

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESTransfer No. 73910APPLICATION FOR TRANSFER OF WATER RIGHT
PART 1Name of Applicant Packsaddle Properties, LLC Phone 208-354-8330
Post Office address P.O. Box 584, Driggs, ID 83221

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 This property is being converted to a subdivision and several fire and aesthetic ponds will be incorporated into this new land use. There will be 7.27 surface acres of ponds with an average depth of 4 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>22-565</u>	<u>6/15/1897</u>	<u>0.48 cfs</u>	<u>Div. to Storage</u>	<u>4/15</u> to <u>10/31</u>
<u>22-2212</u>	<u>8/09/1961</u>	<u>0.32 cfs</u>	<u>"</u>	<u>4/01</u> to <u>10/01</u>
<u>22-11996</u>	<u>8/09/1981</u>	<u>0.03 cfs</u>	<u>"</u>	<u>4/15</u> to <u>10/31</u>
		<u>29.08 af</u> <u>46.6 af</u>	<u>Storage for</u> <u>Fire Protection + Aesthetics</u>	<u>1/1</u> to <u>12/31</u>

2. Total amount of water being transferred 0.48 cubic feet per second and/or _____ acre-feet per annum.

3. Source of water South Leigh Creek (22-565) tributary to Teton River

4. Point(s) of Diversion: Groundwater (22-2212 + 22-11996)

Lot	1/4	1/4	1/4	Sec	Twp	Rge	County	Local name for diversion
	NE	SE	SW	33	6N	45E	Teton	Roll McCracken Ditch
	NE	SE	SW	6	5N	45E	Teton	Well

5. Lands irrigated or place of use:

Twp	Rge	Sec	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
5N	45E	6									F/J	F/J	F/J	F/J					

Total Acres _____

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PART 1

6. General Information:

- a. Description of diversion system A ditch system + well system will be maintained for the irrigation of the house lots and the pond system.
- b. Are the lands from which you propose to transfer the water right subject to any liens, deeds of trust, mortgages, or contracts?
_____ Yes NO No. If yes, provide a notarized statement from the holder of the lien, deed of trust, mortgage or contract agreeing to the proposed changes.
- c. Describe the affect on the land now irrigated if the place of use is changed pursuant to this transfer:
The place of use will be house lots + the new ponds will provide required fire protection and aesthetic values for the lot owners.
- d. Remarks:
As part of the mitigation, the entire place of use will not be irrigated in 2007 to provide for the initial fill of the ponds. There is however adequate acreage dried up (22.4) to provide for full mitigation.

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

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Page 1

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 22-565 V1

WATER RIGHT NUMBER: 22-565 V1

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	PACKSADDLE PROPERTIES LLC PO BOX 631 DRIGGS, ID 83221
Original Owner	WILLIAM VAN LEUVEN , ZZ
Original Owner	DEAN E WADE 416 N 450 W TETONIA, ID 83452 (208)456-2316
Original Owner	LYNNET WADE 3696 SILVERWOOD CIR IDAHO FALLS, ID 83406-4669 (208)525-3380

Priority Date: 06/15/1897

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
SOUTH LEIGH CREEK	TETON RIVER

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
IRRIGATION	04/15 to 10/31	3.200 CFS	
	<u>Total Diversion:</u>	3.200 CFS	

Location of Point(s) of Diversion

SOUTH LEIGH CREEK	NE1/4SE1/4SW1/4	Sec. 33, Twp 06N, Rge 45E, B.M.
TETON County		

Place of Use

IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	45E	6									39.0	37.0	38.0	36.0					150.0
											L 6		L 7						

Total Acres: 150

Conditions of Approval:

1. F01 Water is delivered through Bell McCracken Ditch.
2. E52 The rights listed below are limited to a total combined diversion rate of 3.20 cfs. Combined Right Nos.: 22-565, 22-2212, 22-11996.

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IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 22-565 V1

3. E56 The rights listed below are limited to the irrigation of a combined total of 150 acres in a single irrigation season. Combined Right Nos.: 22-565, 22-2212, 22-11996
4. C18 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. Section 42-1412(6), Idaho Code.

Remarks:

Comments:

Water Supply Bank:

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05/24/2007

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 22-2212 V1

WATER RIGHT NUMBER: 22-2212 V1

<u>Owner Type</u>	<u>Name and Address</u>
Original Owner	DEAN E WADE 416 N 450 W TETONIA, ID 83452 (208)456-2316
Original Owner	LYNNET WADE 3696 SILVERWOOD CIR IDAHO FALLS, ID 83406-4669 (208)525-3380
Current Owner	PACKSADDLE PROPERTIES LLC PO BOX 631 DRIGGS, ID 83221

Priority Date: 08/09/1961

Basis: License

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>Annual Volume</u>
IRRIGATION	04/01 to 10/01	2.160 CFS	402.00 AF
	<u>Total Diversion:</u>	2.160 CFS	402.00 AF

Location of Point(s) of Diversion

GROUND WATER	NE1/4SE1/4SW1/4	Sec. 6, Twp 05N, Rge 45E, B.M.
TETON County		

Place of Use

IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	45E	6									39.0	37.0	38.0	36.0					150.0
											L 6	L 7							

Total Acres: 150

Conditions of Approval:

1. E56 The rights listed below are limited to the irrigation of a combined total of 150 acres in a single irrigation season. Combined Right Nos.: 22-565, 22-2212, 22-11996
2. F05 Right no. 22-11996 is also diverted through point of diversion described above.
3. E52 The rights listed below are limited to a total combined diversion rate of 3.20 cfs. Combined Right Nos.: 22-565, 22-2212, 22-11996.

