of said Section 10, said point being the **REAL POINT OF BEGINNING**;

THENCE N 89°56'39" E a distance of 1319.19 feet to a brass cap which marks the E1/16 corner common to said Sections 3 and 10;

THENCE N 00°11'57" E a distance of 1317.48 feet to a brass cap which marks the SE1/16 corner of said Section 3;

THENCE S 89°55'09" E a distance of 1314.07 feet to a brass cap which marks the S1/16 corner common to Sections 2 and 3, Township 2 North, Range 18 East, Boise Meridian;

THENCE S 00°02'40" E a distance of 1314.67 feet to a brass cap marking the southeast corner of said Section 3;

THENCE S 00°00'39" W along the east boundary of said Section 10, a distance of 874.58 feet;

THENCE leaving said east boundary, N 28°29'15" W a distance of 1477.73 feet;

THENCE S 90°00'00" W a distance of 451.67 feet;

THENCE S 03°26'15" W a distance of 984.09 feet;

THENCE S 61°17'30" W a distance of 1513.01 feet;

THENCE S 28°41'58" E a distance of 205.65 feet;

THENCE S 61°18'02" W a distance of 220.40 feet;

THENCE N 00°03'29" W a distance of 1568.85 feet to the **REAL POINT OF BEGINNING**;

Instrument # 657680

HAILEY, BLAINE, IDAHO

1-11-2019 01:39:37 PM No. of Pages: 6

Recorded for : STEWART TITLE GUARANTY

JOLYNN DRAGE

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: GRANT DEED

G

Recording Requested By and
When Recorded Return to:

Terra Viridi IV, LLC
c/o Origami Capital Partners, LLC
191 North Wacker Drive
Chicago, Illinois 60606
Attention: Jeff Young

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

This Grant Deed is made this 23rd day of October, 2018, between **TERRA VIRIDI IV, LLC**, a Delaware limited liability company, with an address c/o Origami Capital Partners, LLC, 191 North Wacker Drive, Chicago, Illinois 60606, Attention: Jeff Young ("Grantor"), and **TVIV QUIGLEY, LLC**, a Delaware limited liability company, with an address c/o Origami Capital Partners, LLC, 191 North Wacker Drive, Chicago, Illinois 60606, Attention: Jeff Young, as grantee ("Grantee"), witnesseth:

That Grantor, for and in consideration of the sum of [REDACTED] and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does, by these presents, grant, bargain, sell and convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Blaine, State of Idaho:

SEE SCHEDULE I ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof and all estate, right, title and interest in and to the property hereby conveyed, as well in law as in equity, except as expressly provided otherwise herein.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

Grantor's covenants or warranties with respect to title, express or implied, are subject to any and all easements, restrictions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

[SIGNATURE PAGE FOLLOWS]

GRANTOR:

TERRA VIRIDI IV, LLC, a Delaware limited liability company

By: Origami Capital Partners, LLC, a Delaware limited liability company, Its Manager

By: *Joelle Kellam*
Joelle Kellam
Authorized Signatory

STATE OF ILLINOIS)

County of COOK : ss.)

On the 23rd day of OCTOBER, 2018, before me, the undersigned Notary Public, personally appeared JOELLE KELLAM, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



Margot S. Anderson
Notary Public

Residing at 191 N. Wacker Dr. Chicago, Ill.
Commission Expires: Aug. 4, 2020

SCHEDULE I to Quigley Deed

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0003714750

**STATE OF IDAHO****Office of the secretary of state, Lawrence Denney
FOREIGN REGISTRATION STATEMENT (LIMITED
LIABILITY COMPANY)**Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301

