

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

RECEIVED

DEC 14 2005

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
63-8687 →	63-8687				
63-26335 P.D.					
63-26336 P.D.					

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) SAXTON FRUIT FARMS INC
PO BOX 1009 CALDWELL, ID 83606
4. New Owner/Claimant(s) PEACHTREE HILL LLC
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address 5126 BEL AIR
- City, State and ZIP Code BOISE ID 83705
- New Telephone Number (208) 890-7625
5. Date you acquired the property MAY 12, 2005

SUPPORT DATA

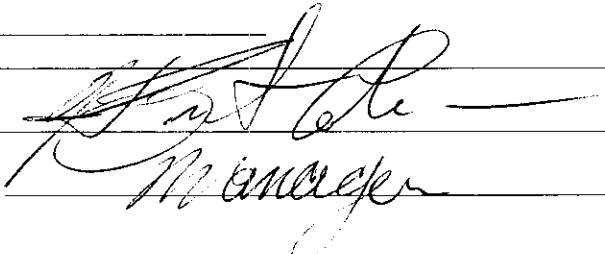
IN FILE # 63-26335

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)



 Manager

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
 Receipted by DB
 Processed by _____ AJ

Date 12-14-05
 Date 12-14-05
 Date _____

Fee \$25⁰⁰ x 2 = \$50⁰⁰
 Receipt No. W033678
 WR _____ Date _____

#50 83-26335 f 85-26336
 N/A 83-8887 -82

200526176

RECORDED

MAY 12 PM 4 49

G NOEL HALE
CANYON COUNTY RECORDER

TITLEONE

REQUEST
DATE 5-12-05



www.titleonecorp.com

Order No.: C058591

CORPORATION WARRANTY DEED

For Value Received SAXTON FRUIT FARMS, INC., an Idaho corporation

A Corporation duly organized and existing under the laws of the State of Idaho hereby Grant, Bargain, Sell and Convey unto PEACHTREE HILL LLC, an Idaho limited liability company

Whose current address is: 5126 Bel Air, Boise, Idaho 83705

The following described real estate, to wit:

PARCEL 1:

The Southwest Quarter of the Southeast Quarter of Section 4 Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

A parcel of land being a portion of the Southwest Quarter of the Southeast Quarter of Section 4, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at a found 5/8-inch iron pin marking the Center Quarter corner of said Section 4, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence South 0° 46' 00" West 2,645.77 feet (formerly 2,645.66 feet) along the West boundary of the said Southeast Quarter of Section 4 to a found Brass Cap marking the South Quarter corner of said Section 4; thence South 89° 56' 20" East 1,249.61 feet along the South boundary of the said Southwest Quarter of the Southeast Quarter of Section 4 to a set 1/2-inch iron pin, said pin marking the REAL POINT OF BEGINNING; thence North 45° 11' 41" West 228.47 feet to a set 1/2-inch iron pin; thence North 31° 16' 13" West 211.40 feet to a set 1/2-inch iron pin; thence North 40° 10' 52" West 167.13 feet to a set 1/2-inch iron pin; thence North 89° 56' 20" East 461.71 feet to a set 1/2-inch iron pin lying on the East boundary of the said Southwest Quarter of the Southeast Quarter of Section 4; thence

South 0° 41' 22" West 469.00 feet to a set 5/8-inch iron pin marking the East 1/16 corner common to said Section 4 and Section 9; thence North 89° 56' 20" West 76.40 feet along said South boundary of the Southwest Quarter of the Southeast Quarter of Section 4 to the POINT OF BEGINNING.

PARCEL 2:

The Northwest Quarter of the Southeast Quarter of Section 4 Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

All that portion of the Northwest Quarter of the Southeast Quarter in Section 4, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, lying North of the centerline of the Deer Flat High Line Canal.

PARCEL 3:

The East Half of the Southwest Quarter of Section 4, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

PARCEL 4:

That portion of Government Lot 3, Section 4, Township 2 North Range 3 West, Boise Meridian, Canyon County, Idaho, lying Southwest of the Southwesterly boundary of the Deer Flat Highline Canal.