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IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 22-2212 V1

4. K06 This right is limited to the irrigation of 134.0 acres within the place of use described above in a single irrigation season.
5. K01 Right No. 22-11996 is an enlargement of this right pursuant to Section 42-1426, Idaho Code.
6. E61 The rights listed below are limited to a total combined diversion rate of 2.16 cfs and to a total combined annual diversion volume of 458 AF. Combined Right Nos.: 22-2212, 22-11996
7. S41 The use of water for irrigation under this right may continue to as late as October 31, provided other elements of the right are not exceeded. The use of water after October 1 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.
8. C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.
9. C18 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. Section 42-1412(6), Idaho Code.

Remarks:

Comments:

Dates and Other Information:

Decreed Date:
 Enlargement Use Priority Date:
 Enlargement Statute Priority Date:
 Defendant:
 Plaintiff:
 Civil Case Number:
 Judicial District:
 Notice of Error Flag:
 State or Federal: S
 Owner Name Connector:
 Water District Number:
 Generic Max Rate Per Acre:
 Generic Max Volume Per Acre:
 Swan Falls Trust or Nontrust:
 Swan Falls Dismissed:
 DLE Act Number:
 Carey Act Number:
 Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>
3.2		150
Combined Water Rights: 22-565 , 22-2212 , 22-11996		

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>
2.16	458	
Combined Water Rights: 22-2212 , 22-11996		

Element Reviewed/Verified Dates:

<u>Element</u>	<u>Last Reviewed Date</u>	<u>Reviewer</u>	<u>Last Verified Date</u>	<u>Verifier</u>	<u>Status</u>
Priority Date	3/7/2005 12:21:15 PM	aruberry			Active
POD	3/7/2005 12:21:23 PM	aruberry			Active
POU	3/7/2005 12:24:02 PM	aruberry			Active

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05/24/2007

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 22-11996 V1

WATER RIGHT NUMBER: 22-11996 V1

<u>Owner Type</u>	<u>Name and Address</u>
Original Owner	DEAN E WADE 416 N 450 W TETONIA, ID 83452 (208)456-2316
Original Owner	LYNNET WADE 3696 SILVERWOOD CIR IDAHO FALLS, ID 83406-4669 (208)525-3380
Current Owner	PACKSADDLE PROPERTIES LLC PO BOX 631 DRIGGS, ID 83221

Priority Date: 08/09/1981

Basis: Beneficial Use

Status: Active

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

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
IRRIGATION	04/15 to 10/31	0.200 CFS	56.00 AF
	<u>Total Diversion:</u>	0.200 CFS	56.00 AF

Location of Point(s) of Diversion

GROUND WATER	NE1/4SE1/4SW1/4	Sec. 6, Twp 05N, Rge 45E, B.M.
TETON County		

Place of Use

IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	45E	6									39.0	37.0	38.0	36.0					150.0
											L 6	L 7							

Total Acres: 150

Conditions of Approval:

1. K09 This right is for an enlargement of 16 acres within the place of use described for this right.
2. K02 This right is based upon an enlargement of Right No. 22-2212 pursuant to Section 42-1426, Idaho Code.
3. C18 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. Section 42-1412(6), Idaho Code.

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IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 22-11996 V1

4. E61 The rights listed below are limited to a total combined diversion rate of 2.16 cfs and to a total combined annual diversion volume of 458 AF. Combined Right Nos.: 22-2212, 22-11996
5. E56 The rights listed below are limited to the irrigation of a combined total of 150 acres in a single irrigation season. Combined Right Nos.: 22-565, 22-2212, 22-11996
6. F05 Right no. 22-2212 is also diverted through point of diversion described above.
7. E52 The rights listed below are limited to a total combined diversion rate of 3.20 cfs. Combined Right Nos.: 22-565, 22-2212, 22-11996.
8. C11 This water right is subordinate to all water rights with a priority date earlier than April 12, 1994, that are not decreed as enlargements pursuant to Section 42-1426, Idaho Code. As between water rights decreed as enlargements pursuant to Section 42-1426, Idaho Code, the earlier priority right is the superior right.

