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Documents
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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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 APR 20 2004
 Department of Water Resources
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 APR 15 2004
 WATER RESOURCES
 WESTERN REGION

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
 Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
<u>37-11337</u>					
<u>37-11338</u>					
<u>✓ 37-4267 - AS - Pheweed at Region</u>					

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 Department of Water Resources
 Southern Region

2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).
OR
 If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant(s) **THE EVANS REVOCABLE TRUST**
42 FOX HOLLOW GULCH, BELLEVUE, ID 83313
4. New Owner/Claimant(s) **IDAHO RANCH, LLC - Edward J. Lobel, MM**
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
2296 Channel Road
 New Mailing Address
Newport Beach, Ca 92661
 City, State and ZIP Code
949-675-1590
 New Telephone Number
March 18, 2004
 Date you acquired the property

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 APR 21 2004

6. **If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7.** If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s) _____
(include title if applicable)

MANAGING MEMBER

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only
 Received by DB Date 4.15.04 Fee \$25 - Ea. (\$25.00)
 Receipted by DB Date 4-15-04 Receipt No. W031546
 Processed by _____ AJ Date _____ WR _____ Date _____

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APR 21 2004

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

James R. Laski
Lawson & Laski, PLLC
Post Office Box 3310
Ketchum, Idaho 83340

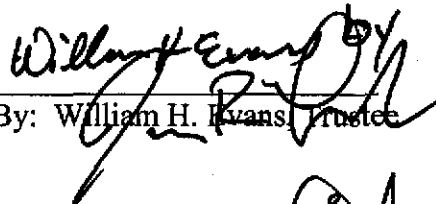
(SPACE ABOVE LINE FOR RECORDER'S USE)

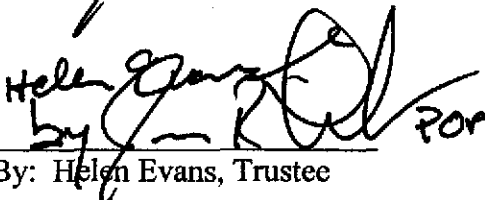
QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Evans 1992 Revocable Trust dated May 14, 1992, William H. Evans and Helen Evans, Trustees, does hereby bargain, sell, remise, release, convey and forever quitclaim to IDAHO RANCH, LLC, an Idaho limited liability company, whose address is 2296 Channel Road, Newport Beach, CA 92661 ("Grantee"), all right, title and interest in and to those water rights identified in the records of the Idaho Department of Water Resources as Water Rights Nos. 37-11337, 37-11338 and 37-4267, and no others, for beneficial use upon the property conveyed to Grantee this same date by Warranty Deed recorded as Instrument No. 500509, records of Blaine County, Idaho.

DATED this 17th day of March, 2004.

EVANS 1992 REVOCABLE
TRUST, dated May 14, 1992


By: William H. Evans, Trustee POA


By: Helen Evans, Trustee POA

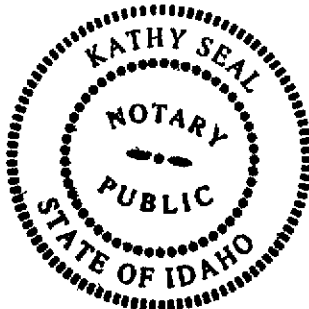
STATE OF IDAHO

)
) ss.
)

County of Blaine

On this 17 day of March, in the year of 2004, before me, a Notary Public in and for said State, personally appeared James R. Laski, known or identified to me to be the person whose name is subscribed to the within instrument as the attorney in fact of William H. Evans, Trustee of the Evans 1992 Revocable Trust dated May 14, 1992, and acknowledged to me that he subscribed the name of William H. Evans thereto as principal, and his own name as attorney in fact.

WITNESS my hand and official seal.




Notary Public for Idaho
Residing at Ketchum
My Commission expires 7.9.2006

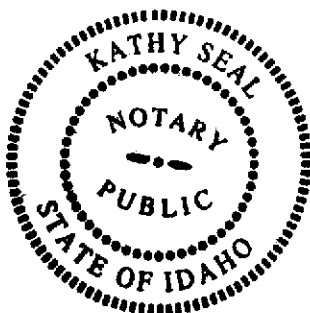
STATE OF IDAHO

)
) ss.
)

County of Blaine

On this 17 day of March, in the year of 2004, before me, a Notary Public in and for said State, personally appeared James R. Laski, known or identified to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Helen Evans, Trustee of the Evans 1992 Revocable Trust dated May 14, 1992, and acknowledged to me that he subscribed the name of Helen Evans thereto as principal, and his own name as attorney in fact.

WITNESS my hand and official seal.




