

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

WATER RESOURCES
WESTERN REGION

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?
63-34002	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-31690	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Banbury Meadows LLC, c/o Brian Hoff
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Twin Islands, LLC (50% ownership); Willowbrook Development, Inc. (50% ownership)
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 210 Murray Street
Mailing address
(760) 835-4650
Telephone
- Boise
City
director@republic-storage.com
Email
- Idaho
State
83714
Zip
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: August 31, 2022
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: Richard M. Phillips, Manager August 31, 2022
Signature of new owner/claimant Title, if applicable Date
Twin Islands, LLC
Print name
- Signature: Richard M. Phillips, President August 31, 2022
Signature of new owner/claimant Title, if applicable Date
Willowbrook Development, Inc.
Print name

For IDWR Office Use Only:

Received by CS Date 09/12/2022 Receipt No. WOS0741 Receipt Amt. \$50.00

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 CS Date 4/5/23

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8151 W. Rifleman Street
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 810350 MV/

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=7 VICTORIA BAILEY
PIONEER TITLE COMPANY OF ADA COUNTY

2022-076094
08/31/2022 09:16 AM
\$15.00

WARRANTY DEED

For Value Received Banbury Meadows, LLC, an Idaho limited liability company as to an undivided 50 percent interest as tenants in common hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Twin Islands, LLC, an Idaho limited liability company
hereinafter referred to as Grantee, whose current address is 210 Murray Street, Garden City, ID 83714
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

August 30 2022 *CH*
Dated: ~~August 16, 2022~~

Banbury Meadows LLC, an Idaho Limited Liability Company as to an undivided 50 percent interest as tenants in common

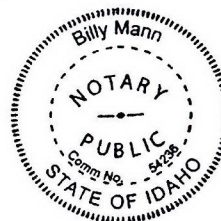
By its Manager: Hoff Companies, Inc.

By: *Charles B. Hoff*
Charles B. Hoff, Vice President

State of Idaho, County of Ada

This record was acknowledged before me on Aug 30, 2022 by Charles B. Hoff, as Vice President of Banbury Meadows, LLC by its Manager, Hoff Companies, Inc.

Billy Mann
Signature of notary public
Commission Expires:



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EXHIBIT A

PARCEL 1 - GOLF COURSE:

A portion of Section 20, Township 4 North Range 1 East, Boise Meridian, Eagle City, Ada County, Idaho more particularly described as follows:

Commencing at the East Quarter corner of Section 20, Township 4 North, Range 1 East, Boise Meridian, Eagle City, Ada County, Idaho (the basis of bearing is the line between the Northeast section corner and the East Quarter corner of Section 20, Township 4 North Range 1 East, Boise Meridian, and bears S01°12'58"W), thence S08°12'26"W 531.40 feet (formerly S08°12'31"W 531.27 feet) to a point on the Right-of-Way of Eagle Road, the POINT OF BEGINNING, thence along said right-of-way S01°01'29"W 997.08 feet (formerly 997.38 feet) to a point on the boundary of Banbury Subdivision, thence along said boundary N78°12'57"W 107.85 feet, thence N66°10'04"W 163.08 feet, thence N52°09'15"W 155.65 feet, thence N34°27'29"E 91.13 feet, thence N82°05'29"W 136.98 feet, thence S87°29'56"W 82.76 feet, thence N61°32'56"W 40.04 feet, thence N49°23'05"W 561.67 feet, thence N64°23'31"W 115.00 feet, thence N82°12'10"W 58.91 feet, thence S78°22'20"W 104.50 feet, thence S85°06'10"W 298.73 feet, thence N84°59'05"W 181.42 feet, thence N77°29'40"W 435.00 feet, thence N57°30'05"W 213.87 feet, thence N90°00'00"W 120.44 feet, thence S86°47'07"W 114.18 feet, thence N78°35'01"W 481.40 feet, thence N78°13'00"W 377.10 feet, thence N60°20'00"W 857.17 feet, thence N74°43'33"W 412.83 feet, thence N87°09'22"W 82.47 feet to a point common to the boundaries of Banbury Subdivision and Banbury Meadows Subdivision No. 5, thence along said common boundary N08°41'45"E 130.72 feet, thence N76°02'16"W 270.52 feet, thence leaving the boundary of Banbury subdivision and along the boundary of Banbury Meadows Subdivision No. 5 on a curve to the left whose radius is 125.00 feet, whose length is 67.98 feet, whose delta is 31°09'32" and whose long cord bears N15°49'27"E 67.14 feet, thence On a curve to the right whose radius is 25.00 feet, whose length is 30.92 feet, whose delta is 70°51'21" and whose long cord bears N35°40'22"E 28.98 feet, thence S00°29'17"W 138.11 feet, thence S68°56'01"E 118.24 feet, thence N89°00'27"E 272.56 feet, thence S66°53'29"E 311.73 feet, to a point common to the boundary of Banbury Meadows Subdivision No. 5 and Banbury Meadows Subdivision No. 4, thence leaving the boundary of said Subdivision No. 5 and along the boundary of Said subdivision No. 4 S66°53'29"E 285.41 feet, thence S71°11'20"E 286.25 feet, thence S58°40'14"E 181.57 feet, thence S48°32'16"E 163.99 feet, thence S34°57'46"E 186.48 feet, thence S83°25'26"E 64.62 feet, thence N74°04'17"E 233.28 feet, thence S78°11'38"E 980.57 feet, thence N01°15'37"E 127.79 feet, thence On a curve to the left whose radius is 525.00 feet, whose length is 7.60 feet, whose delta is 00°49'45" and whose long cord bears S87°00'34"E 7.60 feet, thence

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S87°25'26" E 35.23 feet, thence
 S08°50'35" E 138.81 feet, thence
 N84°38'48" E 190.00 feet, thence
 S75°18'11" E 214.45 feet, thence
 S89°20'21" E 206.16 feet, thence
 S75°18'11" E 558.99 feet, thence
 S45°42'16" E 418.60 feet, thence
 S03°14'23" E 76.71 feet, thence
 S00°53'01" W 204.10 feet, thence
 S86°43'06" E 266.00 feet, thence
 N03°09'09" W 159.66 feet, thence
 N12°12'30" W 116.80 feet (formerly N12°12'29" W), thence
 On a curve to the left whose radius is 50.00 feet, whose length is 25.85 feet, whose delta is 29°37'25" and whose
 long cord bears N22°15'43" W 25.56 feet, thence
 N00°21'53" E 142.77 feet, thence
 N45°42'16" W 157.01 feet, thence
 N01°03'10" E 37.95 feet, thence
 S88°42'14" E 156.64 feet, thence
 N01°46'25" E 120.00 feet, thence
 S88°42'14" E 12.00 feet, thence
 S01°17'46" W 120.00 feet, thence
 S88°42'14" E 95.00 feet, thence
 N01°17'46" E 120.00 feet, thence
 S88°42'14" E 124.70 feet, thence
 On a curve to the right whose radius is 30.00 feet, whose length is 47.10 feet, whose delta is 89°56'46" and whose
 long cord bears S43°43'51" E 42.41 feet to the POINT OF BEGINNING.

