

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCEST#26W
Transfer No. 71058APPLICATION FOR TRANSFER OF WATER RIGHT
PART 1Name of applicant Jacob Bloom and/or Ruth Bloom Phone (208) 644-1967Post Office address c/o Pat Brown, 109 S. Adams Street, Jerome, ID 83338

A. PURPOSE OF TRANSFER

1. ☐ Change point of diversion ☒ Add diversion point ☐ Change place of use
☐ Change nature of use ☐ Change period of use ☒ Other Split right
2. Describe the reason for the proposed changes To split off a portion of groundwater right sold with Lots 2 and 3, Riverview Ranch.

B. DESCRIPTION OF RIGHT(S) OR PORTION THEREOF, AFTER THE REQUESTED CHANGE

1. Right Number 37-02640E Priority 9/16/1960 Amount (cfs/ac-ft) 0.14 Nature of Use Irrigation Period of Use 4/1 to 11/1
2. Total amount of water being transferred 0.14 cubic feet per second and/or _____ acre-feet per annum.
3. Source of water Groundwater tributary to _____
4. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	SE	SE	NW	32	03N	18E	Blaine	1 well on Lot 2
	SE	SE	NW	32	03N	18E	Blaine	1 well at house on Lot 3

5. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
03N	18E	32			14.3					12.9	6.9						0.3		34.4*

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT T71058
PART 1

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Post Office address c/o Pat Brown, 109 S. Adams Street, Jerome, ID 83338

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B. DESCRIPTION OF RIGHT(S) OR PORTION THEREOF, AFTER THE REQUESTED CHANGE

1. Right Number	Priority	Amount (cfs/ac-ft)	Nature of Use	Period of Use
37-02640E	9/16/1960	0.20	Irrigation	4/1 to 11/1
				to
				to
				to

2. Total amount of water being transferred 0.20 cubic feet per second and/or _____ acre-feet per annum.

3. Source of water Groundwater tributary to

4. Point(s) of Diversion:

[illegible]

5. Lands irrigated or place of use:

[illegible]

PART 1

6. General Information:

a. Description of diversion system Well and pump to sprinkler systems

b. Are the lands from which you propose to transfer the water right subject to any liens, deeds of trust, mortgages, or contracts?

☐ Yes ☒ No. If yes, provide a notarized statement from the holder of the lien, deed of trust, mortgage or contract agreeing to the proposed changes.

c. Describe the effect on the land now irrigated if the place of use is changed pursuant to this transfer:

None

d. Remarks:

This transfer splits 37-02640A into E part (7.0 ac. on Lots 2 and 3, Riverview

Ranch) and remaining land. H. Rinker sold property to Bloom (see deeds).

ACTION OF THE DIRECTOR, DEPARTMENT OF WATER RESOURCES

This is to certify that I have examined Application for Transfer of Water Rights No. _____

And said application is hereby _____, subject to the following limitations and conditions:

Witness my hand this _____ day of _____, 19_____.

RECEIVED

DEC 17 2003

Department of Water Resources
Southern Region

PART 1

6. General Information:

a. Description of diversion system Well and pump to sprinkler systems

b. Are the lands from which you propose to transfer the water right subject to any liens, deeds of trust, mortgages, or contracts?
☐ Yes ☒ No. If yes, provide a notarized statement from the holder of the lien, deed of trust, mortgage or contract agreeing to the proposed changes.

c. Describe the effect on the land now irrigated if the place of use is changed pursuant to this transfer:

None

d. Remarks:

This transfer splits 37-02640A into E part (10.0 ac. on Lots 2 and 3, Riverview Ranch) and remaining land. Rinker sold property to Bloom (see deeds).

SUPERCEDED
ACTION OF THE DIRECTOR, DEPARTMENT OF WATER RESOURCES

This is to certify that I have examined Application for Transfer of Water Rights No. _____

And said application is hereby _____, subject to the following limitations and conditions:

Witness my hand this _____ day of _____, 19 _____

A. DESCRIPTION OF RIGHT AS RECORDED:

Water Right No. 37-02640A

STAGE: LICENSE

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>DIVERSION RATE</u>
IRRIGATION	04/01 to 11/01	1.90 CFS

SOURCE

GROUNDWATER

Priority: 09/16/1960

LOCATION OF POINT(S) OF DIVERSION:SENE, Sec. 32, Township 03N, Range 18E
BLAINE CountyPLACE OF USE: IRRIGATION

<u>TWN RGE SEC</u>	<u>ACRES</u>	<u>ACRES</u>	<u>ACRES</u>	<u>TOTAL</u>
03N 18E 32	NENE 38	SWNE 25	SENE 16	95
	NESE 7	NWSE 9		95
		Total number of acres irrigated:		95

CONDITIONS/REMARKS:

10. To your knowledge, has any portion of this water right undergone a period of five or more consecutive years of non-use?

