

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESAPPLICATION FOR TRANSFER OF WATER RIGHT
PART 1Name of Applicant River Valley Ranch, LLC Phone (925) 766-1216Post Office address c/o Steven Lawrence, 60 Jennifer Ln., Almo, CA 94507

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 is participating in a Custer Soil & Water Conservation District project to eliminate the "Ellis ditch" diversion from the Pahsimeroi River (known as "P-9") and the "Ellis-Cross ditch" diversions from Patterson Creek, Duck Spring and Mud Springs Creek. The applicant will enter into a contract with the Idaho Water Transaction Program and will receive compensation for not using the Ellis ditch and Ellis-Cross ditch. Changes to the place of use reflect the installation of pivots and a change in irrigation practice.

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>73-4021</u>	<u>02/18/1926</u>	<u>0.33 cfs</u>	<u>irrigation</u>	<u>04/01</u> to <u>10/31</u>
<u>73-12064</u> ¹²¹¹⁶	<u>04/01/1912</u>	<u>1.65 cfs</u>	<u>irrigation</u>	<u>04/01</u> to <u>10/31</u>
<u>73-12065</u> ¹²¹¹⁸	<u>04/01/1912</u>	<u>0.80 cfs</u>	<u>irrigation</u>	<u>04/01</u> to <u>10/31</u>
<u>73-12066</u> ¹²¹²⁰	<u>04/01/1912</u>	<u>1.00 cfs</u>	<u>irrigation</u>	<u>04/01</u> to <u>10/31</u>

2. Total amount of water being transferred 3.78 cubic feet per second and/or _____ acre-feet per annum.

3. Source of water Pahsimeroi River tributary to Salmon River
 _____ tributary to _____
 _____ tributary to _____

4. Point(s) of Diversion:

Lot	¼	¼	¼	Sec	Twp	Rge	County	Local name for diversion
		SE	SW	8	15N	21E	Custer	P-7

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	
15N	21E	7								27	15				39	35			116.0
		8										33	39	4.3					76.3
		17					5.3												5.3

Total Acres 197.6

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PART 1**6. General Information:**a. Description of diversion system existing headgate, fish screen and ditch to place of use

b. Are the lands from which you propose to transfer the water right subject to any liens, deeds of trust, mortgages, or contracts?
 _____ Yes X 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:

n/a

d. Remarks:

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 Director73687

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01/23/2007

IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 73-4021
NAME AND ADDRESS: G M BOWLES TRUST
505 SANSOME ST STE 1975
SAN FRANCISCO CA 94111

SOURCE: PAHSIMEROI RIVER TRIBUTARY: SALMON RIVER
QUANTITY: 0.330 CFS
PRIORITY DATE: 02/18/1926
POINT OF
DIVERSION: T15N R21E S8 SESW Within CUSTER County
PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	04/01 10/31	0.330 CFS
PLACE OF USE: <u>IRRIGATION in CUSTER County</u>		
T15N R21E S07 NESE 0.90	T15N R21E S08	NESW 7.50
T15N R21E S08 NWSW 6.30	T15N R21E S08	SESW 1.80
16.5 ACRES TOTAL		

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

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.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Beneficial Use

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IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 73-12064
NAME AND ADDRESS: G M BOWLES TRUST
505 SANSOME ST STE 1975
SAN FRANCISCO CA 94111

SOURCE: DUCK SPRING
PATTERSON CREEK
TRIBUTARY: PATTERSON CREEK
TRIBUTARY: PAHSIMEROI RIVER

QUANTITY: 1.650 CFS
PRIORITY DATE: 04/01/1912

POINT OF
DIVERSION: T15N R21E S26 SESW Within CUSTER County
T15N R21E S26 SWSE Within CUSTER County

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	04/01 10/31	1.650 CFS

PLACE OF USE: IRRIGATION in CUSTER County

T15N R21E S07	SWNE	18.00	T15N R21E S07	SENE	21.00
T15N R21E S07	NESW	9.40	T15N R21E S07	NESE	36.00
T15N R21E S07	NWSE	31.00	T15N R21E S08	NESW	8.00
T15N R21E S08	NWSW	31.00	T15N R21E S08	SWSW	36.00
T15N R21E S08	SESW	3.90	T15N R21E S17	NENW	4.80

199.1 ACRES TOTAL

Right Nos. 73-76, 73-12064, 73-12065, and 73-12066 are limited to the irrigation of a combined total of 199.1 acres in a single irrigation season.

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

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.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

This right is a split from former right 73-10018 .

Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

Source- Patterson Creek- is also known as Big Spring Creek, Spring Creek or O Neal Creek.

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IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 73-12065

NAME AND ADDRESS: G M BOWLES TRUST
505 SANSOME ST STE 1975
SAN FRANCISCO CA 94111

SOURCE: PAHSIMEROI RIVER

TRIBUTARY: SALMON RIVER

QUANTITY: 0.800 CFS

PRIORITY DATE: 04/01/1912

POINT OF
DIVERSION: T15N R21E S27 SESE Within CUSTER County

PURPOSE AND
PERIOD OF USE:

	<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
	IRRIGATION	04/01 10/31	0.800 CFS
PLACE OF USE:	<u>IRRIGATION in CUSTER County</u>		
	T15N R21E S07 SWNE 18.00	T15N R21E S07 SENW	21.00
	T15N R21E S07 NESW 9.40	T15N R21E S07 NESE	36.00
	T15N R21E S07 NWSE 31.00	T15N R21E S08 NESW	8.00
	T15N R21E S08 NWSW 31.00	T15N R21E S08 SWSW	36.00
	T15N R21E S08 SESW 3.90	T15N R21E S17 NENW	4.80

199.1 ACRES TOTAL

Right Nos. 73-76, 73-12064, 73-12065, and 73-12066 are limited to the
irrigation of a combined total of 199.1 acres in a single irrigation season.

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

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.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

This right is a split from former right 73-10018 .

Right includes accomplished change in place of use pursuant to Section
42-1425, Idaho Code.

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IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 73-12066

NAME AND ADDRESS: G M BOWLES TRUST
505 SANSOME ST STE 1975
SAN FRANCISCO CA 94111

SOURCE: MUD SPRINGS CREEK
PAHSIMEROI RIVER

TRIBUTARY: PAHSIMEROI RIVER
TRIBUTARY: SALMON RIVER

QUANTITY: 1.000 CFS

PRIORITY DATE: 04/01/1912

POINT OF DIVERSION: T15N R21E S27 SWSE Within CUSTER County
T15N R21E S27 SESE Within CUSTER County

PURPOSE AND PERIOD OF USE:

<u>PURPOSE OF USE</u>		<u>PERIOD OF USE</u>		<u>QUANTITY</u>	
IRRIGATION		04/01	10/31	1.000 CFS	

PLACE OF USE: IRRIGATION in CUSTER County

T15N R21E S07	SWNE	18.00	T15N R21E S07	SENW	21.00
T15N R21E S07	NESW	9.40	T15N R21E S07	NESE	36.00
T15N R21E S07	NWSE	31.00	T15N R21E S08	NESW	8.00
T15N R21E S08	NWSW	31.00	T15N R21E S08	SWSW	36.00
T15N R21E S08	SESW	3.90	T15N R21E S17	NENW	4.80

199.1 ACRES TOTAL

Right Nos. 73-76, 73-12064, 73-12065, and 73-12066 are limited to the irrigation of a combined total of 199.1 acres in a single irrigation season.