Name: KATHY SEAL
Notary Public for Idaho
Residing at Ketchum
My commission expires 7.9.2006



BCT #19924069

This form furnished by
Blaine County Title, Inc.

WARRANTY DEED

For Value Received WELLINGTON WESLEY IVIE AND DIXIE IVIE, HUSBAND AND WIFE,

the Grantor hereby grants, bargains, sells, conveys and warrants unto WILLIAM H. AND HELEN EVANS, OR THEIR SUCCESSORS, TRUSTEES OF THE EVANS 1992 REVOCABLE TRUST DATED MAY 14, 1992

the Grantee whose current address is: P.O. BOX 2408, SUN VALLEY, ID 83353

the following described premises, to-wit:

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

Subject to adverse claim to any portion of the land herein described which lies below the mean high water mark of the Broadford slough, aka the Rockwell Bypass Waterway, or on the northwly or easterly side thereof and matters as shown on that record survey prepared by Benchmark Associates, dated April 8, 1992, and easements of record.

340878
 BLAINE CO. REQUEST
 BLAINE COUNTY TITLE
 Recd
 '92 MAY 18 AM 9 16
 MARY GREEN, CLERK
 REC'D \$ 12.00
 MAY 19

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that said premises are free from all incumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

Dated:

May 14, 1992

Wellington W. Ivie
 WELLINGTON WESLEY IVIE

Dixie Ivie by Wellington Wesley Ivie
 DIXIE IVIE BY WELLINGTON WESLEY IVIE HER
 ATTORNEY IN FACT *Wellington Wesley Ivie*
Attorney in Fact

STATE OF IDAHO, COUNTY OF
 MAY 15th day of MAY, 1992
 before me a Notary Public in and for said State, personally appeared
 WELLINGTON WESLEY IVIE

identified to me on the basis of satisfactory evidence or known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Nancy Miller
 Notary Public,
 Residing at *Hailey*
 Comm. Expires *11-16-94*
 Idaho.

STATE OF IDAHO, COUNTY OF
 HEREBY CERTIFY That this instrument was filed for record at the request of

at _____ minutes past _____ o'clock M.,
 this _____ day of _____
 19 _____, in my office and duly recorded in Book _____
 of _____ pages at page _____

Ex-Officio Recorder.

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APR 23 2004

By _____ Deputy
 Mail to:

Township 2 North, Range 18 East of the Boise Meridian, Blaine County, Idaho,

Section 35: That portion of the NW 1/4 NE 1/4 designated on Blaine County Tax assessor's Rolls as Tax Lot 97, being more particularly described as follows: Beginning at a point 551.1 feet South of the N 1/4 corner of Section 35, Township 2 North, Range 18 EBM; thence

South 768.9 feet to the Southwest corner of the NW 1/4 NE 1/4 of Section 35; thence

East 1320 feet to the Southeast corner of said NW 1/4 NE 1/4; thence

North 560 feet to a point on the South side of Broadford slough; thence

South 65 degrees 14' West 212 feet; thence

South 16 degrees 28' West 131.3 feet; thence

South 54 degrees 34' West 184.7 feet; thence

South 78 degrees 47' West 126.5 feet; thence

South 44 degrees 31' West 63 feet; thence

South 21 degrees 36' West 93.5 feet; thence

South 70 degrees 51' West 81.9 feet; thence

North 63 degrees 37' West 90.1 feet; thence

North 17 degrees 13' West 94.8 feet; thence

North 13 degrees 12' East 261 feet; thence

North 4 degrees 18' West 113.3 feet; thence

North 7 degrees 09' East 175 feet; thence

North 73 degrees 40' West 360 feet; thence

South 78 degrees 34' West 283.4 feet to the point of the beginning, being 15.498 acres, more or less

EXHIBIT
14

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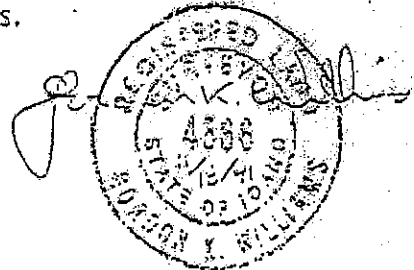
SEP 29 2004

A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 2
NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY,
IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the North quarter corner of said section 35; thence
S00°15'12"W, 551.1 feet along the center of section line to the TRUE
POINT OF BEGINNING.

