

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/26/2023

- works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
8. T07 The right holder shall accomplish the change authorized by this transfer within one (1) year of the date of this approval.
9. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
10. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Comments:

1 pskaggs 5/7/2004 Transferred Right
This is now a approved transfer, transfer number = 69626

2 tfawcett 10/13/2009 Updated Conditions
Conditions updated to reflect preliminary orders correcting transfer approvals dated 8/12/2009.

3 jcooper 10/9/2013 Updated Shape
Updated PODShape

4 amerritt 11/22/2013 Transferred Right
This is now an approved transfer. Transfer Number = 78831

5 jcooper 7/15/2014 Updated Shape
Updated PODShape

6 wmills 1/9/2015 Updated Shape
Updated PODShape

7 amerritt 1/27/2015 Updated Shape
Updated PODShape

8 amerritt 1/27/2015 Transferred Right
This is now an approved transfer. Transfer Number = 79437

9 djudd 1/26/2023 Split Right
Split into 37-21 and 37-23408 sue to change in ownership.

10 djudd 1/26/2023 POU
Updated Shape

Dates and Other Information:

Decreed Date: 11/30/2010
State or Federal: S
Water District Number: 37
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/26/2023

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
72.780	9,489.6	2,711.3	37-2627A ,37-11911 ,37-11914 ,37-21 ,37-22 ,37-186 ,37-187 ,37-189 ,37-213 ,37-215D ,37-333 ,37-351A ,37-352A ,37-377 ,37-378 ,37-695 ,37-942 ,37-2405 ,37-11892 ,37-11898 ,37-11900 ,37-11903 ,37-20609 ,37-23408 ,37-23412 ,37-23414 ,37-23415 ,37-23416
72.780	9,489.6	2,711.3	37-21 ,37-22 ,37-186 ,37-187 ,37-189 ,37-213 ,37-215D ,37-333 ,37-351A ,37-352A ,37-377 ,37-378 ,37-695 ,37-942 ,37-2405 ,37-11892 ,37-11898 ,37-11900 ,37-11903 ,37-20609 ,37-23408 ,37-23412 ,37-23415 ,37-23416
72.780	9,505.2		37-21 ,37-22 ,37-186 ,37-187 ,37-189 ,37-213 ,37-215D ,37-333 ,37-351A ,37-352A ,37-377 ,37-378 ,37-695 ,37-942 ,37-2405 ,37-11892 ,37-11898 ,37-11900 ,37-11903 ,37-20609 ,37-23408 ,37-23412 ,37-23415 ,37-23416

SubCase:

SubCaseNumber: 37-21
Class: 1
SF5 Filed Date:
Special Master Recom Signed Date:
Attorney Assigned:
Adjudication Agent:
Basis of Claim: Decreed
Date Filed: 11/14/2007
Objection Status: Active

Water Supply Bank:

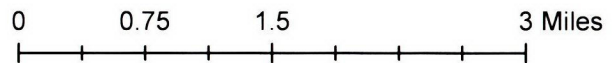
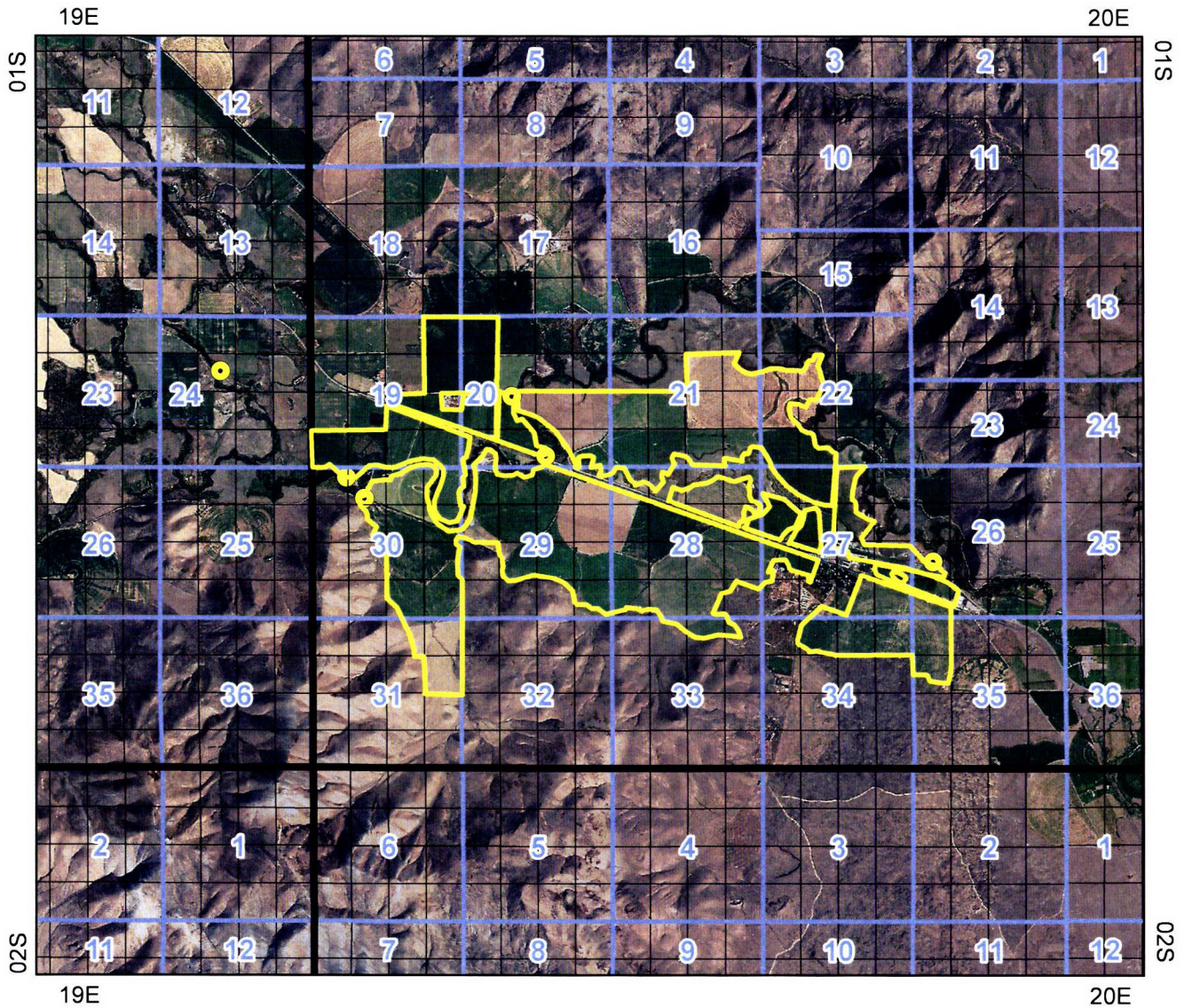
N/A

State of Idaho
Department of Water Resources

Water Right

37-21

After Split



-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Point of Diversion

SCANNED
JAN 31 2023



IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/25/2023

Water Right 37-21 Before Split

Owner Type **Name and Address**
Current Owner PICABO LIVESTOCK CO INC
 PO BOX 748
 PICABO, ID 83348
 (208) 788-3530

Priority Date: 9/1/1887

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
SILVER CREEK	LITTLE WOOD RIVER
LOVING CREEK	SILVER CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	10/31	5.600 CFS	
	<u>Total Diversion</u>		5.600 CFS	

Source and Point(s) of Diversion:

SILVER CREEK	NESW	Sec. 20, Twp 01S, Rge 20E, BLAINE County
LOVING CREEK	NESENW	Sec. 24, Twp 01S, Rge 19E, BLAINE County
SILVER CREEK	SWNENW	Sec. 30, Twp 01S, Rge 20E, BLAINE County
SILVER CREEK	SWSWSE	Sec. 20, Twp 01S, Rge 20E, BLAINE County
SILVER CREEK	L1(NENWNW)	Sec. 30, Twp 01S, Rge 20E, BLAINE County
SILVER CREEK	NWSW	Sec. 26, Twp 01S, Rge 20E, BLAINE County

Place Of Use:

IRRIGATION within BLAINE County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01S	20E	19	40.0			39.0							38.0 L4	39.0	26.0	32.0	35.0	37.0	286.0
01S	20E	20						40.0	40.0		30.0	38.0	19.0	19.0	40.0	36.0	11.0	36.0	309.0
01S	20E	21			40.0	27.0					40.0	40.0	40.0	36.0	40.0	40.0	37.0	28.0	368.0
01S	20E	22							23.0	19.0	6.8	36.0	37.0	27.0					148.8
01S	20E	26										14.0	36.0	3.0					53.0
01S	20E	27		20.0	29.0		36.0	18.0	32.0	22.0	15.0	24.0	0.6	12.0	30.0	16.0	32.0	36.0	322.6
01S	20E	28	20.0	24.0	34.0	29.0	17.0	22.0	40.0	38.0	40.0	40.0	32.0	38.0	40.0	40.0	36.0	6.4	496.4
01S	20E	29	29.0	38.0	40.0	40.0	33.0	27.0	33.0	40.0	36.0				40.0	39.0	2.8	29.0	426.8
01S	20E	30	30.0	35.0	40.0	31.0	18.0	2.0 L1		15.0					37.0	40.0	35.0	40.0	323.0

IDAHO DEPARTMENT OF WATER RESOURCES
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1/25/2023

01S	20E	31	40.0	15.0	40.0				95.0
01S	20E	33	4.9	19.0	4.4				28.3
01S	20E	34	40.0	40.0	34.0	0.5			114.5
01S	20E	35			41.0	25.0			66.0
									Right Acre Limit: 280.00
									POU Total Acres: 3,037.4

Conditions of Approval:

1. X27 This right is limited to the irrigation of 280 acres within the authorized place of use in a single irrigation season.
2. X35 Rights 37-21, 37-22, 37-186, 37-187, 37-189, 37-213, 37-215D, 37-333, 37-351A, 37-352A, 37-377, 37-378, 37-695, 37-942, 37-2405, 37-2627A, 37-11892, 37-11898, 37-11900, 37-11903, 37-11911, 37-11914, and 37-20609 when combined shall not exceed a total diversion rate of 72.78 cfs, nor a total combined annual volume measured at the points of diversion of 17,096.6 af. When combined these rights shall not exceed a total annual maximum diversion volume for irrigation purposes of 17,081 af at the point of diversion and the irrigation of 2711.3 acres. When combined these rights shall also not exceed a total diversion rate of 0.17 cfs and a total annual maximum diversion volume of 15.6 af at the point of diversion for stockwater purposes.
3. 192 When water is diverted under this right at the Point of Diversion, located in TWP 01S, RNG 20E, Sec. 20 NESW, the watermaster shall deliver 0.22 cfs from the following rights: 37-21, 37-22, 37-186, 37-187, 37-189, 37-213, 37-215D, 37-333, 37-351A, 37-352A, 37-377, 37-378, 37-695, 37-942, 37-2405, 37-11892, 37-11898, 37-11900, 37-11903, and 37-20609 into the point of diversion, located in TWP 01S, RNG 19E, Sec. 24 NESENW, locally known as the Gillihan Ditch, to mitigate for injury to other water users which have historically relied on sharing ditch loss with the right owner. Future adjustment to the amount needed for mitigation may be made by IDWR if improved conveyance loss analysis is developed. If water use from the headgate located in TWP 01S, RNG 20E, Sec. 20 NESW is curtailed the mitigation requirement ceases.
4. The Silver Creek point of diversion located in TWP 01S, RNG 20E, Sec. 20 NESW is limited to a maximum diversion rate of 10 cfs, when diverted under rights 37-21, 37-22, 37-186, 37-187, 37-189, 37-213, 37-215D, 37-333, 37-351A, 37-352A, 37-377, 37-378, 37-695, 37-942, 37-2405, 37-11892, 37-11898, 37-11900, 37-11903, and 37-20609.
5. The Silver Creek point of diversion located in TWP 01S, RNG 20E, Sec. 26 NWSW is limited to a maximum diversion rate of 6 cfs, when diverted under rights 37-21, 37-22, 37-186, 37-187, 37-189, 37-213, 37-215D, 37-333, 37-351A, 37-352A, 37-377, 37-378, 37-695, 37-942, 37-2405, 37-11892, 37-11898, 37-11900, 37-11903, and 37-20609.
6. R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
7. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/25/2023

- | | | |
|-----|-----|--|
| 8. | T07 | The right holder shall accomplish the change authorized by this transfer within one (1) year of the date of this approval. |
| 9. | T08 | Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer. |
| 10. | T19 | Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree. |

Comments:

1	pskaggs	5/7/2004	Transferred Right
This is now a approved transfer, transfer number = 69626			

2	tfawcett	10/13/2009	Updated Conditions
Conditions updated to reflect preliminary orders correcting transfer approvals dated 8/12/2009.			

3	jcooper	10/9/2013	Updated Shape
Updated PODShape			

4	amerritt	11/22/2013	Transferred Right
This is now an approved transfer. Transfer Number = 78831			

5	jcooper	7/15/2014	Updated Shape
Updated PODShape			

6	wmills	1/9/2015	Updated Shape
Updated PODShape			

7	amerritt	1/27/2015	Updated Shape
Updated PODShape			

8	amerritt	1/27/2015	Transferred Right
This is now an approved transfer. Transfer Number = 79437			

Dates and Other Information:

Decreed Date: 11/30/2010
State or Federal: S
Water District Number: 37
Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>
72.780	9,489.6

<u>Acres</u>
2,711.3

Water Rights

37-2627A ,37-11911 ,37-
11914 ,37-21 ,37-22
,37-186 ,37-187 ,37-189
,37-213 ,37-215D ,37-

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/25/2023

72.780	9,489.6	2,711.3	333 ,37-351A ,37-352A ,37-377 ,37-378 ,37-695 ,37-942 ,37-2405 ,37- 11892 ,37-11898 ,37- 11900 ,37-11903 ,37- 20609 37-21 ,37-22 ,37-186 ,37-187 ,37-189 ,37-213 ,37-215D ,37-333 ,37- 351A ,37-352A ,37-377 ,37-378 ,37-695 ,37-942 ,37-2405 ,37-11892 ,37- 11898 ,37-11900 ,37- 11903 ,37-20609 37-21 ,37-22 ,37-186 ,37-187 ,37-189 ,37-213 ,37-215D ,37-333 ,37- 351A ,37-352A ,37-377 ,37-378 ,37-695 ,37-942 ,37-2405 ,37-11892 ,37- 11898 ,37-11900 ,37- 11903 ,37-20609
72.780	9,505.2		

SubCase:

SubCaseNumber: 37-21

Class: 1

SF5 Filed Date:

Special Master Recom Signed Date:

Attorney Assigned:

Adjudication Agent:

