

MEMORANDUM

Date: March 7, 2019
To: Water Right File 63-10541 & 63-32097
From: Cody Parker
Re: Ownership Change Processed Prior to Transfer No. 81146

SUPPORT DATA
IN FILE # 63-10541

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 the owner of the water rights to be changed as follows:

WR 63-10541 to Paramount Owner's Association Inc.

WR 63-32097 to Paramount Owner's Association Inc.

Transfer no. 81146 will affect WR 63-10541 & 63-32097. The transfer applicant was not required to amend the transfer application form.

Summary of Conveyance Documentation

The owner of record for both of the water rights is Paramount LLC, a company which was dissolved in October of 2009. The managing member of Paramount LLC was Brighton Investments LLC. David Turnbull was last listed as the registered agent.

In turn the registered agent and manager for Brighton Investments LLC is David Turnbull. According to a letter received November 2, 2018, Brighton Investments LLC is a subsidiary of the parent company Brighton Corporation. David Turnbull is also listed as a Director for Brighton Corporation. The mailing addresses for the two Brighton companies listed above are the same. Thus Paramount LLC is the subsidiary of Brighton Investments LLC whose parent is in turn Brighton Corporation. Furthermore, the letter states that, upon dissolution of Paramount LLC "ownership of Paramount LLC assets reverted to Brighton Investments LLC..."

Once the land was developed the individual lots were sold to homeowners. The number of individual lots within the area in question is in excess of 1000. The applicant submitted twenty sample warranty deeds showing conveyance of the lots to individual homeowners. In each case the deed specifically stated that "[a]ny and all water rights appurtenant to the premises are excluded from this conveyance and are retained by the Grantor." The grantor listed on each warranty deed was one of two Brighton Corporation subsidiaries. The sample shows that Brighton Corporation and its subsidiaries have made a practice of withholding the water rights from sales of land. I feel reasonably comfortable assuming that the company is the current owner of the water rights.

Finally Brighton Corporation, as the parent company, has submitted a quit-claim deed showing that they have conveyed their interest in water rights 63-10541 and 63-32097 to Paramount Owners Association Inc. I have updated the ownership record in the database based on all of the information above. The change in ownership also confirms the applicant's (Paramount Owners Association Inc) authority to file transfer 81146.

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 10.00 1
BOISE IDAHO 04/10/2014 11:25 AM
DEPUTY Victoria Bailey
Simplified Electronic Recording
RECORDED-REQUEST OF
TITLEONE BOISE
114026635

WARRANTY DEED

For Value Received, **BRIGHTON HOMES IDAHO INC.**, an Idaho Corporation, the grantor,
does hereby grant, bargain, sell and convey unto

ALTURAS CONSTRUCTION, LLC

the grantee(s), whose current address is 435 E. Shore Drive, Suite 210
Eagle, Idaho 83616

the following described premises, to-wit:

LOT #7, BLOCK #57 of PARAMOUNT SUBDIVISION NO. 22,
according to the official plat thereof filed in **Book 105** of Plats at **Pages 14312-14314,**
Instrument No. 113057343, Records of Ada County, Idaho.

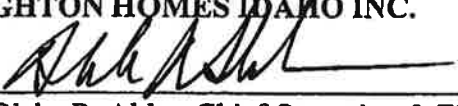
Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

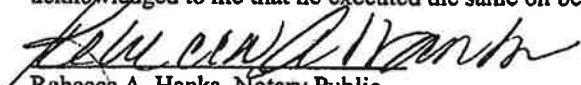
Dated: April 9, 2014

BRIGHTON HOMES IDAHO INC.


By: Blake R. Alder, Chief Operating & Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 9th day of April, 2014, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Operating & Financial Officer of Brighton Homes Idaho Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017

REBECCA A. HANKS
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 10.00 1
BOISE IDAHO 04/30/2014 04:12 PM
DEPUTY Victoria Bailey
Simplifile Electronic Recording
RECORDED-REQUEST OF
TITLEONE BOISE



WARRANTY DEED

For Value Received, **BRIGHTON DEVELOPMENT, INC.**, an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

TODD CAMPBELL CONSTRUCTION, INC., an Idaho Corporation

the grantee(s), whose current address is P.O. Box 140298
Boise, Idaho 83714

the following described premises, to-wit:

LOT #6, BLOCK #37 of PARAMOUNT SUBDIVISION NO. 20,
according to the official plat thereof filed in **Book 104** of Plats at **Pages 14190-14192,**
Instrument No. 112112323, Records of Ada County, Idaho.

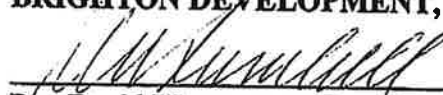
Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

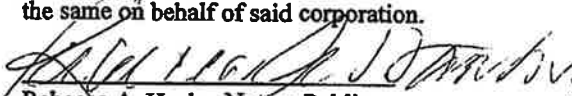
Dated: April 30, 2014

BRIGHTON DEVELOPMENT, INC.


By: David W. Turnbull, President

STATE OF IDAHO, COUNTY OF ADA

On this 30th day of April, 2014, before me, a notary public in and for said State, personally appeared David W. Turnbull known to me to be the President of Brighton Development, Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017

REBECCA A. HANKS
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 10.00 1
BOISE IDAHO 04/29/2014 11:39 AM
DEPUTY Bonnie Oberbillig
Simplifile Electronic Recording
RECORDED-REQUEST OF
TITLEONE BOISE
114032014

WARRANTY DEED

For Value Received, **BRIGHTON DEVELOPMENT, INC.**, an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

TODD CAMPBELL CONSTRUCTION, INC., an Idaho Corporation

the grantee(s), whose current address is P.O. Box 140298
Boise, Idaho 83714

the following described premises, to-wit:

LOT #7, BLOCK #54 of PARAMOUNT SUBDIVISION NO. 19,
according to the official plat thereof filed in **Book 104** of Plats at **Pages 14187-14189,**
Instrument No. 112112273, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

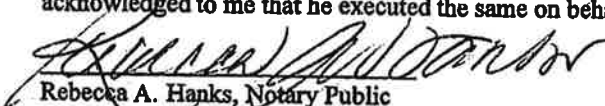
Dated: April 28, 2014

BRIGHTON DEVELOPMENT, INC.


By: Blake R. Alder, Chief Operating & Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 28th day of April, 2014, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Operating & Financial Officer of Brighton Development, Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017

REBECCA A. HANKS
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 10.00 1
BOISE IDAHO 03/18/2014 04:44 PM
DEPUTY Bonnie Oberbillig
Simplifile Electronic Recording
RECORDED-REQUEST OF
TITLEONE BOISE
114019831

WARRANTY DEED

For Value Received, **BRIGHTON DEVELOPMENT, INC.**, an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

BRIGHTON HOMES IDAHO INC.

the grantee(s), whose current address is 12601 W. Explorer Drive, Suite 200
Boise, Idaho 83713

the following described premises, to-wit:

LOT #6, BLOCK #54 of PARAMOUNT SUBDIVISION NO. 19,
according to the official plat thereof filed in **Book 104 of Plats at Pages 14187-14189,**
Instrument No. 112112273, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

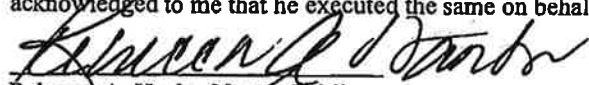
Dated: March 17, 2014

BRIGHTON DEVELOPMENT, INC.