Remarks:Comments:Dates and Other Information:

Decreed Date:
 Enlargement Use Priority Date:
 Enlargement Statute Priority Date:
 Defendant:
 Plaintiff:
 Civil Case Number:
 Judicial District:
 Notice of Error Flag:
 State or Federal: S
 Owner Name Connector:
 Water District Number:
 Generic Max Rate Per Acre:
 Generic Max Volume Per Acre:
 Swan Falls Trust or Nontrust:
 Swan Falls Dismissed:
 DLE Act Number:
 Carey Act Number:
 Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>
3.2		150
Combined Water Rights: 22-565 , 22-2212 , 22-11996		

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>
2.16	458	
Combined Water Rights: 22-2212 , 22-11996		

Element Reviewed/Verified Dates:

<u>Element</u>	<u>Last Reviewed Date</u>	<u>Reviewer</u>	<u>Last Verified Date</u>	<u>Verifier</u>	<u>Status</u>
Priority Date	3/7/2005 12:39:54 PM	aruberry			Active
POD	3/7/2005 12:40:09 PM	aruberry			Active
POU	3/7/2005 12:40:59 PM	aruberry			Active
Use	3/7/2005 12:42:08 PM	aruberry			Active

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 (22-565) 0.48 cfs for Irrigation purposes from 4/15 to 10/31
 (cfs/ac-ft) (22-2212) 0.32 cfs for Irrigation purposes from 4/01 to 10/01
 (cfs/ac-ft) (22-11996) 0.03 cfs for Irrigation purposes from 4/15 to 10/31
 (cfs/ac-ft)

2. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec	Twp	Rge	County	Local name for diversion
	NE	SE	SW	33	6N	45E	Teton	Bell McCracken Ditch
	NE	SE	SW	6	5N	45E	Teton	Well

3. Lands irrigated or place of use:

Twp	Rge	Sec	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
5N	45E	6									6.7	2.3	6.0	7.4					22.4
												1.6	1.7						

Total Acres 22.4**C. DESCRIPTION OF UNCHANGED PORTION OF RIGHT (omit if there is no change)**

1. amount (22-565) 2.72 cfs for Irrigation purposes from 4/15 to 10/31
 (cfs/ac-ft) (22-2212) 1.84 cfs for Irrigation purposes from 4/01 to 10/01
 (cfs/ac-ft) (22-11996) 0.17 cfs for Irrigation purposes from 4/15 to 10/31
 (cfs/ac-ft)

