

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 21 2017

DEPARTMENT OF
WATER RESOURCES

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?
65-587	Yes ☒	Yes ☒		Yes ☐	Yes ☐
65-587 + 65-23685	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: BOISE CASCADE WOOD PRODUCTS LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): WG EMMETT LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 300 NW 16TH ST FRUITLAND ID 83619
Mailing address City State ZIP
- 208-452-3801 DEASTMAN@WOODGRAIN.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: 02/14/2017
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. *Remove our portion from the Water Supply Bank.*

SUPPORT DATA

IN FILE # 65-587

8. Signature: [Signature] Manager 02/15/2017
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 VC Date 2/21/17 Receipt No. C103053 Receipt Amt \$100

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

Name on W-9 _____ Approved by _____ Processed by [Signature] Date 2-21-17

AFTER RECORDING MAIL TO:

WG Emmett LLC
300 NW 16th Street
Fruitland, ID 83619

Boise Cascade Company
Attn: Greg Sanders
1111 West Jefferson, Suite 300
Boise, Idaho 82702

WARRANTY DEED

File No.: **4101-2787569 (TD)**

Date: **February 13, 2017**

For Value Received, **Boise Cascade Wood Products, L.L.C., a Delaware limited liability company formerly known as Boise Building Solutions Manufacturing, LLC, a Delaware limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **WG Emmett LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **300 NW 16th Street, Fruitland Idaho 83619**, the following described premises, situated in **Ada County, Idaho**, described on Exhibit A attached hereto and by this reference made a part hereof ("Property").

TOGETHER WITH a surface water right diverted from the Payette River for 700.0 AF (annual volume), with a diversion rate of 1.76 CFS, from Water Right Certificate 65-587, attached hereto and incorporate herein as Exhibit B. Title to the remaining water shall remain with Grantor. Grantor shall submit any and all transfer applications to the Department of Water Resources to authorize a new point of diversion. Pumps and metering equipment are excluded from this deed.

This Property is conveyed subject to all easements, encumbrances, exceptions, restrictions and reservations of record.

Subject to the following conditions and declaration of restrictions:

Grantee, or its successors and assigns, shall not use the groundwater at the Property for domestic purposes. Use of the groundwater shall be limited to industrial use only.

Grantee, or its successors and assigns, shall limit the use of the Property to Light and/or Heavy Industrial purposes as defined in Gem County Zoning Regulations, as such regulations may be amended from time to time.

Grantee, or its successors and assigns, shall grant easements necessary for any required utilities, including but not limited to easements for installation, maintenance, and ingress and egress to and from the adjacent property. Such easement shall not unreasonably interfere with Grantee's, or its successors and assigns, operations.

TO HAVE AND TO HOLD the said premises, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN:

Warranty Deed
- continued

File No.: 4101-2787569 (TD)
Date: 01/18/2017

Boise Cascade Wood Products, L.L.C., a
Delaware limited liability company, f.k.a
Boise Building Solutions Manufacturing, LLC, a
Delaware limited liability company

043 By: [Signature]
Name

Dan Hutchinson
Title: CEO Wood Products

STATE OF Idaho)
COUNTY OF Ada)
ss.

On this 13 day of **February, 2017**, before me, a Notary Public in and for said State, personally appeared DAN HUTCHINSON of **Boise Cascade Wood Products, LLC**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they 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.

Terri Olson
Notary Public for the State of Idaho
Residing at: Meridian, ID
My Commission Expires: 6/29/17

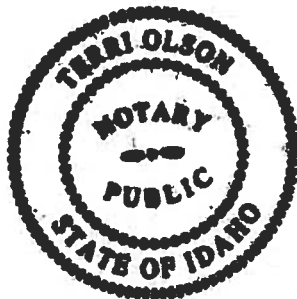


EXHIBIT A
LEGAL DESCRIPTION



1515 S. Shoshone St., Boise, ID 83705
Office (208)342-7957 Fax (208)342-7437

PARCEL A: LESS AND EXCEPTING

A portion of Government Lots 7 and 8 North of the Idaho Northern and Pacific Railroad Right-of-Way within Section 12, Township 6 North, Range 2 West, and a portion of Government Lot 3 North of the Idaho Northern and Pacific Railroad Right-of-Way within Section 7, Township 6 North, Range 1 West, Boise Meridian, Emmett, Gem County, Idaho, more particularly described as follows;