By: Blake R. Alder, Chief Operating & Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 17th day of March, 2014, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Operating & Financial Officer of Brighton Development, Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017

REBECCA A. HANKS
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 LISA BATT
TITLEONE BOISE

2014-092008
11/12/2014 10:54 AM
\$10.00

WARRANTY DEED

For Value Received, **BRIGHTON DEVELOPMENT, INC.**, an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

BRIGHTON HOMES IDAHO INC.

the grantee(s), whose current address is 12601 W. Explorer Drive, Suite 200
Boise, Idaho 83713

the following described premises, to-wit:

LOT #12, BLOCK #54 of PARAMOUNT SUBDIVISION NO. 19,
according to the official plat thereof filed in **Book 104** of Plats at **Pages 14187-14189,**
Instrument No. 112112273, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

Dated: November 11, 2014

BRIGHTON DEVELOPMENT, INC.

By: Blake R. Alder, Chief Operating & Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 11th day of November, 2014, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Operating & Financial Officer of Brighton Development, Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.

Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017

REBECCA A. HANKS
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 10.00 1
BOISE IDAHO 03/04/2014 10:56 AM
DEPUTY Nikola Olson
Simplified Electronic Recording
RECORDED-REQUEST OF
TITLEONE BOISE
114015956

WARRANTY DEED

For Value Received, **BRIGHTON DEVELOPMENT, INC.**, an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

BRIGHTON HOMES IDAHO INC.

the grantee(s), whose current address is 12601 W. Explorer Drive, Suite 200
Boise, Idaho 83713

the following described premises, to-wit:

LOT #9, BLOCK #55 of PARAMOUNT SUBDIVISION NO. 19,
according to the official plat thereof filed in Book 104 of Plats at Pages 14187-14189,
Instrument No. 112112273, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

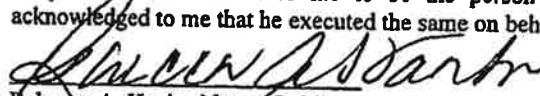
Dated: March 4, 2014

BRIGHTON DEVELOPMENT, INC.


By: Blake R. Alder, Chief Operating & Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 4th day of March, 2014, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Operating & Financial Officer of Brighton Development, Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017

REBECCA A. HANKS
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 DAWN TRIVOLIS
TITLEONE BOISE

2016-113878
11/23/2016 10:46 AM
\$10.00

WARRANTY DEED

For Value Received, SMITH BRIGHTON INC., an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

SCOTT TUTT BUILDING COMPANY

the grantee(s), whose current address is 10849 W. Treeline
Boise, Idaho 83714

the following described premises, to-wit:

LOT 6, BLOCK 71 of PARAMOUNT SUBDIVISION NO. 31,
according to the official plat thereof filed in Book 110 of Plats at Pages 15659 - 15662,
Instrument No. 2016-064795, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

Dated: November 8, 2016

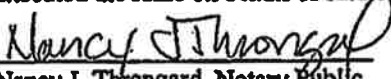
SMITH BRIGHTON INC.



By: Blake R. Alder, Chief Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 8th day of November, 2016, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Financial Officer of Smith Brighton Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Nancy J. Throngard, Notary Public
Residing at Boise, Idaho
Commission expires: 11/15/2018

NANCY THRONGARD
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 LISA BATT
TITLEONE BOISE

2017-018332
03/02/2017 11:12 AM
\$10.00

WARRANTY DEED

For Value Received, **SMITH BRIGHTON INC.**, an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

SCOTT TUTT BUILDING COMPANY

the grantee(s), whose current address is 10849 W. Treeline
Boise, Idaho 83714

the following described premises, to-wit:

LOT 12, BLOCK 73 of PARAMOUNT SUBDIVISION NO. 31,
according to the official plat thereof filed in **Book 110** of Plats at **Pages 15659 - 15662,**
Instrument No. 2016-064795, Records of Ada County, Idaho.

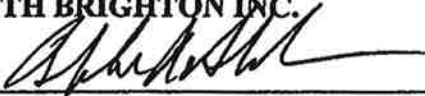
Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

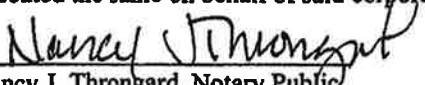
Dated: February 13, 2017

SMITH BRIGHTON INC.


By: Blake R. Alder, Chief Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 13th day of February, 2017, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Financial Officer of Smith Brighton Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Nancy J. Throngard, Notary Public
Residing at Boise, Idaho
Commission expires: 11/15/2018

NANCY THRONGARD
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 VICTORIA BAILEY
TITLEONE BOISE

2016-009553
02/03/2016 02:30 PM
\$10.00

WARRANTY DEED

For Value Received, **BRIGHTON DEVELOPMENT, INC.**, an Idaho Corporation, the grantor,
does hereby grant, bargain, sell and convey unto

TODD CAMPBELL CONSTRUCTION, INC.

the grantee(s), whose current address is P.O. Box 140298
Boise, Idaho 83714

the following described premises, to-wit:

LOT #15, BLOCK #42 of PARAMOUNT SUBDIVISION NO. 29,
according to the official plat thereof filed in Book 109 of Plats at Pages 15468-15471,
Instrument No. 2015-118242, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

Dated: January 13, 2016

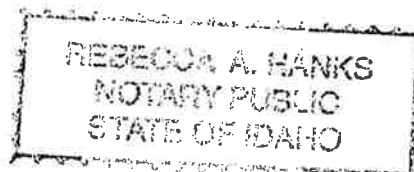
BRIGHTON DEVELOPMENT, INC.

By: Blake R. Alder, Chief Operating & Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 13th day of January, 2016, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Operating & Financial Officer of Brighton Development, Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.

Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017



After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 HEATHER LUTHER
TITLEONE BOISE

2017-055917
06/19/2017 04:07 PM
\$10.00

WARRANTY DEED

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

For Value Received, **BRIGHTON DEVELOPMENT, INC.**, an Idaho Corporation, the grantor,
does hereby grant, bargain, sell and convey unto

PETER HARRIS CONSTRUCTION, INC., an Idaho Corporation

the grantee(s), whose current address is 6951 Duncan Lane
Boise, Idaho 83714

the following described premises, to-wit:

LOT 4, BLOCK 75 of PARAMOUNT SUBDIVISION NO. 29,
according to the official plat thereof filed in Book 109 of Plats at Pages 15468-15471,
and as Amended by Affidavit recorded January 12, 2016 as Instrument No. 2016-
002712, records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

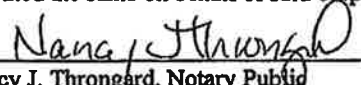
Dated: June 13, 2017

BRIGHTON DEVELOPMENT, INC.


By: Blake R. Alder, Chief Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 13th day of June, 2017, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Financial Officer of Brighton Development, Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Nancy J. Throngard, Notary Public
Residing at Boise, Idaho
Commission expires: 11/15/2018

NANCY THRONGARD
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 BONNIE OBERBILLIG
TITLEONE BOISE

2016-071018
08/04/2016 03:28 PM
\$10.00

WARRANTY DEED

For Value Received, **SMITH BRIGHTON INC.**, an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

ALTURAS CONSTRUCTION, LLC., an Idaho Limited Liability Company

the grantee(s), whose current address is 435 E. Shoreline Drive, Ste. 210
Eagle, Idaho 83616

the following described premises, to-wit:

LOT 15, BLOCK 61 of PARAMOUNT SUBDIVISION NO. 30,
according to the official plat thereof filed in Book 110 of Plats at Pages 15639 - 15642,
Instrument No. 2016-055829, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

Dated: August 3, 2016

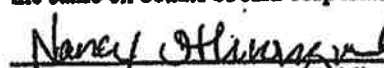
SMITH BRIGHTON INC.



