

## MEMORANDUM

**Date:** July 30, 2019  
**To:** Water Right File 63-32317, 63-33347, & 63-33351  
**From:** Cody Parker  
**Re:** Ownership Change Processed Prior to Transfer No. 82412

---

Ownership change (including applicable fee) requested with transfer filing. A separate Notice of Ownership Change form was not received nor required. Ownership change processed prior to transfer resulting in splits of water rights as shown below:

63-32317 to:

63-34760 (Bridgetower Investments)

63-32317 (Ed and Shirley Bews)

63-33347 to:

63-34762 (Bridgetower Investments)

63-33347 (Ed and Shirley Bews)

63-33351 to:

63-34763 (Bridgetower Investments)

63-33351 (Ed and Shirley Bews)

Transfer no. 82412 will affect WRs 63-34760, 63-34762, and 63-34763. The transfer applicant was not required to amend the transfer application form.

**SUPPORT DATA**

**IN FILE #** 63-32317

**Attachment 2B**  
**Warranty Deeds**

ACCOMMODATION  
RECORDING

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO Pgs=5 LISA BATT  
TITLEONE BOISE

2018-025076  
03/21/2018 11:04 AM  
\$15.00

WARRANTY DEED

For Value Received,

**Bridgetower Investments, LLC, an Idaho limited liability company**, the Grantor, does hereby grant, bargain sell and convey unto, **Cottonwood Development LLC, an Idaho limited liability company**, whose current address is **398 E. Copper Ridge Rd. Meridian, ID 83646** the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

See Attached "Exhibit A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: 03/19/2018

Bridgetower Investments, LLC, an Idaho limited liability company

By: 

Michael McCollum, Manager

State of \_\_\_\_\_, County of \_\_\_\_\_, ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael McCollum, known or identified to me to be the Manager of the limited liability company that executed the within instrument and acknowledged to me that He executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

*See attached  
notarial certificate.*

Notary Public for \_\_\_\_\_  
Residing In: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Clara

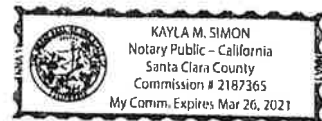
On March 20, 2018 before me, Kayla M. Simon, Notary Public,  
(insert name and title of the officer)

personally appeared Michael McCollum  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kayla M. Simon (Seal)



**PARCEL DESCRIPTION**

Date: March 12, 2018

**EXHIBIT A**

A parcel of land being a portion of the NE1/4, SW1/4 of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

- ✓ **COMMENCING** at the C1/4 corner of said Section 27, monumented by a 3.5" aluminum cap (Corner Record No. 2017-025897), from which the W1/4 corner of said Section 27, monumented by a 3.5" brass cap (Corner Record No. 2015-079246), bears North 89°20'10" West, a distance of 2649.83 feet;
- ✓ Thence South 00°27'39" West, coincident with the east line of said SW1/4, distance of 1226.98 feet to the **POINT OF BEGINNING**;
- ✓ Thence continuing South 00°27'39" West, coincident with said east line, distance of 93.57 feet to the northeast corner of Black Cat Estates No. 2;
- ✓ Thence North 89°17'46" West, coincident with the northerly line of said Black Cat Estates No. 2, a distance of 1261.81 feet;
- ✓ Thence North 12°47'57" West, a distance of 209.69 feet;
- ✓ Thence North 23°31'14" East, a distance of 466.42 feet to the southerly line of Vicenza Subdivision No. 2, Book 110, Page 15670-15673, Ada County Records, and the beginning of a non-tangent curve to the left;
- ✓ Thence easterly along the arc of said curve to the left, coincident with said southerly line, an arc distance of 118.88 feet, said curve having a radius of 1247.00 feet, a central angle of 05°27'44", and a chord bearing of South 86°34'09" East a distance of 118.84 feet to a point of tangency;
- ✓ Thence South 89°18'01" East, coincident with said southerly line, a distance of 389.20 feet to the beginning of a tangent curve to the right;
- ✓ Thence southeasterly along the arc of said curve to the right, coincident with said southerly line, an arc distance of 191.36 feet, said curve having a radius of 253.00 feet, a central angle of 43°20'13", and a chord bearing of South 67°37'54" East a distance of 186.83 feet to a point of tangency;
- ✓ Thence South 45°57'47" East, coincident with said southerly line, a distance of 478.06 feet;

*M.M.*

Thence South 35°22'16" East, coincident with said south line, a distance of 170.22 feet to the **POINT OF BEGINNING**.

The above described parcel contains 649,076 square feet or 14.901 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

Travis P. Foster, P.L.S.  
End of Description

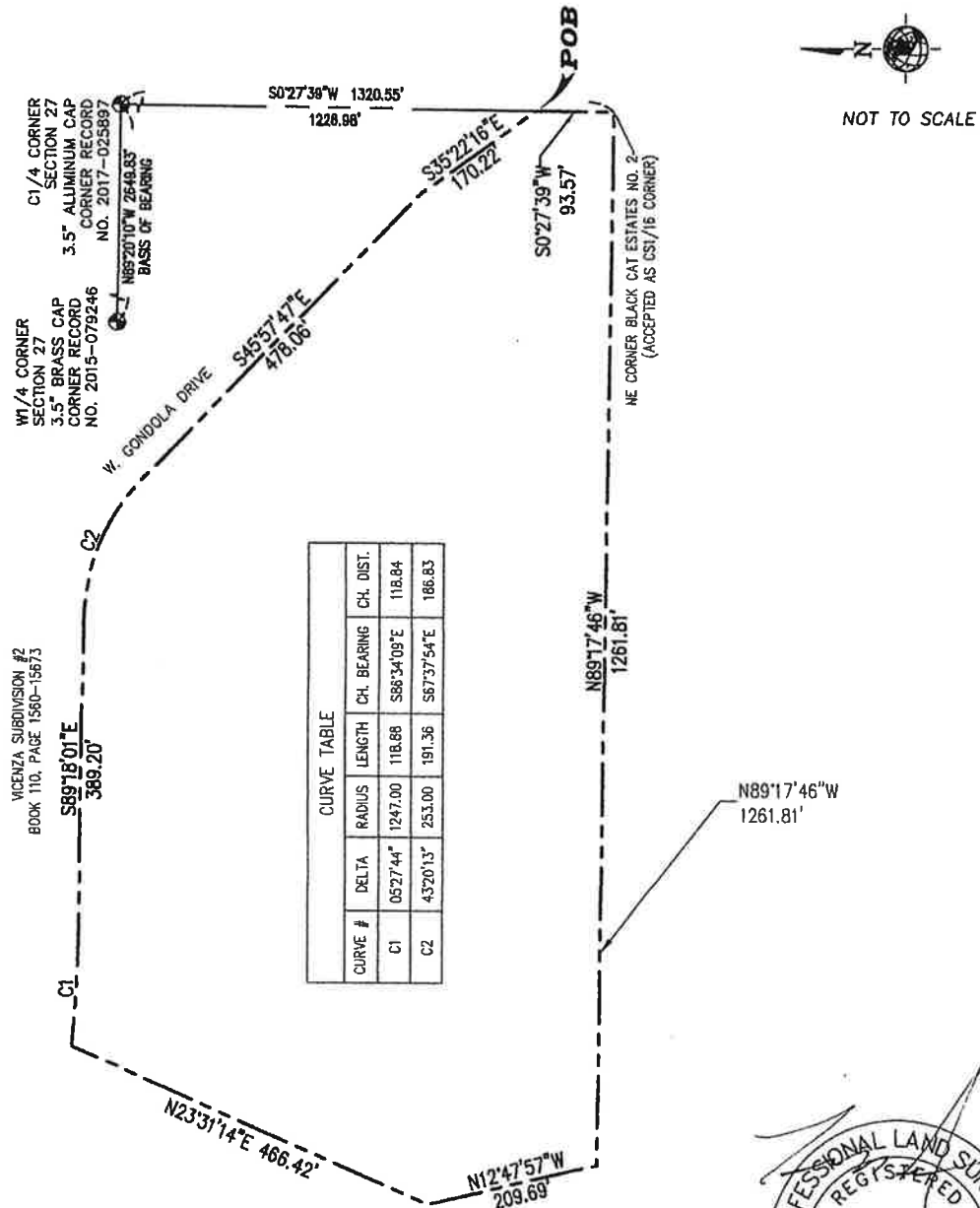


License No. 10729

*M.M.*

# EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF  
THE NE1/4, SW1/4 OF SECTION 27, T. 4 N., R. 1 W., BOISE MERIDIAN,  
CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2018