Filing Fee: \$100.00 - Make Checks Payable to Secretary of State

For Office Use Only

-FILED-

File #: 0003714750

Date Filed: 12/23/2019 2:42:33 PM

Foreign Registration Statement (Limited Liability Company)								
Select one: Standard, Expedited or Same Day Service (see descriptions below)		Expedited (+\$40; filing fee \$140)						
1. The name this limited liability company will use in Idaho is:								
Type of Limited Liability Company	Foreign Limited Liability Company							
Entity name	TVIV Quigley, LLC							
2. Home Jurisdiction								
The jurisdiction of formation is:	DELAWARE							
3. The street address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:								
Street Address	None							
4. The mailing address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:								
Mailing Address	None							
5. The complete street address of the principal office is:								
Principal Office Address	191 N WACKER DR STE 2350 CHICAGO, IL 60606-1647							
6. The mailing address of the principal office is:								
Mailing Address	191 N WACKER DR STE 2350 CHICAGO, IL 60606-1647							
7. Registered Agent Name and Address								
Registered Agent	CORPORATION SERVICE COMPANY Commercial Registered Agent Physical Address 12550 W EXPLORER DR STE 100 BOISE, ID 83713 Mailing Address 12550 W EXPLORER DR STE 100 BOISE, ID 83713							
8. Governors								
<table border="1"><thead><tr><th>Name</th><th>Title</th><th>Address</th></tr></thead><tbody><tr><td>Origami Capital Partners, LLC</td><td>Manager</td><td>191 N WACKER DR STE 2350 CHICAGO, IL 60606-1647</td></tr></tbody></table>			Name	Title	Address	Origami Capital Partners, LLC	Manager	191 N WACKER DR STE 2350 CHICAGO, IL 60606-1647
Name	Title	Address						
Origami Capital Partners, LLC	Manager	191 N WACKER DR STE 2350 CHICAGO, IL 60606-1647						
Signature of individual authorized by the entity to sign:								
<u>Julie Klaff</u>		<u>12/23/2019</u>						
Sign Here		Date						
Signer's Title: Authorized Person of the Manager (Origami Capital Partners, LLC)								

B0440-8673 12/23/2019 2:43 PM Received by ID Secretary of State Lawrence Denney

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "TVIV QUIGLEY, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-THIRD DAY OF DECEMBER, A.D. 2019.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



7117325 8300

SR# 20198830018

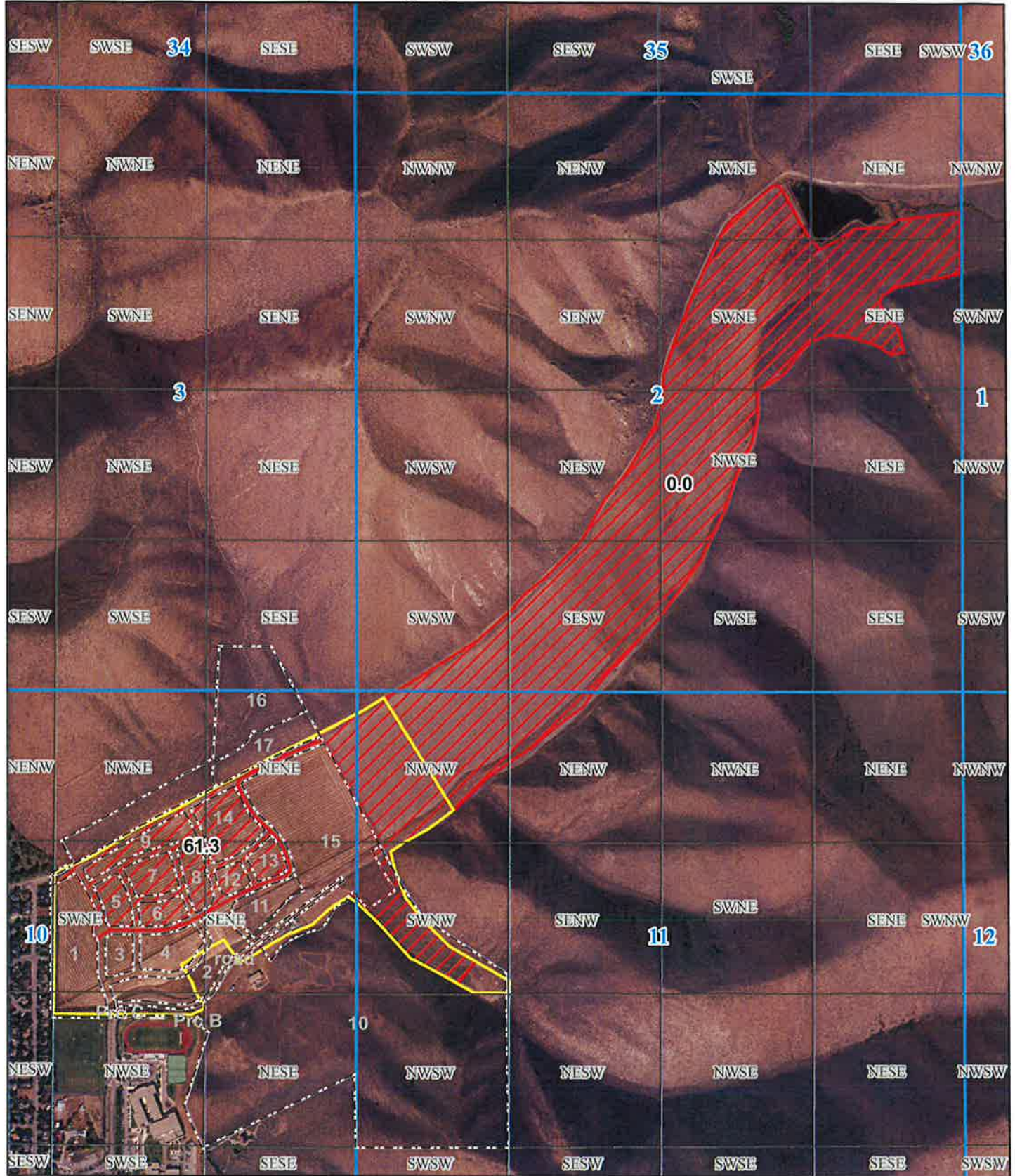
You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature of Jeffrey W. Bullock in black ink, written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Jeffrey W. Bullock, Secretary of State

