



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

November 18, 2020

JOHN F STEVENSON
BELLE RANCH LLC
36 HILLSIDE RANCH RD
BELLEVUE ID 83313-5147

RE: Change in Ownership Water Right No(s): 37-577 CK,37-20641,37-20647,37-20643,37-20649,37-7758,37-590 B,37-20651,37-2502,37-115 F,37-2581,37-20645,37-2568,37-20639,37-501 C,37-2604,37-20637,37-804,37-20635,37-11830,37-2616,37-2599,37-501 B,37-597 B

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on May 4, 2020 for the above referenced water rights. The Notice could not be processed because additional fees were needed to split the water rights and other information was needed.

On September 17, 2020 the Department agreed to extend the time for you to provide the requested information and additional fees from you for 30 days. As of the date of this letter, the Department has not received the requested information and additional fees.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$600 has been requested and will be mailed to Blaine County Title, Inc. under separate cover from the Idaho State Controller's Office. You may re-submit your request with the appropriate documents and fees.

If you have any questions regarding this matter, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Blaine County Title
Barker Rosholt & Simpson

RECEIVED

MAY 16 2020

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 04 2020

DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
See Attached Exhibit A	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: Thomas M. O'Gara as Trustee of the Thomas M. O'Gara Family Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): John Fell Stevenson and Belle Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 36 Hillside Ranch Road Bellevue ID 83313
Mailing address City State ZIP
208-721-8091
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: _____
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.☐ 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: John F. Stevenson Title, if applicable _____ Date 4-30-20
Signature: John F. Stevenson Title, if applicable _____ Date 4-30-20
Signature: _____ Title, if applicable _____ Date _____

For IDWR Office Use Only:

Received by DM Date 5-4-2020 Receipt No. S037911 Receipt Amt. \$600-
 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 _____ Date _____

EXHIBIT A

All splits; a small percentage of each right, which is not part of the underlying transaction and Change in Ownership,
is leased to Water Supply Bank

Silver Spring Ranch Water Rights - Detailed Primary Irrigation Rights

BASIN	WR #		PRIORITY	USE	FLOW (cfs)	Volume (acft)	AREA (acres)	COMBINED AREA (acres)	SOURCE	COMBINED AREA (acres)
37	115	F	6/12/1886	Irrigation	1.00			268	Big Wood River	2119.9
37	501	B	5/1/1886	Irrigation	0.40				Big Wood River	
37	501	C	5/1/1886	Irrigation	2.00				Big Wood River	
37	590	B	5/1/1886	Irrigation	1.00				Big Wood River	
37	597	B	5/1/1886	Irrigation	0.70				Big Wood River	
37	2502		5/3/1949	Irrigation	5.00	938			Groundwater	
37	577	K	3/24/1883	Irrigation	1.38		154	154	Big Wood River	
37	2568		4/25/1955	Irrigation	3.20	539	154		Groundwater	
37	804		4/1/1947	Irrigation	2.61	319.2	91.2	91.2	Groundwater	
37	11830		3/24/1883	Irrigation	1.38		91.2		Big Wood River	
37	2581		8/16/1955	Irrigation	3.00	1188		721.7	Groundwater	
37	2599		9/30/1957	Irrigation	1.50	594			Groundwater	
37	2604		7/29/1958	Irrigation	2.50	990			Groundwater	
37	2616		6/3/1959	Irrigation	2.98	1180.1			Groundwater	
37	7758		2/6/1979	Irrigation	3.50	525	175		Groundwater	
37	20635		3/8/1977	Irrigation	8.88	2419.5	806.5	885	Groundwater	
37	20637		2/12/1947	Irrigation	1.58	238.3	79.1		Groundwater	
37	20639		6/15/1946	Irrigation	2.45	287	79.1		Groundwater	
37	20641		7/10/1884	Irrigation	0.96		33.3		Big Wood River	
37	20643		3/24/1883	Irrigation	0.67		33.3		Big Wood River	
37	20645		5/17/1883	Irrigation	5.40		308.7		Big Wood River	
37	20647		4/17/1883	Irrigation	0.48		270.1		Big Wood River	
37	20649		6/20/1884	Irrigation	4.34		270.1		Big Wood River	
37	20651		6/2/1890	Irrigation	0.96		270.1		Big Wood River	

Instrument # 671556

HAILEY, BLAINE, IDAHO
08-05-2020 12:21:11 PM No. of Pages: 10
Recorded for: BLAINE COUNTY TITLE
JOLYNN CRACE Fee: \$15.00
Ex-Officio Recorder Deputy, CUB
Electronically Recorded by Simplifile

This document being re-recorded to
correct the verbiage of the deed,

BCT
BLAINE COUNTY TITLE

Instrument # 668736

HAILEY, BLAINE, IDAHO
01-30-2020 4:13:11 PM No. of Pages: 3
Recorded for: BLAINE COUNTY TITLE
JOLYNN CRACE Fee: \$15.00
Ex-Officio Recorder Deputy, CUB
Electronically Recorded by Simplifile

QUITCLAIM DEED

THIS INDENTURE, made this 08 day of April, 2020, between

Thomas M. O'Gara, Trustee of the Restatement of The Thomas O'Gara Family Trust dated July 8, 1982,
as amended, A Revocable Living Trust, as GRANTOR and

John Fell Stevenson, a married man as his sole and separate property and Belle Ranch, LLC, an Idaho
limited liability company, as GRANTEE(S)

whose current address is 36 Hillside Rd. Bellevue, ID 83313.