## WHPacific

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208-342-5400 Fax 208-342-5353  
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*m.m.*

# ACCOMMODATION RECORDING

## WARRANTY DEED

For Value Received,

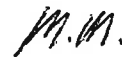
**Bridgetower Investments, LLC, an Idaho limited liability company**, the Grantor, does hereby grant, bargain sell and convey unto, **Cottonwood Development LLC, an Idaho limited liability company**, whose current address is **55 Tappan, San Anselmo, CA 94960**, the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

See Attached Exhibit

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: 05/03/2017

*Remainder of Page Left Blank Intentionally*





Bridgetower Investments, LLC, an Idaho limited liability company

By: [Signature]  
Michael H. McCollum, Manager

State of Idaho, County of Ada, ss.

On this 5 day of May 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael H. McCollum, known or identified to me to be the Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

[Signature]  
Notary Public for Idaho  
Residing In: Residing at: Boise Idaho  
My Commission Expires: Commission Expires: 11/15/2019



**PARCEL DESCRIPTION**

Date: May 3, 2017

**REVISED NORTH PARCEL A**

A parcel of land being a portion of the N1/2 S1/2 of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

- ✓ **BEGINNING** at the C1/4 corner of said Section 27, monumented by a chiseled 'X' (Corner Record No. 99113299), from which the E1/4 corner of said Section 27, monumented by a 1.5" aluminum cap (Corner Record No. 112026997), bears South 89°21'10" East, a distance of 2651.00 feet;
- ✓ Thence South 89°21'10" East, coincident with the north line of the SE1/4 of said Section 27, distance of 14.67 feet;
- ✓ Thence South 00°39'45" West, a distance of 124.99 feet (formerly 125.13 feet);
- ✓ Thence North 89°22'03" West, a distance of 22.04 feet;
- ✓ Thence South 00°37'57" West, a distance of 300.00 feet;
- ✓ Thence North 89°22'03" West, a distance of 26.80 feet;
- ✓ Thence South 00°38'52" West, a distance of 180.00 feet;
- ✓ Thence North 89°22'03" West, a distance of 278.93 feet to the beginning of a non-tangent curve to the right;
- ✓ Thence southerly along the arc of said curve to the right, an arc distance of 111.64 feet, said curve having a radius of 223.31 feet, a central angle of 28°38'43", and a chord bearing of South 14°39'59" West a distance of 110.49 feet;
- ✓ Thence South 07°53'41" East a distance of 20.37 feet to the northerly line of Vicenza Subdivision No. 2, Book 110, Page 15670-15673, Ada County Records;
- ✓ Thence North 45°57'48" West, coincident with said northerly line, a distance of 57.99 feet to the beginning of a tangent curve to the left;
- ✓ Thence northwesterly along the arc of said curve to the left, coincident with said northerly line, an arc distance of 160.83 feet, said curve having a radius of 347.00 feet, a central angle of 26°33'22", and a chord bearing of North 59°14'29" West a distance of 159.40 feet;
- ✓ Thence North 00°39'45" East, a distance of 612.76 feet to the north line of the SW1/4 of said Section 27;
- ✓ Thence South 89°20'10" East, coincident with said north line, a distance of 516.66 feet to the **POINT OF BEGINNING**.

The above described parcel contains 317,857 square feet or 7.297 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

*M.M.*

Kevin M. Borah, P.L.S.  
End of Description

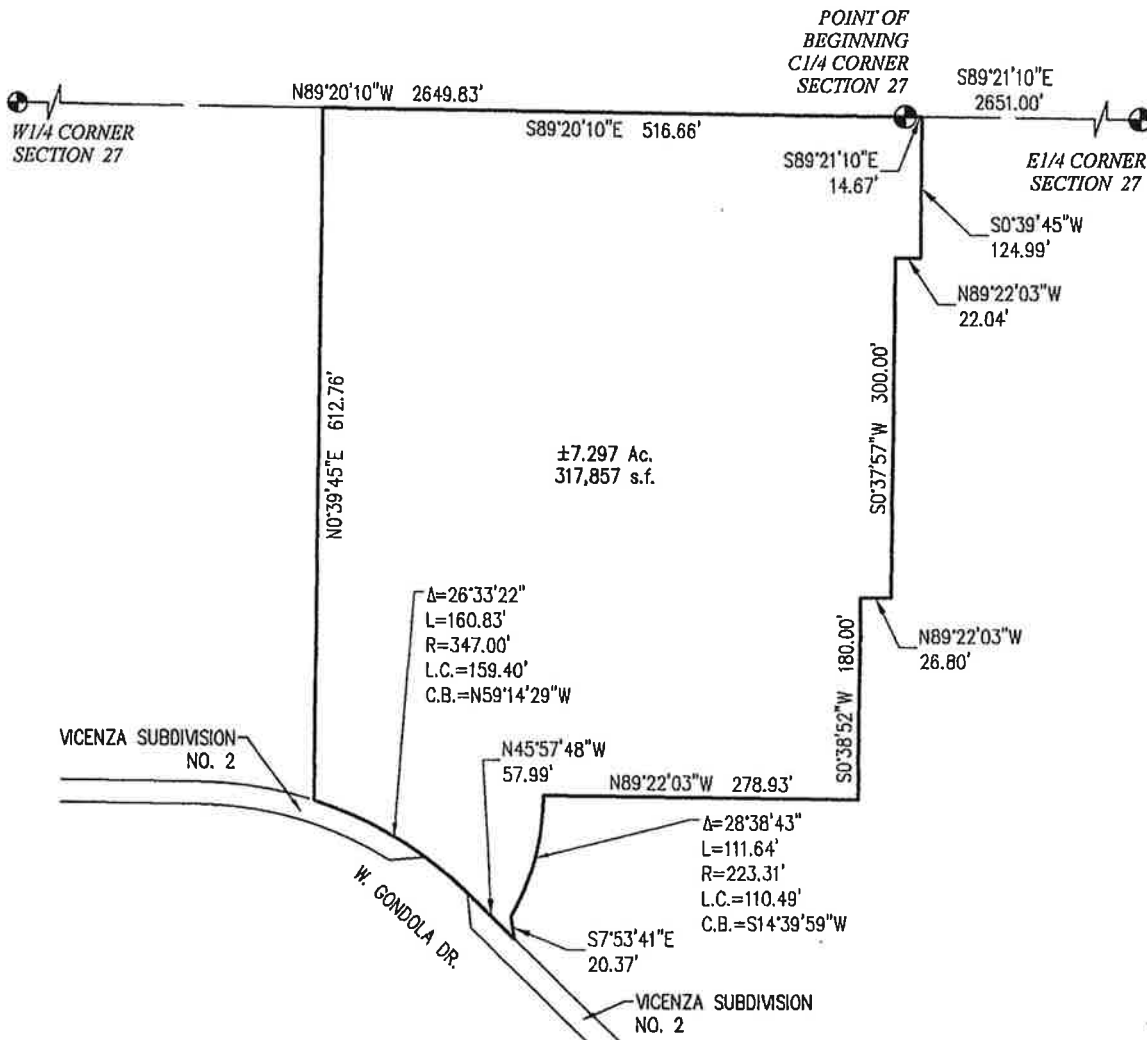


License No. 10561

*M.M.*

# SKETCH FOR LEGAL EXHIBIT REVISED NORTH PARCEL A

A PARCEL OF LAND BEING A BEING A PORTION OF  
THE N1/2 S1/2 OF SECTION 27, T. 4 N., R. 1 W., BOISE MERIDIAN,  
CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2017



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NOT TO SCALE

*M. M.*

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO Pgs=7 CHE FOWLER  
KENT BROWN

2018-023459  
03/16/2018 08:18 AM  
AMOUNT \$15.00



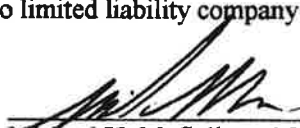
**QUIT CLAIM DEED**

FOR VALUE RECEIVED, Bridgetower Investments, LLC, an Idaho limited liability company, the Grantor, does hereby convey, release, remise and forever quit claim all of Grantor's right, title and interest in and to the real property legally described on the attached Exhibit A, which is made a part hereof ("Property"), unto Cottonwood Development LLC, an Idaho limited liability company, the Grantee, whose address is 398 E. Copper Ridge Street, Meridian, Idaho 83646, together with its appurtenances.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed this 5<sup>th</sup> day of MARCH, 2018.

