

RECEIVED

Page 1 of 6

APR 04 2007

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESTransfer No. 73846WATER RESOURCES
DIVISIONAPPLICATION FOR TRANSFER OF WATER RIGHT
PART 1Name of Applicant Roylance Investments, LLC and Corinthian Land Investments, LLC Phone (208) 939-9070Post Office address 391 West State Street, Suite E, Eagle, ID 83616

A. PURPOSE OF TRANSFER

1. ☐ Change point of diversion ☐ Add diversion point(s) ☐ Change place of use☒ Change nature of use ☐ Change period of use ☐ Other _____2. Describe the reason for the proposed changes Applicant proposes to eliminate recreation and aesthetic pond with 1.7-acre surface area, and increase irrigated area by 1.0 acres. Applicant will reduce recreation and aesthetic volume by 4.5 acre feet and increase irrigation volume by 4.5 acre feet.

B. DESCRIPTION OF RIGHT(S) OR PORTION THEREOF, AFTER THE REQUESTED CHANGE

1. Right Number	Priority	Amount (cfs/ac-ft)	Nature of Use	Period of Use
<u>63-4288</u>	<u>March 28, 1928</u>	<u>0.09 cfs / 18.0 ac-ft</u>	<u>irrigation</u>	<u>March 1</u> to <u>Nov 15</u>
		<u>0.04 cfs /</u>	<u>domestic</u>	<u>January 1</u> to <u>December 31</u>
		<u>0.09 cfs / 4.85 ac-ft</u>	<u>recreation storage</u>	<u>January 1</u> to <u>December 31</u>
		<u>0.09 cfs / 4.85 ac-ft</u>	<u>aesthetic storage</u>	<u>January 1</u> to <u>December 31</u>

2. Total amount of water being transferred 0.09 cubic feet per second and/or _____ acre-feet per annum.3. Source of water Ground Water tributary to _____

4. Point(s) of Diversion:

Lot	¼	¼	¼	Sec	Twp	Rge	County	Local name for diversion
3		SE	SW	12	04N	01W	ADA	

5. Lands irrigated or place of use:

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	01W	12												4					4
														J					
														R					
														D					

Irrigation place of use will be 4 acres within a 10-acre permissible place of use

Total Acres 4

REJECTED

PART 1

6. General Information:

Description of diversion system Existing artesian well supplies water for irrigation and aesthetic recreation purposes. Electric pump will deliver irrigation water through a pressurized irrigation system.

- a. Are the lands from which you propose to transfer the water right subject to any liens, deeds of trust, mortgages, or contracts? _____ Yes _____ No. If yes, provide a notarized statement from the holder of the lien, deed of trust, mortgage or contract agreeing to the proposed changes.

- b. Describe the affect on the land now irrigated if the place of use is changed pursuant to this transfer:

NA

- c. Remarks:

Applicant will eliminate an existing aesthetic and recreation pond with 1.7-acre surface area, and will add 1.0 acres of irrigation. The remaining aesthetic and recreation use is associated with a wetland and slough totaling approximately 0.5 acres. No change in diversion rate or annual diversion volume are proposed. Consumptive use will decrease due to net decrease of total pond and irrigated area. A 10-acre site is being developed as a residential subdivision (Angler's Hamlet subdivision). Irrigated area will be dispersed within a 10-acre permissible place of use.

ACTION OF THE DIRECTOR, DEPARTMENT OF WATER RESOURCES

This is to certify that I have examined Application for Transfer of Water Rights No. _____

And the said application is hereby _____, subject to the following conditions:

Witness my hand this _____ day of _____, 20 _____.

For the Director

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

**APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2**

(Attach one copy for each right)

A. DESCRIPTION OF RIGHT AS RECORDED

1. Right as evidenced by:

- a. Decree No. 63-4288 Decreed to Five R Properties LLC and David Roylance Investments LLC
in case of SRBA vs. _____
dated 2/17/07 in _____ county of _____
- b. License No. _____ issued by the Idaho Department of Water Resources.
- c. Claim No. _____ on file with the Idaho Department of Water Resources.
- d. Transfer No. _____ which produced this right.

2. Attach copy of last year's tax notice for the property to which the water right is appurtenant or other documents which show ownership. Label document as attachment A. Check appropriate box below:

☐ Tax Notice ☒ Warranty Deed ☐ Other _____

3. Source of water Ground Water tributary to _____

4. Date or priority March 28, 1928

5. Water is used for the following purposes:

amount 0.090 cfs / 13.50 af for irrigation purposes from March 1 to November 15
(cfs/ac-ft)

amount 0.040 cfs / for domestic purposes from January 1 to December 31
(cfs/ac-ft)

amount 0.090 cfs / 9.35 af for recreation storage purposes from January 1 to December 31
(cfs/ac-ft)

amount 0.090 cfs / 9.35 af for aesthetic storage purposes from January 1 to December 31
(cfs/ac-ft)

6. Total amount of water under right 0.090 cubic feet per second and/or 13.5 acre-feet per annum.

7. Point(s) of Diversion:

Lot	¼	¼	¼	Sec	Twp	Rge	County	Local name for diversion
3		SE	SW	12	4N	1W	Ada	

8. Lands irrigated or place of use:

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
4N	1W	12												3					3
														J					
														R					
														D					

Total Acres 3

9. Describe any other water rights used for the same purpose as described above none

PART 2

10. To your knowledge, has any portion of this water right undergone a period of five or more consecutive years of non-use?

