

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Transfer No. 79232

MINIMUM REQUIREMENTS CHECKLIST
TO BE SUBMITTED WITH APPLICATION FOR TRANSFER

RECEIVED**MAR 26 2014**

An application for transfer must be prepared in accordance with the minimum requirements listed below to be acceptable for processing by the Department. Incomplete applications will be returned. The instructions, fee schedule, Part 2A reports and additional Part 2B forms are available from any Department office or on the Department's website at www.idwr.idaho.gov.

Name of Applicant(s) Roy M Hoffman Jr.

Check whether each item below is *attached* (Yes) or *not applicable* (N/A) for the proposed transfer.

Yes N/A * Means the item is always required and must be included with the application.

- ☒ * Completed Application for Transfer of Water Right form, Part 1.
- ☒ * Signature of applicant(s) or applicant's authorized representative on Application for Transfer Part 1. Include evidence of authority labeled Attachment #3 (see below) if signed by representative.
- ☒ * Application for Transfer Part 2A. Attach a [Part 2A](#) report describing each water right in the transfer as currently recorded.
- ☐ ☒ Complete and attach an Application for Transfer [Part 2B](#) for each water right for which only a portion is proposed to be changed through this transfer application.
- ☒ * Application for Transfer Part 3A is always required (see Attachment #7a below); Parts 3B and 3C must be completed for transfer applications proposing to change the nature of use of the water right(s) or proposing changes to supplemental right(s).
- ☒ * Correct fee submitted with transfer application form. ([Fee schedule](#) is on website and instructions for application for transfer.)

Attachments to Application - Label each attachment with the corresponding number shown below as Attachment #1-9.

- ☐ ☒ #1 If the applicant is a business, partnership, organization, or association, and not currently registered in the State of Idaho as a business entity, attach documentation identifying officers authorized to sign or act on behalf of right holder. (See Part 1.)
- ☐ ☒ #2a Water Right ownership documentation if Dept. records do not show the applicant as the current water right owner. **
- ☐ ☒ #2b If the ownership of the water right will change as a result of the proposed transfer to a new place of use, attach documentation showing land and water right ownership at the new place of use. Include documentation for all affected land and owner(s).**
** Additional fee(s) required for water right ownership changes; see fee schedule.
- ☐ ☒ #3 Documentation of authority to make the change if the applicant is not the water right owner.
- ☐ ☒ #4 Power of Attorney or documentation providing authority to sign or act on the applicant's behalf. (See Part 1.)
- ☐ ☒ #5 If the transfer application proposes to change the point of diversion for a water right affecting the Eastern Snake Plain Aquifer (ESPA), attach the results of an ESPA analysis and a detailed mitigation plan to offset any depletions to hydraulically connected reaches of the Snake River. ESPA transfer spreadsheet and model grid labeled cells are available on the Department's website at www.idwr.idaho.gov/WaterManagement/WaterRights/WaterRightTransfers/resources.htm.
- ☐ ☒ #6 Notarized statement of agreement or a statement on official letterhead signed by an authorized representative from each lien holder or other entity with financial interest in the water right(s) or land affected by the proposed transfer. (See Part 1.5.c.)
- ☒ * #7a Attach a map identifying the proposed point(s) of diversion, place(s) of use, and water diversion and distribution system details as described on the application. Include legal description labels. If only a portion of the right is proposed to be changed, identify the current location of the part of the existing right(s) proposed to be changed. (See Part 3A.)
- ☒ ☐ #7b If the transfer application proposes to change the place or purpose of use of an irrigation right attach a Geographic Information System ([GIS](#)) shape file, or an aerial photo or other image clearly delineating the location and extent of existing acres and changes to the place of use.
- ☐ ☒ #8a If the transfer application proposes to change the nature of use or period of use for one or more rights, provide documentation describing the extent of historic beneficial use for the water rights proposed to be transferred and document how enlargement will be avoided. (See Part 3B.) Additional fee required for proposed changes to nature of use; see [fee schedule](#).
- ☐ ☒ #8b If the transfer application proposes to change the place of use of a supplemental irrigation right, provide documentation regarding the historic use of the supplemental right(s) and availability or reliability of the primary right(s) being supplemented, both before and after the proposed change. (See Part 3C.)
- ☐ ☐ #9 Other. Please describe: _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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MAR 26 2014

Department of Water Resources
Eastern Region

APPLICATION FOR TRANSFER OF WATER RIGHT PART 1

Name of Applicant(s) Roy M Hoffman Jr. Phone (208)940-0117

Mailing address 12631 Custer Rd, May, ID 83253 Email _____

- ☐ If applicant is not an individual and not registered to do business in the State of Idaho, attach documentation identifying officers authorized to sign or act on behalf of the applicant. Label it **Attachment #1**.
- ☐ Attach water right ownership documentation if Department records do not show the transfer applicant as the current water right owner. Label it **Attachment #2a**.
- ☐ If the ownership of the water right will change as a result of the proposed transfer to a new place of use, attach documentation showing land and water right ownership at the new place of use. Include documentation for all affected land and owner(s). Label it **Attachment #2b**.
- ☐ Attach documentation of authority to make the proposed change if the applicant is not the water right owner. Label it **Attachment #3**.