Bridgetower Investments, LLC,  
an Idaho limited liability company

By:

  
Michael H. McCollum, Manager

STATE OF IDAHO     )  
                                  ) ss.  
County of Ada        )

This record was acknowledged before me on \_\_\_\_\_, 2018, by Michael H. McCollum as the Manager of Bridgetower Investments, LLC.

\_\_\_\_\_  
Signature of Notary Public

My commission expires: \_\_\_\_\_

*See attached  
notarial certificate.*

**Exhibit A**  
**Legal Description of the Property**

See attached.

*M.M.*

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

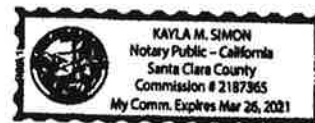
State of California  
County of Santa Clara )

On March 5, 2018 before me, Kayla M. Simon, Notary Public,  
(insert name and title of the officer)

personally appeared Michael McCollum  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kayla M. Simon (Seal)

**PARCEL DESCRIPTION**

Date: February 2, 2018

A parcel of land being a portion of the N1/2 NE1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the N 1/4 corner of said Section 34, monumented by an aluminum cap (Corner Record No. 2017-116131), from which the NE corner of said Section 34, monumented by an aluminum cap (Corner Record No. 2016-064167), bears South 88°56'29" East, a distance of 2654.64 feet;

Thence South 00°43'44" West, coincident with the west line of the NE1/4 of said Section 34, a distance of 118.06 feet to an angle point on the westerly boundary line of Parcel 5, as described in Special Warranty Deed Instrument No. 113023626;

Thence South 88°55'54" East, coincident with said boundary line, a distance of 737.75 feet to the **POINT OF BEGINNING**;

Thence continuing South 88°55'54" East, coincident with said boundary line, a distance of 5.00 feet to an angle point on said boundary line,

Thence South 01°04'04" West, coincident with said boundary line, a distance of 502.67 feet to an angle point on said boundary line;

Thence North 89°07'51" West, coincident with said boundary line, a distance of 5.00 feet;

Thence North 01°04'04" East, parallel with and offset 5.00 feet west of said boundary line, a distance of 502.68 feet to the **POINT OF BEGINNING**.

The above described parcel contains 2,513 square feet or 0.058 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this parcel is South 88°56'29" East between the N1/4 corner and the NE corner of Section 34.

Kevin M. Borah, P.L.S.  
End of Description

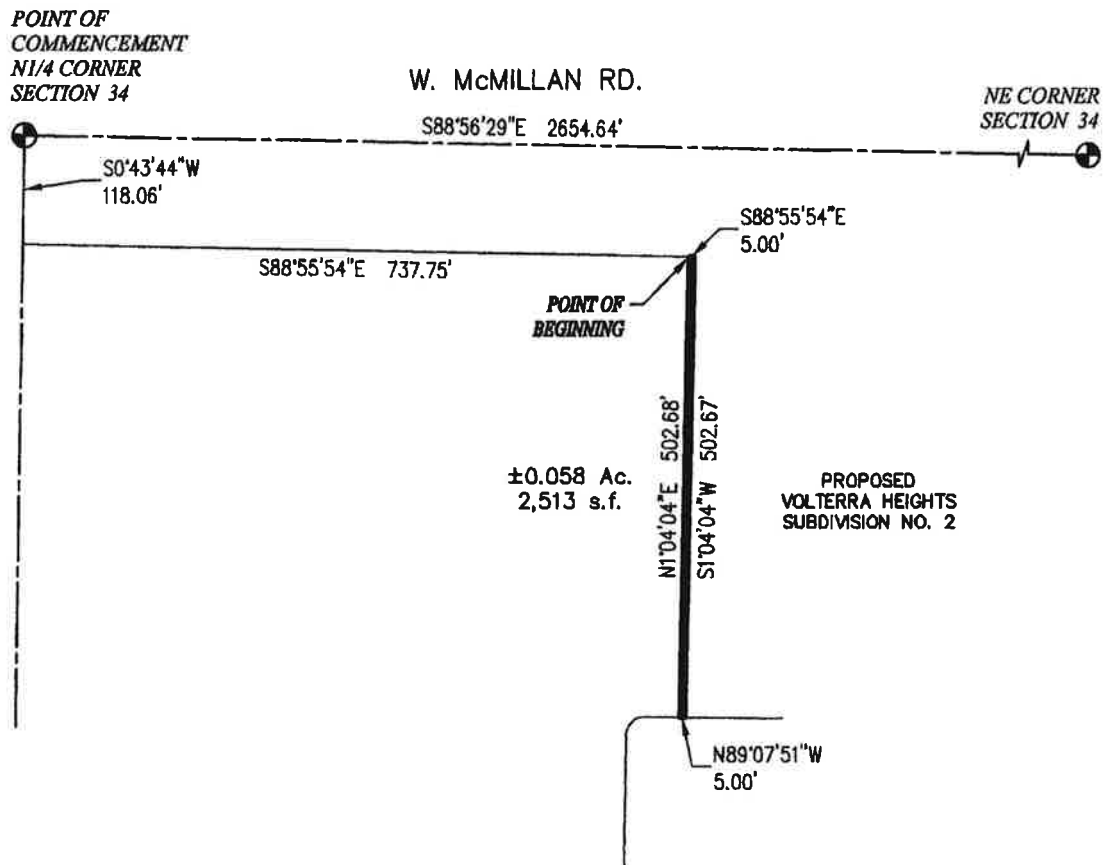


License No. 10561

*M.M.*



**SKETCH FOR LEGAL EXHIBIT**  
 A PARCEL OF LAND BEING A PORTION OF THE  
 N1/2 NE1/4 OF SECTION 34, T. 4 N., R. 1 W., BOISE MERIDIAN,  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO  
 2018



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*M.M.*



NOT TO SCALE

**PARCEL DESCRIPTION**

Date: February 2, 2018

A parcel of land being a portion of the N1/2 NE1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the N 1/16 corner of common to Sections 34 and 35, monumented by an aluminum cap (Corner Record No. 2017-116132), from which the NE corner of said Section 34, monumented by an aluminum cap (Corner Record No. 2016-064167), bears South 88°56'29" East, a distance of 2654.64 feet;

Thence North 89°06'34" West, coincident with the south line of the N1/2 NE1/4 of said Section 34, a distance of 2014.79 feet to an angle point on the southerly boundary line of Parcel 5, as described in Special Warranty Deed Instrument No. 113023626 and the **POINT OF BEGINNING**;

Thence continuing North 89°06'34" West, coincident with said south line, a distance of 18.87 feet;

Thence North 00°52'09" East, a distance of 120.26 feet to an angle point on the boundary line of said Parcel 5;

Thence South 89°06'05" East, coincident with said boundary line, a distance of 18.93 feet to an angle point on said boundary line;

Thence South 00°53'55" West, coincident with said boundary line, a distance of 120.26 feet to the **POINT OF BEGINNING**.

The above described parcel contains 2,273 square feet or 0.052 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this parcel is North 00°52'46" East between the N1/16 corner common to Sections 34 and 35 and the NE corner of Section 34.

