

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 03 2023

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?
63-10372 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-7571 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Robert French

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Boise Petroleum LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

6869 S Federal Way

Boise

ID

83716

Mailing address

City

State

Zip

503-302-4866

chevron3745@gmail.com

Telephone

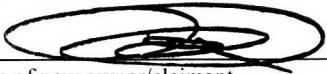
Email

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: 9/28/2023
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.

SUPPORT DATA

IN FILE # 63-7571

8. Signature:  OWNER Nov-03-2023
- Signature of new owner/claimant Title, if applicable Date
- MEHAR SIDHU
- Print name
- Signature:  OWNER Nov-03-2023
- Signature of new owner/claimant Title, if applicable Date
- MEHAR SIDHU
- Print name

For IDWR Office Use Only:

Received by KM Date 11-3-23 Receipt No. C117269 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 DM Processed by DM Date 11-8-23

WARRANTY DEED

Order No.:640158

FOR VALUE RECEIVED

Robert L. French, trustee, under the Robert L. French Separate Property Trust dated March 16, 2001, and any amendments thereto

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Boise Petroleum LLC, an Idaho limited liability company

whose current address is:

6869 S Federal Way, Boise, ID 83716

the grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 9-28-2023

Robert L. French TRUSTEE

Robert L. French, trustee, or any successors in trust, under the Robert L. French Separate Property Trust dated March 16, 2001, and any amendments thereto

State of Idaho } ss.

County of Ada }

On this 28th day of September 2023, before me, Angelina Monetti, a Notary Public in and for said state, personally appeared Robert L. French, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Robert L. French Separate Property Trust dated March 16, 2001, and any amendments thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Angelina Monetti

Notary Public for the State of Idaho
Residing at: Ada County
Commission Expires: 07/17/2029

ANGELINA MONETTI
Notary Public - State of Idaho
Commission Number 20232975
My Commission Expires Jul 17, 2029

File No. 640158

Exhibit 'A'

Parcel 1:

A portion of the Southeast Quarter of Section 29, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, and a portion of the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the quarter corner common to said Sections 29 and 32, Township 1 North, Range 4 East, Boise-Meridian, Ada County, Idaho; thence
South 89°58'00" East along the section line common to said Sections 29 and 32, 1636.00 feet to a point being a right-of-way marker on the West right-of-way of the Orchard off ramp, said point being marked by a concrete and brass cap designated P.O.S.L., said point being the REAL POINT OF BEGINNING; thence South 28°26'54" East along the West right-of-way of the Orchard off ramp, 124.00 feet to a point; thence leaving said right-of-way
South 51°45'40" West 499.40 feet to a point; thence
South 26°22'42" East 442.60 feet to a point on the Northerly right-of-way line of Orchard Road; thence
South 51°45'40" West along the Northerly right-of-way line of Orchard Road, 250.00 feet to a point; thence leaving said right-of-way
North 29°40'17" West 1962.97 feet to a point, said point being station 18 on the Southerly boundary of Indian Creek Reservoir as so designated in a complaint filed November 10, 1928, as Case No. 12138; thence
North 82°35'00" East 370.00 feet to a point, said point being station 17 on the Southerly boundary of Indian Creek Reservoir as so designated in said complaint; thence
South 79°17'00" East 563.27 feet to a point, said point being the intersection of the Southerly boundary of Indian Creek Reservoir and the Westerly boundary of Interstate 84 North right-of-way; thence leaving said Southerly boundary of Indian Creek Reservoir
South 38°14'20" East along the Westerly boundary of said Interstate 84 North, 84.12 feet to a point, said point being a right-of-way marker on the Orchard off ramp; thence
South 28°26'54" East along said Westerly boundary of said Orchard off ramp 697.36 feet to a point, said point being the REAL POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way and any portion lying within Indian Creek Reservoir.

ALSO EXCEPT any mobile homes or house trailers standing on said land.

Parcel 2:

A tract of land in the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the quarter corner common to Sections 29 and 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho; thence South 89°58' East 1,636 feet to a right-of-way marker on the West right-of-way of the Orchard off ramp, said point being marked by a concrete and brass cap designated P.O.S.L. indicating the POINT on section line; thence South 28°26'54" East a distance of 124 feet along the said right of way line to an iron pin, the TRUE POINT OF BEGINNING; thence
South 51°45'40" West a distance of 499.4 feet to an iron pin; thence
South 26°22'42" East a distance of 442.6 feet to an iron pin on the Northerly right of way line of the Orchard Road; thence
North 51°45'40" East along the Northerly right of way line of the Orchard Road a distance of 453.6 feet to a concrete right of way monument on said right of way; thence
North 16°13'25" East a distance of 86 feet to a right of way monument on the Westerly right of way of the Orchard off ramp; thence
North 28°26'54" West along the Westerly right of way line of the Orchard off ramp, a distance of 389 feet to the TRUE POINT OF BEGINNING.

Parcel 3:

A tract of land consisting of a strip of land approximately 330 feet wide, bordered on one end by the Orchard Road boundary and on the other end by the Indian Creek Reservoir easement boundary and

South 28°10'13" East, a distance of 437.95 feet to a PK nail set in concrete. This point is on the Northwesterly boundary of the right-of-way for Orchard Road; thence South 51°45'40" West along the Northwesterly boundary of said Orchard Road, a distance of 250.00 feet to the POINT OF BEGINNING; thence North 30°23'02" West, a distance of 1963.01 feet to a point on the boundary for the Indian Creek Reservoir.

Parcel 4:

The Northeast Quarter of the Northwest Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

ALSO INCLUDING:

The Northwest Quarter of the Northeast Quarter lying North of Orchard Road and West of the Boise Stage Stop Parcel; Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

ALSO INCLUDING:

The Southwest Quarter of the Southeast Quarter lying West of the Boise Stage Stop Parcel Section 29, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

AS SURVEYED LEGAL DESCRIPTIONS:

Parcel A:

Located in the S1/2 of the SE1/4 of Section 29, and the N1/2 of the NE1/4 of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a brass cap monument marking the north 1/4 corner of said Section 32, from which a brass cap monument marking the northeast corner of said Section 32 bears S.89°47'23"E., 2649.81 feet; thence, along the west boundary of said S1/2 of the SE1/4,

- A) N.00°01'13"W., 354.92 feet; thence,
- B) N.13°18'24"E., 214.28 feet to the southerly boundary of the Indian Creek Reservoir as described in Deed of Gift and Conveyance Instrument No. 7541239, records of Ada County, Idaho and the POINT OF BEGINNING; thence continuing along said southerly boundary,
 - 1) N.13°18'24"E., 92.02 feet; thence,
 - 2) N.72°34'39"E., 273.43 feet; thence,
 - 3) N.82°34'16"E., 370.15 feet; thence,
 - 4) S.79°14'28"E., 520.95 feet to the southwesterly right-of-way of Interstate 84; thence, leaving said southerly boundary, along said right-of-way the following courses:
 - 5) S.38°01'30"E., 114.27 feet; thence,
 - 6) S.30°31'27"E., 1210.36 feet to an Idaho Transportation Department brass cap monument; thence,
 - 7) S.16°39'33"W., 86.32 feet to an Idaho Transportation Department brass cap monument at the intersection of the Interstate 84 off ramp and Orchard Access Road; thence, leaving said southwesterly right-of-way, along the north right-of-way of said Orchard Access Road,
 - 8) S.51°57'54"W., 1036.73 feet, from which an Idaho Transportation Department brass cap monument on the north right-of-way of Orchard Access Road bears S.51°57'54"W., a distance of 253.53 feet; thence,
 - 9) N.30°07'00"W., 2002.40 feet to the POINT OF BEGINNING.

