

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 09 2022

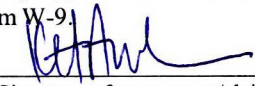
DEPARTMENT OF
WATER RESOURCES

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. DE

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
~~65-1263~~ ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-12633	Yes ☐	Yes ☐		Yes ☐	Yes ☐
see deed	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Thunder City Ranch, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Alzar School, Inc.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- P.O. Box 1609 Cascade ID 83611
Mailing address City State Zip
(833) 862-5927 sbierle@alzar.org
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: December 7, 2022
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$25 per undivided water right.
☐ \$100 per split water right.
☐ 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:  Vice President 12/7/2022
Signature of new owner/claimant Title, if applicable Date
Katherine H. Andrews
Print name

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

Received by: Ku Date: 12.9.22 For IDWR Office Use Only: Receipt No. C114846 Receipt Amt. \$25.
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 12-15-22

SCANNED
DEC 15 2022

Recording requested by and
When recorded return to:
Alzar School, Inc.
P.O. Box 1609
Cascade, ID 83611

WARRANTY DEED

FOR VALUE RECEIVED, Thunder City Ranch, LLC, an Idaho limited liability company, ("GRANTOR"), does hereby GRANT, BARGAIN, SELL CONVEY, and WARRANT unto Alzar School, Inc., an Idaho nonprofit corporation ("GRANTEE"), whose current mailing address is P.O. Box 1609, Cascade, Idaho 83611, the real property situated in Valley County, State of Idaho, more particularly described as follows:

The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), Section 8, Township 13 North, Range 4 East, B.M., in Valley County, Idaho

TOGETHER WITH all and singular the improvements, tenements, hereditaments, easements, covenants and appurtenances thereunto belonging or in anywise appertaining to the property herein described, and the reversions, remainders, rents, issues and profits thereof; and

TOGETHER WITH all water rights and other entitlements to receive water for beneficial use on the described real property, including without limitation, all rights represented by any contract decree, license, permit, permit application, claim or storage entitlement, water shares and canal shares, and those water rights identified in the records of the Idaho Department of Water Resources for beneficial use on the described real property, and all ditches, ditch rights, easements and rights-of-way associated with the delivery of such water rights; and

TOGETHER WITH: Idaho Department of Water Resources, Water Right No. 65-12633 which is for 1.6 cfs and an annual diversion volume of 240 acre-feet per year and a priority date of June 25, 1983, from Big Creek, a tributary of the Payette River.

TO HAVE AND TO HOLD the said premises, together with all appurtenances thereto, unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owner in fee simple of said premises; and that said premises are free from all encumbrances except current years' taxes, levies, and assessments, and except U.S. Patent reservations, restrictions and easements of record, and any matters which would be disclosed by a survey meeting the requirements of a 2021 ALTA/NSPS Land Title Survey and inspection of the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, The Grantor has caused his name to be affixed effective this 7th day of December, 2022.

Thunder City Ranch, LLC
an Idaho limited liability company


By: John K. Allen
Its: Sole Member

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DEC 15 2022

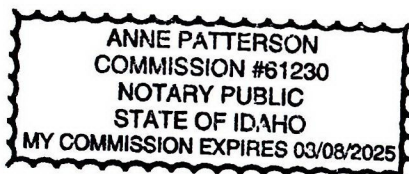
STATE OF IDAHO

COUNTY OF

Ada

) ss.

On this _____ day of December, 2022, before me, a Notary Public in and for said State, personally appeared John K. Allen, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of Thunder City Ranch, LLC, which is known or identified to me to be the entity whose name is subscribed to the within Instrument, and acknowledged to me that he executed the same in said Limited Liability Company's name.



Notary Public

Anne Patterson

Residing at:

2032 10

Commission Expires:

03/08/2025

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DEC 15 2022



0004727797

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0004727797

Date Filed: 5/3/2022 8:26:23 PM

Entity Name and Mailing Address:

Entity Name: ALZAR SCHOOL, INC.
The file number of this entity on the records of the Idaho Secretary of State is: 0000541566
Address: PO BOX 1609
CASCADE, ID 83611-1609

Entity Details:

Entity Status: Active-Good Standing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: C179011

The registered agent on record is:

Registered Agent: SEAN BIERLE
Registered Agent
Physical Address
1600 AIRPORT WAY
CASCADE, ID 83611
Mailing Address

Corporate Officers and Directors:

Name	Title	Business Address
Katie H Andrews	Vice President	1805 N. 11TH ST BOISE, ID 83702
Shauna Arnold	Secretary	PO BOX 401 CASCADE, ID 83611
Kristin Bierle	Director	PO BOX 844 CASCADE, ID 83611
Sean Bierle	Director	PO BOX 844 CASCADE, ID 83611
Shelly Luke Wille	Director	2002 3RD ST #218 SAN FRANCISCO, CA 94107
James McIntyre	Director	3541 DUMBARTON ROAD ATLANTA, GA 30327
Cailin O'Brien-Feeney	President	725 SUMMER STREET NE SUITE C SALEM, OR 97301
Tucker Schrage	Director	1805 COOL SPRING DR ALEXANDRIA, VA 22308
Barry Sullivan	Treasurer	384 NEW ROCHELLE ROAD BRONXVILLE, NY 10708
Kim Tanabe	Director	PO BOX 675 GARDEN VALLEY, ID 83622



Cecilia Valdes	Director	CAMINO DEL ALTO CLARO 9444 SANTIAGO 7700913 Chile
Philip Henderson	Director	12403 CO RD 26 CORTEZ, CO 81321
+ Ted Kalmus	Director	4016 NE 95TH ST SEATTLE, WA 98115
+ Tad Roach	Director	337 ELM STREET NORTHAMPTON, MA 01060

The annual report must be signed by an authorized signer of the entity.
Job Title: Head of School

Sean Bierle 05/03/2022
Sign Here Date

BU/UC-8330 UC/UC/2022 8:40 PM RECEIVED BY LV SECRETARY OF STATE LAWRENCE DENNEY

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DEC 15 2022

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DEC 14 2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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OCT 03 2022

WATER RESOURCES
WESTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
65-03798	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-12633	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: E K ALLEN RANCHES INC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): THUNDER CITY RANCH, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or4245 S. Falconrest WayBoiseID83716

Mailing address

City

State

Zip

(208) 861-1578

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: January 24, 2011
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.

SUPPORT DATA

IN FILE # 65-3798

8. Signature: John K. Allen John K. Allen, sole Member 9-13-22
Signature of new owner/claimant Title, if applicable Date
Thunder City Ranch, LLC by John K. Allen
Print name

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

For IDWR Office Use Only:

Received by LE Date 10/03/2022 Receipt No. W050789 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 John Date 12-15-22

SCANNED

DEC 15 2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 27 2022

WATER RESOURCES
WESTERN REGION

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?
65-3105X ✓	Yes ☐	Yes ☐	~~65-3798~~ <i>Cancelled</i>	Yes ☐	Yes ☐
65-3108X ✓	Yes ☐	Yes ☐	65-11232 ✓	Yes ☐	Yes ☐
65-3109 ✓	Yes ☐	Yes ☐	~~65-12633~~ <i>Cancelled</i>	Yes ☐	Yes ☐
65-3110 ✓	Yes ☐	Yes ☐	65-23481 ✓	Yes ☐	Yes ☐
65-3111X ✓	Yes ☐	Yes ☐	65-23493 ✓	Yes ☐	Yes ☐

2. Previous Owner's Name: please see attached
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Westside Ranches, LLC
New owner(s) as listed on the conveyance document

<u>c/o Doris Allen, 2624 S. Inglenook Place</u>	<u>Meridian</u>	<u>ID</u>	<u>83642</u>
Mailing address	City	State	Zip
<u>(208) 869-5447</u>	<u>dorisallen10@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: _____
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.
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 - 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.

SUPPORT DATA

IN FILE # 65-3105X

8. Signature: Westside Ranches, LLC by Doris Allen Member 4/27/2022
Signature of new owner/claimant Title, if applicable Date
Westside Ranches, LLC, by Doris Allen
Print name

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

SCANNED

MAY 25 2023

For IDWR Office Use Only:

Received by LE Date 04/27/2022 Receipt No. W050375 Receipt Amt. \$275.00
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 LE Processed by LE Date 12/13/2022

Refunded \$50.00 12/13/22 - LE

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

2 of 2

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?
65-23572 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: please see attached
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Westside Ranches, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- c/o Doris Allen, 2624 S. Inglenook Place Meridian ID 83642
Mailing address City State Zip
(208) 869-5447 dorisallen10@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: _____.
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.
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☒ Filing fee (see instructions for further explanation):
o \$25 per *undivided* water right.
o \$100 per *split* water right.
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☐ 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 Westside Ranches LLC by Doris Allen Member 4/27/2022
Signature of new owner/claimant Title, if applicable Date
Westside Ranches, LLC, by Doris Allen
Print name

Signature: _____
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

MAY 25 2022



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

December 15, 2022

ALZAR SCHOOL INC
PO BOX 1609
CASCADE ID 83611-1609

Re: Change in Ownership for Water Right No(s): 65-12633

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) 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) 287-4942.

Sincerely,

A handwritten signature in black ink that reads "Jean Hersley". The signature is fluid and cursive, with the first name "Jean" and last name "Hersley" clearly distinguishable.

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

SCANNED

DEC 15 2022