Kevin M. Borah, P.L.S.  
End of Description

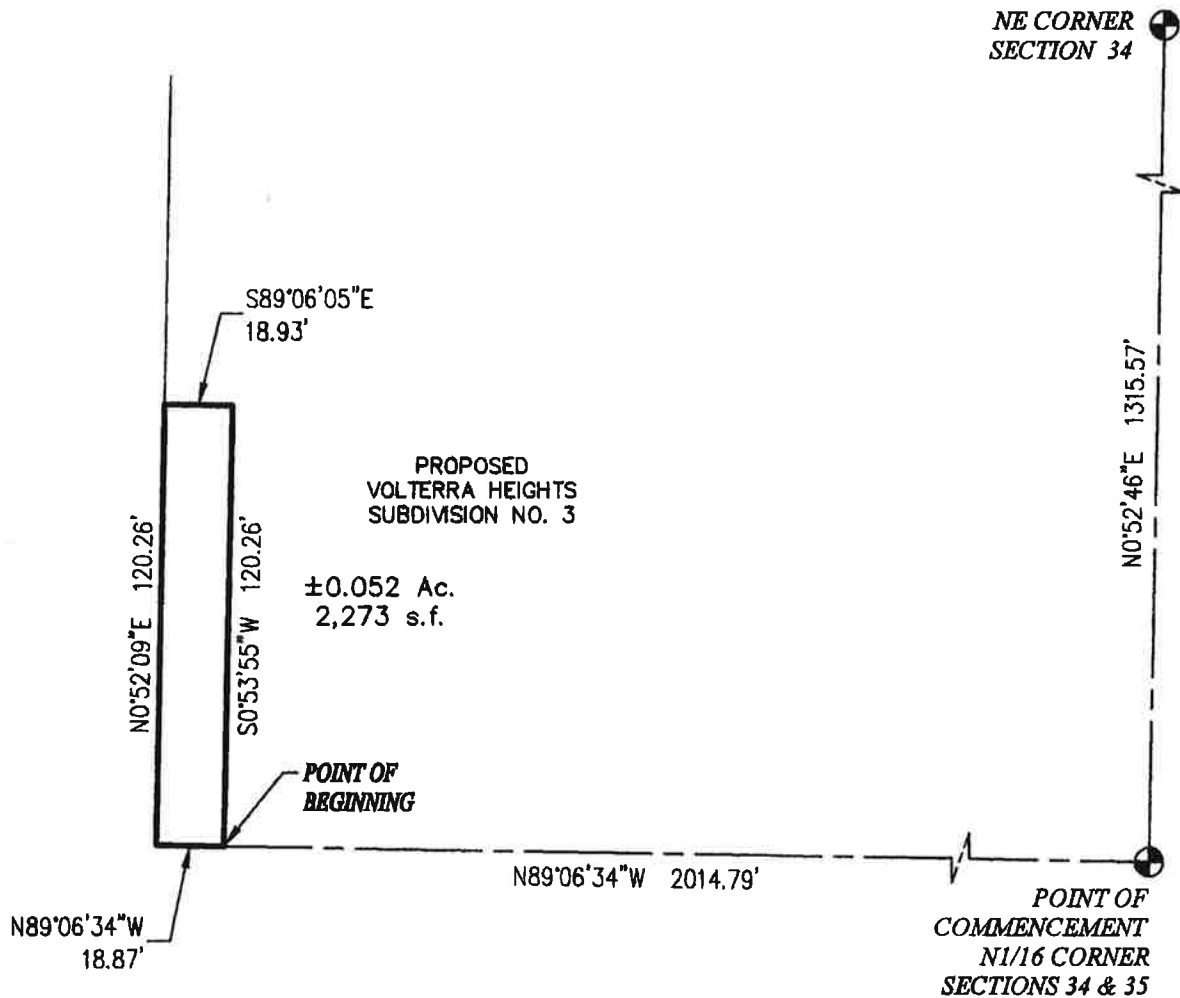


License No. 10561

*m.m.*

# SKETCH FOR LEGAL EXHIBIT

A PARCEL OF LAND BEING A PORTION OF THE  
N1/2 NE1/4 OF SECTION 34, T. 4 N., R. 1 W., BOISE MERIDIAN,  
CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2018



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NOT TO SCALE



111045309

A1093922 ST/LSA SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, THE BEWS FAMILY LIMITED PARTNERSHIP, an Idaho limited liability partnership, (the "Grantor"), does hereby grant, bargain, sell and convey unto BRIDGETOWER INVESTMENTS, LLC, an Idaho limited liability company, or assigns (the "Grantee"), whose address is 40 Tappan Road, San Anselmo, California, 94960, the described real property situate in Ada County, Idaho, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all and singular easements, licenses, permits, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, the remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to the said property as well as law as in equity of the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the Grantee, and Grantee's heirs and assigns. EXCEPT those to which this conveyance is expressly made subject as set forth below, those exceptions from coverage set forth in Schedule B of the ALTA Commitment known as File No. A1093922 dated May 16, 2011, issued by Fidelity National Title Insurance Company which is by this reference incorporated herein as if set forth, (except that title exceptions 7, 25, 37, and 48 shall be deleted at closing) and those made, suffered or done by the Grantee or Grantor's predecessors in title, easements of record or use, covenants of record, and except general taxes and assessments (including irrigation and utility assessments, if any) for the current year.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor.

IN WITNESS WHEREOF, Grantor hereto has set its hand this 3<sup>rd</sup> day of June, 2011.

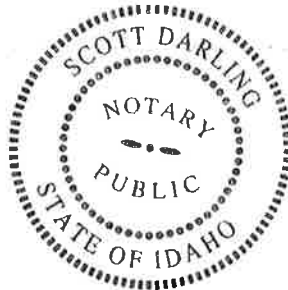
THE BEWS FAMILY LIMITED PARTNERSHIP

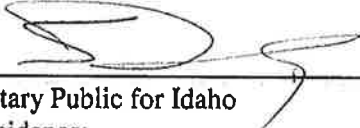
By: Mary Gail Floyd  
Mary Gail Floyd, General Partner

STATE OF IDAHO )  
 ) ss.  
County of Ada )

On this 30<sup>th</sup> day of June, in the year 2011, before me,  
the undersigned, a Notary Public in and for said State, personally appeared MARY  
GAIL FLOYD, known or identified to me to be the GENERAL PARTNER of the limited  
partnership that executed the instrument or the person who executed the instrument on behalf of said  
limited partnership, and acknowledged to me that such limited partnership executed the same.

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



  
\_\_\_\_\_  
Notary Public for Idaho  
Residence: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

SCOTT DARLING  
ESCROW OFFICER  
RESIDING: EAGLE, ID  
COMMISSION EXPIRES: 11-28-13

EXHIBIT "A"

**PROPERTY DESCRIPTION**

- Parcel 1:

The North half of the Southwest quarter of Section 27, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, except the following:

Beginning at the section corner common to Sections 27, 28, 33 and 34, Township 4 North, Range 1 West, Boise Meridian; thence

North 0°12'37" West 1318.66 feet along the section line common to Sections 28 and 27 to an iron pin, being the

- Real Point of Beginning, also being the 1/16 corner; thence

- South 89°58'19" East 1389.46 feet along the 1/16 line to an iron pin; thence

- North 13°28'29" West 206.31 feet to an iron pipe; thence

- North 88°55'42" West 896.87 feet to an iron pin; thence

- North 51°34'46" West 89.16 feet to an iron pin; thence

- North 35°03'25" West 79.58 feet to an iron pin; thence

- North 20°26'40" West 111.64 feet to an iron pin; thence

South 89°41'30" West 291.74 feet to an iron pin on the section line common to Sections 27 and 28; thence

South 0°12'37" East 441.67 feet along the section line common to Sections 27 and 28 to the Real Point of Beginning.

- Parcel 2:

North half of the Southeast quarter of Section 27, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho.