By: Blake R. Alder, Chief Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 3rd day of August, 2016, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Financial Officer of Smith Brighton Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Nancy J. Throngard, Notary Public
Residing at Boise, Idaho
Commission expires: 11/15/2018

NANCY THRONGARD
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 BONNIE OBERBILLIG
FIRST AMERICAN TITLE INSURANCE COMPANY

2017-066212
07/20/2017 10:54 AM
\$15.00

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

WARRANTY DEED

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

For Value Received, **SMITH BRIGHTON INC.**, an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

ALTURAS CONSTRUCTION, LLC, an Idaho limited liability company

the grantee(s), whose current address is 435 E. Shoreline Drive, Ste. 210
Eagle, Idaho 83616

the following described premises, to-wit:

LOT 6, BLOCK 74 of PARAMOUNT SUBDIVISION NO. 30,
according to the official plat thereof filed in Book 110 of Plats at Pages 15639 - 15642,
Instrument No. 2016-055829, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

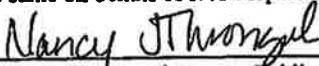
Dated: July 14, 2017

SMITH BRIGHTON INC.


By: Blake R. Alder, Chief Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 14th day of July, 2017, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Financial Officer of Smith Brighton Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Nancy J. Throngard, Notary Public
Residing at Boise, Idaho
Commission expires: 11/15/2018

NANCY THRONGARD
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 DAWN TRIVOLIS
TITLEONE BOISE

2015-090219
09/29/2015 02:55 PM
\$10.00

WARRANTY DEED

For Value Received, **SMITH BRIGHTON INC.**, an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

HALLMARK ENTERPRISES, INC., an Idaho Corporation, DBA **Hallmark Homes**
the grantee(s), whose current address is 2498 N. Stokesberry Place, Suite 180
Meridian, Idaho 83646

the following described premises, to-wit:

LOT #7, BLOCK #61 of PARAMOUNT SUBDIVISION NO. 28,
according to the official plat thereof filed in **Book 108** of Plats at **Pages 15289-15292,**
Instrument No. 2015-068409, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

Dated: September 23, 2015

SMITH BRIGHTON INC.



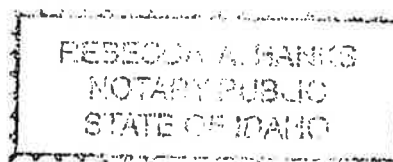
By: Blake R. Alder, Chief Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 23rd day of September, 2015, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Financial Officer of Smith Brighton Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.



Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017



After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 LISA BATT
TITLEONE BOISE

2016-030965
04/13/2016 03:41 PM
\$10.00

WARRANTY DEED

For Value Received, SMITH BRIGHTON INC., an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

HALLMARK ENTERPRISES, INC., an Idaho Corporation, DBA Hallmark Homes
the grantee(s), whose current address is 2498 N. Stokesberry Place, Suite 180
Meridian, Idaho 83646

the following described premises, to-wit:

LOT #18, BLOCK #67 of PARAMOUNT SUBDIVISION NO. 28,
according to the official plat thereof filed in Book 108 of Plats at Pages 15289-15292,
Instrument No. 2015-068409, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

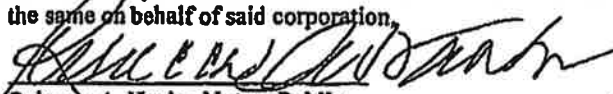
Dated: April 5, 2016

SMITH BRIGHTON INC.


By: Blake R. Alder, Chief Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 5th day of April, 2016, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Financial Officer of Smith Brighton Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017

REBECCAA. HANKS
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 BONNIE OBERBILLIG
TITLEONE BOISE

2015-080010
08/28/2015 11:17 AM
\$10.00

WARRANTY DEED

For Value Received, **BRIGHTON DEVELOPMENT, INC.**, an Idaho Corporation, the grantor,
does hereby grant, bargain, sell and convey unto

ALTURAS CONSTRUCTION, LLC

the grantee(s), whose current address is 435 E. Shore Drive, Suite 210
Eagle, Idaho 83616

the following described premises, to-wit:

LOT #7, BLOCK #64 of PARAMOUNT SUBDIVISION NO. 27,
according to the official plat thereof filed in Book 108 of Plats at Pages 15046-15048,
Instrument No. 2015-005840, Records of Ada County, Idaho.

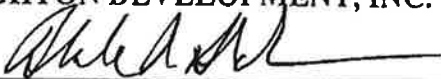
Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

Dated: August 26, 2015

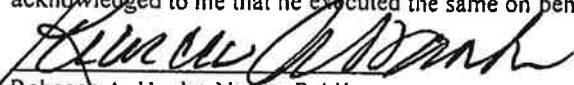
BRIGHTON DEVELOPMENT, INC.



By: Blake R. Alder, Chief Operating & Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 26th day of August, 2015, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Operating & Financial Officer of Brighton Development, Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017

REBECCA A. HANKS
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 CHE FOWLER
TITLEONE BOISE

2015-019998
03/13/2015 10:56 AM
\$10.00

WARRANTY DEED

For Value Received, **BRIGHTON DEVELOPMENT, INC.**, an Idaho Corporation, the grantor,
does hereby grant, bargain, sell and convey unto

ALTURAS CONSTRUCTION, LLC

the grantee(s), whose current address is 435 E. Shore Drive, Suite 210
Eagle, Idaho 83616

the following described premises, to-wit:

LOT #5, BLOCK #69 of PARAMOUNT SUBDIVISION NO. 27,
according to the official plat thereof filed in **Book 108** of Plats at **Pages 15046-15048,**
Instrument No. 2015-005840, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

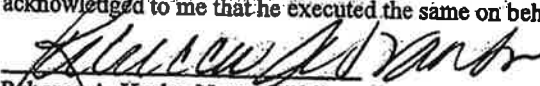
Dated: March 12, 2015

BRIGHTON DEVELOPMENT, INC.


By: Blake R. Alder, Chief Operating & Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 12th day of March, 2015, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Operating & Financial Officer of Brighton Development, Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017

REBECCA A. HANKS
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 VICTORIA BAILEY
TITLEONE BOISE

2014-090010
11/04/2014 03:35 PM
\$10.00

WARRANTY DEED

For Value Received, **SMITH BRIGHTON INC.**, an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

HALLMARK ENTERPRISES, INC., an Idaho Corporation, DBA Hallmark Homes
the grantee(s), whose current address is 2498 N. Stokesberry Place, Suite 180
Meridian, Idaho 83646

the following described premises, to-wit:

LOT #61, BLOCK #8 of PARAMOUNT SUBDIVISION NO. 26,
according to the official plat thereof filed in **Book 107 of Plats at Pages 14853-14855,**
Instrument No. 2014-063705, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

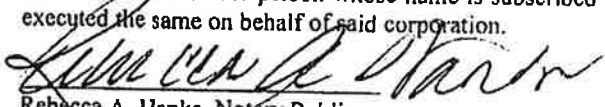
Dated: October 27, 2014

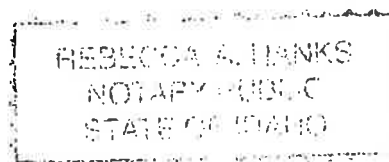
SMITH BRIGHTON INC.