Provide contact information below if a consultant, attorney, or any other person is representing the applicant in this transfer process.

☒ No Representative

Name of Representative _____ Phone _____

Mailing address _____ Email _____

- ☐ Send all correspondence for this application to the representative and not to the applicant.
OR
- ☐ Send original correspondence to the applicant and copies to the representative.
- ☐ The representative may submit information for the applicant but is not authorized to sign for the applicant.
OR
- ☐ The representative is authorized to sign for the applicant. Attach a Power of Attorney or other documentation providing authority to sign for the applicant and label it **Attachment #4**.

I hereby assert that no one will be injured by the proposed changes and that the proposed changes do not constitute an enlargement in use of the original right(s). The information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval.

Roy M Hoffman Jr.
Signature of Applicant or Authorized Representative

Roy M Hoffman Jr.
Print Name and Title if applicable

3-24-14
Date

Signature of Applicant or Authorized Representative

Print Name and Title if applicable

Date

A. PURPOSE OF TRANSFER

- ☐ Change point of diversion
☐ Change nature of use

☒ Add diversion point(s)
☐ Change period of use

☒ Change place of use
☐ Other _____
- Describe your proposal in narrative form, including a detailed description of non-irrigation uses to justify amounts transferred (i.e. number of stock, etc.), and provide additional explanation of any other items on the application. Attach additional pages if necessary and label it **Part 1A.2**.
The proposed change in place of use reflects the footprint of a newly installed irrigation system. The system was installed to improve irrigation efficiency and to result in a benefit to ESA-listed fish species in the Pahsimeroi River Basin. A recently accomplished land exchange, allowed the POU to be shifted. The new POD is for stockwater only.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT

PART 1 Continued

B. DESCRIPTION OF RIGHTS AFTER THE REQUESTED CHANGES. IF THE RIGHTS ARE BEING SPLIT, DESCRIBE PORTIONS TO BE CHANGED AS THEY WOULD APPEAR AFTER THE REQUESTED CHANGES.

1.	Right Number	Amount (cfs/ac-ft)	Nature of Use	Period of Use	Source & Tributary
All or Part ☒ ☐	73-2A	6.8	Irrigation	04/01 to 10/31	Sulphur Creek, Pahsimeroi R.
☒ ☐	73-2A	0.14	Stockwater	01/01 to 12/31	Sulphur Creek, Pahsimeroi R.
☒ ☐	73-190	1.41	Irrigation	04/01 to 10/31	Pahsimeroi River, Salmon R.
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	

Total authorized under rights 8.21 cfs and/or _____ acre-feet.

2. Total amount of water proposed to be transferred or changed 8.21 cubic feet per second and/or _____ acre-feet per annum.

3. Point(s) of Diversion:

- ☐ No changes to point(s) of diversion are proposed - the following chart is therefore not completed. (Proceed to #4.)
- ☐ Attach Eastern Snake Plain Aquifer analysis if this transfer proposes to change a point of diversion affecting the ESPA.
Label it **Attachment #5**.

New ?	Lot	¼	¼	¼	Sec	Twp	Rge	County	Source	Local name or tag #
			NW	SE	13	14N	21E	Custer	Sulphur Creek	
x			NE	NE	13	14N	21E	Custer	Sulphur Creek	Stockwater only

4. Place of use: (If irrigation, identify with number of acres irrigated per ¼ ¼ tract.)

- ☐ No changes to place of use are proposed - the following chart is therefore not completed. (Proceed to #5.)