Parcel 3:

Parcel "B" as shown on Record of Survey No. 8439, recorded as Instrument No. 106113849, Ada County Records, being a parcel of land being a portion of a tract of land as described in Special Warranty Deed, Instrument No. 106099040, records of Ada County, Idaho, together with a portion of a tract of land as described in Special Warranty Deed, Instrument No. 106099041, records of Ada County, Idaho, situated in the South half of the Southeast quarter of Section 27, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 27, 26, 34 and 35 of said township and range; thence along the South line of said Section 27

- North 88°56'29" West 945.55 feet; thence leaving said South line

- North 1°03'31" East 25.00 feet to a point on the North right-of-way line of West McMillan Road, said point being the Point of Beginning; thence along said North right-of-way line

- North 88°56'29" West 1709.27 feet to a point on the West line of said Southeast quarter; thence along said West line

North 00°28'35" East 619.81 feet to the Southeast corner of Lot 7, Block 2 of Blackcat Estates No. 2 Subdivision as same is recorded in Book 32 of Plats at Page 1945, records of Ada County, Idaho; thence along the East line of said Lot 7

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

(Continued)

- North 00°19'38" East 660.00 feet to the Center-South 1/16th corner; thence
- South 89°18'58" East 2628.36 feet along the north line of said South half of said Southeast quarter to a point on the West right-of-way line of N. Ten Mile Road; thence
- South 00°21'16" West 324.61 feet along said West right-of-way line; thence leaving said West right-of-way line
- North 89°38'44" West 21.00 feet; thence
- North 00°21'16" East 140.51 feet; thence
- North 89°15'22" West 622.75 feet; thence
- North 00°49'12" East 112.27 feet; thence
- North 88°56'29" West 434.84 feet; thence 163.78 feet along a curve to the right, said curve having a radius of 307.00 feet, a delta angle of 30°34'01", and a long chord bearing South 14°13'30" East 161.85 feet; thence
- South 01°03'31" West 588.00 feet; thence 129.20 feet along a curve to the left, said curve having a radius of 323.00 feet, a delta angle of 22°55'06", and a long chord bearing South 10°24'02" East 128.34 feet; thence
- South 21°51'35" East 81.30 feet; thence 157.10 feet along a curve to the right, said curve having a radius of 457.00 feet, a delta angle of 19°41'47" and a long chord bearing South 12°00'42" East 156.33 feet; thence 47.42 feet along a curve to the right, said curve having a radius of 326.50 feet, a delta angle of 08°19'15" and a long chord bearing South 01°59'49" West 47.37 feet; thence 43.07 feet along a curve to the left, said curve having a radius of 143.00 feet, a delta angle of 17°15'26" and a long chord bearing South 02°28'17" East 42.91 feet; thence
- South 45°00'00" East 49.22 feet to the Point of Beginning.

Excepting therefrom:

A parcel of land conveyed to Ada County Highway District by Warranty Deed recorded November 10, 2008 as Instrument No. 108122881, records of Ada County, Idaho, being a portion of a tract of land recorded as Warranty Deed, Instrument No. 106099040, Ada County Records, situated in the Southeast quarter of the Southeast quarter of Section 27, Township 4 North, Range 1 West, Bolse Meridian, City of Meridian, Idaho, being more particularly described as follows:

Commencing at the section corner common to Sections 26, 27, 34 and 35 of said township and range; thence along the section line common to said Sections 26 and 27

North 00°21'16" East 25.00 feet; thence

North 88°56'29" West 25.00 feet to the Southeast corner of said tract, said corner being the Point of Beginning; thence

North 88°56'29" West 1191.00 feet along a line parallel with and 25.00 feet North of the section line common to said Sections 27 and 34; thence leaving said parallel line

North 01°04'36" East 11.00 feet along the West line of said tract; thence leaving said West line

South 88°56'29" East 1126.55 feet along a line parallel with and 36.00 feet North of the section line common to said Sections 27 and 34; thence leaving said parallel line

North 33°15'27" East 57.63 feet; thence

North 00°21'16" East 84.76 feet along a line parallel with and 58.00 feet West of the section line common to said Sections 26 and 27; thence leaving said parallel line

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

**(Continued)**

North 07°11'50" East 100.72 feet; thence  
North 00°21'16" East 727.46 feet along a line parallel with and 46.00 feet West of the section line common to said Sections 26 and 27; thence leaving said parallel line  
South 89°38'46" East 13.00 feet; thence  
North 00°21'16" East 259.05 feet along a line parallel with and 33.00 feet West of the section line common to said Sections 26 and 27; thence leaving said parallel line  
South 89°38'46" East 8.00 feet along the North line of said tract; thence leaving said North line  
South 00°21'16" West 1231.45 feet along a line parallel with and 25.00 feet West of the section line common to said Sections 26 and 27 to the Point of Beginning.

Further Excepting therefrom:

A parcel of land conveyed to Ada County Highway District by Warranty Deed recorded November 10, 2008 as Instrument No. 108122883, records of Ada County, Idaho, being a portion of a tract of land recorded as Warranty Deed, Instrument No. 106099041, Ada County Records, situated in the Southeast quarter of the Southeast quarter of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, being more particularly described as follows:

Commencing at the section corner common to Sections 26, 27, 34 and 35 of said township and range; thence along the section line common to said Sections 26 and 27  
North 00°21'16" East 25.00 feet; thence  
North 88°56'29" West 1216.00 feet to the Southeast corner of said tract, said corner also being the Point of Beginning; thence  
North 88°56'29" West 390.21 feet along a line parallel with and 25.00 feet North of the section line common to said Sections 27 and 34; thence leaving said parallel line  
North 01°04'36" East 11.00 feet; thence  
South 88°56'29" East 390.21 feet along a line parallel with and 36.00 feet North of the section line common to said Sections 27 and 34; thence leaving said parallel line  
South 01°04'36" West 11.00 feet along the East line of said tract to the Point of Beginning.

Further Excepting therefrom:

A parcel of land conveyed to Ada County Highway District by Warranty Deed recorded November 10, 2008 as Instrument No. 108122883, records of Ada County, Idaho, being a portion of a tract of land recorded as Warranty Deed Instrument No. 106099041, Ada County Records, situated in the Southeast quarter of the Southeast quarter of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, being more particularly described as follows:

Commencing at the section corner common to Sections 26, 27, 34 and 35 of said township and range; thence along the section line common to said Sections 26 and 27  
North 00°21'16" East 1256.76 feet; thence



EXHIBIT "A"

PROPERTY DESCRIPTION

(Continued)

North 89°38'46" West 25.00 feet to the Southeast corner of said tract, said corner being the Point of Beginning; thence

North 89°38'46" West 8.00 feet along the South line of said tract; thence leaving said South line

North 00°21'16" East 56.09 feet along a line parallel and 33.00 feet West of the section line common to Sections 27 and 26; thence leaving said parallel line

South 89°38'46" East 8.00 feet; thence

South 00°21'16" West 56.09 feet along a line parallel and 25.00 feet West of the section line common to Sections 27 and 26 to the Point of Beginning.

Parcel 4:

A parcel of land located in the North half of the Northeast quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the corner common to Sections 26, 27, 35 and the said Section 34, from which the quarter corner common to said Sections 27 and 34 bears North 88°55'55" West, 2654.57 feet; thence along the East line of said Section 34

South 00°53'19" West 25.00 feet; thence

North 88°55'55" West and along the South right-of-way of McMillan Road, a distance of 951.38 feet to the Real Point of Beginning; thence

South 01°04'04" West 107.27 feet; thence

South 07°34'19" East 99.73 feet; thence

South 01°04'04" West 190.65 feet to a point of curvature; thence 767.32 feet along the arc of a curve to the left, said curve having a radius of 545.00 feet, a delta angle of 80°40'05", and a long chord bearing South 39°15'58" East, 705.49 feet to a point; thence

South 00°52'09" West 357.69 feet to a point on the South line of the North half of the Northeast quarter of said Section 34; thence along said South line

North 89°05'58" West 2168.50 feet to the Southeast corner of said North half of the Northeast quarter; thence along the West line of said North half of the Northeast quarter

North 00°44'17" East 1298.35 feet to a point on the South right-of-way of McMillan Road; thence along said right-of-way

South 88°55'55" East 1703.12 feet to the Point of Beginning.