No If yes, describe _____

B. DESCRIPTION OF PORTION OF RIGHT BEING TRANSFERRED

(If the entire right is to be changed by the applicant, omit part B and C.)

1. amount 4.5 ac-ft for Recreation Storage purposes from January 1 to December 31
 (cfs/ac-ft)
 amount 4.5 ac-ft for Aesthetic Storage purposes from January 1 to December 31
 (cfs/ac-ft)
 amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)

2. Point(s) of Diversion:

Lot	¼	¼	¼	Sec	Twp	Rge	County	Local name for diversion
3		SE	SW	12	4N	1W	Ada	

3. Lands irrigated or place of use:

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
4N	1W	12												J, R					

Total Acres 3

C. DESCRIPTION OF UNCHANGED PORTION OF RIGHT (omit if there is no change)

1. amount 0.090 cfs / 13.50 ac-ft for Irrigation purposes from March 1 to November 15
 (cfs/ac-ft)
 amount 0.040 cfs for Domestic purposes from January 1 to December 31
 (cfs/ac-ft)
 amount 0.090 cfs / 4.85 ac-ft for Recreation Storage purposes from January 1 to December 31
 (cfs/ac-ft)
 amount 0.090 cfs / 4.85 ac-ft for Aesthetic Storage purposes from January 1 to December 31
 (cfs/ac-ft)

2. Point(s) of Diversion:

Lot	¼	¼	¼	Sec	Twp	Rge	County	Local name for diversion
3		SE	SW	12	4N	1W	Ada	

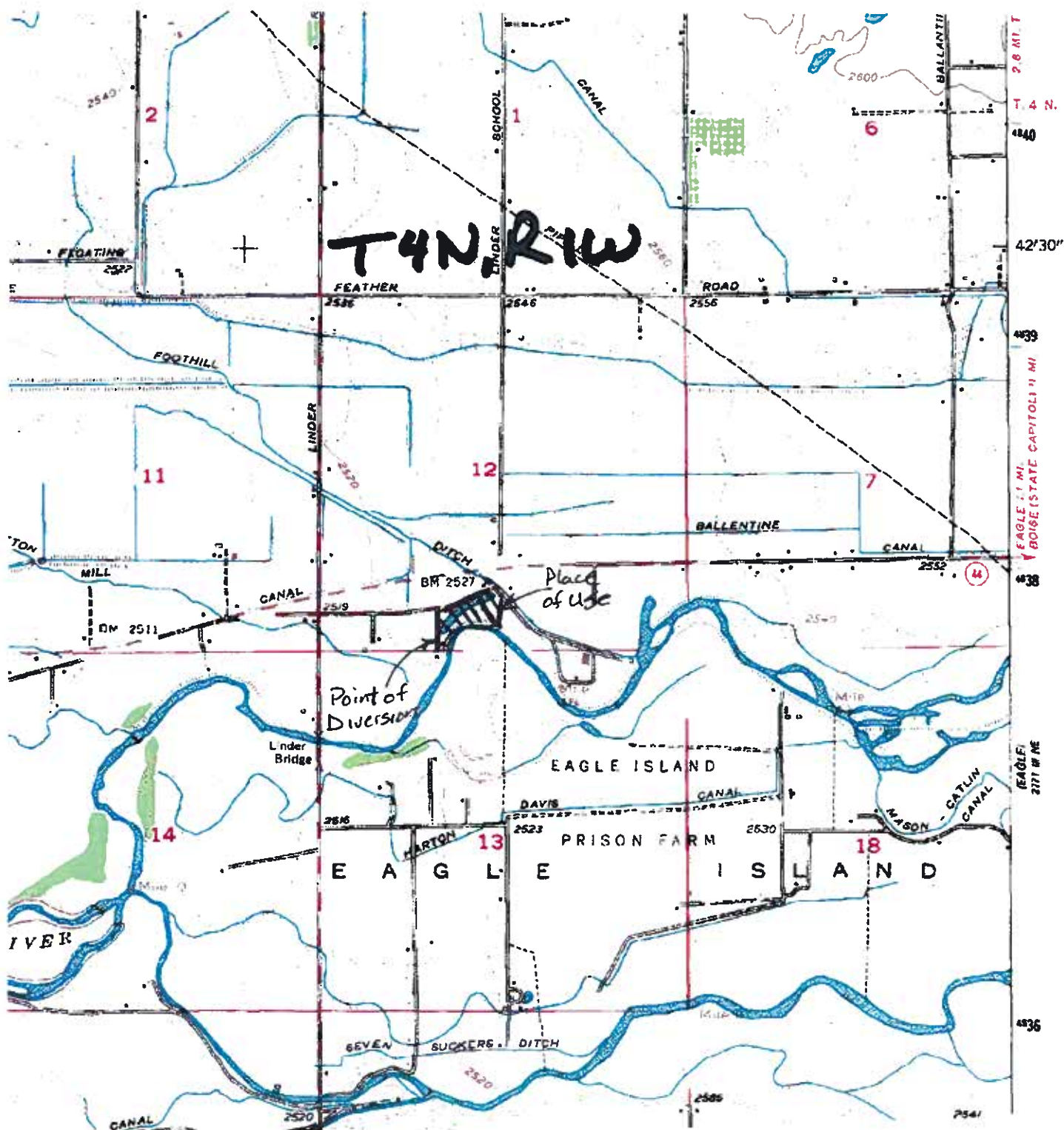
3. Lands irrigated or place of use:

