

No Color
Documents
In File

Form 42-208-C-140908 1/8/97

RECEIVED

APR 24 2002

WATER RESOURCES
WESTERN REGION

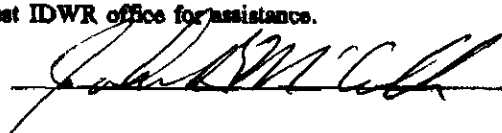
RECEIVED

APR 25 2002

STATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

1. Water Right No(s): 61-00287 Transfer # 5484 Department of Water Resources
Adjudication Claim No(s): _____
2. The following REQUIRED information must be submitted with this form:
 - A. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE or other legal document indicating your ownership of the property and water rights or claims in question, WITH ATTACHED LEGAL DESCRIPTION.
 - AND
 - B. PLAT OF PROPERTY or SURVEY MAP for parcel of ten acres or less. (These are usually attached to your deed or on file with the county.)
 - OR
 - C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.
3. Name and Address of Former Owner/Claimant David E. and Darlene S. Owen
PO Box 864 Glenns Ferry, ID 83623
4. New Owner/Claimant(s) ARK Properties, LLC
Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
New Mailing Address Rt 1 Box 451
City, State and ZIP Code Glenns Ferry, ID 83623
New Telephone Number (208) 366-7931
5. Date you acquired the property Transfer date 10-14-99
6. If you have acquired only a portion of the former owner's property, IDWR may need to split the water right(s) or adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the spaces below. If necessary, attach additional pages.
Number of acres you irrigate 54.8 Number and type of stock _____
Diversion rate in CFS 1.37 Number of homes _____ Other uses _____
If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right or claim, please contact the nearest IDWR office for assistance.
7. Signature of New Owner or Claimant(s) 
(Corporations or other organizations must submit a list of directors and/or officers demonstrating authority to sign form.)
8. For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him or her for all matters related to your claims..

DB 4-24-2002 \$25- W029072

MICROFILMED

APR 25 2002

WARRANTY DEED

FOR VALUE RECEIVED

FRANKLIN JACK POWERS AND ELIZABETH M. POWERS, HUSBAND AND WIFE

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto

ARK PROPERTIES, L.L.C.

GRANTEE(S), whose current address is 1656 KINGSHILL ST CROIX, USVI 00851
the following described real property in ELMORE County, State of Idaho,
more particularly described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s), and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever, except those of record.

Dated, APRIL 22, 1997

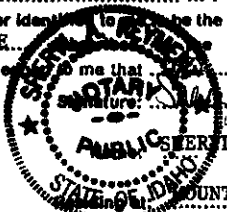
Franklin Jack Powers
FRANKLIN JACK POWERS

Elizabeth M. Powers
ELIZABETH M. POWERS

STATE OF IDAHO..... County of ELMORE, ss.

On this 22ND day of APRIL
in the year of 1997 before me, the undersigned, a Notary
Public in and for said State, personally appeared
FRANKLIN JACK POWERS
ELIZABETH M. POWERS

known or identified to me as the person(s) whose name
ARE..... within instrument, and
acknowledged to me that..... executed the same.



SHERYL A. REYMOND
(Type or print)
MOUNTAIN HOME
My commission expires: 12-27-99

300156

ELMORE COUNTY, IDAHO ss
Remost of

GUARANTY TITLE, INC.

Time 4:51 P M
Date April 22, 1997
Book Page

DOLORE ROBISON

Recorder

Deputy
Fee \$6.00

MICROFILM
JUG 26 2002

LEGAL DESCRIPTION

Tract I:

Township 4 South, Range 8 East, Boise Meridian, Elmore County, Idaho

Section 1: W1/2SE1/4 and SE1/4SW1/4

Section 11: SE1/4SE1/4

Section 12: W1/2, SW1/4SE1/4, NW1/4SE1/4 and NE1/4

Section 13: E1/2NW1/4, W1/2NE1/4, NE1/4SW1/4, NW1/4SE1/4; also

Tax No. 1, more particularly described as follows:

All that portion of the NW1/4NW1/4 of said Section 13, lying North of the following described line:

Commencing at a point 473 feet 10 inches due South of the Section corner common to Sections 11, 12, 13 and 14, Township 4 South, Range 8 East, Boise Meridian, and running thence

Southeasterly on a line in the center of the lane to a stone, a distance of 113 feet 6 inches; thence

In a Northeasterly direction making a right angle to a line in the center of said lane a distance of 280 feet 6 inches; thence

Southeasterly parallel with the line in the lane to the East boundary line of the NW1/4NW1/4 of said Section 13

Section 14: Tax No. 2, more particularly described as follows:

All that portion of the NE1/4NE1/4 of said Section 14, lying North of the following described line:

Commencing at a stone in the center of the Lane 63 feet 5 inches South of the Southwest corner of the SE1/4SE1/4 of Section Eleven, Township 4 South, Range 8 East, and running Southeasterly in the center of the lane to a stone 473 feet 10 inches due South of the corner common to Sections 11, 12, 13 and 14, Township 4 South, Range 8 East, Boise Meridian.