Parcel 5:

A parcel of land being a portion of existing right-of-way of West McMillan Road situated in the Northeast quarter of the Northeast quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, being more particularly described as follows:

Commencing at the section corner common to Sections 26, 27, 34 and 35 of said township and range; thence

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

**(Continued)**

along the section line common to said Sections 27 and 34  
North 88°56'29" West 951.30 feet; thence  
South 01°03'31" West 14.00 feet to the Point of Beginning; thence  
South 01°03'31" West 11.00 feet; thence  
North 88°56'29" West 135.21 feet along a line parallel with and 25.00 feet South of the section line common to  
said Sections 27 and 34; thence leaving said parallel line  
North 01°03'31" East 11.00 feet; thence  
South 88°56'29" East 135.21 feet along a line parallel with and 14.00 feet South of the section line common to  
said Sections 27 and 34 to the Point of Beginning.

**Bridgetower School Parcel Description**

**Date: September 24, 2018**

A parcel of land located in the NW1/4 of the SW1/4 of Section 27, Township 4 North, Range 1 West, of the Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the W 1/4 corner of said Section 27, monumented by a 3 1/2" brass cap (Corner Record No. 2015-079246), from which the SW corner of said Section 27, monumented by a 3 1/2" brass cap (Corner Record No. 2015-079245), bears South 00°31'10" West, a distance of 2637.32 feet;

Thence South 89°20'10" East, coincident with the north line of the SW 1/4 of said Section 27, a distance of 478.00 feet to the southeast corner of Lot 19, Block 18 of Bainbridge Subdivision No. 3 recorded in Book 111, Page 15979-15982, Ada County Records and the northeast corner Lot 1, Block 10 of Vicenza Subdivision No. 2 recorded in Book 110, Page 15670-25673, Ada County Records and the **POINT OF BEGINNING**;

Thence South 89°20'10" East, coincident with said north line, a distance of 846.92 feet to a point marking the W 1/16 Corner of said Section 27;

Thence South 00°40'07" West, a distance of 120.00 feet;

Thence North 89°20'10" West, a distance of 147.57 feet;

Thence South 65°57'32" West, a distance of 99.29 feet;

Thence South 46°22'38" West, a distance of 71.87 feet;

Thence South 33°52'52" West, a distance of 228.86 feet to a point on the northerly boundary of Vicenza Subdivision No. 2, recorded in Book 110, Page 15670-15673, Ada County Records and to the beginning of a non-tangent curve to the right;

Thence coincident with the northerly boundary of said Vicenza Subdivision No. 2 the following five (5) courses;

Northerly along the arc of said curve to the right, an arc distance of 347.44 feet, said curve having a radius of 953.00 feet, a central angle of 20°53'20", and a chord bearing of North 50°32'09" West, a distance of 345.52 feet to a point of reverse curvature;

Thence northerly along the arc of said curve to the left, an arc distance of 210.68 feet, said curve having a radius of 447.00 feet, a central angle of 27°00'17", and a chord bearing of North 53°35'38" West, a distance of 208.74 feet;

Thence North 20°12'42" East, a distance of 7.16 feet to the beginning of a non-tangent curve to the left;

Thence northerly along the arc of said curve to the left, an arc distance of 24.43 feet, said curve having a radius of 71.00 feet, a central angle of 19°42'53", and a chord bearing of North 10°21'08" East, a distance of 24.31 feet;

Thence North 00°29'42" East, a distance of 34.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains 180,814 square feet or 4.15 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this parcel is South 00°31'10" West between the Southwest corner of Section 27 and the West 1/4 corner of said Section 27.

Travis P. Foster, P.L.S.

License No. 10729

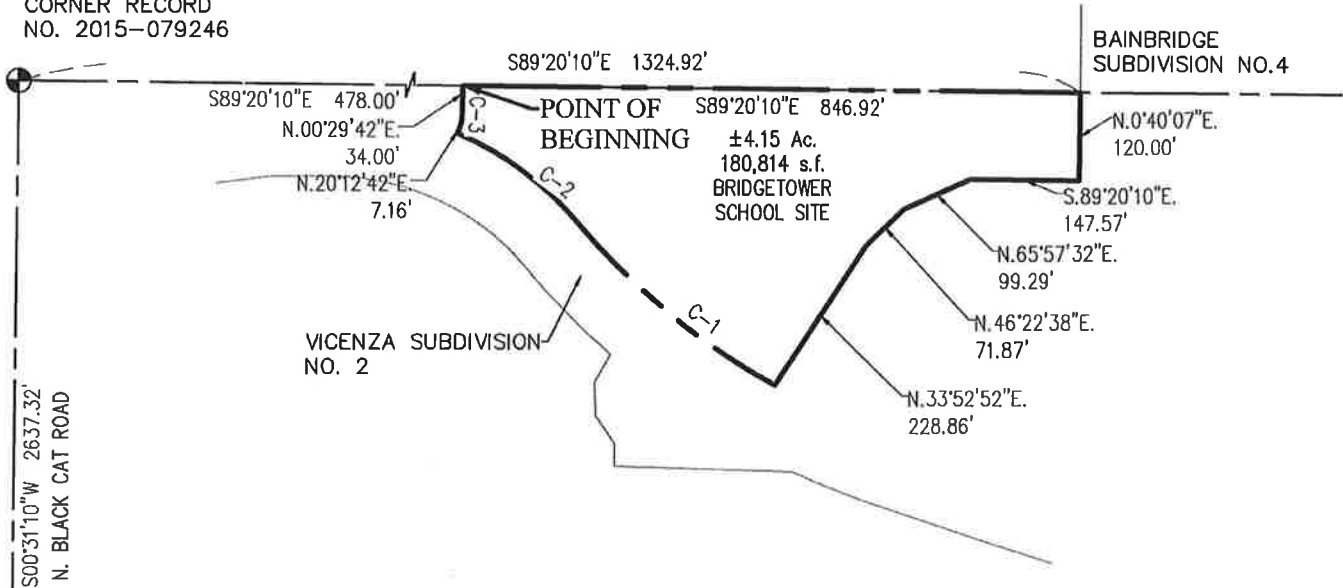
End of Description



# SKETCH FOR LEGAL EXHIBIT

A PARCEL OF LAND BEING A PORTION OF  
THE SW1/4 OF SECTION 27, T. 4 N., R. 1 W., BOISE MERIDIAN,  
CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2019

W1/4 CORNER  
SECTION 27  
3.5" BRASS CAP  
CORNER RECORD  
NO. 2015-079246



BRIDGETOWER SCHOOL CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	20°25'20"	953.00'	347.44'	N.50°32'09"W.	345.52'
C2	27°00'17"	447.00'	210.68'	N.53°35'09"W.	208.74'
C3	19°42'53"	71.00'	24.43'	N.10°21'08"E.	24.31'

SW CORNER  
SECTION 27  
3.5" BRASS CAP  
CORNER RECORD  
NO. 2015-079245

## WHPacific

2141 W Airport Way, Ste 104  
Boise, ID 83705  
208-342-5400 Fax 208-342-5353  
www.whpacific.com



NOT TO SCALE



**TitleOne**  
a title & escrow co.

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO Pgs=3 CHE FOWLER  
TITLEONE BOISE

**2015-073134**  
**08/11/2015 08:36 AM**  
\$16.00

Order Number: 15254154 *A F / S D*

## **WARRANTY DEED**

For Value Received,

**Kent Pintus, a married man as his sole & separate property and Gerald Saxton, a married man as his sole & separate property, the Grantor, does hereby grant, bargain sell and convey unto, Bridgetower Investments, LLC, an Idaho limited liability company, whose current address is 55 Tappan Rd, San Anselmo, CA 94960, the Grantee, the following described premises, in Ada County, Idaho, To Wit:**

**Parcel I:**

**Lot 6 in Block 2 of Black Cat Estates No. 2, according to the official plat thereof, filed in Book 32 of Plats at Pages 1945 and 1946, official records of Ada County, Idaho.**

**Parcel II:**

**Lot 7 in Block 2 of Black Cat Estates No. 2, according to the official plat thereof, filed in Book 32 of Plats at Pages 1945 and 1946, official records of Ada County, Idaho.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: *8-8-2015*

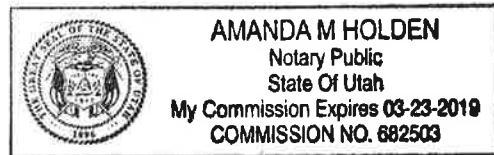
Kent Pintus  
Kent Pintus

\_\_\_\_\_  
Gerald Saxton

State of Utah, County of Washington, ss.

