

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
JUL 13 2016
DEPT OF WATER RESOURCES
SOUTHERN REGION

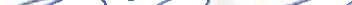
1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
37-22248	Yes ☐		Yes ☐		Yes ☐
37-22249	Yes ☒		Yes ☐		Yes ☐
it # 37-23017	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Stevens Family Ranch, LLC, c/o W. Grant Stevens and Sheri Eagle Stevens
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): CGP, LLC, c/o Preston Ziegler
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|---|----------------|--------------|--------------|
| <u>471 East 10th Street, Suite B-12</u> | <u>Ketchum</u> | <u>ID</u> | <u>83340</u> |
| <u>Mailing address</u> | <u>City</u> | <u>State</u> | <u>ZIP</u> |
- 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: _____.
6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
 - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
 - New lessor(s) of record will receive payment after the following rental season.
- SUPPORT DATA**

7. This form must be signed and submitted with the following **REQUIRED** items: IN FILE # 37-22248
- 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.

8. Signature: 	Manager/Member, CPG, LLC	5-27-16
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	<u>DM</u>	Date	<u>7-13-2016</u>	Receipt No.	<u>SD35592</u>	Receipt Amt.	<u>\$125-</u>
Approved by		Processed by		Date			

Instrument # 635398

HAILEY, BLAINE, IDAHO
06-02-2016 12:09:01 PM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - KETCHUM
JOLYNN DRAGE Fee: \$16.00
Ex-Officio Recorder Deputy: CWB
Electronically Recorded by Simplifile

WHEN RECORDED MAIL TO:

CGP, LLC
c/o Preston Ziegler
P.O. Box 41
Ketchum, Idaho 83340 574314

WARRANTY DEED

<u>Grantor</u>	<u>Grantee</u>
Stevens Family Ranch, LLC, a Delaware limited liability company, c/o W. Grant Stevens and Sheri Eagle Stevens, whose address is 4644 Lincoln Blvd, Ste 552, Maria Del Rey, California 90292	CGP, LLC, a Idaho limited liability company, c/o Preston Ziegler, whose address is P.O. Box 41, Ketchum, Idaho 83340

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the Grantor hereby sells and forever transfers to the Grantee all of Grantors' right, title and interest in the real property described as follows:

Lot 1A in Block 1 of LOTS 1A & 2A, BLOCK 1, STEVENS FAMILY RANCH LLC, according to the official plat thereof, recorded as Instrument No. 634960, records of Blaine County, Idaho.

TOGETHER WITH all of Idaho Department of Water Resources Decreed Water Right No. 37-22248, a total of 0.32 cfs (16 inches) and 0.12 cfs (6 inches) of Decreed Water Right No. 37-22249 appurtenant to the real property. Grantor expressly excepts from this transfer and retains the balance of water right 37-22249 which remains appurtenant to the real property and will be later transferred therefrom by Grantor.

TOGETHER WITH AND INCLUDING any and all other appurtenances that relate or otherwise pertain thereto.

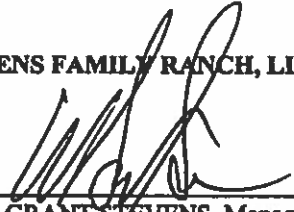
TO HAVE AND TO HOLD the foregoing described property unto the Grantee and its successors and assigns forever.

The Grantor hereby covenants that the Grantor is the owner in fee simple of the foregoing property; that they are free and clear of any and all mortgages, liens, or other encumbrances, except those of record in the records of Blaine County, Idaho, current taxes, ordinances and federal and state rights and reservations, including, without limitation, patents, oil, gas and minerals; and that the Grantor will warrant and defend the same from any and all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor hereunto sets their hand this 31 day of May, 2016.

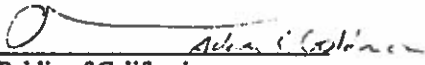
WARRANTY DEED - 1

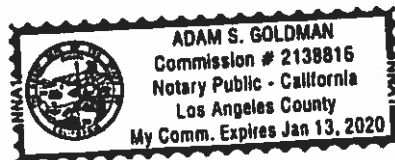
STEVENS FAMILY RANCH, LLC

BY 
W. GRANT STEVENS, Manager/Member

STATE OF California)
COUNTY OF Los Angeles) ss.