PARCEL 2 - GOLF COURSE:

A portion of Section 20, Township 4 North, Range 1 East, Boise Meridian, Eagle City, Ada County, Idaho more particularly described as follows:

Commencing at the East Quarter corner of Section 20, Township 4 North Range 1 East, Boise Meridian, Eagle City,
 Ada County, Idaho (the basis of bearing is the line between the
 Northeast Section corner and the East Quarter corner of Section 20, Township 4 North, Range 1 East, Boise
 Meridian, and bears S01°12'58" W), thence
 N01°12'58" E 600.21 feet to a point, thence
 N89°54'06" W 529.72 feet along the South boundary of Banbury Meadows Subdivision No. 1 to a point common to
 Banbury Meadows Subdivision No. 1 and 2, the POINT OF BEGINNING, thence along the boundary of said
 Banbury Meadows Subdivision No. 2 The following bearings and distances S01°20'38" W 516.13 feet, thence
 S89°54'06" E 130.02 feet, thence
 S00°36'46" W 493.33 feet, thence
 N88°42'14" W 42.84 feet, thence
 N00°51'22" E 102.13 feet, thence
 N64°00'14" W 27.61 feet, thence
 N89°45'24" W 73.13 feet, thence
 N65°21'13" W 100.04 feet, thence
 N75°52'29" W 641.18 feet, thence
 N86°11'07" W 274.40 feet, thence
 S69°26'01" W 66.78 feet, thence
 N61°36'46" W 76.70 feet, thence
 On a curve to the right whose radius is 175.00 feet, whose length is 139.87 feet, whose delta is 45°47'43" and whose
 long chord bears N38°28'19" W 136.18 feet,
 Thence on a curve to the right whose radius is 30.13 feet, whose length is 35.81 feet, whose delta is 68°05'20" and
 whose long chord bears N18°28'06" E 33.74 feet,
 Thence on a curve to the left whose radius is 50 feet, whose length is 216.50 feet, whose delta is 248°05'18" and
 whose long chord bears N71°31'48" W 82.86 feet, thence
 S15°23'58" E 74.34 feet, thence
 On a curve to the left whose radius is 225.00 feet, whose length is 66.65 feet, whose delta is 16°58'18" and whose
 long chord bears S24°03'36" E 66.40 feet, thence
 S57°24'50" W 109.71 feet, thence

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S44°07'23"E 139.61 feet, thence
 S61°22'10"E 100.00 feet, thence
 S20°14'15"E 63.19 feet, thence
 N75°18'11"W 138.05 feet, thence
 On a curve to the left whose radius is 525.00 feet, whose length is 81.06 feet, whose delta is 08°50'47" and whose long chord bears N79°43'35"W 80.98 feet, thence
 N27°03'23"W 103.30 feet, thence
 N48°29'41"W 202.26 feet, thence
 N89°45'24"W 87.32 feet, thence
 S15°58'27"E 224.12 feet, thence
 N87°25'26"W 18.45 feet, thence
 On a curve to the right whose radius is 475.00 feet, whose length is 14.78 feet, whose delta is 01°46'57" and whose long chord bears N86°31'58"W 14.78 feet, thence
 N12°52'49"W 216.13 feet, thence
 S81°11'43"W 250.63 feet, thence
 N69°39'18"W 145.39 feet, thence
 N75°07'27"W 325.25 feet, thence
 N82°04'05"W 318.10 feet, thence
 N57°58'35"W 287.98 feet, thence
 N65°28'48"W 95.01 feet, thence
 N74°10'46"W 287.77 feet, thence
 N66°13'22"W 380.00 feet, to a point common to Banbury Meadows Subdivision No. 4 and Subdivision No. 5, thence leaving said Subdivision No. 4 boundary and continuing along Subdivision No. 5 boundary the following bearings and distances
 N66°13'22"W 541.47 feet (formerly 546.45 feet), thence
 N89°32'27"W 319.20 feet (formerly N89°53'59"W 314.63 feet), thence
 S00°06'01"W 118.13 feet (formerly 113.24 feet), thence
 On a curve to the right whose radius is 25.00 feet, whose length is 32.02 feet, whose delta is 73°23'29" and whose long chord bears N36°27'03"W 29.88 feet, thence
 N00°14'41"E 442.53 feet (formerly 454.09 feet), thence
 On a curve to the right whose radius is 325 feet, whose length is 12.17 feet, whose delta is 02°08'43" and whose long chord bears N00°49'41"W 12.17 feet, thence
 N72°53'00"E 97.00 feet (formerly 96.40 feet), thence
 N06°53'24"W 96.68 feet, thence
 N01°01'04"E 51.05 feet, thence
 S76°25'32"E 60.42 feet (formerly S77°18'08"E 60.57 feet) to a point on the boundary common to Banbury Meadows Subdivision No. 5 and Subdivision No. 3 thence leaving said Boundary of said Subdivision No. 5 and along the boundary of said Subdivision No. 3 the following bearings and distances:
 S79°15'39"E 193.21 feet, thence
 N75°14'39"E 76.75 feet, thence
 N66°16'50"E 74.95 feet, thence
 S65°46'35"E 191.18 feet, thence
 S44°34'51"E 110.26 feet, thence
 S73°20'09"E 106.83 feet, thence
 S87°48'30"E 104.08 feet, thence
 S83°01'17"E 95.46 feet, thence
 S71°18'38"E 84.34 feet, thence
 S63°25'46"E 464.27 feet, thence
 N46°40'52"E 185.21 feet, thence
 On a curve to the left whose radius is 1025.00 feet, whose length is 124.41 feet, whose delta is 06°57'15" and whose long chord bears S85°49'04"E 124.33 feet, thence
 S89°17'41"E 244.95 feet, thence
 On a curve to the right whose radius is 50.00 feet, whose length is 26.16 feet, whose delta is 29°58'24" and whose long chord bears S74°18'29"E 25.86 feet, thence
 On a curve to the left whose radius is 77.50 feet, whose length is 87.22 feet, whose delta is 64°28'42" and whose long chord bears N88°26'22"E 82.69 feet, thence
 On a curve to the right whose radius is 50.00 feet, whose length is 23.27 feet, whose delta is 26°39'45" and whose long chord bears N69°31'53"E 23.06 feet, thence continuing
 On a curve to the right whose radius is 525.00 feet, whose length is 11.55 feet, whose delta is 01°15'38" and whose long chord bears N82°13'57"E 11.55 feet, thence

