



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N Skyline Dr., Ste A, Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 FAX: (208) 525-7177 www.idwr.idaho.gov

July 13, 2018

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

Teton Jewel LLC
2321 NW Thurman St
Portland OR 97210

RE: Notice of Change in Water Right Ownership
Water Rights: 22-2241

Dear Sir/Madam:

On March 15, 2018, you filed a Notice of Change in Water Right Ownership (ownership change) with the Idaho Department of Water Resources (IDWR), seeking to update the ownership records for the water rights listed above. After an initial review, we determined that you needed to provide additional evidence of ownership, specifically a chain of deeds tracing from the owner currently listed on the water rights to you. Also the filing fee of \$25.00 was required. On March 30, 2018, we sent a letter requesting the additional information. The additional information was to be provided within 30 days.

IDWR has never received a response to the request for additional information. Without the requested documents, we cannot verify ownership of the water right and cannot complete the ownership change. We are therefore returning your original ownership change.

Please feel free to re-file your ownership change any time in the future when you have collected the requested documentation of ownership. Because your filing fee is being refunded, you will need to determine and provide the proper filing fee at the time you re-file the ownership change.

If you have any questions, feel free to contact me at (208) 525-7161.

Respectfully submitted,

Jonie Barg
Technical Records Specialist

Enclosure(s)

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 15 2018

Department of Water Resources
Eastern Region

Notice of Change in Water Right Ownership

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
32203/22-2241	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Francis Ripplinger
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Teton Jewel, LLC
New owner(s) as listed on the conveyance document
- C/O TwinFocus Capital 75 Park Plaza, Suite 2 Boston MA 02116 97210
Mailing address 2321 NW Thurman Street City State ZIP
617-720-4545 (941) 539-7324 silversteinFO@twinfocuscapital.com admin@stformlight.co
Telephone Email
- Name connector ☐ and ☐ or ☐ and/or

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: 08/29/1989
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- ☒ Filing fee (see instructions for further explanation):
- ☐ \$25 per *undivided* water right.
 - ☐ \$100 per *split* water right.
 - ☐ No fee is required for pending adjudication claims.
- ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
- ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature] Jacob Silverstein, Manager 3/7/18
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 _____ Date _____ Receipt No. _____ Receipt Amt. _____

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by _____ Processed by _____ Date _____

State of Idaho
Department of Water Administration

LICENSE OF WATER RIGHT

License of Water Right No. 32203/22-2241 Priority Jan. 26, 1965 Amount 0.010 cfs

THIS IS TO CERTIFY, that FRANCIS RIPPLINGER
of Driggs, Idaho, has complied with the terms and conditions of Permit
No. 32203/22-2241 issued pursuant to Application for Permit dated January 26, 1965
and has submitted proof to the Department of Water Administration on December 15, 1969
that he has applied water to a beneficial use; an examination by the Department indicates that the
works have a capacity of 0.016 cfs, and that the water has in fact been applied to a
beneficial use; a right to the use of water from a ground water source
tributary of _____, is hereby confirmed in the following amounts:
Amount 0.010 cfs for Stockwater from Jan. 1 to Dec. 31 (both dates inclusive)
Amount _____ for _____ from _____ to _____ (both dates inclusive)
Amount _____ for _____ from _____ to _____ (both dates inclusive)
Subject, however, to the condition that no more than 0.010 cfs of water be diverted at
any one time, said waters to be diverted within the _____

SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 21, Twp. 5 N, Rge. 44 E, B.M.

in the county of Teton; and that the amount of water so diverted and to which such
right is entitled and confirmed is for the purposes aforesaid and is limited to the amount which can
actually be beneficially used and shall not exceed 1.7 acre feet per year ~~33~~

~~XXXXXX XXXXXX~~

Description and location of place of use:

TWP	RANGE	SEC.	NE $\frac{1}{4}$				NW $\frac{1}{4}$				SW $\frac{1}{4}$				SE $\frac{1}{4}$				TOTALS
			NE $\frac{1}{4}$	NW $\frac{1}{4}$	SW $\frac{1}{4}$	SE $\frac{1}{4}$	NE $\frac{1}{4}$	NW $\frac{1}{4}$	SW $\frac{1}{4}$	SE $\frac{1}{4}$	NE $\frac{1}{4}$	NW $\frac{1}{4}$	SW $\frac{1}{4}$	SE $\frac{1}{4}$	NE $\frac{1}{4}$	NW $\frac{1}{4}$	SW $\frac{1}{4}$	SE $\frac{1}{4}$	
5 N	44 E	21														X			

Total number of acres irrigated _____

The right to the use of the water hereby confirmed is restricted and appurtenant to the lands
or place of use herein described, as provided by the laws of Idaho.