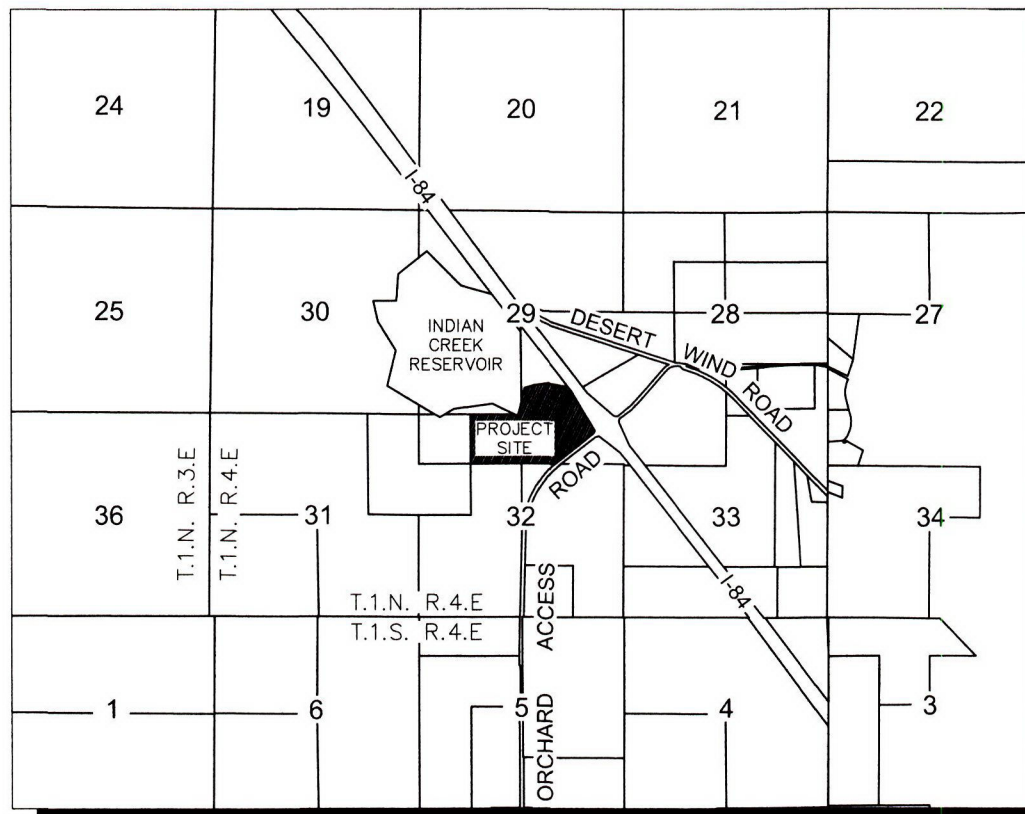
Parcel B:

Located in the S1/2 of the SE1/4 of Section 29, the NW1/4 of the NE1/4 of Section 32, and the NE1/4 of the NW1/4 of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a brass cap monument marking the north 1/4 corner of said Section 32, from which a

- 5) N.89°47'51"W., 858.20 feet to the southeast corner of said NE1/4 of the NW1/4 (center-north 1/16); thence along the south boundary of said NE1/4 of the NW1/4,
- 6) N.89°50'30"W., 1326.34 feet to the southwest corner of said NE1/4 of the NW1/4 (northwest 1/16); thence along the west boundary of said NE1/4 of the NW1/4,
- 7) N.00°11'00"E., 1322.86 feet to the northwest corner of said NE1/4 of the NW1/4 (west 1/16); thence along the north boundary of said NE1/4 of the NW1/4,
- 8) S.89°47'48"E., 1076.22 feet so said southerly boundary of Instrument No. 7541239; thence, along said boundary,
- 9) S.63°39'29"E., 165.81 feet; thence,
- 10) N.13°18'24"E., 75.00 feet to the north boundary of said NE1/4 of the NW1/4; thence, along said boundary
- 11) S.89°47'48"E., 84.00 feet to the POINT OF BEGINNING.

ECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



VICINITY MAP - SCALE: 1" = 5000'

NOTES

1. This ALTA/NSP are contained existing condi
2. Utility locations field observed approximate or
3. No information by the insurer. course of the
4. Current record in platted, rec Requirements 1
5. The gross land
6. The current zo parking require provided to the
7. A total of 135 3 spaces were locations. Trac
8. No determinati properties is sh shown.
9. No evidence of the process of
10. The existing m in the record lines, roadways monuments do New preliminary Exhibit "A" of

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°18'24"E	214.28'

TITLE COMMITMENT INFORMATION

SCHEDULE A

ISSUED BY
Chicago Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set
Condition 5.e.:

Issuing Agent: Alliance Title & Escrow, LLC
Issuing Office: 250 S 5th St., Ste. 100, Boise, ID 83702
Issuing Office's ALTA®Registry ID: 0050412
Loan Number:
Issuing Office File Number: 640158
Property Address: 23801 S. Orchard Access Road, Boise, ID 83716
Revision Number: 3 to add "as surveyed" descriptions, to intentionally delete require
intentionally delete exception 27 and to add exception 30.

- | | | | |
|------------------------------|-------------------------------|----------------|--|
| 1. Commitment Date: | September 7, 2023 at 7:30 A.M | | |
| 2. Policy to be issued: | | | |
| (a) 2021 ALTA®Owner's Policy | X Standard | Extended | |
| | Amount: | \$9,700,000.00 | |
| | Premium: | \$22,418.00 | |

Proposed Insured:
Boise Petroleum LLC

- | | | | |
|---------------------------|----------|----------------|--|
| (b) 2021 ALTA®Loan Policy | Standard | X Extended | |
| | Amount: | \$7,630,000.00 | |
| | Premium: | \$5,528.00 | |

Endorsements: 17-06, 18.1-06, 22-06, 8.2-06, 9-06, 9.6-06, \$2,175.00
ArbitrationEndorsement

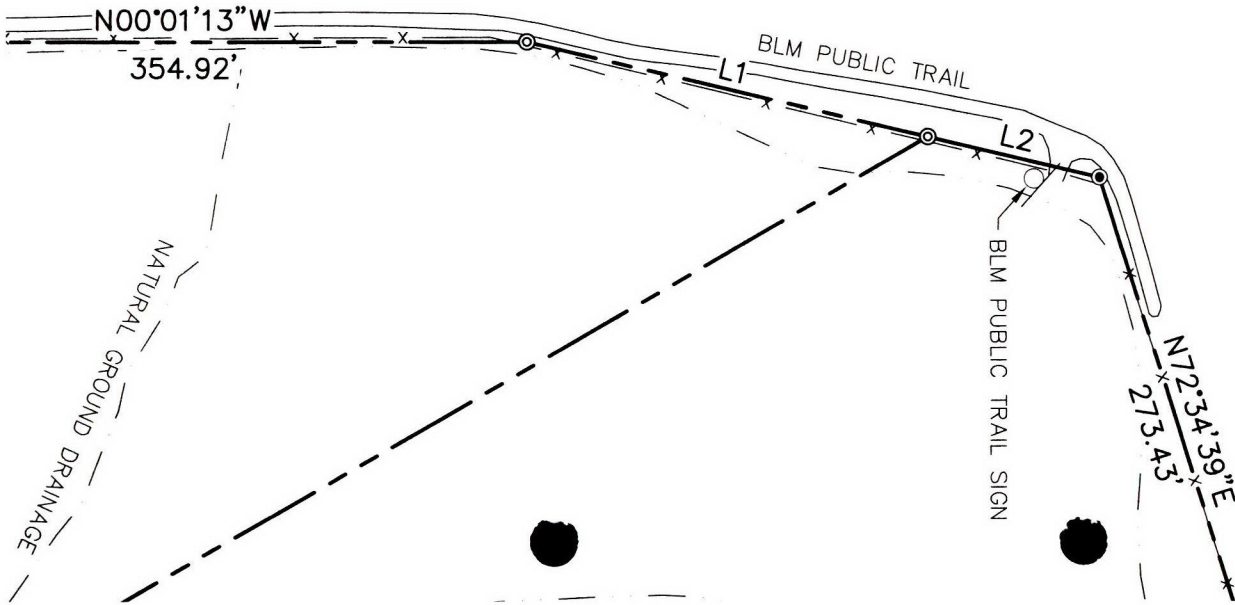
Proposed Insured:
Umpqua Bank, its successors and/or assigns

