

RECEIVED

JAN 21 2020

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
65-7653E	Yes ☒	Yes ☐		Yes ☐	Yes ☐
65-7576C	Yes ☒	Yes ☐		Yes ☐	Yes ☐
65-23422	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-8121	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Blackhawk Partners LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): AB West Mountain Holdings, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 2775 W. Navigator Dr., Ste. 220 Meridian ID 83642
Mailing address City State ZIP
- 208-616-1050
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: November 20, 2019
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] Manager of Ahlquist Development, L.L.C., an Idaho limited liability company, a Manager of AB West Mountain Holdings, LLC, an Idaho limited liability company 1.16.20
Signature of new owner/claimant Title, if applicable Date
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

SUPPORT DATA

IN FILE # 65-7576C

For IDWR Office Use Only:

Received by KT Date 01/21/2020 Receipt No. W047995 Receipt Amt. \$250.00

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 JS Processed by JS Date 06/05/2020

Instrument # 425070

VALLEY COUNTY, CASCADE, IDAHO

11-20-2019 13:00:57 No. of Pages: 6

Recorded for: FIRST AMERICAN TITLE AND ESCROW COM

DOUGLAS A. MILLER Fee: \$15.00

Ex-Officio Recorder Deputy: GK

Electronically Recorded by Simplifile

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Clark Wardle LLP
PO Box 639
Boise, Idaho 83701

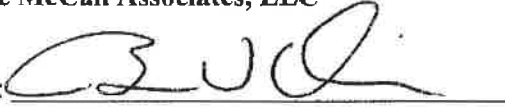
3245789 - TD | 132966 - MC

SPACE ABOVE FOR RECORDER'S USE

QUITCLAIM DEED AND BILL OF SALE

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, The McCall Associates, LLC, an Idaho limited liability company and Blackhawk on the River LLC, an Idaho limited liability company ("**Grantor**"), does hereby release and forever quitclaim and assign to AB West Mountain Holdings, LLC an Idaho limited liability company, whose address is 2775 W. Navigator Dr., Ste. 220, Meridian, Idaho 83642 ("**Grantee**"), and its successors and assigns forever any and all interest of Grantor in and to the water rights and permits more particularly described on Exhibit A attached hereto and incorporated by reference located in Valley County, Idaho:

IN WITNESS WHEREOF, the Grantor has executed this instrument effective as of November 19, 2019.

GRANTOR:**The McCall Associates, LLC**By: 

Name: Brian Dickens

Its: Manager

Blackhawk on the River LLCBy: 

Name: Brian Dickens

Its: Manager

State of Idaho

County of Ada

)
) ss.
)

This record was acknowledged before me on November 19, 2019 by Brian Dickens as Manager of The McCall Associates, LLC, an Idaho limited liability company.

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



Rebekah Tway
NOTARY PUBLIC
Residing at Caldwell, ID
My Commission Expires 10/1/2020

State of Idaho

County of Ada

)
) ss.
)

This record was acknowledged before me on November 19, 2019 by Brian Dickens as Manager of Blackhawk on the River LLC, an Idaho limited liability company.

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



Rebekah Tway
NOTARY PUBLIC
Residing at Caldwell, ID
My Commission Expires 10/1/2020

Exhibit A
To Quitclaim Deed and Bill of Sale

Water Rights

Water Right No. 65-23422

Water Right No. 65-8121

That portion of Water Right No. 65-7653E consisting of approximately 1.87 cfs and 288.0 afa for irrigation of 96 acres in Sections 1 and 12, Township 17 North, Range 2 East subject to Grantee's submission to and approval by the Idaho Department of Water Resources of a Notice of Change in Water Right Ownership and request for bifurcation based on the acreage set forth below:

**Water Right 65-7653E
(Irrigation Use)**

Total Acres: 127
Total Diversion Rate (cfs): 2.48 cfs
Total Diversion Volume (afa): 381.0 afa

Acre Split Portions:

					Authorized	Conveyed	Retained
Twp	Rng	Sec	Q-Q	Lot	Acres	Acres	Acres
17N	02E	1	NWNE	2	21	21	
			SENE	5	1	1	
			NENW	3	2	2	
			NWNW	4	4	4	
			NESE	8	9	9	
		12	SWSE	9	27	27	
			NWNE	2	10	10	
			SWNE	3	14	14	
			NESW	6	7	7	
			NWSE	6	1	1	
18N	02E	36	NENE	2	1		1
			NWNE	2	13		13
			NENW		3		3
			SWSW	7	12		12
			SESW	7	2		2
Totals					127	96	31

Flow Rate & Volume Split Portions:

Conveyed Property (Sections 1 & 12)

Total Acres: 96
Total Diversion Rate (cfs): 1.87 cfs
Total Diversion Volume (afa): 288.0 afa