PARCEL 5:

The Southeast Quarter of the Northwest Quarter of Section 4, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

A portion of the Southeast Quarter of the Northwest Quarter of Section 4, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northeast corner of said Southeast Quarter of the Northwest Quarter; thence South 0° 46' 00" West along the East boundary of said Southeast Quarter of the Northwest Quarter a distance of 659.16 feet to a point in the centerline of the Deer Flat High Line Canal; thence traversing said centerline as follows:

North 52° 29' 51" West a distance of 413.80 feet;

North 33° 12' 39" West a distance of 112.70 feet;

North 16° 13' 49" West a distance of 325.81 feet to a point on the North boundary of said Southeast Quarter of the Northwest Quarter; thence

North 89° 59' 30" East along said North boundary a distance of 489.89 feet to the POINT OF BEGINNING.

PARCEL 6:

A parcel of land in Government Lot 5 of Section 4, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being described as follows:

COMMENCING at the North Quarter corner of said Section 4, said corner being located North 89° 35' 00" East a distance of 2,649.41 feet from the Northwest corner of said Section 4; thence South 00° 46' 00" West a distance of 1,225.20 feet along the West line of Government Lot 2 to a 5/8 inch pin set at the Northwest corner of Government Lot 6 (center North 1/16 corner); thence

South 00° 46' 00" West a distance of 667.14 feet along the West line of Government Lots 5 and 6 to the point of intersection of same with the centerline of the Deer Flat High Line Canal and the POINT OF BEGINNING, said point being monumented by a 5/8-inch witness corner set South 00° 46' 00" West a distance of 32.15 feet from the TRUE POINT; thence
South 52° 29' 26" East a distance of 302.93 feet along said canal centerline to a point monumented by a 5/8-inch witness corner set South 00° 46' 00" West a distance of 33.47 feet from the TRUE POINT; thence
South 00° 46' 00" West a distance of 478.89 feet to a set 5/8 inch pin set in the South line of said Government Lot 5; thence
South 89° 54' 10" West a distance of 242.77 feet along said South line to a 5/8-inch pin at the Southwest corner of Government Lot 5 (center Quarter corner); thence
North 00° 46' 00" East a distance of 663.77 feet along the West line of said Government Lot 5 to the POINT OF BEGINNING.

PARCEL 7:

A parcel of land in Government Lot 5 of Section 4, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being described as follows:

COMMENCING at the North Quarter corner of said Section 4, said corner being located North 89° 35' 00" East a distance of 2,649.41 feet from the Northwest corner of said Section 4; thence
South 00° 46' 00" West a distance of 1,225.20 feet along the West line of Government Lot 2 to a 5/8-inch pin set at the Northwest corner of Government Lot 6 (center North 1/16 corner); thence
South 00° 46' 00" West a distance of 667.14 feet along the West line of Government Lot 6 to the point of intersection of same with the centerline of the Deer Flat High Line Canal; thence
South 52° 29' 26" East a distance of 302.93 feet along said canal centerline to the POINT OF BEGINNING, said point being monumented by a 5/8-inch witness corner set, South 00° 46' 00" West a distance of 33.47 feet from the TRUE POINT; thence
South 52° 29' 26" East a distance of 764.26 feet along said canal centerline to a point of curvature; thence
Southeasterly along a curve to the left, having a radius of 287.94 feet, an arc length of 20.71 feet, a central angle of 4° 07' 13", a chord bearing of South 54° 33' 02" East and a chord distance of 20.70 feet to the point of intersection of said centerline with the South line of said Government Lot 5, said point monumented by a 5/8-inch-witness corner set South 89° 54' 10" West a distance of 49.31 feet from the TRUE POINT; thence
South 89° 54' 10" West a distance of 630.08 feet along said South line to a set 5/8-inch pin; thence
North 00° 46' 00" East a distance of 478.89 feet to the POINT OF BEGINNING.

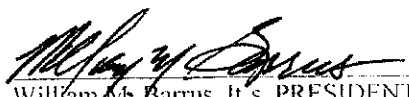
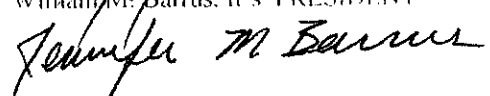
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever.