2. Point(s) of Diversion:

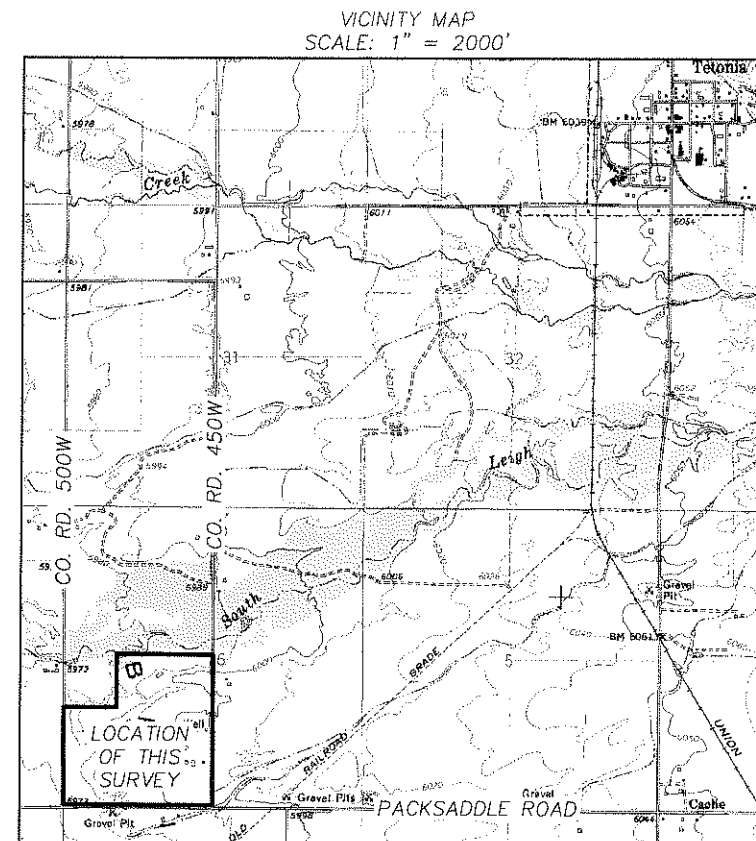
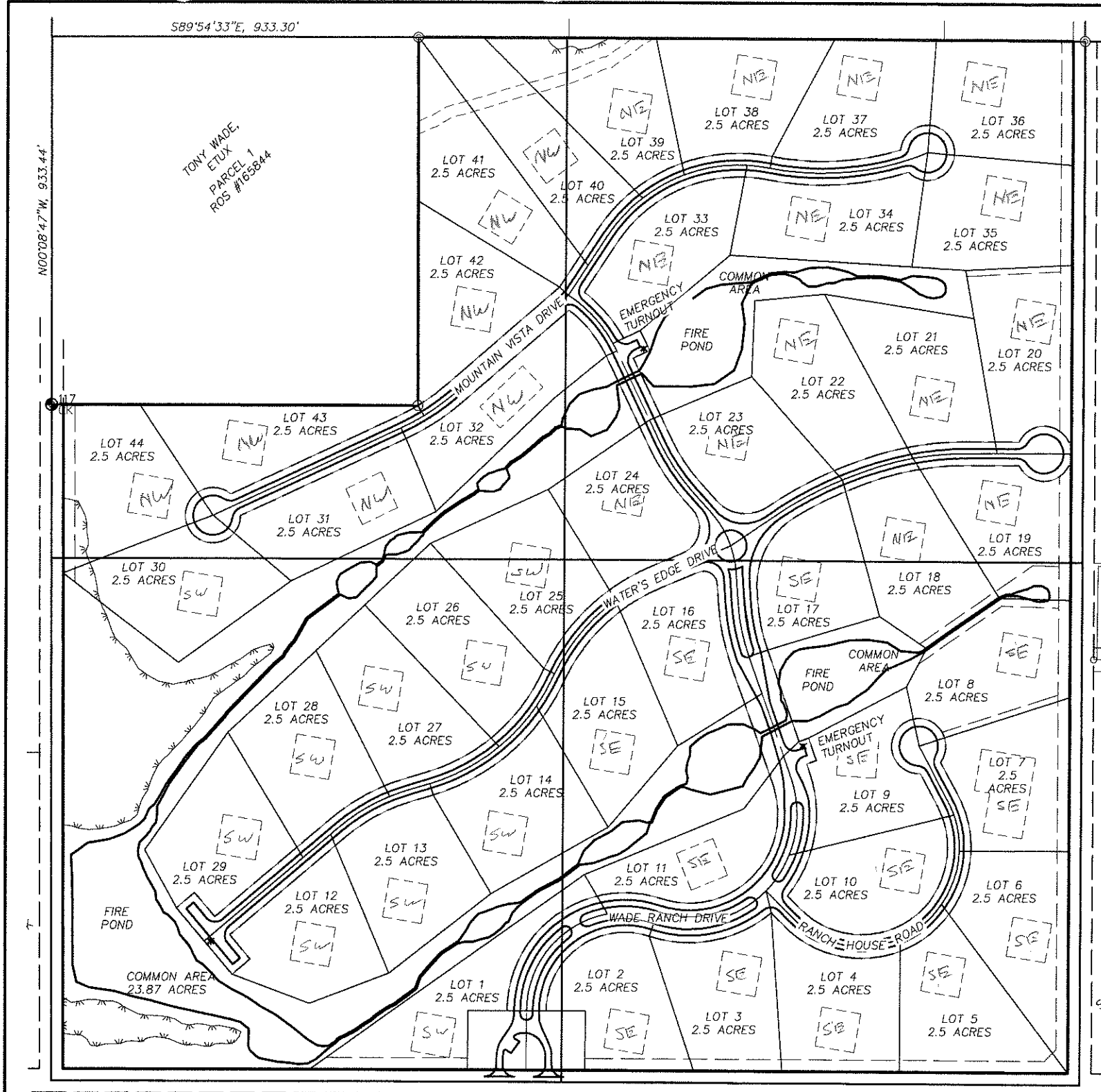
Lot	1/4	1/4	1/4	Sec	Twp	Rge	County	Local name for diversion
	NE	SE	SW	33	6N	45E	Teton	Bell McCracken Ditch
	NE	SE	SW	6	5N	45E	Teton	Well

3. Lands irrigated or place of use:

Twp	Rge	Sec	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
5N	45E	6									22.3	34.7	32	28.6					127.6

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Total Acres 127.6



AREA TABLE

TOTAL AREA	= 134.85 ACRES
TOTAL LOTS	= 44
LOT SIZE	= 2.50 ACRES
OPEN SPACE	= 23.87 ACRES
DEDICATED ROAD RIGHT-OF-WAY/Common Area	= 1.03 ACRES
TOTAL AREA IN ROAD RIGHT-OF-WAY	= 15.09 ACRES
TOTAL AREA OF ROAD RIGHT-OF-WAY NOT IN LANDSCAPED ISLANDS OR ROADS	= 6.97 ACRES

AREAS BY QUARTER QUARTER

NW 1/4- SW 1/4	Home sites - 0.4 acres
TOTAL AREA OF PROPERTY	= 39.72 ACRES
AREA IN ROADS	= 0.74 ACRES
AREA IN PONDS	= 0.19 ACRES
AREA IN RIGHT-OF-WAY NOT IN LANDSCAPED ISLANDS OR ROADS	= 0.99 ACRES
NE 1/4- SW 1/4	Home sites - 0.6 acres
TOTAL AREA OF PROPERTY	= 40.11 ACRES
AREA IN ROADS	= 1.94 ACRES
AREA IN PONDS	= 1.7 ACRES
AREA IN RIGHT-OF-WAY NOT IN LANDSCAPED ISLANDS OR ROADS	= 2.45 ACRES
SW 1/4- SW 1/4	Home sites - 0.5 acres
TOTAL AREA OF PROPERTY	= 39.62 ACRES
AREA IN ROADS	= 1.11 ACRES
AREA IN PONDS	= 3.46 ACRES
AREA IN RIGHT-OF-WAY NOT IN LANDSCAPED ISLANDS OR ROADS	= 0.89 ACRES
SE 1/4- SW 1/4	Home sites - 0.7 acres
TOTAL AREA OF PROPERTY	= 40.15 ACRES
AREA IN ROADS	= 2.15 ACRES
AREA IN PONDS	= 1.92 ACRES
AREA IN RIGHT-OF-WAY NOT IN LANDSCAPED ISLANDS OR ROADS	= 2.64 ACRES



Scale: 1 inch = 200 feet
This scale valid only for 18x24 prints.