Witness the seal and signature of the Director, affixed at Boise, Idaho, this 12 day of

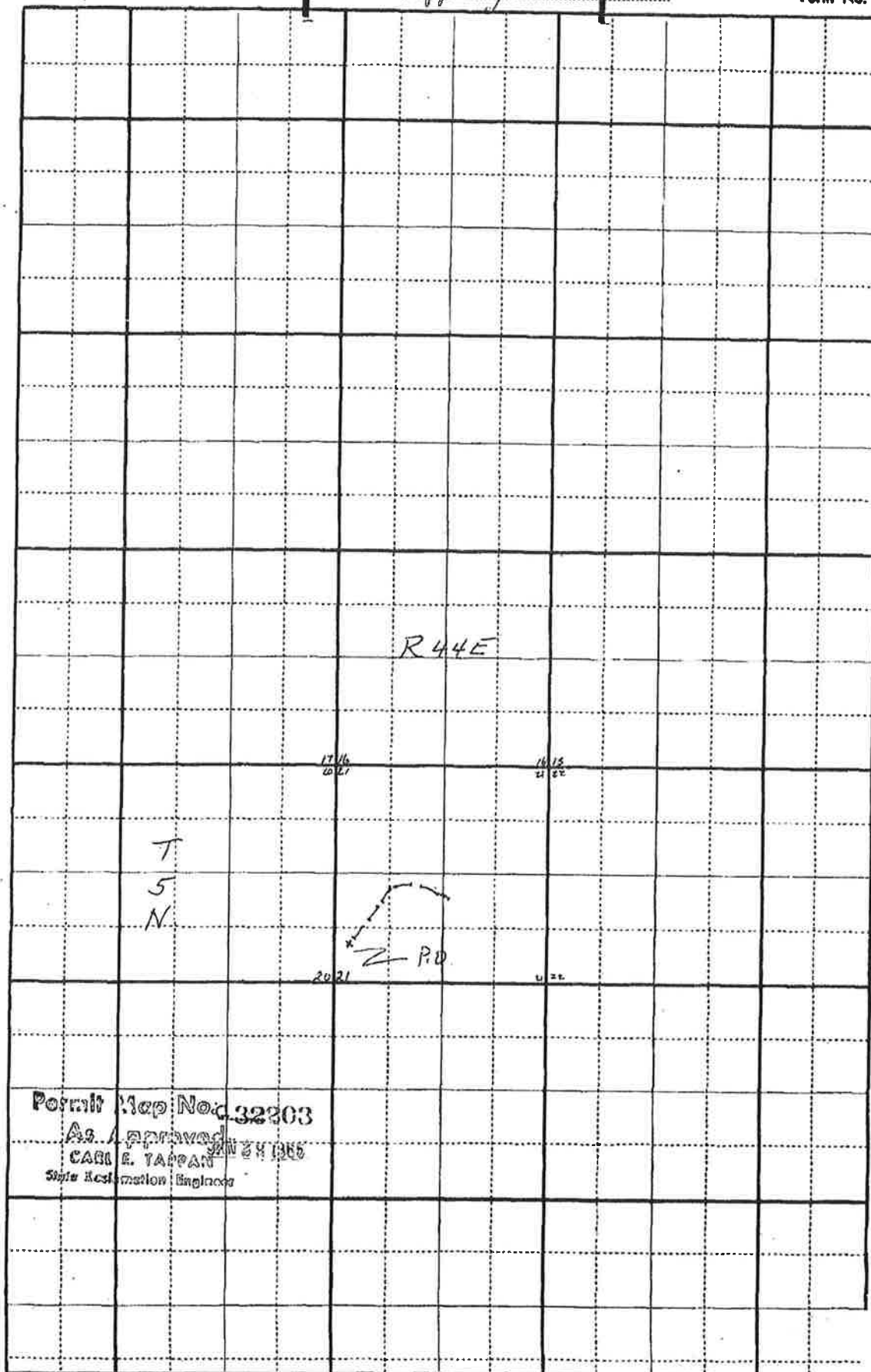
March, 19 73.


Director

22 2241

NAME OF APPLICANT Francis Ripplinger

Form No. 0



SCALE: 2 Inches Equal 1 Mile. Draw Plan in Ink.