N81°36'07"E 101.97 feet, thence
 S00°00'00"W 81.02 feet, thence
 S74°35'07"E 124.27 feet, thence
 S86°29'15"E 281.23 feet, thence
 S81°32'25"E 112.35 feet, thence
 S54°01'11"E 148.87 feet, thence
 S28°34'40"E 85.66 feet, thence
 S64°20'07"E 95.62 feet, thence
 S74°05'29"E 67.70 feet, thence
 N81°52'07"E 48.75 feet, thence
 S89°00'32"E 50.86 feet, thence
 S64°22'50"E 127.28 feet, thence
 On a curve to the left whose radius is 50.00 feet, whose length is 210.59 feet, whose delta is 241°18'49" and whose long chord bears S69°12'14"E 86.02 feet, thence
 On a curve to the right whose radius is 50.00 feet, whose length is 47.47 feet, whose delta is 54°24'07" and whose long chord bears N17°20'25"E 45.71 feet, thence
 On a curve to the left whose radius is 225.00 feet, whose length is 84.09 feet, whose delta is 21°24'48" and whose long chord bears N33°50'05"E 83.60 feet, thence
 N23°07'41"E 17.96 feet, thence
 S70°48'55"E 277.81 feet, thence
 N89°13'14"E 47.51 feet, thence
 N23°07'41"E 94.53 feet, thence
 On a curve to the right whose radius is 50.00 feet, whose length 24.80 feet, whose delta is 28°25'12" and whose long chord bears S56°27'26"E 24.55 feet, thence
 S48°39'04"E 39.15 feet, thence
 N87°10'57"E 45.12 feet, thence
 On a curve to the right, whose radius is 50.00 feet, whose length is 19.33 feet, whose delta is 22°09'01" and whose long chord bears S81°44'32"E 19.21 feet, thence
 S70°40'02"E 81.82 feet, thence
 On a curve to the left whose radius is 275.00 feet, whose length is 96.53 feet, whose delta is 20°06'44" and whose long chord bears S80°43'24"E 96.04 feet, thence
 N89°13'14"E 32.32 feet, thence
 On a curve to the right whose radius is 50.00 feet, whose length is 25.33 feet, whose delta is 29°01'15" and whose long chord bears S76°16'08"E 25.06 feet, thence
 On a curve to the left whose radius is 76.00 feet, whose length is 76.99 feet, whose delta is 58°02'29" and whose long chord bears N89°13'14"E 73.74 feet, thence
 On a curve to the right whose radius is 50.00 feet, whose length is 25.33 feet, whose delta is 29°01'15" and whose long chord bears N74°42'37"E 25.06 feet, thence
 N89°13'14"E 38.17 feet, thence
 On a curve to the left whose radius is 225.00 feet, whose length is 14.59 feet, whose delta is 03°42'55" and whose long chord bears N87°21'47"E 14.59 feet, thence
 N85°30'19"E 156.74 feet, thence
 S89°54'06"E 3.90 feet (formerly 3.91 feet) to the POINT OF BEGINNING.

PARCEL 3 - GOLF COURSE:

A portion of Sections 19 and 20, Township 4 North, Range 1 East, Boise Meridian, Eagle City, Ada County, Idaho more particularly described as follows:

Commencing at the East Quarter corner of Section 20, Township 4 North, Range 1 East, Boise Meridian, Eagle City, Ada County, Idaho (the basis of bearing is the line between the Northeast Section corner and the East Quarter corner of Section 20, Township 4 North, Range 1 East, Boise Meridian and bears S01°12'58"W), thence
 N71°20'37"W 3199.20 feet (formerly N71°20'30"W 3199.27 feet) to a point on the boundary of Banbury Meadows No. 3, said point being the Southwest corner of Lot 3, Block 27 of said Subdivision No. 3, said point also being the Point of Beginning; thence along the boundary of said Subdivision No. 3 the following bearings and distances
 N89°17'41"W 12.00 feet, thence
 N00°49'55"E 120.58 feet, thence
 N89°10'05"W 276.49 feet, thence
 N75°17'57"W 178.15 feet, thence
 N65°01'33"W 186.29 feet, thence

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N68°12'28"W 105.36 feet, thence
N78°02'47"W 197.77 feet, thence
N81°55'18"W 154.95 feet, thence
N49°59'52"W 67.26 feet, thence
N35°45'58"W 27.65 feet, thence
N45°51'50"W 267.16 feet, thence
N37°02'53"W 95.00 feet to a point common to the boundary of Banbury Meadows No. 3 and No. 5, thence leaving
the boundary of said Subdivision No. 3 and along the boundary of said Banbury Meadows Subdivision No. 5
N36°54'41"W 301.72 feet (formerly N37°03'40"W 301.45 feet), to a point, said point being the most Northerly
corner of Lot 19, Block 28 of said Subdivision No. 5, thence
Leaving said boundary of Subdivision No. 5 and continuing along the boundary of Banbury Meadows Subdivision
No. 7
N60°34'21"W 205.73 feet, thence
N64°30'24"W 190.26 feet, thence
N57°30'58"W 190.18 feet, thence
N72°23'33"W 131.18 feet, thence
N74°30'56"W 165.26 feet, thence
S75°52'24"W 112.70 feet, thence
S59°30'48"W 126.96 feet, thence
S76°27'57"W 493.75 feet, thence
S65°48'41"W 115.36 feet, thence
S53°02'41"W 56.97 feet, thence
S50°16'51"W 88.27 feet, thence
S26°09'04"W 119.44 feet, thence
S61°26'19"E 21.16 feet, thence
S30°24'18"W 40.91 feet, thence
S05°54'18"W 32.21 feet, thence leaving said boundary of Subdivision No. 7 and continuing along the boundary of
Banbury Meadows Subdivision No. 6
S05°54'18"W 53.72 feet, thence
S14°00'20"E 343.63 feet, thence
S44°06'17"E 74.42 feet, thence
S86°08'05"E 275.82 feet, thence
N83°39'50"E 254.68 feet, thence
S78°24'25"E 462.04 feet, thence
S60°20'00"E 60.03 feet to a point on the boundary of Banbury Meadows No. 5, said point also being the most
Westerly corner of Lot 2, Block 1 of said Subdivision No. 5, thence along the boundary of said Subdivision No. 5
S60°20'00"E 67.77 feet, thence
S22°07'11"E 80.24 feet, thence
S89°56'49"E 101.25 feet, thence on a curve to the right whose radius is 275.00 feet, whose length is 12.00 feet,
whose delta is 02°30'03" and whose long chord bears S01°00'20"E 12.00 feet, thence
N89°56'49"W 103.90 feet, thence
S10°37'25"W 193.88 feet, thence leaving said boundary of Banbury Meadows No. 5,
N79°37'11"W 1497.86 feet to a point on a 1/16th line, thence along said 1/16th line
N00°15'40"E 1041.44 feet, thence leaving said 1/16th line
S87°11'04"E 38.59 feet, thence
N76°34'30"E 132.39 feet, thence
N66°05'44"E 1022.80 feet, thence
N74°50'20"E 284.27 feet to a point on the boundary of Streamside Subdivision, thence along said boundary
S20°26'40"E 31.11 feet, thence
S50°46'30"E 145.24 feet, thence
S45°55'05"E 141.55 feet, thence
S66°10'29"E 214.00 feet, thence
S36°10'00"E 108.44 feet, thence
S86°43'00"E 82.48 feet, thence
S54°16'00"E 75.56 feet, thence
S85°45'30"E 69.93 feet, thence
S68°55'00"E 83.15 feet, thence
S59°20'00"E 109.80 feet, thence
S51°14'00"E 61.54 feet, thence
S41°23'15"E 109.22 feet, thence
S22°31'00"E 54.36 feet, thence