Basis of Claim: Decreed

Date Filed: 11/14/2007

Objection Status: Active

Water Supply Bank:

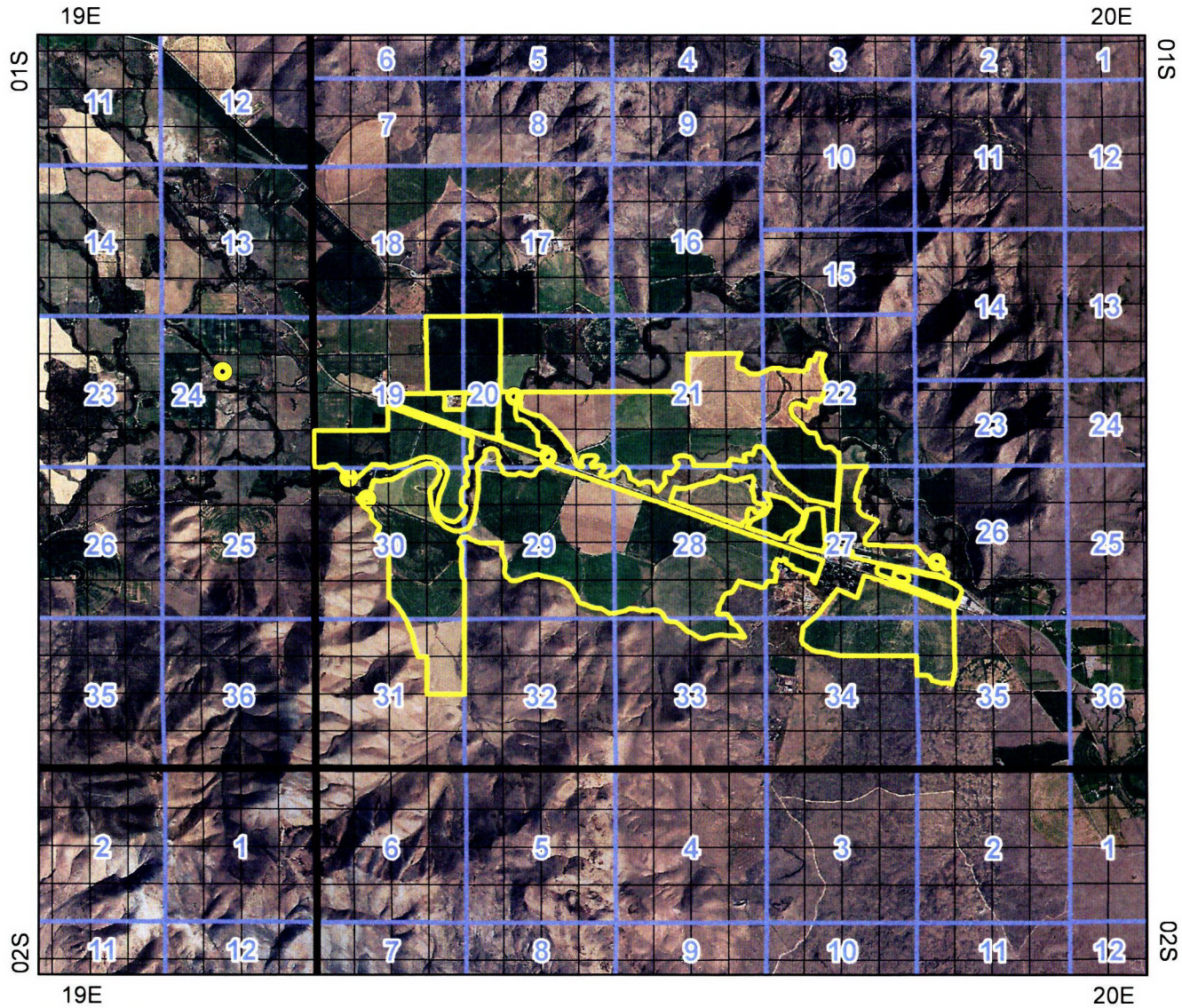
N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

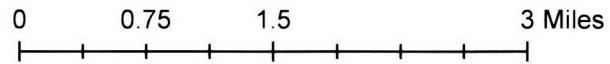
1/25/2023

- 215D, 37-333, 37-351A, 37-352A, 37-377, 37-378, 37-695, 37-942, 37-2405, 37-11892, 37-11898, 37-11900, 37-11903, and 37-20609 into the point of diversion, located in TWP 01S, RNG 19E, Sec. 24 NESENW, locally known as the Gillihan Ditch, to mitigate for injury to other water users which have historically relied on sharing ditch loss with the right owner. Future adjustment to the amount needed for mitigation may be made by IDWR if improved conveyance loss analysis is developed. If water use from the headgate located in TWP 01S, RNG 20E, Sec. 20 NESW is curtailed the mitigation requirement ceases.
4. The Silver Creek point of diversion located in TWP 01S, RNG 20E, Sec. 20 NESW is limited to a maximum diversion rate of 10 cfs, when diverted under rights 37-21, 37-22, 37-186, 37-187, 37-189, 37-213, 37-215D, 37-333, 37-351A, 37-352A, 37-377, 37-378, 37-695, 37-942, 37-2405, 37-11892, 37-11898, 37-11900, 37-11903, and 37-20609.
5. The Silver Creek point of diversion located in TWP 01S, RNG 20E, Sec. 26 NWSW is limited to a maximum diversion rate of 6 cfs, when diverted under rights 37-21, 37-22, 37-186, 37-187, 37-189, 37-213, 37-215D, 37-333, 37-351A, 37-352A, 37-377, 37-378, 37-695, 37-942, 37-2405, 37-11892, 37-11898, 37-11900, 37-11903, and 37-20609.
6. R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
7. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
8. N05 The quantity of water under this right for stockwater use shall not exceed 13,000 gallons per day.
9. N08 The quantity of water decreed for this water right for stockwater use is not a determination of historical beneficial use.
10. T07 The right holder shall accomplish the change authorized by this transfer within one (1) year of the date of this approval.
11. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.
13. As long as the dike situated in the SE1/4SE1/4NE1/4, Section 27, T.1S., R.20E., B.M., Blaine County, Idaho, located approximately at Latitude N 43° 18.586' and Longitude W 114° 03.483', is maintained so as to prevent the waters of Silver Creek from wasting through sink holes, Water Rights 37-215G and 37-215D, and all splits therefrom, are for saved or salvaged water and shall therefore have the prior and exclusive right to the delivery of 6.4 cfs of the waters of Silver Creek, as established by, controlled by, and subject to the provisions within the Frost v. Alturas Water Company decree (Lincoln County District Court, December 13, 1909). Accordingly, they shall not be subject to the priority system during calls in times of scarcity. The above described dike was first constructed on 6-1-1899. This date is listed solely for purpose of documenting when the saved and salvaged water was first put to beneficial

State of Idaho
Department of Water Resources
Water Right License
37-21 Before Split



- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters
- Point of Diversion



SCANNED
JAN 31 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED
JAN 04 2023
DEPARTMENT OF
WATER RESOURCES

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-2627A	Yes ☒	Yes ☐	~~37-23414~~	Yes ☐	Yes ☐
37-20609	Yes ☒	Yes ☐	~~37-23416~~	Yes ☐	Yes ☐
37-11900	Yes ☒	Yes ☐	~~37-23415~~	Yes ☐	Yes ☐
37-21	Yes ☒	Yes ☐	~~37-23408~~	Yes ☐	Yes ☐
37-215D	Yes ☒	Yes ☐	~~37-23412~~	Yes ☐	Yes ☐