Authentication: 204287716

Date: 12-23-19



0 375 750 1,500 Feet

QUIGLEY CANYON RANCH 2018 WATER RIGHT SPLIT

-  TVIV Quigley
-  POU
-  QuigleyBlock





State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858
Phone: (208)736-3033 • Fax: (208)736-3037 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

January 07, 2021

TVIV QUIGLEY LLC
C/O ORIGAMI CAPITAL PARTNERS LLC
191 N WACKER DR STE 2350
CHICAGO IL 60606-1647

Re: Change in Water Right Ownership: 37-21348 (Split into 37-21348, 37-23266 and 37-23267), 37-2784A (Split into 37-2784A, 37-23258 and 37-23259), 37-20902 (Split into 37-20902, 37-23264 and 37-23265), 37-21349 (Split into 37-21349, 37-23268 and 37-23269), 37-7693 (Split into 37-7693, 37-23260 and 37-23261), 37-19736 (Split into 37-19736, 37-23262 and 37-23263) and 37-8283 (Split into 37-8283 and 37-23255)

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) 293-9909.

Sincerely,

Jim Bitzenburg
Senior Water Resource Agent

Enclosure(s)

CC: WD37; Charles G. Brockway, Brockway Engineering; Quigley Green Owner, LLC

Bitzenburg, James

From: Charles Brockway <charles.g.brockway@brockwayeng.com>
Sent: Wednesday, December 16, 2020 3:11 PM
To: Bitzenburg, James
Subject: RE: Quigley Creek

Jim,

No problem, that all sounds fine.

Chuck

Charles G. Brockway, Ph.D., P.E.
Brockway Engineering, PLLC
2016 Washington St. North, Suite 4
Twin Falls, ID 83301
(208) 736-8543
charles.g.brockway@brockwayeng.com

All information, calculations, maps, drawings, or other documents transmitted via e-mail are preliminary unless explicitly stated in the e-mail text or in the documents themselves.

From: Bitzenburg, James [mailto:James.Bitzenburg@idwr.idaho.gov]
Sent: Wednesday, December 16, 2020 3:05 PM
To: Charles Brockway <charles.g.brockway@brockwayeng.com>
Subject: Quigley Creek

Chuck-

1. We'll go ahead and use the 10.7 acres on the Blaine County School District ownership change.
2. I reworked the Quigley Farm and Conservation shape and I come up with 40.9 acres. It looks like the difference might be that we are working off of different versions of the Blaine County parcel layer because if you look at the attached map, it shows the shape you sent me (white cross-hatched) overlaying the Blaine County parcel layer (pink) on our system. Your shape is shifted south and slightly west, which would take more of it off of the water right shape. I don't think it's a huge difference, as what doesn't get conveyed this time will go in the future. I will have to use our parcel layer to link the shapes, otherwise it'll really look off-kilter. That would probably also explain the difference in the Blaine County School District acres.
3. Yes, the pond storage on right 37-8283 will be split as you indicated, 10.0 AF to Quigley Farm and Conservation and the 25.0 AF of upper storage to TVIV Quigley. We will also need to add 37-8283 to the Quigley Farm and Conservation ownership change notice and mark it as a split, which I can do on the form you submitted, if you'd like.