On this 8<sup>th</sup> day of July in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Kent Pintus, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Amanda M Holden  
Notary Public  
My Commission Expires: 03/23/2019  
(seal)



State of \_\_\_\_\_, County of \_\_\_\_\_, ss.

On this \_\_\_\_\_ day of July in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Gerald Saxton, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
(seal)

Kent Pintus

Gerald Saxton

State of \_\_\_\_\_, County of \_\_\_\_\_, ss.

On this \_\_\_\_\_ day of July in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Kent Pintus, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
(seal)

State of Utah, County of Salt Lake, ss.

On this 27th day of ~~July~~<sup>August</sup> in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Gerald Saxton, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

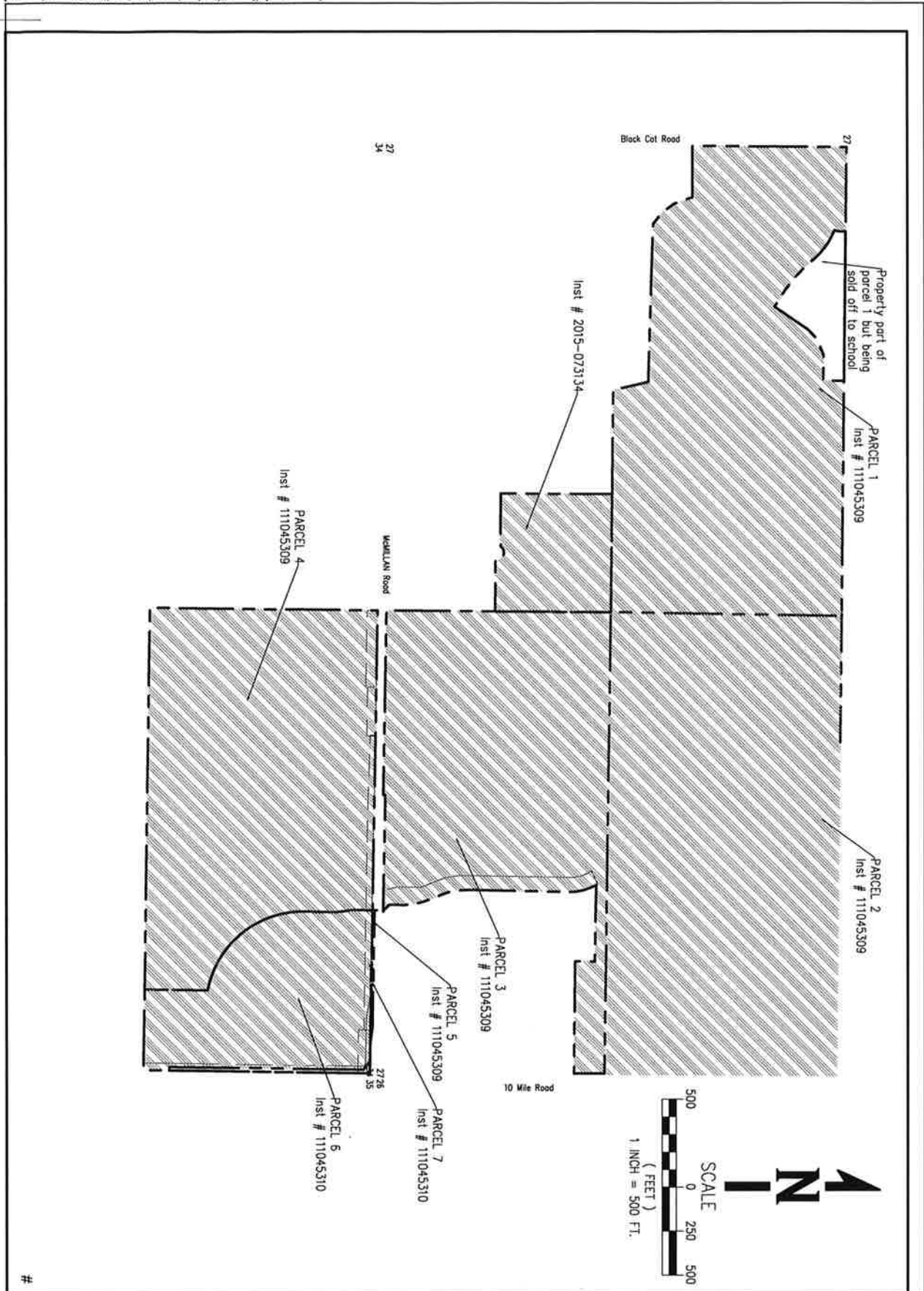
Scott Lee Stoddard  
Notary Public

My Commission Expires: 01/14/17  
(seal)



**SCOTT LEE STODDARD**  
Notary Public • State of Utah  
Commission # 656131  
COMM. EXP. 01-14-2017





<b>EX-1.0</b> <small>Sheet 1 of 1</small>	<b>BRIDGETOWER WEST PROPERTY PURCHASED BY BRIDGETOWER INVEST.</b> BRIDGETOWER INVESTMENTS BRIDGETOWER WEST		<b>SHEET INFO</b> DRAWN: ANM CHECKED: ANM APPROVED: ANM LAST 1317: LAND PURCHASED BY BRIDGETOWER INVESTMENTS PLOT DATE: 06/05/18 SUBMITTA:		<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	BY	DATE	REMARKS												
	NO.	BY	DATE	REMARKS																		
PROJECT NUMBER: _____ DRAWING FILE NAME: SURVEY BNDY_MATT SCALE: #####	<div style="text-align: center;">                   2141 W Arrow Way, Ste 104                  Boise, ID 83705                  208-342-5400 Fax 208-342-0353                  www.whpacific.com             </div>																					

# **Attachment 10**

## **Water Right Split Trees**

## Split Analysis

Water Right Number: 63-32317  
Diversion Rate: 1.37 cfs  
Date: 3/15/2018  
Source: Ground Water

### Acreage Analysis:

[illegible]

Water Right Number: 63-32317  
 Diversion Rate: 1.37 cfs  
 Date: 3/15/2018

**Split Tree:**

Applicants (161.50 ac & 1.03 cfs)
Remaining (52.5 ac & 0.34 cfs)

**37-21348**

(214.0 ac & 1.37 cfs)

**Summary:**

Water Right No.	Diversion Rate (cfs)	Irrigated Area (acres)	Rate per Acre (cfs/acre)
Applicants	1.034	161.50	0.006
Remaining	0.336	52.50	0.006

This right is limited to 105.5 acres irrigation within the 214-acre permissible place of use. Applicants portion of the 105.5 acres equates to 79.6 acres:  
 $105.5/214 \times 161.5 = 79.6$  acres

## Split Analysis

**Water Right Number:** 63-33347  
**Diversion Rate:** 1.82 cfs  
**Date:** 3/15/2018  
**Source:** Ground Water

### Acreage Analysis:

[illegible]

**Date:** 3/15/2018

## Split Analysis

Water Right Number:	63-33351
Diversion Rate:	0.15 cfs
Date:	3/15/2018
Source:	Ground Water

### Acreage Analysis:

[illegible]

**Water Right Number:** 63-33351  
**Diversion Rate:** 0.15 cfs  
**Date:** 3/15/2018

### Split Tree:

[illegible]