By: Blake R. Alder, Chief Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 27th day of October, 2014, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Financial Officer of Smith Brighton Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017



After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 NIKOLA OLSON
TITLEONE BOISE

2015-050916
06/10/2015 03:12 PM
\$10.00

WARRANTY DEED

For Value Received, SMITH BRIGHTON INC., an Idaho Corporation, the grantor, does hereby grant, bargain, sell and convey unto

SCOTT TUTT BUILDING CO.

the grantee(s), whose current address is 10849 w. Treeline Court
Boise, Idaho 83714

the following described premises, to-wit:

LOT #4, BLOCK #67 of PARAMOUNT SUBDIVISION NO. 26,
according to the official plat thereof filed in Book 107 of Plats at Pages 14853-14855,
Instrument No. 2014-063705, Records of Ada County, Idaho.

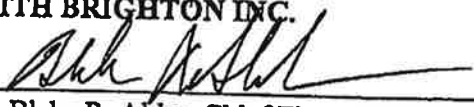
Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights appurtenant to the premises are excluded from this conveyance and are retained by Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

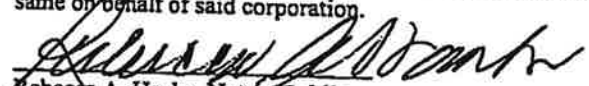
Dated: June 9, 2015

SMITH BRIGHTON INC.


By: Blake R. Alder, Chief Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 9th day of June, 2015, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Financial Officer of Smith Brighton Inc., an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017

REBECCA A. HANKS
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 CHE FOWLER
TITLEONE BOISE

2014-079363
09/29/2014 03:43 PM
\$10.00

WARRANTY DEED

For Value Received, **BRIGHTON DEVELOPMENT, INC.**, an Idaho Corporation, the grantor,
does hereby grant, bargain, sell and convey unto

TODD CAMPBELL CONSTRUCTION, INC., an Idaho corporation

the grantee(s), whose current address is P.O. Box 140298
Boise, Idaho 83714

the following described premises, to-wit:

LOT #12, BLOCK #33 of PARAMOUNT SUBDIVISION NO. 25,
according to the official plat thereof filed in **Book 107** of Plats at **Pages 14837-14841,**
Instrument No. 2014-062850, Records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights apurtenant to the premises are excluded from this conveyance and are retained by the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

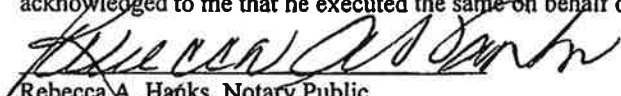
Dated: September 29, 2014

BRIGHTON DEVELOPMENT, INC.


By: Blake R. Alder, Chief Operating & Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 29th day of September, 2014, before me, a notary public in and for said State, personally appeared Blake R. Alder known to me to be the Chief Operating & Financial Officer of Brighton Development, Inc. an Idaho Corporation, and known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same on behalf of said corporation.


Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017

REBECCA A. HANKS
NOTARY PUBLIC
STATE OF IDAHO

After recording return to:
Brighton Corporation
12601 W. Explorer Drive, Suite 200
Boise, ID 83713

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pg=1 NIKOLA OLSON
TITLEONE BOISE

2014-097798
12/03/2014 04:47 PM
\$10.00

WARRANTY DEED

For Value Received, BRIGHTON DEVELOPMENT, INC., an Idaho Corporation, the grantor,
does hereby grant, bargain, sell and convey unto

SCOTT TUTT BUILDING COMPANY

the grantee(s), whose current address is 10849 W. Treeline Court
Boise, Idaho 83713

the following described premises, to-wit:

LOT #7, BLOCK #39 of PARAMOUNT SUBDIVISION NO. 25,
according to the official plat thereof filed in Book 107 of Plats at Pages 14837-14841,
Instrument No. 2014-062850, Records of Ada County, Idaho.

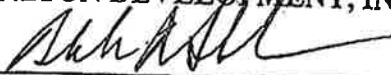
Subject to all restrictions and covenants pertaining to said subdivision.

Any and all water rights apurtenant to the premises are excluded from this conveyance and are
retained by the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances, except as excluded
above, unto the said Grantee(s), Grantee(s) heirs and assigns forever. And the said Grantor does
hereby covenant to and with the said Grantee(s), that it is the owner in fee simple of said
premises; that said premises are free from all encumbrances EXCEPT: 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 easements (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.

Dated: November 26, 2014

BRIGHTON DEVELOPMENT, INC.


By: Blake R. Alder, Chief Operating & Financial Officer

STATE OF IDAHO, COUNTY OF ADA

On this 26th day of November, 2014, before me, a notary public in and for said State, personally appeared
Blake R. Alder known to me to be the Chief Operating & Financial Officer of Brighton Development, Inc. an Idaho
Corporation, and known to me to be the person whose name is subscribed to the written instrument, and
acknowledged to me that he executed the same on behalf of said corporation.


Rebecca A. Hanks, Notary Public
Residing at Meridian, Idaho
Commission expires: 10/06/2017

REBECCA A. HANKS
NOTARY PUBLIC
STATE OF IDAHO



BRIGHTON CORPORATION

October 22, 2018

Idaho Department of Water Resources
PO Box 83720
Boise, Idaho 83720-0098

Re: Paramount Subdivision

To Whom It May Concern:

Brighton Corporation (Brighton) is the parent company of numerous entities (both active and dissolved) that currently own or formerly owned lands within the Paramount Subdivision (Paramount). These entities include (but are not limited to) Paramount LLC, Brighton Investments LLC, Brighton Development, Inc., Brighton Homes Idaho, Inc., Brighton Storage LLC, Brighton Studio Inc., Paramount Owners Association Inc., and Paramount Professional Center Owners Association Inc. During the development process, land can be transferred from one entity to another for various business purposes. For instance, an entity such as Paramount LLC or Brighton Investments LLC buys land; when the land is ready to plat and develop, it's transferred to Brighton Development Inc.; then can be transferred again to Brighton Homes Idaho Inc., when it's time to build homes. Prior to deeding any parcel to an end user such as a private homeowner, the last controlling Brighton entity will specifically reserve the water rights on the deed.

The lands within Paramount are provided with irrigation from the Paramount pressurized irrigation system that is managed by Paramount Owners Association Inc., per the Paramount CC&Rs. Two supplemental groundwater rights (63-10541 and 63-32097) utilized by the pressurized irrigation system are currently shown by the IDWR database as being owned by Paramount LLC. Paramount LLC was a Brighton Investments-owned entity that was dissolved by Brighton Investments LLC in 2009. Ownership of Paramount LLC assets reverted to Brighton Investments LLC at that time. Brighton now seeks to modify the two groundwater rights through an application for transfer to accurately describe their utilization within Paramount. Through this transfer application process, and in accordance with the Paramount CC&Rs, Brighton will convey the water rights to Paramount Owners Association Inc., to hold and manage the rights for the benefit of the landowners (including Brighton entities) within Paramount. Attached for reference purposes are documents from the Idaho Secretary of State's web site that link current or former Brighton entities within Paramount to Brighton via entity officer and/or manager:

Idaho Department of Water Resources
CONTINUED

Paramount LLC

- 2002 Initial Filing showing David W. Turnbull as the registered agent and Brighton Corporation as a managing member;
- 2009 Annual Report showing Brighton Investments LLC as managing member;
- 2009 Articles of Dissolution by Brighton Investments LLC.

Brighton Corporation

- 2018 Annual Report showing Blake R. Alder as President. Brighton Corporation is the parent corporation to the affiliates and subsidiaries referenced herein.

Brighton Investments LLC

- 2018 Annual Report showing David W. Turnbull as managing member.

Brighton Development Inc.

- 2018 Annual Report showing Jonathan D. Wardle as President. (Brighton's property development division).

Brighton Homes Idaho Inc.