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
4N	1W	12												3					3
														J, R					

Total Acres 3

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
**APPLICATION FOR TRANSFER OF WATER RIGHT
PART 3**

- A. Draw a map or attach a USGS map indicating the new point(s) of diversion and/or the new place of use for the rights described in part 1. Clearly depict the land by section, township and range number.



PART 3**B. CHANGES IN NATURE OF USE**

1.

<u>New Nature of Use</u>	<u>Amount(cfs/ac-ft)</u>	<u>Hours/days/year</u>	<u>Period of Use</u>
<u>irrigation</u>	<u>4.5 ac-ft</u>		<u>March 1</u> to <u>November 15</u>
			to _____

2. Quantity and quality of return flows and location of discharge: No change in quality anticipated. Quantity of return flow to Boise River may ⁱⁿ decrease due to decrease in total consumptive use following transfer.

3. Describe effects on other water uses resulting from the proposed change:
No significant effect. Diversion volume required for aesthetic and recreation use under this water right will decrease due to decrease in open water area.

I hereby assert that no one will be injured by such change and that the change does not constitute an enlargement in use of the original right. The information contained in this application is true to the best of my knowledge.

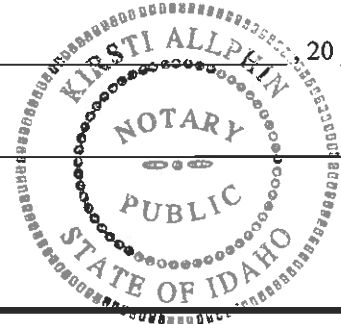
I understand that any willful misrepresentations made in this application may result in voiding its approval.

[Signature]
 (Signature of Applicant)

Subscribed and sworn to before me this 15 day of March 20 07.

[Signature]
 (Notary Public)

My commission expires 6.15.10

**FOR DEPARTMENT USE ONLY**

Transfer contains _____ pages and _____ attachments

Received by [Signature] Date 4.4.07 Protest filed by _____

Prelim. Check by _____ Fee \$100.-

Receipted by [Signature] / W035223 Date 04/04/07

Published in _____ Copies of protest forwarded by _____

Pub. Dates _____ Hearing held by _____ Date _____

Watermaster recommendations requested on _____ Recommended for ☐ approval ☐ denial

_____ received _____ by _____

Copy of transfer sent to lien holder _____

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)
) PARTIAL DECREE PURSUANT TO
) I.R.C.P. 54(b) FOR
Case No. 39576)
)
) Water Right 63-04288

NAME AND ADDRESS: DAVI ROYLANCE INVESTMENTS LLC
391 W STATE ST SUITE E
EAGLE, ID 83616

FIVE R PROPERTIES LLC
ROBERT W NAHAS
701 E STATE ST SUITE 150
EAGLE, ID 83616

SOURCE: GROUND WATER

QUANTITY: 0.09 CFS
13.50 AFY

The quantity of water under this right for domestic use shall
not exceed 13,000 gallons per day.

PRIORITY DATE: 03/28/1928

POINT OF DIVERSION: T04N R01W S12 LOT 3 (SESW) Within Ada County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	Irrigation	03-01 TO 11-15	0.09 CFS
			13.50 AFY
	Domestic	01-01 TO 12-31	0.04 CFS
	Recreation Storage	01-01 TO 12-31	0.09 CFS
			9.35 AFY
	Aesthetic Storage	01-01 TO 12-31	0.09 CFS
			9.35 AFY

Domestic use is for 1 home.

PLACE OF USE:	Irrigation	Within Ada County
	T04N R01W S12 LOT 3 (SESW) 3.0	
	3.0 Acres Total	
	Domestic	Within Ada County
	T04N R01W S12 LOT 3 (SESW)	
	Recreation Storage	Within Ada County
	T04N R01W S12 LOT 3 (SESW)	
	Aesthetic Storage	Within Ada County
	T04N R01W S12 LOT 3 (SESW)	

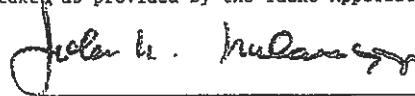
OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

The quantity of water decreed for this water right for domestic
use is not a determination of historical beneficial use.