If that sounds okay, we can proceed, pending the receipt of the additional \$425.00 in fees.

Jim

Jim Bitzenburg
Water Resource Agent
Idaho Department of Water Resources
Southern Regional Office

Bitzenburg, James

From: Charles Brockway <charles.g.brockway@brockwayeng.com>
Sent: Wednesday, December 16, 2020 11:18 AM
To: Bitzenburg, James
Cc: Skinner, Corey; 'David Hennessy'
Subject: RE: Quigley Creek Ownership Changes
Attachments: Parcel_Acreage.zip; SKM_C300i20121522290.pdf

Jim,

Regarding the water right split issues on Quigley outlined in your letter of October 29, 2020 and further discussed in our phone call of December 1, 2020:

1. 10.7 acres is acceptable for conveyance to Blaine Co. School District.
2. The conveyance to Quigley Farm & Conservation can proceed without the portions on the roadways. These will be conveyed later when Quigley Farm & Conservation makes another purchase of blocks. Our calculation of this amount (the portion of Blocks 2, 3, 4, 11, and 15 of the large-block plat that is also within the water right shape file) is 40.3 acres (see attached shape files).
3. It is understood that the pond storage amount on 37-8283 will be split as follows: 10 ac-ft to Quigley Farm & Conservation on Block 2, and 25 ac-ft remaining with TVIV Quigley, appurtenant to the main reservoir up the valley. No storage conveyance to Blaine Co. Rec Dist. Attached is a revised page 1 of the ownership change form for TVIV which has the "split" box checked for this right.

I will have a check for \$425.00 for the additional fees placed in the mail today.

I believe that covers everything we discussed. Please confirm that IDWR can proceed with processing these ownership changes.

Thanks,
Chuck

Charles G. Brockway, Ph.D., P.E.

Brockway Engineering, PLLC
2016 Washington St. North, Suite 4
Twin Falls, ID 83301
(208) 736-8543
charles.g.brockway@brockwayeng.com

All information, calculations, maps, drawings, or other documents transmitted via e-mail are preliminary unless explicitly stated in the e-mail text or in the documents themselves.

From: Bitzenburg, James [mailto:James.Bitzenburg@idwr.idaho.gov]
Sent: Tuesday, December 01, 2020 11:00 AM
To: Charles Brockway <charles.g.brockway@brockwayeng.com>
Cc: Skinner, Corey <Corey.Skinner@idwr.idaho.gov>
Subject: Quigley Creek Ownership Changes

Chuck-

I did an intersect on the overlap of the Quigley Creek rights and Block 1 (Blaine County School District) and it came up at 10.7 acres; so we can go with either 10.7 acres, the 11.0 acres that show on our parcel layer, or with the 11.1 acres that Blaine County shows on their Parcel Information Map. This link to the Blaine County plat search feature gives the exact acreage of each lot and maybe some other information you might find useful if you have a magnifying glass: https://maps.co.blaine.id.us/images/Plat_Images_pdf/653825.pdf

We went through the fee breakdown as shown in the October 29, 2020 letter to you, and we feel confident with those figures- a total fee of \$1025.00, with \$600.00 paid, leaves a balance of \$425.00. Let me know if you have questions or concerns and thanks for the time this morning.

Jim

Jim Bitzenburg
Water Resource Agent
Idaho Department of Water Resources
Southern Regional Office
Phone (208)-736-3033
james.bitzenburg@idwr.idaho.gov



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls ID 83301-5858

Phone: (208) 736-3033 • Fax: (208) 736-3037

Website: idwr.idaho.gov • Email: southerninfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

October 29, 2020

CHARLES G BROCKWAY
BROCKWAY ENGINEERING
2016 N WASHINGTON ST STE 4
TWIN FALLS ID 83301

RE: Changes of Ownership – Quigley Creek and Associated Rights

Dear Mr. Brockway:

Our office is in receipt of a packet of three *Notices of Change in Water Right Ownership* (Notices) which were submitted by Brockway Engineering earlier this month for property located in the Quigley Creek drainage east of Hailey. Fees submitted with the Notices totaled \$600.00. We cannot process the Notices at this time, due to a number of issues, including insufficient fees and deeds that conflict with the water right split calculations which were provided with the Notices.