**FINAL MASTER PLAN IDWR EXHIBIT
THE VISTAS AT WATER'S EDGE
BEING LOCATED WITHIN
SW 1/4, SECTION 6
T5N, R45E, B.M.
TETON COUNTY, IDAHO**



Idaho Department of Water Resources

SRBA Recommendation:

22-2212
(Irrigation)

Legend

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



Teton County
IDWR Basin 22



PART 3

B. CHANGES IN NATURE OF USE

1.	New Nature of Use	Amount(cfs/af-ft)	Hours/days/year	Period of Use
				_____ to _____
				_____ to _____

2. Quantity and quality of return flows and location of discharge: _____

3. Describe effects on other water uses resulting from the proposed change: _____

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.

Margaret J. Hillentine
(Signature of Applicant)

Subscribed and sworn to before me this 15th day of June, 20 07.

Judy Lou Davis
(Notary Public)

My commission expires 12/06/07

JUDY LOU DAVIS
Notary Public
State of Idaho

FOR DEPARTMENT USE ONLY

Transfer contains 12 pages and _____ attachments

Received by _____ Date _____ Protest filed by _____

Prelim. Check by _____ Fee \$250 -

Receipted by sc Date 7/2/07 EO 33056

Published in Teton Valley News 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 _____ 73910

Mitigation Plan
for
The Vistas at Waters Edge Development

Dear IDWR Representative,

This property encompasses approximately 134.85 acres of irrigated pasture. The development will provide 44 home sites, aesthetic and fire protection water features and maintain over 24 acres of open space.

Pond sizes in total are 7.27 surface acres with an average depth of 4 feet. This yields 29.08 acre feet of pond volume. Using the Allen & Brockaway Consumptive use chart for Driggs, ID a CIR for pasture use was 625 mm/season or 2.08 acre feet/acre. The pond volume of 29.08 af was divided by 2.08 afa for a mitigation requirement of 13.9 acres. To then compensate for 7.27 acres for surface evaporation a 1 to 1 ratio was used and 7.27 acres will then be dried up for mitigation. This brings us to a total of **21.2** acres needed for mitigation use.

There are 13.21 acres of ponds and roads in the development. In addition there are 6.97 acres in right-of-way that will not be irrigated. There are also 44 homes designated at a required 2200 square foot requirement that yields 98,800 square feet or 2.2 acres. This does not take driveways or potential garages and outbuildings into account. The grand total then of acres available for mitigation is **22.38** acres.

$$22.4 \times 2.08 \text{ AF/A} = 46.6 \text{ AF/A} \text{ FILL EVAPORATION}$$

Please contact Harvey Walker at (208) 520-7880 with any questions or comments concerning the proposed mitigation plan. Also the address and phone number on the application for transfer are those of Jorgensen Associates, PC.

Finally, a portion of the NWSW of Section 6 and a pro-rated share of the listed water rights belongs to Tony Wade ETUX. Please see the attached subdivision map.

LETTER OF AUTHORIZATION

Packaddle Properties, LLC as "Owner",
(Name of all individuals or entity owning the Property)
whose address is PO Box 631, Driggs, ID 83422
as the owner of property more specifically legally described as see attached

(If too lengthy, attach legal description.)

HEREBY AUTHORIZES Jorgensen Associates, P.C. as agent to represent and act for Owner in making application for and receiving and accepting, on Owner's behalf, any permits or other official action by the Teton County Commissioners, or the Teton County Planning, Building, and/or Sanitation Departments relating to the modification, development, platting or replatting, improvement, use or occupancy of land in Teton County.

Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made and any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such material.

Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such permit or other action so long as contained in or attached to the permit delivered to the above-named representative, whether actually delivered to Owner or not.

Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of Teton County, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swear(s) that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swear(s) that this authorization is given with the appropriate approval of such entity, if required.

(Owner signature)

Title:

MANAGING MEMBER
(If signed by officer, partner or member of Corporation, Limited Liability Company, Partnership or other non-individual Owner)

(Co-owner signature)

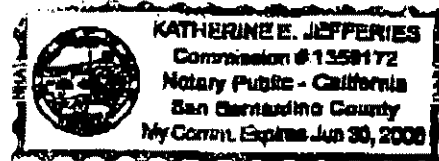
(Secretary of Corporate Owner)

STATE OF California

COUNTY OF San Bernardino

Subscribed and sworn to before me this 4th day of April, 2006.
WITNESS my hand and official seal.