COMMENCING at a found 1/2" rebar with plastic cap stamped "FISCHER PLS 4108" at the Quarter Corner common to said Sections 12 and 7 as shown on Corner Record Instrument No. 280018, from which a found brass cap monument at the south Section corner common to said Sections 7, 18, 12, and 13 as shown on Corner Record Instrument No. 309880, bears South 00°32'34" West a distance of 2641.33 feet;
thence along the section line common to said Sections 12 and 7 North 00°58'12" East a distance of 1933.48 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612" at a point on the Government Meander line of the left bank of the Payette River as shown on Corner Record Instrument No. 280017;
thence along said Government Meander line, South 45°37'13" East a distance of 357.35 feet to a previously set 5/8" rebar with plastic cap stamped "FLSI PLS 7612" as shown on Corner Record Instrument No. 280016;
thence continuing along said Government Meander Line, South 69°26'56" East a distance of 202.83 feet to the southeasterly boundary of the parcel described in Warranty Deed Instrument No. 304956 the **POINT OF BEGINNING**, witnessed by a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612" that bears South 48°31'52" West, a distance of 24.83 feet;

- 1) thence leaving the Government Meander line of the left bank of the Payette River, South 48°31'52" West, a distance of 1,418.66 feet to a set 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
- 2) thence North 75°23'47" West, a distance of 1,466.83 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612" on Ordinary High Water Line as described in the Disclaimer of Interest Instrument No. 239286;
- 3) thence along the said Ordinary High Water Line as described in the Disclaimer of Interest Instrument No. 239286 the following twenty-five (25) courses:

1. North 30°18'55" East, a distance of 192.28 feet to a set 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
2. North 36°58'41" East, a distance of 470.73 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
3. North 41°02'20" East, a distance of 327.05 feet to a set 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
4. North 55°27'57" East, a distance of 343.85 feet to a set 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
5. North 77°13'12" East, a distance of 282.60 feet to a set 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
6. North 83°31'10" East, a distance of 228.13 feet to a set 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
7. North 86°46'11" East, a distance of 215.34 feet to a set 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
8. South 87°02'01" East, a distance of 229.28 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
9. South 87°56'56" East, a distance of 232.52 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
10. South 74°07'10" East, a distance of 194.95 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
11. South 11°31'55" West, a distance of 30.44 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
12. South 73°01'27" East, a distance of 34.78 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
13. North 27°57'47" East, a distance of 27.21 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
14. South 71°15'05" East, a distance of 242.75 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";

15. South 38°38'14" East, a distance of 277.73 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
 16. South 53°08'09" East, a distance of 250.78 feet to a set 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
 17. South 53°23'05" East, a distance of 130.47 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
 18. South 02°06'35" East, a distance of 37.25 feet to a set 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
 19. South 64°52'06" East, a distance of 64.43 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";
 20. South 32°50'55" East, a distance of 37.33 feet to the North end of a concrete headwall;
 21. along said concrete headwall, South 65°41'34" East, a distance of 1.89 feet;
 22. along said concrete headwall South 32°38'04" East, a distance of 12.62 feet;
 23. along said concrete headwall South 00°04'41" West, a distance of 26.41 feet;
 24. along said concrete headwall South 52°47'00" East, a distance of 9.32 feet to the South end of said concrete headwall;
 25. South 62°16'07" East, a distance of 146.23 feet to a set 5/8" rebar with plastic cap stamped "FLSI PLS 7612" on the Government Meander line of the left bank of the Payette River as shown on Corner Record Instrument No. 222632;
-
- 4) thence leaving said Ordinary High Water Line and continuing along said Government Meander line of the left bank of the Payette River, North 66°00'24" West, a distance of 466.37 feet to a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612" as shown on Corner Record Instrument No. 280015;
 - 5) thence continuing along said Government Meander line of the left bank of the Payette River, North 69°26'56" West, a distance of 330.70 feet to the **POINT OF BEGINNING.**

Containing 56.082 acres, more or less.

