

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
APR 18 2011

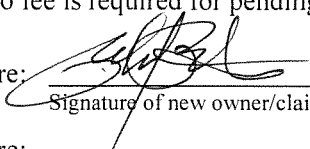
Notice of Change in Water Right Ownership IDWR/NORTHERN

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?
95-9253	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Rockford Bay Investments, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): The Ridge at Sun Up Bay Homeowner's Association, Inc.
Name of each new owner as listed on the conveyance document
The Ridge at Sun Up Bay Homeowner's Association, Inc.
New owner continued Name connector ☐ and ☐ or ☐ and/or
601 E. Front Ave, Suite 502
Mailing address
Coeur d'Alene ID 83814
City State ZIP
208-667-0517 n/a
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 5, 2011.
6. 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.

7. Signature:  President 4-7-11
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 cm Date 4-18-11 Receipt No. N026939 Receipt Amt. 25.00
Approved by _____ Processed by SL Date 4-26-11

Filed at the Request of:
LUKINS & ANNIS, P.S.
601 East Front Ave., Suite 502
Coeur d'Alene, Idaho 83814
Attention: R. Wayne Sweney

137769
CLIFFORD T. HAYES 5P 1 2308786000
KOOTENAI CO. RECORDER Page 1 of 5
AAA Date 04/05/2011 Time 16:18:09
REC-REQ OF PIONEER TITLE
RECORDING FEE: 22.00
2308786000 DD 2

CONFORM
COPY

WATER RIGHT QUIT CLAIM DEED

THIS WATER RIGHT QUITCLAIM DEED, made this ____ day of March, 2011, by and between ROCKFORD BAY INVESTMENTS, LLC, an Idaho limited liability company, ("Grantor"), whose address is P.O. Box 3070, Coeur d'Alene, Idaho, does hereby convey, release, remise, and forever quit claim unto **THE RIDGE AT SUN UP BAY HOMEOWNER'S ASSOCIATION, INC.** ("Grantee"), whose address is 601 E. Front Avenue, Suite 502, Coeur d'Alene, Idaho, such right, title and interest held by the Grantor in and to the water right known as Water Right No. 95-9253, with a permitted place of use in Kootenai County, Idaho, more specifically described in the Water Permit Report attached hereto and incorporated herein as Exhibit "A", including any after-acquired title.

EXECUTED AND EFFECTIVE this 24 day of March, 2011.

Rockford Bay Investments, L.L.C.

By 

Marshall R. Chesrown, Member

CONFORM
COPY

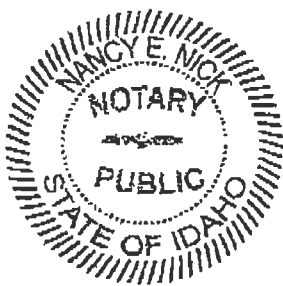
STATE OF IDAHO)

:SS

County of Kootenai)

On this 24 day of March, 2011, before me, the undersigned Notary Public in and for the State of Washington, personally appeared MARSHALL R. CHESROWN, known or identified to me to be the Managing Member of Rockford Bay Investments, L.L.C., an Idaho limited liability company, and acknowledged to me that such limited liability company executed the same in said company name.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Nancy E. Nick
Notary Public for Idaho
Residing at South Lake, ID
Commission expires 10-31-2015

CONFORM
COPY

Exhibit "A"

IDAHO DEPARTMENT OF WATER RESOURCES
Water Permit Report

12/9/2010

WATER RIGHT NO. 95-9253

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	ROCKFORD BAY INVESTMENTS LLC
	PO BOX 3070
	COEUR D ALENE, ID 83816
	(208)209-0216

Priority Date: 12/09/2004
Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/15	11/15	0.44	CFS
DOMESTIC	01/01	12/31	0.22	CFS
FIRE PROTECTION	01/01	12/31	0.22	CFS
Total Diversion			0.44	CFS

Location of Point(s) of Diversion:

GROUND WATER NWSE Lt 2 Sec. 19 Township 48N Range 04W KOOTENAI County
GROUND WATER NWSE Lt 2 Sec. 19 Township 48N Range 04W KOOTENAI County
GROUND WATER NWSE Lt 2 Sec. 19 Township 48N Range 04W KOOTENAI County
GROUND WATER NWSE Lt 2 Sec. 19 Township 48N Range 04W KOOTENAI County

DOMESTIC Use:
Number of homes: 45

Place(s) of use:

Place of Use Legal Description: IRRIGATION KOOTENAI County

CONFORM
COPY

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
48N	04W	19		SWNE	3		SENE	3						
				NENW	5		NWNW	5		SWNW	4.5		SENE	5
			3	NESW	5		NWSW	0.5	3	SESW	3			
			2	NWSE	5	2	SWSE	3						

Place of Use Legal Description: DOMESTIC KOOTENAI County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
48N	04W	19		SWNE			SENE							
				NENW			NWNW			SWNW			SENE	
			3	NESW			NWSW		3	SESW				
			2	NWSE		2	SWSE							

