

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 26 2015

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?
22-7057	Yes ☒	Yes ☐	22-2294	Yes ☐	Yes ☐
22-2294	Yes ☒	Yes ☐	22-14216	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	22-14217	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	22-14218	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	22-14219	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	22-14220	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	22-14221	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	22-14222	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	22-14223	Yes ☐	Yes ☐

2. Previous Owner's Name: Riverside Farms
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Juniper View LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 680 North 2100 East St. Anthony ID 83445
Mailing address City State ZIP
- 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: September 21, 2015
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.

SUPPORT DATA

IN FILE # 22-2294

8. Signature: Robert L. Harris Robert L. Harris, Attorney October 22, 2015
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by 11 Date 10-26-2015 Receipt No. E041508 Receipt Amt. 200. -

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 JB Processed by CF Date 8/24/2016

No. W 134072	Due no later than Feb 28, 2015 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.		BRUCE CRAPO 680 NORTH 2100 EAST ST ANTHONY 83445
	JUNIPER VIEW LLC BRUCE K CRAPO 680 NORTH 2100 EAST ST ANTHONY ID 83445		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	BRUCE K CRAPO	680 NORTH 2100 EAST	ST. ANTHONY ID USA 83445
5. Organized Under the Laws of: ID W 134072	6. Annual Report must be signed.*		
	Signature: Bruce K. Crapo Name (type or print): Bruce K. Crapo		Date: 12/16/2014 Title: MANAGER
Processed 12/16/2014		* Electronically provided signatures are accepted as original signatures.	

WHEN RECORDED RETURN TO:
DuPre Stewart Taylor & Morris
P.O. Box 723
Rexburg, Idaho 83440

Microfilm No. **555176**
21 Day Sept 2015
At 2:04 O'Clock PM
ABBIE MACE
FREMONT CO RECORDER
Fee \$ 31 Deputy
Recorded at Request of
Lance Crapo

QUITCLAIM DEED

GRANTORS, Riverside Farms, an Idaho general partnership, (aka A Riverside Farms and Riverside Farms Partnership) and George M. Crapo for a good and valuable consideration the receipt whereof is hereby acknowledged, do REMISE, RELEASE, and forever QUITCLAIM, unto Juniper View LLC, an Idaho limited liability company, whose mailing address is 680 North 2100 East, St. Anthony, Idaho 83445, as GRANTEE, and to GRANTEE'S heirs, successors and assigns, forever, all the real property situated in Fremont County, Idaho described on the attached Exhibit A.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any manner appertaining thereto, including without limitation any and all water claims, water rights, ditch and ditch rights, canal and canal rights, water permits, water licenses, water storage rights, and water shares and stock in any applicable canal company or similar entity appertaining to all or any part of such property, the reversion and reversions, remainder and remainders, rents, issues, and profits of such property.

SUBJECT to all existing patent reservations, easements, rights of way, protective and restrictive covenants; all existing geothermal leases; and all zoning ordinances and applicable building codes, laws and regulations apparent or of record.

To have and to hold all and singular the premises, together with the appurtenances, to GRANTEE and to GRANTEE'S heirs, successors and assigns forever.

5 IN WITNESS WHEREOF, the said GRANTORS have executed this instrument this day of Sept, 2015.

[Signatures and Acknowledgments on following pages]

GRANTORS

Riverside Farms, an Idaho general Partnership (aka A Riverside Farms and Riverside Farms Partnership)

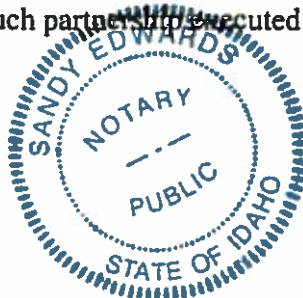
By: Unit 2 LLC, an Idaho limited liability company and General Partner

By: [Signature]
Richard L. Crapo, Manager

[Signature]
George M. Crapo

STATE OF IDAHO)
County of Fremont) ss

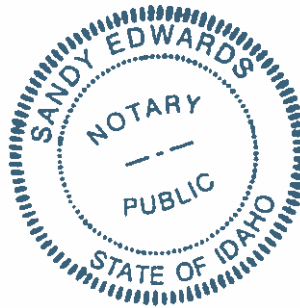
On this 9 day of September, in the year 2015, before me, Sandy Edwards, a Notary Public in and for said State, personally appeared Richard L. Crapo, known or identified to me (or proved to me on the oath of _____), to be the Manager of Unit 2 LLC, a General Partner of Riverside Farms (aka A Riverside Farms and Riverside Farms Partnership) the partnership that executed the instrument or the person who executed the instrument on behalf of said partnership, and acknowledged to me that such partnership executed the same.