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America,
in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises
remit, release and forever QUITCLAIM ~~his undivided 55% INTEREST~~ unto the said Grantee(s) and
to its heirs and assigns the following Water Rights: 37-115F, 37-501B, 37-501C, 37-590B, 37-597B,
37-2502, 37-577K, 37-2566, 37-804, 37-1163D, 37-2581, 37-2589, 37-2604, 37-2618, 37-7758,
37-20635, 37-20637, 37-20639, 37-20641, 37-20643, 37-26045, 37-20647, 37-20649, 37-20651
appurtenant to that certain lot, piece or parcel of land, bounded and particularly described as follows, to
wit:

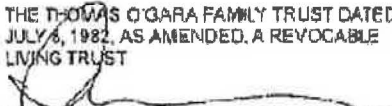
SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and
profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the
Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above

THE THOMAS O'GARA FAMILY TRUST DATED
JULY 8, 1982, AS AMENDED, A REVOCABLE
LIVING TRUST


Thomas M. O'Gara
Trustee

Electronically Recorded -- Do not
remove the county stamped first
page as it is now incorporated as
part of the original document.

RECEIVED AUG 10 2020

State of California
County of Los Angeles

This record was acknowledged before me on 28 day of April, 2020, by Thomas M. O'Gara, Trustee of the Thomas O'Gara Family Trust dated July 8, 1982, as amended, a Revocable Living Trust.


Notary Public
My Commission Expires: May 22, 2020

(STAMP)



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in Sections 5 & 8, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence S00° 12' 00"W, 609.53 Feet;

Thence S84° 31' 17"W, 1287.52 Feet;

Thence S36° 55' 50"E, 702.20 Feet;

Thence S89° 30' 53"W, 1802.28 Feet;

Thence N00° 12' 20"E, 1276.05 Feet;

Thence N00° 04' 57"E, 3314.98 Feet;

Thence S89° 49' 28"E, 2657.89 Feet;

Thence S00° 03' 20"W, 619.79 Feet;

Thence S00° 03' 20"W, 2654.06 Feet, to the TRUE POINT OF BEGINNING

Together with the following described easement:

A 30' strip of land situated in Section 8, Township 1 South, Range 19 East, Boise Meridian, being 15' left and 15' right of the Centerline, of an existing access road, being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant; Thence Proceeding S00° 12' 00"W, 1271.50 Feet, along the Easterly boundary of Section 8, to the Centerline intersection of an existing gated access road to the west, and being the TRUE POINT OF BEGINNING;

Thence S89°30'53"W, 868.65 feet, more or less, to the TRUE POINT OF ENDING

PARCEL 2

A parcel of land situated in Section 3 & 4, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant; Thence Proceeding N00°03'20"E, 2654.06 Feet, along the Westerly boundary of Section 4, to the West ¼ Corner of Section 4, marked by a 5/8" rebar with Aluminum Cap, and being the TRUE POINT OF BEGINNING;

Thence N00° 03' 20"E, 619.79 Feet,

Thence S89° 41' 52"E, 2170.68 Feet,

Thence S89° 39' 06"E, 2642.67 Feet,

Thence S89° 39' 46"E, 458.25 Feet,

Thence S89° 37' 42"E, 1330.48 Feet,

Thence S00° 09' 59"E, 507.95 Feet,

Thence S89° 42' 13"W, 1327.83 Feet,

Thence S89° 16' 55"W, 2638.46 Feet,

Thence S89° 16' 55"W, 2638.19 Feet, to the TRUE POINT OF BEGINNING

PARCEL 3

A parcel of land situated in Section 4, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N00° 03' 20"E, 2654.06 Feet,

Thence N89° 16' 55"E, 2638.19 Feet,

Thence N89° 16' 55"E, 2638.46 Feet,

Thence S00° 22' 24"E, 1330.36 Feet,

Thence S00° 22' 24"E, 1330.36 Feet,

Thence S89° 21' 23"W, 2648.24 Feet,

Thence S89° 21' 23"W, 2648.24 Feet, to the TRUE POINT OF BEGINNING

PARCEL 4

A parcel of land situated in Section 3, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northwest Corner of Section 3, being Blaine County GIS control point "1S19E04NE", marked by a ½" rebar with No Cap, from which the Southeast Corner of Section 33, Township 1 North, Range 19 East, lies S89°37'42"E, 2179.21 feet distant; Thence Proceeding S00°27'03"E, 523.47 Feet, along the Westerly boundary of Section 3, to the West ¼ Corner of Section 3, marked by a 5/8" rebar by LS792, and being the TRUE POINT OF BEGINNING;

Thence N89° 42' 13"E, 1327.83 Feet,

Thence N00° 09' 59"W, 507.95 Feet,

Thence S89° 37' 42"E, 848.73 Feet,

Thence N89° 52' 46"E, 797.66 Feet,

Thence S30° 36' 00"E, 903.36 Feet,

Thence 397.86 feet along a curve to the left, with a radius of 5829.58 feet, a delta of 3°54'37", a tangent length of 199.01 feet, and a chord length of 397.78 feet that bears S32°32'20"E;

Thence S55° 49' 53"W, 36.30 Feet,

Thence 77.30 feet along a curve to the right, with a radius of 2252.00 feet, a delta of 1°58'00", a tangent length of 38.66 feet, and a chord length of 77.30 feet that bears S26°18'26"E;

Thence S26° 29' 09"E, 20.02 Feet,

Thence 206.55 feet along a curve to the left, with a radius of 2332.00 feet, a delta of 5°04'30", a tangent length of 103.34 feet, and a chord length of 206.49 feet that bears S28°02'19"E;

Thence S30° 36' 26"E, 383.61 Feet,

Thence 50.48 feet along a curve to the right, with a radius of 1105.59 feet, a delta of 2°36'58", a tangent length of 25.25 feet, and a chord length of 50.48 feet that bears S29°14'45"E;

Thence S00° 01' 39"E, 41.81 Feet,

Thence S89° 40' 28"W, 1322.08 Feet,

Thence S89° 40' 28"W, 1323.02 Feet,

Thence S89° 40' 28"W, 1323.02 Feet,

Thence N00° 22' 24"W, 1330.36 Feet, to the TRUE POINT OF BEGINNING

PARCEL 5

A parcel of land situated in Section 8, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Southeast Corner of Section 8, being Blaine County GIS control point "Horse", witnessed by a Brass Cap on 2" pipe that lies S88°57'57"W, 22.16 feet distance, from which the ¼ corner common to Section 9 & 16 lies N89°36'29"E, 2657.35 feet distant, and being the TRUE POINT OF BEGINNING;