2. Previous Owner's Name: Picabo Livestock Company Inc
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Picabo Brewing Company LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

<u>PO Box 675</u>	<u>Picabo</u>	<u>ID</u>	<u>83348</u>
Mailing address	City	State	Zip
<u>952-334-4502</u>	<u>fctonnemaker@gmail.com</u>		
Telephone	Email		

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☒ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: April 24, 2018
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
- o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- ☒ Filing fee (see instructions for further explanation):
- o \$25 per *undivided* water right.
- o \$100 per *split* water right.
- o No fee is required for pending adjudication claims.
- ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
- ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature:  President 12.24.22
Signature of new owner/claimant Title, if applicable Date
Frank C. Tonnemaker
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date

Print name

SCANNED
JAN 31 2023

Received by KU Date 1.4.23 For IDWR Office Use Only: Receipt No. C115031 Receipt Amt. 500 --

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by _____ Processed by dj Date 1/26/23

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

Dec 27, 2022

DEPARTMENT OF
WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, [see #7](#) of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-2627A	Yes ☒	Yes ☐		Yes ☐	Yes ☐
37-20609	Yes ☒	Yes ☐		Yes ☐	Yes ☐
37-11900	Yes ☒	Yes ☐		Yes ☐	Yes ☐
37-21	Yes ☒	Yes ☐		Yes ☐	Yes ☐
37-215D	Yes ☒	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Picabo Livestock Company Inc

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Picabo Brewing Company LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

PO Box 675

Picabo

ID

83348

Mailing address

City

State

Zip

952-334-4502

fctonnemaker@gmail.com

Telephone

Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☒ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: April 24, 2018
6. Do you own the land identified as the water right place of use? Yes ☐ No ☒
- o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:
- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- ☒ Filing fee (see instructions for further explanation):
- o \$25 per *undivided* water right.
- o \$100 per *split* water right.
- o No fee is required for pending adjudication claims.
- ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
- ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature:  President 12.24.22

Signature of new owner/claimant

Title, if applicable

Date

Frank C. Tonnemaker

Print name

Signature: _____ Title, if applicable: _____ Date: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by: _____ Date: _____ Receipt No.: _____ Receipt Amt.: _____

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9: _____ Approved by: _____ Processed by: _____ Date: _____

SCANNED
JAN 31 2023

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Blaine County Title, Inc.
P.O. Box 3176
Ketchum, ID 83340
Order #1820753

Instrument # 651323

HAILEY, BLAINE, IDAHO
04-24-2018 8:09:56 AM No. of Pages: 7
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

(Space Above This Line For Recorder's Use)

WARRANTY DEED

FOR VALUE RECEIVED

PICABO LIVESTOCK COMPANY INC., an Idaho corporation

GRANTOR does hereby GRANT, BARGAIN, SELL and CONVEY unto

PICABO BREWING COMPANY LLC, an Idaho limited liability company

GRANTEE whose address is Post Office Box 113, Sun Valley, Idaho 83353

The real property in Blaine County, Idaho described in Exhibit A attached hereto and incorporated herein by this reference.

Together with 12/2711ths of the irrigation water owned by Grantor and appurtenant to the permitted place of use in which the real property described above is located more particularly described in Exhibit B attached hereto.

Subject To: Taxes, easements established or of record, restrictions and encumbrances of record, rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any governmental unit.

Subject To: a perpetual, exclusive easement and right-of-way retained by Grantor, and its successors and assigns, for farming, irrigation and operation, use, maintenance, repair and replacement of its irrigation pivot on, over and through a portion of Parcel B in Block 15 the area of which is 100' from the pivot track shown on the map attached hereto as Exhibit C and incorporated herein by reference. The easement area shall be reduced to Parcel B only if Grantee elects to sell any of the platted lots in Blocks 10 or 15 or make improvements in the 100' area west of the pivot track. Grantor shall have the right of ingress and egress upon, over and across the above described property for all the purposes appurtenant to farming, irrigating and the management and care of its irrigation system.

TO HAVE AND TO HOLD, the said premises, and their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises, that they are free from all encumbrances except as described above and the Grantor will warrant and defend the same from all lawful claims whatsoever.

SCANNED

JAN 31 2023

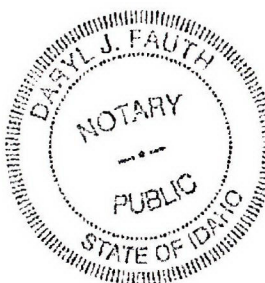
Dated: April 13 2018

PICABO LIVESTOCK COMPANY, INC., an
Idaho corporation

By: Nick Purdy
Nick Purdy, President

State of Idaho)
County of Blaine) ss.

On this 13th day of April, 2018, before me, a Notary Public in and for said State, personally appeared NICK PURDY, known or identified to me to be the President of Picabo Livestock Company, Inc., 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.



[Signature]
Notary Public for Idaho
Residing at [Signature]
My Commission expires 4/14/18

Exhibit A

(legal description attached)

GALENA ENGINEERING, INC.

CIVIL ENGINEERING & LAND SURVEYING

Legal Description of Parcels of Land within South Picabo Townsite Replat

Parcels of land located within Section 27, Township 1 South, Range 20 East, Boise Meridian, Blaine County, Idaho, based on the recorded plat of South Picabo Townsite Replat, Instrument Number 560276, records of Blaine County, and more particularly described as follows:

Lot 6A, 7A, 8A, 9A, Block 10, South Picabo Townsite Replat

Lots 1A, 2A, 3A, 4A, 5A, Parcel B, Block 15, South Picabo Townsite Replat

AND

Fourth Street right of way, the metes and bounds of which right of way are more particularly described as follows:

Commencing at the Blaine County GIS Monument "BMS13", marked by a Brass Cap, from which Blaine County GIS Monument "JOSEPH" lies N 71°54'27" W, 5912.11 feet distant; Thence proceeding N 83°08'20" W, 4506.53 feet to the Northeast Corner of South Picabo Townsite Replat, marked by a 5/8" rebar by PLS 9561, said point being the TRUE POINT OF BEGINNING:

Thence S 19°22'10" W, 54.46 feet, along the boundary common to South Picabo Townsite Replat and Tax Lot 1051, marked by a 5/8" rebar by PLS 9561;

Thence, along the Southeasterly Right of Way of Fourth Street, 85.67 feet along a curve to the right, with a Radius of 130.00 feet, a Delta of 37°45'32", a Tangent of 44.46 feet, and a Chord length of 84.13 feet that bears S38°14'56"W, to a 5/8" rebar by PLS 9561;

Thence, continuing along the Southeasterly Right of Way of Fourth Street, 89.27 feet along a curve to the left, with a Radius of 2240.00 feet, a Delta of 2°17'00", a Tangent of 44.64 feet, and a Chord length of 89.26 feet that bears S55°59'12"W, to a 5/8" rebar by PLS 9561;

Thence, continuing along the Southeasterly Right of Way of Fourth Street, 123.45 feet along a curve to the right, with a Radius of 130.00 feet, a Delta of 54°24'33", a Tangent of 66.82 feet, and a Chord length of 118.86 feet that bears S82°02'58"W, to a 5/8" rebar by PLS 9561;

Thence continuing along the Southerly Right of Way of Fourth Street, N 70°44'45" W, 203.88 feet, to a 5/8" rebar by PLS 9561;

Thence continuing along the Southerly Right of Way of Fourth Street, N 70°41'37" W, 393.23 feet, to a 5/8" rebar by PLS 9561;

Thence continuing along the Southerly Right of Way of Fourth Street, 62.49 feet along a curve to the left, with a Radius of 50.00', a Delta of 71°36'18", a Tangent of 36.06 feet, and a Chord length of 58.50 feet that bears S73°30'14"W, to the Easterly Right of Way of Robert Street, marked by a 5/8" rebar by PLS 9561;

GALENA ENGINEERING, INC.