3. The estate or interest in the Land at the Commitment Date is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Robert L. French, trustee, or any successors in trust, under the Robert L. Fr.
dated March 16, 2001, and any amendments thereto
5. The Land is described as follows:

See Attached Exhibit "A"

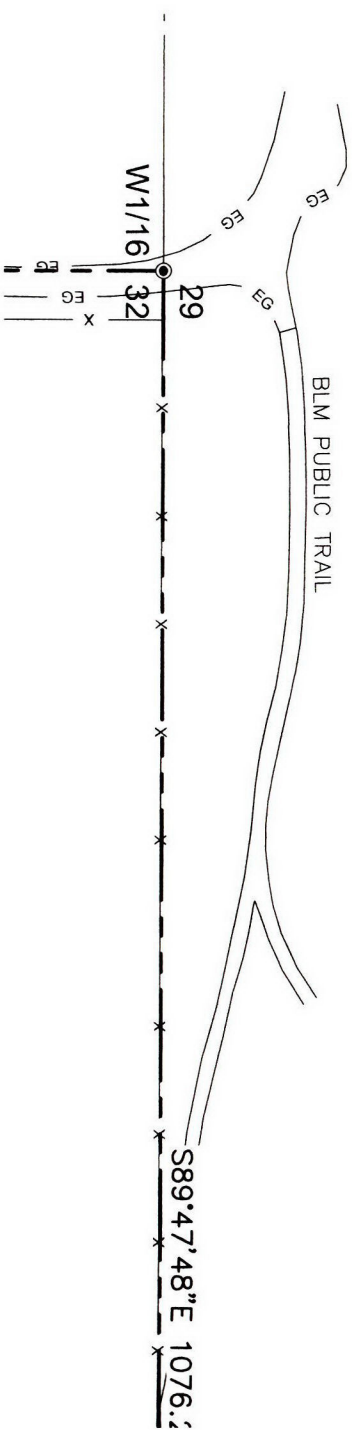
ECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

SEE SHEET 3



EXC

ECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



Mansfield, Debra

From: Mansfield, Debra
Sent: Friday, February 9, 2024 8:19 AM
To: IdwrPayable
Subject: REFUND - Boise Petroleum LLC

TO: Sascha Marston, Susan Steed

FROM: Debra Mansfield

DATE: February 9, 2024

RE: Refund: Ownership Change

BOISE PETROLEUM LLC submitted a change in ownership for water right 63-7571 & 63-10372 on 11/20/2023. This was a duplicate submission of change in ownership for these water rights and will not be processed. The owner's previous ownership change was submitted on 11/03/2023 and completed by IDWR on 11/08/2023.

Please issue a refund of \$50.00 to:

BOISE PETROLEUM LLC
6869 S FEDERAL WAY
BOISE ID 83716

RECEIPT #

W051663

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Matt Weaver

February 9, 2024

BOISE PETROLEUM LLC
6869 S FEDERAL WAY
BOISE ID 83716

RE: Change in Ownership for Water Right No(s): 63-7571, 63-10372

Dear Water Right Holder(s):

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on November 03, 2023 for the above referenced water rights, and completed it on November 08, 2023. During a recent review of our files, we found that you had also submitted a Notice for the same water rights on November 20, 2023.

Since the water right records have already been updated to reflect your ownership, the Department is returning your November 20, 2023 Notice and the attachments. A refund of \$50 has been requested and will be mailed to BOISE PETROLEUM LLC under separate cover from the Idaho State Controller's Office. We sincerely apologize for the oversight on this matter.

If you have any questions regarding this matter, please contact our office at (208) 287-4800.

Sincerely,

Debra Mansfield
Technical Records Specialist I

Enclosures

RECEIVED

NOV 20 2023

WATER RESOURCES
WESTERN REGION

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

FEB 02 2024 NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the 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?
63-10372	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-7571	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Robert French

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Boise Petroleum LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

6869 S Federal Way

Boise

ID

83716

Mailing address

City

State

Zip

503-302-4866

chevron3745@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: 9/28/2023

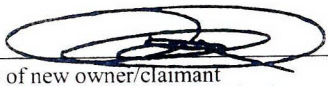
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

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.
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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.

SUPPORT DATA

IN FILE # 63-7571

8. Signature: 

Signature of new owner/claimant

MEHAR SIDHU

Print name

OWNER

Title, if applicable

NOV-20-2023

Date

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by LE Date 11/20/2023 Receipt No. W051663 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 _____ Date _____

WARRANTY DEED

Order No.: 640158

FOR VALUE RECEIVED

Robert L. French, trustee, under the Robert L. French Separate Property Trust
dated March 16, 2001, and any amendments thereto

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whose current address is:

6869 S Federal Way, Boise, ID 83716

COPY

the grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 9-28-2023
TRUSTEE

Robert L. French, trustee, or any successors in trust, under the Robert L. French Separate Property Trust dated March 16, 2001, and any amendments thereto

State of Idaho, ss.
County of Ada

On this 28th day of September 2023, before me, Angelina Monetti, a Notary Public in and for said state, personally appeared Robert L. French, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Robert L. French Separate Property Trust dated March 16, 2001, and any amendments thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Angelina Monetti
Notary Public for the State of Idaho
Residing at: Ada County
Commission Expires: 07/17/2029

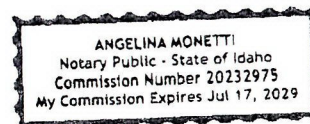


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South 28°26'54" East along said Westerly boundary of said Orchard off ramp 697.36 feet to a point, said point being the REAL POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way and any portion lying within Indian Creek Reservoir.

ALSO EXCEPT any mobile homes or house trailers standing on said land.

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A tract of land in the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the quarter corner common to Sections 29 and 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho; thence South 89°58' East 1,636 feet to a right-of-way marker on the West right-of-way of the Orchard off ramp, said point being marked by a concrete and brass cap designated P.O.S.L. indicating the POINT on section line; thence South 28°26'54" East a distance of 124 feet along the said right of way line to an iron pin, the TRUE POINT OF BEGINNING; thence
South 51°45'40" West a distance of 499.4 feet to an iron pin; thence
South 26°22'42" East a distance of 442.6 feet to an iron pin on the Northerly right of way line of the Orchard Road; thence
North 51°45'40" East along the Northerly right of way line of the Orchard Road a distance of 453.6 feet to a concrete right of way monument on said right of way; thence
North 16°13'25" East a distance of 86 feet to a right of way monument on the Westerly right of way of the Orchard off ramp; thence
North 28°26'54" West along the Westerly right of way line of the Orchard off ramp, a distance of 389 feet to the TRUE POINT OF BEGINNING.

Parcel 3:

A tract of land consisting of a strip of land approximately 330 feet wide, bordered on one end by the Orchard Road boundary and on the other end by the Indian Creek Reservoir easement boundary and lying immediately West of the following line:

In the Southeast Quarter of Section 29, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, and the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise-Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the quarter corner common to said Sections 29 and 32; thence
North 89°57'50" East along the boundary line common to said Sections 29 and 32, a distance of 1635.03 feet to a right-of-way monument for Interstate Highway 84. The monument is marked station 1053+83 P.O.S.L.; thence
South 30°47'50" East along the boundary of said interstate right-of-way, a distance of 124.0 feet; thence
South 51°17'22" West, a distance of 497.16 feet to an iron pin set in concrete; thence

South 28°10'13" East, a distance of 437.95 feet to a PK nail set in concrete. This point is on the Northwestern boundary of the right-of-way for Orchard Road; thence South 51°45'40" West along the Northwestern boundary of said Orchard Road, a distance of 250.00 feet to the POINT OF BEGINNING; thence North 30°23'02" West, a distance of 1963.01 feet to a point on the boundary for the Indian Creek Reservoir.