Thence S89° 55' 46"W, 2660.79 Feet,

Thence S89° 56' 20"W, 2650.57 Feet,

Thence N00° 07' 31"E, 2639.72 Feet,

Thence N89° 40' 25"E, 2655.02 Feet,

Thence N89° 53' 48"E, 1330.06 Feet,

Thence S00° 12' 38"W, 1326.31 Feet,

Thence S00° 12' 49"W, 663.24 Feet,

Thence N89° 55' 23"E, 1330.28 Feet,

Thence S00° 12' 18"W, 663.39 Feet, to the TRUE POINT OF BEGINNING

PARCEL 7

A parcel of land situated in Section 9, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89°21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N89° 21' 23"E, 2648.24 Feet;

Thence N89° 21' 23"E, 2648.24 Feet;

Thence S00° 04' 12"E, 1986.64 Feet;

Thence S89° 44' 43"W, 206.56 Feet;

Thence 1962.26 feet along a non-tangential curve to the right, with a radius of 1298.00 feet, a delta of 86°37'03", a tangent length of 1223.55 feet, and a chord length of 1780.67 feet that bears S73°56'49"W;

Thence S89° 41' 17"W, 1985.83 feet;

Thence 970.79 feet along a curve to the right, with a radius of 1265.00 feet, a delta of 43°58'13", a tangent of 510.71 feet, and a chord length of 947.14 feet that bears N68°00'54"W;

Thence S87° 36' 41"W, 524.49 Feet;

Thence N00° 12' 00"E, 1489.03 Feet;

Thence N00° 12' 00"E, 609.53 Feet, to the TRUE POINT OF BEGINNING

PARCEL 8

A parcel of land situated in Section 10, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Center 1/4 Corner of Section 10, being an Aluminum Cap on 5/8" Rebar, from which the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 10 lies N00°06'49"W, 1328.32 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N00° 06' 49"W, 1328.32 Feet,

Thence N89° 42' 46"E, 1286.69 Feet,

Thence N00° 11' 27"W, 1329.68 Feet,

Thence N89° 37' 50"E, 33.14 Feet,

Thence S00° 11' 03"E, 1329.90 Feet,

Thence S00° 11' 03"E, 1329.90 Feet,

Thence S89° 47' 20"W, 1321.31 Feet, to the TRUE POINT OF BEGINNING

**Instrument # 668736**

HAILEY, BLAINE, IDAHO
04-30-2020 4:33:54 PM No. of Pages: 8
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

QUITCLAIM DEED

THIS INDENTURE, made this 28 day of April, 2020, between

Thomas M. O'Gara, Trustee of the Restatement of The Thomas O'Gara Family Trust dated July 8, 1982, as amended, A Revocable Living Trust, as **GRANTOR** and

John Fell Stevenson, a married man as his sole and separate property and Belle Ranch, LLC, an Idaho limited liability company, as **GRANTEE(S)**

whose current address is 36 Hillside Rd. Bellevue, ID 83313.

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever **QUITCLAIM AN UNDIVIDED 55% INTEREST**, unto the said Grantee(s) and to its heirs and assigns the following **Water Rights: 37-115F, 37-501B, 37-501C, 37-590B, 37-597B, 37-2502, 37-577K, 37-2568, 37-804, 37-11830, 37-2581, 37-2599, 37-2604, 37-2616, 37-7758, 37-20635, 37-20637, 37-20639, 37-20641, 37-20643, 37-26045, 37-20647, 37-20649, 37-20651** appurtenant to that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

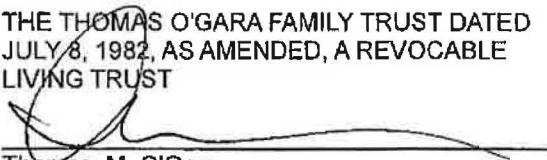
SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

THE THOMAS O'GARA FAMILY TRUST DATED
JULY 8, 1982, AS AMENDED, A REVOCABLE
LIVING TRUST


Thomas M. O'Gara
Trustee

Electronically recorded — Do not
remove the county stamped first
page as it is now incorporated as
part of the original document.

QUITCLAIM DEED

THIS INDENTURE, made this 28 day of April, 2020, between

Thomas M. O'Gara, Trustee of the Restatement of The Thomas O'Gara Family Trust dated July 8, 1982, as amended, A Revocable Living Trust, as **GRANTOR** and

John Fell Stevenson, a married man as his sole and separate property and Belle Ranch, LLC, an Idaho limited liability company, as **GRANTEE(S)**

whose current address is 36 Hillside Rd. Bellevue, ID 83313.

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever **QUITCLAIM AN UNDIVIDED 55% INTEREST**, unto the said Grantee(s) and to its heirs and assigns the following **Water Rights: 37-115F, 37-501B, 37-501C, 37-590B, 37-597B, 37-2502, 37-577K, 37-2568, 37-804, 37-11830, 37-2581, 37-2599, 37-2604, 37-2616, 37-7758, 37-20635, 37-20637, 37-20639, 37-20641, 37-20643, 37-26045, 37-20647, 37-20649, 37-20651** appurtenant to that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

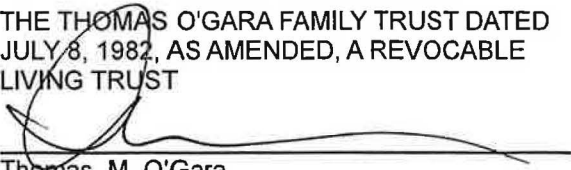
SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

THE THOMAS O'GARA FAMILY TRUST DATED
JULY 8, 1982, AS AMENDED, A REVOCABLE
LIVING TRUST


Thomas M. O'Gara
Trustee

Electronically recorded — Do not
remove the county stamped first
page as it is now incorporated as
part of the original document.