Less and excepting the land described in the Warranty Deed to Woodgrain Millwork Inc. recorded 2016-01-21 as Instrument number 340956 and more particularly described as follows:

A portion of Government Lot 8 North of the Idaho Northern and Pacific Railroad Right-of-Way within Section 12, Township 6 North, Range 2 West, and a portion of Government Lot 3 North of the Idaho Northern and Pacific Railroad Right-of-Way within Section 7, Township 6 North, Range 1 West, Boise Meridian, Emmett, Gem County, Idaho, more particularly described as follows;

Beginning at a found 1/2 inch rebar with plastic cap stamped "FISCHER PLS 4108" at the 1/4 corner common to said Sections 12 and 7 from which a found brass cap monument at the south Section corner common to said Sections, bears South 00°32'34" West a distance of 2641.33 feet;

thence along the section line common to said Sections 12 and 7 North 00°58'12" East a distance of 1933.48 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" at the **TRUE POINT OF BEGINNING** at a point on the Government Meander line of the left bank of the Payette River;

thence along said Government Meander line of the left bank of the Payette River the following courses and distances:

South 45°37'12" East a distance of 357.35 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

South 69°26'56" East a distance of 202.83 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence leaving said Government Meander Line, South 48°31'52" West a distance of 1143.09 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence South 90°00'00" West a distance of 253.92 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 05°41'55" East a distance of 300.00 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 84°18'05" West a distance of 249.51 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 09°42'33" East a distance of 788.18 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" at a point on the said Government Meander line of the left bank of the Payette River;

thence along said Government Meander line of the left bank of the Payette River North 67°44'59" East a distance of 270.00 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence continuing along said Government Meander line South 76°03'34" East a distance of 516.00 feet to the **TRUE POINT OF BEGINNING**;

The area contained within this description is 950,389 Square Feet (21.818 Acres), more or less.

The net area of the overall description is 1,492,564 Square Feet (34.264 Acres), more or less.

The Basis of Bearings for this description is between the found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" at the Center ¼ corner of Section 12, and the found ½ inch rebar with no cap (set plastic cap stamped "FLSI PLS 7612") at the South ¼ corner of said Section 12, which bears South 01°12'37" West as shown on Record of Survey Instrument #223000.

END OF DESCRIPTION

Subject to all easements, rights-of-way and restrictions of record, and not of record.
Refer to the Record of Survey to be recorded.
Any modification of this description shall render it void.



Fox Land Surveys, Inc.
Timothy J. Fox, President, PLS 7612

TJF:csi

W:\PROJECTS\2016\16105 BOISE CASCADE EMMETT.PR\PROJ\FLSI DOCS\DESCRIPTIONS\16105 PARCEL A L.F.SS AND
EXCEPTING 2017-02-09.DOC

EXHIBIT B

WATER RIGHT CERTIFICATE

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 65-587

2/27/2015

<u>Owner Type</u>	<u>Name and Address</u>
Attorney	BRUCE M SMITH MOORE SMITH BUXTON & TURCKE 950 W BANNOCK ST STE 520 BOISE, ID 83702 (208)331-1800
Current Owner	BOISE CASCADE WOOD PRODUCTS LLC PO BOX 50 BOISE, ID 83728 208-384-6161
Original Owner	BOISE CASCADE CORRUGATED CONTAINERS 1808 E CHISHOLM DR NAMPA, ID 83687 (208) 388-4184

Priority Date: 6/1/1916
Basis: Decreed
Status: Active
Water Supply Bank Status: Active

<u>Source</u>	<u>Tributary</u>
PAYETTE RIVER	SNAKE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
INDUSTRIAL	01/01	12/31	19.040 CFS	11,912.0 AF
	<u>Total Diversion</u>		19.040 CFS	11,912.0 AF

