

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

RECEIVED

APR 13 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 not 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
63-4607	A63-4607	B AS			
63-18152	PD				
63-12097	AS				

- 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 diversion 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 claims(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) Boise Ranch Golf Course, Inc.
6501 S. Cloverdale Road, Boise, ID 83709
- 4 New Owner/Claimant(s) Wilson Properties, LP
Name Connector (Check one): [] and [] or [] and/or
 New Mailing Address 1101 West River Street, Suite 150
 City, State and ZIP Code Boise, ID 83702
 New Telephone Number (208) 424-9322
- 5 Date you acquired the property March 31, 2005

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) amount 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 the 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) Charles H. Wilson
(include title if applicable) Charles H. Wilson

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 lg Date 4-14-05 Fee 25.00
Received by lg Date 4-14-05 Receipt No. W032800
Processed by _____ AJ Date _____ WR _____ Date _____

NCS-143198

After recording, return to:
 Christopher J. Beeson, Esq.
 Givens Pursley LLP
 P.O. Box 2720
 Boise, Idaho 83701

ADA COUNTY RECORDER J. DAVID NAVARRO
 BOISE IDAHO 04/01/05 11:49 AM
 DEPUTY Vicki Allen
 RECORDED - REQUEST OF
 First American

AMOUNT 18 00 6



WARRANTY DEED

FOR VALUE RECEIVED, BOISE RANCH GOLF COURSE, INC., an Idaho corporation ("Grantor"), does hereby grant, bargain, sell and convey unto WILSON PROPERTIES, LP, an Idaho limited partnership ("Grantee"), whose address for this purpose is 1101 West River Street, Suite 150, Boise, Idaho 83702, that certain tract, lot, piece and parcel of land located in Ada County, Idaho, and legally described in Exhibit A attached hereto and incorporated herein by this reference ("Property")

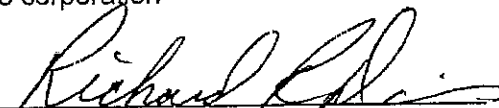
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Property, including any interest of Grantor in and to adjacent streets, alleys or rights-of-way; all fixtures; any and all water rights, mineral rights or reserves, easements, rights-of-way, and any and all improvements located thereon; the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, in law and in equity, of the Grantor.

SUBJECT TO the matters set forth on Exhibit B attached hereto and incorporated by reference ("Permitted Exceptions").

TO HAVE AND TO HOLD the Property with its appurtenances unto Grantee and Grantee's successors and assigns forever. Grantor does hereby covenant to and with Grantee that Grantor is the owner in fee simple of the Premises; that the Premises are free from all liens, claims and encumbrances except the Permitted Exceptions, and that Grantor will forever warrant and defend Grantee and Grantee's successors and assigns from all claims whatsoever.

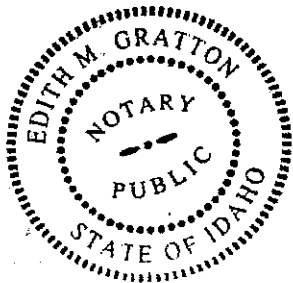
IN WITNESS WHEREOF, the undersigned have caused their names to be hereunto subscribed this 31st day of March 2005.

BOISE RANCH GOLF COURSE, INC., an
 Idaho corporation

By: 
 Richard R. Davis, President

State of Idaho)
) ss.
County of Ada)

On this 30 day of March, in the year of 2005, before me, a Notary Public in and for said State, personally appeared Richard R Davis, known or identified to me to be the President of BOISE RANCH GOLF COURSE, INC., an Idaho corporation, the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



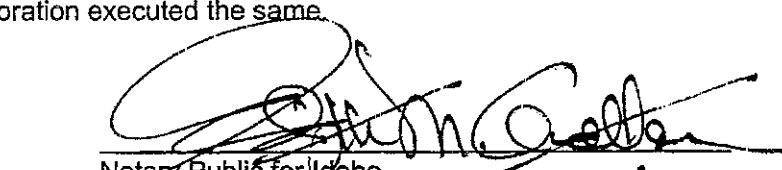

Notary Public for Idaho
Residing at Boise Idaho
My Commission expires 10-14-10

EXHIBIT A

Legal Description of Premises

EXHIBIT A

C:\Documents and Settings\egratton\Local Settings\Temporary Internet Files\OLK28\Warranty Deed GP01.DOC

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL A:

Government Lots 1 and 2, and the South half of the Northeast Quarter of Section 4, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPT that portion conveyed to County of Ada by Deed recorded October 18, 1971, as Instrument No. 785703.

FURTHER EXCEPTING that portion conveyed to Ada County Highway District by Deed recorded December 26, 1995, as Instrument No. 95094337.

FURTHER EXCEPTING those portions lying within the following 3 plats:

Medalist Subdivision No. 1, according to the plat thereof, filed in Book 78 of Plats at Pages 8326 and 8327, records of Ada County, Idaho.

Amended Plat of Medalist Subdivision No. 2, according to the plat thereof, filed in Book 81 of Plats at Pages 8818 and 8819, Records of Ada County, Idaho.

Medalist Subdivision No. 3, according to the plat thereof, filed in Book 85 of Plats at Pages 9627 and 9628, Records of Ada County, Idaho.