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

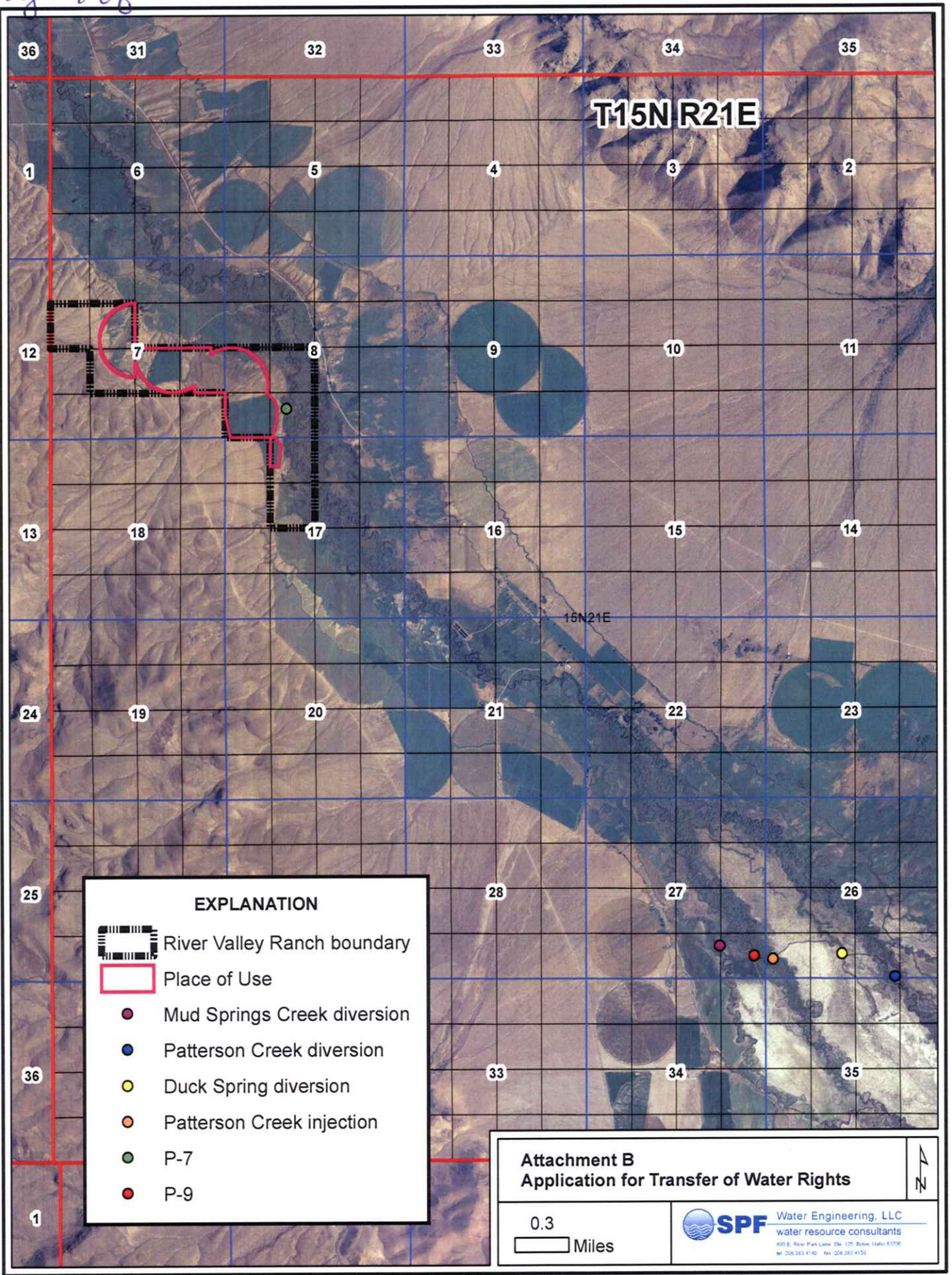
This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

This right is a split from former right 73-10018 .

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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

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

2. 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.

[Signature]

(Signature of Applicant)

Subscribed and sworn to before me this 2ND day of April, 2007.



[Signature]

(Notary Public)

FOR DEPARTMENT USE ONLY

Transfer contains 8 pages and 4 attachments

Received by _____ Date _____ Protest filed by _____

Prelim. Check by _____ Fee 370-

Received by SC Date 4/13/07 EO 32778

Published in Challis Messenger 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 _____

No. W 50105	no later than April 30, 2007 Annual Report Form	2. Registered Agent and Office NO PO BOX CAPITOL CORPORATE SERVICES 355 W MYRTLE STE 102 BOISE, ID 83702																		
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE	1. Mailing Address - Correct in this box, if applicable RIVER VALLEY RANCH, LLC STEVEN LAWRENCE 60 JENNIFER LANE ALAMO, CA 94507	3. New Registered Agent Signature																		
4. Limited Liability Companies: Enter Names and Addresses of Members.																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Office held</th> <th style="width: 20%;">Name</th> <th style="width: 30%;">Street or P.O. Address</th> <th style="width: 15%;">City</th> <th style="width: 10%;">State</th> <th style="width: 15%;">Zip</th> </tr> </thead> <tbody> <tr> <td>member</td> <td>Steven Lawrence</td> <td>60 Jennifer Ln</td> <td>Alamo</td> <td>CA</td> <td>94507</td> </tr> <tr> <td>member</td> <td>Philip Bowles</td> <td>525 Sansame St. #175</td> <td>San Francisco</td> <td>CA</td> <td>94111</td> </tr> </tbody> </table>	Office held	Name	Street or P.O. Address	City	State	Zip	member	Steven Lawrence	60 Jennifer Ln	Alamo	CA	94507	member	Philip Bowles	525 Sansame St. #175	San Francisco	CA	94111		
Office held	Name	Street or P.O. Address	City	State	Zip															
member	Steven Lawrence	60 Jennifer Ln	Alamo	CA	94507															
member	Philip Bowles	525 Sansame St. #175	San Francisco	CA	94111															
5. Organized Under the Laws of: IDAHO W 50105	6. Signature <u><i>Steven Lawrence</i></u> Date <u>2-11-07</u> Name (Typed or Printed) <u>Steven Lawrence</u> Title <u>member</u>																			
200704008669																				