CIVIL ENGINEERING & LAND SURVEYING

Thence N $37^{\circ}42'05''$ E, 140.89 feet along the Easterly Right of Way of Robert Street, to the Northerly Right of Way of Fourth Street, marked by a 5/8" rebar by PLS 9561;

Thence along the Northerly Right of Way of Fourth Street, 56.76 feet along a curve to the left, with a Radius of 30.00 feet, a Delta of $108^{\circ}23'32''$, a Tangent of 41.59 feet, and a Chord length of 48.66 feet that bears $S16^{\circ}29'41''$ E, to a 5/8" rebar by PLS 9561;

Thence continuing along the Northerly Right of Way of Fourth Street, S $70^{\circ}41'37''$ E, 367.72 feet, to a 5/8" rebar by PLS 9561;

Thence continuing along the Northerly Right of Way of Fourth Street, S $70^{\circ}44'45''$ E, 203.85 feet, to a 5/8" rebar by PLS 9561;

Thence continuing along the Northerly Right of Way of Fourth Street, 66.47 feet along a curve to the left, with a Radius of 70.00 feet, a Delta of $54^{\circ}24'33''$, a Tangent of 35.98 feet, and a Chord length of 64.00 feet that bears $N82^{\circ}02'58''$ E, to a 5/8" rebar by PLS 9561;

Thence continuing along the Northwesternly Right of Way of Fourth Street, 91.66 feet along a curve to the right, with a Radius of 2300.00 feet, a Delta of $2^{\circ}17'00''$, a Tangent of 45.84 feet, and a Chord length of 91.65 feet that bears $N55^{\circ}59'12''$ E, to a 5/8" rebar by PLS 9561;

Thence continuing along the Northwesternly Right of Way of Fourth Street, 46.13 feet along a curve to the left, with a Radius of 70.00 feet, a Delta of $37^{\circ}45'32''$, a Tangent of 23.94 feet, and a Chord length of 45.30 feet that bears $N38^{\circ}14'56''$ E, to a 5/8" rebar by PLS 9561;

Thence continuing along the Northwesternly Right of Way of Fourth Street, N $19^{\circ}22'10''$ E, 54.46 feet, to a 5/8" rebar by PLS 9561;

Thence S $70^{\circ}37'50''$ E, 60.00 feet, to the TRUE POINT OF BEGINNING:

Said parcel containing 56,375 Sq. Ft. (1.29 Ac.), more or less, as determined by computer methods.

End of Description



317 N. RIVER STREET • HAILEY, IDAHO • TELEPHONE (208) 788-1705 • FAX (208) 788-4612

SCANNED
JAN 31 2023

Exhibit B

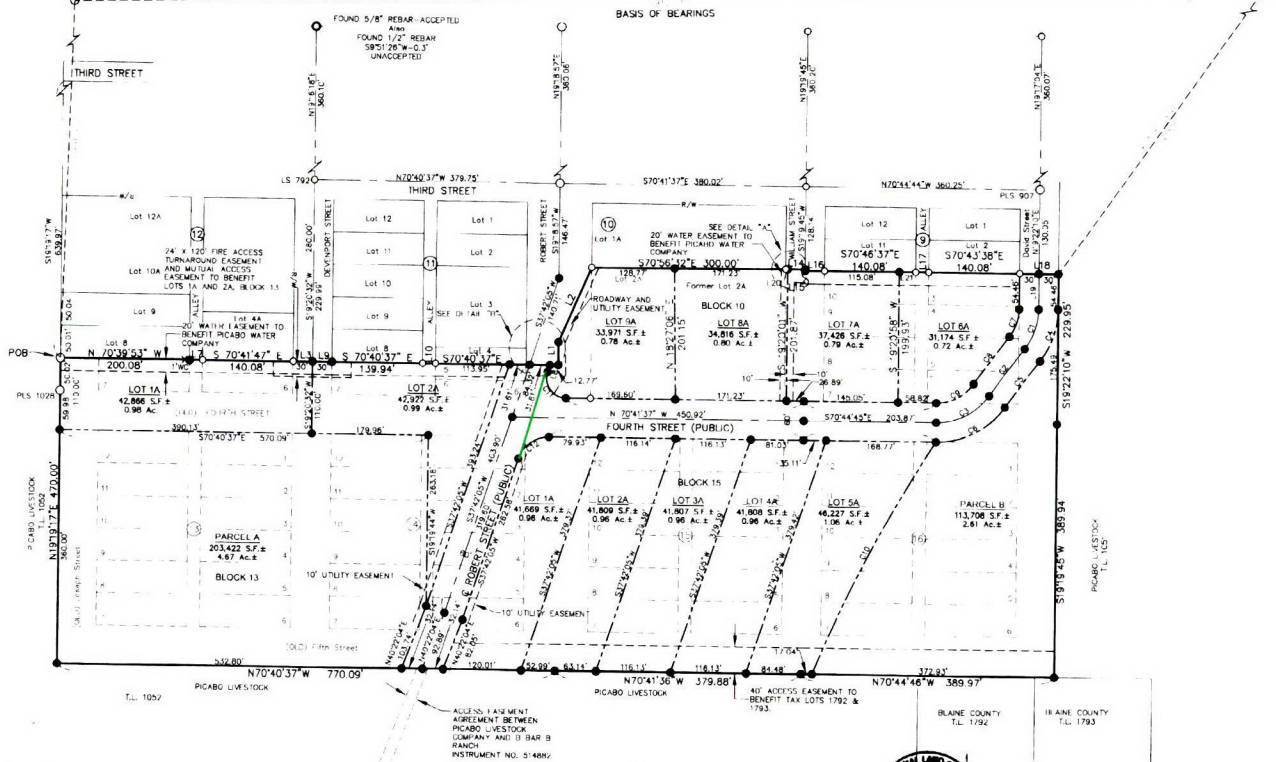
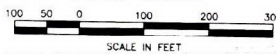
Water Rights

37-00021
37-00022
37-00186
37-00187
37-00189
37-00213
37-00215D
37-00333
37-00351A
37-00352A
37-00377
37-00378
37-00695
37-00942
37-02405
37-11892
37-11898
37-11900
3711903
37-20609
37-2627A
37-11911
37-11914

A LOT LINE SHIFT PLAT SHOWING SOUTH PICABO TOWNSITE REPLAT

WHEREIN LOT LINES ARE SHIFTED AS SHOWN
LOCATED WITHIN
SECTION 27, T.1S., R.20E., B.M., BLAINE COUNTY, IDAHO
JULY 2008

SCALE: 1" = 100'