Katherine E. Jefferies
Notary Public
My commission expires:



Received Time Jun. 20. 1:40PM

T 73910
ATTACHMENT 2 OF 5

Legal Description

Government Lots 6, 7 and the East half of Southwest Quarter of Section 6, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, LESS THE FOLLOWING PARCEL BEING FURTHER DESCRIBED AS: From the NW corner of said Section 6; thence $S00^{\circ}07'25''$ E, 2640.24 feet along the west section line of said Section 6 to the POINT OF BEGINNING; thence $S89^{\circ}53'15''$ E, 933.38 feet to a point; thence $S00^{\circ}07'23''$ E, 933.39 feet to a point; thence $N89^{\circ}53'15''$ W, 933.38 feet along the West section line of Section 6 to a point; thence $N00^{\circ}07'23''$ W, 933.39 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM the existing country road right-of-way along the East, West and South boundary of the above described property.



IDAHO SECRETARY OF STATE Viewing Business Entity

Ben Ysursa, Secretary of State

[[New Search](#)] [[Back to Summary](#)]
[[Get a certificate of existence for PACKSADDLE PROPERTIES, LLC](#)]

PACKSADDLE PROPERTIES, LLC

PO BOX 631
DRIGGS, ID 83422

Type of Business: LIMITED LIABILITY COMPANY

Status: EXISTING, ANREPT SENT 02 Oct 2006

State of Origin: IDAHO

Date of 27 Dec 2005

Origination/Authorization:

Current Registered Agent: SEAN R MOULTON
60 E WALLACE AVE
DRIGGS, ID 83422

File Number: W45850

Date of Last Annual Report: 20 Nov 2006

Amendments:

Amendment filed 27 Dec 2005 ARTICLES OF
ORGANIZATION

[[Help Me Print/View TIFF](#)]

[View Image \(TIFF
format\)](#)

Annual Reports:

Report for year 2006 ANNUAL REPORT

[[Help Me Print/View TIFF](#)]