<u>Source and Point(s) of Diversion</u>		
PAYETTE RIVER	L12(SESW)	Sec. 6, Twp 06N, Rge 01W, GEM County
PAYETTE RIVER	L6(SENW)	Sec. 12, Twp 06N, Rge 02W, GEM County
PAYETTE RIVER	L3(NWNW)	Sec. 7, Twp 06N, Rge 01W, GEM County

Place Of Use
INDUSTRIAL within GEM County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
06N	02W	12	X	X	X	X				X									
			L8	L7	L7	L8				L6									

Conditions of Approval:

1. R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 65.
2. T18 Prior to diversion of water under this approval, the right holder shall provide a means of measurement and lockable controlling works for all authorized points of diversion. The means of measurement and controlling works must be suitable for control of the

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 65-587

2/27/2015

- diversions and acceptable to the watermaster.
3. WB4 The total instantaneous diversion of water from all points of diversion under Right 65-587 shall not exceed 19.04 cfs, nor total combined annual volume of 11,912.0 af.
 4. 020 Use of water under this right may be affected by an agreement between the protestant and the right holder.
 5. T07 The right holder shall accomplish the change authorized by this transfer within one (1) year of the date of this approval.
 6. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
 7. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.
 8. Industrial use is for log pond storage and sawmill use.

Comments:

1. psdaggs 5/28/2003 Transferred Right
This is now an approved transfer, transfer number = 69984
2. psdaggs 6/19/2003 Amended Transfer Approval
A Petition for Reconsideration was received & an Amended Transfer Approval for 69984 was issued on 06-19-2003. WR modified to reflect change in conditions.
3. mcase 6/23/2004 POD
Correlated PODID 574794 from SpatialDataID 341666 to SpatialDataID 293568
4. mcase 7/14/2004 POD
Correlated PODID 574791 from SpatialDataID 342324 to SpatialDataID 293569
5. nvaughan 5/11/2005 Water Supply Bank
Other rights used in same QQ owned by applicant are leased to the bank (65-585,589,7094). May need to provide evidence of availability of source prior to rental. Transfer 69984 required that 0.76 cfs of right be designed to provide conveyance water for
6. mciscell 3/11/2011 POD
Updated Shape
7. mciscell 3/11/2011 POD
PODID 574794 correlated from SpatialDataID 341666 to SpatialDataID 341665
8. jhersley 1/13/2015 POU
Updated Shape

Combined Use Limits

N/A

SubCase:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 65-587

2/27/2015

Water Supply Bank:

Lessor Name: BOISE CASCADE CORRUGATED CONTAINERS

Lease Status: Active

Lease Amount: Part

Rental Availability: All

Date Received: 1/9/2004

Lease Begin Date: 1/9/2004

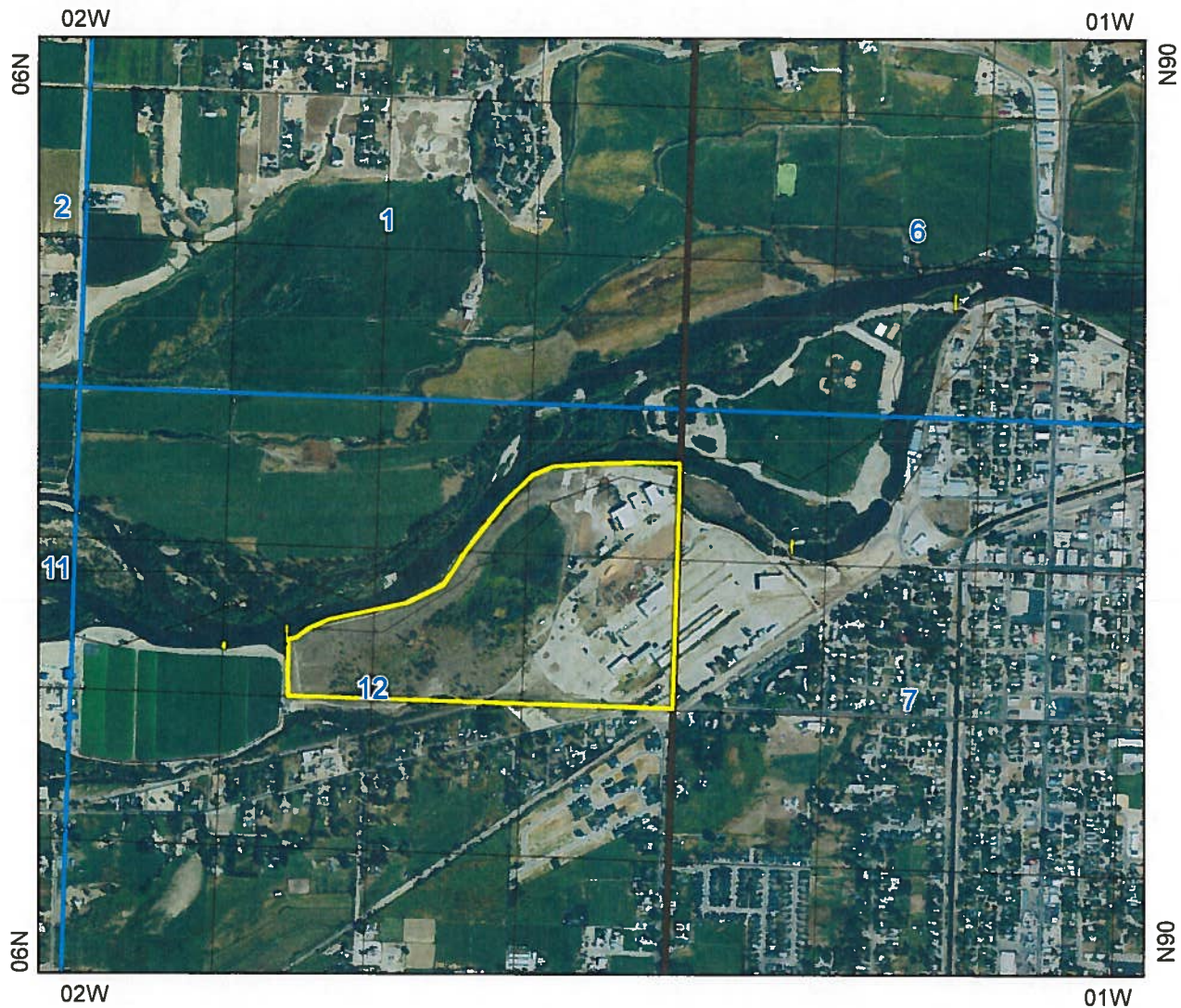
Expiration Date: INDEFINITE

State of Idaho
Department of Water Resources

Water Right 65-587

INDUSTRIAL

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.175 0.35 0.7 Miles



CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Filing fee: \$100 typed, \$120 not typed

Complete and submit the application in duplicate.

FILED EFFECTIVE

2017 JAN 23 PM 4:18

**SECRETARY OF STATE
STATE OF IDAHO**

1. The name of the limited liability company is:

WG Emmett 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:

300 NW 16th St.

(Street Address)

Fruitland, ID 83619

(Mailing Address, if different)

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

David Eastman

(Name)

300 NW 16th St., Fruitland, ID 83619

(Address cannot be a post office box or postal mail box.)

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

Darin Holderness

(Name)

300 NW 16th St., Fruitland, ID 83619

(Address)

(Name)

(Address)

(Name)

(Address)

(Name)

(Address)

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

300 NW 16th St., Fruitland, ID 83619

(Address)

Signature of organizer(s).

Signature: DPE

Printed Name: David Eastman

Signature: _____

Printed Name: _____

Secretary of State use only

IDAHO SECRETARY OF STATE

01/23/2017 05:00

CK:4511686 CT:172099 BH:1565259

1@ 100.00 = 100.00 ORGAN LLC #2

W177376