On this 1st day of June, in the year of 2016, before me, the undersigned, personally appeared W. Grant Stevens, known or identified to me (or proved to me), to be the manager or a member of Stevens Family Ranch, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.


Notary Public of California
Residing at: Los Angeles
Commission Expires: 01-13-2020

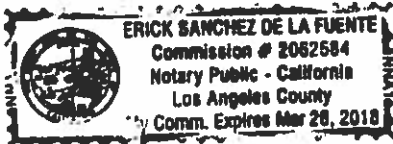


STEVENS FAMILY RANCH, LLC

BY *Sheri Eagle Stevens*
SHERI EAGLE STEVENS, Manager/Member

STATE OF California)
COUNTY OF Los Angeles)ss.

On this 27th day of May, in the year of 2016, before me, the undersigned, personally appeared Sheri Eagle Stevens, known or identified to me (or proved to me), to be the manager or a member of Stevens Family Ranch, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

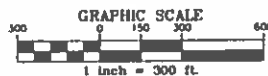


[Signature]
Notary Public of California
Residing at: Los Angeles, CA
Commission Expires: 03-28-2018

A LOT LINE SHIFT PLAT SHOWING LOTS 1A & 2A, BLOCK 1, STEVENS FAMILY RANCH LLC

WHEREIN THE LOT LINE COMMON TO LOTS 1 & 2 IS SHIFTED AS SHOWN
LOCATED WITHIN SECTIONS 15, 16 & 21, T.2N., R.18E., B.M., BLAINE COUNTY, IDAHO

MAY 2016



SCALE: 1" = 300'