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
14N	21E	12													34.3	39.9	39.8	26.9	140.9
14N	21E	13	8	1.0															9.0
14N	22E	07									8.3	28	35.3	17					88.6
14N	22E	18					1.2	16.3											17.5
14N	21E	12													S			S	
Total Acres (for irrigation use)																			256

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT
PART 1 Continued

5. General Information:

- a. Describe the complete diversion system, including how you will accommodate a measuring device and lockable controlling works should they be required now or in the future:
The diversion system is a closed gravity system with a fish screen and a lockable controlling headgate. A flow meter is part of the new system. The stockwater system is a vertically installed perforated culvert in the bank with a sump system that feeds a small pipe serving corrals through a gravity system.
- b. Who owns the property at the point(s) of diversion? Parkinson (73-2A) and Big Creek Ranch LLC (73-190)
If other than the applicant, describe the arrangement enabling the applicant to access the property for the diversion system:
The irrigation POD for 73-2A was added in 2013 with the explicit permission of the landowner. The stockwater diversion is on applicant's property. There is a verbal agreement with Big Creek Ranch for the 73-190 diversion.
- c. Are the lands from which you propose to transfer the water right subject to any liens, deeds of trust, mortgages, or contracts?
If yes, ☒ Attach a notarized statement from the holder of the lien, deed of trust, mortgage or contract agreeing to the proposed changes on official letterhead signed by an authorized representative. Label it **Attachment #6**. List the name of the entity and type of lien: _____

- It is the applicant's responsibility to provide notice to lien holder, trustee, mortgagor, or contract holder of the proposed changes that may impact or change the value of the water rights or affected real property. Any misrepresentation of legal encumbrance on this application may result in rejection of the application or cancellation of an approval.
- d. Describe the effect on the land now irrigated if the place or purpose of use is changed pursuant to this transfer:
The transfer cleans up some up previous changes to the POU, with thirty eight previously un-irrigated acres now under pivot producing hay and a corresponding acreage that will be dried up.
- e. Describe the use of any other water right(s) for the same purpose or land, or the same diversion system as right(s) proposed to be transferred at both the existing and proposed point(s) of diversion and place(s) use:

- f. To your knowledge, has/is any portion of the water right(s) proposed to be changed:
Yes No
- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | undergone a period of five or more consecutive years of non-use, |
| ☐ | ☒ | currently leased to the Water Supply Bank, |
| ☐ | ☒ | currently used in a mitigation plan limiting the use of water under the right, or |
| ☐ | ☒ | currently enrolled in a Federal set-aside program limiting the use of water under the rights? |

If yes, describe:

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT PART 3

A. PLAT MAP (See Part 3A of Instructions for application for transfer for complete requirements.)

- ☒ Attach a map of the diversion, measurement, control, and distribution system. Label it **Attachment #7a**.
- ☒ If the transfer application proposes to change the place or purpose of use of an irrigation right attach a Geographic Information System ([GIS](#)) shape file, or an aerial photo or other image clearly delineating the location and extent of existing acres and changes to the place of use. Label it **Attachment #7b**. If the place of use currently consists of a permissible place of use, then the attachment is not required if the application contains a clear statement that the boundaries for the place of use are not proposed to be changed by the transfer and the total number of irrigated acres within the place of use before and after the transfer is clearly stated.

B. CHANGES IN NATURE OF USE (Water Balance)

- ☐ If you propose to change the nature of use or period of use of all or part of the right(s) listed in this application, attach documentation describing the extent of historic beneficial use of the portion of the right(s) proposed to be changed. Also attach documentation showing that the portion of the right(s) to be changed will not be enlarged in rate, volume, or consumptive use through the proposed change. Label it **Attachment #8a**.

C. PLACE OF USE CHANGES TO SUPPLEMENTAL IRRIGATION RIGHTS

- ☐ If you propose to change the place of use of a supplemental irrigation right, answer below and attach supporting documentation. Label it **Attachment #8b**.

Describe how the supplemental water rights have been used historically in conjunction with other water rights at the existing place of use. Describe the time during the irrigation season that the supplemental rights have been used. Include information about the availability or reliability of the primary right(s) being supplemented, both before and after the change. If the applicant is proposing to change a supplemental irrigation right to a primary right, provide the information required on Part 3B above:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

FOR DEPARTMENT USE ONLY

Transfer contains _____ pages and _____ attachments.

Received by _____ Date _____ Preliminary check by _____ Date _____

Fee paid \$580.00 Date 4/1/2014 Received by B/ake Receipt # E039679

Add'l fee paid _____ Date _____ Received by _____ Receipt # _____

**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A**

Current Water Right No.: 73-190

Current Owner: ROY M HOFFMAN JR
Priority Date: 5/1/1900
Origin: Water Right
Status: Active
Basis: Decreed

Source

PAHSIMEROI RIVER

Tributary

SALMON RIVER

Beneficial Use

IRRIGATION

From To

04/01 to 10/31

Total Diversion

Diversion Rate

1.41 CFS

1.41 CFS

Annual Volume

Location of Point(s) of Diversion

PAHSIMEROI RIVER

CUSTER County

SW1/4NE1/4NW1/4

Sec. 17, Twp 14N, Rge 22E B.M.

