



J.R. Simplot Company
P.O. Box 27, Boise, Idaho
83707 0027

1099 West Front Street
Boise, Idaho 83702

Vic.conrad@simplot.com
208 780 7359 Business
208 780 7333 Fax

November 13, 2019

Angie Grimm
Water Rights Section Manager
State of Idaho
Department of Water Resources
Idaho Water Center
322 E Front St Ste 648
Boise Idaho 83702-7371

RECEIVED

NOV 15 2019

**DEPARTMENT OF
WATER RESOURCES**

Re: IDWR Water Right Nos. 63-34303, 63-34304, 63-34305, 63-34306, 63-34307, 63-34308, 63-34309, 63-34310, 63-34311, 63-34312, 63-34339 and IDWR Permit No. 63-34385.

Dear Angie:

Enclosed is a Notice to change the ownership of the above referenced water rights from Nicholson Properties, LP to the current owner, CS Property Development, LLC. In addition, enclosed is an assignment of the above referenced permit from Nicholson Properties LP to CS Property Development, LLC.

I am also enclosing a \$300 check to cover the IDWR's fee for updating the ownership of the above water rights (11 water rights @ \$25.00 ea = \$275.00) plus the \$25.00 fee for filing the assignment of permit no. 63-34385.

Please update the IDWR's ownership records to reflect the current owner of these water rights and the new permit holder.

Sincerely,

Vic Conrad
Land, Water & Asset Recovery

Enclosures



STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

NOV 15 2019

DEPARTMENT OF
WATER RESOURCES

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 Exhibit A for	Yes ☐	Yes ☐		Yes ☐	Yes ☐
list of 11 water rights	Yes ☐	Yes ☐		Yes ☐	Yes ☐
to be changed in their	Yes ☐	Yes ☐		Yes ☐	Yes ☐
entirety	Yes ☐	Yes ☐		Yes ☐	Yes ☐
(no splits)	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Nicholson Properties, L.P.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): CS Property Development LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- P. O. Box 27 Boise ID 83707
Mailing address City State ZIP
208-336-2110 vic.conrad@simplot.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: October 10, 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](#).

SUPPORT DATA

IN FILE # 63-34303

8. Signature: Thomas J. Basabe Director October 24, 2019
 Signature of new owner/claimant Title, if applicable Date
 Signature: _____ _____ _____
 Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 11/15/19 Receipt No. C107944 Receipt Amt. 300
 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 [Signature] Date 11/26/19

Exhibit A

Ownership to be changed for the following eleven Idaho Department of Water Resources Water Rights

IDWR Water Right	IDWR Water Right
63-34303 ✓	63-34309
63-34304 ✓	63-34310
63-34305	63-34311
63-34306	63-34312
63-34307	63-34339
63-34308	63-34385

19858/17

(Space above this line for Recorder's use)

SPECIAL WARRANTY DEED

Special Warranty Deed made this 10th day of October, 2019, between **Nicholson Properties, LP** ("Grantor") and **CS Property Development LLC**, a Delaware limited liability company, whose address is P.O. Box 27, Boise, Idaho 83707 ("Grantee"), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, grant and convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Ada, State of Idaho:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

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

Grantor makes no covenants or warranties with respect to title, express or implied, other than as expressly stated hereinafter. Grantor hereby warrants that Grantor holds and is conveying fee interest in the Property to Grantee free from encumbrances caused, created, or suffered directly by Grantor, except for i) those matters appearing of record, ii) those matters appearing upon the face of land, and iii) and any rights of way for trails, roads, highways, and railroad rights of way.

[End of text, signatures on following page]

Nicholson Properties, LP
By: Four-N Farms, LLC
Its: General Partner

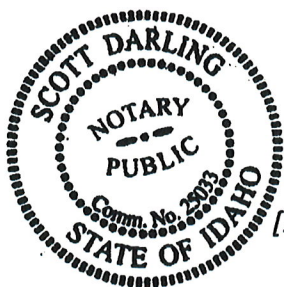
By: Lea Lewis
By: Lea Lewis, Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this, 10th day of October, in the year 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Lea Lewis, known or identified to me to be the Manager of Four-N Farms, LLC, the General Partner of Nicholson Properties, LP, whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS whereof I have set my hand and affixed my seal on the day and year in this certificate first above written.