Split #1 intends to change ownership of a portion of rights 37-19736, 37-7693, 37-20902, 37-21348, 37-21349, and 37-2784A. This Notice and its conveyance documents change ownership of the above rights appurtenant to Block 1 of the Quigley Large Farm Block Plat from the current owner of record, Quigley Green Owner, LLC to Blaine County School District No. 61. Because our guidance for processing ownership changes directs that the deed should be used to determine splits, and the deed conveys Block 1 with its appurtenances, 11.0 acres of the water rights' place of use will be conveyed, instead of the 10.0 acres listed on the water right split calculation sheets. This is based on Blaine County Assessor information, and our ArcMap measurements of the parcel, which show the acreage at 11.0 acres.

The purpose of Split #2 is to convey a portion of rights 37-19736, 37-7693, 37-20902, 37-21348, 37-21349, and 37-2784A from the current owner of record, Quigley Green Owner, LLC to Quigley Farm and Conservation Community, LLC. The deed submitted for this change of ownership specifically conveys Blocks 2, 3, 4, 11, and 15 of Quigley Farm Large Block Plat. It should be noted that not the entirety of all of the conveyed Blocks are covered by the above rights, and the areas (proposed roadways) between the parcels are not conveyed in the deed. According to the deed, it appears that only approximately 41.0 acres can be conveyed, instead of the 48.4 acres noted in the water right split calculation sheets. This is based on Blaine County Assessor information, and our ArcMap measurements of the parcels, which show the total acreage at 41.0 acres (summation of portions of irrigation and irrigation from storage appurtenant to Blocks 2, 3, 4, 11, and 15 parcel sizes). Additionally, a portion of water right 37-8283 is appurtenant to at least a portion of Block 2. Right 37-8283 should also be included in the Notice (indicated as a split, since only a portion is associated with this property).

Split #3 conveys the remaining portions of rights 37-19736, 37-7693, 37-20902, 37-21348, 37-21349, and 37-2784A from the current owner of record, Quigley Green Owner, LLC to TVIV Quigley, LLC. In addition, right 37-8283 is included on this form (shown as a non-split, but should be split since only a portion is associated with this property). Because the deeds from Splits 1 and 2 convey the property differently from the water right split calculation sheets, this conveyance covers the acres not specifically deeded in the first two splits, and as such, the acres conveyed in this split are greater than the acres spelled out in the water right split calculation sheets.

The following summarizes how IDWR views the acres that will determine the splits for the three proposed splits:

- Blaine County School District No. 61 – 11 acres
- Quigley Farm and Conservation Community, LLC – 41 acres
- TVIV Quigley, LLC – Remaining portions of rights when 11 acres and 41 acres are subtracted

If differing amounts are desired, then corrected deeds with the desired splits specified would be required.

As indicated previously, \$600.00 was filed with all three ownership changes. This is enough to split six water rights and update the ownership on six pieces. The three ownership changes actually propose to split seven water rights (including 37-8283) and update the ownership of 20 pieces of the water rights (six irrigation &/or irrigation storage rights split three ways and right 37-8283 split two ways). The filing fee for the seven ownership change splits and update of seven pieces would be \$700.00 and the fee for updating the ownership of 13 other pieces (as part of the same splitting) would be \$325.00, for a total of \$1,025.00. In order to update the ownership as proposed, an additional \$425.00 is required.

If we do not receive the necessary documentation and fees within 30 days, we will return the Notices and all attachments and initiate a refund of the fees. Don't hesitate to contact me if you have any questions.

Sincerely,



Jim Bitzenburg
Senior Water Resource Agent



BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

RECEIVED

OCT 13 2020

DEPT OF WATER RESOURCES
SOUTHERN REGION

October 7, 2020

Idaho Department of Water Resources
650 Addison Ave W, Ste 500
Twin Falls, ID 83301

Re: Change of Ownership – Quigley Creek and Associated Rights

Enclosed please find documents related to an ownership split of irrigation water rights from Quigley Creek and associated groundwater rights east of Hailey. Documents being submitted include the following:

1. Water right split calculations for each right. The calculation begins with the original decreed rights and subtracts the amounts quitclaimed to Blaine County Recreation District on November 9, 2019 (the Department has already processed this ownership change). The remaining amounts are then proportionally split based on the acreage corresponding to the real property deeded to each entity. The full mathematical precision for flow rates and annual volumes was preserved since some of the amounts are small. I assume the Department will list the actual precise numbers in the remarks as it has done in similar cases.
2. Ownership flow chart. This chart is being submitted to clarify the ownership chain from the original owner, Quigley Green Owner LLC.
3. Change of ownership for the following entities:
 - a. Blaine County School District. The District is receiving 10.0 acres and the proportional water rights amounts appurtenant to Block 1 of Quigley Farm Large Block Plat. This parcel is situated entirely within the portion of the place of use having overlapping surface water and groundwater.
 - b. Quigley Farm and Conservation Community. This entity is receiving 48.4 acres and the proportional water rights amounts appurtenant to Block 2, 3, 4, 11, and 15 of Quigley Farm Large Block Plat. These parcels are situated entirely within the portion of the place of use having overlapping surface water and groundwater.
 - c. TVIV Quigley LLC. This entity is receiving the remainder of the right corresponding to 215.1 acres of surface water and 62.0 acres of overlapping groundwater.

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

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

2016 NORTH
WASHINGTON
STREET • SUITE 4

TWIN FALLS,
IDAHO 83301

208•736•8543

FAX: 736•8506

The ownership change forms include warranty deeds documenting the ownership chain, and aerial maps depicting the changed area. Also included is a depiction of the Quigley Farm Large Block Plat showing the parcels that were conveyed.