Place of Use

IRRIGATION Within CUSTER County

T14N R21E S12	NESE	26.00	T14N R21E S12	NWSE	39.00
T14N R21E S12	SWSE	40.00	T14N R21E S12	SESE	27.00
T14N R22E S7	NESW	18.10	T14N R22E S7	NWSW	34.20
T14N R22E S7	SWSW	40.00	T14N R22E S7	SESW	24.00
T14N R22E S18	NWNE	7.70			

Total Acres: 256

Conditions of Approval:

1. X27 This right is limited to the irrigation of 71 acres within the authorized place of use in a single irrigation season.
2. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
3. 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.
4. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion.
5. X35 Rights 73-2A , 73-190, and 73-12247 when combined shall not exceed the irrigation of 336 acres.
6. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7. 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.
8. 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. 73.
9. 004 This right does not grant any right-of-way or easement across the land of another.

Decreed Date: 10/15/2008

**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A**

Current Water Right No.: 73-2a

Current Owner: ROY M HOFFMAN JR
Priority Date: 5/1/1884
Origin: Water Right
Status: Active
Basis: Decreed

Source

SULPHUR CREEK

Tributary

PAHSIMEROI RIVER

Beneficial Use

From To

Diversion Rate

Annual Volume

STOCKWATER 01/01 to 12/31
IRRIGATION 04/01 to 10/31
Total Diversion

0.14 CFS
6.8 CFS
6.8 CFS

Location of Point(s) of Diversion

SULPHUR CREEK
CUSTER County

NW1/4SE1/4 Sec. 13, Twp 14N, Rge 21E B.M.

Place of Use

STOCKWATER Within CUSTER County

T14N R21E S12	NESE	T14N R21E S12	NWSE
T14N R21E S12	SWSE	T14N R21E S12	SESE
T14N R22E S7	NESW	T14N R22E S7	NWSW
T14N R22E S7	SWSW	T14N R22E S7	SESW
T14N R22E S7	NWSE	T14N R22E S7	SWSE
T14N R22E S18	NWNE		

IRRIGATION Within CUSTER County

T14N R21E S12	NESE	26.00	T14N R21E S12	NWSE	39.00
T14N R21E S12	SWSE	40.00	T14N R21E S12	SESE	27.00
T14N R22E S7	NESW	32.10	T14N R22E S7	NWSW	34.20
T14N R22E S7	SWSW	40.00	T14N R22E S7	SESW	40.00
T14N R22E S7	NWSE	14.10	T14N R22E S7	SWSE	35.60
T14N R22E S18	NWNE	8.00			