[Signature]
Notary Public for Idaho
Residing at: Nevada
My Commission Expires: 1-29-2016

STATE OF IDAHO)
)
 County of Fremont) :ss

On this 8 day of September, in the year 2015, before me,
Sandy Edwards, a Notary Public in and for said State, personally appeared
 George M. Crapo, known or identified to me (or proved to me on the oath of
 _____), to be the person whose name is subscribed to the within instrument, and
 acknowledged to me that he executed the same.



Sandy Edwards
 Notary Public for Idaho
 Residing at: Newdale
 My Commission Expires: 1-29-2016

EXHIBIT A

Real Property DescriptionParcel 1 - Fields #12, #13, and Handlines

Part of Section's 14 and 23, Township 7 North, Range 41 East, B.M., Fremont County, Idaho described as:

Commencing at the South 1/4 corner of said Section 14, and running thence N00°25'58"W 3967.15 feet along the North-South Centerline of said Section 14 to the North line of the South 1/2 of the NE 1/4 of said Section 14; thence N89°53'17"E 267.17 feet along said North line to the Westerly Bank of the Enterprise Canal; thence along said Westerly Bank the following four (4) courses; (1) S20°14'36"E 146.16 feet; (2) S09°28'21"W 305.50 feet; (3) S03°51'10"E 177.54 feet; (4) S45°01'53"E 216.14 feet; thence S73°34'23"E 291.60 feet; thence S89°42'29"E 307.71 feet; thence S55°38'10"E 698.46 feet; thence N89°23'05"E 553.24 feet; thence N36°02'38"E 375.41 feet; thence N90°00'00"E 306.23 feet to the East line of said Section 14; thence S00°09'28"E 3013.57 feet along said Section line to a recovered Iron Rod marking the Southeast corner of said Section 14; thence S89°38'12"W 111.79 feet along the South line of said Section 14 to the Westerly Bank of the Enterprise Canal; thence along said Westerly Bank the following twenty six (26) courses; (1) S22°51'16"E 17.60 feet; (2) S11°06'11"E 33.17 feet (3) S23°10'28"E 73.42 feet; (4) S03°21'58"E 43.94 feet; (5) S18°24'08"W 32.73 feet; (6) S42°48'58"W 28.65 feet; (7) S48°55'40"W 239.18 feet; (8) S41°48'09"W 68.94 feet; (9) S19°11'23"W 57.98 feet; (10) S06°51'24"E 53.11 feet; (11) S22°10'59"E 59.90 feet; (12) S32°27'56"E 51.17 feet; (13) S51°57'13"E 47.72 feet; (14) S70°19'14"E 115.37 feet; (15) S54°12'03"E 49.09 feet; (16) S24°10'47"E 40.09 feet; (17) S02°04'48"W 39.10 feet; (18) S35°27'53"W 45.38 feet; (19) S50°46'23"W 72.01 feet; (20) S34°47'28"W 50.20 feet; (21) S14°41'45"W 41.80 feet; (22) S02°53'14"E 42.21 feet; (23) S12°17'09"E 337.95 feet; (24) S20°23'37"E 57.14 feet; (25) S32°35'36"E 56.30 feet; (26) S45°27'23"E 120.71 feet to the East line of said Section 23; thence S00°09'31"E 243.40 feet along said Section line to the Northerly Bank of the Teton River; thence along said Northerly Bank the following nineteen (19) courses; (1) N42°16'13"W 117.19 feet; (2) S88°15'49"W 99.18 feet; (3) N75°11'21"W 79.67 feet; (4) N66°28'10"W 106.66 feet; (5) N56°17'04"W 188.32 feet; (6) N51°28'03"W 172.43 feet; (7) N41°47'57"W 89.79 feet; (8) N33°43'09"W 212.54 feet; (9) N61°25'43"W 144.10 feet; (10) N54°34'27"W 206.78 feet; (11) N69°34'16"W 160.73 feet; (12) S88°44'58"W 198.03 feet; (13) N85°23'40"W 178.67 feet; (14) N88°09'16"W 178.19 feet; (15) S85°21'33"W 131.86 feet; (16) N63°47'35"W 122.89 feet; (17) N24°58'41"W 355.49 feet; (18) N22°21'27"W 450.33 feet; (19) N36°21'25"W 130.27 feet to the South line of said Section 14; thence S89°38'12"W 197.50 feet along said Section line to the Point of Beginning.