No _____ If yes, describe _____

B. DESCRIPTION OF PORTION OF RIGHT BEING TRANSFERRED

(if the entire right is to be changed by the applicant, omit part B and C)

1. Amount 0.14 for Irrigation purposes from 4/1 to 11/1
 (cfs/ac-ft) _____
 Amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft) _____
 Amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft) _____

2. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
		SE	NE	32	03N	18E	Blaine	Well and pump

3. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
03N	18E	32			7														7

Total acres 7

C. DESCRIPTION OF UNCHANGED PORTION OF RIGHT (omit if there is no change)

1. Amount 1.76 for Irrigation purposes from 4/1 to 11/1
 (cfs/ac-ft) _____
 Amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft) _____
 Amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft) _____

2. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
		SE	NE	32	03N	18E	Blaine	Well and pump

3. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
03N	18E	32	38		18	16									7	9			88

Total acres 88

10. To your knowledge, has any portion of this water right undergone a period of five or more consecutive years of non-use?

No _____ If yes, describe _____

B. DESCRIPTION OF PORTION OF RIGHT BEING TRANSFERRED

(if the entire right is to be changed by the applicant, omit part B and C)

1. Amount 0.20 for Irrigation purposes from 4/1 to 11/1
 (cfs/ac-ft)
 Amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)
 Amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)

2. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
		SE	NE	32	03N	18E	Blaine	Well and pump

3. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
03N	18E	32			10														10

Total acres 10

C. DESCRIPTION OF UNCHANGED PORTION OF RIGHT (omit if there is no change)

1. Amount 1.70 for Irrigation purposes from 4/1 to 11/1
 (cfs/ac-ft)
 Amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)
 Amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)

2. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
		SE	NE	32	03N	18E	Blaine	Well and pump

3. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
03N	18E	32	38		15	16									7	9			85

Total acres 85



RIVERVIEW RANCH - GROUNDWATER AFTER TRANSFER: LOTS 2 & 3

WATER RIGHT 37-02640A SPLIT

Prepared by Brockway Engineering, PLLC

July 10, 2000

Photo date: 1999

PART 3

CHANGES IN NATURE OF USE

1.

<u>New Nature of Use</u>	<u>Amount</u> (cfs/ac-ft)	<u>Hours/days/year</u>	<u>Period of Use</u>
_____	_____	_____	_____ to _____
_____	_____	_____	_____ to _____
2. Quantity and quality of return flows and location of discharge:
N/A
3. Describe the effects on other water uses resulting from the proposed change:
N/A

I hereby assert that no one will be injured by such change and that the change does not constitute an enlargement in use of the original right. The information contained in this application is true to the best of my knowledge.

I understand that any willful misrepresentations made in this application may result in voiding its approval.

Subscribed and sworn to before me this 27th day of November, 1999.

 Notary Public — California
 Los Angeles County
 My Comm. Expires May 2, 2001

(Signature of Applicant)

(Notary Public)

My commission expires May 2, 2001

FOR DEPARTMENT USE ONLY

Transfer contains 6 pages and _____ attachments

Received by _____ Date _____ Protest filed by _____

Prelim. check by _____ Fee _____

Receipted by _____ Date _____

Published in _____ Copies of protest forwarded by _____

Pub. dates _____ Hearing held by _____ Date _____

Watermaster recommendation requested on _____ Recommended for ☐ Approval ☐ Denial

_____ rec'd. _____ by _____

Copy of transfer sent to lien holder _____

TRANSFER #1GW, #2GW, #3GW, and #4GW – GROUNDWATER SPLIT EAST & WEST OF HIGHWAY

RECEIVED

37-02640A groundwater license
Riverview Ranch & Peregrine Ranch, Blaine County, Idaho