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS
NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT
ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY
DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE
ENTRY OF A FINAL UNIFIED DECREE. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.



John M. Melanson
Presiding Judge of the
Snake River Basin Adjudication

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 09/20/06 04:29 PM
DEPUTY Neava Haney
RECORDED - REQUEST OF
First American

AMOUNT 15.00 5



After Recording
Return to:

First American Title Company
211 W. State Street
Boise, Idaho 83702

NCS. 244696

FOR RECORDING INFORMATION

WARRANTY DEED

FOR VALUE RECEIVED, Five R Properties, LLC, an Idaho limited liability company, as "Grantor," does hereby grant, bargain, sell and convey unto Corinthian Land Investments, LLC, an Idaho limited liability company, as "Grantee," whose current address is 391 W. State Street, Suite E, Eagle, ID 83616, all of Grantor's undivided Fifty Percent (50%) interest in and to the premises located in Ada County, Idaho, more specifically described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, and Grantee's heirs and assigns forever. Said Grantor does hereby covenant to and with said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject as more particularly set forth on Exhibit B attached hereto and incorporated herein by reference, and those made, suffered or done by the Grantee; and subject to reservations, restrictions, dedications, easements, rights of way and agreements (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor shall warrant and defend the same from all lawful claims whatsoever.

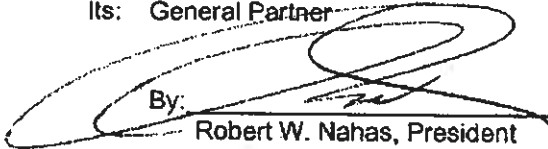
Dated: SEPTEMBER 19, 2006.

GRANTOR:

FIVE R PROPERTIES, LLC,
an Idaho limited liability company

By: Nahas Properties L.P., an Idaho limited partnership
Its: Member

By: Nahas Enterprises, Inc., an Idaho corporation
Its: General Partner

By: 

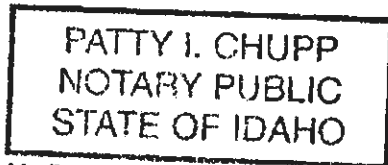
Robert W. Nahas, President

[notary acknowledgment follows]

STATE OF IDAHO)
) ss.
County of Ada)

On this 19th day of September, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert W. Nahas, known or identified to me to be the President of Nahas Enterprises, Inc., the corporation that executed the instrument as the General Partner of Nahas Properties L.P., the Member of Five R Properties, LLC, or the person who executed the instrument on behalf of said company, and acknowledged to me that such company 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.



My Commission Expires 5-8-2010.

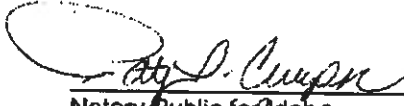

Notary Public for Idaho
Residing at Bonnet, Idaho
My commission expires: 5/8/2010

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL A

PART OF THE SOUTHEAST SOUTHWEST OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, IN ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN; THENCE
NORTH 00°27'14" EAST, 277.99 FEET TO AN IRON PIN, WHICH IS THE REAL POINT OF BEGINNING; THENCE
NORTH 64°20'43" WEST, 305.50 FEET ALONG THE NORTHERLY BANK OF THE BOISE RIVER TO AN IRON PIN; THENCE
NORTH 88°52'46" WEST, 106.52 FEET ALONG THE RIVER BANK TO AN IRON PIN; THENCE
NORTH 14°13'53" WEST, 380.88 FEET TO AN IRON PIN ON THE SOUTHERLY BOUNDARY LINE OF OLD VALLEY ROAD; THENCE
NORTH 64°26'26" EAST, 375.19 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF OLD VALLEY ROAD TO AN IRON PIN; THENCE
SOUTH 43°13'46" EAST, 206.05 FEET ALONG THE SOUTHWESTERLY SIDE OF A 20 FOOT WIDE ACCESS EASEMENT TO AN IRON PIN; THENCE
SOUTH 00°27'14" WEST, 515.30 FEET TO THE REAL POINT OF BEGINNING.