The Grantor does hereby covenant to and with the said Grantees, that it is the owner in fee simple of said premises; that it is free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee: and subject to restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility easements, (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. In constraining this Deed and where the context so requires, the singular includes the plural, and the masculine, includes the feminine and neuter.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed.

Dated: 05/11/05

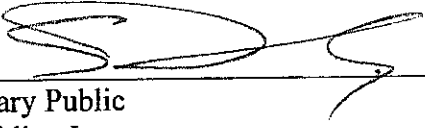
SAXTON FRUIT FARMS, INC., by:


William M. Barrus, It's PRESIDENT


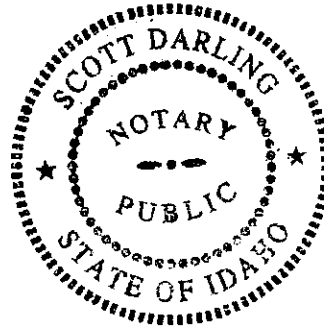
State of Idaho)
County of Ada)

On this 11th day of May, 2005, before me, the undersigned, a notary public in and for said state, personally appeared William M. Barrus, known to me to be the President of the Corporation that executed this instrument and the person who executed the instrument on behalf of said Corporation, and acknowledged to me that such Corporation 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.



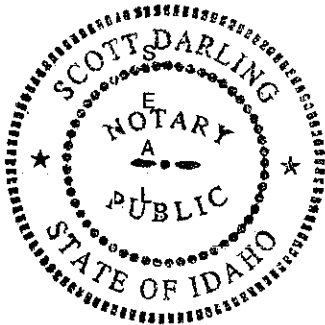
Notary Public
Residing In : _____
Expires: SCOTT DARLING
ESCROW OFFICER
RESIDING: EAGLE, ID
COMMISSION EXPIRES: 11-28-07

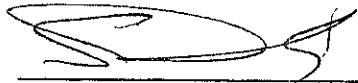


CORPORATE VERIFICATION

State of Idaho)
County of Ada) S.S.

I, the undersigned, a notary public, do hereby certify that on this 11th day of May, 2005, personally appeared before me Jennifer M. Barrus, who, being by me first duly sworn, declared that he is the Secretary of Saxon Fruit Farms, that she signed the foregoing document as Secretary, of the corporation, and that the statements therein contained are true.





Notary Public
My Commission Expires on _____

SCOTT DARLING
ESCROW OFFICER
RESIDING: EAGLE, ID
COMMISSION EXPIRES: 11-28-07



IDAHO SECRETARY OF STATE Viewing Business Entity

Ben Ysursa, Secretary of State

[[New Search](#)] [[Back to Summary](#)]
[[Get a certificate of existence for PEACHTREE HILL LLC](#)]

PEACHTREE HILL LLC

5126 BEL AIR
BOISE, ID 83705

Type of Business: LIMITED LIABILITY COMPANY

Status: EXISTING 10 May 2005

State of Origin: IDAHO

Date of 10 May 2005

Origination/Authorization:

Current Registered Agent: BRENT COLES
5126 BEL AIR
BOISE, ID 83705

File Number: W39373

Date of Last Annual Report:

Amendments:

Amendment filed 10 May 2005 ARTICLES OF ORGANIZATION

[View Document Online](#)
[Download \(TIFF format\)](#)

Amendment filed 05 Aug 2005 OTHER - DELETE TWO MEMBERS

[View Document Online](#)
[Download \(TIFF format\)](#)

[Idaho Secretary of State's Main Page](#)

[State of Idaho Home Page](#)

Comments, questions or suggestions can be emailed to: sosinfo@idsos.state.id.us

SITE PLAN DATA

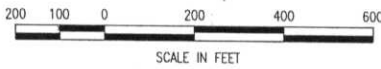
SITE AREA: 215.93 ACRES
 RESIDENTIAL LOT AREA: 127.85 ACRES
 COMMON AREA: 107 LOTS
 COMMON AREA: 67.48 ACRES
 7 LOTS
 RIGHT-OF-WAY AREA: 20.60 ACRES
 GROSS DENSITY: 0.50 DU/ACRE
 MINIMUM RESIDENTIAL LOT SIZE: 1 ACRE
 % OPEN SPACE: 31.25%