HEALTH CERTIFICATE. Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

7-25-2008
Date

South Central Public Health District

SEE SHEET 3 OF 5 FOR TABLES, LEGEND AND NOTES



Randall K. French, P.L.S. 9561

SOUTH PICABO TOWNSITE REPLAT

GALENA ENGINEERING, INC.
KETCHUM, IDAHO

SHEET 1 OF 5

Job No. 4424.07

SCANNED
JAN 31 2023

A LOT LINE SHIFT PLAT SHOWING SOUTH PICABO TOWNSITE REPLAT

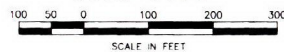
WHEREIN LOT LINES ARE SHIFTED AS SHOWN

LOCATED WITHIN

SECTION 27, T.1S., R.20E., B.M., BLAINE COUNTY, IDAHO

JULY 2008

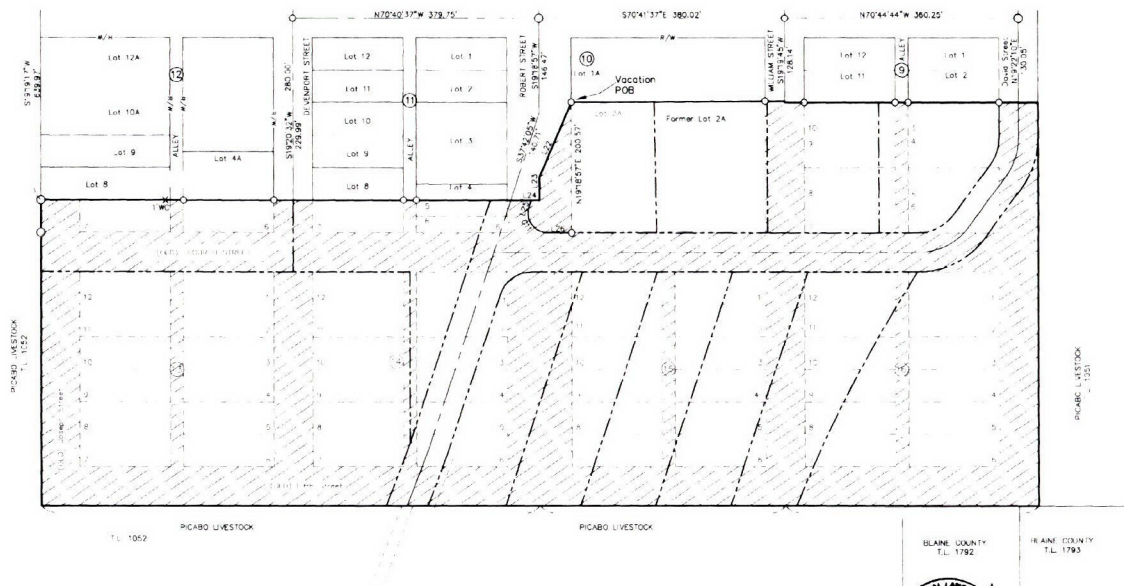
SCALE: 1" = 100'



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C11	56.75'	30.00'	41.59'	108°23'32"	48.68'	S 16°29'41" E

LINE TABLE		
LINE	LENGTH	BEARING
L22	125.67'	S 42°45'40" W
L23	35.28'	S 19°18'57" W
L24	12.27'	N 70°40'37" W
L25	11.10'	S 37°42'05" W
L26	37.80'	S 70°41'37" E

AREAS BEING VACATED BY THIS PLAT ARE SHOWN AS HATCHED BELOW



SEE SHEET 3 OF 5 FOR LEGEND AND NOTES



Randall K. French, P.L.S. 9561

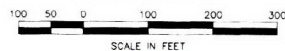
SOUTH PICABO TOWNSITE REPLAT
GALLINA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 2 OF 5

Job No: 4424-07

SCANNED
JAN 31 2023

A LOT LINE SHIFT PLAT SHOWING SOUTH PICABO TOWNSITE REPLAT

WHEREIN LOT LINES ARE SHIFTED AS SHOWN
LOCATED WITHIN
SECTION 27, T.1S., R.20E., B.M., BLAINE COUNTY, IDAHO
JULY 2008



NOTES

1. Wildlife and Fencing

a. Big game and other wildlife depredations on ornamental plants and gardens may result when development occurs at this site. All responsibility for controlling wildlife depredation will belong with the property owner. Any actions taken to alleviate depredation will be those prescribed by the Idaho Department of Fish and Game (IDFG).

b. Pets running at large dramatically increase the negative effects of housing developments on wildlife. All pets should be kept indoors, leashed, or enclosed at all times. In addition, IDFG recommends the use of invisible fencing to restrict pets to the lots in which they live. Further, IDFG recommends active enforcement of this plat note as a way to minimize harassment of wildlife.

c. IDFG recommends all outside pet kennels are completely enclosed, including a roof, to prevent mountain lion depredation.

d. All hay and other livestock feed should be stored and fed in a manner that does not attract big game or other wildlife species. Attracting big game from native habitats exacerbates existing winter habitat problems in Blaine County.

e. All pet food should be stored and fed in a manner that does not attract nuisance wildlife (e.g. skunks, raccoons, magpies, red fox, etc.). All responsibility for controlling nuisance wildlife problems will be those prescribed by the IDFG.

f. Fencing should be kept to a minimum. No fencing is IDFG's preferred option. If fences are necessary, they should be of post and rail design with a maximum top rail height of 42" and a minimum bottom rail height of 18". This design will facilitate wildlife passage through the area.

g. IDFG recommends the feeding of game species or predatory wildlife be prohibited. Artificial feeding of wildlife tends to attract and concentrate animals away from native habitat, can facilitate the spread of disease, and has the potential to create conflict between neighboring homeowners due to the likelihood wildlife will use adjacent properties where they may be considered a nuisance.

2. Agriculture, Weeds, and Livestock

a. The property includes, and is subject to, active agricultural uses. Residents and purchasers should be aware that agricultural practices and livestock grazing and operations, occurring day and night, are allowed and may result in dust, odors, use and applications of agricultural chemicals, spraying, ground preparation and harvesting, etc. Such practices and uses are normal functions of agricultural lands and are not considered nuisances.

b. Individual lot owners are responsible for control of noxious weeds per state regulations. Mowing and manual removal are recommended.

c. The surrounding public lands are open to livestock grazing. It is the responsibility of the private landowners to fence out livestock authorized to graze on open range.

3. Utilities

a. All new utilities shall be installed underground. A 10 foot public utility easement is reserved centered upon all side & rear lot lines.

b. All exterior lighting shall be full cut-off fixtures with the light source fully shielded. All area lights, including streetlights and parking area lighting, shall be high-pressure sodium, low-pressure sodium, or metal halide. Streetlights shall be limited to one hundred (100) watts hrs. No lights shall be higher than sixteen (16) feet above grade. Any light mounted on a building or structure shall be attached only to walls, and the top of the fixture shall not exceed the height of the parapet or roof, whichever is less. Up-lighting is prohibited, and where a choice of lighting is available, all fixtures must be directed to the south.

c. Removal and recycling of waste from this site shall be performed by either individual lot owners taking the waste to the appropriate transfer station or by a licensed waste handling pick up and removal service.

4. Water and Sewage

a. All lots will be served by the Picabo water supply system and shall be served by individual septic systems.

b. Location of septic tanks must be approved by the Blaine County Public Health District prior to building permit issuance. Septic systems shall be built to stricter standards with risers, out-flow filters and drain field inspection ports on each system and an inspection program to be administered every three years unless more stringent standards are adopted by Blaine County. Individual lot owners should be aware that there may be old and/or the property thereby affecting the possible location of septic systems.