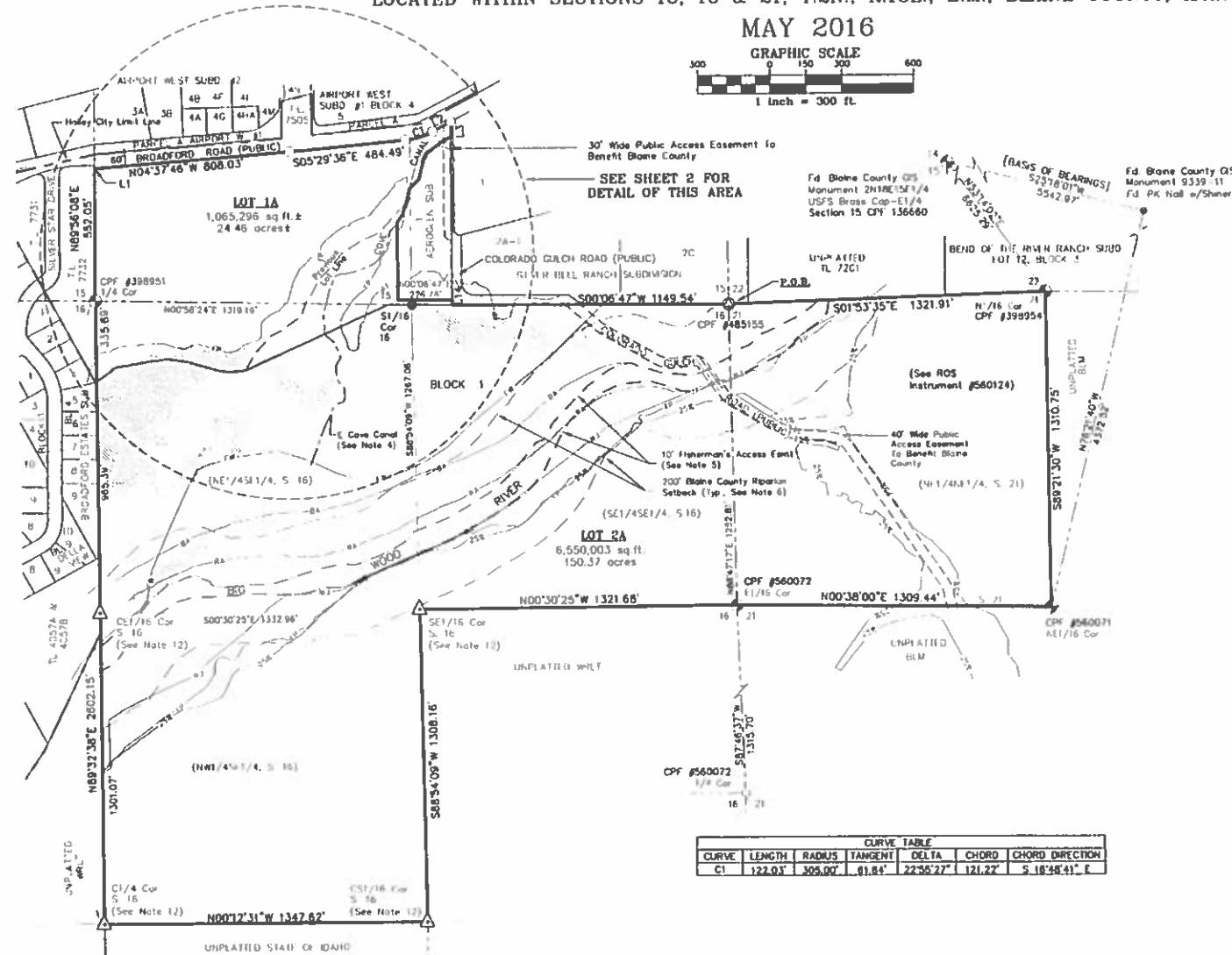
LEGEND

- Property Boundary
- Lot Line
- Previous Lot Line
- Adjoining Property Line
- Hayley City Limit Line
- Approximate Ordinary High Water Line
- Existing Easement Per Original Plat
- 200' Riparian Setback Line
- Section Line
- 1/4 & 1/16 Section Line
- QIS Survey Tie
- 2010 FEMA 100-Year Floodplain Line
- 2010 FEMA Floodway Line
- Blue (Low Hazard) Avalanche Line
- Red (High Hazard) Avalanche Line
- 25% Slope Line
- Found Brass Cap
- Found Aluminum Cap
- Found 1" Rebar
- Found 5/8" Rebar
- Found 1/2" Rebar
- Found PK Nail and Shiner
- Calculated Point, Not Set
- Set 5/8" Rebar - PLS 13260
- Point of Beginning
- Witness Corner
- Surveyed Wetland Area

See Sheet 3 of 4 for Plat Notes

LINE	LENGTH	BEARING
L1	8.72'	N 121°15' W
L2	83.27'	S 28°08'31" E
L3	63.37'	N 89°50'48" E
L14	20.00'	N 89°50'48" E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	122.03'	505.00'	61.84'	22°56'27"	121.22'	S 18°48'41" E



HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

5-12-2016

Date

South Central Public Health District



Brian D. Yeager, P.L.S. 13260

LOTS 1A & 2A, BLOCK 1,
STEVENS FAMILY RANCH LLC

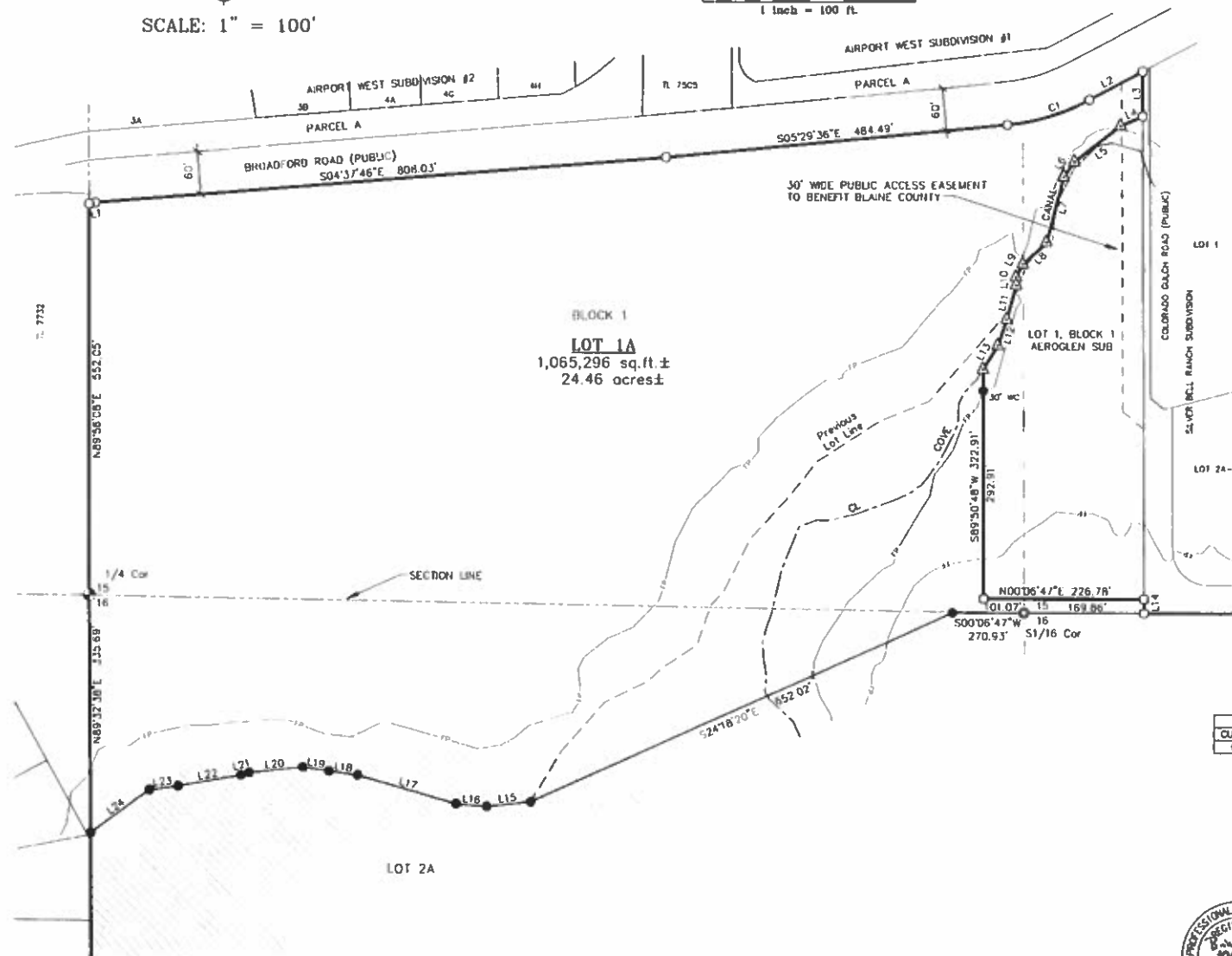
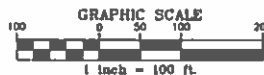
GALENA ENGINEERING, INC.
HARLEY, IDAHO

SHEET 1 OF 4

Job No. 5589.03

A LOT LINE SHIFT PLAT SHOWING LOTS 1A & 2A, BLOCK 1, STEVENS FAMILY RANCH LLC MAY 2016

SCALE: 1" = 100'



LEGEND

- Property Boundary
- - - Adjoining Property Line
- - - Previous Lot Line
- - - Lot Line
- - - Existing Easement Per Original Plat
- - - Section Line
- - - 1/4 & 1/16 Section Line
- - - 2010 FEMA 100-Year Floodplain Line
- Found Aluminum Cap
- Found Brass Cap
- Found 1" Rebar
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 13260
- △ Calculated Point, Not Set