32203

2" DIA PIPE
 STOCK TANK
 PLACE OF USE

* - Point of diversion
 Spring head box

Q measured 0.016 cfs
 Q recommended 0.010 cfs
 Volume 1.7 A-F/YR

Acresage
 Found _____
 recommended _____
 Soil type 1

App. projects
☒ No
☐ P.O.
☐ Place of use

Season Jan & Dec 31

Scale: 2 Inches Equals 1 Mile. Draw Map In Ink.

First American Title Company

568816-T

WARRANTY DEED

Instrument # 238930

TETON COUNTY, IDAHO

11-18-2015 09:00:00 No. of Pages: 6

Recorded for: FIRST AMERICAN TITLE - DRIGGS

MARY LOU HANSEN

Fee: \$22.00

Ex-Officio Recorder Deputy, Mary Lou Hansen

Index to: DEED, WARRANTY

THIS INDENTURE is made this 10th day of November, 2015, between **TWIN PONDS ASSOCIATES, a Florida general partnership** (the "Grantor") and **TETON JEWEL, LLC**, a Florida limited liability company, whose mailing address is 1306 NW Hoyt Street, Suite 306, Portland, Oregon 97209 (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's heirs and assigns forever, all of the following described property in the County of Teton, State of Idaho, to-wit:

See **Exhibit "A"** attached hereto and by this reference incorporated herein.

SUBJECT to all exceptions described on Exhibit "A" and all other existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD, the premises and the appurtenances unto the Grantee, and to Grantee's heirs and assigns forever. And the Grantor does hereby covenant to and with the said Grantee that it is the owner in fee simple of said premises, that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

In construing this deed and where the context so requires, the singular includes the plural.

WARRANTY DEED

THIS INDENTURE is made this 10th day of November, 2015, between **TWIN PONDS ASSOCIATES, a Florida general partnership** (the "Grantor") and **TETON JEWEL, LLC**, a Florida limited liability company, whose mailing address is 1306 NW Hoyt Street, Suite 306, Portland, Oregon 97209 (the "Grantee").

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TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

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In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

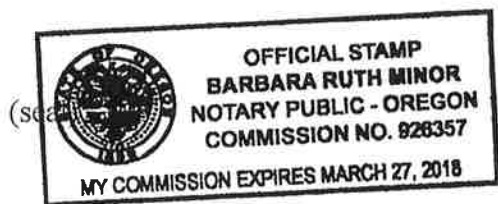
TWIN PONDS ASSOCIATES

By: Barry Silverstein
Barry Silverstein, General Partner

State of Oregon)
)
County of Multnomah)

On the 10th day of November, 2015, before me, the undersigned, a Notary Public, in and for the State of Oregon personally appeared Barry Silverstein, known or identified to me to be person who executed the foregoing instrument and acknowledged to me that he executed the same as General Partner of Twin Ponds Associates.

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



Barbara Ruth Minor
Notary Public for Oregon
My Commission Expires: March 27, 2018

EXHIBIT A

Township 5 North, Range 44 East Boise Meridian, Teton County, Idaho Section 14:
SE1/4SW1/4, SE1/4NE1/4

Also,

Tax #1797: Beginning at a point 817 feet South of the Northeast corner of the NW1/4NE1/4 of Section 14, Township 5 North, Range 44 East, Boise Meridian, Teton County, Idaho; thence South 1823 feet more or less to the Southeast corner of the SW1/4NE1/4 of said section; thence West 1597 feet, more or less, thence in a Northeasterly direction to the point of beginning.

Also,

Tax #1814: Beginning at the Northeast corner of the SW1/4 of Section 14, Township 5 North, Range 44 East, Boise Meridian, and running thence South 1320 feet; thence West 1320 feet; thence North 110 feet, more or less, more or less; thence Northeasterly to a point that is 304 feet West of the Northeast corner of the SW1/4; thence East 304 feet to the place of beginning.

Also,

Tax #1815: Beginning at the Northeast corner of Section 14, Township 5 North, Range 44 East, Boise Meridian and running thence South 1320 feet; thence West 1320 feet; thence North 503 feet thence Northeasterly to a point that is 270 feet West of the point of beginning; thence 270 feet East to the point of beginning.

Section 15: S1/2NE1/4, SE1/4, SW1/4

Section 16: SE1/4SE1/4

Section 21: E1/2

Section 22: NE1/4

Also,

Tax #1338 More fully described as follows: Beginning at the Northwest corner of the SW1/4NW1/4 of Section 22, Township 5 North, Range 44 East, Boise Meridian, Teton County, Idaho, and running thence east 100 rods; thence in a Southwesterly direction 72.11 rods to the Center of said 40 acres; thence South 40 rods; thence West 40 rods; thence North 80 rods to the point of beginning.