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S32°16'20"E 138.27 feet, thence
S17°12'58"E 116.79 feet, thence
S50°14'30"E 105.79 feet, thence
S72°08'00"E 110.01 feet, thence
N87°39'00"E 128.26 feet, thence
S73°14'00"E 148.57 feet, thence
S57°33'40"E 181.45 feet, thence
S46°15'10"E 81.16 feet, thence
S55°58'00"E 281.26 feet, thence
S68°40'10"E 164.22 feet, thence
S86°38'20"E 160.00 feet, thence
N78°10'10"E 67.76 feet, thence
S74°53'50"E 82.07 feet, thence
S64°52'20"E 86.05 feet (formerly 86.01 feet) to a point on the boundary of Banbury Meadows No. 3 said point also
being the Northwest corner of Lot 14, Block 2 of said Banbury Meadows Subdivision No. 3, thence
leaving the boundary of said Streamside Subdivision and along the Boundary of said Banbury Meadows No. 3
S00°49'55"W 107.67 feet, thence
N89°53'23"W 333.86 feet, thence
S00°49'55"W 120.67 feet to the POINT OF BEGINNING.

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RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO

THORNTON BYRON LLP
3101 WEST MAIN STREET, SUITE 200
POST OFFICE BOX 7156
BOISE, ID 83707-1156
208/344-8600

(SPACE ABOVE LINE FOR RECORDER'S USE)

WARRANTY DEED

Banbury Golf Course

Banbury Meadows, LLC, an Idaho limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto Willowbrook Development, Inc., an Idaho corporation ("Grantee"), whose current address is 210 Murray Street, Boise, Idaho 83714, a fifty-percent (50.0%) undivided interest as a tenant in common of said Grantor's right, title and interest in and to that certain real property located in Ada County, Idaho, particularly described on Exhibit A attached hereto and made a part hereof by this reference.

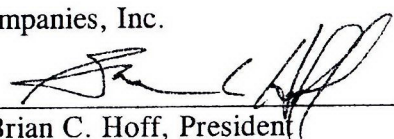
To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except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

In witness whereof, Grantor has hereunto subscribed its name to this instrument effective the 30th day of June, 2017

Grantor:

Banbury Meadows, LLC
By its Manager:

Hoff Companies, Inc.

By: 
Brian C. Hoff, President

SCANNED
APR 10 2023

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO

THORNTON BYRON LLP
3101 WEST MAIN STREET, SUITE 200
POST OFFICE BOX 7156
BOISE, ID 83707-1156
208/344-8600

(SPACE ABOVE LINE FOR RECORDER'S USE)

WARRANTY DEED

Banbury Golf Course

Banbury Meadows, LLC, an Idaho limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto Willowbrook Development, Inc., an Idaho corporation ("Grantee"), whose current address is 210 Murray Street, Boise, Idaho 83714, a fifty-percent (50.0%) undivided interest as a tenant in common of said Grantor's right, title and interest in and to that certain real property located in Ada County, Idaho, particularly described on Exhibit A attached hereto and made a part hereof by this reference.

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

In witness whereof, Grantor has hereunto subscribed its name to this instrument effective the 30th day of June, 2017

Grantor:

Banbury Meadows, LLC
By its Manager:

Hoff Companies, Inc.

By: _____

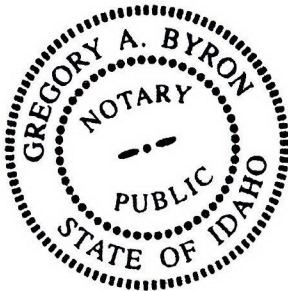
Brian C. Hoff, President

SCANNED
APR 10 2023

STATE OF IDAHO)
 ss.
COUNTY OF ADA)

On this 21st day of June, 2017, before me, the undersigned Notary Public in and for said State, personally appeared Brian C. Hoff, known or identified to me to be the president of Hoff Companies, Inc., an Idaho corporation, and the manager of Banbury Meadows, LLC, the Idaho limited liability company that executed the foregoing instrument and the person whose name is subscribed to the within instrument, and acknowledged to me that said limited liability company 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.





NOTARY PUBLIC, State of Idaho
Residing at: Nampa, Idaho
My commission expires: November 13, 2019

