

RECEIVED

JUN 29 2015

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESWATER RESOURCES
WESTERN 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?
63-27473	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: Broadmore Country Club, Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Lets Golf, LLC ✓
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 151 W. Galvani Dr., Ste 100 Meridian ID 83642
Mailing address City State ZIP
- (208) 870-1040 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: April 20, 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

8. Signature: [Signature] ✓ Member 6/23/15
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 6/29/15 Receipt No. W043227 Receipt Amt. \$25⁰⁰

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 X Approved by [Signature] Processed by [Signature] Date 7/22/15

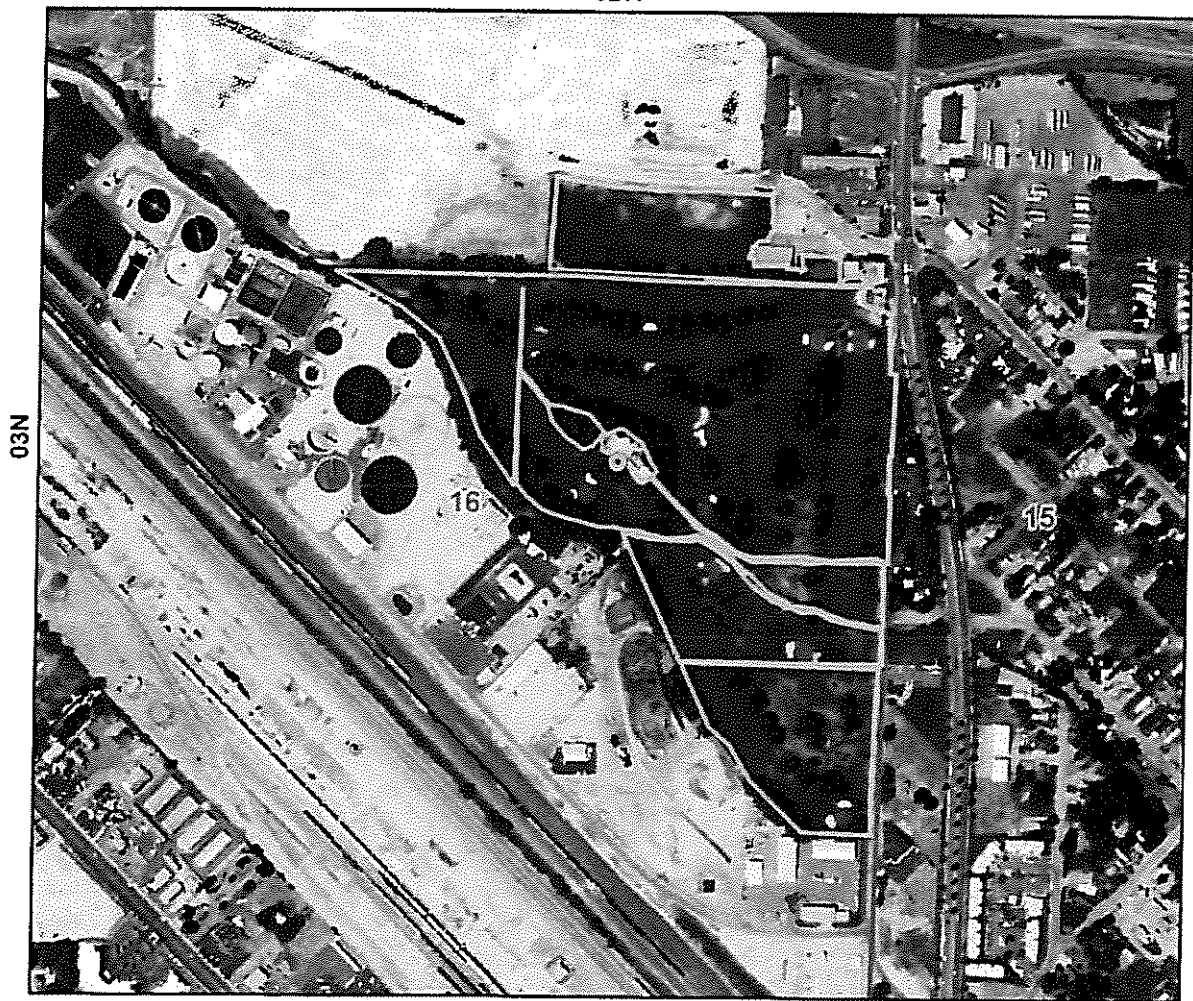
State of Idaho
Department of Water Resources

Water Right
63-27473

IRRIGATION

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.

02W



0 0.075 0.15 0.3 Miles

- ⑤ Point of Diversion
- Place Of Use Boundary
- ▬ Townships
- ▬ PLS Sections



Map produced on June 04, 2015

AFTER RECORDING MAIL TO:

Lets Golf LLC
151 W. Galvani Dr, Suite 100
Meridian, ID 83642

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

2015-013839	
RECORDED	
04/20/2015 04:20 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=6 BJBROWN	\$25.00
TYPE: DEED	
FIRST AMERICAN TITLE AND ESCROW	
ELECTRONICALLY RECORDED	

CORPORATE WARRANTY DEED

File No.: 4102-2372709 (KY)

Date: April 15, 2015

For Value Received, **Broadmore Associates, Inc.**, a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby grant, bargain, sell and convey unto **Lets Golf LLC, an Idaho limited liability company**, Grantee, whose address is **151 W. Galvani Dr, Suite 100, Meridian, ID 83642**, the following described real estate, to wit:

Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.