Issued 02/01/2007

Do Not Tape or Staple

T 73687
 ATTACHMENT 1 OF 4

Recording Requested By and
When Recorded Return to:

Charles G. Stephenson
Tufts Stephenson & Kasper, LLP
The Russ Building
235 Montgomery Street, Suite 1035
San Francisco, CA 94104-3008

235851
Custer County Pay of
Hawley Trove/Ennis & Hawley
Time 1:10 P.M. on 12/29/2007
Barbara C. Breatton, Clerk
Lura Baker \$12.00
Deputy

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made this 29th day of December, 2006, by and between PHILIP E. BOWLES AND STEVEN E. LAWRENCE, CO-TRUSTEES OF G.M. BOWLES TRUST ("Grantor") and RIVER VALLEY RANCH, LLC, an Idaho limited liability company, whose address is c/o Steven Lawrence, 60 Jennifer Lane, Alamo, CA 94507 ("Grantee")

RECITAL:

WHEREAS, Philip E. Bowles and Steven E. Lawrence are the duly qualified Co-Trustees pursuant to Article VII of the Second Restatement of G.M. Bowles Trust, as successor Co-Trustees to George M. Bowles, the original and former Trustee of G.M. Bowles Trust, who died on June 8, 2005

WITNESSETH:

Pursuant to the powers vested in the Co-Trustees under the Uniform Trustees' Powers Act, particularly Idaho Code § 68-106, Grantor, BY THESE PRESENTS, quitclaims, transfers and conveys unto Grantee all right, title and interest of Grantor in and to the following described parcel of real property situated in the County of Custer and the County of Lemhi, State of Idaho:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS
REFERENCE INCORPORATED HEREIN.

TOGETHER WITH all and singular the tenements, hereditaments, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the same unto the Grantee, and to Grantee successors and assigns forever.

State of Idaho)
County of Lemhi) SS No. 270536
This Instrument was filed for record at the request
of Hawley Trove
at 2:30 o'clock P.M. 2-5 2007
and duly filmed and indexed in the records of Lemhi
County Terri J. Morton
Ex-Officio Recorder
By Jana Eagle Deputy
Fee 12 -
Return to Hawley Trove

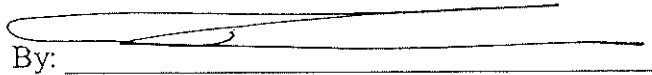
TRUSTEE'S DEED - 1

43039.0002.904

T 73687
ATTACHMENT 2 OF 4

IN WITNESS WHEREOF, Grantor executed this instrument on the day and year herein first above written.

G.M. BOWLES TRUST

By: 
Philip E. Bowles, Co-Trustee

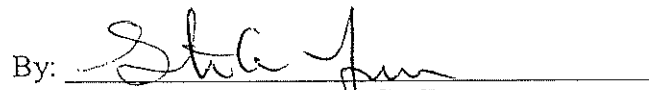
By: 
Steven E. Lawrence, Co-Trustee

EXHIBIT A

270556

TOWNSHIP 15 N., RANGE 21 E., BOISE MERIDIAN,
CUSTER COUNTY IDAHO:

SECTION 7: LOT 2, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$;
SECTION 8: THE SW $\frac{1}{4}$ LYING SOUTH AND WEST OF THE
PAHSIMEROI RIVER;
SECTION 17: THE E $\frac{1}{2}$ NW $\frac{1}{4}$ LYING SOUTH AND WEST OF THE
PAHSIMEROI RIVER;

TOWNSHIP 15 N., RANGE 21 E., BOISE MERIDIAN, LEMHI
COUNTY, IDAHO:

SECTION 8: E $\frac{1}{2}$ SW $\frac{1}{4}$;
SECTION 17: THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ LYING NORTH AND EAST OF
THE PAHSIMEROI RIVER

TOGETHER WITH all water and water rights, ditch and
ditch rights, range and range rights, mineral and
mineral rights, oil and gas rights appurtenant thereto.

TOGETHER WITH any and all improvements located thereon
or appurtenant thereto, including all sprinkler
systems, a squeeze chute and a 35 horsepower Cornel
pump.