SCANNED
APR 10 2023

Exhibit A
Legal Description

REVISED PARCEL 1 – GOLF COURSE
REVISED BASIS OF BEARING 5/22/2009

A PORTION OF SECTIONS 20, T.4N., R.1E, BOISE MERIDIAN, EAGLE CITY, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST ¼ CORNER OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, EAGLE CITY, ADA COUNTY, IDAHO (THE BASIS OF BEARING IS THE LINE BETWEEN THE NORTHEAST SECTION CORNER AND THE EAST ¼ CORNER OF SECTION 20, T.4N., R.1E, B.M. AND BEARS S01°12'58"W), THENCE
S 08°12'26" W 531.40 FEET (FORMERLY S 08°12'31" W 531.27 FEET) TO A POINT ON THE RIGHT-OF-WAY OF EAGLE ROAD, THE POINT OF BEGINNING, THENCE ALONG SAID RIGHT-OF-WAY
S 01°01'29" W 997.08 FEET (FORMERLY 997.38 FEET) TO A POINT ON THE BOUNDARY OF BANBURY SUBDIVISION, THENCE ALONG SAID BOUNDARY
N 78°12'57" W 107.85 FEET, THENCE
N 66°10'04" W 163.08 FEET, THENCE
N 52°09'15" W 155.65 FEET, THENCE
N 34°27'29" E 91.13 FEET, THENCE
N 82°05'29" W 136.98 FEET, THENCE
S 87°29'56" W 82.76 FEET, THENCE
N 61°32'56" W 40.04 FEET, THENCE
N 49°23'05" W 561.67 FEET, THENCE
N 64°23'31" W 115.00 FEET, THENCE
N 82°12'10" W 58.91 FEET, THENCE
S 78°22'20" W 104.50 FEET, THENCE
S 85°06'10" W 298.73 FEET, THENCE
N 84°59'05" W 181.42 FEET, THENCE
N 77°29'40" W 435.00 FEET, THENCE
N 57°30'05" W 213.87 FEET, THENCE
N 90°00'00" W 120.44 FEET, THENCE
S 86°47'07" W 114.18 FEET, THENCE
N 78°35'01" W 481.40 FEET, THENCE
N 78°13'00" W 377.10 FEET, THENCE
N 60°20'00" W 857.17 FEET, THENCE
N 74°43'33" W 412.83 FEET, THENCE
N 87°09'22" W 82.47 FEET TO A POINT COMMON TO THE BOUNDARIES OF BANBURY SUBDIVISION AND BANBURY MEADOWS SUBDIVISION NO. 5, THENCE ALONG SAID COMMON BOUNDARY
N 08°41'45" E 130.72 FEET, THENCE
N 76°02'16" W 270.52 FEET, THENCE LEAVING THE BOUNDARY OF BANBURY SUBDIVISION AND ALONG THE BOUNDARY OF BANBURY MEADOWS SUBDIVISION NO. 5
ON A CURVE TO THE LEFT WHOSE RADIUS IS 125.00 FEET, WHOSE LENGTH IS 67.98 FEET, WHOSE DELTA IS 31°09'32" AND WHOSE LONG CORD BEARS
N 15°49'27" E 67.14 FEET, THENCE
N 00°14'41" E 231.44 FEET, THENCE
ON A CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET, WHOSE LENGTH IS 30.92 FEET, WHOSE DELTA IS 70°51'21" AND WHOSE LONG CORD BEARS
N 35°40'22" E 28.98 FEET, THENCE
S 00°29'17" W 138.11 FEET, THENCE
S 68°56'01" E 118.24 FEET, THENCE
N 89°00'27" E 272.56 FEET, THENCE

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APR 10 2023

S 66°53'29" E 311.73 FEET, TO A POINT COMMON TO THE BOUNDARY OF BANBURY MEADOWS SUBDIVISION NO. 5 AND BANBURY MEADOWS SUBDIVISION NO. 4, THENCE LEAVING THE BOUNDARY OF SAID SUBDIVISION NO. 5 AND ALONG THE BOUNDARY OF SAID SUBDIVISION NO. 4

S 66°53'29" E 285.41 FEET, THENCE

S 71°11'20" E 286.25 FEET, THENCE

S 58°40'14" E 181.57 FEET, THENCE

S 48°32'16" E 163.99 FEET, THENCE

S 34°57'46" E 186.48 FEET, THENCE

S 83°25'26" E 64.62 FEET, THENCE

N 74°04'17" E 233.28 FEET, THENCE

S 78°11'38" E 980.57 FEET, THENCE

N 01°15'37" E 127.79 FEET, THENCE

ON A CURVE TO THE LEFT WHOSE RADIUS IS 525.00 FEET, WHOSE LENGTH IS 7.60 FEET, WHOSE DELTA IS 00°49'45" AND WHOSE LONG CORD BEARS S87°00'34" E 7.60 FEET, THENCE

S 87°25'26" E 35.23 FEET, THENCE

S 08°50'35" E 138.81 FEET, THENCE

N 84°38'48" E 190.00 FEET, THENCE

S 75°18'11" E 214.45 FEET, THENCE

S 89°20'21" E 206.16 FEET, THENCE

S 75°18'11" E 558.99 FEET, THENCE

S 45°42'16" E 418.60 FEET, THENCE

S 03°14'23" E 76.71 FEET, THENCE

S 00°53'01" W 204.10 FEET, THENCE

S 86°43'06" E 266.00 FEET, THENCE

N 03°09'09" W 159.66 FEET, THENCE

N 12°12'30" W 116.80 FEET (FORMERLY N12°12'29"W), THENCE

ON A CURVE TO THE LEFT WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 25.85 FEET, WHOSE DELTA IS 29°37'25" AND WHOSE LONG CORD BEARS N22°15'43" W 25.56 FEET, THENCE

N 00°21'53" E 142.77 FEET, THENCE

N 45°42'16" W 157.01 FEET, THENCE

N 01°03'10" E 37.95 FEET, THENCE

S 88°42'14" E 156.64 FEET, THENCE

N 01°46'25" E 120.00 FEET, THENCE

S 88°42'14" E 12.00 FEET, THENCE

S 01°17'46" W 120.00 FEET, THENCE

S 88°42'14" E 95.00 FEET, THENCE

N01°17'46" E 120.00 FEET, THENCE

S88°42'14" E 124.70 FEET, THENCE

ON A CURVE TO THE RIGHT WHOSE RADIUS IS 30.00 FEET, WHOSE LENGTH 47.10 FEET, WHOSE DELTA IS 89°56'46" AND WHOSE LONG CORD BEARS S43°43'51" E 42.41 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 41.61 ACRES

SCANNED
APR 10 2023

REVISED PARCEL 2 – GOLF COURSE
REVISED BASIS OF BEARING 5/22/2009

A PORTION OF SECTION 20, T.4N., R.1E, BOISE MERIDIAN, EAGLE CITY, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, EAGLE CITY, ADA COUNTY, IDAHO (THE BASIS OF BEARING IS THE LINE BETWEEN THE NORTHEAST SECTION CORNER AND THE EAST ¼ CORNER OF SECTION 20, T4N, R1E, B.M. AND BEARS S01°12'58"W), THENCE

N01°12'58"E 600.21 FEET TO A POINT, THENCE

N89°54'06"W 529.72 FEET ALONG THE SOUTH BOUNDARY OF BANBURY MEADOWS SUB.

NO. 1 TO A POINT COMMON TO BANBURY MEADOWS SUB. NO. 1 AND 2, THE POINT OF BEGINNING, THENCE ALONG THE BOUNDARY OF SAID BANBURY MEADOWS SUB. NO. 2 THE FOLLOWING BEARINGS AND DISTANCES S01°20'38"W 516.13 FEET, THENCE

S89°54'06"E 130.02 FEET, THENCE

S00°36'46"W 493.33 FEET, THENCE

N88°42'14"W 42.84 FEET, THENCE

N00°51'22"E 102.13 FEET, THENCE

N64°00'14"W 27.61 FEET, THENCE

N89°45'24"W 73.13 FEET, THENCE

N65°21'13"W 100.04 FEET, THENCE

N75°52'29"W 641.18 FEET, THENCE

N86°11'07"W 274.40 FEET, THENCE

S69°26'01"W 66.78 FEET, THENCE

N61°36'46"W 76.70 FEET, THENCE

ON A CURVE TO THE RIGHT WHOSE RADIUS IS 175.00 FEET, WHOSE LENGTH IS 139.87 FEET, WHOSE DELTA IS 45°47'43" AND WHOSE LONG CORD BEARS N38°28'19"W 136.18 FEET, THENCE

