

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
JUL 18 2014
DEPARTMENT OF
WATER RESOURCES

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?
63-31823- ³¹⁸²³ ₄₃₋₃₈₉₁₀	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: DONALD JENSEN & CHARLOTTE JENSEN
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BOEHM, LLC STAR 1, UNDIVIDED 50% INTEREST
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 400 Nelson Properties
Mailing address 400 West Hunt Sacramento CA 95864
Harte Rd City State ZIP
916-425-7677 dick@nelsonprop.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: _____
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.
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.

SUPPORT DATA

IN FILE #

63-31823

8. Signature: William Harte Member Boehm LLC 7-18-14
Signature of new owner/claimant Title, if applicable Date
- Signature: Richard Nelson Managing Member STAR LLC 7-18-14
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by CJ Date 4-25-14 Receipt No. C098748 Receipt Amt. 100
Approved by _____ Processed by John Date 7-25-14

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
APR 24 2014
DEPARTMENT OF
WATER RESOURCES

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?
63-31823	Yes ☒		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Donald Jensen & Charlotte Jensen
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): RIVER BIRCH LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 10933 TRADE CENTER DR Ranchos Cordova Calif 95670
Mailing address City State ZIP
- 916-635-4300
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: Nov. 29, 2005
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:
NA • 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.
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.

8. Signature: William Hunter / member River Birch member 4/22/2014
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 AS Date 4/25/14 Receipt No. C098748 Receipt Amt. \$100⁰⁰
Approved by _____ Processed by _____ Date _____

WARRANTY DEED

Order No.: AT-5000528133AK

FOR VALUE RECEIVED

River Birch LLC, an Idaho limited liability company,

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Boehm, LLC, an Idaho limited liability company, AND Star 1, an Idaho limited liability company,
each as to an undivided 50% interest, as tenants in common

whose current address is

10933 Trade Center Drive, #106, Rancho Cordova, CA 95670

the grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

Lot 2 in Block 1 and Lot 1 in Block 5 of The Trellis Subdivision, according to the official plat thereof, filed in Book 87 of Plats at Page(s) 9991 through 9996, Official Records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: November 29, 2005

River Birch, LLC, an Idaho limited liability company, BY Boehm, LLC, an Idaho limited liability company, its managing member

By: John Boehm, manager

By: William N. Carter, its managing member

State of Idaho }
County of Ada } ss.

On this 29th day of November, 2005, before me, Sue Bodine, a Notary Public in and for the State, personally appeared John Boehm known or identified to me to be the managers of Boehm, LLC an Idaho limited liability company, a Managing Member of River Birch, LLC, an Idaho limited liability, a Managing Member who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.

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

THERESA A. RUSH
NOTARY PUBLIC
STATE OF IDAHO

Notary Public, for the State of Idaho

Residing at:

Commission Expires: **Commission Expires 6-2-08**
Residing in Meridian, Idaho



105181108

WARRANTY DEED

Order No.: AT-5000528133AK

FOR VALUE RECEIVED

River Birch LLC, an Idaho limited liability company,

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Boehm, LLC, an Idaho limited liability company, AND Star 1, an Idaho limited liability company,
each as to an undivided 50% interest, as tenants in common *JEB*

whose current address is

10933 Trade Center Drive, #106, Rancho Cordova, CA 95670

the grantees(s), the following described premises, in Ada County, Idaho, TO WIT:

Lot 2 in Block 1 and Lot 1 in Block 5 of The Trellis Subdivision, according to the official plat thereof, filed in Book 87 of Plats at Page(s) 9991 through 9996, Official Records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: November 29, 2005

River Birch, LLC, an Idaho limited liability company, BY Boehm, LLC, an Idaho limited liability company, its managing member

John Boehm
By: John Boehm, manager

By: William N. Carter, its managing member

State of Idaho }
County of Ada } ss.

On this 29th day of November, 2005, before me, Sue Bodine, a Notary Public in and for the State, personally appeared John Boehm known or identified to me to be the managers of Boehm, LLC an Idaho limited liability company, a Managing Member of River Birch, LLC, an Idaho limited liability, a Managing Member who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.

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

SUE BODINE
NOTARY PUBLIC
STATE OF IDAHO

Sue Bodine
Notary Public for the State of Idaho
Residing at
Commission Expires 9-3-09
Residing in Boise, Idaho

State of Idaho
Department of Water Resources
Water Right License

63-31823

Water Service Area Boundary for Donald B Jensen

April 10, 2014



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

0 0.075 0.15 0.3 Miles

*Split JENSEN - 155 ac - we need to correct Jensen to Riverbank
Kandi - Trellis*



No. W 21002	Due no later than Oct 31, 2013 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			JOHN BOEHM 8150 W. BROOKSIDE LN BOISE ID 83714			
	1. Mailing Address: Correct in this box if needed. RIVER BIRCH LLC JOHN BOEHM 8150 W. BROOKSIDE LANE BOISE ID 83714		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	BOEHM LLC	8150 W. BROOKSIDE LN	BOISE	ID	USA	83714
MEMBER	STAR 1, LLC	C/O RICHARD NELSON 10933 TRADE CENTER DRIVE #106	RANCHO CORDOVA	CA	USA	95670
5. Organized Under the Laws of: ID W 21002		6. Annual Report must be signed.* Signature: John Boehm Name (type or print): John Boehm Date: 08/24/2013 Title: Manager				
Processed 08/24/2013		* Electronically provided signatures are accepted as original signatures.				

No. W 21001	Due no later than Oct 31, 2013 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.		JOHN BOEHM 8150 W. BROOKSIDE LN BOISE ID 83714			
	BOEHM LLC JOHN BOEHM 8150 W. BROOKSIDE LN BOISE ID 83714		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	JOHN BOEHM	8150 W. BROOKSIDE LN	BOISE	ID	USA	83703
MANAGER	WILLIAM CARTER	7878 USTICK RD STE A	BOISE	ID	USA	83704
5. Organized Under the Laws of:		6. Annual Report must be signed.*				
ID W 21001		Signature: John E. Boehm Name (type or print): John E. Boehm			Date: 08/24/2013 Title: Manager	
Processed 08/24/2013		* Electronically provided signatures are accepted as original signatures.				

No. W 44866	Due no later than Nov 30, 2013 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			JIM NELSON 140 S 18TH POCATELLO ID 83201 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
MEMBER	RICHARD NELSON	10933 TRADE CENTER DR #106	RANCHO CORDOVA CA USA 95670
5. Organized Under the Laws of: ID W 44866		6. Annual Report must be signed.* Signature: Richard Nelson Date: 10/02/2013 Name (type or print): Richard Nelson Title: General Partner	
Processed 10/02/2013		* Electronically provided signatures are accepted as original signatures.	