PARCEL B

PART OF THE SOUTHEAST SOUTHWEST OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, IN ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN; THENCE
NORTH 00°27'14" EAST, 277.99 FEET TO AN IRON PIN; THENCE
NORTH 64°20'43" WEST, 305.50 FEET ALONG THE NORTHERLY BANK OF THE BOISE RIVER TO AN IRON PIN; THENCE
NORTH 88°52'46" WEST, 106.52 FEET ALONG THE RIVER BANK, TO AN IRON PIN WHICH IS THE REAL POINT OF BEGINNING; THENCE
NORTH 88°52'46" WEST, 145.08 FEET ALONG THE RIVER BANK, TO AN IRON PIN; THENCE
SOUTH 54°45'14" WEST, 223.70 FEET ALONG THE RIVER BANK, TO AN IRON PIN; THENCE
SOUTH 23°51'14" WEST, 233.20 FEET ALONG THE RIVER BANK, TO AN IRON PIN; THENCE
NORTH 89°23'46" WEST, 132.10 FEET, LEAVING THE RIVER BANK, TO AN IRON PIN; THENCE
NORTH 01°01'30" EAST, 546.15 FEET TO AN IRON PIN ON THE SOUTHERLY BOUNDARY LINE OF OLD SETTLERS ROAD; THENCE
NORTH 82°12'25" EAST, 4.98 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF OLD VALLEY ROAD, TO AN IRON PIN; THENCE 21.41 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 995.00 FEET, CENTRAL ANGLE OF 01°13'59", TANGENTS OF 10.71 FEET, AND A CHORD BEARING NORTH 81°35'53" EAST, 21.41 FEET, TO AN OLD VALLEY ROAD RIGHT-OF-WAY BRASS CAP; THENCE 287.11 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 995.00 FEET, CENTRAL ANGLE OF 16°31'59", TANGENTS OF 144.56 FEET, AND A CHORD BEARING OF NORTH 72°42'26" EAST, 286.12 FEET TO A PT CURVE POINT, WHICH LIES SOUTH 64°26'26" WEST, 10.00 FEET ALONG THE SAID SOUTHERLY BOUNDARY LINE FROM AN IRON PIN WITNESS CORNER; THENCE
NORTH 64°26'26" EAST, 167.86 FEET ALONG SAID SOUTHERLY BOUNDARY LINE, TO AN

IRON PIN; THENCE
SOUTH 14°13'53" EAST, 380.88 FEET TO THE REAL POINT OF BEGINNING.

PARCEL C

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD RIGHT-OF-WAY, BEING A STRIP 25 FEET IN WIDTH LYING SOUTHERLY AND WESTERLY OF, AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

PART OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, IN ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM STATION 463+21 OF STATE HIGHWAY AS SHOWN ON THE OFFICIAL PLAT OF THE LINDER CORNER (S.A.F. 142-B) HIGHWAY SURVEY ON FILE IN THE OFFICE OF DEPARTMENT OF HIGHWAY OF THE STATE OF IDAHO, WHICH POINT IS RECORDED UNDER RECORDER'S FEE NO. 146121, IN DEED BOOK 197, AT PAGE 299, IN THE RECORDS OF ADA COUNTY, IDAHO, AS BEING 2640 FEET EAST AND 1095 FEET NORTH OF THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13 AND 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN; THENCE
SOUTH 63°07' WEST, 174.0 FEET TO A POINT; THENCE
SOUTH 26°55' EAST, 40.0 FEET TO AN IRON PIN WHICH IS THE REAL PLACE OF BEGINNING; THENCE
SOUTH 44°12' EAST, 207.8 FEET TO AN IRON PIN; THENCE
SOUTH 0°31' EAST, 515.3 FEET TO AN IRON PIN; THENCE
NORTH 65°19' WEST, 305.5 FEET TO AN IRON PIN; THENCE
NORTH 89°51' WEST, 251.6 FEET TO AN IRON PIN; THENCE
SOUTH 53°47' WEST, 223.7 FEET TO AN IRON PIN; THENCE
SOUTH 22°43' WEST, 233.2 FEET TO AN IRON PIN; THENCE
SOUTH 89°38' WEST, 132.1 FEET TO AN IRON PIN; THENCE
NORTH 0°07' EAST, 544.0 FEET TO AN IRON PIN, BEING THE NORTHERLY TERMINUS OF THIS EASEMENT LINE.

APN: S-0412-34-7200 - Parcel A

APN: S-0412-34-7190 - Parcel B

Commonly known as: 4171 W. Old Valley Road, Eagle, ID 83616

EXHIBIT B

PERMITTED EXCEPTIONS

- 1 General and Special Taxes for the year 2006, an accruing lien not due or payable until the fourth Monday in November 2006 when the bills are issued, the first half of which is not delinquent until after December 20, 2006.
- 2 General taxes which may be assessed and extended on any "subsequent" or "occupancy" tax roll, which may escape assessment of the regular tax roll; which are a lien not yet due or payable.
- 3 Liens, levies and assessments by Eagle Sewer District.
- 4 Liens, levies and assessments by Ada County Trash.
- 5 Liens, levies and assessments by Drainage District No. 2.
- 6 Liens, levies and assessments by Flood Control District No. 10.
- 7 Rights, rights of way, reservations and exceptions in the patent recorded in Book 3 of Patents, Page 146.
- 8 Easement Agreement, recorded December 10, 1996, as Instrument No. 96101147, Records of Ada County, Idaho.
- 9 The effect of a map purporting to show the land and other property, filed Survey No. 4724, Instrument No. 99083648 of Record of Surveys.



ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 05/26/05 04:40 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Title One

AMOUNT 6.00 2



105067580

Order No.: A0538971 TR/AG

WARRANTY DEED

FOR VALUE RECEIVED,

RICHARD J. STEWART and CONNIE L. STEWART, HUSBAND AND WIFE
The Grantor(s), do(es) hereby grant, bargain sell and convey unto

NAHAS ENTERPRISES, INC., AN IDAHO CORPORATION, AS TO AN UNDIVIDED 50%
INTEREST AND ROYLANCE INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY
COMPANY, AS TO AN UNDIVIDED 50% INTEREST

whose current address is 4171 W. OLD VALLEY ROAD EAGLE, ID 83616

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

SEE ATTACHED LEGAL DESCRIPTION MARKED EXHIBIT "A" WHICH BY THIS
REFERENCE BECOMES A PART THEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and
assigns forever. And the said Grantor(s) do(es) 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 those to which this
conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to all existing
patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building
codes, laws and regulations, general taxes and assessments, including irrigation and utility easements (if any) for the
current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful
claims whatsoever.

Dated: 05/24/05

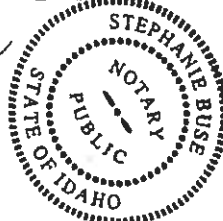
RICHARD J. STEWART

CONNIE L. STEWART

STATE OF IDAHO
COUNTY OF ADA

ON THIS 26 OF MAY, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY
PUBLIC PERSONALLY APPEARED, RICHARD J. STEWART, CONNIE L. STEWART,
KNOWN TO ME OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE
TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

STEPHANIE BUSE
NOTARY PUBLIC
RESIDING AT: EAGLE BOISE ID
MY COMMISSION EXPIRES:
06/19/06
(SEAL)



Residing in Boise, Idaho
My Commission Expires 06/31/08

EXHIBIT "A"

PARCEL I

Part of the Southeast Southwest of Section 12, Township 4 North, Range 1 West, Boise Meridian, in Ada County, Idaho, being more particularly described as follows:

Commencing at the South quarter corner of Section 12, Township 4 North, Range 1 West, Boise Meridian; thence
North 00°27'14" East, 277.99 feet to an iron pin; thence
North 64°20'43" West, 305.50 feet along the Northerly bank of the Boise River to an iron pin; thence
North 88°52'46" West, 106.52 feet along the river bank, to an iron pin which is the REAL POINT OF BEGINNING; thence
North 88°52'46" West, 145.08 feet along the river bank, to an iron pin; thence
South 54°45'14" West, 223.70 feet along the river bank, to an iron pin; thence
South 23°51'14" West, 233.20 feet along the river bank, to an iron pin; thence
North 89°23'46" West, 132.10 feet, leaving the river bank, to an iron pin; thence
North 01°01'30" East, 546.15 feet to an iron pin on the Southerly boundary line of Old Settlers Road; thence
North 82°12'25" East, 4.98 feet along the Southerly boundary line of Old Valley Road, to an iron pin; thence
21.41 feet along a curve to the left having a radius of 995.00 feet, central angle of 01°13'59", tangents of 10.71 feet, and a chord bearing North 81°35'53" East, 21.41 feet, to an Old Valley Road right-of-Way brass cap; thence
287.11 feet along a curve to the left, having a radius of 995.00 feet, central angle of 16°31'59", tangents of 144.56 feet, and a chord bearing of North 72°42'26" East, 286.12 feet to a PT curve point, which lies South 64°26'26" West, 10.00 feet along the said Southerly boundary line from an iron pin witness corner; thence
North 64°26'26" East, 167.86 feet along said Southerly boundary line, to an iron pin; thence
South 14°13'53" East, 380.88 feet to the REAL POINT OF BEGINNING.

PARCEL II

A non-exclusive easement for road right-of-way, being a strip 25 feet in width lying Southerly and Westerly of, and adjacent to the following described line:

Part of the Southeast quarter Southwest quarter of Section 12, Township 4 North, Range 1 West, Boise Meridian, in Ada County, Idaho, more particularly described as follows:

From Station 463+21 of State Highway as shown on the official plat of the Linder Corner (S.A.F. 142-B) Highway Survey on file in the office of Department of Highway of the State of Idaho, which point is recorded under Recorder's Fee No. 146121, in Deed Book 197, at Page 299, in the records of Ada County, Idaho, as being 2640 feet East and 1095 feet North of the section corner common to Sections 11, 12, 13 and 14, Township 4 North, Range 1 West, Boise Meridian; thence
South 63°07' West, 174.0 feet to a point; thence
South 26°55' East, 40.0 feet to an iron pin which is the REAL PLACE OF BEGINNING; thence
South 44°12' East, 207.8 feet to an iron pin; thence
South 0°31' East, 515.3 feet to an iron pin; thence
North 65°19' West, 305.5 feet to an iron pin; thence
North 89°51' West, 251.6 feet to an iron pin; thence
South 53°47' West, 223.7 feet to an iron pin; thence
South 22°43' West, 233.2 feet to an iron pin; thence
South 89°38' West, 132.1 feet to an iron pin; thence
North 0°07' East, 544.0 feet to an iron pin, being the Northerly terminus of this easement line.