Parcel 4:

The Northeast Quarter of the Northwest Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

ALSO INCLUDING:

The Northwest Quarter of the Northeast Quarter lying North of Orchard Road and West of the Boise Stage Stop Parcel; Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

ALSO INCLUDING:

The Southwest Quarter of the Southeast Quarter lying West of the Boise Stage Stop Parcel Section 29, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

AS SURVEYED LEGAL DESCRIPTIONS:

COPY

Parcel A:

Located in the S1/2 of the SE1/4 of Section 29, and the N1/2 of the NE1/4 of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a brass cap monument marking the north 1/4 corner of said Section 32, from which a brass cap monument marking the northeast corner of said Section 32 bears S.89°47'23"E., 2649.81 feet; thence, along the west boundary of said S1/2 of the SE1/4,

- A) N.00°01'13"W., 354.92 feet; thence,
- B) N.13°18'24"E., 214.28 feet to the southerly boundary of the Indian Creek Reservoir as described in Deed of Gift and Conveyance Instrument No. 7541239, records of Ada County, Idaho and the POINT OF BEGINNING; thence continuing along said southerly boundary,
 - 1) N.13°18'24"E., 92.02 feet; thence,
 - 2) N.72°34'39"E., 273.43 feet; thence,
 - 3) N.82°34'16"E., 370.15 feet; thence,
 - 4) S.79°14'28"E., 520.95 feet to the southwesterly right-of-way of Interstate 84; thence, leaving said southerly boundary, along said right-of-way the following courses:
 - 5) S.38°01'30"E., 114.27 feet; thence,
 - 6) S.30°31'27"E., 1210.36 feet to an Idaho Transportation Department brass cap monument; thence,
 - 7) S.16°39'33"W., 86.32 feet to an Idaho Transportation Department brass cap monument at the intersection of the Interstate 84 off ramp and Orchard Access Road; thence, leaving said southwesterly right-of-way, along the north right-of-way of said Orchard Access Road,
 - 8) S.51°57'54"W., 1036.73 feet, from which an Idaho Transportation Department brass cap monument on the north right-of-way of Orchard Access Road bears S.51°57'54"W., a distance of 253.53 feet; thence,
 - 9) N.30°07'00"W., 2002.40 feet to the POINT OF BEGINNING.

Parcel B:

Located in the S1/2 of the SE1/4 of Section 29, the NW1/4 of the NE1/4 of Section 32, and the NE1/4 of the NW1/4 of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a brass cap monument marking the north 1/4 corner of said Section 32, from which a brass cap monument marking the northeast corner of said Section 32 bears S.89°47'23"E., 2649.81 feet; thence, along the west boundary of said S1/2 of the SE1/4 of Section 29,

- 1) N.00°01'13"W., 354.92 feet to the southerly boundary of the Indian Creek Reservoir as described in Deed of Gift and Conveyance Instrument No. 7541239, records of Ada County, Idaho; thence, along said boundary,
 - 2) N.13°18'24"E., 214.28 feet; thence, leaving said boundary,
 - 3) S.30°07'00"E., 2002.40 feet to the north right-of-way of Orchard Access Road; thence along said right-of-way,
 - 4) S.51°57'54"W., 253.53 feet to an Idaho Transportation Department brass cap monument on the south boundary of said NW1/4 of the NE1/4; thence along said south boundary,

- 5) N.89°47'51"W., 858.20 feet to the southeast corner of said NE1/4 of the NW1/4 (center-north 1/16); thence along the south boundary of said NE1/4 of the NW1/4,
- 6) N.89°50'30"W., 1326.34 feet to the southwest corner of said NE1/4 of the NW1/4 (northwest 1/16); thence along the west boundary of said NE1/4 of the NW1/4,
- 7) N.00°11'00"E., 1322.86 feet to the northwest corner of said NE1/4 of the NW1/4 (west 1/16); thence along the north boundary of said NE1/4 of the NW1/4,
- 8) S.89°47'48"E., 1076.22 feet to said southerly boundary of Instrument No. 7541239; thence, along said boundary,
- 9) S.63°39'29"E., 165.81 feet; thence,
- 10) N.13°18'24"E., 75.00 feet to the north boundary of said NE1/4 of the NW1/4; thence, along said boundary
- 11) S.89°47'48"E., 84.00 feet to the POINT OF BEGINNING.

COPY



VICINITY MAP - SCALE: 1" = 500'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N131°18'24"E	214.28
L2	N131°18'24"E	92.07
L3	N131°18'24"E	75.00
L4	S89°47'48"E	84.00

LEGEND

---	PARCEL BOUNDARY
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	ROAD CENTERLINE
---	EASEMENT LINE
---	FENCE LINE
---	EDGE OF PAVEMENT
---	EDGE OF CONCRETE
---	WATER EDGE
---	TOP EDGE OF BANK
---	OVERHEAD UTILITY LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	ELECTRIC LINE LOCATE
---	TELEPHONE LINE LOCATE
---	WATER LINE LOCATE
---	EDGE OF FARMED FIELD
---	RETAINING WALL
---	FOUND BRASS CAP MONUMENT
---	FOUND ALUMINUM CAP MONUMENT
---	FOUND 5/8" REBAR
---	FOUND 1/2" REBAR
---	SET 5/8" REBAR, PLS 13765
---	CALCULATED POINT
---	BOLLARD
---	CONCRETE BARRIER
---	MAILBOX
---	BOX
---	FIBER OPTIC MARKER POST
---	GAS METER
---	NATURAL GAS MARKER POST
---	PROPANE TANK
---	ELECTRICAL JUNCTION BOX
---	ELECTRICAL METER
---	ELECTRICAL TRANSFORMER
---	UTILITY POLE
---	OUT ANCHOR
---	TELEPHONE METER
---	TELEPHONE MARKER
---	WATER VALVE
---	FIRE HYDRANT
---	SANITARY SEWER MANHOLE
---	STORM DRAIN MANHOLE
---	UTILITY MANHOLE/VAULT
---	STORM DRAIN CATCH BASIN
---	PRESSURE IRRIGATION VALVE
---	FUEL PUMP
---	CLEANOUT
---	SEPTIC VENT
---	FLAG
---	LIGHT POLE
---	MEASURED DIMENSION

NOTES

1. This ALTA/NSPS survey was originally conducted by Ardurra from 4/11/2023 to 4/24/2023. Field notes are contained in Ardurra Field Book No. 230163. A site visit was made on 8/20/23 to verify the existing conditions were as shown on the map. No new site conditions were apparent.
2. Utility locations are based on Ardurra performed UAV imagery from utility mark out (by others) and field observed locations dated 4/24/2023. Utility locations are not all inclusive and should be considered approximate only. Sub-surface utilities were not located during this field survey.
3. No information regarding proposed changes to street right of way lines was made available or provided by the owner. No evidence of recent street or sidewalk construction or repairs were observed in the course of the field survey.
4. Current record descriptions of adjacent to the surveyed property, except where such adjoiners are lots, as plotted, recorded subdivisions, were not updated in accordance with the 2021 Minimum Standard Requirements for ALTA/NSPS Land Title Surveys, Section 4-C.
5. The gross land area of parcels shown herein is 110.115 Acres.
6. The current zoning classification, setback requirements, the height and floor area are restrictions and parking requirements specific to the surveyed property were not set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative.
7. A total of 130 marked parking spaces were observed on the property in the course of the field survey. 2 spaces were marked for disabled parking, and 2 spaces were marked as electrical vehicle charging locations. Tractor (rural) parking was not marked by individual spaces and were not counted in this total.
8. No determination of a relationship or location of certain design or party walls with respect to adjoining properties is shown. Discrepancy from closest building corner to subject property is demonstrated as shown.
9. No evidence of recent earth moving work, building construction, or building additions were observed in the process of conducting the field work. The agricultural field(s) within Parcel A were recently tilled.
10. The existing instruments recovered during this survey were determined to be the instruments referred to in the record deeds and records of same(s) available, and based on located lines of location, fence lines, corners, etc., appear to have been set where the original surveyors intended. In many cases, the monuments do not fit record descriptions of some or all record documents which required significant field observation and descriptions were provided to the client and title company and are reflected in Exhibit "A" of the Commitment.

