

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
MAY 19 2017
WATER RESOURCES
WESTERN REGION

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?
63-32001	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-32002	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-32202	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Bottling Group, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Admiral Beverage Corporation ✓
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 821 Pulliman Avenue Worland WY 82401
Mailing address City State ZIP
- 208-498-0991 ecomstock@admiralbeverage.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: May 18, 2014
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed [IRS Form W-9](#) for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed [Lessor Designation](#) form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE #

63-32001

8. Signature: [Signature] Plant Manager 3/27/17
Signature of new owner/claimant Title, if applicable Date
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 5/19/17 Receipt No. WD45309 Receipt Amt. \$75⁰⁰

Active in the Water Supply Bank? Yes ☐ No ☒ If yes, forward to the State Office for processing

Name on W-9 X Approved by [Signature] Processed by [Signature] Date 6/22/17

Admiral Beverage Corporation Nampa Facility
Supply Well #1 Location Map, March 6th, 2017
Township 3 North, Range 2 West, Section 10, SW_{1/4}, NW_{1/4}, SW_{1/4}



Google Earth aerial photograph of the Admiral Beverage Corp. bottling plant in Nampa, Idaho showing the place of use for water right Permit No. 63- 33705 and the location of the point of diversion (well) positioned directly under the roof hatch (indicated by the black arrow above), with respect to major roadways.

Recording Requested By and
When Recorded Return to:

Attn: _____

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

2247309

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED
(Nampa, Idaho)

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, BOTTLING GROUP, LLC, a Delaware limited liability company ("Grantor"), whose address is 1 Pepsi Way, Somers, New York 10589, , does hereby grant, bargain, sell and convey unto ADMIRAL BEVERAGE CORPORATION, a Wyoming corporation ("Grantee"), whose address is 821 Pulliman Avenue, Worland, Wyoming 82401, all of Grantor's right, title and interest in and to the real property located in Canyon County, Idaho, legally described as follows:

See Schedule I attached hereto and incorporated herein by this reference

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

TO HAVE AND TO HOLD the Property, with its all and singular appurtenances unto Grantee, and Grantee's heirs, successors and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this deed, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this deed free from encumbrances made or suffered by the Grantor, or any person claiming under Grantor, subject, however, to those exceptions set forth on Schedule II attached hereto and incorporated herein by this reference.

DATED effective the 18th day of May, 2014.

[Signature page follows]

2014-017898	
RECORDED	
05/19/2014 03:27 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=6 MBROWN	\$25.00
TYPE: DEED	
FIRST AMERICAN TITLE AND ESCROW	
ELECTRONICALLY RECORDED	

BOTTLING GROUP, LLC

By: Cynthia M. Poggiogalle

Name: Cynthia M. Poggiogalle

Title: Director of Real Estate

STATE OF NEW YORK)

COUNTY OF DUTCHESS)

) ss. POUGHKEEPSIE
)

On this 16 day of May, 2014, before me, Lisa Buglione, a Notary Public in and for said State, personally appeared Cynthia M. Poggiogalle, known or identified to me to be the Director of Real Estate of Bottling Group, LLC, a Delaware limited liability company, and acknowledged to me that she executed the within instrument on behalf of said limited liability company.

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

Lisa Buglione

Notary Public

My commission expires _____

LISA AMEO Buglione
Notary Public, State of New York
No. 01AM6213996 Ulster
Qualified in Dutchess County
Commission Expires November 23, 2017

SCHEDULE I OF DEED

LEGAL DESCRIPTION

See Attached

PARCEL A:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A" AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 200421866, RECORDS OF CANYON COUNTY, IDAHO, AND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 10, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 10 BEARS SOUTH 00°12'00" EAST 2647.42 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SECTION 10, SAID WESTERLY BOUNDARY ALSO BEING THE CENTERLINE OF NORTHSIDE BOULEVARD, SOUTH 00°12'00" EAST 80.11 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY NORTH 89°53'52" EAST 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID NORTHSIDE BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°53'52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF BIRCH LANE 902.12 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 00°00'00" EAST 1110.43 FEET; THENCE SOUTH 89°56'06" WEST 630.65 FEET TO AN IRON PIN ON THE NORTHEASTERLY RIGHT-OF-WAY OF THE NORTHERN PACIFIC RAILROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY NORTH 19°27'20" WEST 811.42 FEET TO SAID EASTERLY RIGHT-OF-WAY OF NORTHSIDE BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 00°12'00" WEST 344.45 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND BEING A PORTION OF PARCEL "B" AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 200421866, RECORDS OF CANYON COUNTY, IDAHO, AND SITUATED IN THE NORTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, OF SECTION 10, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 10 BEARS SOUTH 00°12'00" EAST 2647.42 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SECTION 10, SAID WESTERLY BOUNDARY ALSO BEING THE CENTERLINE OF NORTHSIDE BOULEVARD, SOUTH 00°12'00" EAST 80.11 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY NORTH 89°53'52" EAST 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID NORTHSIDE BOULEVARD; THENCE CONTINUING NORTH 89°53'52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF BIRCH LANE 902.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°53'52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF BIRCH LANE 341.21 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORCO WAY; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID WESTERLY RIGHT OF WAY SOUTH 00°13'00" EAST 371.50 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY SOUTH 89°53'52" WEST 342.62 FEET; THENCE NORTH 0°00'00" WEST 371.50 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND BEING A PORTION OF PARCEL "C" AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 200421866, RECORDS OF CANYON COUNTY, IDAHO, AND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 10, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 10 BEARS SOUTH 00°12'00" EAST 2647.42 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SECTION 10, SAID WESTERLY BOUNDARY ALSO BEING THE CENTERLINE OF NORTHSIDE BOULEVARD, SOUTH 00°12'00" EAST 80.11 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY NORTH 89°53'52" EAST 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID NORTHSIDE BOULEVARD; THENCE CONTINUING NORTH 89°53'52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF BIRCH LANE 1243.33 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORCO WAY; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°13'00" EAST 371.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°13'00" EAST 370.32 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY SOUTH 89°56'06" WEST 344.02 FEET; THENCE NORTH 00°00'00" WEST 370.09 FEET; THENCE NORTH 89°53'52" EAST 342.62 FEET TO THE POINT OF BEGINNING.