- 2017 Annual Report showing Lars Hansen as President. (Brighton's residential development division).

Brighton Storage LLC

- 2018 Certificate of Organization showing Brighton Corporation as manager.

Brighton Studio Inc.

- 2018 Annual Report showing Lars Hansen as President.

Paramount Owners Association Inc.

- 2018 Annual Report showing Jon Wardle as President.

Paramount Professional Center Owners Association Inc.

- 2018 Annual Report showing Jon Wardle as President.

To allow the Department to change the ownership of water rights 63-10541 and 63-32097 from Paramount LLC (a dissolved Brighton entity) to Paramount Owners Association, Inc. (a current Brighton entity), attached is a quit claim deed transferring the water rights from Brighton Corporation to Paramount Owners Association Inc.

Sincerely,



Blake R. Alder
President, Brighton Corporation

QUITCLAIM DEED

When recorded, please return to:

Paramount Owners Association Inc.
c/o 12601 W. Explorer Dr., Ste. 200
Boise ID 83713

**ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT**

**WATER RIGHT QUITCLAIM DEED AND ASSIGNMENT
(Paramount)**

For Value Received, BRIGHTON CORPORATION, an Idaho corporation ("Grantor"), does hereby grant, bargain, sell, convey, release, remise and forever quit claim unto PARAMOUNT OWNERS ASSOCIATION, INC., an Idaho non-profit limited liability company whose address is 12601 W. Explorer Drive, Suite 200, Boise, Idaho 83713 ("Grantee"), all of Grantor's right, title and interest in and to supplemental groundwater rights No. 63-10541 and No. 63-32097 (collectively "Water Right").

Grantor hereby further assigns to Grantee all of Grantor's right, title and interest to the license for groundwater issued by the Idaho Department of Water Resources, together with Grantor's right, title and interest in and to any claim for, or decreed to, the Water Right filed or issued in the Snake River Basin Adjudication ("SRBA"), Fifth Judicial District, in the State of Idaho, in and for the County of Twin Falls, Case No. 39576. The Water Right conveyed by this Quitclaim Deed is subject to all conditions and limitations specified on such license or decree or that may be imposed by the SRBA Court.

Dated October 22, 2018.

GRANTOR:

BRIGHTON CORPORATION
an Idaho corporation

By: [Signature]
Blake R. Alder, President

STATE OF IDAHO)
: ss.
County of Ada)

On this 22nd day of October, 2018, before me, the undersigned Notary Public, personally appeared Blake R. Alder, known or identified to me through document evidence, to be the President of Brighton Corporation and acknowledged to me that such company executed the same.



[Signature]
Notary Public for Idaho
My Commission expires 4/15/2023

When recorded, please return to:

Paramount Owners Association Inc.
c/o 12601 W. Explorer Dr., Ste. 200
Boise ID 83713

**ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT**

**WATER RIGHT QUITCLAIM DEED AND ASSIGNMENT
(Paramount)**

For Value Received, BRIGHTON CORPORATION, an Idaho corporation ("Grantor"), does hereby grant, bargain, sell, convey, release, remise and forever quit claim unto PARAMOUNT OWNERS ASSOCIATION, INC., an Idaho non-profit limited liability company whose address is 12601 W. Explorer Drive, Suite 200, Boise, Idaho 83713 ("Grantee"), all of Grantor's right, title and interest in and to supplemental groundwater rights No. 63-10541 and No. 63-32097 (collectively "Water Right").

Grantor hereby further assigns to Grantee all of Grantor's right, title and interest to the license for groundwater issued by the Idaho Department of Water Resources, together with Grantor's right, title and interest in and to any claim for, or decreed to, the Water Right filed or issued in the Snake River Basin Adjudication ("SRBA"), Fifth Judicial District, in the State of Idaho, in and for the County of Twin Falls, Case No. 39576. The Water Right conveyed by this Quitclaim Deed is subject to all conditions and limitations specified on such license or decree or that may be imposed by the SRBA Court.

Dated October 22, 2018.

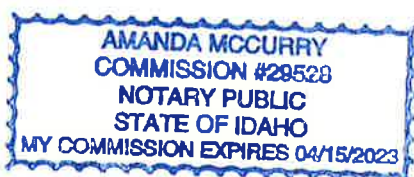
GRANTOR:

BRIGHTON CORPORATION
an Idaho corporation

By: [Signature]
Blake R. Alder, President

STATE OF IDAHO)
 : ss.
County of Ada)

On this 22nd day of October, 2018, before me, the undersigned Notary Public, personally appeared Blake R. Alder, known or identified to me through document evidence, to be the President of Brighton Corporation and acknowledged to me that such company executed the same.



[Signature]
Notary Public for Idaho
My Commission expires 4/15/2023

IDOS DOCUMENTS

FILED/EFFECTIVE

ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY

2002 MAR 27 PM 4:17

(Instructions on back of application)

SECRETARY OF STATE
STATE OF IDAHO

- The name of the limited liability company is: Paramount LLC
- The street address of the initial registered office is: 12426 W. Explorer Drive, Suite 220
Boise, Idaho 83713 and the name of the initial registered agent at the above address is: David W. Turnbull
- The mailing address for future correspondence: 12426 W. Explorer Drive, Suite 220
Boise, Idaho 83713
- Management of the limited liability company will be vested in:
Manager(s) ☐ or Member(s) ☒ . (please check the appropriate box)
- If management is to be vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is to be vested in the members, list the name(s) and address(es) of at least one initial member.

NameAddressBrighton Corporation12426 W. Explore Drive, Suite 220Boise, Idaho 83713Parkland Development, LLCPO Box 344Meridian, Idaho 83680

- Signature of at least one person responsible for forming the limited liability company:

Signature

Anne C. Kunkel

Typed Name

Anne C. Kunkel

Capacity

Organizer

Signature

Typed Name

Capacity

Secretary of State use only

IDAHO SECRETARY OF STATE
03/27/2002 05:00
CK: 32500 CT: 1626 BH: 455122
1 @ 100.00 = 100.00 ORGAN LLC # 2

W 18605

No. W 18605 Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE	Due no later than Mar 31, 2009 Annual Report Form 1. Mailing Address: Correct in this box if needed. PARAMOUNT LLC AMANDA K SCHAUS 12601 W EXPLORER DR STE 200 BOISE ID 83713	2. Registered Agent and Address (NO PO BOX) DAVID W TURNBULL 12601 W EXPLORER DR STE 200 BOISE ID 83713 3. <u>New</u> Registered Agent Signature:*														
4. Limited Liability Companies: Enter Names and Addresses of at least one Member or Manager. <table border="0"> <thead> <tr> <th>Office Held</th> <th>Name</th> <th>Street or PO Address</th> <th>City</th> <th>State</th> <th>Country</th> <th>Postal Code</th> </tr> </thead> <tbody> <tr> <td>MEMBER</td> <td>BRIGHTON INVESTMENTS LLC</td> <td>12601 W EXPLORER DR STE 200</td> <td>BOISE</td> <td>ID</td> <td>USA</td> <td>83713</td> </tr> </tbody> </table>			Office Held	Name	Street or PO Address	City	State	Country	Postal Code	MEMBER	BRIGHTON INVESTMENTS LLC	12601 W EXPLORER DR STE 200	BOISE	ID	USA	83713
Office Held	Name	Street or PO Address	City	State	Country	Postal Code										
MEMBER	BRIGHTON INVESTMENTS LLC	12601 W EXPLORER DR STE 200	BOISE	ID	USA	83713										
5. Organized Under the Laws of: ID W 18605	6. Annual Report must be signed.* Signature: Amanda McCurry Name (type or print): Amanda McCurry Date: 04/06/2009 Title: Authorized Employee															
Processed 04/06/2009 * Electronically provided signatures are accepted as original signatures.																