State of California
County of Los Angeles

This record was acknowledged before me on 28 day of April, 2020, by Thomas M. O'Gara, Trustee of the Thomas O'Gara Family Trust dated July 8, 1982, as amended, a Revocable Living Trust.


Notary Public

My Commission Expires: May 22, 2020

(STAMP)



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in Sections 5 & 8, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence S00° 12' 00"W, 609.53 Feet;

Thence S84° 31' 17"W, 1287.52 Feet;

Thence S36° 55' 50"E, 702.20 Feet;

Thence S89° 30' 53"W, 1802.28 Feet;

Thence N00° 12' 20"E, 1276.05 Feet;

Thence N00° 04' 57"E, 3314.98 Feet;

Thence S89° 49' 28"E, 2657.89 Feet;

Thence S00° 03' 20"W, 619.79 Feet;

Thence S00° 03' 20"W, 2654.06 Feet, to the TRUE POINT OF BEGINNING

Together with the following described easement:

A 30' strip of land situated in Section 8, Township 1 South, Range 19 East, Boise Meridian, being 15' left and 15' right of the Centerline, of an existing access road, being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant; Thence Proceeding S00° 12' 00"W, 1271.50 Feet, along the Easterly boundary of Section 8, to the Centerline intersection of an existing gated access road to the west, and being the TRUE POINT OF BEGINNING;

Thence S89°30'53"W, 868.65 feet, more or less, to the TRUE POINT OF ENDING

PARCEL 2

A parcel of land situated in Section 3 & 4, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant; Thence Proceeding N00°03'20"E, 2654.06 Feet, along the Westerly boundary of Section 4, to the West ¼ Corner of Section 4, marked by a 5/8" rebar with Aluminum Cap, and being the TRUE POINT OF BEGINNING;

Thence N00° 03' 20"E, 619.79 Feet,

Thence S89° 41' 52"E, 2170.68 Feet,

Thence S89° 39' 06"E, 2642.67 Feet,

Thence S89° 39' 46"E, 458.25 Feet,

Thence S89° 37' 42"E, 1330.48 Feet,

Thence S00° 09' 59"E, 507.95 Feet,

Thence S89° 42' 13"W, 1327.83 Feet,

Thence S89° 16' 55"W, 2638.46 Feet,

Thence S89° 16' 55"W, 2638.19 Feet, to the TRUE POINT OF BEGINNING

PARCEL 3

A parcel of land situated in Section 4, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N00° 03' 20"E, 2654.06 Feet,

Thence N89° 16' 55"E, 2638.19 Feet,

Thence N89° 16' 55"E, 2638.46 Feet,

Thence S00° 22' 24"E, 1330.36 Feet,

Thence S00° 22' 24"E, 1330.36 Feet,

Thence S89° 21' 23"W, 2648.24 Feet,

Thence S89° 21' 23"W, 2648.24 Feet, to the TRUE POINT OF BEGINNING

PARCEL 4

A parcel of land situated in Section 3, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northwest Corner of Section 3, being Blaine County GIS control point "1S19E04NE", marked by a ½" rebar with No Cap, from which the Southeast Corner of Section 33, Township 1 North, Range 19 East, lies S89°37'42"E, 2179.21 feet distant; Thence Proceeding S00°27'03"E, 523.47 Feet, along the Westerly boundary of Section 3, to the West ¼ Corner of Section 3, marked by a 5/8" rebar by LS792, and being the TRUE POINT OF BEGINNING;

Thence N89° 42' 13"E, 1327.83 Feet,

Thence N00° 09' 59"W, 507.95 Feet,

Thence S89° 37' 42"E, 848.73 Feet,

Thence N89° 52' 46"E, 797.66 Feet,

Thence S30° 36' 00"E, 903.36 Feet,

Thence 397.86 feet along a curve to the left, with a radius of 5829.58 feet, a delta of 3°54'37", a tangent length of 199.01 feet, and a chord length of 397.78 feet that bears S32°32'20"E;

Thence S55° 49' 53"W, 36.30 Feet,

Thence 77.30 feet along a curve to the right, with a radius of 2252.00 feet, a delta of 1°58'00", a tangent length of 38.66 feet, and a chord length of 77.30 feet that bears S26°18'26"E;

Thence S26° 29' 09"E, 20.02 Feet,

Thence 206.55 feet along a curve to the left, with a radius of 2332.00 feet, a delta of 5°04'30", a tangent length of 103.34 feet, and a chord length of 206.49 feet that bears S28°02'19"E;

Thence S30° 36' 26"E, 383.61 Feet,

Thence 50.48 feet along a curve to the right, with a radius of 1105.59 feet, a delta of 2°36'58", a tangent length of 25.25 feet, and a chord length of 50.48 feet that bears S29°14'45"E;

Thence S00° 01' 39"E, 41.81 Feet,

Thence S89° 40' 28"W, 1322.08 Feet,

Thence S89° 40' 28"W, 1323.02 Feet,

Thence S89° 40' 28"W, 1323.02 Feet,

Thence N00° 22' 24"W, 1330.36 Feet, to the TRUE POINT OF BEGINNING

PARCEL 5

A parcel of land situated in Section 8, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Southeast Corner of Section 8, being Blaine County GIS control point "Horse", witnessed by a Brass Cap on 2" pipe that lies S88°57'57"W, 22.16 feet distance, from which the ¼ corner common to Section 9 & 16 lies N89°36'29"E, 2657.35 feet distant, and being the TRUE POINT OF BEGINNING;