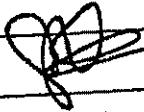
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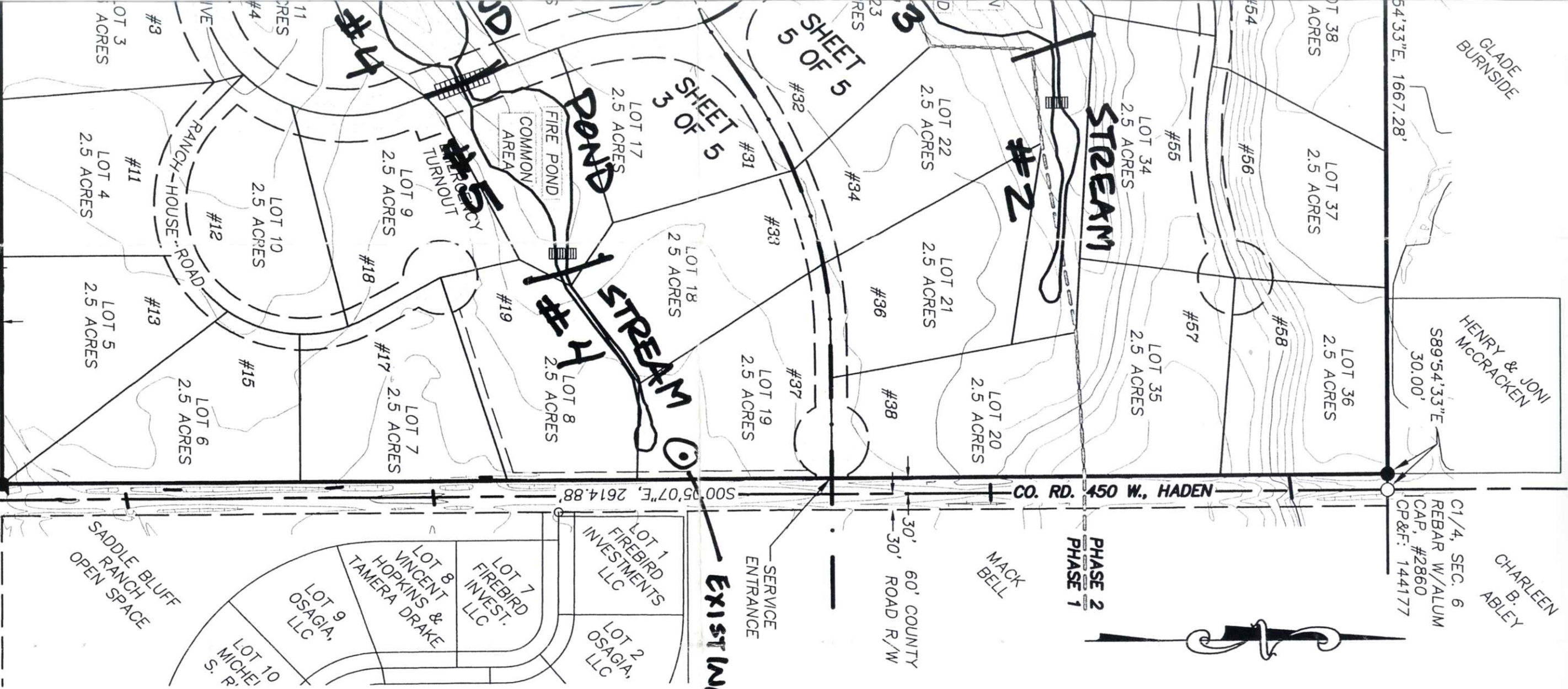
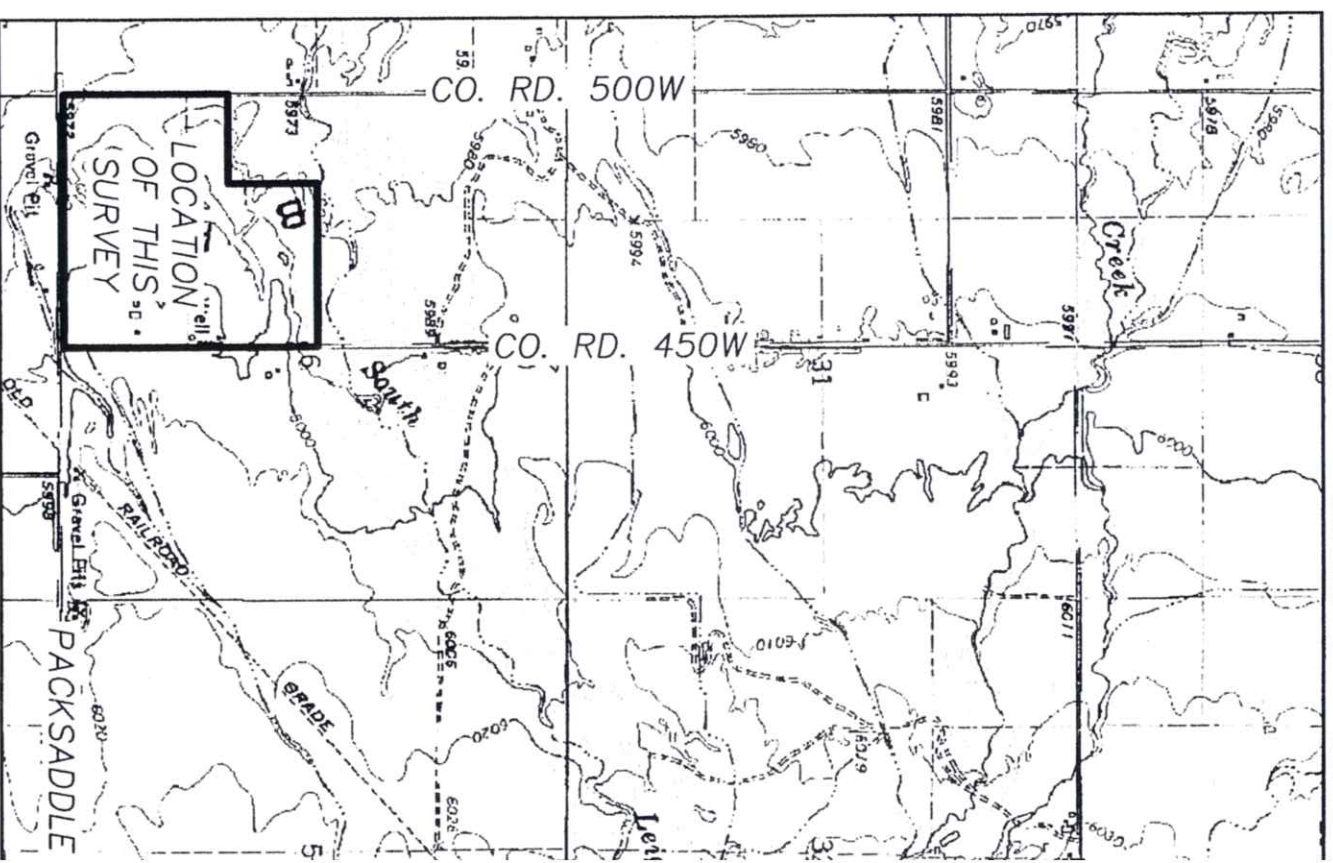
Comments, questions or suggestions can be emailed to: sosinfo@sos.idaho.gov