More particularly described as follows:

Commencing at the Northeast corner of Section 4, Township 2 North, Range 1 East, Boise Meridian; thence South 00°06'15" East, 2702.64 feet along the east boundary of said Section 4 to the east quarter-section corner of said Section 4; thence South 89°56'31" West, 45.00 feet along the South boundary of the Northeast Quarter of said Section 4 to the West right of way line of South Cloverdale Road, the POINT OF BEGINNING; thence South 89°56'31" West, 2,629.70 feet continuing along said South boundary of the Northeast Quarter to the center quarter section corner of said Section 4; thence North 00°23'29" East, 2650.16 feet along the West boundary of the Northeast quarter of said Section 4 to the south right of way line of East Lake Hazel Road; thence North 89°40'14" East, 956.01 feet along said South right of way line to the boundary of the aforementioned Medalist Subdivision No. 1; thence along the said boundary of Medalist Subdivision No. 1 the following courses: South 45°05'31" East, 28.31 feet; South 00°21'57" East, 17.99 feet; 183.47 feet along a curve to the left having a radius of 175.00 feet, a central angle of 60°04'12", a chord bearing of South 30°24'03" East, and a chord distance of 175.19 feet; South 60°24'36" East, 51.12 feet; South 15°35'24" West, 179.58 feet; South 77°52'56" East 1,217.83 feet; South 34°12'47" East, 52.83 feet; 220.69 feet along a curve to the left having a radius of 226.02 feet, a central angle of 55°56'34", a chord bearing of South 62°11'05" East, and a chord distance of 212.03 feet; North 89°50'38" East, 119.26 feet to the West right of way line of South Cloverdale Road and the boundary of the aforementioned Amended Medalist Subdivision No. 2; thence along the said boundary of the Amended Medalist Subdivision No. 2 the following courses:

South 00°06'15" East, 517.11 feet; South 89°57'36" West, 49.83 feet; South 67°35'57" West, 101.35 feet; South 10°07'54" East, 69.48 feet; 15.36 feet along a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 35°12'23", a chord bearing of South 78°14'23" West, and a chord distance of 15.12 feet; North 09°59'37" West, 68.45 feet; South 72°37'34" West, 351.67 feet; South 46°59'14" West, 48.98 feet; South 33°35'27" West, 140.08 feet; South 00°21'18" East, 244.84 feet; South 44°35'23" West, 53.16 feet; 64.31 feet along a curve to the left having a radius of 225.00 feet, a central angle of 16°22'34", a chord bearing of South 36°24'06" West, and a chord distance of 64.09 feet; North 80°21'10" West, 161.32 feet; South 06°37'02" West, 210.27 feet; South 09°22'00" East, 163.94 feet; South 70°22'48" East, 179.60 feet; South 74°23'05" East, 674.51 feet; North 02°37'41" East, 150.23 feet; North 89°40'58" East, 13.60 feet; South 45°17'37" East, 28.23 feet to the West right of way line of South Cloverdale Road; thence South 00°06'15" East, 263.30 feet along said right of way line to the POINT OF BEGINNING.

PARCEL B:

Lot 8 in Block 6 AMENDED PLAT OF MEDALIST SUBDIVISION NO. 2, according to the plat thereof, filed in Book 81 of Plats at Pages 8818 and 8819, records of Ada County, Idaho.

PARCEL C:

Lot 2 in Block 2 of MEDALIST SUBDIVISION NO. 3, according to the plat thereof, filed in Book 85 of Plats at Pages 9627 and 9628, records of Ada County, Idaho.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2005, not yet due and payable.
2. Right-of-way for Thompson Lateral, Rogers Lateral and Ten Mile Creek
3. Easements, reservations and dedications shown on the official plats
4. Rights, rights of way, reservations and exceptions in the patents recorded in Book 3 of Patents, Page 170, and Book 4 of Patents, Page 67.
5. Easements in favor of Idaho Power recorded as:
 - a. Instrument No. 731075
 - b. Instrument No. 9363161
6. Memorandum of Agreement with the City of Boise recorded as Instrument No. 94109958.
7. Easements in favor of Ada County Highway District recorded as:
 - a. Instrument No. 99003648
 - b. Instrument No. 101006370
 - c. Instrument No. 103045131
8. Easements and Resolution in favor of the City of Boise recorded as:
 - a. Instrument No. 99023073
 - b. Instrument No. 99023074
 - c. Instrument No. 99123319
 - d. Instrument No. 99123320 and re-recorded as Instrument No. 100002808
 - e. Instrument No. 99123321
 - f. Instrument No. 100089843
 - g. Instrument No. 101074572
 - h. Instrument No. 102054063
9. Easement in favor of Intermountain Gas recorded as Instrument No. 99119455.
10. Declaration of Covenants, Conditions, Restrictions and Easement for The Medalist Subdivision recorded as Instrument No. 99097324, as supplemented by Supplemental Declaration for The Medalist Subdivision (annexing Medalist Subdivision No. 2), recorded as Instrument No. 103056578, as supplemented by instrument recorded as Instrument No. 101000301, as amended by Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions of Medalist No. 3 recorded as Instrument No. 103153372 (Affects Lot 8, Block 6, Amended Plat of Medalist No. 2 and Lot 2, Block 2, of Medalist No. 3 ONLY).



SECTION 4 TOWNSHIP 2N RANGE 1E

0.1 0 0.1 0.2 0.3 0.4 Miles

A horizontal scale bar with alternating black and white segments, corresponding to the mile markings above it.

Map Printed Apr 7 2005