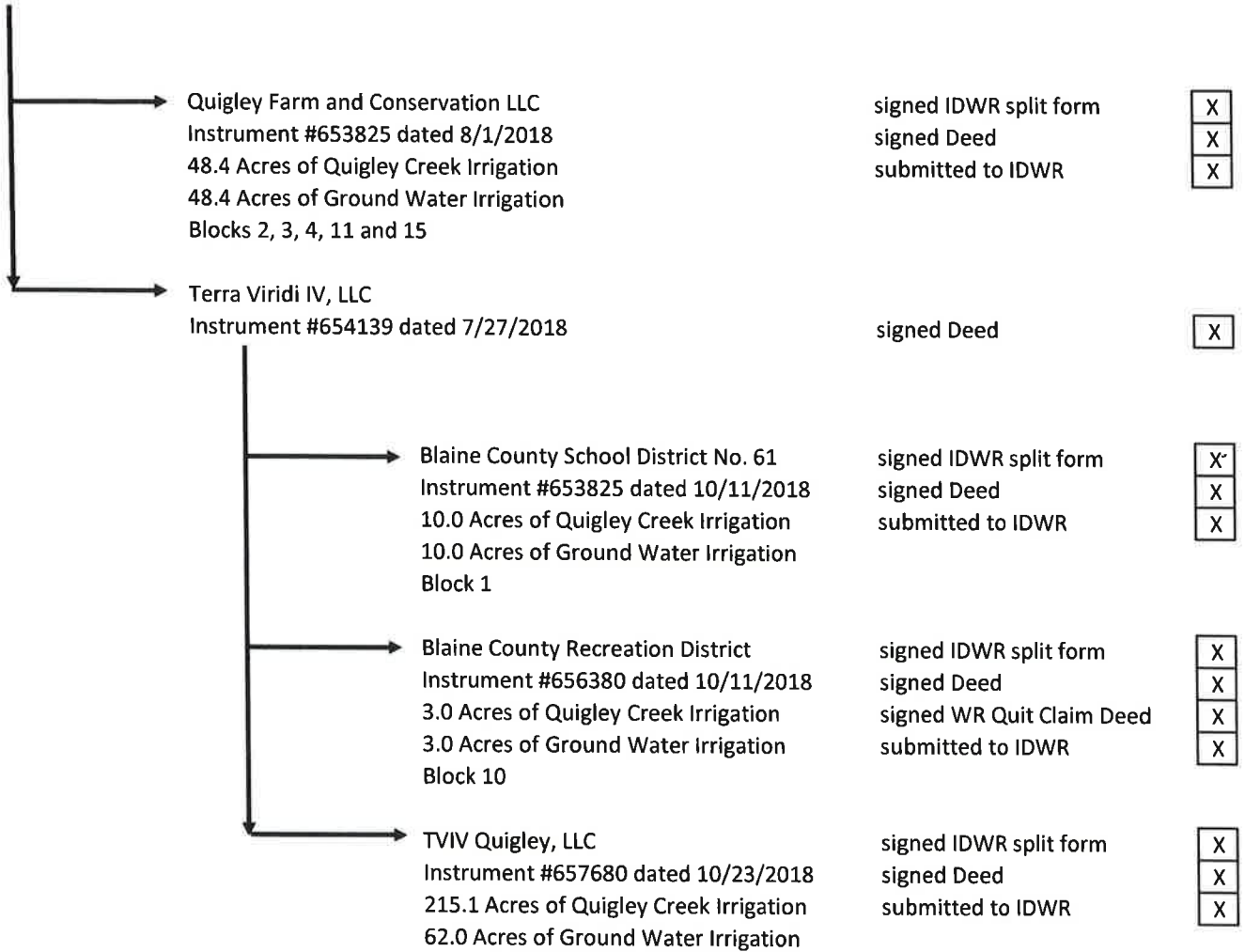
Cordially,

Charles G. Brockway, P/E.

Enc.: Documents and fees \$600.00
Cc: Dave Hennessy

Water Right Ownership Flow Chart

Quigley Green Owner LLC



SPLIT #1: 10.0 ACRES TO BLAINE COUNTY SCHOOL DISTRICT NO. 61

	Quigley	GW
Total Acres	273.5	120.4
AFA	957.2	421.4
Acres split	10.0	10.0
Percentage	0.0366	0.0831
AFA/ac	3.50	3.50

Water Right	Use	cfs		AFA				Acre	Acre Limit	Acre Limit
37-19736	Irrigation	0.082		0.200			35.0	10.0	10.0	10.0
37-7693	Irrigation	0.191			32.55			10.0		
	Irrigation Storage				1.08					
	Irrigation from Storage				1.08					
37-2784A	Irrigation Storage			0.163	0.57	0.57	35.0	5.5	10.0	10.0
	Irrigation from Storage				0.57					
37-20902	Irrigation	0.163	0.163		27.51			9.2		
	Stockwater									
37-21348	Irrigation	0.013		0.163	2.91		35.0	0.8	10.0	10.0
37-21349	Irrigation	0.163			4.58			9.2		

SPLIT #2: 48.4 ACRES TO QUIGLEY FARM AND CONSERVATION, LLC

	Quigley	GW
Total Acres	273.5	120.4
AFA	957.2	421.4
Acres split	48.4	48.4
Percentage	0.1770	0.4020
AFA/ac	3.50	3.50

Water Right	Use	cfs		AFA				Acre	Acre Limit	Acre Limit
37-19736	Irrigation	0.399		0.968			169.4	48.4	48.4	48.4
37-7693	Irrigation	0.923			157.54			48.4		
	Irrigation Storage				5.25					
	Irrigation from Storage				5.25					
37-2784A	Irrigation Storage			0.787	2.78	2.78	169.4	26.7	48.4	48.4
	Irrigation from Storage				2.78					
37-20902	Irrigation	0.787	0.787		133.14			44.4		
	Stockwater									
37-21348	Irrigation	0.064		0.787	14.07		169.4	4.0	48.4	48.4
37-21349	Irrigation	0.788			22.19			44.4		

Exhibit A

Quigley Water Right Split Calculations

20-Apr-20

Original Decreed Water Rights										
	Water Right	cfs			AFA			Acres	Acre Limit	Acre Limit
Quigley Creek	37-19736	Irrigation	2.28	5.53		967.7	967.7	276.5	276.5	276.5
		Irrigation	5.27		900			276.5		
Quigley Creek	37-7693	Irrigation Storage			30					
		Irrigation from Storage			30					
Quigley Creek	37-2784A	Irrigation Storage		2.01	16	431.9	431.9	154	123.4	123.4
		Irrigation from Storage			16					
Ground Water	37-20902	Irrigation	2.01		340.2			113.4		
		Stockwater	0.12							
Ground Water	37-21348	Irrigation	0.16	2.01	35	56.7	56.7	10.0	113.4	113.4
Ground Water	37-21349	Irrigation	2.01							

Conveyed to BCRD via Quitclaim Deed November 19, 2019										
	Water Right	cfs			AFA			Acres	Acre Limit	Acre Limit
Quigley Creek	37-19736	Irrigation	0.025	0.060		10.5	10.5	3.0	3.0	3.0
		Irrigation	0.057		9.76			3.0		
Quigley Creek	37-7693	Irrigation Storage			0.33					
		Irrigation from Storage			0.33					
Quigley Creek	37-2784A	Irrigation Storage		0.053	0.31	10.5	10.5	3.0	3.0	3.0
		Irrigation from Storage			0.31					
Ground Water	37-20902	Irrigation	0.053		9.00	10.5	10.5	3.0	3.0	3.0
		Stockwater								
Ground Water	37-21348	Irrigation								
Ground Water	37-21349	Irrigation	0.049		1.50			3.0		