Retained Property (Section 36)

Total Acres: 31
Total Diversion Rate (cfs): 0.61 cfs
Total Diversion Volume (afa): 93.0 afa

That portion of Water Right No. 65-7576C consisting of approximately 7.89 cfs and 1181.4 afa for irrigation of 393 acres and 0.02 cfs and 2.4 afa for stockwater use in Sections 1 and 12, Township 17 North, Range 2 East subject to Grantee's submission to and approval by the Idaho Department of Water Resources of a Notice of Change in Water Right Ownership and request for bifurcation based on the acreage set forth below:

Water Right 65-7576C

(Irrigation & Stockwater Uses)

Total Acres: 448
 Total Diversion Rate (cfs): 8.99 cfs
 Total Diversion Volume (afa): 1346.74 afa

Acre Split Portions:

Twp	Rng	Sec	Q-Q	Lot	Authorized Acres	Conveyed Acres	Retained Acres
17N	02E	1	NWNE	2	22	22	
			SWNE	5	31	31	
			SENE	5	1	1	
			NENW	3	33	33	
			NWNW	4	4	4	
			SENE		29	29	
			NESW		40	40	
			NWSW		18	18	
			SWSW		33	33	
			SESW		40	40	
			NESE	8	9	9	
			NWSE	8	40	40	
			SWSE	9	28	28	
		12	NWNW		31	31	
			SWNW		33	33	
			NWSE	6	1	1	
18N	02E	25	SESW		1		1
			SWSE		2		2
		36	NWNE	2	19		19
			NENW		3		3
			SENE	3	2		2
			NESW	6	5		5
			NWSW	6	9		9
			SWSW	7	12		12
			SESW	7	2		2
Totals					448	393	55

IRRIGATION USE

Flow Rate & Volume Split Portions:

Conveyed Property (Sections 1 & 12)

Total Acres: 393
 Total Diversion Rate (cfs): 7.89 cfs
 Total Diversion Volume (afa): 1181.4 afa

Retained Property (Section 25 & 36)

Total Acres: 55
 Total Diversion Rate (cfs): 1.1 cfs
 Total Diversion Volume (afa): 165.3 afa

INCIDENTAL STOCKWATER USE

Flow Rate & Volume Split Portions:

Conveyed Property (Sections 1 & 12)

Total Acres: n/a
 Total Diversion Rate (cfs): 0.02 cfs
 Total Diversion Volume (afa): 2.4 afa

Retained Property (Section 25 & 36)

Total Acres: n/a
 Total Diversion Rate (cfs): 0.01 cfs
 Total Diversion Volume (afa): 0.3 afa