Exhibit "A"

Legal Description

EXHIBIT "A"

Part of the Southeast Southwest of Section 12, Township 4 North, Range 1 West, Boise Meridian, in Ada County, Idaho, being more particularly described as follows:

Commencing at the South quarter corner of Section 12, Township 4 North, Range 1 West, Boise Meridian; thence

North 00 degrees 27'14" East, 277.99 feet to an iron pin, which is the REAL POINT OF BEGINNING; thence North 64 degrees 20'43" West, 305.50 feet along the Northerly bank of the Boise River to an iron pin; thence

North 88 degrees 52'46" West, 106.52 feet along the River Bank to an iron pin; thence

North 14 degrees 13'53" West, 380.88 feet to an iron pin on the Southerly boundary line of Old Valley Road; thence

North 64 degrees 26'26" East, 375.19 feet along the Southerly boundary line of Old Valley Road to an iron pin; thence

South 43 degrees 13'46" East, 206.05 feet along the Southwesterly side of a 20 foot wide access easement to an iron pin; thence

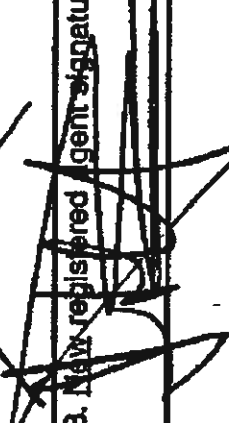
South 00 degrees 27'14" West, 515.30 feet to the REAL POINT OF BEGINNING.

Exhibit "A"

Legal Description

No. W 44460 Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080	Due no later than November 30, 2006 Annual Report Form 1. Mailing Address - Correct in this box. If applicable CORINTHIAN LAND INVESTMENTS, LLC DAVID ROYLANCE 391 W STATE ST STE E EAGLE, ID 83616	2. Registered Agent and Office NO PO BOX DAVID ROYLANCE 391 W STATE ST STE E EAGLE, ID 83618 3. New Registered Agent Signature
NO FILING FEE IF RECEIVED BY DUE DATE		
4. Limited Liability Companies: Enter Names and Addresses of Members.		
<u>Office held</u> <u>Name</u>	<u>Street or P.O. Address</u>	<u>City</u> <u>State</u> <u>Zip</u>
Managing Member Bruce Palmbaum Managing Member Rachel Bardis Member Christo Bardis Member KCB Investments, LLC	391 W. State, Ste. E 391 W State, Ste. E 10070 Mather Blvd. 10070 Mather Blvd.	Eagle ID 83616 Eagle ID 83616 Sacramento CA 95855 Sacramento CA 95855
5. Organized Under the Laws of: IDAHO W 44460		
6. Signature		Date 10-25-06
Name (Typed or Printed) David H. Roilance		Title Registered Agent

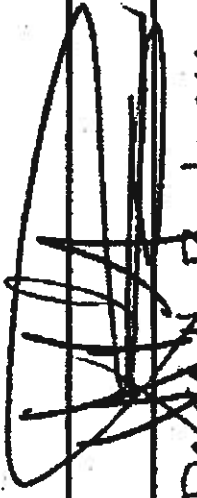
REINSTATEMENT

W 30679 Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 EE DUE \$30.00	Annual Report Form ADMIN DISSOLVED 08/09/2006 1. Mailing Address - Correct in this box, if applicable ROYLANCE INVESTMENTS, LLC 391 W STATE ST EAGLE, ID 83616	2. Registered Agent and Office NOT A P.O. BOX MICHAEL R JONES David H. Royle 508 N 18TH ST 391 W. State St BOISE, ID 83702 Eagle, ID 83616 3. New registered agent signature 
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Corporations: Enter Names and Business Addresses of President, Secretary and Directors
 Limited Liability Companies: Enter Names and Addresses of management.
 Limited and Limited Liability Partnerships: Enter names and addresses of at least two (2) partners.
Office held Name Street or P.O. Address City State Zip

Manager David H. Royle 391 West State St., Sk. E Eagle ID 83616
 Member S. Renee Royle 391 West State St., Sk. E Eagle ID 83616