Remainder to be split to BCSD (10.0 ac), Quigley Farm & Cons (48.4 ac), and TVIV Quigley (215.1 ac)										
	Water Right	cfs			AFA			Acres	Acre Limit	Acre Limit
Quigley Creek	37-19736	Irrigation	2.255	5.470		957.2	957.2	273.5	273.5	273.5
		Irrigation	5.213		890.24			273.5		
Quigley Creek	37-7693	Irrigation Storage			29.67					
		Irrigation from Storage			29.67					
Quigley Creek	37-2784A	Irrigation Storage		1.957	15.69	421.4	421.4	151.0	120.4	120.4
		Irrigation from Storage			15.69					
Ground Water	37-20902	Irrigation	1.957		331.20			110.4		
		Stockwater	0.120							
Ground Water	37-21348	Irrigation	0.160	1.957	35.00	55.20	55.20	10.0	110.4	110.4
Ground Water	37-21349	Irrigation	1.961							

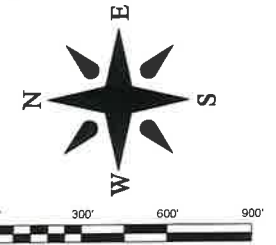
SPLIT #3 (REMAINDER): 215.1 ACRES TO TVIV QUIGLEY, LLC

Water Right	Use	cfs		AFA				Acre	Acre Limit	Acre Limit
37-19736	Irrigation	1.77		4.30			752.8	215.1	215.1	215.1
37-7693	Irrigation	4.10			700.15			215.1		
	Irrigation Storage				23.33					
	Irrigation from Storage				23.33					
37-2784A	Irrigation Storage				12.34	12.34		118.8		
	Irrigation from Storage				12.34					
37-20902	Irrigation	1.01	1.01	1.01	170.55		56.9	62.0		
	Stockwater	0.120								
37-21348	Irrigation	0.08			18.02		5.1			
37-21349	Irrigation	1.01			28.43	56.9				

LEGEND

- BLOCK/PARCEL BOUNDARY
- ADJOINING LOT LINE
- TAX LOT LINE TO BE ELIMINATED
- 1/4, 1/2 SECTION LINE
- EASEMENT (AS NOTED)
- WATER TANK & DRAINAGE ESMT.
- CENTERLINE 10" POWER LINE ESMT.
- CENTERLINE 20" WATER DISTRIBUTION & ACCESS ESMT.
- RED AVALANCHE AREA
- BLUE AVALANCHE AREA
- FLOODPLAIN BOUNDARY (SEE NOTE 4)
- FLOODWAY BOUNDARY (SEE NOTE 4)
- HILLSLOPE OVERLAY DISTRICT (15% SLOPE)
- BRASS CAP
- ALUMINUM CAP
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- BLOCK NUMBER

ROAD DEDICATION - PHASE 1
NOTE: THE DEDICATION OF ROADS SHALL OCCUR WITH THE RESUBDIVISION OF THE INDIVIDUAL BLOCKS



ROAD INDEX

NAME	ROW WIDTH
QUIGLEY ROAD	70'
FOX ACRES ROAD	70'
QUIGLEY FARM ROAD	VARIES AS NOTED
WINTER WHEAT WAY	60'
APPALOOSA ROAD	60'
COTTONTAIL WAY	60'
RED TAIL LANE	60'
RABBITBRUSH ROAD	60'
KESTRAL STREET	60'
WHITEBARK ROAD	60'
HUCKLEBERRY TRAIL (PRIVATE)	40'

LINE TABLE

LINE NO.	LENGTH	BEARING
L1	181.88'	N54°17'50"W

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	118.62'	190.00'	35°46'13"	N72°10'56"W	116.70'

QUIGLEY FARM LARGE BLOCK PLAT

LOCATED WITHIN: T2N, R18E, SECTIONS 3, 10, & 11
CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR: HENNESSY COMPANY

PROJECT NO. 18061 DWG BY: LLJ/CPL
FINAL PLAT DATE: JULY 2018

FILE: 180619-EET2 LLJ
SHEET: 2 OF 10

