

RECEIVED

MAR 06 2023

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FEB 27 2023

DEPARTMENT OF
WATER RESOURCESDEPT OF WATER RESOURCES
SOUTHERN REGIONSTATE OF IDAHO
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?
See Attachment A	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: Picabo Livestock Company Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Picabo Brewing Company LLC
New owner(s) as listed on the conveyance document

P.O. Box 675

Mailing address

(952) 334-4502

Telephone

Picabo

City

fctonnemaker@gmail.com

Email

Name connector ☐ and ☐ or

ID

83348

State

Zip

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

SUPPORT DATA

IN FILE # 37-22

8. Signature: [Signature] MANAGER 2/21/23
Signature of new owner/claimant Title, if applicable Date
FRANK C. Tonnemaker
Print name

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

Print name

Received by SG Date 2/27/2023 For IDWR Office Use Only: Receipt No. 5039679 Receipt Amt. \$1,800.00
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 _____

Attachment A: Water Right List for Ownership Change
Picabo Livestock Company Inc to Picabo Brewing Company LLC
February 21, 2023

This list represents rights conveyed by deed that were not included in the first ownership change, January 2023

Right No.	Split?	Leased to WSB?
37-22	Yes	No
37-186	Yes	No
37-187	Yes	No
37-189	Yes	No
37-213	Yes	No
37-333	Yes	No
37-351A	Yes	No
37-352A	Yes	No
37-377	Yes	No
37-378	Yes	No
37-695	Yes	No
37-942	Yes	No
37-2405	Yes	No
37-11892	Yes	No
37-11898	Yes	No
37-11903	Yes	No
37-11911	Yes	No
37-11914	Yes	No

Attachment B. Split Table for Picabo Livestock Company Inc to Picabo Brewing Company - All Rights Conveyed by Deed

This table represents two ownership changes, one in January 2023 and one in February 2023

Split ratio (12/2711.3): 0.004426

Right No.*	Original Parent Rights					Picabo Brewing Co. (split)			Picabo Livestock (remainder)		
	Priority Date	Rate	Total Ac	Ac Limit	Volume	Rate	Ac Limit	Vol	Rate	Ac Limit	Vol
37-21	9/1/1887	5.600	3,037.4	280.0		0.025	1.2		5.575	278.8	
37-22	6/17/1899	1.000	3,037.4	50.0		0.004	0.2		0.996	49.8	
37-186	7/1/1886	0.400	3,037.4	20.0		0.002	0.1		0.398	19.9	
37-187	11/1/1892	1.600	3,037.4	80.0		0.007	0.4		1.593	79.6	
37-189	4/1/1899	1.800	3,037.4	90.0		0.008	0.4		1.792	89.6	
37-213	4/1/1885	1.600	3,037.4	80.0		0.007	0.4		1.593	79.6	
37-215D	3/31/1877	4.000	3,037.4	200.0		0.018	0.9		3.982	199.1	
37-333	11/1/1889	1.600	3,037.4	80.0		0.007	0.4		1.593	79.6	
37-351A	6/1/1886	0.250	3,037.4	12.5		0.001	0.1		0.249	12.4	
37-352A	6/15/1887	0.600	3,037.4	30.0		0.003	0.1		0.597	29.9	
37-377	4/1/1888	0.800	3,037.4	40.0		0.004	0.2		0.796	39.8	
37-378	6/15/1888	2.000	3,037.4	100.0		0.009	0.4		1.991	99.6	
37-695	4/1/1889	1.200	3,037.4	60.0		0.005	0.3		1.195	59.7	
37-942	8/1/1917	5.000	3,037.4	250.0		0.022	1.1		4.978	248.9	
37-2405	2/9/1920	4.000	3,037.4	2,216.0		0.018	9.8		3.982	2,206.2	
37-11892	4/1/1887	3.300	3,037.4	165.0		0.015	0.7		3.285	164.3	
37-11898	6/1/1889	1.540	3,037.4	77.0		0.007	0.3		1.533	76.7	
37-11900	4/1/1890	14.000	3,037.4	700.0		0.062	3.1		13.938	696.9	
37-11903	6/1/1893	2.800	3,037.4	140.0		0.012	0.6		2.788	139.4	
37-20609	9/1/1883	19.690	3,037.4	984.5		0.087	4.4		19.603	980.1	
37-2627A (GW)	12/9/1959	10.650	3,037.4	2,496.3	3,865.7	0.047	11.0	17.1	10.603	2,485.3	3,848.6
37-11911 (GW)	7/28/1959	6.180	3,037.4	340.0	1,190.0	0.027	1.5	5.3	6.153	338.5	1,184.7
37-11914 (GW)	5/1/1972	6.180	3,037.4	967.0	257.0	0.027	4.3	1.1	6.153	962.7	255.9
Totals (w/ comb. Limits)		72.780		2,711.3		0.322	12.0		72.458	2699.3	