Water Permits

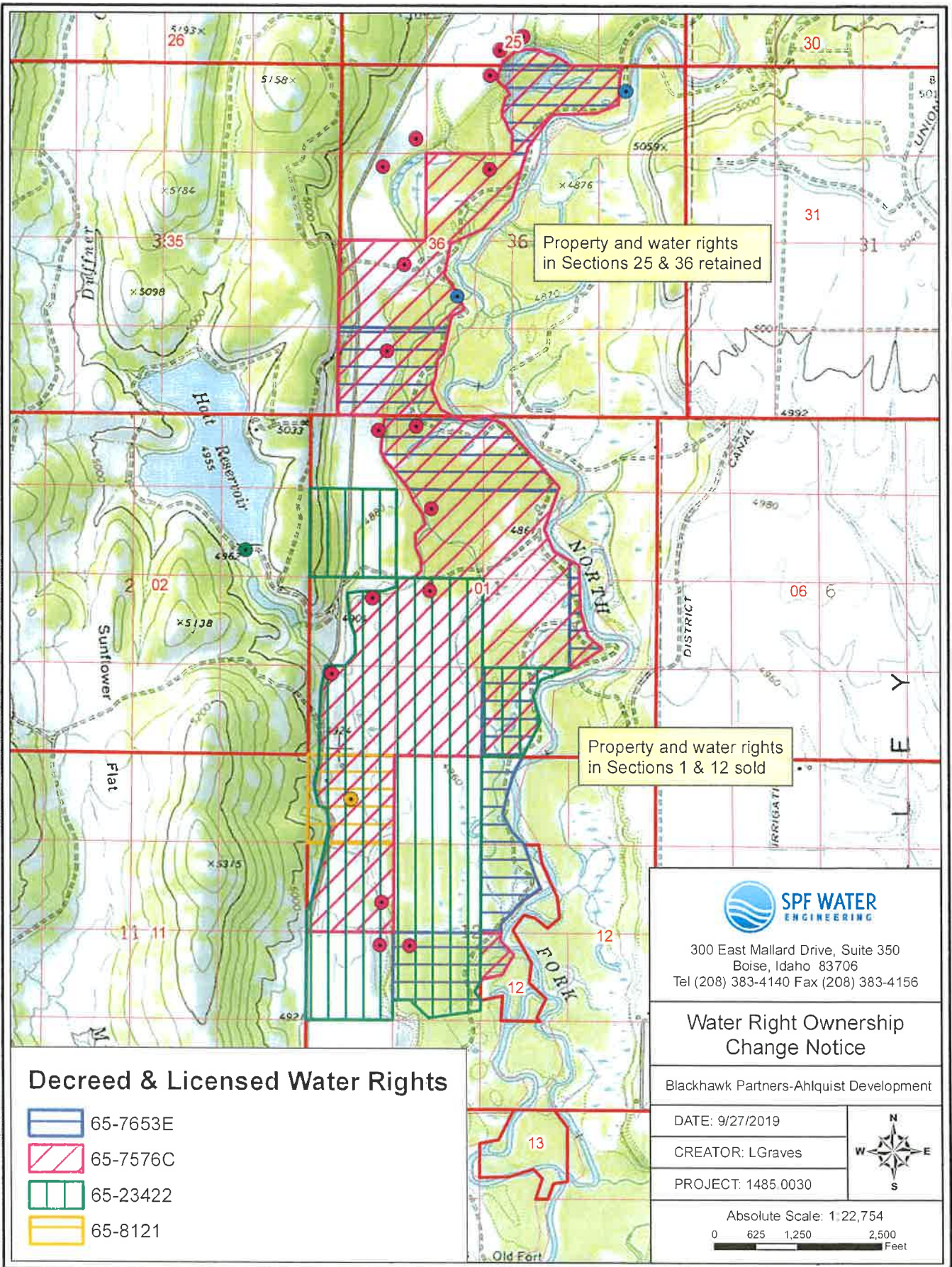
Permit No. 65-23042

Permit No. 65-23043

Permit No. 65-23120



Path: S:\PROJECTS\SM thru R\PROJECTS\SM thru R\PROJECTS\PROJECTS\Blackhawk on the River\Water Right\PROJECTS\Map\Projects\Water Right\Ownership Change Map.mxd



Decreed & Licensed Water Rights

- 65-7653E
- 65-7576C
- 65-23422
- 65-8121

Property and water rights
in Sections 25 & 36 retained

Property and water rights
in Sections 1 & 12 sold



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

Water Right Ownership Change Notice

Blackhawk Partners-Ahlquist Development

DATE: 9/27/2019

CREATOR: L.Graves

PROJECT: 1485 0030



Absolute Scale: 1:22,754

0 625 1,250 2,500
Feet

Sara C. Cousineau, Paralegal
(208) 388-0035
scousineau@clarkwardle.com

January 16, 2019

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

RECEIVED
JAN 21 2020
WATER RESOURCES
WESTERN REGION

Re: Water Right Nos. 65-7653E, 65-7576C, 65-23422, 65-8121
CW File No. 23414.1

Enclosed please find a Notice of Change in Water Right Ownership form for the above referenced water rights on behalf of AB West Mountain Holdings, LLC, an Idaho limited liability company ("AB West"), along with a check in the amount of \$250.00 for filing fees.

Once the ownership has been updated, please send confirmation to the AB West 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,



Sara C. Cousineau
Paralegal

MEMORANDUM

May 20, 2020

Water Right: 65-7653E, 65-7576C, 65-23422, 65-8121, 65-23927, and 65-23928

Author: JShearer

Subject: Ownership Change/Split

Ownership Change for rights 65-7653E, 65-7576C, 65-23422, and 65-8121 was submitted on January 21, 2020 by AB West Mountain Holdings, LLC. Rights 65-7653E and 65-7576C were split and as a result created child rights 65-23927 and 65-23928. Ownership of 65-7653E and 65-7576C will remain in the ownership of Blackhawk Partners LLC and child rights 65-23927 and 65-23928 were created under the ownership of AB West Mountain Holdings. Ownership change was completed 5/20/2020.



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

June 05, 2020

AB WEST MOUNTAIN HOLDINGS LLC
2775 W NAVIGATOR DR STE 220
MERIDIAN ID 83642-7592

**Re: Change in Water Right Ownership: 65-8121, 65-23422, 65-7576C (split into 65-23927),
65-7653E (split into 65-23928)**

Dear Water Right Holder(s):

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

Water right nos. **65-8121** and **65-23422** have been changed to your ownership in their entirety. Water right nos. **65-7576C** and **65-7653E** have been split, and the new portion nos. **65-23927** and **65-23928** have been changed to your ownership.

Your portion of each water right 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 this matter, please contact our office at (208) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure

c: BLACKHAWK PARTNERS LLC