Parcel contains 240.31 acres, and is subject to Rights-of-Way and Easements of record.

Together with a nonexclusive, forty (40) foot wide Ingress-Egress Easement lying twenty (20) feet on both sides of the following described centerline:

Part of Section 14, Township 7 North, Range 41 East, B.M., Fremont County, Idaho described as:

Beginning at a point that is S89°54'04"W 20.00 feet along the Section line, from the North 1/4 corner of said Section 14, said point being the beginning of said Easement centerline, and running thence along said easement centerline S00°09'28"E 2310.31 feet to the end of said Easement centerline.

Provided, however, that the owner of the property described as Parcel 1 above shall not use the easement granted herein in any manner as to damage the property subject to the easement described above or crops growing or stored thereon or to unreasonably interfere with the use and enjoyment of the property subject to the easement described above by its owner. If the owner of the property described as Parcel 1 above, or its successor in interest, intentionally or negligently causes damage to the property subject to the easement described above or crops growing or stored thereon in using the easement granted herein, such owner, or its successor in interest, shall repair the damage at the expense of such owner, or its successor in interest. The easement granted herein shall run with the land and be a burden upon the property described in the easement above for the benefit of the Parcel 1 described above.

Parcel 2 - Fields #4 and Canyon Mini

Part of Section 24, Township 7 North, Range 41 East, B.M., Fremont County, Idaho described as:

Commencing at a recovered Department of the Interior, Bureau of Reclamation Brass Cap inscribed L.S. 699, marking the East 1/4 corner of said Section 24, and running thence S00°07'54"E 554.60 feet along the East line of said Section 24; thence N88°21'30"W 1751.82 feet to a point on a curve; thence along said curve to the left, 1286.84 feet; (Curve Data: Delta = 46°54'34", R = 1571.76 feet) chord bears S48°39'24"W 1251.20 feet to a point on the South line of the NE 1/4 of the SW 1/4 of said Section 24; thence S89°42'07"W 1244.10 feet along said South line to the SW corner of the NE 1/4 of said SW 1/4; thence N00°00'05"W 1317.36 feet along the West line of said NE 1/4 to the NW corner of said NE 1/4; thence N89°42'30"E 1319.91 feet along the North line of said NE 1/4 to the C1/4 corner of said Section 24; thence N55°13'31"W 208.80 feet; thence N78°30'40"W 361.80 feet; thence N27°27'56"W 374.32 feet; thence N08°51'05"E 290.89 feet; N25°50'51"E 556.07 feet; thence N25°47'38"E 343.31 feet; thence N23°24'56"E 674.82 feet to the West line of the NE 1/4 of said Section 24; thence N00°09'17"E 398.90 feet to a recovered Iron rod marking the North 1/4 corner of said Section 24; thence N89°42'14"E 790.99 feet; thence S00°17'46"E 303.82 feet; thence S27°33'43"E 256.85 feet; thence N89°42'14"E 257.86 feet; thence N00°17'46"W 532.13 feet to the North line of said Section 24; thence N89°42'14"E 910.63 feet; thence S00°17'46"E 195.16 feet; thence N89°42'14"E 522.54 feet to the East line of said Section 24; thence S00°07'54"E 2443.38 feet along the East line of said Section 24 to the Point of Beginning.

Parcel Contains 247.46 acres, and is subject to Rights-of-Way and Easements of record.

Subject to a nonexclusive, forty (40) foot wide Ingress-Egress Easement lying twenty (20) feet on both sides of the following described centerline:

Part of Sections 24 and 25, Township 7 North, Range 41 East, B.M., Fremont County, Idaho described as:

Beginning at a point that is S89°42'14"W 25.00 feet along the Section line, from the Northeast corner of said Section 24, said point being the beginning of said Easement centerline, and running thence along said easement centerline the following three (3) courses; (1) S00°07'54"E 2638.61 feet; (2) N89°42'30"E 5.00 feet; (3) S00°07'54"E 2778.70 feet to the end of said Easement centerline.