**S
E
A
L**



Notary Public for Idaho
My commission expires on

RESIDING: BOISE, ID
COMMISSION EXPIRES: 11-28-19

[Legal description appears on next page.]

Exhibit A
Legal Description

Parcel I:

A parcel of property being in Section 3, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as, that portion of said Section 3 being the Southwest quarter and Southwest quarter of the Southeast quarter, lying Southerly of the Union Pacific Railroad (UPRR), excepting the Southwest quarter of the Southwest quarter of the said Southwest quarter, and more particularly described as follows:

Commencing at the Southwest corner of said Section 3, also being the intersection of South Cloverdale Road and West Barker Road; thence

North 0°47'26" West 663.35 feet along the Westerly boundary of the Southwest quarter of said section to a point marking the Northwest corner of the Southwest quarter of the Southwest quarter of the said Southwest quarter, and also being the Point of Beginning of this description; thence

North 0°47'26" West 1300.45 feet along the Westerly boundary of said Southwest quarter to a point of a non-tangent curve on the Southerly right-of-way for the Union Pacific Railroad (UPRR); thence along said UPRR right-of-way 1935.24 feet on a curve to the left, having a radius of 8694.37 feet, through a central angle of 12°45'12", with a chord of 1931.25 feet bearing South 70°17'35" East to a point; thence continuing along said UPRR right-of-way

South 76°40'11" East 2254.67 feet to a point on the Easterly boundary of the Southwest quarter of the Southeast quarter; thence South 0°49'15" East 844.39 feet along said Easterly boundary to a point marking the Southeast corner of said Southwest quarter of the Southeast quarter; thence

North 89°15'42" West 1332.47 feet along the South boundary of said Southwest quarter of the Southeast quarter to a point marking the Southeast corner of the said Southwest quarter of Section 3; thence

North 89°15'22" West 2005.23 feet along the South boundary of said Southwest quarter, to a point marking the Southeast corner of the Southwest quarter of the Southwest quarter of said Southwest quarter; thence

North 0°30'53" West 663.59 feet along the East boundary of said Southwest quarter of the Southwest quarter of said Southwest quarter to a point marking the Northeast corner of the said Southwest quarter of said Southwest quarter of the Southwest quarter; thence

North 89°17'03" West 662.88 feet along the North boundary of said Southwest quarter of the Southwest quarter of the Southwest quarter to the Point of Beginning of this description.

Basis of Bearing is the South boundary of the Southwest quarter of section 3, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho bearing South 89°15'22" East.

Parcel II:

A parcel of property being in Section 11, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as, the Southwest quarter of the Northwest quarter of said Section 11, and more particularly described as follows:

Commencing at the Southwest corner of said Section 11; thence

North 0°40'10" East 2657.70 feet along the Westerly boundary of the Southwest quarter of said section to a point marking the Southwest corner of the Southwest quarter of the Northwest quarter of said section, and also being the Point of Beginning of this description; thence

North 0°38'21" East 1327.25 feet along the Westerly boundary of said Southwest quarter of the Northwest quarter to a point marking the Northwest corner of said Southwest quarter of the Northwest quarter; thence

South 89°26'43" East 1313.53 feet along the North boundary of said Southwest quarter of the Northwest quarter to a point marking the Southeast corner of the said Southwest quarter of the Northwest quarter; thence

South 0°31'55" West 1327.28 feet along the East boundary of said Southwest quarter of the Northwest quarter to a point marking the Southeast corner of the said Southwest quarter of the Northwest quarter; thence

North 89°26'37" West 1316.01 feet along the South boundary of said Southwest quarter of the Northwest quarter to the Real Point of Beginning of this description.

Basis of Bearing is the West boundary of the Northwest quarter of Section 11, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, bearing North 0°38'21" East.