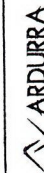
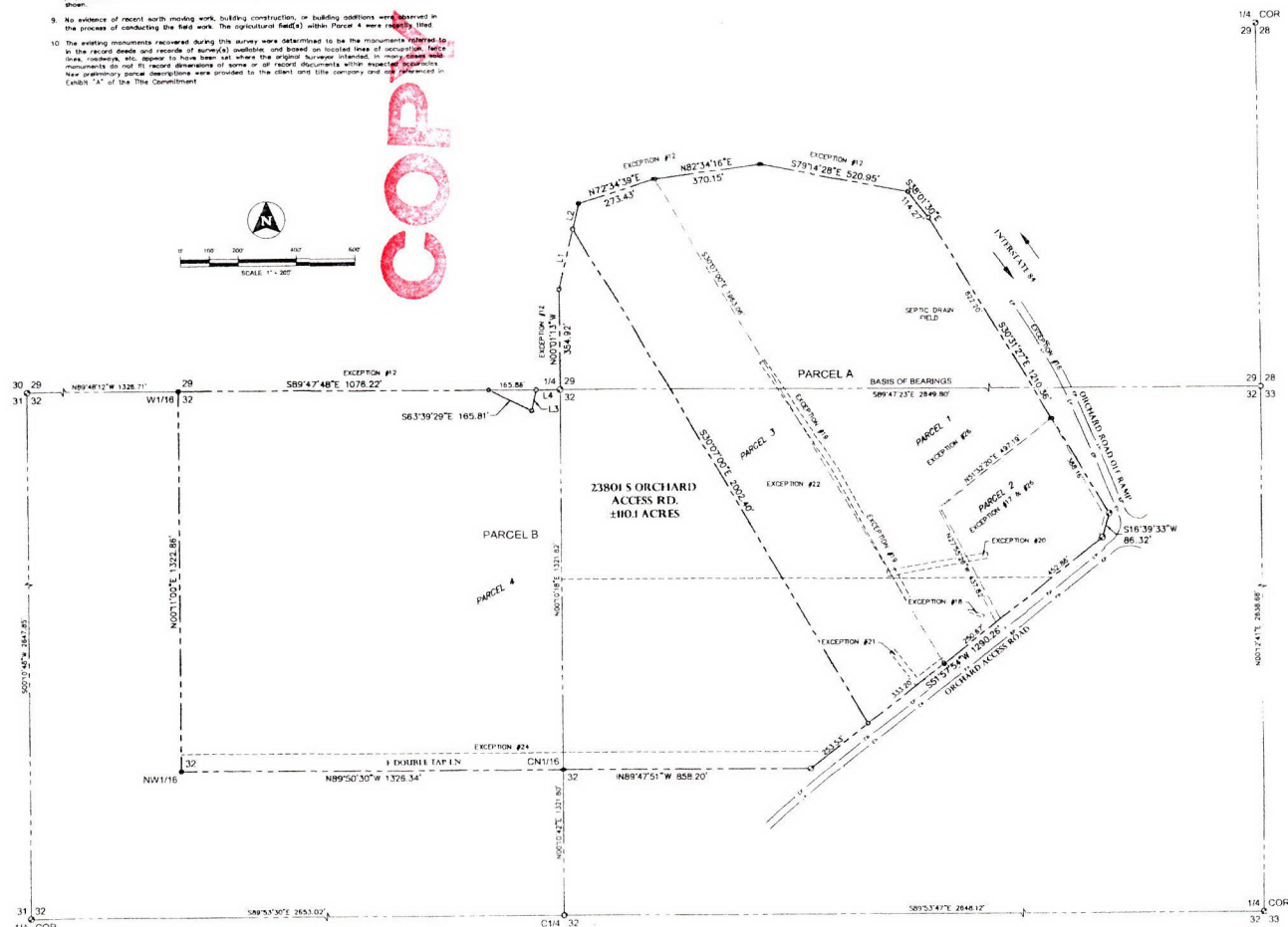
CERTIFICATION

To: Boise Petroleum LLC,
Chicago Title Insurance Company,
Allstate Title & Insurance Company,
Umpqua Bank.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 6(a), 6(b), 8, 9, 10, 11(e), 16, 17, and 18 of Table A thereof. The initial field work was completed on 04/24/2023, 2023 and a site visit to review any changes was made on August 20, 2023.

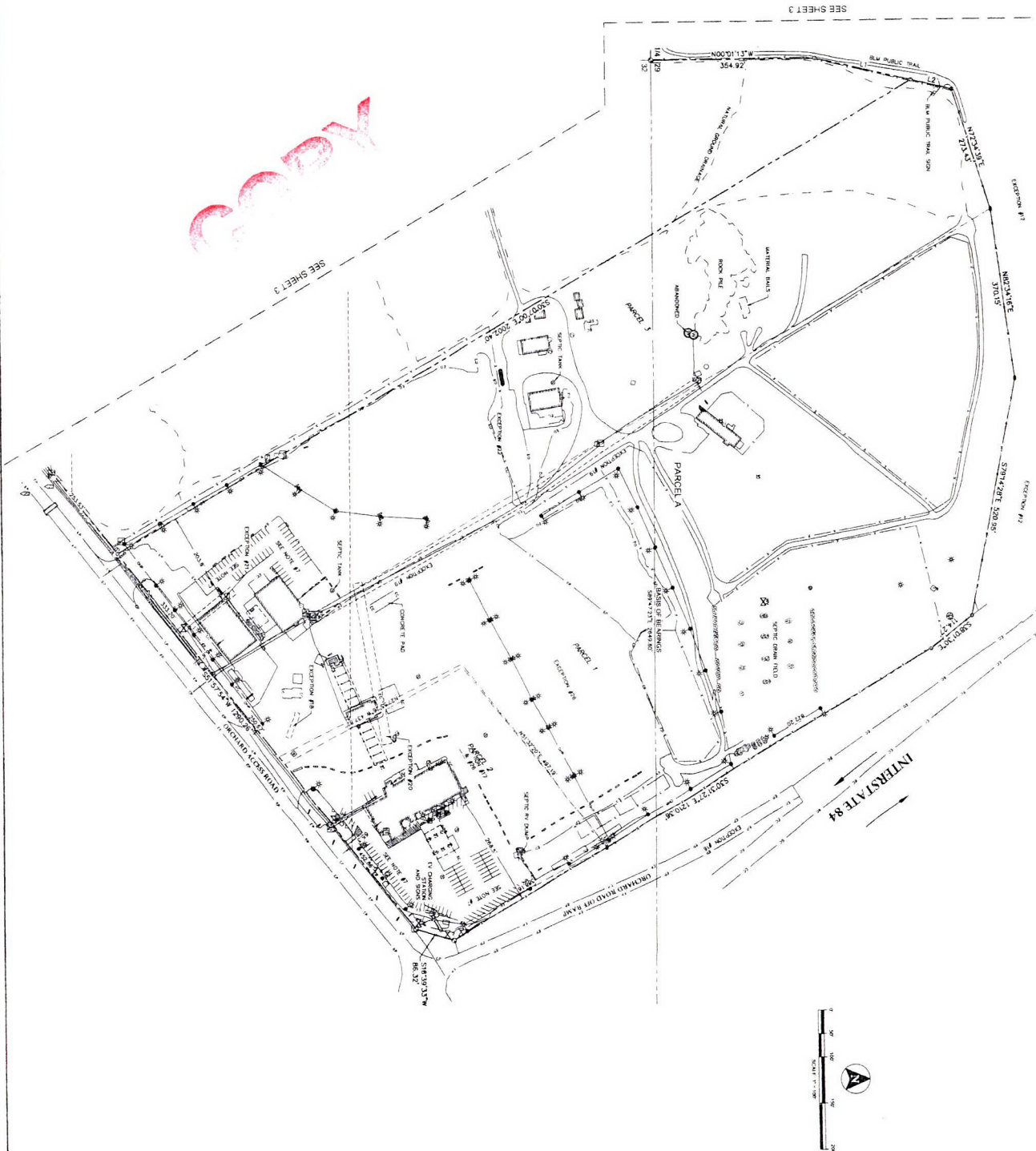
Date of Plat or Map: 9/28/2023
Rob O'Malley
Map License PLS 13765