ARTICLES OF DISSOLUTION LIMITED LIABILITY COMPANY

(Instructions on back of application)

FILED EFFECTIVE

2009 OCT 28 PM 1:41

SECRETARY OF STATE
STATE OF IDAHO

The below named limited liability company has been dissolved pursuant to section 53-642, Idaho Code.

1. The name of the dissolved limited liability company is:

Paramount LLC

2. Its articles of organization were filed with the Secretary of State on:

March 27, 2002

3. The reason for the dissolution is:

The purpose of the Company has been fulfilled and the Company is no longer needed.

4. Other information concerning the dissolution (optional):

5. Signature of at least 1 manager or member

Signature

David W. Turnbull

Typed Name Brighton Investments LLC, Member

By: David W. Turnbull, Managing Member

Signature

Typed Name

Capacity

Secretary of State use only

IDAHO SECRETARY OF STATE

10/28/2009 05:00
CK: 1385 CT: 225977 BH: 1193844
1 @ 38.00 = 38.00 DISS LLC N 2

W18605

No. C 39527		Due no later than May 31, 2018		2. Registered Agent and Address (NO PO BOX)	
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		Annual Report Form 1. Mailing Address: Correct in this box if needed. BRIGHTON CORPORATION AMANDA MCCURRY 12601 W EXPLORER DR SUITE 200 BOISE ID 83713		DAVID W TURNBULL 12601 W EXPLORER DR #200 BOISE ID 83713	
				3. <u>New</u> Registered Agent Signature:*	
4. Corporations: Enter Names and Business Addresses of President, Secretary, and Directors. Treasurer (optional).					
Office Held	Name	Street or PO Address	City	State	Country Postal Code
PRESIDENT	BLAKE R ALDER	12601 W. EXPLORER DRIVE SUITE 200	BOISE	ID	USA 83713
SECRETARY	AMANDA MCCURRY	12601 W. EXPLORER DRIVE SUITE 200	BOISE	ID	USA 83713
DIRECTOR	DAVID W TURNBULL	12601 W. EXPLORER DRIVE SUITE 200	BOISE	ID	USA 83713
DIRECTOR	THOMAS W TOMLINSON	3652 MONTE REAL	ESCONDIDO	CA	USA 92029-7911
5. Organized Under the Laws of: ID C 39527		6. Annual Report must be signed.* Signature: Lisa Summers Name (type or print): Lisa Summers Date: 03/19/2018 Title: Authorized Signer			
Processed 03/19/2018		* Electronically provided signatures are accepted as original signatures.			

No. W 5982		Due no later than Apr 30, 2018 Annual Report Form		2. Registered Agent and Address (NO PO BOX)	
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		1. Mailing Address: Correct in this box if needed. BRIGHTON INVESTMENTS, LLC AMANDA MCCURRY 12601 W EXPLORER DR STE 200 BOISE ID 83713		DAVID W TURNBULL 12601 W EXPLORER DR STE 200 BOISE ID 83713	
				3. <u>New</u> Registered Agent Signature:*	
4. Limited Liability Companies: Enter Names and Addresses of at least one Member or Manager.					
Office Held	Name	Street or PO Address	City	State	Country Postal Code
MANAGER	DAVID W TURNBULL	12601 W. EXPLORER DRIVE SUITE 200	BOISE	ID	83713
5. Organized Under the Laws of: ID W 5982		6. Annual Report must be signed.* Signature: Lisa Summers Name (type or print): Lisa Summers Date: 02/28/2018 Title: Authorized signer			
Processed 02/28/2018		* Electronically provided signatures are accepted as original signatures.			

No. C 152729		Due no later than Jan 31, 2018		2. Registered Agent and Address (NO PO BOX)	
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		Annual Report Form		DAVID W TURNBULL 12601 W EXPLORER DR STE 200 BOISE ID 83713	
		1. Mailing Address: Correct in this box if needed. BRIGHTON DEVELOPMENT INC. AMANDA MCCURRY 12601 W EXPLORER DR STE 200 BOISE ID 83713		3. <u>New</u> Registered Agent Signature:*	
4. Corporations: Enter Names and Business Addresses of President, Secretary, and Directors. Treasurer (optional).					
Office Held	Name	Street or PO Address	City	State	Country Postal Code
PRESIDENT	JONATHAN D WARDLE	12601 W EXPLORER DRIVE STE 200	BOISE	ID	USA 83713
TREASURER	BLAKE R ALDER	12601 W EXPLORER DRIVE STE 300	BOISE	ID	USA 83713
SECRETARY	AMANDA M MCCURRY	12601 W EXPLORER DRIVE STE 200	BOISE	ID	USA 83713
5. Organized Under the Laws of: ID C 152729		6. Annual Report must be signed.* Signature: Lisa Summers Name (type or print): Lisa Summers			
		Date: 02/12/2018 Title: Authorized signer			
Processed 02/12/2018		* Electronically provided signatures are accepted as original signatures.			

No. C 196796		Due no later than Dec 31, 2017 Annual Report Form		2. Registered Agent and Address (NO PO BOX)	
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		1. Mailing Address: Correct in this box if needed. BRIGHTON HOMES IDAHO INC. AMANDA MCCURRY 12601 W EXPLORER DR STE 200 BOISE ID 83713		AMANDA MCCURRY 12601 W EXPLORER DR STE 200 BOISE ID 83713	
				3. <u>New</u> Registered Agent Signature:*	
4. Corporations: Enter Names and Business Addresses of President, Secretary, and Directors. Treasurer (optional).					
Office Held	Name	Street or PO Address	City	State	Country Postal Code
VICE PRESIDENT	TINA LYTLE	12601 W EXPLORER DRIVE STE 200	BOISE	ID	USA 83713
PRESIDENT	LARS HANSEN	12601 W EXPLORER DRIVE STE 200	BOISE	ID	USA 83713
SECRETARY	AMANDA MCCURRY	12601 W EXPLORER DR STE 200	BOISE	ID	USA 83713
5. Organized Under the Laws of: ID C 196796		6. Annual Report must be signed.* Signature: Amanda McCurry Name (type or print): Amanda McCurry Date: 11/30/2017 Title: Secretary			
Processed 11/30/2017		* Electronically provided signatures are accepted as original signatures.			

251



CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Base Filing fee: \$100.00 typed, \$120 not typed

Complete and submit the application in duplicate.

FILED EFFECTIVE

2018 MAR 13 AM 9:51

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

Brighton Storage LLC

(Remember to include the words "Limited Liability Company," "Limited Company," or the abbreviations L.L.C., LLC, or LC)

2. The complete street and mailing addresses of the principal office is:

12601 W. Explorer Drive, Suite 200, Boise, Idaho 83713

(Street Address)

(Mailing Address, if different)

3. The name and complete street address of the registered agent:

Amanda McCurry

12601 W. Explorer Drive, Suite 200, Boise, Idaho 83713

(Name)

(Address)

4. The name and address of at least one governor of the limited liability company:

Brighton Corporation

12601 W Explorer Drive, Suite 200, Boise, Idaho 83713

(Name)

(Address)

(Name)

(Address)

(Name)

(Address)

(Name)

(Address)

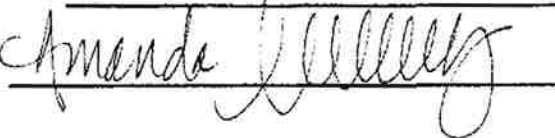
5. Mailing address for future correspondence (annual report notices):

12601 W Explorer Drive, Suite 200, Boise, Idaho 83713

(Address)

Signature of organizer(s).