DEC 14 2000

Department of Water Resources
Southern Region

Prepared by Brockway Engineering, PLLC 7/10/00

The above groundwater irrigation right is currently a license applicable to 95 acres west and east of Highway 75 in the vicinity of the Riverview Ranch and the Peregrine Ranch. The right allows 1.90 cfs (0.02 cfs per acre). One well in the SE1/4 NE1/4 Sec. 32 is listed on the water right. Operationally, however, the land has been irrigated from two wells, one in the SE1/4 NE1/4 Sec. 32 (east of the highway) and one in the SW1/4 NE1/4 Sec. 32 (west of the highway). The systems are not interconnected – no pipe crosses the highway.

These two transfers are being filed to split 37-02640A into portions west and east of the highway to agree with the actual operation. The east portion consists of 61.0 acres, and will remain with Mr. Rinker on his Peregrine Ranch. Since Rinker now owns no land west of the highway, three (3) portions will be split to individual lot owners in Riverview Ranch subdivision. Each portion will have one well as the point of diversion. No change is being made in the acres listed on the place of use – the only purpose of this transfer is to split the right into separate systems. Note that the subdivision entrance area consists of 5.0 acres of irrigation served by a separate well near the highway. Per the subdivision CCNRs, this area is maintained by the owner of Lot 2, who will also own the separate water right for this area.

After the transfer, the split portions will be as follows:

Part	Trans I.D.	Lot / owner	Acres	% of right	Amount
37-02640C (remainder of 37-02640A)	Remainder after all transfers	East of hwy / Rinker	61.0	64.21%	1.22 cfs
37-02640D	#1GW	Lot 1 / Gordon	10.0	10.53%	0.20 cfs
37-02640E	#2GW	Lot 2 & 3 / Bloom	10.0	10.53%	0.20 cfs
37-02640F	#3GW	Lot 4 / Woods	9.0	9.47%	0.18 cfs
37-02640G	#4GW	Entrance area / Bloom	5.0	5.26%	0.10 cfs
		TOTAL	95.0	100.0%	1.90 cfs

The Chapman property is covered by independent groundwater rights 37-02640B and 37-02507B, which are separate and not included in these transactions.

A site visit was made on July 7, 2000 to verify the location of all wells and determine appropriate areas to be designated as the place of use. Each individual groundwater right should be structured as a permissible place of use, allowing the irrigation of land anywhere within the owners' property. Except for house footprints and hardscape areas, virtually all of the subdivision is irrigable with pressurized sprinkler systems. Realistically, however, only the area east of the Purdum Slough will be irrigated by the lot owners. The PPU for each water right was defined accordingly as shown on the aerial photos included with each transfer application.

T71058

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Sawtooth Title Company
P. O. Box 188
171 W. Sixth Street
Ketchum, Idaho 83340
(Order No. 22496)

RECORDED AND APPROVED

MAIL TAX STATEMENTS TO:

Jacob A. Bloom and Ruth Bloom
150 South Rodeo Drive, Third Floor
Beverly Hills, California 90212

(Space above line for Recorder's use only)

CORPORATION GRANT DEED

WOOD RIVER PROPERTIES, INC., a California corporation ("Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, hereby grants to JACOB A. BLOOM and RUTH BLOOM, husband and wife, as community property, whose address is 150 South Rodeo Drive, Third Floor, Beverly Hills, California 90212 ("Grantee"), all of Grantor's right, title and interest in and to the following described real property situated in the County of Blaine, State of Idaho, to wit:

Lot 2A, Block 1 of A REPLAT OF LOTS 1 & 2, BLOCK 1 OF RIVERVIEW RANCHES, according to the official plat thereof recorded as Instrument No. 394797, records of Blaine County, Idaho (the "Real Property");

Together with all and singular the appurtenances thereunto belonging, including only those certain water rights identified on Exhibit "A" attached hereto and incorporated herein by this reference (collectively with the Real Property, the "Property");

RESERVING UNTO GRANTOR all water rights which are not specifically identified on Exhibit "A" attached hereto, including the right to transfer, change the purpose of, or change the place of use of, such reserved water rights.