Place of Use Legal Description: FIRE PROTECTION KOOTENAI County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
48N	04W	19		SWNE			SENE							
				NENW			NWNW			SWNW			SENE	
			3	NESW			NWSW		3	SESW				
			2	NWSE		2	SWSE							

Total Acres: 42

Conditions of Approval:

1. 26A Project construction shall commence within one year from the date of permit issuance and shall proceed diligently to completion unless it can be shown to the satisfaction of the Director of the Department of Water Resources that delays were due to circumstances over which the permit holder had no control.
2. 046 Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
3. 132 Domestic use is for 45 homes. Irrigation of lawn, garden and landscaping associated with the homes is authorized under the irrigation component of this right.
4. 077 Water shall not be diverted for fire protection use under this right except to fight or repel an existing fire.
5. R62 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.0 afa per acre at the field headgate for irrigation of the lands above.
6. 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to determine the amount of water diverted from power records and shall annually report the information to the Department.

Dates:

Proof Due Date: 03/01/2010

Proof Made Date: 04/27/2009

Approved Date: 03/21/2005

Moratorium Expiration Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Application Received Date: 12/09/2004

Protest Deadline Date: 03/07/2005

Number of Protests: 0

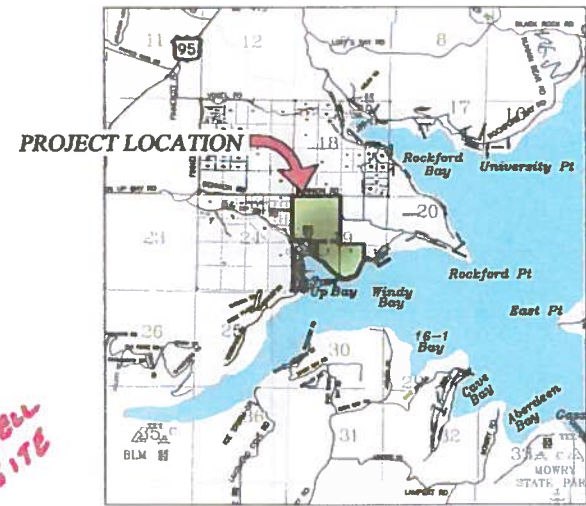
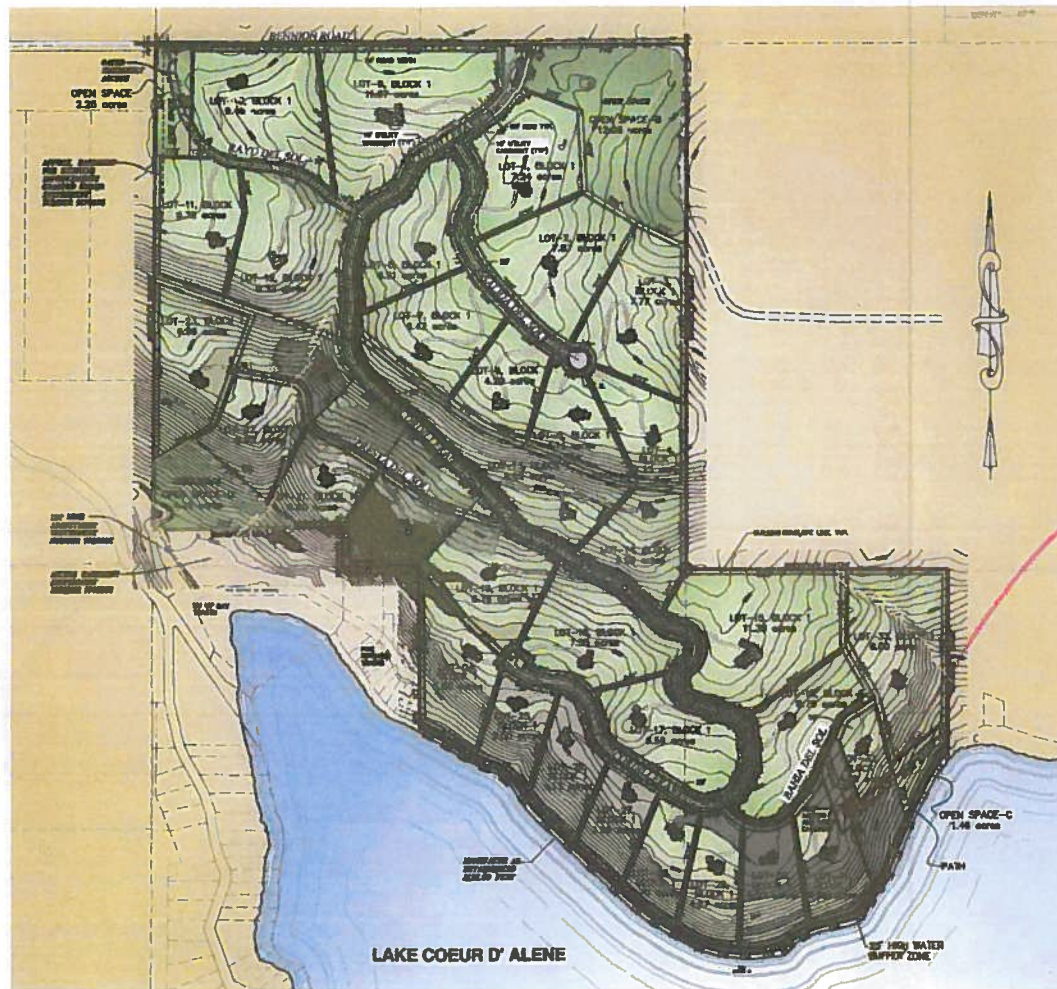
CONFORM
COPY