Thence S89° 55' 46"W, 2660.79 Feet,

Thence S89° 56' 20"W, 2650.57 Feet,

Thence N00° 07' 31"E, 2639.72 Feet,

Thence N89° 40' 25"E, 2655.02 Feet,

Thence N89° 53' 48"E, 1330.06 Feet,

Thence S00° 12' 38"W, 1326.31 Feet,

Thence S00° 12' 49"W, 663.24 Feet,

Thence N89° 55' 23"E, 1330.28 Feet,

Thence S00° 12' 18"W, 663.39 Feet, to the TRUE POINT OF BEGINNING

PARCEL 7

A parcel of land situated in Section 9, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N89° 21' 23"E, 2648.24 Feet;

Thence N89° 21' 23"E, 2648.24 Feet;

Thence S00° 04' 12"E, 1986.64 Feet;

Thence S89° 44' 43"W, 206.56 Feet;

Thence 1962.26 feet along a non-tangential curve to the right, with a radius of 1298.00 feet, a delta of 86°37'03", a tangent length of 1223.55 feet, and a chord length of 1780.67 feet that bears S73°56'49"W;

Thence S89° 41' 17"W, 1985.83 feet;

Thence 970.79 feet along a curve to the right, with a radius of 1265.00 feet, a delta of 43°58'13", a tangent of 510.71 feet, and a chord length of 947.14 feet that bears N68°00'54"W;

Thence S87° 36' 41"W, 524.49 Feet;

Thence N00° 12' 00"E, 1489.03 Feet;

Thence N00° 12' 00"E, 609.53 Feet, to the TRUE POINT OF BEGINNING

PARCEL 8

A parcel of land situated in Section 10, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Center 1/4 Corner of Section 10, being an Aluminum Cap on 5/8" Rebar, from which the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 10 lies N00°06'49"W, 1328.32 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N00° 06' 49"W, 1328.32 Feet,

