

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

<u>6869 S Federal Way</u>	<u>Boise</u>	<u>ID</u>	<u>83716</u>
Mailing address	City	State	Zip
<u>503-302-4866</u>	<u>chevron3745@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: 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.
- 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 # 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.

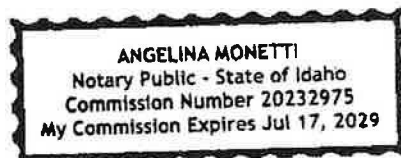
State of Idaho } ss.
County of Ada }

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



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.

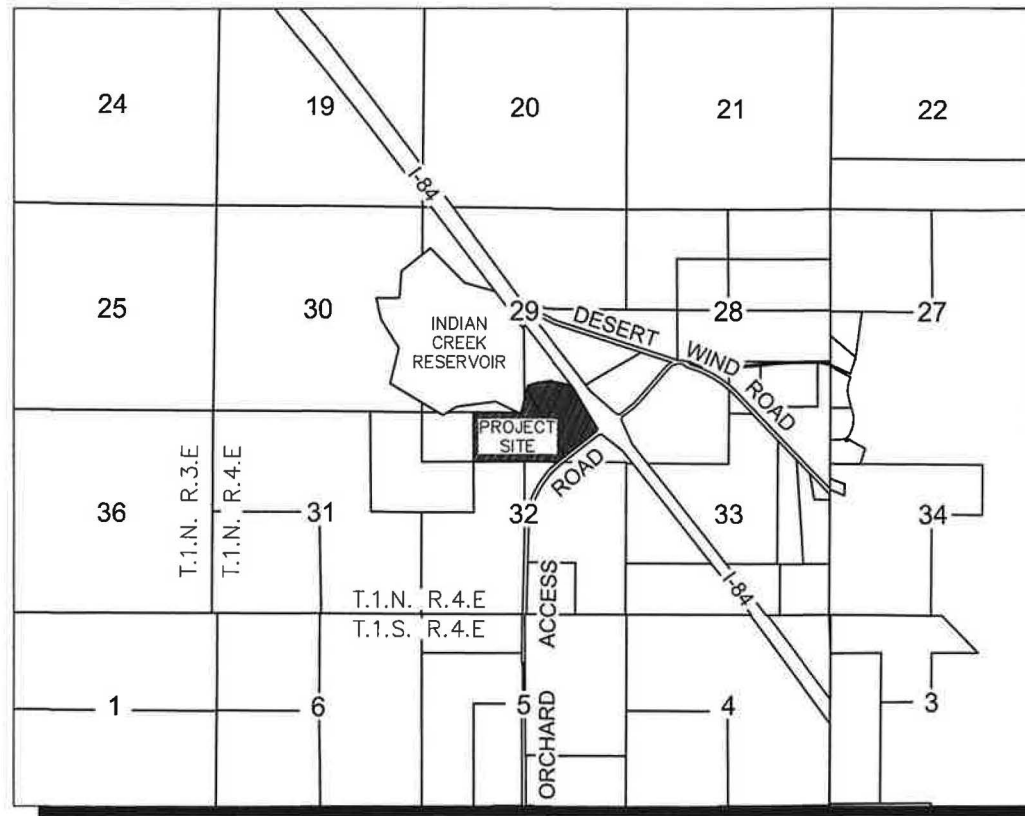
Parcel B:

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'

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

NOTES

1. This ALTA/NSP are contained existing conditi
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

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:

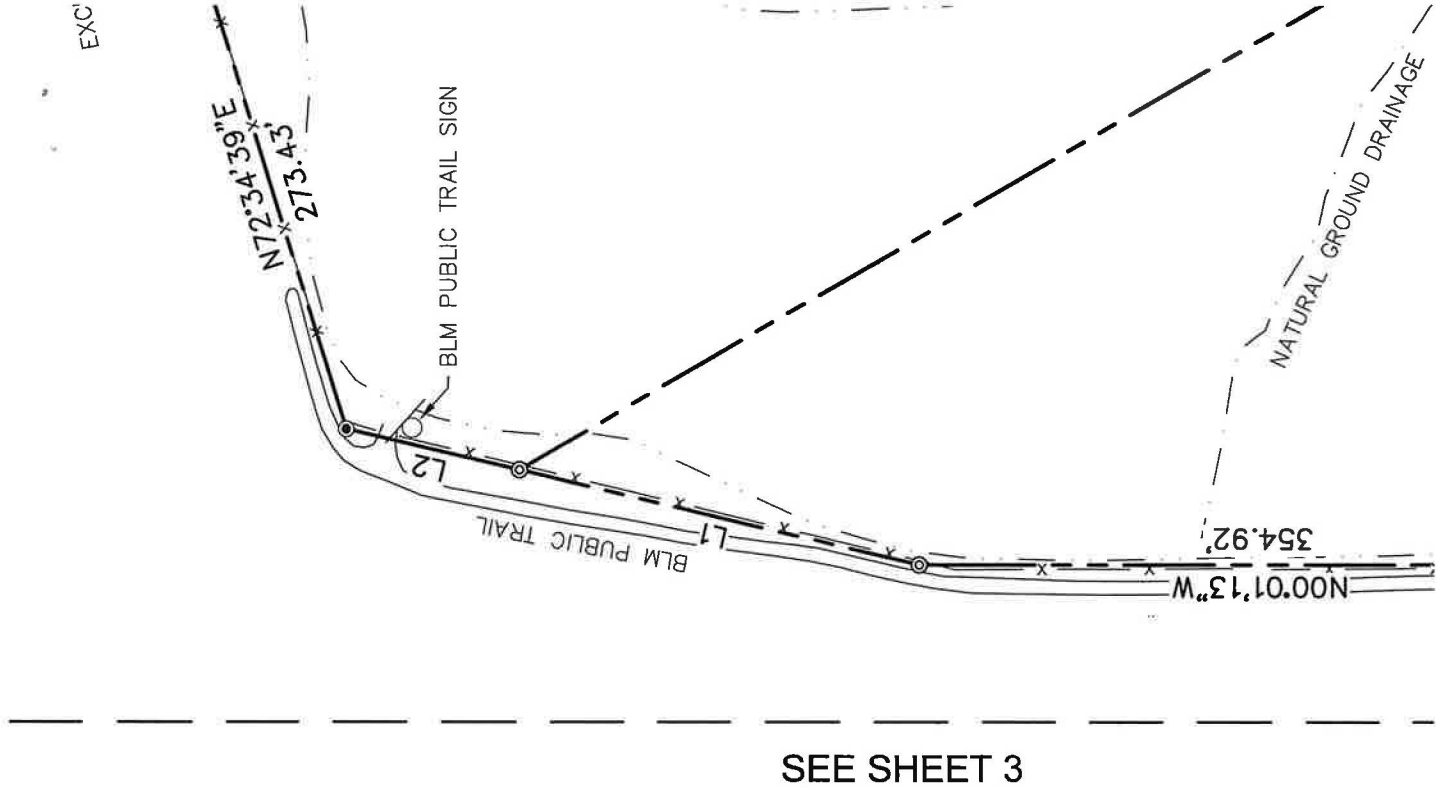
Umpqua Bank, its successors and/or assigns

3. The estate or interest in the Land at the Commitment Date is:
Fee Simple

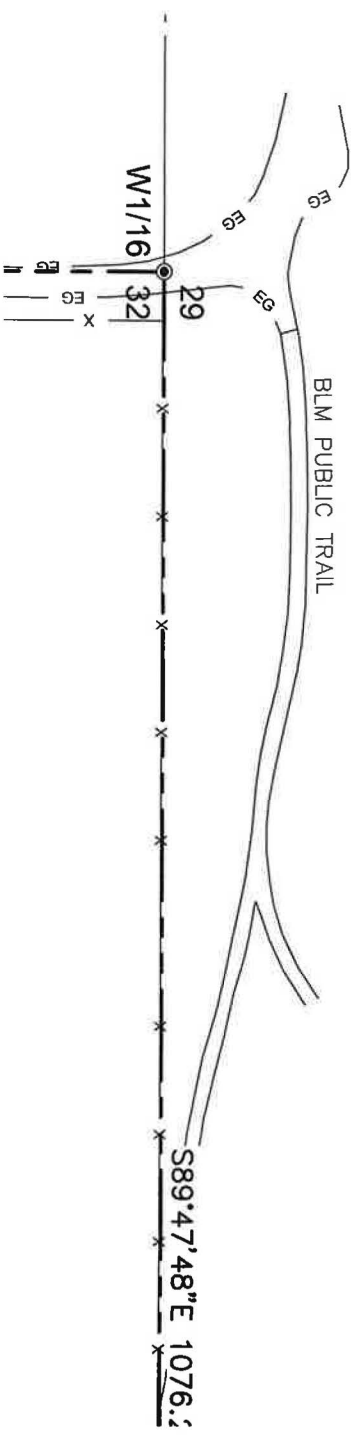
4. The Title is, at the Commitment Date, vested in:
Robert L. French, trustee, or any successors in trust, under the Robert L. Fr.
dated March 16, 2001, and any amendments thereto

5. The Land is described as follows:

See Attached Exhibit "A"



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





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

<u>Owner Type</u>	<u>Name and Address</u>
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

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<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	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

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/8/2023

Water Right 63-10372

<u>Owner Type</u>	<u>Name and Address</u>
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: 7/28/1986

Basis: License

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/15	11/15	0.020 CFS	4.0 AF
COMMERCIAL	01/01	12/31	0.040 CFS	11.5 AF
DOMESTIC	01/01	12/31	0.040 CFS	1.2 AF
FIRE PROTECTION	01/01	12/31	0.200 CFS	
	<u>Total Diversion</u>		0.200 CFS	16.7 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

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	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															

DOMESTIC within ADA County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	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															

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/8/2023

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:

1. Commercial use is for a restaurant, showers, restrooms, store, truck wash, and repair facility known as Boise Stage Stop.
2. 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.
3. WB5 Domestic use is for 2 homes and does not include lawn, garden, landscape, or other types of irrigation.
4. 077 Water shall not be diverted for fire protection use under this right except to fight or repel an existing fire.
5. 046 Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code.
6. 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.
7. T07 The right holder shall accomplish the change authorized by this transfer within one (1) year of the date of this approval.
8. 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.
9. 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.
10. 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