- WC Witness Corner
- Surveyed Wetland Area

SEE SHEET 3 OF 4 FOR PLAT NOTES

LINE	LENGTH	BEARING
L1	8.77'	N 12°08'15" W
L2	85.27'	S 28°08'31" E
L3	63.37'	N 82°50'48" E
L4	33.80'	S 23°18'28" E
L5	82.49'	S 37°34'01" E
L6	25.87'	S 54°32'41" E
L7	95.54'	S 75°08'51" E
L8	45.67'	S 43°07'18" E
L9	20.46'	N 61°41'55" W
L10	11.72'	S 89°05'28" W
L11	50.07'	N 74°32'31" W
L12	38.74'	S 71°08'40" E
L13	39.80'	S 57°31'44" E
L14	20.00'	N 89°20'49" E
L15	82.57'	N 08°20'12" E
L16	42.95'	N 04°28'48" E
L17	143.07'	N 18°07'03" E
L18	41.11'	N 07°54'21" E
L19	37.33'	N 08°34'25" E
L20	78.13'	N 08°08'32" W
L21	12.58'	N 18°53'45" W
L22	89.48'	N 09°47'03" E
L23	41.07'	N 07°43'42" E
L24	102.29'	N 36°20'38" W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	122.03'	305.00'	81.84'	22°58'27"	121.22'	S 18°49'41" E