Thence N00°15'12"E, 46.49 feet along said center of section line to the
Southwest corner of tax lot 6467; thence along the South line of said tax lot
6467 N78°34'00"E, 278.09 feet to the Southwest corner of tax lot 6460;
thence along the South boundary of said tax lot 6460 S73°40'00"E, 330.40
feet to the Southeast corner of said tax lot 6460 which is also a point on the
West line of tax lot 6459; thence S73°40'00"E, 22.40 feet to an angle point
on the west line of said tax lot 6459; thence S07°09'00"W, 23.51 feet along
said west line to a point on the North line of tax lot 6429; thence
N73°40'00"W, 339.71 feet to an angle point on the North line of said tax lot
6429; thence S75°12'09"W, 292.10 feet along the North line of tax lot 6429
to the TRUE POINT OF BEGINNING.

The above described parcel contains 0.43 acres.



TOGETHER WITH any and all water rights appurtenant thereto

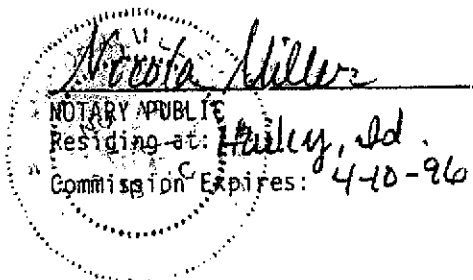
EXHIBIT
B

APR 21 2004

STATE OF Idaho

COUNTY OF Blaine

On this 15th day of May, 19 92, before me,
the undersigned, a Notary Public, in and for said State, personally
appeared Wellington Wesley Ivie
known to me to be the person whose name is subscribed as the Attorney-
in-Fact of Dixie Ivie,
and known to me to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same on behalf of
Dixie Ivie.



(SEAL)

POWER OF ATTORNEY ACKNOWLEDGEMENT

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APR 21 2004

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)
Case No. 39576)
PARTIAL DECREE PURSUANT TO
I.R.C.P. 54(b) FOR
Water Right 37-11337

NAME AND ADDRESS: THE EVANS REVOCABLE TRUST
42 FOX HOLLOW GULCH
BELLEVUE, ID 83333

SOURCE: GROUNDWATER

QUANTITY: 0.02 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 07/01/1980

POINT OF DIVERSION: T02N R18E S35 NWNWNE Within Blaine County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	Stockwater	10-01 TO 05-01	0.02 CFS

PLACE OF USE: Stockwater Within Blaine County
T02N R18E S35 NWNWNE

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

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT 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.



Roger Burdick
Presiding Judge of the
Snake River Basin Adjudication

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APR 21 2004



State of Idaho

DEPARTMENT OF WATER RESOURCES

1301 North Orchard Street, Boise, ID 83706 - P.O. Box 83720, Boise, ID 83720-0098
Phone: (208) 327-7900 Fax: (208) 327-7866 Web Site: www.idwr.state.id.us

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

April 20, 2004

IDAHO RANCH LLC
2296 CHANNEL RD
NEWPORT BEACH CA 92661

RE: Change of Ownership for Water Rights 37-11337 and 37-11338

Dear Water Right Holder(s):

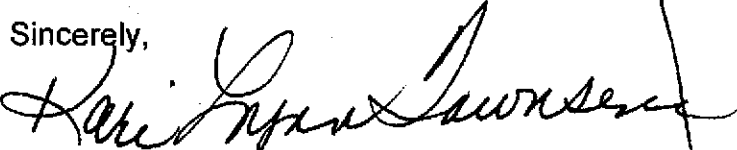
The department acknowledges receipt of correspondence changing ownership of the above referenced water rights to you. The department has modified its records to reflect the changes in ownership and has enclosed computer-generated reports for your records. Also enclosed is a receipt for the \$75.00 filing fee.

By copy of this letter to our Fiscal Section, a refund of \$25.00 is being requested for you. Our Adjudication Section in Twin Falls, ID processed Water Right 37-4267 and a filing fee was not required.

Please note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right to the department. Notice of the change must be provided to the department within 120 days of the change. Change reporting forms are available from any office of the department.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,


Jeff Peppersack, Manager
Water Right Permits Section

JP:klt

Enclosures

cc: Debbie Allen, Fiscal Section

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APR 21 2004

BCT

BLAINE COUNTY TITLE

April 12, 2004

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APR 15 2004

WATER RESOURCES
WESTERN REGION

IDAHO DEPARTMENT OF WATER RESOURCES
Western Region
2735 Airport Way
Boise, Idaho 83705-5082

RECEIVED

APR 19 2004

Department of Water Resources
Southern Region

Re: Water Right Transfer/Idaho Ranch LLC

Dear Ladies/Sir:

Please find attached a signed Notice of Change in Water Right Ownership and documentation to transfer the water rights to the above referenced entity.

In addition, please find attached our check in the amount of \$75.00 which represents the transfer fees for the three (3) transfers.

Should you have any additional questions, please feel free to contact me.

Kind regards,

Kathy Seal
Closer

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APR 21 2004