Field Exam Date: 8/4/2009
Date Sent to State Off:
Date Received at State Off:

Other Information:
State or Federal:
Owner Name Connector:
Water District Number:
Generic Max Rate per Acre: 0.02
Generic Max Volume per Acre: 3
Swan Falls Trust or Nontrust:
Swan Falls Dismissed:
DLE Act Number:
Cary Act Number:
Mitigation Plan: False

PRELIMINARY PLAT OF THE RIDGE AT SUN-UP BAY

LOCATED IN A PORTION OF
SECTION 19, T.48N., R.9W., E.M.,
KOOTENAI COUNTY, IDAHO
JUNE 2004



WESTPORT MAP
NOT TO SCALE

SITE DATA

251.03 acres	TOTAL SITE AREA
169.57 acres	RESIDENTIAL LOT AREA
23.80 acres	OPEN SPACE AREA
57.66 acres	RIGHT-OF-WAY AREA (8136) (1)
193.17 acres	NET SITE AREA (TOTAL-ROW)
33	# RESIDENTIAL LOTS
0.13	DWELLING UNITS / ACRE
5.13 acres	AVERAGE RESIDENTIAL LOT SIZE
13.45 acres	MAXIMUM RESIDENTIAL LOT SIZE
3.50 acres	MINIMUM RESIDENTIAL LOT SIZE

DNOTES ACCESS AND UTILITY
EASEMENT OR AS NOTED

CONTACT INFORMATION

OWNER/DEVELOPER
SUN-UP BAY INVESTMENTS
P.O. BOX 3070
COEUR D'ALENE, ID 83824
OWNER
ISLAND NORTHWEST CONSULTANTS, INC.
200 POST STREET
PORT FALLS, ID 83854

UTILITY INFORMATION

WATER TO BE PROVIDED BY COMMUNITY SYSTEM
SEWER TO BE SEPTIC SYSTEM

LINE	LENGTH	BEARING
1	75.30	N 0° 0' 0" E
2	12.50	N 0° 0' 0" E
3	12.50	N 0° 0' 0" E
4	12.50	N 0° 0' 0" E
5	12.50	N 0° 0' 0" E
6	12.50	N 0° 0' 0" E
7	12.50	N 0° 0' 0" E
8	12.50	N 0° 0' 0" E
9	12.50	N 0° 0' 0" E
10	12.50	N 0° 0' 0" E
11	12.50	N 0° 0' 0" E
12	12.50	N 0° 0' 0" E
13	12.50	N 0° 0' 0" E
14	12.50	N 0° 0' 0" E
15	12.50	N 0° 0' 0" E
16	12.50	N 0° 0' 0" E
17	12.50	N 0° 0' 0" E
18	12.50	N 0° 0' 0" E
19	12.50	N 0° 0' 0" E
20	12.50	N 0° 0' 0" E
21	12.50	N 0° 0' 0" E
22	12.50	N 0° 0' 0" E
23	12.50	N 0° 0' 0" E
24	12.50	N 0° 0' 0" E
25	12.50	N 0° 0' 0" E
26	12.50	N 0° 0' 0" E
27	12.50	N 0° 0' 0" E
28	12.50	N 0° 0' 0" E
29	12.50	N 0° 0' 0" E
30	12.50	N 0° 0' 0" E
31	12.50	N 0° 0' 0" E
32	12.50	N 0° 0' 0" E
33	12.50	N 0° 0' 0" E



PROPERTY LINES SHOWN ARE APPROXIMATE.
FOR FINAL LOTS AND SUBDIVISION A SURVEY
BY L&L CONSULTING IS REQUIRED.

INLAND NORTHWEST CONSULTANTS
200 POST STREET, PORT FALLS, IDAHO 83854
PHONE: 208-885-1234 FAX: 208-885-1235
WWW.INLANDNW.COM



THE RIDGE AT SUN-UP BAY
PRELIMINARY PLAT
KOOTENAI COUNTY, IDAHO

DATE	BY	DESCRIPTION
12/6/2004	WJL	PRELIMINARY PLAT