SECRETARY OF STATE
 STATE OF IDAHO
 RECEIVED 11 AM 11:23 1.06
 Date

6. Signature 

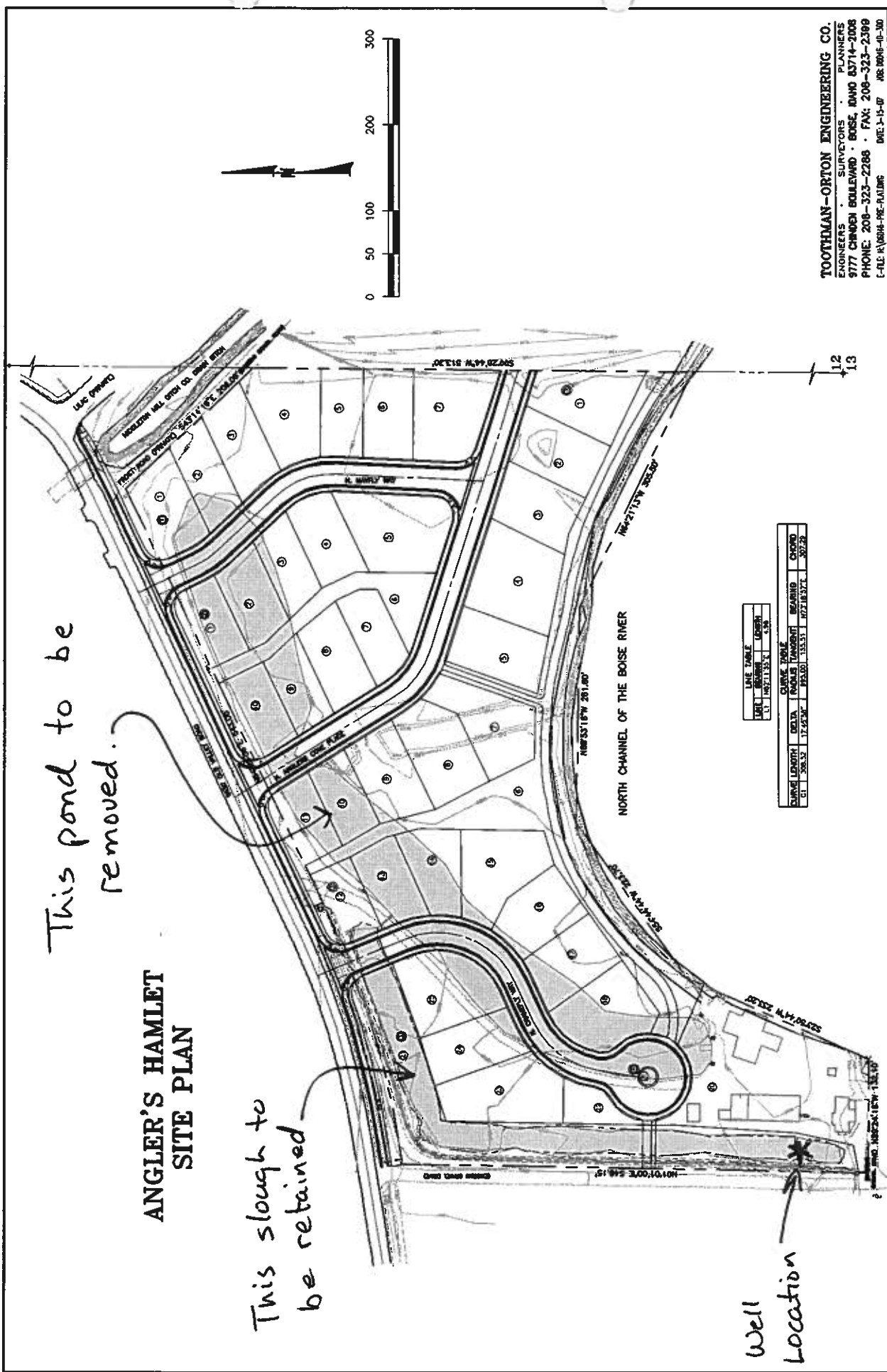
Organized under the laws of:
IDAHO
W 30679

This pond to be removed.

ANGLER'S HAMLET SITE PLAN

This slough to be retained

Well Location



LINE TABLE		
LINE	BEARING	LENGTH
1	N 82° 11' 35" E	5.96

CURVE TABLE			
CURVE LENGTH	DELTA	RADIUS	BEARING
1	508.52	17.4534'	155.51
2	307.29	1072.18	27.71

TOOTHMAN-MORTON ENGINEERING CO.
ENGINEERS • SURVEYORS • PLANNERS
9177 CHOCEN BOULEVARD • BOISE, IDAHO 83714-2008
PHONE: 208-323-2288 • FAX: 208-323-2389
E-MAIL: KIM@TME-IDAHO.COM DWE: 3-15-07 JOB: 0006-01-300

March 28, 2007

Idaho Department of Water Resources
2735 Airport Way
Boise, ID 83705

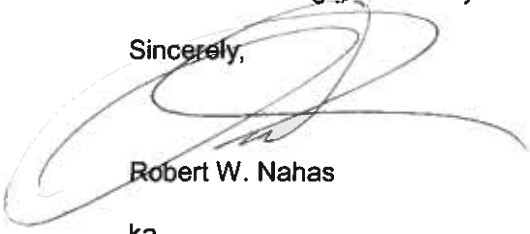
RE: Water Right Transfer - 63-4288

To Whom it May Concern:

As lienholder on the property to which water right 63-4288 applies, I agree to the application for transfer of water right proposed by Roylance Investments and Corinthian Land Investments.

I understand that the application proposes to change the nature of use of a portion of the water right to increase the irrigated area by 1 acre.

Sincerely,



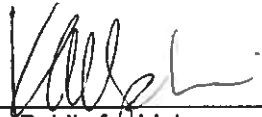
Robert W. Nahas

ka

STATE OF IDAHO)
) ss.
County of Ada)

On this 28 day of March, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert W. Nahas, known or identified to me to be the persons who executed the foregoing instrument, and acknowledged to me that they 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 Idaho
Residing at Nampa, ID
My commission expires: 6-15-10