Said easement to run in favor of the owner of the property described on the attached Exhibit B and the owner of the property described on the attached Exhibit C. The owners of the properties described on Exhibit B and Exhibit C shall not use the easement granted herein in any manner as to damage the property described as Parcel 2 above or crops growing thereon or to unreasonably interfere with the use and enjoyment of the property described as Parcel 2 above by its owner. If the owner of the property described on Exhibit B or the owner of the property described on the attached Exhibit C intentionally or negligently causes damage to the property described as Parcel 2 above or crops growing thereon in using the easement granted herein, the owner or owners causing the damage shall repair the damage at said owner's or owners' expense. The easement described herein shall run with the land and be a burden upon the property described as Parcel 2 above for the benefit of the property described on Exhibit B and the property described on Exhibit C.

EXHIBIT B

Field #5

Part of Sections 24 and 25, Township 7 North, Range 41 East, B.M., Fremont County, Idaho described as:

Commencing at the Southeast corner of said Section 24, and running thence S00°07'54"E 89.85 feet along the East line of said Section 25 to a point on a curve, said curve being coincident with the outer irrigation limit of an existing irrigation pivot; thence along said curve to the left 1590.91 feet; (Curve Data: Delta = 70°35'07", R = 1291.38 feet) chord bears S55°14'23"W 1492.19 feet; thence N89°09'30"W 205.23 feet; thence N74°12'50"W 473.28 feet; thence N56°41'43"W 765.98 feet; thence N14°47'26"W 392.01 feet to the South 1/4 corner of said Section 24; thence S89°41'43"W 1312.73 feet along said Section line to the Southwest corner of the SE 1/4 of the SW 1/4 of said Section 24; thence N00°00'05"W 1317.36 feet along the West line of said SE 1/4 to the Northwest corner of said SE 1/4; thence N89°42'07"E 1244.10 feet along the North line of said SE 1/4 to a point on a curve; thence along said curve to the right 1286.84 feet; (Curve Data: Delta = 46°54'34", R = 1571.76 feet) chord bears N48°39'24"E 1251.20 feet; thence S88°21'30"E 1751.82 feet to the East line of said Section 24; thence S00°07'54"E 2083.94 feet along said Section line to the Point of Beginning.

Parcel contains 193.93 acres, and is subject to Rights-of-Way and Easements of record.