PARCEL D:

A PARCEL OF LAND BEING A PORTION OF PARCEL "D" AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 200421866, RECORDS OF CANYON COUNTY, IDAHO, AND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 10, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 10 BEARS SOUTH 00°12'00" EAST 2647.42 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SECTION 10, SAID WESTERLY BOUNDARY ALSO BEING THE CENTERLINE OF NORTHSIDE BOULEVARD, SOUTH 00°12'00" EAST 80.11 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY NORTH 89°53'52" EAST 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID NORTHSIDE BOULEVARD; THENCE CONTINUING NORTH 89°53'52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF BIRCH LANE 1243.33 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORCO WAY; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°13'00" EAST 741.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°13'00" EAST 368.83 FEET, THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY SOUTH 89°56'06" WEST 345.41 FEET; THENCE NORTH 00°00'00" WEST 368.83 FEET; THENCE NORTH 89°56'06" EAST 344.02 FEET TO THE POINT OF BEGINNING.

APN: 31034000 0 - Parcel A; 31033010 0 - Parcel B; 31033010A0 - Parcel C; 31030000 0 - Parcel D

Commonly known as: 8925 Birch Lane, Nampa, ID 83687

SCHEDULE II OF DEED

APPROVED EXCEPTIONS

1. Water or mineral rights, claims or title to water or minerals.
2. Protective Covenants, Conditions, Restrictions and/or Easements, and other matters imposed by instrument recorded January 13, 2004 as Instrument No. 200402005, of Official Records.
3. Record of Survey/Boundary Line Adjustment and Lot Split for Nagel Beverage Company
Recorded: April 23, 2004
Instrument No: 200421866, of Official Records.
4. An easement for public utilities and incidental purposes in favor of Idaho Power Company, a corporation
Recorded: May 19, 2004
Instrument No: 200426581, of Official Records.
(Affects Parcel A)
5. Terms, conditions, provisions and obligations set forth in that certain Agreement for Deferral of Curb, Gutter and/or Sidewalk Construction
Between: The City of Nampa and Nagel Beverage Co.
Recorded: December 14, 2004
Instrument No: 200468388, of Official Records. (Affects Parcel A)
6. Terms, conditions, provisions and obligations set forth in that certain Conditional Use Permit Agreement granted by the City of Nampa
Recorded: July 18, 2005
Instrument No: 200541746, of Official Records.
(Affects Parcel A)
7. Terms, conditions, provisions, easements and obligations set forth in that certain Agreement for Permanent Easement
Between: Nagel Beverage Company and the City of Nampa, Idaho
Recorded: August 25, 2005
Instrument No: 200552693, of Official Records. (Affects Parcel A)
8. Any taxes, fees, assessments or charges as may be levied by the Pioneer Irrigation District.

Any taxes, fees, assessments or charges as may be levied by the Municipal Irrigation District of the City of Nampa.
9. Such state of facts as a current, accurate survey of the Property would disclose as of the date hereof.



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

June 22, 2017

ADMIRAL BEVERAGE CORPORATION
821 PULLIMAN AVE
WORLAND WY 82401

RE: Notice of Ownership Change in Water Right No's: 63-32001, 63-32002 & 63-32202

Dear Applicants,

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you. The Department has modified its records to reflect the change in ownership and has enclosed computer-generated reports for your records.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the Department does not review the history of water use to determine if the right has been forfeited 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 Sections 42-222 and 42-223, Idaho Code.

Please note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within 120 days of the change. Change reporting forms are available from any office of the Department, or at www.idwr.idaho.gov.

Thank you for your patience and cooperation. Please call (208)334-2190 if you have any questions concerning the enclosed information.

Sincerely,

Chad Jones
Office Specialist II
Western Regional Office

Enclosures