ON A CURVE TO THE RIGHT WHOSE RADIUS IS 30.13 FEET, WHOSE LENGTH IS 35.81 FEET, WHOSE DELTA IS 68°05'20" AND WHOSE LONG CORD BEARS N18°28'06"E 33.74 FEET, THENCE

ON A CURVE TO THE LEFT WHOSE RADIUS IS 50 FEET, WHOSE LENGTH 216.50 FEET, WHOSE DELTA IS 248°05'18" AND WHOSE LONG CORD BEARS N71°31'48"W 82.86 FEET, THENCE

S15°23'58"E 74.34 FEET, THENCE

ON A CURVE TO THE LEFT WHOSE RADIUS IS 225.00 FEET, WHOSE LENGTH IS 66.65 FEET, WHOSE DELTA IS 16°58'18" AND WHOSE LONG CORD BEARS S24°03'36"E 66.40 FEET, THENCE

S57°24'50"W 109.71 FEET, THENCE

S44°07'23"E 139.61 FEET, THENCE

S61°22'10"E 100.00 FEET, THENCE

S20°14'15"E 63.19 FEET, THENCE

N75°18'11"W 138.05 FEET, THENCE

ON A CURVE TO THE LEFT WHOSE RADIUS IS 525.00 FEET, WHOSE LENGTH IS 81.06 FEET, WHOSE DELTA IS 08°50'47" AND WHOSE LONG CORD BEARS N79°43'35"W 80.98 FEET, THENCE

N27°03'23"W 103.30 FEET, THENCE

N48°29'41"W 202.26 FEET, THENCE

N89°45'24"W 87.32 FEET, THENCE

S15°58'27"E 224.12 FEET, THENCE

N87°25'26"W 18.45 FEET, THENCE

ON A CURVE TO THE RIGHT WHOSE RADIUS IS 475.00 FEET, WHOSE LENGTH IS 14.78 FEET, WHOSE DELTA IS 01°46'57" AND WHOSE LONG CORD BEARS N86°31'58"W 14.78 FEET, THENCE

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APR 10 2023

N12°52'49"W 216.13 FEET, THENCE
S81°11'43"W 250.63 FEET, THENCE
N69°39'18"W 145.39 FEET, THENCE
N75°07'27"W 325.25 FEET, THENCE
N82°04'05"W 318.10 FEET, THENCE
N57°58'35"W 287.98 FEET, THENCE
N65°28'48"W 95.01 FEET, THENCE
N74°10'46"W 287.77 FEET, THENCE
N66°13'22"W 380.00 FEET, TO A POINT COMMON TO BANBURY MEADOWS SUB. NO. 4 AND
SUB. NO. 5, THENCE LEAVING SAID SUB. NO. 4 BOUNDARY AND CONTINUING ALONG SUB.
NO. 5 BOUNDARY THE FOLLOWING BEARINGS AND DISTANCES
N66°13'22"W 541.47 FEET (FORMERLY 546.45 FEET), THENCE
N89°32'27"W 319.20 FEET (FORMERLY N89°53'59"W 314.63 FEET), THENCE
S00°06'01"W 118.13 FEET (FORMERLY 113.24 FEET), THENCE
ON A CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET, WHOSE LENGTH IS 32.02 FEET,
WHOSE DELTA IS 73°23'29" AND WHOSE LONG CORD BEARS N36°27'03"W 29.88 FEET,
THENCE
N00°14'41"E 442.53 FEET (FORMERLY 454.09 FEET), THENCE
ON A CURVE TO THE RIGHT WHOSE RADIUS IS 325 FEET, WHOSE LENGTH IS 12.17 FEET,
WHOSE DELTA IS 02°08'43" AND WHOSE LONG CORD BEARS N00°49'41"W 12.17 FEET,
THENCE
N72°53'00"E 97.00 FEET (FORMERLY 96.40 FEET), THENCE
N06°53'24"W 96.68 FEET, THENCE
N01°01'04"E 51.05 FEET, THENCE
S76°25'32"E 60.42 FEET (FORMERLY S77°18'08"E 60.57 FEET) TO A POINT ON THE BOUNDARY
COMMON TO BANBURY MEADOWS SUB. NO. 5 AND SUB. NO. 3 THENCE LEAVING SAID
BOUNDARY OF SAID SUB. NO. 5 AND ALONG THE BOUNDARY OF SAID SUB. NO. 3 THE
FOLLOWING BEARINGS AND DISTANCES
S79°15'39"E 193.21 FEET, THENCE
N75°14'39"E 76.75 FEET, THENCE
N66°16'50"E 74.95 FEET, THENCE
S65°46'35"E 191.18 FEET, THENCE
S44°34'51"E 110.26 FEET, THENCE
S73°20'09"E 106.83 FEET, THENCE
S87°48'30"E 104.08 FEET, THENCE
S83°01'17"E 95.46 FEET, THENCE
S71°18'38"E 84.34 FEET, THENCE
S63°25'46"E 464.27 FEET, THENCE
N46°40'52"E 185.21 FEET, THENCE
ON A CURVE TO THE LEFT WHOSE RADIUS IS 1025.00 FEET, WHOSE LENGTH IS 124.41 FEET,
WHOSE DELTA IS 06°57'15" AND WHOSE LONG CORD BEARS S85°49'04"E 124.33 FEET,
THENCE
S89°17'41"E 244.95 FEET, THENCE
ON A CURVE TO THE RIGHT WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 26.16 FEET,
WHOSE DELTA IS 29°58'24" AND WHOSE LONG CORD BEARS S74°18'29"E 25.86 FEET,
THENCE
ON A CURVE TO THE LEFT WHOSE RADIUS IS 77.50 FEET, WHOSE LENGTH IS 87.22 FEET,
WHOSE DELTA IS 64°28'42" AND WHOSE LONG CORD BEARS N88°26'22"E 82.69 FEET,
THENCE
ON A CURVE TO THE RIGHT WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 23.27 FEET,
WHOSE DELTA IS 26°39'45" AND WHOSE LONG CORD BEARS N69°31'53"E 23.06 FEET,
THENCE CONTINUING
ON A CURVE TO THE RIGHT WHOSE RADIUS IS 525.00 FEET, WHOSE LENGTH IS 11.55 FEET,
WHOSE DELTA IS 01°15'38" AND WHOSE LONG CORD BEARS N82°13'57"E 11.55 FEET,
THENCE
N81°36'07"E 101.97 FEET, THENCE