The Property is granted to Grantee "AS IS", and SUBJECT TO the terms and conditions expressly provided in that certain Real Estate Purchase and Sale Agreement and Receipt for Earnest Money dated October 4, 1996, and the Addendum thereto, executed by and between Grantor and Grantee, which are incorporated herein by this reference; any rights reserved in federal patents, city, state or railroad deeds; building or use restrictions, building and zoning regulations and ordinances of any governmental unit; rights of way and easements established or of record; agreements, covenants, conditions, restrictions and amendments thereto of record; and all those matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

CORPORATION GRANT DEED - 1

T71058

EXHIBIT "A"

WATER RIGHTS

Water rights, or interests therein, including as may be pending as noted, conveyed without warranty or representation, and subject to approval and applicable requirements of the Idaho Department of Water Resources (IDWR), as follows:

1. Stockholder interest in water rights as may be held by Riverview Cloverly Irrigation, Inc., to wit: Water rights 37-00521B, 37-00522B, and 37-00523B.
2. Water right 37-02840 -- .04 cfs (for irrigation of landscaping at entry to River View Ranches from U.S. Highway 75)(transfer pending before IDWR).
3. Water right 37-00154 -- 5.01 cfs (part) (to be used for common recreation and aesthetic for ponds)(transfer pending before IDWR).
4. Existing domestic drilling permits.

Pursuant to Paragraph 8(d) of the Addendum to the Real Estate Purchase and Sale Agreement and Receipt for Earnest Money previously executed between Grantor and Grantee, Grantee shall have satisfied itself with respect to all water rights pertaining to the Property.

CORPORATION GRANT DEED - 3

T71058

EXHIBIT "B"

EXCEPTIONS

1. Unpatented mining claims; reservations or exceptions in patents and state deeds or in acts authorizing the issuance thereto; water rights, claims, or title to water, except the Water Rights identified on Exhibit "A".
2. General taxes accruing on and after the date of recordation of this Corporation Grant Deed.
3. Levies and assessments of Riverview Cloverly Irrigation, Inc. accruing on and after the date of recordation of this Corporation Grant Deed.
4. Notes, easements and restrictions shown on the plat of Riverview Ranches recorded as Instrument No. 318755, records of Blaine County, Idaho, and the plat showing A Replat of Lots 1 & 2, Block 1, Riverview Ranches, recorded as Instrument No. 394797, records of Blaine County, Idaho.
5. Any interest of the State of Idaho in and to that portion of the Property lying below the high water mark of the Big Wood River.
6. Declaration of Covenants, Conditions and Restrictions for Riverview Ranches (a subdivision, a replat of Lot 1 of Block 1 of Chapman's Cloverly Ranch), recorded April 23, 1990 as Instrument No. 318771, and First Amendment to Declaration of Covenants, Conditions and Restrictions for Riverview Ranches, recorded April 3, 1992 as Instrument No. 339485.
7. Reservations contained in Warranty Deed from John S. Chapman, an unmarried man, to Harry S. Rinker, Trustee, recorded April 23, 1990 as Instrument No. 318773. Said Deed reserves water rights and an undivided interest in and to each of the easements as shown on the official plats of Chapman's East Cloverly Ranch and Riverview Ranches.
8. Grant of Easement in favor of Intermountain Gas Company, a corporation, recorded August 13, 1990 as Instrument No. 322655.
9. Underground Power Line Easement in favor of Idaho Power Company, a corporation, recorded January 15, 1991 as Instrument No. 326997.
10. Terms and Conditions of Agreement by and between John S. Chapman, a single man, and Harry S. Rinker, Trustee, under Restatement of Declaration of Trust dated July 12, 1985, for the benefit of Harry S. Rinker, et al., recorded February 22, 1991, as Instrument No. 327931.
11. Terms and Conditions of that certain Easement and Finished Roadway Obligation, shown as Paragraph No. 3 of Supplemental Agreement to Release Agreement recorded April 17, 1991 as Instrument No. 329291.
12. Additional Declaration of Covenants, Conditions and Restrictions for Riverview Ranches recorded April 3, 1992 as Instrument No. 339484.
13. Easement Agreement by and between Wood River Properties, Inc., an Idaho corporation, and Jacob A. Bloom and Ruth Bloom, recorded July 15, 1992 as Instrument No. 342740.

CORPORATION GRANT DEED - 4

T71058