Rob O'Malley
IDAHO NO. 13765



332 N. BROADMORE WAY
NANPA, IDAHO 83887
208-444-6301 | WWW.ARDURRA.COM

ALTA / NSPS LAND TITLE SURVEY
FOR BOISE PETROLEUM, LLC
LOCATED IN A PORTION OF THE S1/2 SE1/4 OF SECTION 29,
AND IN PORTIONS OF THE N1/2 NE1/4 & NE1/4 NW1/4 OF SECTION 32
TOWNSHIP 1 NORTH, RANGE 4 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO



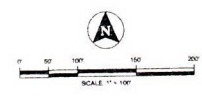
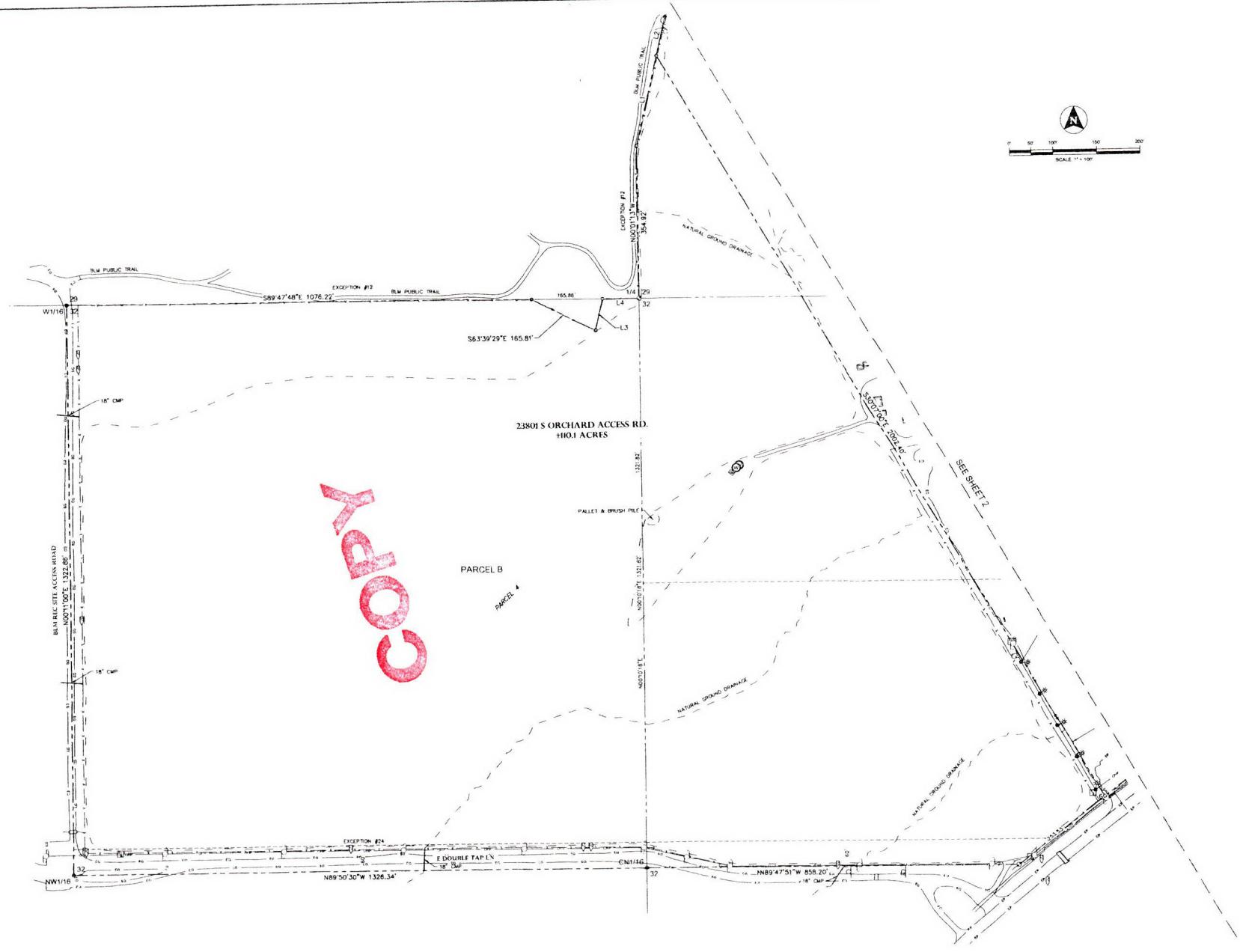
DATE
PROJECT
SHEET
2 OF 4

**ALTA / NSPS LAND TITLE SURVEY
FOR BOISE PETROLEUM, LLC**
LOCATED IN A PORTION OF THE S1/2 SE1/4 OF SECTION 29,
AND IN PORTIONS OF THE N1/2 NE1/4 & NE1/4 NW1/4 OF SECTION 32
TOWNSHIP 1 NORTH, RANGE 4 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

REVISIONS		DRAWER SIZE	
NO.	DESCRIPTION	DATE	
		DESIGNED	KB
		DRAWN	PH
		CHECKED	RD
		APPROVED	RD

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COPY

DATE 09/29/23
PROJECT 79041
SHEET 3 OF 4

ALTA / NSPS LAND TITLE SURVEY
FOR BOISE PETROLEUM, LLC
LOCATED IN A PORTION OF THE S1/2 SE1/4 OF SECTION 29,
AND IN PORTION OF THE N1/2 NE1/4 & NE1/4 NW1/4 OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 4 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO

ARDURRA
332 N. BROADMORE WAY
208-442-8300 | WWW.ARDURRA.COM

REVISIONS		DATE		BY	
NO.	DESCRIPTION				

TITLE COMMITMENT INFORMATION

SCHEDULE A

ISSUED BY

Chicago Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 3c.

Issuing Agent: Alliance Title & Escrow, LLC

Issuing Office: 250 S. 5th St., Ste. 100, Boise, ID 83702

Issuing Office ALTA#Regulatory ID: 0050412

Loan Number

Issuing Office File Number: 640158

Property Address: 23801 S. Orchard Access Road, Boise, ID 83716

Reversion Number: 3 to add to survey description to intentionally delete requirements 8, 10, & 11, to intentionally delete exception 27 and to add exception 30

1. Commitment Date: September 7, 2023 at 7:30 A.M.

2. Policy to be issued: X Standard Extended

(a) 2021 ALTA Owner's Policy Amount: \$9,700,000.00 Premium: \$22,418.00

Proposed Insured: Boise Petroleum LLC

Policy Number: 2021 ALTA Loan Policy Standard X Extended

Endorsements: 17-08, 18-1-08, 22-08, 8-2-08, 9-08, 9-8-08, \$3,528.00 Premium: \$3,528.00

Additional Endorsement: Additional Endorsement

Proposed Insured: Unimproved Book, its successors and/or assigns

3. The estate or interest in the Land of the Commitment Date is:

4. The Title is, at the Commitment Date, vested in:

Robert L. French, trustee, or any successors in trust, under the Robert L. French Separate Property Trust dated March 18, 2001, and any amendments thereto.