Thence N89° 42' 46"E, 1286.69 Feet,

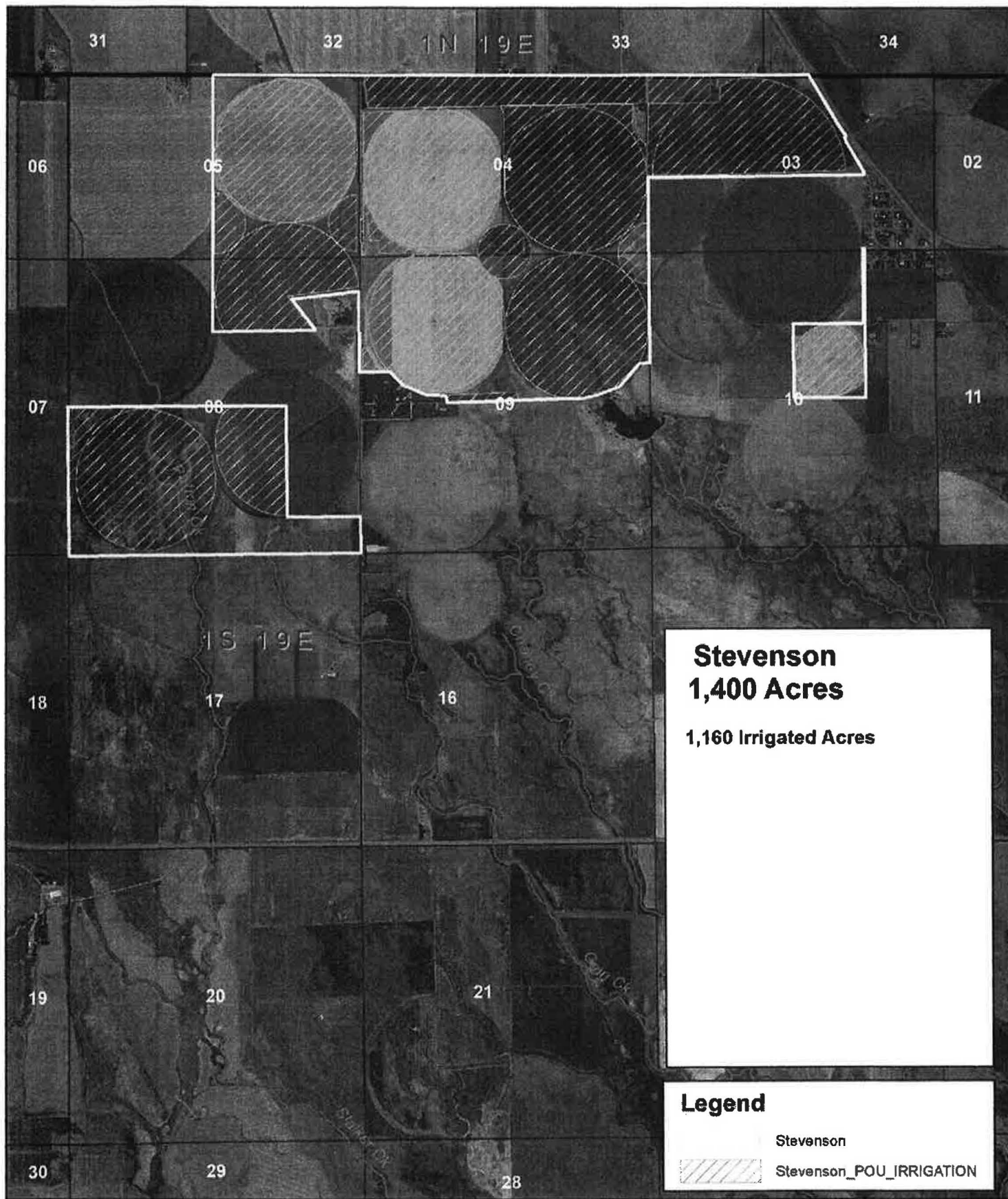
Thence N00° 11' 27"W, 1329.68 Feet,

Thence N89° 37' 50"E, 33.14 Feet,

Thence S00° 11' 03"E, 1329.90 Feet,

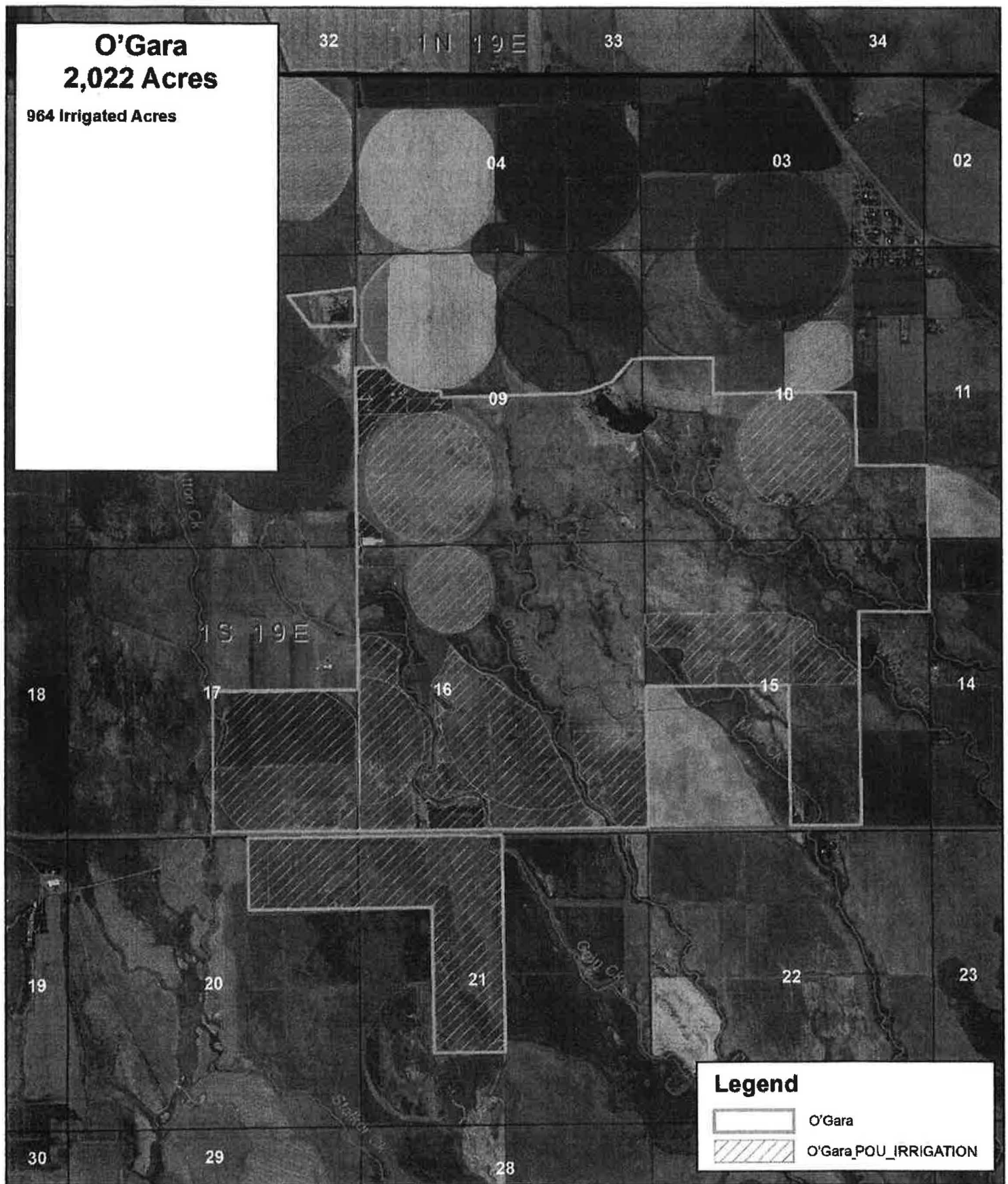
Thence S00° 11' 03"E, 1329.90 Feet,

Thence S89° 47' 20"W, 1321.31 Feet, to the TRUE POINT OF BEGINNING



O'Gara 2,022 Acres

964 Irrigated Acres



Silver Spring Ranch

O'Gara Property



Ecosystem Sciences, LLC

Science Design Planning

Disclaimer - This map (or data product) is for illustration purposes only. It is not intended to be used for description, conveyance, authoritative definition of legal boundary, or property title. This is not a survey product. Users are encouraged to examine the documentation or metadata associated with the data on which this map is based for information related to its accuracy, currentness, and limitations.



0003712195

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0003712195

Date Filed: 12/18/2019 2:02:13 PM

B0436-7278 12/18/2019 2:02 PM Received by ID Secretary of State Lawrence Denney

Entity Name and Mailing Address:

BELLE RANCH, LLC

The file number of this entity on the records of the Idaho Secretary of State is: 0000336543

Address

PO BOX 3322
HAILEY, ID 83333-3322

Entity Details:

Entity Status

Active-Existing

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W109197

The registered agent on record is:

Registered Agent

JUSTIN F STEVENSON
Registered Agent
Physical Address
111 3RD AV SOUTH
HAILEY, ID 83333
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
ELIZABETH "BRETT" STEVENSON	Member	PO BOX 3001 HAILEY, ID 83333
BRETT STEVENSON	Member	310 EUREKA ST HAILEY, ID 83333
JUSTIN F STEVENSON	Manager	PO BOX 3322 HAILEY, ID 83333

The annual report must be signed by an authorized signer of the entity.