ATTACHMENT T 73910
4 OF 5

No. W 45850 Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE	Due no later than December 31, 2006 Annual Report Form 1. Mailing Address - Correct in this box, if applicable PACKSADDLE PROPERTIES, LLC PO BOX 631 DRIGGS, ID 83422	2. Registered Agent and Office NO PO BOX SEAN R MOULTON 60 E WALLACE AVE DRIGGS, ID 83422 3. New Registered Agent Signature																								
4. Limited Liability Companies: Enter Names and Addresses of Managers. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Office held</th> <th style="text-align: left; border-bottom: 1px solid black;">Name</th> <th style="text-align: left; border-bottom: 1px solid black;">Street or P.O. Address</th> <th style="text-align: left; border-bottom: 1px solid black;">City</th> <th style="text-align: left; border-bottom: 1px solid black;">State</th> <th style="text-align: left; border-bottom: 1px solid black;">Zip</th> </tr> </thead> <tbody> <tr> <td>MANAGER</td> <td>CRANK SMITH</td> <td>PO Box 110111</td> <td>BIG BEAR LAKE</td> <td>CA</td> <td>92315</td> </tr> <tr> <td>MANAGER</td> <td>BRENT TREMPER</td> <td>PO Box 68</td> <td>BIG BEAR LAKE</td> <td>CA</td> <td>92315</td> </tr> <tr> <td>MANAGER</td> <td>BILL JAHN</td> <td>PO Box 1374</td> <td>BIG BEAR LAKE</td> <td>CA</td> <td>92315</td> </tr> </tbody> </table>			Office held	Name	Street or P.O. Address	City	State	Zip	MANAGER	CRANK SMITH	PO Box 110111	BIG BEAR LAKE	CA	92315	MANAGER	BRENT TREMPER	PO Box 68	BIG BEAR LAKE	CA	92315	MANAGER	BILL JAHN	PO Box 1374	BIG BEAR LAKE	CA	92315
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5. Organized Under the Laws of: IDAHO W 45850	6. Signature  Name (Typed or Printed) <u>CRANK SMITH</u> Date <u>11/19/06</u> Title <u>MANAGING MEMBER</u>																									

Do Not Tape or Staple

200612001132



EXISTING AG
WELL

- LEGEND**
- PROPERTY BOUNDARY
 - SECTION LINE
 - LOT LINES
 - MATCH LINE
 - PHASE LINE
 - ROW/UTILITY EASEMENT
 - APPROXIMATE WETLANDS DELINE
 - ROAD SURFACE
 - WATER FEATURES
 - FOOT AND TRAFFIC BRIDGES
 - SECTION CORNER AS NOTED
 - REBAR WITH ALUMINUM CAP #2
 - REBAR WITH PLASTIC CAP #286
 - REBAR WITH ALUMINUM CAP #10

AREA - DENSITY TABLE
TOTAL AREA = 134.85 ACRES
TOTAL LOTS = 44
LOT SIZE = 2.50 ACRES
OPEN SPACE = 24.85 ACRES
AREA IN ROADS = 14.05 ACRES

**PRELIMINARY MASTER
THE VISTAS AT WATER**
BEING LOCATED WITH
SW 1/4, SECTION
T5N, R45E, B.M.
TETON COUNTY, ID
Overview (Sheet 2

H:\2006\06508\00\Acad\06508-00PP.dwg

CWD, LLC

SW CORNER, SEC. 6
REBAR W/NO CAP
CP&F: 95750

COOK

SUNDOWN RANCH
AND LAND, LLC

60' COUNTY
ROAD R/W

CO. RD. 500 W., CEMETERY

N00°08'47"W, 1680.84'

N00°08'47"W, 933.44'

W1/4, SEC. 6
REBAR W/ALUM
CAP, UNREADABLE
CP&F: 144178

S89°54'33"E, 933.30'

DALE L.
BRECKENRIDGE

TONY WADE,
ETUX
PARCEL #1
ROS #165844

IRRIGATION
DITCH

N00°09'03"W, 933.51'

GLADE
BURNSIDE

S89°54'33"E, 1667.2

LOT 38
2.5 ACRES

LOT 40
2.5 ACRES

LOT 41
2.5 ACRES

LOT 42
2.5 ACRES

LOT 23
2.5 ACRES

LOT 24
2.5 ACRES

LOT 25
2.5 ACRES

LOT 26
2.5 ACRES

LOT 27
2.5 ACRES

LOT 28
2.5 ACRES

LOT 29
2.5 ACRES

LOT 12
2.5 ACRES

LOT 1
2.5 ACRES

LOT 2
2.5 ACRES

LOT 3
2.5 ACRES

LOT 11
2.5 ACRES

LOT 14
2.5 ACRES

LOT 15
2.5 ACRES

LOT 16
2.5 ACRES

LOT 17
2.5 ACRES

LOT 21
2.5 ACRES

LOT 22
2.5 ACRES

LOT 23
2.5 ACRES

LOT 13
2.5 ACRES

LOT 12
2.5 ACRES

LOT 1
2.5 ACRES

S89°53'44"E, 2567.79'

CO. RD. 400 N.

STREAM #1

STREAM #3

POND

POND

POND

SHEET 4 OF 5

SHEET 5 OF 5

SHEET 3 OF 5

COMMON
AREA
FIRE POND

COMMON
AREA
FIRE POND

EMERGENCY
TURNOUT

VISTA DRIVE

WATER'S EDGE DRIVE

WADE RANCH DRIVE



Scale: 1 inch = 200 feet
This scale valid only for 18x24 prints.

JORGENSEN ASSOCIATES, PC