SUBJECT TO current years taxes, irrigation district assessments, public utility easements, subdivision and U.S. patent reservations.

TO HAVE AND TO HOLD the said premises, with their appurtenances, 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, and that Grantor will warrant and defend the same from all claims whatsoever.

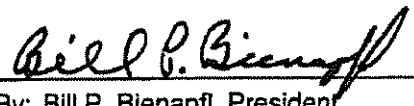
IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its President this 20th day of April, 2015.

APN: 13034000 0

Warranty Deed
- continued

File No.: 4102-2372709 (KY)
Date: 04/15/2015

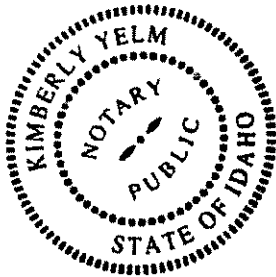
Broadmore Associates, Inc., an Idaho
corporation

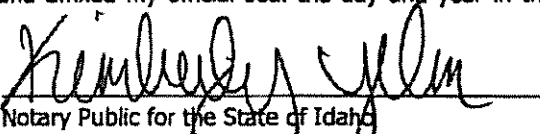

By: Bill P. Bienapfl, President

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 20th day of **April, 2015**, before me, a Notary Public in and for said State, personally appeared **Bill P. Bienapfl**, known or Identified to me to be the **President** of the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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 for the State of Idaho
Residing at: Meridian, ID
My Commission Expires 6/15/2019

APN: 13034000 0

Warranty Deed
- continued

File No.: 4102-2372709 (KY)
Date: 04/15/2015

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

A parcel being Lots 1, 2, and 4 of Block 2 of Broadmore Commercial Park First Addition as shown in Book 16 of Plats on Page 20, records of Canyon County, Idaho, a portion of the NE $\frac{1}{4}$ of Section 16, and a portion of the SE $\frac{1}{4}$ of Section 16, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said Section 16, from which a 5/8 inch diameter iron pin marking the northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 16 bears N 0°24'01" E a distance of 1324.14 feet;

Thence N 0°24'01" E along the easterly boundary of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 727.16 feet to a 5/8 inch diameter iron pin;

Thence leaving said easterly boundary N 89°45'13" W a distance of 25.00 feet to a point on the westerly right-of-way of N. Broadmore Way and the POINT OF BEGINNING;

Thence leaving said right-of-way N 89°45'13" W (formerly West) a distance of 224.00 feet to a 5/8 inch diameter iron pin;

Thence N 47°50'54" W (formerly N 47°57'15" W 372.43 and 52.56) a distance of 424.63 feet to a point;

Thence N 26°13'43" W (formerly N 26°05'10" W) a distance of 349.95 feet to a point;

Thence N 26°13'44" W (formerly N 26°05'10" W) a distance of 492.10 feet to a point on the centerline of Indian Creek;

Thence along said centerline of Indian Creek the following described courses:

Thence N 75°35'10" W a distance of 56.52 feet to a point;

Thence S 89°11'36" W a distance of 99.30 feet to a point;

Thence N 78°00'22" W a distance of 71.34 feet to a point;

Thence N 59°42'14" W a distance of 107.65 feet to a point;

Thence N 30°23'12" W a distance of 120.36 feet to a point;

Thence N 68°54'16" W a distance of 122.72 feet to a point;

Thence N 11°38'10" W a distance of 50.16 feet to a point;

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Warranty Deed
- continued

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Thence N 30°48'11" W a distance of 77.92 feet to a point;

Thence N 21°57'22" W a distance of 98.84 feet to a point;

Thence N 19°35'41" W a distance of 107.69 feet to a point;

Thence N 27°52'24" W a distance of 160.83 feet to a point;

Thence N 47°04'37" W a distance of 70.16 feet to a point;

Thence N 50°08'21" W a distance of 28.77 feet to a point;

Thence N 60°18'24" W a distance of 137.61 feet to a point;

Thence N 69°45'02" W a distance of 97.16 feet to a point;

Thence N 72°36'03" W a distance of 147.42 feet to a point;

Thence leaving said centerline S 89°47'35" E a distance of 153.36 feet to a 5/8 inch diameter iron pin marking the southwest corner of said Lot 4 of Block 2 of Broadmore Commercial Park First Addition;

Thence along the northerly boundary of said Lot 4 the following described courses:

Thence N 35°30'39" E a distance of 57.41 feet to a 5/8 inch diameter iron pin;

Thence S 89°48'06" E a distance of 86.00 feet to a 5/8 inch diameter iron pin;