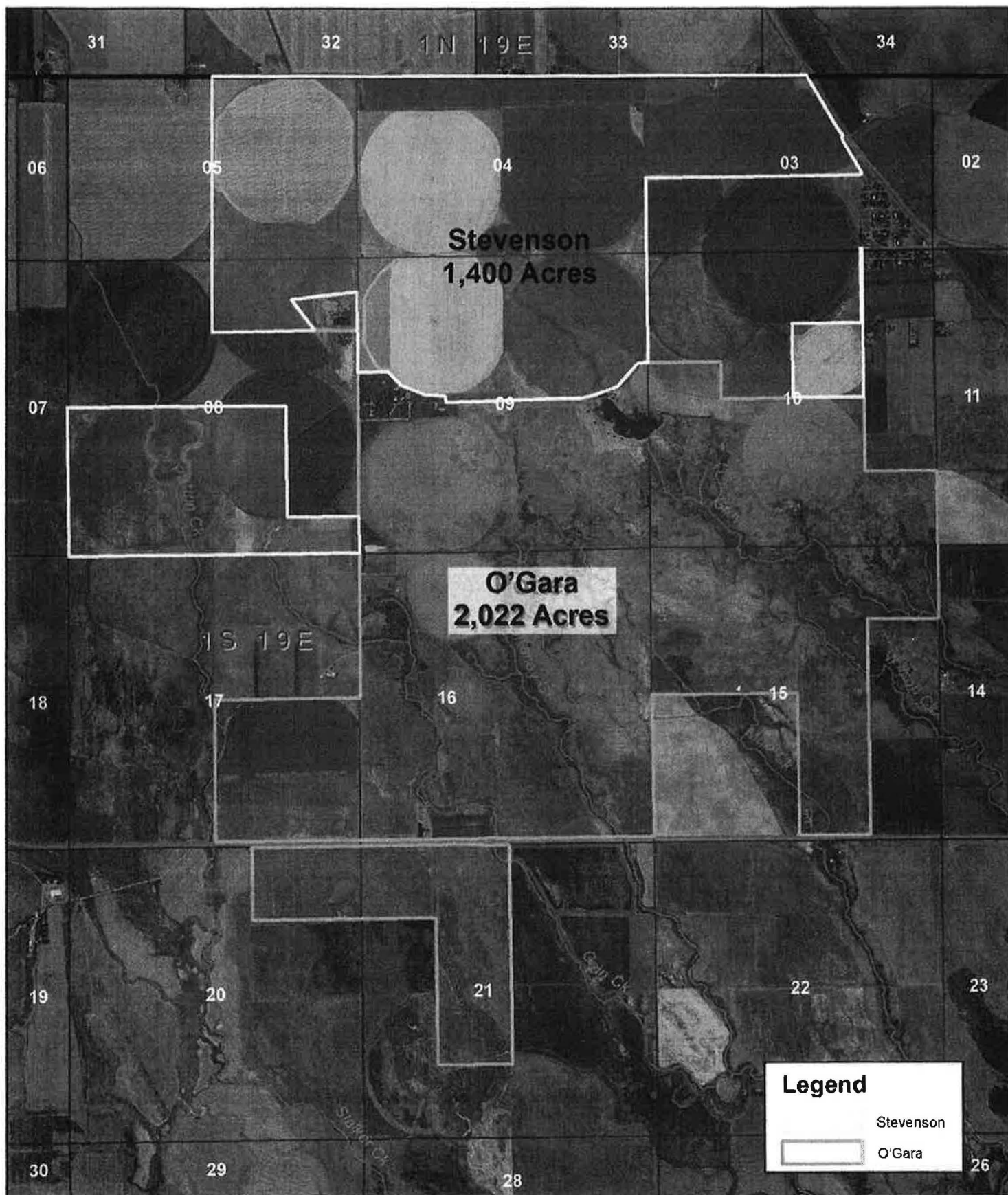
Justin stevenson

Sign Here

12/18/2019

Date

Signer's Title: manager



Silver Spring Ranch

Division of Property



Legend

Stevenson
O'Gara

Ecosystem Sciences, LLC
Science Design Planning

Disclaimers - This map (or data product) is for illustration purposes only, it is not intended to be used for description, conveyance, authoritative definition of legal boundary, or property title. This is not a survey product. Users are encouraged to examine the documentation or metadata associated with the data on which this map is based for information related to its accuracy, currency, and limitations.

MEMORANDUM

TO: Sascha Marston
FROM: Jean Hersley
DATE: November 18, 2020
RE: **Refund: Ownership Change returned**

Please refund \$600.

NAME: BLAINE COUNTY TITLE INC
PO BOX 3176
KETHCUM ID 83340

RECEIPT #: S037911

Thank you.

Jean

Hersley, Jean

From: Hersley, Jean
Sent: Wednesday, November 18, 2020 8:45 AM
To: IdwrPayable
Subject: Refund
Attachments: Blaine County for Stevenson & Belle Ranch.doc

Please process attached refund within 10 days. Thank you.

Jean

Hersley, Jean

From: Albert Barker <apb@idahowaters.com>
Sent: Thursday, September 17, 2020 11:32 AM
To: Baxter, Garrick
Cc: Hersley, Jean; Costello, Sean
Subject: RE: Stevenson Ownership Change

I understand about the fee. If we could have a month that would be great.

From: Baxter, Garrick <Garrick.Baxter@idwr.idaho.gov>
Sent: Thursday, September 17, 2020 11:16 AM
To: Albert Barker <apb@idahowaters.com>
Cc: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>; Costello, Sean <Sean.Costello@idwr.idaho.gov>
Subject: RE: Stevenson Ownership Change

Al,
I talked to Jean. First, Jean points out that even if someone buys the O'Gara half, the fee charged to Stevenson will be the same. Each party will need to submit their own change of ownership form. So waiting won't reduce the fee. Also, Jean says IDWR can hold onto the change of ownership form for a while but she wants a deadline to put on the calendar so it doesn't slip through the cracks and get lost. Is a month reasonable? And then after a month, do you want her to process it or return the form?
Thanks,
Garrick

From: Albert Barker [<mailto:apb@idahowaters.com>]
Sent: Thursday, September 17, 2020 10:09 AM
To: Baxter, Garrick <Garrick.Baxter@idwr.idaho.gov>
Cc: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>; Costello, Sean <Sean.Costello@idwr.idaho.gov>
Subject: RE: Stevenson Ownership Change

Garrick-
Can we hold off for a little while. There is a potential new buyer for the O'Gara half

From: Baxter, Garrick <Garrick.Baxter@idwr.idaho.gov>
Sent: Thursday, September 17, 2020 9:54 AM
To: Albert Barker <apb@idahowaters.com>
Cc: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>; Costello, Sean <Sean.Costello@idwr.idaho.gov>
Subject: Stevenson Ownership Change

Al,
I'm following up on the phone call we had back on August 25 regarding the ownership change submitted. Have you had a chance to follow up with your client yet? I'm asking because Jean would like to know if she should be returning the ownership change documents.
Thanks,
Garrick



Garrick Baxter | Deputy Attorney General

Office of the Idaho Attorney General | Water Resources Section

Ph: (208) 287-4811 | Fax: (208) 287-6700

322 East Front Street | PO Box 83720 | Boise, ID 83720-0098

m disclosure.