Also,

N1/2NW1/4

Also,

Tax #478 more fully described as follows: Beginning at the Northeast corner of the SE1/4NW1/4 of Section 22, Township 5 North, Range 44 East, Boise Meridian, Teton County, Idaho, and running thence West 60 rods; thence in a Southwesterly direction to the center of the SW1/4NW1/4 of said Section 22; thence South 40 rods; thence East 120 rods to the center of said Section 22; thence North 80 rods to the point of beginning.

Section 22: SW1/4

Section 27: W1/2NW1/4

LESS AND EXCEPTING THEREFROM: Tax #1167 described more fully as: Beginning at the West quarter corner of Section 27, Township 5 North, Range 44 East, Boise Meridian, Teton County, Idaho, and running thence East 100 feet; thence North 100 feet; thence West 100 feet; thence South 100 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM: Tax #1495 described more fully as: Beginning at the Southeast corner of the SW1/4NW1/4 of Section 27, Township 5 North, Range 44 East, Boise Meridian, Teton County, Idaho, and running thence North 40 rods, more or less, to the South line of the County Road; thence West 8 rods; thence South 40 rods more or less to the South line of the SW1/4NW1/4; thence East 8 rods to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM: That property deeded to the Oregon Short Line Railroad described as follows: A strip of land 100 feet wide, being 50 feet on each side of the center line of main track of the Coal Fields Branch of the Oregon Short Line Railroad as same is now located and staked over and across the SW1/4NW1/4 of Section 27, Township 5 North, Range 44 East of the Boise Meridian, said centerline of track being more particularly described as follows:

Beginning at a point in the West line of said Section 27 and 250.6 feet North of the West quarter section corner thereof; thence Easterly along a straight line for a distance of 202.9 feet; thence continuing Easterly along a spiralled curve to the left, the circular portion of said curve having a radius of 2292 feet, for a distance of 1203.4 feet, to a point in the East line of said SW1/4NW1/4 and 677 feet, more or less, North of the Southeast corner thereof.

Section 28: NE1/4

LESS AND EXCEPTING THEREFROM: That property deeded by Ernest G. Bates and Mary Ellen Bates, husband and wife, to the Oregon Short Line Railroad, dated July 27, 1918, described as follows: A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of main track of the Coal Fields Branch of the Oregon Short Line Railroad as the same is now located and staked over and across the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 28, Township 5 North, Range 44 East, Boise Meridian, said center line of track being more particularly described as follows:

Beginning at a point in the East line of said Section 28 and 250.6 feet North of the East quarter section corner thereof; thence Westerly along a straight line for a distance of 422.2 feet; thence along a spiraled four (4) degree curve to the left for a distance of 616.3 feet; thence on a tangent to said curve, for a distance of 101 feet, more or less, to a point in the East and West center line of said Section 28 and 1096 feet, more or less, West of the East quarter section corner thereof.

TOGETHER WITH a perpetual road right-of-way easement 60 feet in width for ingress and egress described as follows: Beginning at the South quarter corner of Section 22, Township 5 North, Range 44 East, Boise Meridian, Teton County, Idaho, and running thence West along the

South line of said property for a distance of 1500 feet, as described in the right of way easement recorded on January 29, 1981, Instrument No. 87027, records of Teton County.

Section 34: W1/2NW1/4, NE1/4NW1/4

TOGETHER WITH a non-inclusive access easement which is particularly described as follows: A 60 foot wide Road Easement being 30 feet each side of centerline of an existing roadway beginning at the NE corner of Section 34, Township 5 North, Range 44 East, Boise Meridian, and running thence Southwesterly to a point, being described as S45°30'17" West, 1864.85 feet from the Northeast corner of Section 34 Township 5 North, Range 44 East, Boise Meridian, and running North 57°54'50" West, 537.87 feet along a Proposed Roadway to the center of the existing road; thence around a curve to the left with a chord bearing North 86°29'13" West, 370.26 feet; thence South 28°43'45" West, 264.06 feet; thence around a curve to the right with a chord bearing North 89°43'51" West, 92.37 feet; thence North 86°36'30" West, 134.72 feet; thence South 85°58'49" West, 117.11 feet; thence around a curve to the right with a chord bearing North 40°15'41" West, 20 feet more or less to the half section line.

EXCEPTING THEREFROM ALL OF THE ABOVE LANDS all that portion of the abandoned Talbot Branch of the Oregon Short Line Railroad which was conveyed to Teton County by Instrument recorded May 3, 1941 in Book 73 at Page 167.