Township 2 South, Range 8 East, Boise Meridian, Elmore County, Idaho

Section 20: S1/2SE1/4 and SE1/4SW1/4

Section 21: W1/2SW1/4 and all that portion of E1/2SW1/4
SW1/4SE1/4; SE1/4NW1/4 and NW1/4SE1/4 lying West
of Bennett Creek

Section 29: N1/2N1/2, SW1/4NW1/4 and NW1/4SW1/4

TOGETHER with and including all grazing, water, mineral, ditch and other rights appurtenant thereto.

MICROFILMED
AUG 26 2002

WARRANTY DEED

FOR VALUE RECEIVED

FRANKLIN JACK POWERS AND ELIZABETH M. POWERS, HUSBAND AND WIFE

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto

ARK PROPERTIES, L.L.C.

GRANTEE(S), whose current address is: 1656 KINGSHILL ST CROIX, USVI 00851
the following described real property in ELMORE County, State of Idaho,
more particularly described as follows, to wit:

Tract II:

Township 3 South, Range 9 East, Boise Meridian, Elmore County, Idaho

Section 31: Lots 4 and 5

Township 4 South, Range 9 East, Boise Meridian, Elmore County, Idaho

Section 6: Lots 3, 4, 5, 6 and SE1/4NW1/4, NE1/4SW1/4

TOGETHER with and including all grazing, water, mineral, ditch and
other rights appurtenant thereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said
Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all
encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or
done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and
agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if
any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same
from all lawful claims whatsoever, except those of record.

Dated: APRIL 22, 1997

FRANKLIN JACK POWERS

ELIZABETH M. POWERS

STATE OF IDAHO....., County of ELMORE....., ss.

On this .22ND..... day of APRIL.....
in the year of ..1997., before me, the undersigned, a Notary
Public in and for said State, personally appeared
.....FRANKLIN JACK POWERS.....
.....ELIZABETH M. POWERS.....

known or identified to me as the person(s)..... whose name
ARE..... within instrument, and
acknowledged to me that executed the same.



PAUL S. A. REYMENT
(Type or print)

My commission expires: 12-27-99

300155

ELMORE COUNTY, IDAHO ss
Request of

GUARANTY TITLE, INC.

Time 4:50 P M

Date April 22, 1997

Book Page

DOLORES ROBISON

Recorder

MICROFILM

2002

**JOINT CONSENT TO ACTION
BY INITIAL MANAGER AND MEMBER OF
ARK PROPERTIES L.L.C.
IN LIEU OF ORGANIZATIONAL MEETING**

* * * * *

THE UNDERSIGNED, constituting the Initial Manager and Members of ARK PROPERTIES L.L.C., a Delaware Limited Liability Company (the "Company"), do hereby jointly consent to, adopt, ratify and approve in writing the following Company actions:

FORMATION OF COMPANY

WHEREAS, on February 1, 1997, the undersigned Members agreed to form a Delaware limited liability company; and

WHEREAS, the Operating Agreement for the regulation of the affairs of the Company was executed by the Members effective February 15, 1997; and

WHEREAS, CASA DEL NORTE L.P., a Delaware limited partnership, was designated to act as the Initial Manager of the Company pursuant to Section 5.1 of said Operating Agreement; and

WHEREAS, the Articles of Organization for the Company were executed by the Organizer of the Company on February 14, 1997, and were filed with the Delaware Secretary of State on February 20, 1997;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Operating Agreement dated effective February 15, 1997, together with the Articles of Organization of this Company, as filed on February 20, 1997, by the Delaware Secretary of State, are approved and adopted and shall be inserted in the minute book of the Company; and

BE IT FURTHER RESOLVED, that CASA DEL NORTE L.P. is hereby appointed to act as the Initial Manager of this Company, pursuant to Section 5.1 of the Operating Agreement, to serve for the ensuing year or until its successor shall have been designated and qualified.

FUNDING OF COMPANY:

WHEREAS, to fund the Company, the following actions were taken:

MICROFILM

5/15/2002

- (1) CHARTERS MOUNTAIN RANCH, INC. executed a bargain and sale deed to transfer all of its right, title and interest in the "Pulley Property" located in Gem County, Idaho to the Company, a copy of which is attached hereto as Exhibit A; and
- (2) Charters Mountain Ranch, Inc., executed a bargain and sale deed to transfer all of its right, title and interest in the "Jungert Property" located in Gem County, Idaho to the Company, a copy of which is attached hereto as Exhibit B; and
- (3) CASA DEL NORTE L.P. contributed cash in an amount equal to ten percent (10%) of the fair market value of the real property transferred to the Company by CHARTERS MOUNTAIN RANCH, INC.; and

WHEREAS, in exchange for the capital contributions described above, CHARTERS MOUNTAIN RANCH, INC. received a ninety percent (90%) Member interest and CASA DEL NORTE L.P. received a ten percent (10%) Managerial interest.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Manager of this Company be, and hereby is authorized and empowered to take such steps and execute and deliver such documents in behalf of the Company as may be deemed necessary, appropriate or advisable in order to carry out the intent and purposes of the foregoing; such determinations to be conclusively evidenced by the taking of such steps and the execution and delivery of such documents.