Brian D. Yeager, P.L.S. 13260

LOTS 1A & 2A, BLOCK 1,
STEVENS FAMILY RANCH LLC

GALENA ENGINEERING, INC.
HAILEY, IDAHO

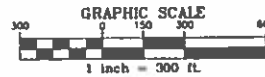
SHEET 2 OF 4

Job No. 5589 03

A LOT LINE SHIFT PLAT SHOWING LOTS 1A & 2A, BLOCK 1, STEVENS FAMILY RANCH LLC

WHEREIN THE LOT LINE COMMON TO LOTS 1 & 2 IS SHIFTED AS SHOWN
LOCATED WITHIN SECTIONS 15, 16 & 21, T.2N., R.18E., B.M., BLAINE COUNTY, IDAHO

MAY 2016



SCALE: 1" = 300'

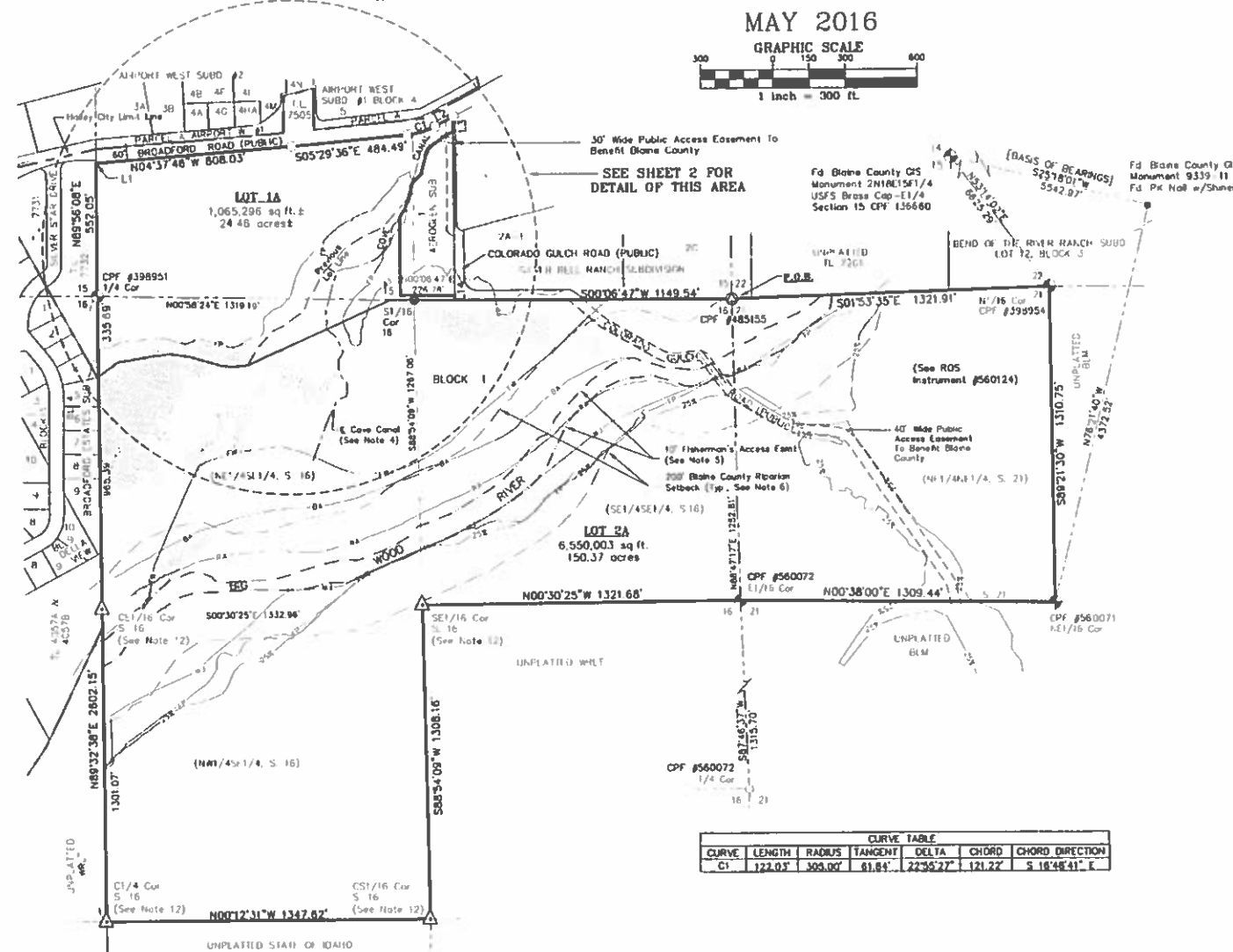
LEGEND

- Property Boundary
- Lot Line
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- Adjoining Property Line
- Hayley City Limit Line
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- Existing Easement Per Original Plat
- 200' Riparian Setback Line
- Section Line
- 1/4 & 1/16 Section Line
- OS Survey Tie
- 2010 FEMA 100-Year Floodplain Line
- 2010 FEMA Floodway Line
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- Red (High Hazard) Avalanche Line
- 25% Slope Line
- Found Brass Cap
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- Found 1" Rebar
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- Found 1/2" Rebar
- Found PK Nail and Shiner
- Calculated Point, Not Set
- Set 5/8" Rebar-PLS 13260
- Point of Beginning
- Witness Corner
- Surveyed Wetland Area

See Sheet 3 of 4 for Plat Notes

LINE	LENGTH	BEARING
L1	6.72'	N 12°59'15" W
L2	63.27'	S 28°06'41" E
L3	63.37'	N 89°50'48" E
L14	20.00'	N 89°50'48" E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	122.03'	505.00'	61.64'	22°35'27"	121.22'	S 10°46'41" E



HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

5-12-2016

Date

South Central Public Health District



Brian D. Yeager, P.L.S. 13260

LOTS 1A & 2A, BLOCK 1,
STEVENS FAMILY RANCH LLC

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 1 OF 4

Job No. 5589.03

A LOT LINE SHIFT PLAT SHOWING
LOTS 1A & 2A, BLOCK 1, STEVENS FAMILY RANCH LLC
MAY 2016

NOTES:

1. All new utilities shall be placed underground.
2. A ten (10') foot wide private and public utility easement is hereby granted on the edge of the access road right of way.
3. Pursuant to State regulations, maintenance and weed control for all lots are the responsibility of the developer until the lot/block is sold and thereafter the responsibility of the owners of the individual lots/blocks. The control program to be implemented by the responsible party will target those species designated on the Idaho Noxious Weed List. Mowing and manual removal are recommended, although biological control has been shown to be effective in eradicating knapweed.
4. A canal maintenance easement of adequate width for maintenance exists centered on the Cove Canal.
5. A possible 10 foot public non-motorized access easement, measured from the ordinary high water mark, is granted along both sides of the Big Wood River and shall move with the banks as they shift.
6. Riparian vegetation shall be maintained in its natural state. No building, development, or non riparian landscaping, except approved stream crossings and work associated with approved river bank restoration, shall occur within 200 feet of the ordinary highwater mark of the Big Wood River.
7. Wetlands exist on this property. Wetland areas are jurisdictional and subject to U.S. Army Corps of Engineers and Blaine County regulations and permit procedures prior to disturbance.
8. FLOODPLAIN NOTE. Portions of this property are subject to flood hazard. The floodplain area designated on this plat is considered by the Owner, the Blaine County and Galena Engineering, Inc. as reasonable for regulatory purposes. However, neither the Owner, Blaine County nor Galena Engineering, Inc. represents, guarantees, warrants or implies that areas outside the designated floodplain area are safe and free from floods or flood danger. Sheet flooding can and will occur and flooding may extend beyond the floodplain boundary lines identified hereon.
9. The lots contained in this plat are governed by the Floodplain Management District, contained in Blaine County Code Title 9, Chapter 17 to the extent they are affected by the floodplain as defined therein. A conditional use permit shall be obtained from Blaine County prior to issuance of a building permit. Further, said lot is subject to the regulations contained in the Riparian Setback District found in said Code Title 9, Chapter 17 which includes, but is not limited to, the prohibition of certain activities/uses in the required setback from the high water mark of the waterway. Potential buyers are advised to review said Code Title 9, Chapter 17 with respect with to the application of the Floodplain Riparian District regulations as well as all other regulations contained in said Ordinance.
10. At the time of this plat the Stevens Family Ranch LLC is covered by two Wood River Land Trust Conservation Easements. The first Conservation Easement covers the area west of the centerline of the Big Wood River, does not allow for any building construction, and is recorded under Instrument #554346, the second easement covers the property east of the centerline of the Big Wood River to the westerly property line of previous Lot 1, Stevens Family Ranch LLC and is recorded under Instrument #561012, records of Blaine County, Idaho.
11. The centerline of the Cove Canal is the boundary line between Aaruglen and Stevens Family Ranch LLC where it runs between the two properties. This centerline was not monumented by rebar and caps.
12. The SE1/16 corner, CS1/16 corner, and C1/4 corner of Section 16 are located on the face of Della Mountain and are inaccessible. The CE1/16 corner of Section 16 is located in the Big Wood River. These corners were not monumented as a part of this survey.
13. Septic systems shall be built with riser, out-flow filters and drainfield inspection ports on each system.
14. All domestic wells in this subdivision shall be metered. Domestic well water shall be limited to use on 1/2 acre.



Brian D. Yeager, P.L.S. 13260

LOTS 1A & 2A, BLOCK 1,
STEVENS FAMILY RANCH LLC

GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 3 OF 4

Job No. 5589.03

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners in fee simple of the following described parcel of land:

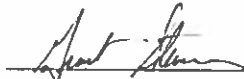
A parcel of land located within Sections 15, 16 & 21, Township 2 North, Range 18 East, B.M., Blaine County, Idaho and being more particularly described as follows:

Lots 1 and 2, Block 1, Stevens Family Ranch LLC

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that the individual lots described in this plat will be served by individual wells and not by any water system common to one (1) or more of the lots.

It is the intent of the owners to hereby include said land in this plat.

Stevens Family Ranch LLC, a Delaware Limited Liability Company



By: Grant Stevens, Managing Member

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF BLAINE } ss

On this 6th day of MAY, 2016, before me, a Notary Public in and for said State, personally appeared Grant Stevens, known or identified to me to be a member of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

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



Notary Public in and for said State

Residing in HAILEY, ID

My Commission Expires 5.15.16

SURVEYOR'S CERTIFICATION

I, Brian D. Yeager, a duly licensed Land Surveyor in the State of Idaho, do hereby certify that the foregoing plat is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.

Brian D. Yeager, P.L.S. 13260



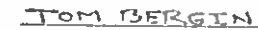
BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.


Sam Young, P.L.S. 1577
Blaine County Surveyor

BLAINE COUNTY PLANNING AND ZONING APPROVAL

The foregoing plat was approved by the Blaine County Planning and Zoning Administrator on this 28th day of APRIL, 2016.


Tom BERGIN
Administrator

BLAINE COUNTY COMMISSIONERS APPROVAL

The foregoing plat was approved by the Blaine County Board of Commissioners on this 26 day of April, 2016.


Chairman

BLAINE COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat is hereby approved this 12th day of May, 2016.


Blaine County Treasurer

BLAINE COUNTY RECORDER'S CERTIFICATE

Instrument # 834960
HAILEY, BLAINE, IDAHO
6-16-2016 \$1.00 per page No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE
JOLYNE DRAGAGE Fee: \$2.00
E.S. Office Recorder Deputy mpp
made by PLATS

LOTS 1A & 2A, BLOCK 1,
STEVENS FAMILY RANCH LLC

CALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 4 OF 4

Job No. 5589.03