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- LOT LINE
- PASTURE PARCEL LINE
- CENTERLINE
- EASEMENT LINE
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- EXISTING FENCE
- EXISTING PAVEMENT



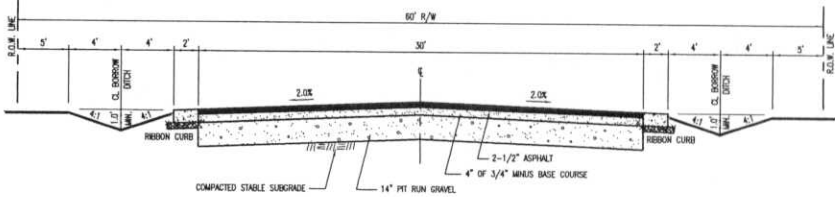
Proposed Wells

DEVELOPER

PEACHTREE HILL LLC
 5126 BEL AIR
 BOISE, ID 83705
 CONTACT: JOHN CARLSON
 PHONE: 890-7625
 FAX: 362-3341

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	593.41	293.84	290.85	N 30°02'15" W	28°22'17"
C2	150.00	92.69	91.22	S 33°55'56" E	35°24'15"
C3	287.94	156.01	154.11	S 68°00'44" E	31°02'37"



TYPICAL LOCAL STREET SECTION
N.T.S.

(PROPOSED STREETS WILL COMPLY WITH NAMPA HIGHWAY DISTRICT STANDARDS)

SCALE 1"=200'

DWG. DATE 09/15/05 bkb

PROJ. NO. 50412

SHEET 1 of 1

LAYOUT

/50412-LAYOUT.DWG

**PEACHTREE HILL
 AT LAKEVIEW ESTATES**
 PRELIMINARY LAYOUT

LOCATED IN SECTION 4, T.2N., R.3W., B.M.
 CANYON COUNTY, IDAHO

**ENGINEERING
 SOLUTIONS** LLP

150 E. AIKENS STREET, SUITE B
 EAGLE, IDAHO 83616
 Phone (208) 938-0980 Fax (208) 938-0941

(Instructions on back of application)

05 MAY 10 AM 9:09

SECRET - DE STATE
STATE OF IDAHO

- Peachtree Hill LLC**

- 5126 Bel Air Boise, ID 83705

Brent Coles

- 5126 Bel Air Boise, ID 83705

- Manager(s) ☒ or Member(s) ☐ (please check the appropriate box)

- Address**

Brent Coles

5126 Bel Air Boise, ID 83705

John Carlson

3565 Waldon St. Boise, ID 83709

Myron Child

3670 Highland Dr. #505

Salt Lake City, UT 84106

- Signature_____

Typed Name: Brent Coles

Capacity: Manager

Signature

Typed Name:

Capacity:

Secretary of State use only

IDAHO SECRETARY OF STATE
05/10/2005 05:00
CK: 1801 CT: 180050 BH: 009530
1 @ 100.00 = 100.00 ORGAN LLC # 2

W39373

254



ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY

FILED EFFECTIVE

05 AUG -5 PH 3:43

(Instructions on back of application)

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

Peach Tree Hill LLC

If the LLC has been administratively dissolved and the name is no longer available for use, #3 below must include an amendment of name.

2. The date the articles of organization were filed was:

5-10-05

COMPLETE ONLY THE APPLICABLE ITEMS

3. The name of the limited liability company is amended to read:

4. The management of the limited liability company shall henceforth be vested in:

☒ Manager(s) ☐ Members

5. The information on the managers/members shall be amended as follows:

Name	Address	Add	Delete	Other
John Carlson	3565 Waldon St. Boise, Id 83709	☐	☒	
Myron Child	3670 Highland Dr. #505	☐	☒	
	Salt Lake City, Ut. 84106	☐	☐	
		☐	☐	
		☐	☐	

6. Signature of at least one manager, if any, or at least one member.

Signature:

Typed Name: H. Brent Coles

Capacity: Manager

Signature:

Typed Name:

Capacity:

Secretary of State use only

IDAHO SECRETARY OF STATE
08/05/2005 05:00
CK: 1119 CT: 188856 BH: 837398
1 @ 30.00 = 30.00 ORGAN AMEN # 3

W 39373