Parcel III:

A parcel of property being in Section 10, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as:

The Northwest quarter of the Northeast quarter of said Section 10, except for a parcel of property being 217.8 feet East-West and 200 feet North-South whose Southwest corner is set 407.0 feet North of the Southwest corner of said Northwest quarter of the Northeast quarter and more particularly described as follows:

Commencing at the Northwest corner of said Section 10; thence South 89°15'22" East 2664.92 feet along the North boundary of said Northwest quarter to a point marking the Northwest corner of the Northwest quarter of the Northeast quarter of said sections, and also being the Point of Beginning of this description; thence South 89°15'42" East 1332.47 feet along the North boundary of said Northwest quarter of the Northeast quarter to a point marking the Northeast corner of said Northwest quarter of the Northeast quarter; thence South 0°37'01" West 1327.39 feet along the East boundary of said Northwest quarter of the Northeast quarter to a point marking the Southeast corner of said Northwest quarter of the Northeast quarter; thence North 89°15'45" West 1331.94 feet along the South boundary of said Northwest quarter of the Northeast quarter to a point marking the Southwest corner of said Northwest quarter of the Northeast quarter; thence North 0°35'40" East 407.00 feet along the Westerly boundary of said Northwest quarter of the Northeast quarter to a point; thence South 89°24'20" East (formerly East) 217.80 feet to a point; thence North 0°35'40" East (formerly North) 200.00 feet to a point; thence North 89°24'20" West (formerly West) 217.80 feet to a point on the Westerly boundary of said Northwest quarter of the Northeast quarter; thence North 0°35'40" East 720.41 feet along the said Westerly boundary of Northwest quarter of the Northeast quarter to a Point of Beginning of this description.

Basis of Bearing is the North boundary of the Northwest quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, bearing South 89°26'43" East.

Parcel IV:

A parcel of property being in Section 10, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as:

The North half of the Southeast quarter of the Northeast quarter of said Section 10, and more particularly described as follows:

Commencing at the Northwest corner of said Section 10; thence South 89°15'22" East 2664.92 feet along the North boundary of Northwest quarter of said section to a point marking the Northeast corner of said Northwest quarter; thence South 89°15'42" East 1332.47 feet along the North boundary of said Northwest quarter of the Northeast quarter to a point marking the Northeast corner of said Northwest quarter of the Northeast quarter; thence South 0°37'01" West 1327.39 feet along the East boundary of said Northwest quarter of the Northeast quarter to a point marking the Southeast corner of the said Northwest quarter of the Northeast quarter, and also being the Point of Beginning of this description; thence South 89°15'42" East 1331.99 feet along the North boundary of said Southeast quarter of the Northeast quarter to a point marking the Northeast corner of said Southeast quarter of the Northeast quarter; thence South 0°38'21" West 663.66 feet along the Easterly boundary of said Southeast quarter of the Northeast quarter to a point; thence North 89°15'45" West 1331.77 feet to a point on the Westerly boundary of said Southeast quarter of the Northeast quarter; thence North 0°37'11" East 663.66 feet along the said Westerly boundary of Southeast quarter of the Northeast quarter to the Point of Beginning of this description.

Basis of Bearing is the North boundary of the Northwest quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, bearing South 89°26'43" East.

Parcel V-A:

A parcel of property being in Section 10, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as:

The South half of the Southeast quarter of the Northeast quarter, and a portion of the Southwest quarter of the Northeast quarter of said Section 10, and more particularly described as follows:

Commencing at the Northwest corner of said Section 10; thence
South 89°15'22" East 2664.92 feet along the North boundary of said Northwest quarter to a point marking the Northeast corner of the said Northwest quarter; thence
South 0°35'40" East 1327.41 feet along the East boundary of the Northeast quarter of the Northwest quarter to a point marking the Southeast corner of said Northeast quarter of the Northwest quarter; thence
South 89°15'45" East 106.00 feet along the South boundary of said Northeast quarter of the Northwest quarter to a point, and also being the Point of Beginning of this description; thence
South 89°15'45" East 1225.94 feet along the North boundary of said Southwest quarter of the Northeast quarter to a point on the Easterly boundary of said Southwest quarter of the Northeast quarter; thence
South 0°37'11" West 663.68 feet along the Easterly boundary of the Southwest quarter of the said Northeast quarter to a point; thence
South 89°15'45" East 1331.77 feet to a point on the Easterly boundary of said Southeast quarter of the Northeast quarter; thence
South 0°38'21" West 663.59 feet along the said Easterly boundary to a point marking the Southeast corner of the said Southeast quarter of the Northeast quarter; thence
North 89°15'59" West 2268.90 feet along the Southerly boundary of said Northeast quarter to a point; thence
North 3°00'35" East 946.00 feet to a point; thence
North 39°59'23" West 504.15 feet to the Point of Beginning of this description.

