

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

RECEIVED
MAY 23 2005
Department of Water Resources

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
63-8186V1					

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) Dan L. Bilbao & Bonnie L. Bilbao
8423 Turtle Creek, Las Vegas, NV 89113
4. New Owner/Claimant(s) WATERFRONT DISTRICT, LLC.
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
10632 Sagecrest Place
Boise, ID 83714
208 939-4310
4-8-2005
5. Date you acquired the property

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)

WATERFRONT District, LLC

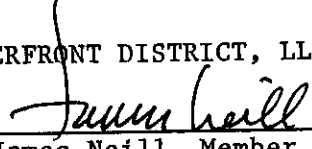
See attached signature page

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 <u>Region</u>	Date <u>5.10.05</u>	Fee <u>\$25.00</u>	
Received by _____	Date _____	Receipt No. <u>W032721</u>	
Processed by _____ AJ	Date _____	WR _____	Date _____

WATERFRONT DISTRICT, LLC

By:

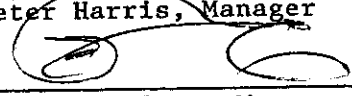

James Neill, Member

By: Eagle Springs Investments, LLC, Member

By:

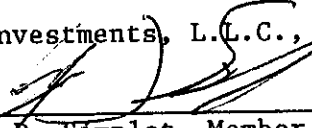

Peter Harris, Manager

By:


David J. Elcox, Manager

By: Two Investments, L.L.C., Member

By:


J. D. Simplot, Member

245146 JB/HCH

2

Reviewed By:
Julie [signature]
[signature]



A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

703 S. Americana, Suite 190 / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 04/08/05 04:13 PM
DEPUTY Patti Thompson
RECORDED - REQUEST OF
Pioneer

AMOUNT 6.00 2



105042606

WARRANTY DEED

For Value Received

James M. Neill and Tracey S. Neill, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

WATERFRONT DISTRICT, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 10632 Sagecrest Pl. Boise, ID 83714
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel No. S1005141630

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

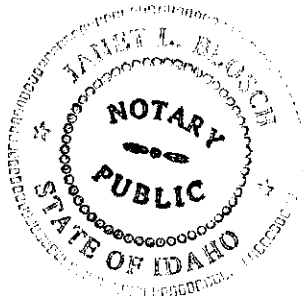
Dated: April 8, 2005

James M. Neill
James M. Neill

Tracey S. Neill
Tracey S. Neill

STATE OF IDAHO. County of Ada, ss.

On this 8th day of April, in the year of 2005, before me the undersigned, notary public personally appeared James M. Neill and Tracey S. Neill known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Janet L. Bloch
Janet L. Bloch, Notary Public
Notary Public of Idaho
Residing at Boise, Idaho
Commission expires: March 17, 2011

EXHIBIT A

A parcel of land located in the Northeast quarter of Section 5, Township 3 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at a brass cap marking the centerline intersection of East 38th Street and Adams Street (formerly Tom Davis Street) as shown on the Fairview Acres Subdivision No. 3, according to the official plat thereof filed in Book 11 of Plats at page 617, records of Ada County, Idaho, and as shown on "Property Survey And Correlation Map For Davis Packing Co." DWG No. Cwb-701001-B, recorded in the Office of the Ada County Recorder Miscellaneous Records, Instrument No. 7508403;

Thence North 89 degrees 16' east 35.36 feet to the Easterly corner of the intersection of East 38th Street and Adams Street;

Thence along the Easterly boundary of Reed Street on the following courses and distances;

North 27 degrees 04' East 29.57 feet;

North 09 degrees 52' East 336.10 feet;

North 03 degrees 34' East 195.75 feet;

Thence North 50 degrees 59' East 224.05 feet along the Southeasterly boundary of Fairview Acres Subdivision No. 7, according to the official plat thereof filed in Book 12 of Plats at page 686, records of Ada County, Idaho to an iron pin;

Thence South 42 degrees 36' East, 149.72 feet to a point;

Thence South 34 degrees 00' East, 90.39 feet to a point;

Thence South 52 degrees 36' East, 77.84 feet to a point;

Thence South 52 degrees 36' East, 250.00 feet to the **REAL POINT OF BEGINNING**;

Thence along the Southwesterly bank of the Boise River on the following courses and distances;

South 55 degrees 30' East, 401.00 feet

South 42 degrees 30' East, 152.00 feet

South 37 degrees 00' East, 125.00 feet

South 27 degrees 30' East, 400.00 feet

South 05 degrees 00' East, 200.00 feet

South 04 degrees 30' West, 300.00 feet

South 11 degrees 30' West, 290.00 feet

South 10 degrees 00' East, 70.00 feet

South 03 degrees 30' West, 100.00 feet

South 10 degrees 59'57" West 70.30 feet;

Thence North 32 degrees 00' West 63.00 feet, departing from the river bank to a point on the Northeasterly boundary of Fairview Acres Subdivision No. 5, according to the official plat thereof filed in Book 11 of Plats at page 619, records of Ada County, Idaho;

Thence along the Northerly and Northeasterly boundary of Fairview Acres Subdivision No. 5 and No. 3 on the following courses and distances:

Continuing North 32 degrees 00' West 300.00 feet;

North 45 degrees 47' West 207.94 feet;

North 60 degrees 47' West 300.00 feet;

North 54 degrees 37' West 86.00 feet;

North 43 degrees 52' West 170.00 feet;

Thence North 44 degrees 16' East 634.60 feet;

Thence North 44 degrees 23'30" West 394.65 feet;

Thence North 25 degrees 05'45" West 224.70 feet

Thence North 44 degrees 41'38" East 149.05 feet to the **REAL POINT OF BEGINNING**.

245146 JB/HEH

2

Reviewed By:
Julia



A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

703 S. Americana, Suite 190 / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 04/08/05 04:13 PM
DEPUTY Patti Thompson
RECORDED - REQUEST OF
Pioneer

AMOUNT 6.00

2



105042605

WARRANTY DEED

For Value Received

Dan L. Bilbao and Bonnie L. Bilbao, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

James M. Neill and Tracey S. Neill, husband and wife

hereinafter referred to as Grantee, whose current address is 223 N. 6th Street, Suite 410, Boise, ID 83702
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel No. S1005141630

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

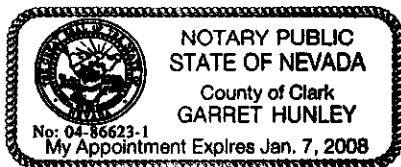
Dated: March 23, 2005

Dan L. Bilbao

Bonnie L. Bilbao

STATE OF NEVADA. County of Clark, ss.

On this 25 day of March, in the year of 2005, before me the undersigned, notary public personally appeared Dan L. Bilbao and Bonnie L. Bilbao known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Notary Public of NEVADA
Residing at LV NV 89148
Commission expires: 1/7/08

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