Total Acres: 336

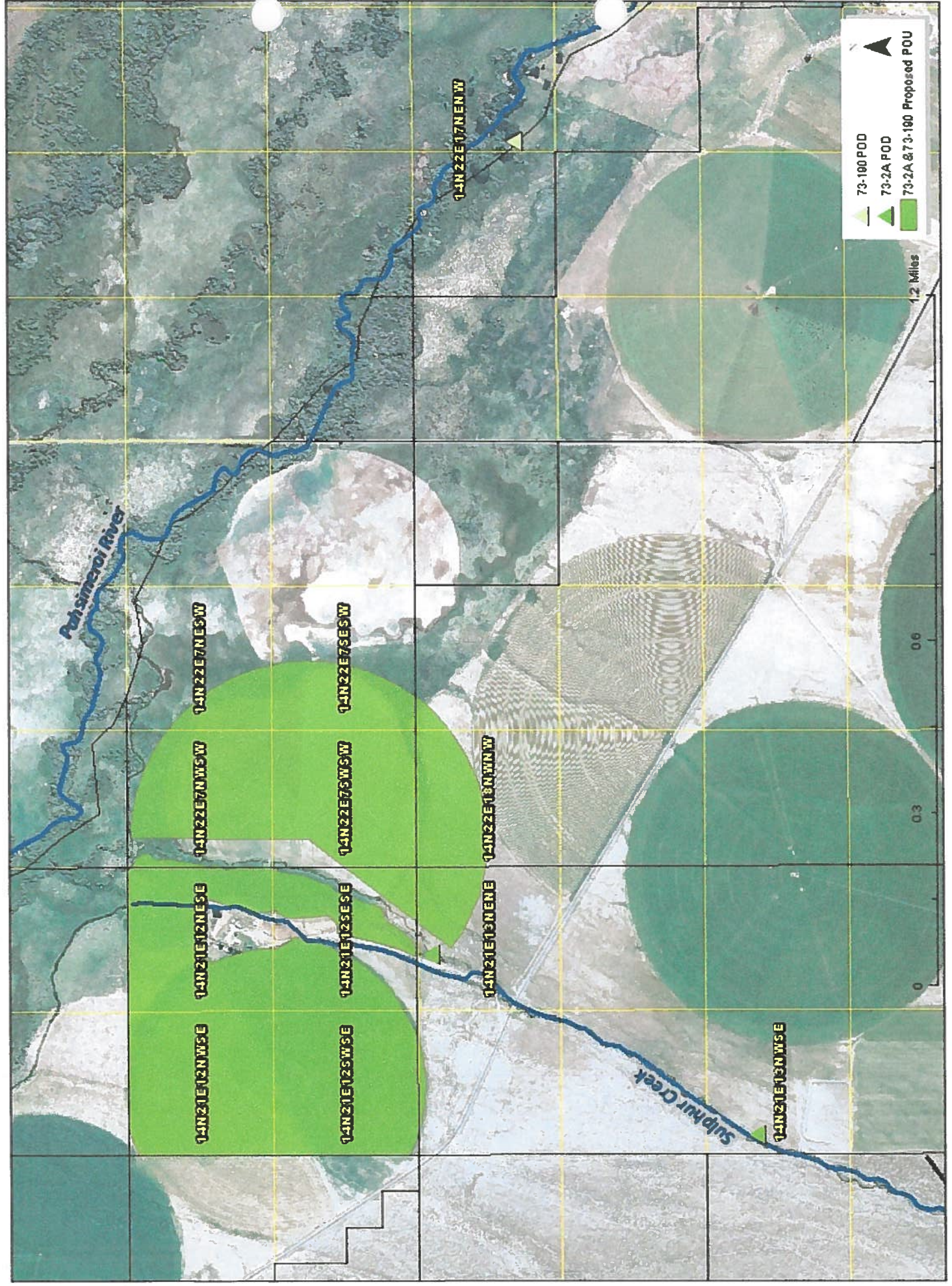
Page _____ of _____

Conditions of Approval:

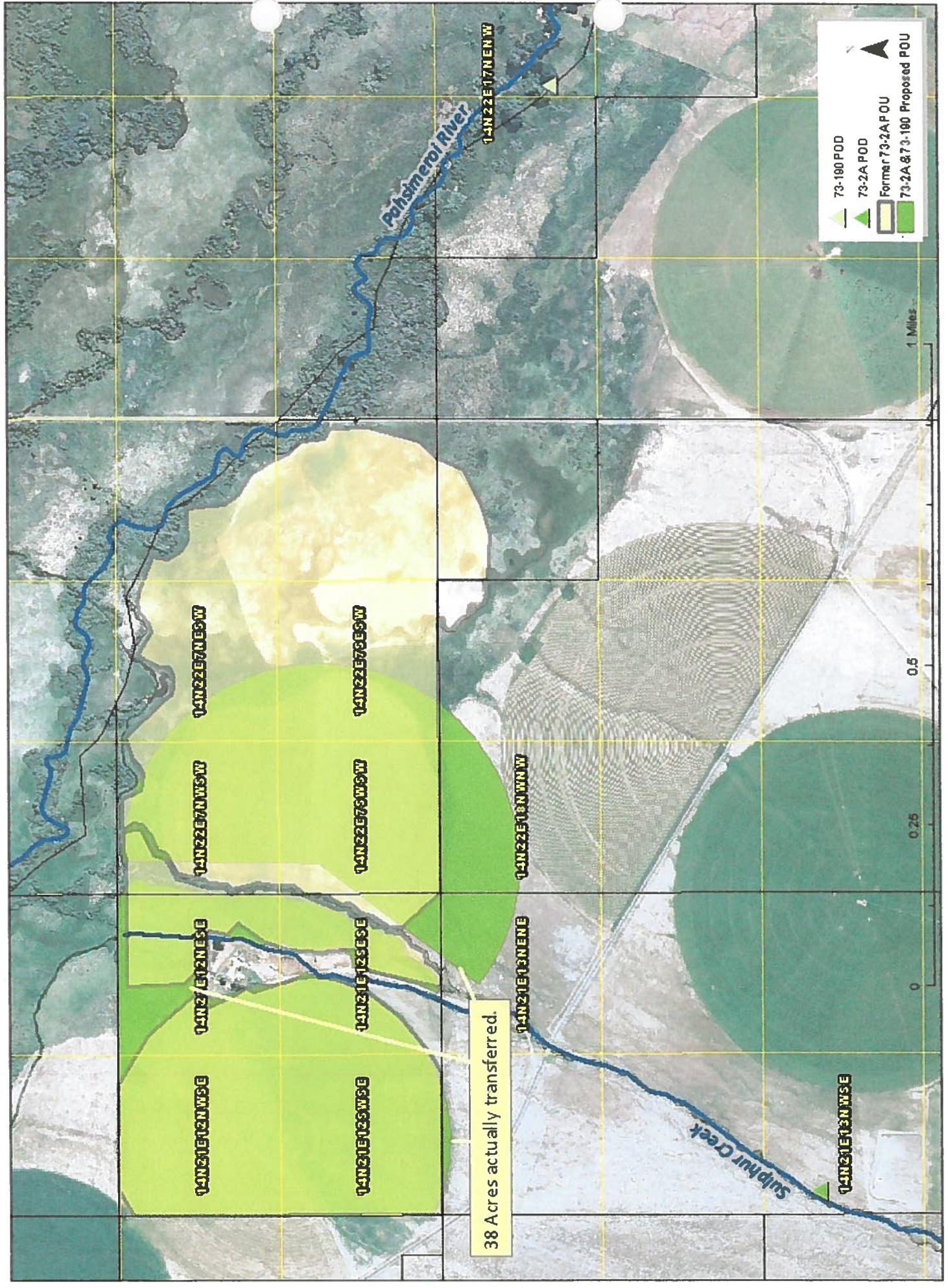
1. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
2. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
3. X35 Rights 73-2A and 73-190 when combined shall not exceed the irrigation of 336 acres.
4. 004 This right does not grant any right-of-way or easement across the land of another.
5. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversions.
6. 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. 73.
7. N08 The quantity of water decreed for this water right for stockwater use is not a determination of historical beneficial use.
8. 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.
9. N05 The quantity of water under this right for stockwater use shall not exceed 13,000 gallons per day.
10. 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.
11. X27 This right is limited to the irrigation of 256 acres within the authorized place of use in a single irrigation season.