5. Fire Protection

a. All construction shall receive Blaine County Fire Department approval prior to issuance of a building permit.

b. This property may not be sold and is not buildable prior to installation of certain infrastructure improvements, including streets, water services, and electrical service. Before purchasing any portion of this property contact the Blaine County Building Department for additional information.

c. Property shown herein is subject to Development Agreement with Blaine County, instrument No. 155552, and Power Line easement of unspecified width and location covering one pole and secondary within old Lots 8 & 9, Block 18, instrument No. 155552, records of Blaine County, Idaho.

d. Building size, including garages and outbuildings, shall be a minimum of 2,500 square feet and a maximum of 5,000 square feet.

e. Landscape irrigation is limited to a 1/2" size maximum.

WARNING: PURSUANT TO THE DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT # 155552, THIS INSTRUMENT MAY NOT BE SOLD OR BUILT UPON WITH ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT FROM THE COUNTY (REGARDING TO INSTALLATION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS, INCLUDING STREETS, WATER, AND ELECTRICAL SERVICE, BEFORE PURCHASING ANY PORTION OF THE PROPERTY CONTACT THE BLAINE COUNTY BUILDING DEPARTMENT TO DETERMINE IF IT CAN BE SOLD OR BUILT UPON. ANY SALE OF PROPERTY DEFICIT ON THIS PLAT THAT OCCURS PRIOR TO INSTALLATION OF ALL NECESSARY IMPROVEMENTS SHALL BE NULL AND VOID. ANY IMPROVEMENTS PLACED ON PROPERTY SOLD OR BUILT UPON IN CONTRAVENTION OF THIS NOTE WILL BE IMMEDIATELY REMOVED AT NO COST TO BLAINE COUNTY.

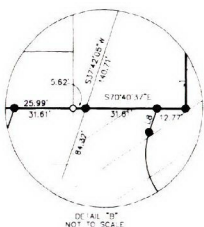
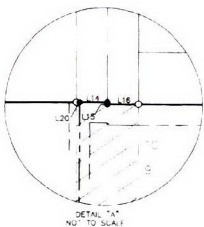
LEGEND

- Property Line
- Proposed Right-of-Way Center Line
- Adjoining Lot Line
- Existing Right-of-Way Center Line
- Proposed Easement, As Shown
- Proposed Lot Line
- Previous Lot Line
- Found 1/2" Rebar
- Found 5/8" Rebar
- Found Brass Cap
- Found PK Nail-Reset w/5/8" Rebar-PLS 9561
- Witness Corner 1" South On East Line of Lot 8
- Set 5/8" Rebar-PLS 9561
- POB POINT OF BEGINNING

Public Right-of-Way To Be Vacated

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	65.90'	100.00'	34.20'	37°45'32"	64.72'	N 38°14'56" E
C2	90.47'	2270.00'	45.24'	27°7'00"	90.46'	S 55°59'12" W
C3	94.96'	100.00'	51.40'	54°24'33"	91.43'	N 82°02'58" E
C4	85.67'	130.00'	44.46'	37°45'32"	84.11'	N 38°14'56" E
C5	89.27'	2240.00'	44.64'	27°7'00"	89.26'	S 55°59'12" W
C6	123.45'	130.00'	66.82'	54°24'33"	118.86'	N 82°02'58" E
C7	46.13'	70.00'	23.94'	37°45'32"	45.30'	N 38°14'56" E
C8	91.66'	2300.00'	45.84'	27°7'00"	91.65'	S 55°59'12" W
C9	66.47'	70.00'	35.98'	54°24'33"	64.00'	N 82°02'58" E
C10	406.34'	2300.00'	203.70'	100°7'21"	405.81'	S 46°44'32" W
C11	56.75'	30.00'	41.59'	108°23'32"	48.66'	S 16°29'41" E
C12	62.49'	50.00'	36.07'	71°36'28"	58.50'	S 73°30'19" W

LINE	LENGTH	BEARING
L1	35.28'	N 19°18'57" E
L2	125.67'	N 42°45'40" E
L3	30.00'	S 70°55'28" E
L4	20.00'	S 70°7'18" E
L5	11.10'	S 37°42'05" W
L6	30.00'	S 70°39'28" E
L7	20.00'	S 70°40'37" E
L8	30.00'	S 70°40'15" E
L9	1.96'	N 19°19'45" E
L10	30.00'	N 70°40'15" W
L11	20.00'	S 71°05'20" E
L12	60.00'	S 70°37'50" E
L13	54.46'	N 19°22'10" E
L14	31.0'	S 70°39'35" E
L15	25.00'	S 70°46'37" E



Randall K. French, P.L.S. 9561

SOUTH PICABO TOWNSITE REPLAT
GALEA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 3 OF 5

Job No. 4424-07

SCANNED
JAN 31 2023

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners in fee simple of the following described parcel of land:

A parcel of land located within Section 27, Township 1 South, Range 20 East, B.M., Blaine County, Idaho, being more particularly described as follows:

A portion of Blocks 9 thru 12, all of Blocks 13 thru 16 and all adjacent streets and alleys of the Picabo Townsite, situate in Section 27, Township 1 South, Range 20 East, B.M., Blaine County, Idaho, being more particularly described as follows:

Beginning at a 5/8" rebar, PLS 1028 marking the southwest corner of Lot 8, Block 12, as shown on the Plat of the Replat of Block 4, Lot 13-Block 5, Lots 7A thru 12-Block 12, Lot 8, 9, 10, 11, & 12 recorded as instrument 436548, Blaine County Records, also being a point on the westerly line of the Picabo Townsite and proceeding South 70°39'53" East, 200.08 feet along the south line of said Lot 8, to the southeast corner of said Lot 8;
thence South 70°17'18" East, 20.00 feet to a 1/2" rebar, PLS 1028 marking the southwest corner of Lot 4A, Block 12, Picabo Townsite;
thence South 70°41'47" East, 140.08 feet to a 1/2" rebar, PLS 1028 marking the southeast corner of Lot 4A, Block 12, Picabo Townsite;
thence South 70°40'02" East, 30.00 feet to a point on the centerline of Davenport Street; thence South 70°40'02" East, 30.00 feet to the southwest corner of Lot 8, Block 11;
thence South 70°40'37" East, along the south line of said Lot 8, 139.94 feet to the southeast corner of said Lot 8;
thence South 70°40'37" East, 20.00 feet to the southwest corner of Lot 4, Block 11;
thence South 70°40'37" East, along the south line of said Lot 4, 189.94 feet;
thence North 19°18'57" East, 35.28 feet;
thence North 42°45'40" East, 125.67 feet to a 1/2" rebar, LS 792 marking the southwest corner of Lot 1A, Block 10 Picabo Townsite;
thence South 70°56'32" East, 300.00 feet along the south line of said Lot 1A to a 1/2" rebar, LS 792 marking the southeast corner of said Lot 1A;
thence South 70°40'15" East, 30.00 feet; thence South 19°19'45" West, 1.96 feet;
thence South 70°40'15" East, 30.00 feet to a 1/2" rebar, PLS 9561 marking the southwest corner of Lot 11, Block 9, Picabo Townsite;
thence South 70°46'37" East, 140.08 feet to a 1/2" rebar, LS 907 marking the southeast corner of said Lot 11;
thence South 71°05'20" East, 20.00 feet to a 1/2" rebar marking the southwest corner of Lot 2, Block 9, Picabo Townsite;
thence South 70°43'38" East, 140.08 feet to a 1/2" rebar, LS 907 marking the southeast corner of said Lot 2;
thence South 70°37'50" East, 60.00 feet to a point on the easterly right-of-way line of David Street also being the easterly line of the Picabo Townsite;
thence the following two (2) courses along said easterly line: South 19°22'10" West, 229.95 feet and South 19°19'45" West, 389.94 feet to the southeast corner of the Picabo Townsite;
thence the following three (3) courses along the southerly line of the Picabo Townsite: North 70°44'46" West, 369.97 feet, North 70°41'38" West, 379.88 feet, and North 70°40'37" West, 770.09 feet to the southwest corner of the Picabo Townsite;
thence North 19°19'17" East, 470.00 feet along the westerly line of the Picabo Townsite to the Point of Beginning.