Printed Name: Amanda McCurry

Signature: 

Printed Name: _____

Signature: _____

Rev. 01/2018

Secretary of State use only

IDAHO SECRETARY OF STATE

03/13/2018 05:00

CK:17087064 CT:172099 BH:1632015

1@ 100.00 = 100.00 ORGAN LLC #2

1@ 20.00 = 20.00 EXPEDITE C #3

W197721

No. C 207573		Due no later than Oct 31, 2018		2. Registered Agent and Address (NO PO BOX)			
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		Annual Report Form 1. Mailing Address: Correct in this box if needed. BRIGHTON STUDIO INC. AMANDA MCCURRY 12601 W EXPLORER DR STE 200 BOISE ID 83713		AMANDA MCCURRY 12601 W EXPLORER DR STE 200 BOISE ID 83713			
				3. <u>New</u> Registered Agent Signature:*			
4. Corporations: Enter Names and Business Addresses of President, Secretary, and Directors. Treasurer (optional).							
Office Held	Name	Street or PO Address	City	State	Country	Postal Code	
PRESIDENT	LARS C HANSEN	12601 W EXPLORER DR STE 200	BOISE	ID	USA	83713	
VICE PRESIDENT	TINA LYTLE	12601 W EXPLORER DR STE 200	BOISE	ID	USA	83713	
SECRETARY	AMANDA MCCURRY	12601 W EXPLORER DR STE 200	BOISE	ID	USA	83713	
5. Organized Under the Laws of: ID C 207573		6. Annual Report must be signed.* Signature: Shari Vaughan Name (type or print): Shari Vaughan Date: 09/06/2018 Title: Authorized Signer					
Processed 09/06/2018		* Electronically provided signatures are accepted as original signatures.					

No. C 154351		Due no later than Apr 30, 2018 Annual Report Form		2. Registered Agent and Address (NO PO BOX)	
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		1. Mailing Address: Correct in this box if needed. PARAMOUNT OWNERS ASSOCIATION, INC. AMANDA MCCURRY 12601 W EXPLORER DR STE 200 BOISE ID 83713		DAVID W TURNBULL 12601 W EXPLORER DR STE 200 BOISE ID 83713	
				3. <u>New</u> Registered Agent Signature: *	
4. Corporations: Enter Names and Business Addresses of President, Secretary, and Directors. Treasurer (optional).					
Office Held	Name	Street or PO Address	City	State	Country Postal Code
SECRETARY	AMANDA MCCURRY	12601 W. EXPLORER DRIVE SUITE 200	BOISE	ID	USA 83713
PRESIDENT	JON WARDLE	12601 W. EXPLORER DRIVE SUITE 200	BOISE	ID	USA 83713
VICE PRESIDENT	BLAKE ALDER	12601 W. EXPLORER DRIVE SUITE 200	BOISE	ID	USA 83713
5. Organized Under the Laws of: ID C 154351		6. Annual Report must be signed.* Signature: Lisa Summers Name (type or print): Lisa Summers			
Date: 02/28/2018		Title: Authorized signer			
Processed 02/28/2018		* Electronically provided signatures are accepted as original signatures.			

No. C 166240		Due no later than Apr 30, 2018 Annual Report Form		2. Registered Agent and Address (NO PO BOX)	
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		1. Mailing Address: Correct in this box if needed. PARAMOUNT PROFESSIONAL CENTER OWNERS ASSOCIATION, INC. AMANDA MCCURRY 12601 W EXPLORER DR #200 BOISE ID 83713		AMANDA MCCURRY 12601 W EXPLORER DR STE 200 BOISE ID 83713	
				3. <u>New</u> Registered Agent Signature:*	
4. Corporations: Enter Names and Business Addresses of President, Secretary, and Directors. Treasurer (optional).					
Office Held	Name	Street or PO Address	City	State	Country Postal Code
SECRETARY	AMANDA MCCURRY	12601 W. EXPLORER DR. SUITE 200	BOISE	ID	USA 83713
TREASURER	BLAKE R. ALDER	12601 W. EXPLORERER DR. SUITE 200	BOISE	ID	USA 83713
VICE PRESIDENT	BLAKE R. ALDER	12601 W. EXPLORER DR. SUITE 200	BOISE	ID	USA 83713
PRESIDENT	JONATHAN D. WARDLE	12601 W. EXPLORER DRIVE SUITE 200	BOISE	ID	USA 83713
5. Organized Under the Laws of: ID C 166240		6. Annual Report must be signed.* Signature: Lisa Summers Name (type or print): Lisa Summers			
Date: 02/28/2018		Title: Authorized signer			
Processed 02/28/2018		* Electronically provided signatures are accepted as original signatures.			



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

April 12, 2019

PARAMOUNT OWNERS ASSOC INC
12601 W EXPLORER DR STE 200
BOISE ID 83713-1880

Re: Change in Ownership for Water Right No(s): 63-10541 & 63-32097

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 (208) 334-2190.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chad Jones', is written over a horizontal line.

Chad Jones
Technical Records Specialist 1

Enclosure(s)



November 1, 2018

RECEIVED
NOV 02 2018
WATER RESOURCES
WESTERN REGION

Angie Grimm
IDWR Western Region Office
2735 Airport Way
Boise, ID 83705

Subject: Transfer 81146

Dear Angie,

As requested, attached are the following documents that support Paramount Owners Association Inc.'s authority to file transfer application 81146:

1. 20 sample warranty deeds indicating water was withheld by a Brighton Corporation entity from the private parcels that have sold.
2. Explanation letter from Brighton Corporation President, Blake Alder with supporting documents from the IDSOS and a recorded water right quitclaim deed from Brighton Corporation to the Paramount Owners Association Inc.

To allow the Department to change the associated water rights into the applicant's name, enclosed is Check No. 013918 for \$50. As indicated in your email dated 10/11/2018, this fee was not submitted when the original transfer was filed. Thank you very much for your consideration and assistance in this matter. Please call me if you have any questions.

Sincerely,

Lori Graves
Water Rights Specialist

Cc: Brighton Corporation (Ann Marie Baird, Jon Wardle)

Enclosures

SPF file number: 650.0090

Parker, Cody

From: Grimm, Angie
Sent: Thursday, October 11, 2018 8:18 AM
To: Lori Graves; Parker, Cody
Cc: Terry Scanlan
Subject: RE: Transfer 81146

Lori,

I think the letter provides relevant background information on the situation and is valuable to have in the file. At this point, I believe it would be beneficial for the Department to see all the documentation together. Then, if we have any questions, they will be more informed. I anticipate what you propose to provide will be adequate, but we may need our legal counsel to weigh in. However, I would like to have all the documentation submitted before I seek their advice, if need be.

Side note... if the applicant wishes to change the ownership of the rights in the transfer process an ownership change fee must be submitted. It's my understanding this fee was not submitted when the transfer was filed.

Thanks,
Angie

Angela M. Grimm, P.G.
Water Rights Supervisor
IDWR - Western Region
2735 Airport Way
Boise, ID 83705-5082
(208) 334-2190 phone
(208) 334-2348 fax

From: Lori Graves [mailto:LGraves@spfwater.com]
Sent: Wednesday, October 10, 2018 2:58 PM
To: Parker, Cody <Cody.Parker@idwr.idaho.gov>; Grimm, Angie <Angie.Grimm@idwr.idaho.gov>
Cc: Terry Scanlan <TScanlan@spfwater.com>
Subject: RE: Transfer 81146

Hi Angie and Cody,

Thank you for the telephone discussion regarding the Paramount Subdivision transfer. As you know, currently the transfer application is listed in the name of the Paramount Owners Association Inc. We discussed having the Owners Association assign the transfer application to Brighton Corporation and then, upon transfer approval, Brighton Corp quitclaiming the water rights to the Owners Association.