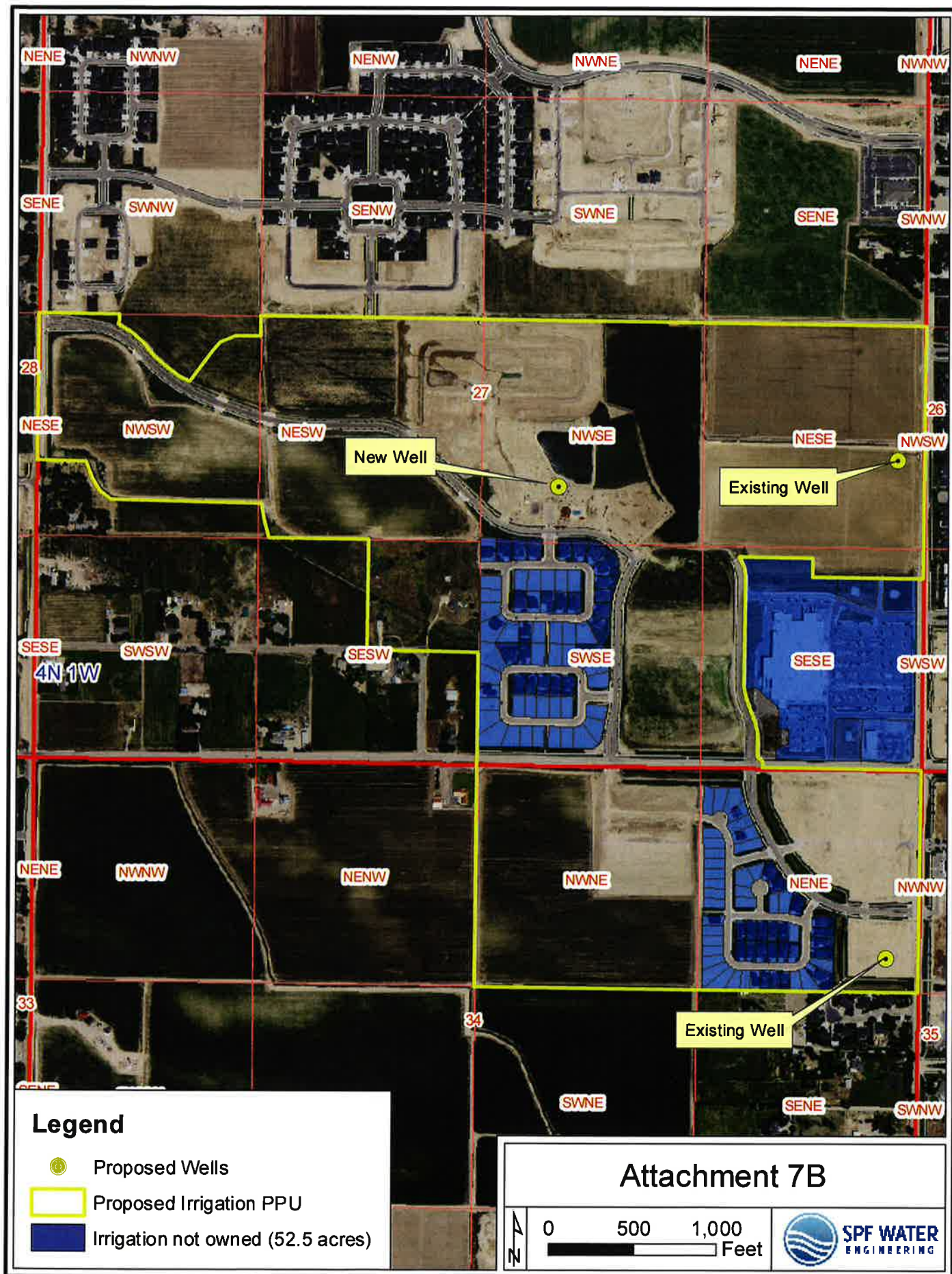
**Summary:**

[illegible]

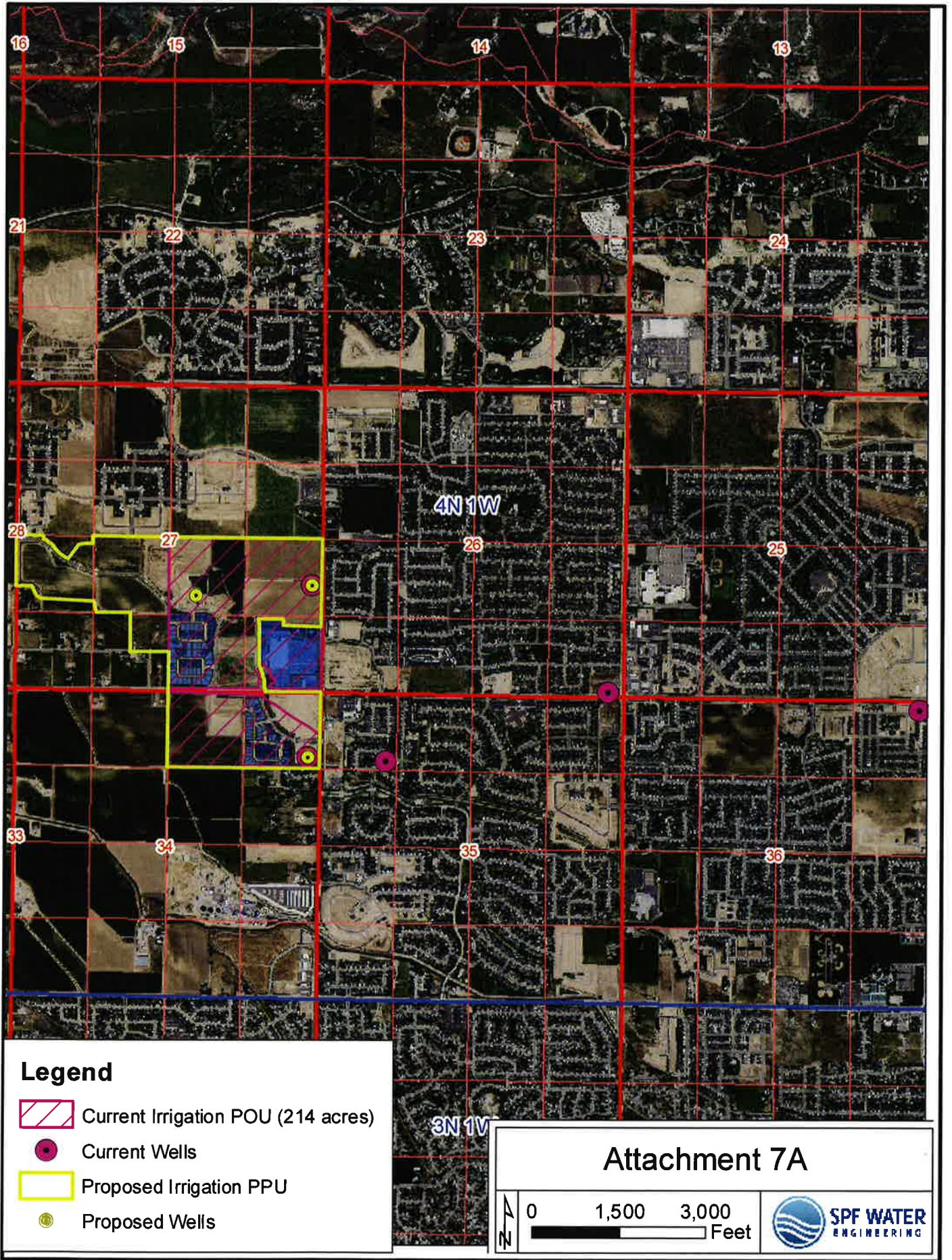
63-33351

(214.0 ac & 0.15 cfs)













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](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

October 18, 2019

COTTONWOOD DEVELOPMENT LLC  
BRIDGETOWER INVESTMENTS LLC  
398 E COPPER RIDGE ST  
MERIDIAN ID 83646-1204

Re: Change in Water Right Ownership: 63-32317 (Split into 63-32317 and 63-34760), 63-33347 (Split into 63-33347 and 63-34762) and 63-33351 (Split into 63-33351 and 34763)

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) 334-2190.

Sincerely,

Chad Jones  
Technical Records Specialist 1

Enclosure(s)

c: ED & SHIRLEY BEWS