Decreed Date: 10/15/2008

Attachment 7A/B - Water Right 73-2A and 73-190



Former POU compared to Proposed POU



STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

CHANGE IN ADDRESS

This form can be used to notify the Department of a change in
address of the owners of record for the listed water rights.

(Please print or type)

Water Right Number(s): 73-2A, 73-190

Name(s): Roy M Hoffman, Jr.

Old Mailing Address: HC 62 Box 2290
May, ID 83253

New Mailing Address: 12631 Custer Rd.
May, ID 83253

Telephone Number: (208) 940-0117

Email: _____

Signature(s) of Owner(s) Roy Hoffman Jr.

(Include your title if on behalf of company or organization.)

Date: _____

Send a signed original to your closest regional office:

IDWR Northern Region
7600 N. Mineral Dr., Suite 100
Coeur d'Alene, ID 83815-7763
(208) 762-2800

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082
(208) 334-2190

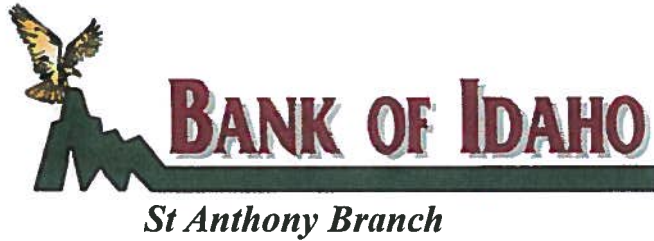
IDWR Eastern Region
900 N. Skyline Dr., Suite A
Idaho Falls, ID 83402-1718
(208) 525-7161

IDWR Southern Region
650 Addison Ave W, Suite 500
Twin Falls, ID 83301-5858
(208) 736-3033

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MAR 26 2014

Department of Water Resources
Eastern Region



March 18, 2014

Idaho Department of Water Resources
7600 Mineral Dr. Suite 100
Coeur d' Alene, Idaho 83815

Subject: Water rights 73-2A & 73-190 Ok to reconfigure RJ Hoffman

To whom it may concern:

The Bank of Idaho approves the proposed reconfiguration of the irrigated acreage under the Water Rights 73-2A and 73-190 relating to RJ Hoffman. It is understood that our lien on the Water Rights will not be jeopardized and will remain in effect.

Cordially,

David Scott
Bank of Idaho—St Anthony
Loan Officer



STATE OF IDAHO
COUNTY OF FREMONT
CITY OF ST ANTHONY

On this 18 day of March 2014,
before me a notary public in and for said State personally
appeared David A Scott

_____ known to me to be the
(person/persons) whose (name/names) (is/are) subscribed to
the within instrument and acknowledge to me that (he/she,they)
executed the same.