Basis of Bearing is the North boundary of the Northwest quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, bearing South 89°26'43" East.

Parcel VI:

The North half of the Northwest quarter of Section 14, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Parcel VII:

The Northeast quarter of the Northeast quarter; the South half of the Northeast quarter; and the East half of the Southeast quarter of Section 15, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.



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

CS Property Development LLC
P.O. Box 27
Boise, ID 83707

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WATER RIGHTS QUITCLAIM DEED

Nicholson Properties, LP, an Idaho limited partnership, of 570 N. Katie Way, Kuna, Idaho 83634 ("Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, and in order to provide notice to the Idaho Department of Water Resources ("IDWR") of the within conveyance, does hereby REMISE, RELEASE, ASSIGN and forever QUITCLAIM, unto **CS Property Development LLC**, a Delaware limited liability company with a mailing address of P. O. Box 27, Boise, Idaho 83707 ("GRANTEE"), and to Grantee's successors and assigns forever, all of Grantor's right title and interest in those certain water rights more particularly described as follows:

IDWR Water Right/ Permit/ No.	IDWR Water Right/ Permit/ No.
63-34303	63-34309
63-34304	63-34310
63-34305	63-34311
63-34306	63-34312
63-34307	63-34339
63-34308	63-34385

TO HAVE AND TO HOLD all and singular the herein described water rights, together with their appurtenances unto the said Grantee, and its successors and assigns forever

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument
this 18 day of ~~September~~ October 2019.
Oct 18 2019 E-LR

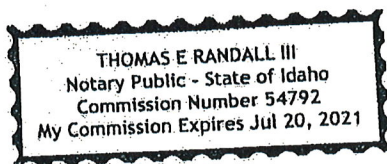
Grantor: Nicholson Properties, LP
By: Four-N Farms, LLC

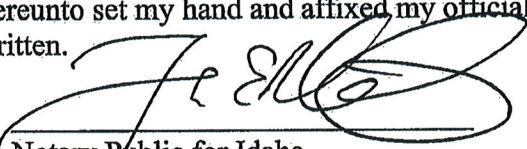
By: *Lea Lewis*
Lea Lewis, Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 18 day of ¹⁸~~October~~^{September}, 2019, before me,
Thomas E. Randall III a Notary Public in and for said State, personally
appeared Lea Lewis, known or identified to me (or proved to me on the oath of Lea Lewis) to be
the Manager of Four-N Farms, LLC, an Idaho limited liability company the Managing Partner of
Nicholson Properties, LP, and the member who subscribed said limited liability company name
to the foregoing instrument, and acknowledged to me that she executed the within instrument on
behalf of said limited liability company, and that such limited liability company executed the
same in said limited partnership name.

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

Residing at: Wynola, ID
My commission expires: 07/20/21

ASSIGNMENT OF WATER RIGHT PERMIT No. 63-34385

Notary Public for Idaho
Residing at: Kenil, ID
My commission expires: 12/22/21



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 26, 2019

CS PROPERTY DEVELOPMENT LLC
PO BOX 27
BOISE ID 83707-0027

Re: Change in Ownership for Water Right No(s): 63-34303, 63-34304, 63-34305, 63-34306, 63-34307, 63-34308, 63-34309, 63-34310, 63-34311, 63-34312, 63-34339; Assignment of Permit: 63-34385

Dear Water Right Holder(s):

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

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at Amanda.veibell@idwr.idaho.gov or (208) 287-4802.

Sincerely,

Amanda Veibell
Office Specialist 2

Enclosure(s)

cc. WD63