GENERAL CONDUCT OF COMPANY BUSINESS

BE IT FURTHER RESOLVED, that the Manager of this Company shall procure all such record books, transfer books, books of account, stationery, and other office supplies as may be necessary, for the proper conduct of this Company's business.

BE IT FURTHER RESOLVED, that the Manager be, and hereby is authorized and directed to pay out of any funds belonging to this Company the expenses incurred in connection with its organization and for the supplies ordered or to be purchased in connection with the organization of the Company and the establishment of its business, and such other obligations, if any, as the Company has incurred incidental to its organization.

BE IT FURTHER RESOLVED, that this Company shall open a bank account for the general banking business of this Company with such banking institution in the State of Utah, or in any other state, as the Manager of this Company may deem appropriate, and the standard banking resolution used by said bank for a limited liability company account is hereby adopted as if said resolution had been set forth herein in full; and that the Manager of this Company is hereby authorized and

MICROFILMED

11/19/2002

directed to execute all necessary forms of resolution of authority for bank accounts and borrowings with said banking institution.

BE IT FURTHER RESOLVED, that the Manager of this Company be, and it hereby is, authorized and empowered to enter into and execute contracts, leases, agreements and other legal documents of whatever kind or nature, specifically including agreements of limited partnership, as may be agreed to be necessary in the course of business, and that thereafter the Company shall be authorized to perform according to the same.

DATED this 25th day of February, 1997.

MANAGER:

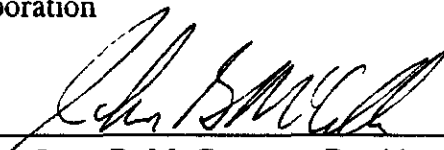
CASA DEL NORTE L.P., a Delaware Limited Partnership, By Its General Partner:

A.R.D. TRADING, INC., a Delaware corporation

By: 
JOHN B. MCCALLUM, President

MEMBER:

CHARTERS MOUNTAIN RANCH, INC., an Idaho Corporation

By: 
JOHN B. MCCALLUM, President

MICRO. 12-1-1

AUG 26 2002

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

APR 2 12 PM 12: 58
CLERK OF DISTRICT COURT
TWIN FALLS CO., IDAHO
FILED

In Re SRBA)
)
Case No. 39576)
)
) PARTIAL DECREE PURSUANT TO
) I.R.C.P. 54(b) FOR
) Water Right 61-00287

NAME AND ADDRESS: DARLENE S OWEN
DAVID E OWEN
RR 1 BOX 457
GLENNS FERRY, ID 83623

SOURCE: BENNETT CREEK TRIBUTARY: SNAKE RIVER

QUANTITY: 1.37 CFS

PRIORITY DATE: 10/01/1887

POINT OF DIVERSION: T03S R08E S25 NWNWNW Within Elmore County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	Irrigation	03-15 TO 11-15	1.37 CFS

PLACE OF USE:	Irrigation	Within Elmore County
	T04S R08E S13	SWNE 13.7
		SENE 13.7
		NWSE 13.7
	54.8 Acres Total	

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

THIS RIGHT INCLUDES A CHANGE IN USE APPROVED BY ADMINISTRATIVE ORDER OF IDWR. THE CHANGE IN USE SHALL BE ACCOMPLISHED WITHIN ONE (1) YEAR OF THE DATE OF THE ADMINISTRATIVE ORDER APPROVING THE CHANGE.

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

Roger Burdick
Presiding Judge of the
Snake River Basin Adjudication

MICROFILMED



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

August 22, 2002

ARK PROPERTIES LLC
RT 1 BOX 451
GLENN'S FERRY ID 83623

RE: Change of Ownership for Water Right 61-287

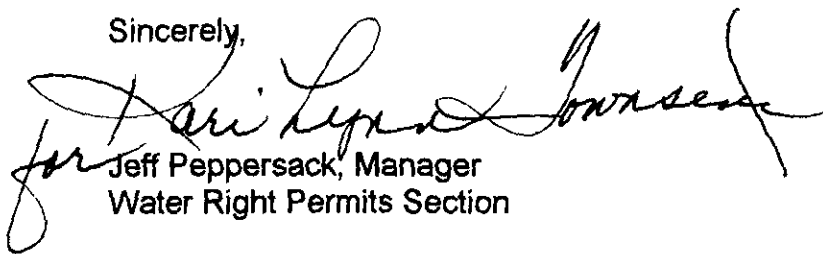
Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right to you. The department has modified its records to reflect the change in ownership and has enclosed a computer-generated report for your records. Also enclosed is a receipt for the \$25.00 filing fee.

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

MICROFILM

AUG 25 2002