My Commission expires 12-22-17
Sawndy Withers

Bank of Idaho – St Anthony Branch
135 Bridge Street, St Anthony, Idaho 83445
Telephone (208) 624-4900



79 23 2

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Instrument # 295073 # Pages: 1
LEMHI COUNTY, Idaho
Dec 20, 2013 8:18:09 am Fee: \$ 10.00
For: ALLIANCE TITLE
TERRI J. MORTON, Recorder
EDWARDS, Deputy



ATEC # 209782
AMT # KE0070201

SPECIAL DEED FOR WATER RIGHT

For value received, ROY M. HOFFMAN, JR. ("Grantor"), whose address is HC 62, Box 2290, May, Idaho 83253, does hereby grant, bargain, sell, convey and assign unto BIG CREEK RANCH LLC, an Idaho limited liability company ("Grantee"), whose address is P.O. Box 5987, Ketchum, Idaho 83340-5987, the following described portion of Water Right No. 73-190 (hereinafter this portion is referred to as the "Water Right"):

Priority Date: May 1, 1900
Source: Pahsimeroi River, which is tributary to the Salmon River
Quantity: 1.59 cubic feet per second
Place of Use: 80.0 irrigated acres, within an 87.7 acre permissible place of use described as follows:
T14N R22E Sec 7 NESW 14.0 acres
SESW 16.0 acres
NWSE 14.1 acres
SWSE 35.6 acres
Sec 18 NWNE 8.0 acres

TO HAVE AND TO HOLD, the above-described portion of Water Right No. 73-190 unto the Grantee and its successors and assigns forever.

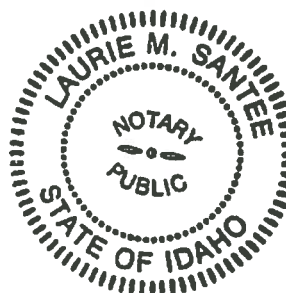
IN WITNESS WHEREOF, the Grantor has executed this instrument
this 18 day of December, 2013.

Roy M. Hoffman Jr.
Roy M. Hoffman, Jr.

State of Idaho)
County of Lemhi)ss

On this 18th day of December, 2013, before me, Laurie M Santee, a Notary Public in and for said State, personally appeared Roy M. Hoffman, Jr., known or identified to me to be the persons whose name is subscribed to the within Instrument, and acknowledged to me that he executed the same.

Laurie M Santee
Notary Public
Residing at: Salmon
Commission Expires: 6-19-2019



Special Deed for Water Right 73-190

Page 1

79232

Barg, Jonie

From: Bergendorf, Scott
Sent: Thursday, March 27, 2014 2:53 PM
To: Barg, Jonie
Subject: FW: GIS shapefile for Big Creek Ranch 73-190 POU
Attachments: 73_190_BCR_POU.dbf; 73_190_BCR_POU.sbn; 73_190_BCR_POU.sbx; 73_190_BCR_POU.shp; 73_190_BCR_POU.shx

From: Roxanne Brown [<mailto:RBrown@spfwater.com>]
Sent: Tuesday, March 11, 2014 2:10 PM
To: Bergendorf, Scott
Subject: GIS shapefile for Big Creek Ranch 73-190 POU

Scott,

I have attached a shapefile for the specific location of 73-190 on land now owned by Big Creek Ranch LLC. The remaining 7.7 acres in the NWNE, Section 18 still belong to Mr. Hoffman and will be moved off Big Creek Ranch land by transfer.

Thank you for your attention to this, and please call if you have any questions.

Roxanne Brown | Sr. Water Right Specialist

SPF Water Engineering, LLC
300 E Mallard Drive, Suite 350 | Boise, ID 83706
p. 208.383.4140 | f. 208.383.4156 | d. 208.489.2136
e. rbrown@spfwater.com | w. www.spfwater.com





Order No. 203782

/AMT #KE0070201

Instrument # 295072 # Pages: 2
LEMHI COUNTY, Idaho
Dec 20, 2013 8:18:08 am Fee: \$ 13.00
For: ALLIANCE TITLE
TERRI J. MORTON, Recorder
EDWARDS, Deputy

WARRANTY DEED



For Value Received,

Roy M. Hoffman Jr., a married man as his sole and separate property

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Big Creek Ranch, LLC., an Idaho Limited Liability Company

GRANTEE(s), whose address is: **P.O. Box 5987, Ketchum, ID 83340**

the following described real property, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

TO HAVE AND TO HOLD the premises with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 18 day of December, 2013.

Roy M. Hoffman Jr.
Roy M. Hoffman Jr.