5. The Land is described as follows:

"See Attached Exhibit 'A'."

SCHEDULE B, PART E

EXCEPTIONS

12. Any question of location, boundary or area related to the Indian Creek Reservoir, including, but not limited to, any past or future changes in

LOCATION OF RESERVOIR NOT PLOTTED. ADJACENT ACCESS PATHS PLOTTED.

13. Any prohibition or limitation on the use, occupancy, or improvement of the Land resulting from the rights of the public, organizations, or riparian parties to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

NOT A SURVEY MATTER.

14. Negative easements, conditions, restrictions, and access rights contained in the deed to the State of Idaho.

Recorded: May 21, 1952

Instrument No.: 33178

NOT PLOTTED. DEEDS LAND NOT A PART OF SURVEYED PROPERTY.

15. Negative easements, conditions, restrictions, and access rights contained in the deed to the State of Idaho.

Recorded: May 21, 1952

Instrument No.: 33170

NOT PLOTTED. DEEDS LAND NOT A PART OF SURVEYED PROPERTY.

16. Conditions, restrictions, and access rights contained in the deed to the State of Idaho.

Recorded: June 15, 1959

Instrument No.: 42650

PLOTTED.

17. The statements contained in Warranty Deed.

Recorded: May 28, 1972

Instrument No.: 80748

As follows: Mineral rights.

PLOTTED, PARCELS 2.

18. An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted to Idaho Power Company

Purpose: Public Utilities

Recorded: May 1, 1985

Instrument No.: 892385

PLOTTED.

19. An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted to Idaho Power Company

Purpose: Public Utilities

Recorded: October 14, 1986

Instrument No.: 868708

PLOTTED.

20. An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted to Idaho Power Company

Purpose: Public Utilities

Recorded: November 22, 1994

Instrument No.: 9410248

PLOTTED.

21. An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted to Idaho Power Company

Purpose: Public Utilities

Recorded: May 19, 1999

Instrument No.: 9805044

PLOTTED.

22. An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted to Boise City

Purpose: Angler's easements

Recorded: May 2, 2000

Instrument No.: 100031414

NOT PLOTTED. PORTIONS DESCRIBED IN INSTRUMENT ARE ALL SOUTHEAST OF THE SITE.

23. Intentionally deleted.

24. An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted to Evergreen Development, LLC, an Idaho limited liability company; Chubbuck Inc. Pension Plan and

and Arthur (Emerson) L.V., a Nevada limited partnership

Purpose: Angler's, angler's and utilities

Recorded: August 2, 2017

Instrument No.: 2017-07199

PLOTTED.

25. Intentionally deleted.

26. The community property interest of the spouse of the former owner named herein, at the date of acquiring title under the document set forth herein. The official records do not disclose the name of the spouse of such acquisition date.

Former Owner: Robert L. French

Decedent: United States Marine's Deed

Dated: October 21, 1999

Recorded: October 21, 1999

Instrument No.: 9910392

PLOTTED, PARCELS 1 AND 2.

27. Intentionally deleted.

28. The Land described in this commitment/policy shall not be deemed to include any house trailer or mobile home standing on the Land.

NOT A SURVEY MATTER.

29. Unrecorded instruments, if any, and the rights of vendors and holders of security interest in personal property of vendors to remove said personal property at the expiration of the term.

NOT A SURVEY MATTER.

TITLE COMMITMENT INFORMATION (CONT.)

Parcel 1:

Parcel 1:

A portion of the Southeast Quarter of Section 28, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, and a portion of the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the quarter corner common to said Sections 28 and 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, thence

South 89°00'00" East along the section line common to said Sections 28 and 32, 16.50.00 feet to a point being a right-of-way marker on the West right-of-way of the Orchard off ramp, said point being marked by a concrete and brass cap designated P.O.S.S., next point being the REAL POINT OF BEGINNING, thence

South 28°04'00" East along the West right-of-way of the Orchard off ramp, 124.00 feet to a point, thence leaving said right-of-way

South 51°45'40" West 499.40 feet to a point, thence

South 28°27'42" East 442.80 feet to a point on the Northern right-of-way line of Orchard Road, thence

South 51°45'40" West along the Northern right-of-way line of Orchard Road, 250.00 feet to a point, thence leaving said right-of-way

North 29°47'17" West 1982.97 feet to a point, said point being station 18 on the Southern boundary of Indian Creek Reservoir as so designated in a complaint filed November 10, 1928, as Case No. 12130, thence

Reservoir as so designated in said complaint, thence

South 79°17'00" East 563.27 feet to a point, said point being the intersection of the Southern boundary of Indian Creek Reservoir and the Western boundary of Interstate 84 North right-of-way, thence leaving said Southern boundary of Indian Creek Reservoir

South 28°28'54" East along the Western boundary of said Interstate 84 North, 84.12 feet to a point, said point being a right-of-way marker on the Orchard off ramp, thence

South 28°28'54" East along the Western boundary of said Orchard off ramp, 697.36 feet to a point, said point being the REAL POINT OF BEGINNING.

(EXCEPT ditch and road right-of-way and any portion lying within Indian Creek Reservoir)

ALSO EXCEPT any mobile homes or house trailers standing on said land.

Parcel 2:

Parcel 2:

A tract of land in the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the quarter corner common to Sections 28 and 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, thence South 89°00'00" East 16.50 feet to a right-of-way marker on the West right-of-way of the Orchard off ramp, said point being marked by a concrete and brass cap designated P.O.S.S., indicating the POINT OF BEGINNING, thence

South 28°04'00" East a distance of 124 feet along the solid right-of-way line to an iron pin, the TRUE POINT OF BEGINNING, thence

South 51°45'40" West a distance of 499.4 feet to an iron pin, thence

South 28°27'42" East a distance of 442.8 feet to an iron pin on the Northern right-of-way line of the Orchard Road, thence

South 51°45'40" East along the Northern right-of-way line of the Orchard Road a distance of 453.6 feet to a concrete right-of-way monument on said right-of-way line, thence

North 18°13'21" East a distance of 88 feet to a right-of-way monument on the Western right-of-way of the Orchard off ramp, thence

North 28°28'54" West along the Western right-of-way line of the Orchard off ramp, a distance of 389 feet to the TRUE POINT OF BEGINNING.

Parcel 3:

Parcel 3:

A tract of land consisting of a strip of land approximately 330 feet wide, bordered on one end by the Orchard Road boundary and on the other end by the Indian Creek Reservoir, assessment boundary and lands immediately West of the following line:

In the Southwest Quarter of Section 28, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, and the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the quarter corner common to said Sections 28 and 32, thence

South 89°37'50" East along the boundary line common to said Sections 28 and 32, a distance of 1635.03 feet to a right-of-way monument for Interstate Highway 84

the monument is marked station 1053+83 P.O.S.S., thence

South 30°47'00" East along the boundary of said Interstate right-of-way, a distance of 124.0 feet, thence

South 51°17'22" West, a distance of 492.18 feet to an iron pin set in concrete, thence

South 28°10'13" East, a distance of 437.95 feet to a 1/4" nail set in concrete, this point is on the Northeast boundary of the right-of-way for Orchard Road, thence

South 51°45'40" West along the Northeast boundary of said Orchard Road, a distance of 250.00 feet to the POINT OF BEGINNING, thence

North 30°23'07" West, a distance of 1983.0 feet to a point on the boundary for the Indian Creek Reservoir

Parcel 4:

Parcel 4:

The Northeast Quarter of the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

ALSO INCLUDING:

The Northeast Quarter of the Northeast Quarter lying North of Orchard Road and West of the Boise Slope Stop Parcel Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

ALSO INCLUDING:

The Southwest Quarter of the Southwest Quarter lying West of the Boise Slope Stop Parcel Section 29, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

AS SURVIVED LEGAL DESCRIPTIONS:

Parcel 4:

Parcel 4:

Located in the 51/2 of the SE1/4 of Section 29, and the NE1/2 of the NE1/4 of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a brass cap monument marking the north 1/4 corner of said Section 32, from which a brass cap monument marking the northeast corner of said Section 32 bears S89°47'23"E, 2849.81 feet, thence, along the west boundary of said 51/2 of the SE1/4,

A) N00°09'13"W, 354.92 feet, thence

B) N13°18'24"E, 214.28 feet to the southerly boundary of the Indian Creek Reservoir as described in Deed of Gift and Conveyance instrument No. 7541239, records of Ada County, Idaho, and the POINT OF BEGINNING, thence

continuing along said southerly boundary:

1) N13°18'24"E, 92.02 feet, thence

2) N7°34'30"E, 273.43 feet, thence

3) N8°24'18"E, 320.10 feet, thence

4) S79°42'28"E, 520.93 feet to the southeasterly right-of-way of Interstate 84, thence, leaving said southerly boundary, along said right-of-way the following course:

1) S38°15'07"E, 114.27 feet, thence

2) S38°15'07"E, 1210.36 feet to an Idaho Transportation Department brass cap monument, thence

thence, leaving said southerly right-of-way, along the north right-of-way of said Orchard Access Road, thence

8) S39°57'34"W, 1038.73 feet, from which an Idaho Transportation Department brass cap monument on the north right-of-way of Orchard Access Road bears S50°57'44"W, a distance of 223.53 feet, thence

9) N30°07'00"W, 2002.40 feet to the POINT OF BEGINNING.

Parcel 5:

Parcel 5:

Located in the 51/2 of the SE1/4 of Section 28, the NW1/4 of the NE1/4 of Section 32, and the NE1/4 of the NW1/4 of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a brass cap monument marking the north 1/4 corner of said Section 32, from which a brass cap monument marking the northeast corner of said Section 32 bears S89°47'23"E, 2849.81 feet, thence, along the west boundary of said 51/2 of the SE1/4,

A) N00°09'13"W, 354.92 feet to the southerly boundary of the Indian Creek Reservoir as described in Deed of Gift and Conveyance instrument No. 7541239, records of Ada County, Idaho, thence, along said boundary,

B) N13°18'24"E, 214.28 feet, thence, leaving said boundary:

1) S30°07'00"E, 2002.40 feet to the north right-of-way of Orchard Access Road, thence, along said right-of-way,

2) S51°57'54"W, 253.53 feet to an Idaho Transportation Department brass cap monument on the south boundary of said NW1/4 of the NE1/4, thence, along said south boundary:

3) N89°47'01"W, 858.20 feet to the southeast corner of said NE1/4 of the NW1/4 (corner north 1/8), thence, along the south boundary of said NE1/4 of the NW1/4,

4) N89°47'01"W, 1320.34 feet to the southeast corner of said NE1/4 of the NW1/4 (corner north 1/8), thence, along the west boundary of said NE1/4 of the NW1/4,

5) N00°10'07"E, 1222.80 feet to the northeast corner of said NE1/4 of the NW1/4 (corner north 1/8), thence, along the north boundary of said NE1/4 of the NW1/4,

6) S89°47'01"W, 1038.73 feet to an Idaho Transportation Department brass cap monument, thence, along said boundary,

7) S87°39'28"E, 165.81 feet, thence

8) N13°18'24"E, 15.00 feet to the north boundary of said NE1/4 of the NW1/4, thence, along said boundary,

9) S89°47'01"E, 14.00 feet to the POINT OF BEGINNING.

REVISIONS	DATE	REVISION DESCRIPTION
NO		

ADURRA
132 N. BRADSHAW AVE
BOISE, IDAHO 83702
208-442-8300 | WWW.ADURRA.COM

ALTA/INSPS LAND TITLE SURVEY
FOR BOISE PETROLEUM, LLC
LOCATED IN A PORTION OF THE 51/2 SE1/4 OF SECTION 28,
AND IN PORTIONS OF THE NW1/4 NE1/4 NW1/4 OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 4 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO



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 Mathew Weaver

November 09, 2023

BOISE PETROLEUM LLC
6869 S FEDERAL WAY
BOISE ID 83716

Re: Change in Ownership for Water Right No(s): **63-7571, 63-10372**

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)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/8/2023

Water Right 63-7571

Owner Type **Name and Address**
Current Owner BOISE PETROLEUM LLC
6869 S FEDERAL WAY
BOISE, ID 83716

Original Owner ROBERT L FRENCH
1308 W ROBINHOOD DR STE 14
STOCKTON, CA 95207
(208) 343-1367

Priority Date: 3/21/1972

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
COMMERCIAL	01/01	12/31	0.090 CFS	4.0 AF
	<u>Total Diversion</u>		0.090 CFS	4.0 AF

Source and Point(s) of Diversion:

GROUND WATER	SWSE	Sec. 29, Twp 01N, Rge 04E, ADA County
GROUND WATER	NENE	Sec. 32, Twp 01N, Rge 04E, ADA County
GROUND WATER	SWSE	Sec. 29, Twp 01N, Rge 04E, ADA County
GROUND WATER	NWNE	Sec. 32, Twp 01N, Rge 04E, ADA County

Place Of Use:

COMMERCIAL within ADA County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE					
01N	04E	29															X	X	
01N	04E	32	X	X															

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. Commercial use is for a restaurant, showers, restrooms, store, and repair facility known as Boise Stage Stop.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/8/2023

- | | | |
|----|-----|--|
| 3. | 046 | Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code. |
| 4. | WB4 | The total instantaneous diversion of water from all points of diversion under Rights 63-7571 and 63-10372 shall not exceed 0.20 cfs, nor total combined annual volume of 20.7 af. |
| 5. | T17 | Prior to diversion of water under this approval, the right holder shall provide a means of measurement acceptable to the Department from all authorized points of diversion which will allow determination of the total rate of diversion. |
| 6. | T07 | The right holder shall accomplish the change authorized by Transfer No. 70330 within one (1) year of the date of this approval. |
| 7. | T08 | Failure of the right holder to comply with the conditions of Transfer No. 70330 is cause for the Director to rescind approval of the transfer. |

Dates and Other Information:

Decreed Date: 4/3/2009

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Water District Number: 161

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

11/8/2023

63-10372

IDAHO DEPARTMENT OF WATER RESOURCES
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IRRIGATION within ADA 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	
01N	04E	29															0.3	0.2	0.5
01N	04E	32	0.3	0.2															0.5
POU Total Acres: 1.0																			

FIRE PROTECTION within ADA 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	
01N	04E	29															X	X	
01N	04E	32	X	X															

Conditions of Approval:

- Commercial use is for a restaurant, showers, restrooms, store, truck wash, and repair facility known as Boise Stage Stop.
- WB4 The total instantaneous diversion of water from all points of diversion under Rights 63-10372 and 63-7571 shall not exceed 0.20 cfs, nor total combined annual volume of 20.7 af.
- WB5 Domestic use is for 2 homes and does not include lawn, garden, landscape, or other types of irrigation.
- 077 Water shall not be diverted for fire protection use under this right except to fight or repel an existing fire.
- 046 Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code.
- R68 This right when combined with all other rights shall provide no more than 0.03 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the lands above.
- T07 The right holder shall accomplish the change authorized by this transfer within one (1) year of the date of this approval.
- 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.
- T09 Approval of this transfer does not preclude the opportunity for review of the validity of this water right in the ongoing Snake River Basin Adjudication.
- T17 Prior to diversion of water under this approval, the right holder shall provide a means of measurement acceptable to the Department from all authorized points of diversion which will allow determination of the total rate of diversion.

Dates and Other Information:

Licensed Date: 11/2/2001
Water District Number: 161
Generic Max Rate Per Acre: 0.020
Generic Max Volume Per Acre: 4.0
Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
0.200	20.7	1.0	63-7571 ,63-10372

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/8/2023

SubCase:

N/A

Water Supply Bank:

N/A