If you are not the intended recipient of this message or an agent of the intended recipient, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments.

Hersley, Jean

From: Hersley, Jean
Sent: Tuesday, May 26, 2020 2:28 PM
To: Albert P Barker (apb@idahowaters.com)
Subject: Ownership change for Stevenson/Belle Ranch

Mr. Barker,

The cover letter that accompanied the Notice of Change in Water Right Ownership mentioned a check for \$2400 and splitting all the water rights. The Department received \$600 which is the ownership change filing fee for 24 water rights without splits. The wording of the quitclaim deed is, "quitclaim an undivided 55% interest" and lists the water right numbers. This wording means that no split will take place. I'm just making sure we are in agreement that these rights will not be split. I will put a comment on the rights that Mr. Stevenson/Belle Ranch have an undivided 55% interest in the rights.

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



Barker Rosholt
& Simpson LLP

Albert P. Barker

EMAIL: apb@idahowaters.com

PHONE: 208.336.0700

WEB: idahowaters.com

RECEIVED

MAY 04 2020

DEPT OF WATER RESOURCES
SOUTHERN REGION

Boise

1010 W. Jefferson St. Suite 102

Boise, Idaho 83702

p. 208.336.0700

f. 208.344.6034

Attorneys

Albert P. Barker

John K. Simpson

Travis L. Thompson

Scott A. Magnuson

Jonas A. Reagan

John A. Rosholt
(1937-2019)

RECEIVED

MAY 26 2020

DEPARTMENT OF
WATER RESOURCES

April 30, 2020

Idaho Department of Water Resources
650 Addison Ave. W. – Suite 500
Twin Falls, Idaho 83301-5858

RE: STEVENSON CHANGE IN OWNERSHIP

Dear Water Right Agent:

Enclosed for filing, please find a Notice of Change in Water Right Ownership on behalf of our client, John F. Stevenson. Mr. Stevenson and Belle Ranch, LLC, a family limited liability company have purchased a 1400-acre parcel of property, known as the North Ranch, from Silver Springs Ranch owner Thomas M. O’Gara. Attached to the Notice is a map depicting the property purchased by Mr. Stevenson, and the remaining property of approximately 2000 acres is retained by Mr. O’Gara. Also attached is a copy of the Warranty Deed conveying the property to Mr. Stevenson and a Quitclaim deed for the water rights being transferred that are appurtenant to the property being purchased, and a check in the amount of \$2,400 covering the filing fee for the Notice.

By way of clarification, the buyer and seller in this transaction agreed to split the water rights appurtenant to the larger parcel known as the Silver Springs Ranch; specifically Stevenson receives a 55% interest in each of the water rights which can be used on the 1,160 irrigated acres within the 1400 acre place of use parcel purchased by him, and O’Gara retains 45% interest in each of the irrigation water rights for use on the 959.9 irrigated acres within the 2022 place of use parcel retained by him. O’Gara also will retain a number of other water rights used for recharge, aesthetic and domestic uses and those rights will remain appurtenant to the approximately 2022 acres that O’Gara is retaining. The 55%/45% split of the irrigation water rights represents the approximate division of the irrigated property in this transaction. There will be no change in points of diversion and all the water rights will continued to be used within the current combined place of use, except that 1160 irrigated acres will be used in the 1400 acre place of use parcel and 959.9 irrigated acres will be used within the 2022 acre place of use parcel.

A small portion of each of the subject water rights was leased to the Water Supply Bank by O’Gara. However, that portion of the water rights that is leased to the Water Supply Bank is not included in Stevenson’s purchase. The land dried up for the Water Bank lease is located upon

the southern 2022 acre place of use portion of the Silver Springs Ranch property retained by O'Gara.

The combined use limitations for the irrigation water rights establishing a rate or volume per acre of irrigated land will not change under this transaction. For example Water Right 37-2502 contains a condition providing:

Rights 37-804, 37-2502, 37-2568, 37-2581, 37-2599, 37-2604, 37-2616, 37-7758, 37-20635, 37-20637, and 37-20639 when combined shall not exceed a total diversion rate of 36.41 cfs, a total annual maximum diversion volume of 7028.7 af at the field headgate, and the irrigation of 2119.9 acres.

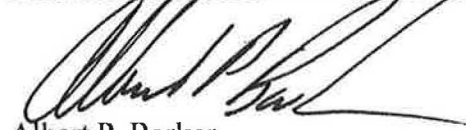
We expect that the Department would divide the rights into A and B parts or give each split right a new number. The new combined use condition for the portion of Water Right 37-2502 that Stevenson is acquiring (for example new right 37-2502A) would say that these listed Rights shall not exceed a total diversion rate of 20.03 cfs [55% of 36.41 cfs], a total annual maximum diversion volume of 3865.8 af [55% of 7028.7 af] at the field headgate and the irrigation of 1160 acres. This new right after the split for O'Gara would be a mirror image of that condition except using 45% and 959.9 acres.

The permissible place of use is simply divided between the two land owners for the subject water rights as shown in the application and the usage divided proportionately to the irrigated acres allocated to each property owner.

Please let me know if you have any questions.

Very truly yours,

BARKER ROSHOLT & SIMPSON LLP



Albert P. Barker