Thence S 75°07'50" E a distance of 92.00 feet to a 5/8 inch diameter iron pin;

Thence S 87°02'43" E a distance of 239.00 feet to a 5/8 inch diameter iron pin;

Thence S 64°08'42" E a distance of 28.00 feet to a 5/8 inch diameter iron pin marking the southeast corner of said Lot 4;

Thence leaving said northerly boundary S 89°47'35" E (formerly S 89°47'30" E) a distance of 185.81 feet to a point;

Thence N 2°36'22" E (formerly N 02°36'44" E) a distance of 345.71 feet to a point on the extension of the northerly boundary of said Lot 2 of Block 2 of Broadmore Commercial Park First Addition and the southerly right-of-way of Shannon Drive;

Thence along said northerly boundary and the extension thereof, and said southerly right-of-way the following described courses:

Thence a distance of 455.21 feet along the arc of a 2705.00 foot radius non-tangent curve left, said curve having a central angle of 9°38'31" and a long chord bearing S 84°58'35" E a distance of 454.67 feet to a point;

Thence S 89°47'50" E a distance of 167.93 feet to a point;

Thence S 84°05'12" E a distance of 100.50 feet to a point marking the northwest corner of said Lot 1 of Block 2 of Broadmore Commercial Park First Addition;

Thence continuing along said southerly right-of-way and the northerly boundary of said Lot 1 the following described courses:

Thence S 89°47'50" E a distance of 11.95 feet to a point;

Thence a distance of 181.45 feet along the arc of a 250.00 foot radius curve right, said curve having a central angle of 41°35'04" and a long chord bearing S 69°00'18" E a distance of 177.49 feet to a point;

Thence S 48°12'45" E a distance of 102.10 feet to a point;

Thence a distance of 3.76 feet along the arc of a 330.00 foot radius curve left, said curve having a central angle of 0°39'10" and a long chord bearing S 48°32'20" E a distance of 3.76 feet to a point marking the northeasterly corner of said Lot 1;

Thence leaving said northerly boundary of Lot 1 and continuing along said southerly right-of-way a distance of 207.48 feet along the arc of a 330.00 foot radius curve left, said curve having a central angle of 36°01'22" and a long chord bearing S 66°52'36" E a distance of 204.08 feet to a point;

Thence continuing along said southerly right-of-way S 84°53'17" E (formerly S 84°52'57" E) a distance of 29.08 feet to a point;

Thence a distance of 27.38 feet along the arc of a 20.00 foot radius curve right, said curve having a central angle of 78°26'39" and a long chord bearing S 45°39'58" E a distance of 25.29 feet to a point on the westerly right-of-way of Northside Blvd;

Thence along said westerly right-of-way the following described courses:

Thence S 6°15'43" W a distance of 8.25 feet to a point;

Thence S 0°25'26" E a distance of 41.39 feet to a point;

Thence S 2°22'31" E a distance of 20.88 feet to a point on the southerly boundary of said NE ¼ of Section 16;

Thence S 89°47'12" E along said southerly boundary a distance of 1.89 feet to a point;

Thence S 4°31'22" E a distance of 206.57 feet to a point;

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- continued

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Thence S 8°28'10" E a distance of 35.15 feet to a point on the easterly boundary of said SE ¼ of Section 16;

Thence leaving said westerly right-of-way and along said easterly boundary S 0°23'32" W a distance of 139.96 feet to a point;

Thence leaving said easterly boundary N 89°35'39" W a distance of 25.00 feet to a point on the westerly right-of-way of N. Broadmore Ave.;

Thence along said westerly right-of-way S 0°23'31" W a distance of 943.74 feet to a point;

Thence continuing along said westerly right-of-way S 0°24'01" W a distance of 596.98 feet to the POINT OF BEGINNING.

APN: 13034000 0; 07996000 0; 07995000 0; 07994000 0



SPF WATER
ENGINEERING

June 25, 2015

RECEIVED

JUN 29 2015

WATER RESOURCES
WESTERN REGION

Angie Grimm
IDWR Western Region Office
2735 Airport Way
Boise, ID 83705

Subject: Ownership Change (63-27473)

Dear Angie,

Enclosed on behalf of Lets Golf, LLC, is an Ownership Change Notice for all of water right 63-27473.

Check No. 9385 for \$25 is enclosed for the filing fee. Thank you very much for your consideration and assistance in this matter. Please call Scott King if you have any questions.

Sincerely,

Lori Graves
Water Rights Specialist

Cc: Becky McKay

Enclosures

SPF file number: 451.0100



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

July 22, 2015

LETS GOLF LLC
151 W GALVANI DR STE 100
MERIDIAN ID 83642

RE: Notice of Ownership Change in Water Right No. 63-27473

Dear Applicants,

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right to you. The Department has modified its records to reflect the change in ownership and has enclosed a computer-generated report 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.

If you have any questions concerning the enclosed information, please feel free to contact this office at 208-334-2190.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Jones', is written over a horizontal line.

Chad Jones
Office Specialist II
Western Regional Office

Enclosures