State of Idaho)
)ss
County of Lemhi)

On this 18th day of December, 2013, before me, Laurie M. Santee, the undersigned Notary Public in and for said State, personally appeared Roy M. Hoffman Jr., known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Laurie M. Santee
Notary Public
Residing at: Salmon
Commission Expires: 6-19-2019



LEGAL DESCRIPTION

"EXHIBIT A"

PARCEL I:

A parcel of land located south of the Pahsimeroi River in the SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 7 and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, T. 14 N., R. 22 E. Boise Meridian, Custer County, Idaho, more particularly described as follows.

Commencing at the NW Corner of said Section 18 from which the N $\frac{1}{4}$ of Section 13, T. 14 N., R. 21 E. bears S 89°58'40" W 2640.96 ft., the Basis Of Bearing of this description, run thence S 71°20'11" E a distance of 2177.66 ft. to the POINT OF BEGINNING;

Thence N 01°19'40" W a distance of 3351.22 ft. to a point on the northerly boundary of the SW $\frac{1}{4}$ of said Section 7;

Thence S 89°49'36" E along said boundary a distance of 589.94 ft. to the C $\frac{1}{4}$ of said section;

Thence N 00°00'39" E along the westerly boundary of the NE $\frac{1}{4}$ of said section 270 ft. (more or less) to a point on the centerline of the Pahsimeroi River;

Thence in a SE direction following the centerline of the Pahsimeroi River to a point on the easterly boundary of the W $\frac{1}{2}$ E $\frac{1}{2}$ of said Section 7;

Thence S 00°02'22" W along said boundary a distance of 982 ft. (more or less) to the NE Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18;

Thence S 00°02'42" W along the easterly boundary of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 1321.85 ft. to the SE Corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence S 89°55'48" W along the southerly boundary of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 921.19 ft.;

Thence N 55°45'42" W a distance of 1105.44 ft. to the POINT OF BEGINNING.

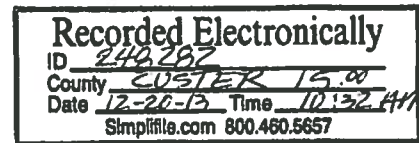
PARCEL II:

Township 14 North, Range 22 East, Boise Meridian, Lemhi County, Idaho.

Section 7: That portion of Southwest Quarter Northeast Quarter and that portion of West Half Southeast Quarter lying and being North and East of the Pahsimeroi River, Lemhi County, State of Idaho.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Instrument # 295073 # Pages: 1
LEMHI COUNTY, Idaho
Dec 20, 2013 8:18:09 am Fee: \$ 10.00
For: ALLIANCE TITLE
TERRI J. MORTON, Recorder
EDWARDS, Deputy



ATEC # 203782
AMT # KE0070201

SPECIAL DEED FOR WATER RIGHT

For value received, ROY M. HOFFMAN, JR. ("Grantor"), whose address is HC 62, Box 2290, May, Idaho 83253, does hereby grant, bargain, sell, convey and assign unto BIG CREEK RANCH LLC, an Idaho limited liability company ("Grantee"), whose address is P.O. Box 5987, Ketchum, Idaho 83340-5987, the following described portion of Water Right No. 73-190 (hereinafter this portion is referred to as the "Water Right"):

Priority Date: May 1, 1900
Source: Pahsimeroi River, which is tributary to the Salmon River
Quantity: 1.59 cubic feet per second
Place of Use: 80.0 irrigated acres, within an 87.7 acre permissible place of use described as follows:
T14N R22E Sec 7 NESW 14.0 acres
SESW 16.0 acres
NWSE 14.1 acres
SWSE 35.6 acres
Sec 18 NWNE 8.0 acres

TO HAVE AND TO HOLD, the above-described portion of Water Right No. 73-190 unto the Grantee and its successors and assigns forever.

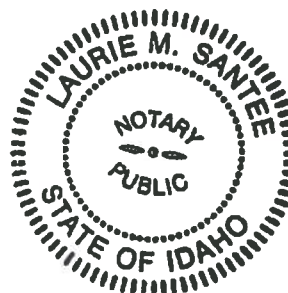
IN WITNESS WHEREOF, the Grantor has executed this instrument
this 18 day of December, 2013.

Roy M. Hoffman Jr.
Roy M. Hoffman, Jr.

State of Idaho)
County of Lemhi) ss

On this 18th day of December, 2013, before me, Laurie M Santee, a Notary Public in and for said State, personally appeared Roy M. Hoffman, Jr., known or identified to me to be the persons whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Laurie M Santee
Notary Public
Residing at: Salmon
Commission Expires: 6-19-2019



Special Deed for Water Right 73-190

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