* Bold = split off in first ownership change, January 2023.

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: Blaine County Title, Inc. P.O. Box 3176 Ketchum, ID 83340 Order #1820753	Instrument # 651323 HAILEY, BLAINE, IDAHO 04-24-2018 8:09:56 AM No. of Pages: 7 Recorded for: BLAINE COUNTY TITLE JOLYNN DRAGE Fee: \$15.00 Ex-Officio Recorder Deputy: JB Electronically Recorded by Simplifile
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(Space Above This Line For Recorder's Use)

WARRANTY DEED

FOR VALUE RECEIVED

PICABO LIVESTOCK COMPANY INC., an Idaho corporation

GRANTOR does hereby GRANT, BARGAIN, SELL and CONVEY unto

PICABO BREWING COMPANY LLC, an Idaho limited liability company

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

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

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

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

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

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

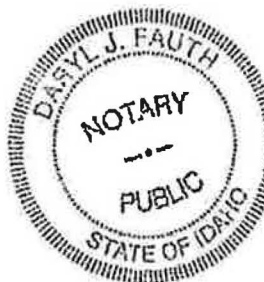
Dated: April 13 2018

PICABO LIVESTOCK COMPANY, INC., an
Idaho corporation

By: Nick Purdy
Nick Purdy, President

State of Idaho)
County of Blaine) ss.

On this 13th day of April, 2018, before me, a Notary Public in and for said State, personally appeared NICK PURDY, known or identified to me to be the President of Picabo Livestock Company, Inc., the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



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

Exhibit A
(legal description attached)

Exhibit B

Water Rights

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

GALENA ENGINEERING, INC.

CIVIL ENGINEERING & LAND SURVEYING

Legal Description of Parcels of Land within South Picabo Townsite Replat

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

Lot 6A, 7A, 8A, 9A, Block 10, South Picabo Townsite Replat
Lots 1A, 2A, 3A, 4A, 5A, Parcel B, Block 15, South Picabo Townsite Replat
AND

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

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

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

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

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

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

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

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

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

GALENA ENGINEERING, INC.

CIVIL ENGINEERING & LAND SURVEYING

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

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

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

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

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

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

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

Thence continuing along the Northwesterly Right of Way of Fourth Street, N 19°22'10" E, 54.46 feet, to a 5/8" rebar by PLS 9561;

Thence S 70°37'50" E, 60.00 feet, to the TRUE POINT OF BEGINNING:

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

End of Description



JULY 2008

BLAINE COUNTY
OS MONTANA
PM513





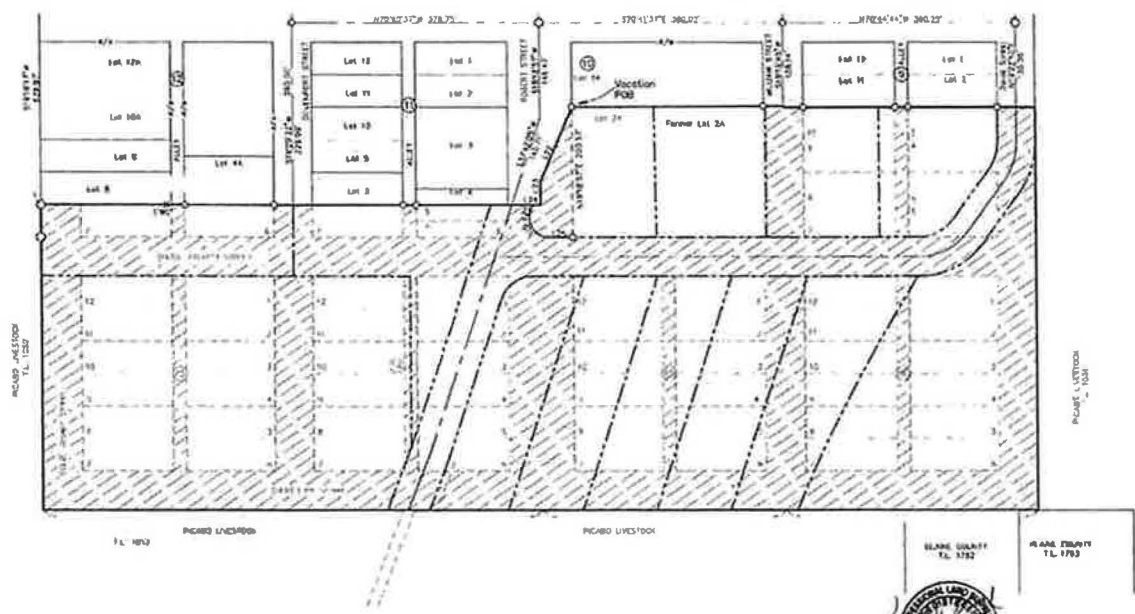
SCALE: 1" = 100'

A LOT LINE SHIFT PLAT SHOWING
SOUTH PICABO TOWNSITE REPLAT
WHEREIN LOT LINES ARE SHIFTED AS SHOWN
LOCATED WITHIN
SECTION 27, T.1S., R.20E., B.M., BLAINE COUNTY, IDAHO
JULY 2008



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENTS	DELTA	CHORD
C11	56.75'	30.00'	41.50'	100°23'33"	48.88'
CHORD DIRECTION: S 18°29'41" E					
LINE TABLE					
LINE	LENGTH	BEARING			
L22	125.67'	S 42°55'40" W			
L23	35.70'	S 19°18'37" W			
L24	12.27'	N 70°40'37" W			
L25	11.10'	S 37°42'00" W			
L26	37.80'	S 30°41'32" E			

AREAS BEING VACATED BY THIS PLAT ARE SHOWN AS HATCHED BELOW



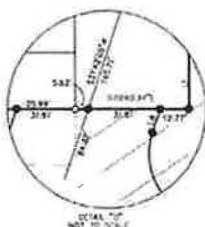
SEE SHEET 3 OF 5 FOR LEGEND AND NOTES



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

SOUTH PICABO TOWNSITE REPLAT
GALLAGHER ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 2 OF 5
JOB NO. 4424-07

A graphic scale bar labeled "SCALE IN FEET" with markings at 100, 50, 0, 100, 200, and 300 feet.



Public Right-of-way To Be Voted

CURVE		CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	CHORD DISTANCE
C1	65.50	100.00	34.24	37.53	64.77	N 381°45'45"E
C2	61.40	227.00	45.24	217.00	90.48	S 55°59'12"E
C3	84.84	100.00	51.40	64.24	91.43	N 82°00'54"E
C4	85.87	130.00	64.46	78.53	81.43	S 84°1°46"E
C5	80.72	227.00	45.24	217.00	90.48	S 55°59'12"E
C6	123.45	130.00	66.87	54.24	118.86	N 82°00'54"E
C7	68.15	32.00	23.94	34.24	65.37	S 30°1°46"E
C8	91.48	2300.00	45.84	217.00	91.45	S 55°59'12"E
C9	68.47	32.00	35.84	34.24	64.00	N 82°00'54"E
C10	456.34	2000.00	308.70	100.00	825.83	S 1°15'45"E
C11	44.56	34.00	14.56	34.24	44.56	S 1°15'45"E
C12	62.49	50.00	36.07	71.24	54.50	S 1°15'45"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.28	N 19°33'31" E
L2	125.67	N 82°45'40" E
L3	20.00	S 70°35'28" E
L4	20.00	S 70°17'18" E
L5	11.10	S 57°27'09" W
L6	20.00	S 29°33'28" E
L7	20.00	S 70°46'31" E
L8	20.00	S 70°47'15" E
L9	1.93	N 19°33'45" E
L10	20.00	N 70°47'15" W
L11	20.00	S 71°05'21" E
L12	20.00	S 71°37'19" E
L13	54.41	N 19°27'42" E
L14	20.00	S 70°28'16" E
L15	20.00	S 70°46'31" E