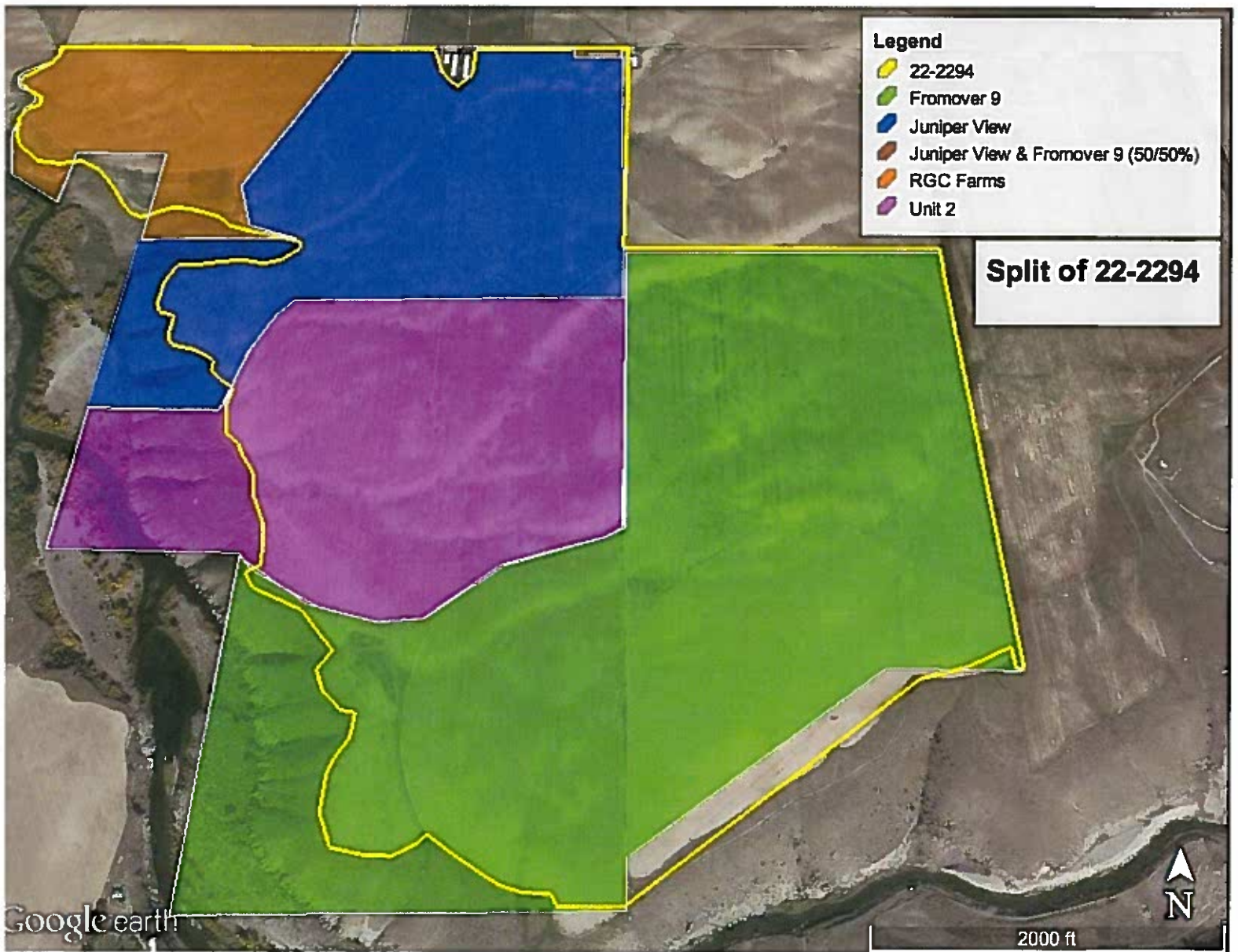
EXHIBIT C

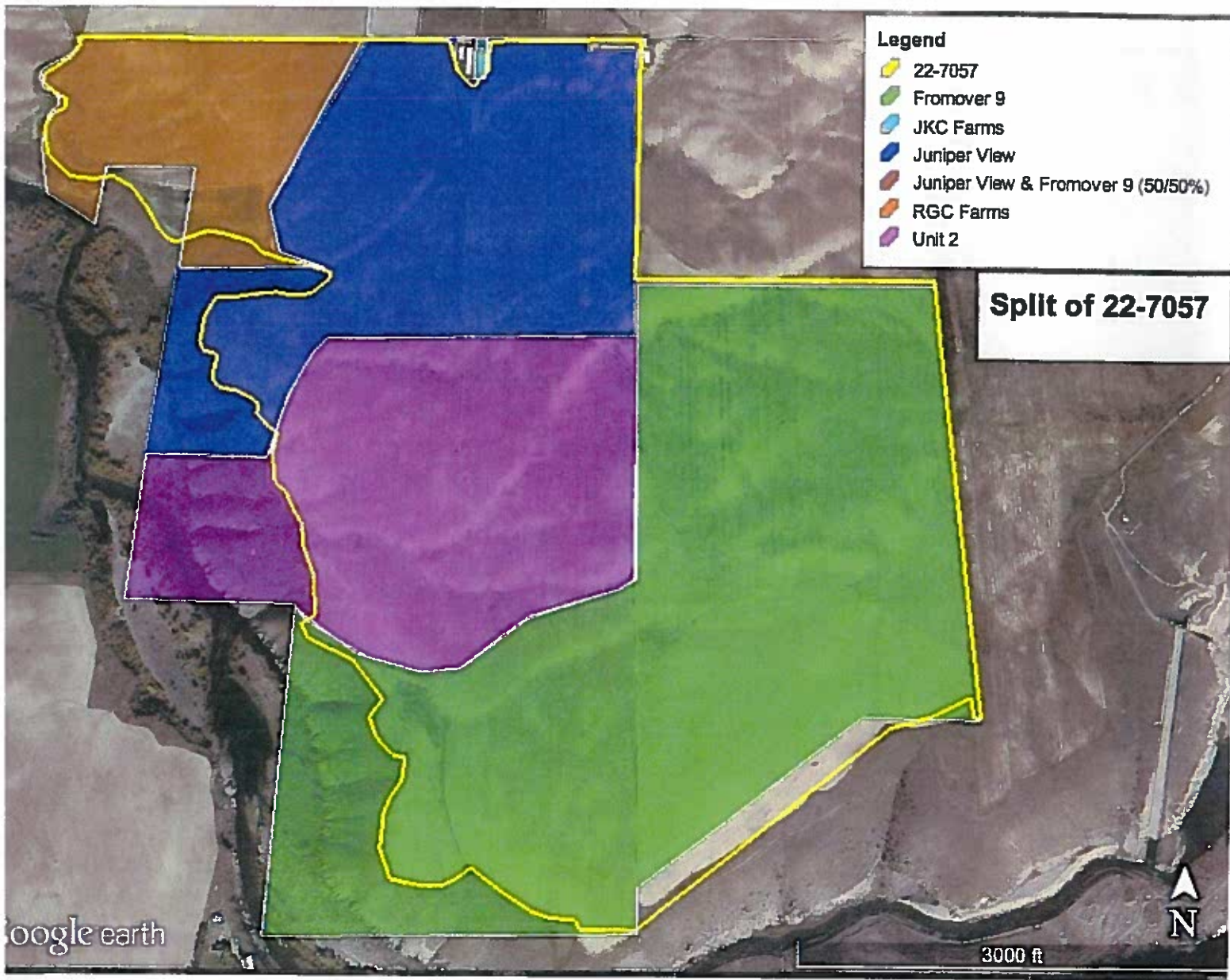
Fields #6, #7, and #8

Part of Section 25, Township 7 North, Range 41 East, B.M., and part of Sections 19 and 30, Township 7 North, Range 42 East, B.M., all situated in Fremont County, Idaho. More particularly described as:

Commencing at a recovered Department of the Interior, Bureau of Reclamation (BOR) Brass Cap, inscribed L.S. 699, marking the West 1/4 corner of said Section 19, and running thence N89°35'19"E 2565.64 feet along the North line of the SW 1/4 of said Section 19, to the Center 1/4 corner of said Section 19; thence S00°07'38"W 2626.69 feet along the East line of said SW 1/4 to a recovered Department of the Interior (BOR) Brass Cap marking the South 1/4 corner of said Section 19; thence S00°51'34"E 1128.65 feet (shown of record to be S00°50'33"E 1150.00 feet); thence S89°19'16"W 900.00 feet; thence S53°33'32"W 2070.06 feet to the recovered remains of a Department of the Interior (BOR) Right-of-Way Marker, coincident with the East line of said Section 25; thence S00°07'54"E 300.00 feet along said Section line to a recovered Department of the Interior (BOR) Brass Cap marking the East 1/4 corner of said Section 25; thence S89°53'51"W 2619.51 feet along the South line of the NE 1/4 of said Section 25 to the Center 1/4 corner of said Section 25; thence N00°17'09"W 2634.02 feet along the West line of said NE 1/4 to the North 1/4 corner of said Section 25; thence S14°47'26"E 392.01 feet; thence S56°41'43"E 765.98 feet; thence S74°12'50"E 473.28 feet; thence S89°09'30"E 205.23 feet to a point on a curve, said curve being coincident with the outer irrigation limit of an existing irrigation pivot; thence along said curve to the right 1590.91 feet; (Curve Data: Delta = 