SCANNED
APR 10 2023

S00°00'00"W 81.02 FEET, THENCE
S74°35'07"E 124.27 FEET, THENCE
S86°29'15"E 281.23 FEET, THENCE
S81°32'25"E 112.35 FEET, THENCE
S54°01'11"E 148.87 FEET, THENCE
S28°34'40"E 85.66 FEET, THENCE
S64°20'07"E 95.62 FEET, THENCE
S74°05'29"E 67.70 FEET, THENCE
N81°52'07"E 48.75 FEET, THENCE
S89°00'32"E 50.86 FEET, THENCE
S64°22'50"E 127.28 FEET, THENCE
ON A CURVE TO THE LEFT WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 210.59 FEET,
WHOSE DELTA IS 241°18'49" AND WHOSE LONG CORD BEARS S69°12'14"E 86.02 FEET,
THENCE
ON A CURVE TO THE RIGHT WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 47.47 FEET,
WHOSE DELTA IS 54°24'07" AND WHOSE LONG CORD BEARS N17°20'25"E 45.71 FEET,
THENCE
ON A CURVE TO THE LEFT WHOSE RADIUS IS 225.00 FEET, WHOSE LENGTH IS 84.09 FEET,
WHOSE DELTA IS 21°24'48" AND WHOSE LONG CORD BEARS N33°50'05"E 83.60 FEET,
THENCE
N23°07'41"E 17.96 FEET, THENCE
S70°48'55"E 277.81 FEET, THENCE
N89°13'14"E 47.51 FEET, THENCE
N23°07'41"E 94.53 FEET, THENCE
ON A CURVE TO THE RIGHT WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH 24.80 FEET,
WHOSE DELTA IS 28°25'12" AND WHOSE LONG CORD BEARS S56°27'26"E 24.55 FEET,
THENCE
S48°39'04"E 39.15 FEET, THENCE
N87°10'57"E 45.12 FEET, THENCE
ON A CURVE TO THE RIGHT, WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 19.33 FEET,
WHOSE DELTA IS 22°09'01" AND WHOSE LONG CORD BEARS S81°44'32"E 19.21 FEET,
THENCE
S70°40'02"E 81.82 FEET, THENCE
ON A CURVE TO THE LEFT WHOSE RADIUS IS 275.00 FEET, WHOSE LENGTH IS 96.53 FEET,
WHOSE DELTA IS 20°06'44" AND WHOSE LONG CORD BEARS S80°43'24"E 96.04 FEET,
THENCE
N89°13'14"E 32.32 FEET, THENCE
ON A CURVE TO THE RIGHT WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 25.33 FEET,
WHOSE DELTA IS 29°01'15" AND WHOSE LONG CORD BEARS S76°16'08"E 25.06 FEET,
THENCE
ON A CURVE TO THE LEFT WHOSE RADIUS IS 76.00 FEET, WHOSE LENGTH IS 76.99 FEET,
WHOSE DELTA IS 58°02'29" AND WHOSE LONG CORD BEARS N89°13'14"E 73.74 FEET,
THENCE
ON A CURVE TO THE RIGHT WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 25.33 FEET,
WHOSE DELTA IS 29°01'15" AND WHOSE LONG CORD BEARS N74°42'37"E 25.06 FEET,
THENCE
N89°13'14"E 38.17 FEET, THENCE
ON A CURVE TO THE LEFT WHOSE RADIUS IS 225.00 FEET, WHOSE LENGTH IS 14.59 FEET,
WHOSE DELTA IS 03°42'55" AND WHOSE LONG CORD BEARS N87°21'47"E 14.59 FEET,
THENCE
N85°30'19"E 156.74 FEET, THENCE
S89°54'06"E 3.90 FEET (FORMERLY 3.91 FEET) TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 75.02 ACRES

SCANNED
APR 10 2023

REVISED PARCEL 3 – GOLF COURSE
REVISED BASIS OF BEARING 5/22/2009

A PORTION OF SECTIONS 19 AND 20, T.4N., R.1E, BOISE MERIDIAN, EAGLE CITY, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST ¼ CORNER OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, EAGLE CITY, ADA COUNTY, IDAHO (THE BASIS OF BEARING IS THE LINE BETWEEN THE NORTHEAST SECTION CORNER AND THE EAST ¼ CORNER OF SECTION 20, T.4N., R.1E, B.M. AND BEARS S01°12'58"W), THENCE
N71°20'37" W 3199.20 FEET (FORMERLY N71°20'30"W 3199.27 FEET) TO A POINT ON THE BOUNDARY OF BANBURY MEADOWS NO. 3, SAID POINT BEING THE SW CORNER OF LOT 3, BLOCK 27 OF SAID SUBDIVISION NO. 3, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE
ALONG THE BOUNDARY OF SAID SUBDIVISION NO. 3 THE FOLLOWING BEARINGS AND DISTANCES
N 89°17'41" W 12.00 FEET, THENCE
N 00°49'55" E 120.58 FEET, THENCE
N 89°10'05" W 276.49 FEET, THENCE
N 75°17'57" W 178.15 FEET, THENCE
N 65°01'33" W 186.29 FEET, THENCE
N 68°12'28" W 105.36 FEET, THENCE
N 78°02'47" W 197.77 FEET, THENCE
N 81°55'18" W 154.95 FEET, THENCE
N 49°59'52" W 67.26 FEET, THENCE
N 35°45'58" W 27.65 FEET, THENCE
N 45°51'50" W 267.16 FEET, THENCE
N 37°02'53" W 95.00 FEET TO A POINT COMMON TO THE BOUNDARY OF BANBURY MEADOWS NO. 3 AND NO. 5, THENCE
LEAVING THE BOUNDARY OF SAID SUBDIVISION NO. 3 AND ALONG THE BOUNDARY OF SAID BANBURY MEADOWS SUB. NO. 5
N 36°54'41" W 301.72 FEET (FORMERLY N 37°03'40" W 301.45 FEET), TO A POINT, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 19, BLOCK 28 OF SAID SUBDIVISION NO. 5, THENCE
LEAVING SAID BOUNDARY OF SUBDIVISION NO. 5 AND CONTINUING ALONG THE BOUNDARY OF BANBURY MEADOWS SUB. NO. 7
N 60°34'21" W 205.73 FEET, THENCE
N 64°30'24" W 190.26 FEET, THENCE
N 57°30'58" W 190.18 FEET, THENCE
N 72°23'33" W 131.18 FEET, THENCE
N 74°30'56" W 165.26 FEET, THENCE
S 75°52'24" W 112.70 FEET, THENCE
S 59°30'48" W 126.96 FEET, THENCE
S 76°27'57" W 493.75 FEET, THENCE
S 65°48'41" W 115.36 FEET, THENCE
S 53°02'41" W 56.97 FEET, THENCE
S 50°16'51" W 88.27 FEET, THENCE
S 26°09'04" W 119.44 FEET, THENCE
S 61°26'19" E 21.16 FEET, THENCE
S 30°24'18" W 40.91 FEET, THENCE
S 05°54'18" W 32.21 FEET, THENCE LEAVING SAID BOUNDARY OF SUBDIVISION NO. 7 AND CONTINUING ALONG THE BOUNDARY OF BANBURY MEADOWS SUB. NO. 6
S 05°54'18" W 53.72 FEET, THENCE