Containing 19.21 acres (836,827 square feet), more or less, as determined by computer methods

The easements indicated hereon are dedicated to the public, unless otherwise noted, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

Protective Covenants, Conditions, and Restrictions governing this plat are recorded under Instrument Number _____, Records of Blaine County, Idaho.

It is the intent of the owners to hereby include said land in this plat.

Leonard N. Purdy, Inc.
Leonard N. Purdy, President
Picabo Livestock Company, Inc.

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Blaine } ss

On this 21st day of July, 2008, before me, a Notary Public in and for said State, personally appeared Leonard N. Purdy, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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.



Maria Eakin
Notary Public in and for said State
Residing in Bellevue
My Commission Expires 2/8/12

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

That Blaine County, Idaho, being the legal and record owner of the following parcel of land:

All of the right-of-way of Fourth Street and Fifth Street, all of the right-of-way of Joseph Street lying westerly and southerly of Lot 7, Block 12, all of the right-of-way of the alley lying adjacent to Lots 6 & 7, Block 12, all of the right-of-way of Davenport Street lying between Lot 8, Block 12 and Lot 7, Block 11, all of the right-of-way of the alley lying adjacent to Lots 5 & 6 & 7, Block 11, all of the right-of-way of Robert Street lying easterly of Lots 5 & 6, Block 11, all of the right-of-way of William Street lying between the easterly line of Lot 2A, Block 10 and the centerline of Williams Street; all of the right-of-way of William Street lying between the westerly line of Lots 7 through 10, Block 9 and the centerline of Williams Street; all of the right-of-way of the alley lying adjacent to Lots 3 through 10, Block 9, all of the right-of-way of David Street lying easterly of Lots 3 through 6, Block 9, all of the right-of-way of David Street lying easterly of Block 16, all of the right-of-way of the alley lying within Block 16, all of the right-of-way of William Street lying between Blocks 15 & 16, all of the right-of-way of the alley lying within Block 15, all of the right-of-way of Robert Street lying between Blocks 14 & 15, all of the right-of-way of the alley lying within Block 13, all of the right-of-way of Davenport Street lying between Blocks 13 & 14, all of the right-of-way of the alley lying within Block 13, all of the right-of-way of Joseph Street lying westerly of Block 13 as shown on the original townsite plat of the Picabo Townsite.

and the following described parcel being a portion the right-of-way of Robert Street, westerly and adjacent to Lot 2A, Block 10.

Beginning at a 1/2" rebar, marking the northwesterly corner of Lot 2A, Block 10, Picabo Townsite and proceeding South 42°45'40" West, 125.67 feet to a point on the extension of the centerline of Robert Street;

thence South 19°18'57" West, 35.28 feet along the extension of Robert Street;

thence North 70°40'37" West, 12.77 feet;

thence South 37°42'05" West, 11.10 feet to the beginning of curve to the left, having a radius of 30.00 feet; thence southeasterly along said curve, through a central angle of 108°23'42", arc length of 56.76 feet and a long chord of South 16°29'46" East, 48.66 feet;

thence South 70°41'37" East, 37.80 feet to a 1/2" rebar marking the southwest corner of the aforementioned Lot 2A;

thence North 19°18'57" East, 200.57 feet to the Point of Beginning.

Has caused the same to be VACATED.

Tom Bowman
Tom Bowman, Chair
Blaine County Board of County Commissioners

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Blaine } ss

On this 23 day of July, 2008, before me, personally appeared Tom Bowman, known or identified to me, to be a current Blaine County Commissioner, executed the instrument on behalf of said Blaine County, and acknowledged to me that such County 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.



Jenny Lovell
Notary Public in and for said State
Residing in Hailey
My Commission Expires 9-17-10

SOUTH PICABO TOWNSITE REPLAT

Galena Engineering, Inc.
Ketchum, Idaho
Sheet 4 of 5
Job No. 4424.07

SCANNED
JAN 31 2023

SURVEYOR'S CERTIFICATION

I, Randall K. French, a duly licensed Land Surveyor in the State of Idaho, do hereby certify that the foregoing plat is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



BLAINE COUNTY SURVEYOR'S APPROVAL

I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Jim W. Koonce 7/21/08
Blaine County Surveyor

BLAINE COUNTY PLANNING AND ZONING APPROVAL

The foregoing plat was approved by Blaine County Planning and Zoning on this 22nd day of July, 2008.

Jim Peterson
Administrator

BLAINE COUNTY COMMISSIONERS' APPROVAL

22 The foregoing plat was approved by the Blaine County Board of Commissioners on this day of July, 2008.

Jim Peterson
Chairman

BLAINE COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat is hereby approved this 22nd day of July, 2008.

Rick S. Dick by Steve Peterson
Blaine County Treasurer

BLAINE COUNTY RECORDER'S CERTIFICATE

Instrument # 580276
FILED - BLAINE, IDAHO
6-1-2008 10:17 AM No. of Pages: 5
Received by: DALISA ENGINEERING
JOLYN DRAGE Fee: 15.00
BLAINE RECORDER - Onlay
JAN 31 2009

SOUTH PICABO TOWNSITE REPLAT

Galena Engineering, Inc.
Ketchum, Idaho
Sheet 5 of 5
Job No. 4474.07

SCANNED
JAN 31 2023





IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

January 30, 2023

PICABO BREWING COMPANY LLC
PO BOX 675
PICABO ID 83348-0675

Re: Change in Water Right Ownership: 37-21 (Split into 37-21 and **37-23408**), 37-215D (Split into 37-215D and **37-23412**), 37-2627A (Split into 37-2627A and **37-23414**), 37-11900 (Split into 37-11900 and **37-23415**), & 37-20609 (Split into 37-20609 and **37-23416**)

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water rights to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4920 or debby.judd@idwr.idaho.gov.

Sincerely,

Debby Judd

Technical Records Specialist

Enclosures

c: PICABO LIVESTOCK CO INC
WATER DISTRICT 37 – *via email*
JAMES SPECK – *via email*

SCANNED
JAN 31 2023

Hersley, Jean

From: James Speck <jim@speckandaanestad.com>
Sent: Tuesday, December 27, 2022 2:05 PM
To: IDWR File
Cc: Skinner, Corey; Frank Tonnemaker (fctonnemaker@gmail.com)
Subject: Picabo Brewing Company, LLC - Notice of Change in Water Right Ownership
Attachments: PBC NCO_Signed.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please file the attached. The \$500 filing fee will be sent directly to the main IDWR office by Wells Fargo and should arrive by January 4, 2023.

Jim

James P. Speck
SPECK & AANESTAD
A Professional Corporation
120 East Avenue North
P.O. Box 987
Ketchum, ID 83340
208.726.4421
208.720.4423 (mobile)
208.726.0752 (fax)
jim@speckandaanestad.com

CONFIDENTIAL COMMUNICATION

This email message and any attachments are intended only for the use of the addressee named above and may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution, or copying is strictly prohibited. If you received this email message in error, please immediately notify the sender by replying to this email message or by telephone. Thank you.