70°35'07", R = 1291.38 feet) chord bears N55°14'23"E 1492.19 feet to the East line of said Section 25; thence N00°07'54"W 89.85 feet along said Section line to the Southwest corner of said Section 19; thence N00°07'54"W 2638.54 feet along the West line of said Section 19 to the Point of Beginning.

Parcel contains 372.72 acres and is subject to Rights-of-Way and Easements of record.







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

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

August 26, 2016

Juniper View LLC
680 N 2100 E
St Anthony ID 83445

RE: Change of Ownership for Water Rights 22-2294 (Split into 22-2294 (Riverside), 22-14216 (Fromover), 22-14217 (Unit 2), 22-14218 (Juniper) & 22-14219 (RGC)) & 22-7057 (Split into 22-7057(Riverside), 22-14220 (Fromover), 22-14221 (Unit 2), 22-14222 (Juniper) & 22-14223(RGC))

Dear Water Right Holder:

The department acknowledges receipt of correspondence changing ownership and splitting the above referenced water right. The department has modified its records to reflect the changes and has enclosed computer-generated reports for your records.

Your portion of the water right has a specified point of diversion, nature of use and place of use. If you plan on changing any of these, including adding a new point of diversion, then an Application for Transfer on your portion of this right is required. If you do not plan on changing any items on your water right, then no further action is required at this time.

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 deliberately abandoned or 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 Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,

Jonie Barg
Technical Records Specialist

Enclosures

cc: Holden Kidwell Hahn & Crapo
Unit 2 LLC
Fromover 9 LLC
RGC Farms LLC