SCANNED
APR 10 2023

S 14°00'20" E 343.63 FEET, THENCE
S 44°06'17" E 74.42 FEET, THENCE
S 86°08'05" E 275.82 FEET, THENCE
N 83°39'50" E 254.68 FEET, THENCE
S 78°24'25" E 462.04 FEET, THENCE
S 60°20'00" E 60.03 FEET TO A POINT ON THE BOUNDARY OF BANBURY MEADOWS NO. 5,
SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 2, BLOCK 1 OF SAID
SUBDIVISION NO. 5, THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION NO. 5
S 60°20'00" E 67.77 FEET, THENCE
S 22°07'11" E 80.24 FEET, THENCE
S 89°56'49" E 101.25 FEET, THENCE ON A CURVE TO THE RIGHT WHOSE RADIUS IS 275.00
FEET, WHOSE LENGTH IS 12.00 FEET, WHOSE DELTA IS 02°30'03" AND WHOSE LONG CORD
BEARS S 01°00'20" E 12.00 FEET, THENCE
N 89°56'49" W 103.90 FEET, THENCE
S 10°37'25" W 193.88 FEET, THENCE LEAVING SAID BOUNDARY OF BANBURY MEADOWS
NO. 5,
N 79°37'11" W 1497.86 FEET TO A POINT ON A 1/16TH LINE, THENCE ALONG SAID 1/16TH LINE
N 00°15'40" E 1041.44 FEET, THENCE LEAVING SAID 1/16TH LINE
S 87°11'04" E 38.59 FEET, THENCE
N 76°34'30" E 132.39 FEET, THENCE
N 66°05'44" E 1022.80 FEET, THENCE
N 74°50'20" E 284.27 FEET TO A POINT ON THE BOUNDARY OF STREAMSIDE SUBDIVISION,
THENCE ALONG SAID BOUNDARY
S 20°26'40" E 31.11 FEET, THENCE
S 50°46'30" E 145.24 FEET, THENCE
S 45°55'05" E 141.55 FEET, THENCE
S 66°10'29" E 214.00 FEET, THENCE
S 36°10'00" E 108.44 FEET, THENCE
S 86°43'00" E 82.48 FEET, THENCE
S 54°16'00" E 75.56 FEET, THENCE
S 85°45'30" E 69.93 FEET, THENCE
S 68°55'00" E 83.15 FEET, THENCE
S 59°20'00" E 109.80 FEET, THENCE
S 51°14'00" E 61.54 FEET, THENCE
S 41°23'15" E 109.22 FEET, THENCE
S 22°31'00" E 54.36 FEET, THENCE
S 32°16'20" E 138.27 FEET, THENCE
S 17°12'58" E 116.79 FEET, THENCE
S 50°14'30" E 105.79 FEET, THENCE
S 72°08'00" E 110.01 FEET, THENCE
N 87°39'00" E 128.26 FEET, THENCE
S 73°14'00" E 148.57 FEET, THENCE
S 57°33'40" E 181.45 FEET, THENCE
S 46°15'10" E 81.16 FEET, THENCE
S 55°58'00" E 281.26 FEET, THENCE
S 68°40'10" E 164.22 FEET, THENCE
S 86°38'20" E 160.00 FEET, THENCE
N 78°10'10" E 67.76 FEET, THENCE
S 74°53'50" E 82.07 FEET, THENCE
S 64°52'20" E 86.05 FEET (FORMERLY 86.01 FEET) TO A POINT ON THE BOUNDARY OF
BANBURY MEADOWS NO. 3 SAID POINT ALSO BEING THE NW CORNER OF LOT 14, BLOCK 2
OF SAID BANBURY MEADOWS SUBDIVISION NO. 3, THENCE

SCANNED
APR 10 2023

LEAVING THE BOUNDARY OF SAID STREAMSIDE SUBDIVISION AND ALONG THE
BOUNDARY OF SAID BANBURY MEADOWS NO. 3

S 00°49'55" W 107.67 FEET, THENCE

N 89°53'23" W 333.86 FEET, THENCE

S 00°49'55" W 120.67 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 45.42 ACRES.

SCANNED
APR 10 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

April 7, 2023

TWIN ISLANDS LLC
WILLOWBROOK DEVELOPMENT INC
210 MURRAY ST
BOISE ID 83714-4615

Re: Change in Ownership for Water Right Nos: 63-31690 and 63-34002

Dear Water Right Holders:

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

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.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures

c. Water District 63 – *via email*
Thomas W Everson – Thornton Byron LLP

SCANNED
APR 10 2023

LAW OFFICE
THORNTON ♣ BYRON LLP
TAX • ESTATE PLANNING • BUSINESS • WEALTH PRESERVATION

RIVERFRONT PLAZA
3101 W. MAIN, SUITE 200
BOISE, IDAHO 83702-2099

P.O. BOX 7156
BOISE, IDAHO 83707-1156

TELEPHONE: 208-344-8600
FACSIMILE: 208-344-8720

WWW.THORNTONBYRON.COM

D. JOHN THORNTON, P.A.
GREGORY A. BYRON, LL.M., P.A.
KEVIN C. BELEW, LL.M., P.A.

JOSHUA G. HILLYARD, LL.M.
CORY B. FIELDING, LL.M.
ELIZABETH A. MACLACHLAN, LL.M.
THOMAS W. EVERSON, LL.M.

OF COUNSEL
JENYA SHANAYEVA, LL.M., P.C.

PRACTICE LIMITED TO:
IDAHO, ARIZONA, CALIFORNIA, NEVADA,
NORTH DAKOTA, OREGON, UTAH, WASHINGTON

September 9, 2022

IDWR Western Region
2735 Airport Way
Boise, Idaho 83705-5082

Re: Notice of Change in Water Right Ownership
Water Right Nos. 63-31690 and 63-34002

RECEIVED
SEP 12 2022
WATER RESOURCES
WESTERN REGION

To Whom It May Concern:

Enclosed please find a Notice of Change in Water Right Ownership ("Notice") for the above-referenced two water rights. The transfer documents are clipped together for your convenience and are listed as follows:

1. Warranty Deed between Banbury Meadows, LLC, and Twin Islands, LLC, recorded on August 31, 2022, in Ada County, Idaho, as Document No. 2022-076094 (reflecting Twin Islands, LLC's 50% ownership in Banbury Golf Course); and
2. Warranty Deed between Banbury Meadows, LLC, and Willowbrook Development, Inc., recorded on June 30, 2017, in Ada County, Idaho, as Document No. 2017-059691 (reflecting Willowbrook Development, Inc.'s 50% ownership in Banbury Golf Course).

If you have any questions, please call.

Very truly yours,


Thomas W. Everson

TWE/klm
Enclosures
cc: Richard Phillips
Nate Mitchell

SCANNED
APR 10 2023