Based on our research of the IDSOS data, we found that the Paramount Owners Association is a **Brighton Corp entity**. Based on this discovery, we feel the transfer application can be processed in the name of the Paramount Owners Association with submittal of the attached draft letter from the Brighton Corp CEO and quitclaim deed from Brighton Corp to Paramount Owners Association, along with the 20 sample warranty deeds indicating water was withheld by a Brighton Corp entity. Can you please let me know if you agree? Thanks Angie and Cody.

From: Parker, Cody <Cody.Parker@idwr.idaho.gov>
Sent: Monday, October 1, 2018 9:18 AM
To: Lori Graves <LGraves@spfwater.com>
Subject: RE: SPF ?s

Sure thing,

So the main hangup is the authority to file the application. There is question as to whether the applicant actually owns the water right proposed for transfer. The rights are in the name of Paramount LLC, which was dissolved in 2009. The application was filed by Paramount Owner's Association Inc. Our legal staff determined that we need a letter from the registered agent of Paramount LLC indicating that property interests were conveyed from the LLC to the Owner's Association (even it was just understood and not explicitly stated). The second issue is whether or not the water rights were withheld when the lots were sold to the homeowners. If they were not, then we need some documentation showing that the OA has the authority to file the transfer on behalf of the homeowners. However if water rights were withheld, our legal staff has asked that we see somewhere around 15 of the warranty deeds as a sample. I checked in on progress with Roxanne back in February. She said she would check in with Paramount's people. I did not get any updates after that. Hopefully this helps. Please let me know if you need anything else.

Thanks

Cody Parker
Water Resource Agent
IDWR Western Region

From: Lori Graves [<mailto:LGraves@spfwater.com>]
Sent: Monday, October 01, 2018 8:23 AM
To: Parker, Cody <Cody.Parker@idwr.idaho.gov>
Subject: FW: SPF ?s

Cody,

Can you tell me what information you are waiting for from Roxanne regarding Paramount transfer 81146?

From: Grimm, Angie <Angie.Grimm@idwr.idaho.gov>
Sent: Monday, October 1, 2018 7:29 AM
To: Lori Graves <LGraves@spfwater.com>
Subject: RE: SPF ?s

Lori,

Good morning! Happy Monday!

I offer the following in response to your inquiry:

1. West Ada School District 63-34571 + Transfer 82471 are assigned to an agent for processing. With filings in front of it, I am guessing these may be advertised in a month or two.
2. A permit is drafted for 63-34509, but Nick and I need to meet to discuss. This will likely happen in the next two-three weeks.
3. We are still waiting for information from Roxanne before we can move forward with Transfer 81146 for Paramount. Cody indicated the date of the request was August 9, 2017. If Roxanne is uncertain what information we need, she might contact Cody for details.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

August 29, 2017

PARAMOUNT OWNERS ASSOCIATION INC
12601 W EXPLORER DR SUITE 200
BOISE ID 83713

RE: Application for transfer no. 81146

Dear Applicants,

I am writing you today in regard to the application referenced above which seeks to add a point of diversion to, and create a permissible place of use for, two existing water rights. My purpose for writing today is to request information concerning the authority of the Paramount Owners Association Inc. to make changes to the two water rights included in the transfer, which are listed in the name of Paramount LLC. Paramount LLC appears to have been dissolved in 2009 while the Paramount Owners Association Inc was established in 2004. Therefore, these are considered separate business entities. IDWR Record Memo No. 9 states that a change of ownership is required to transfer ownership of a water right from one business entity to another. Ms. Roxanne Brown of SPF has informed me that there was no formal conveyance of assets from Paramount LLC at the time of dissolution, thus there is no documentation showing conveyance of assets or property.

I have discussed this matter with our legal department. They determined that there are two separate issues to consider. The first issue is whether or not the water rights were retained in the sale of the land. To address this issue, our legal department has determined that we need to have documentation that the water rights were retained during the sale of the individual lots. They suggest that approximately 15 or more examples of deeds or other conveyance documents showing the water rights being retained by the developer should be sufficient. If the rights were not reserved in the sale of the land, the lot owners need to quit-claim interest in the water rights back to the Paramount Owners Association Inc.

The second is whether we can show that the water right ownership was conveyed to Paramount Owners Association Inc. upon dissolution of the LLC. It appears that both business entities had the same registered agent. Our legal department has suggested that a letter from the registered agent would be sufficient. The letter should confirm that property interests were conveyed from the LLC to the Owners Association, even if it was understood and not explicitly stated.

Please let me know if you have any questions or concerns regarding this letter. You may reach me at 208-334-2190 or by email at cody.parker@idwr.idaho.gov. **I look forward to your reply within thirty (30) days of the date of this letter.** If I do not hear from you within thirty days I will assume that you have no further interest in pursuing this permit, and I will take action to void your application. You may submit a written request to extend the deadline. You may also submit a written request to hold processing of your application for up to six months. Thank you for your time and for your attention to these matters.

Respectfully,

Cody Parker
Water Resource Agent
IDWR Western Region
208.334.2190
cody.parker@idwr.idaho.gov

CC: SPF Water Engineering



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 Airport Way • Boise, Idaho 83705-5082

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C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

February 1, 2017

PARAMOUNT OWNERS ASSOCIATION INC
12601 W EXPLORER DR SUITE 200
BOISE ID 83713

RE: Application for transfer no. 81146 and application for permit no. 63-34263

Dear applicant,

I am writing you today concerning the applications listed above. The Idaho Department of Water Resources (IDWR) received these applications on August 12, 2016, and August 15, 2016 respectively. The next step in processing the applications is to advertise them in the local newspaper to allow the opportunity for public protest. I require the following information before I can advance these applications to the advertising stage:

For application for permit no. 63-34263

- I spoke with Ms. Roxanne Brown over the phone about accounting for seepage loss in the total annual volume you applied for. She confirmed that you do not wish to account for seepage at this time, as the pond analysis spreadsheet developed by IDWR lists seepage for lined ponds as zero. However, based on information on file for permit 63-32603, seepage is present despite your efforts to line the pond. While IDWR Application Processing Memo No. 76 policy recommends zero seepage for lined ponds, under these circumstances where seepage is occurring, I must recommend that you include seepage volume in your application to establish a permit which fully authorizes your previously-developed water use. I have enclosed a copy of your application for you to amend and return. If you do not wish to include seepage in your application, please provide a written explanation of your reasoning.

For application for transfer no. 81146

- The Department requires a copy of a conveyance document and the payment of \$50 per right, for each of the two rights, to change the name of the owner. IDWR Record Memo No. 9 states a change of ownership is required to change the ownership of a water right from one business entity to another. Although Paramount LLC is a dissolved company, ID SOS records indicate Paramount LLC was an active company at the time that Paramount Owner's Association was established. Thus, these are considered to be separate business entities.

Thank you for your time and for your attention to these matters. I look forward to your timely written reply. Please contact me with any questions or concerns by phone at 208-334-2190 or email at cody.parker@idwr.idaho.gov.

Sincerely

Cody Parker
Water Resource Agent

Enclosures: Copy of Application, Application Processing Memo 76

CC: Roxanne Brown