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

CERTIFICATE OF OWNERSHIP

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

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

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

Beginning at a 5/8" rebar, PLS 1028 marking the southwest corner of Lot 8, Block 12, as shown on the Plat of the Replat of Block 4, Lot 13-Block 5, Lot 7A thru 12-Block 12, Lot 8, 9, 10, 11, A 12 recorded as instrument 436548, Blaine County Records, also being a point on the westerly line of the Picabo Townsite and proceeding South 70°29'53" East, 200.00 feet along the south line of said Lot 8, to the southeast corner of said Lot 8;
thence South 70°17'18" East, 20.00 feet to a 1/2" rebar, PLS 1028 marking the southeast corner of Lot 4A, Block 12, Picabo Townsite;
thence South 70°41'47" East, 140.08 feet to a 1/2" rebar, PLS 1028 marking the southeast corner of Lot 4A, Block 12, Picabo Townsite;
thence South 70°40'02" East, 30.00 feet to a point on the centerline of Devonport Street; thence South 70°40'02" East, 30.00 feet to the southwest corner of Lot 8, Block 11;
thence South 70°40'37" East, along the south line of said Lot 8, 139.94 feet to the southeast corner of said Lot 8;
thence South 70°40'37" East, 20.00 feet to the southwest corner of Lot 4, Block 11;
thence South 70°40'37" East, along the south line of said Lot 4, 189.94 feet;
thence North 19°18'57" East, 35.28 feet;
thence North 42°45'40" East, 125.67 feet to a 1/2" rebar, LS 792 marking the southwest corner of Lot 1A, Block 10 Picabo Townsite;
thence South 70°56'32" East, 300.00 feet along the south line of said Lot 1A to a 1/2" rebar, LS 792 marking the southeast corner of said Lot 1A;
thence South 70°40'15" East, 30.00 feet, thence South 19°19'45" West, 1.86 feet;
thence South 70°41'15" East, 30.00 feet to a 1/2" rebar, PLS 9561 marking the southwest corner of Lot 11, Block 9, Picabo Townsite;
thence South 70°46'37" East, 140.08 feet to a 1/2" rebar, LS 907 marking the southeast corner of said Lot 11;
thence South 71°05'20" East, 20.00 feet to a 1/2" rebar marking the southwest corner of Lot 2, Block 9, Picabo Townsite;
thence South 70°43'38" East, 140.08 feet to a 1/2" rebar, LS 907 marking the southeast corner of said Lot 2;
thence South 70°37'50" East, 60.00 feet to a point on the easterly right-of-way line of David Street also being the easterly line of the Picabo Townsite;
thence the following two (2) courses along said easterly line: South 19°22'10" West, 229.95 feet and South 19°19'45" West, 369.94 feet to the southeast corner of the Picabo Townsite;
thence the following three (3) courses along the southerly line of the Picabo Townsite: North 70°44'48" West, 369.97 feet, North 70°41'35" West, 379.86 feet, and North 70°40'37" West, 770.09 feet to the southwest corner of the Picabo Townsite;
thence North 19°19'17" East, 470.00 feet along the westerly line of the Picabo Townsite to the Point of Beginning.

Containing 19.21 acres (836,677 square feet), more or less, as determined by computer methods

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

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

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

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

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Blaine

On this 23rd day of July, 2008, before me, a Notary Public in and for said State, personally appeared Leonard N. Purdy, Jr., known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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



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

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Beginning at a 1/2" rebar, marking the northwesterly corner of Lot 2A, Block 10, Picabo Townsite and proceeding South 72°45'40" West, 125.67 feet to a point on the extension of the centerline of Robert Street;
thence South 18°18'57" West, 35.28 feet along the extension of Robert Street,
thence North 70°40'37" West, 12.77 feet;
thence South 37°43'05" West, 11.10 feet to the beginning of curve to the left, having a radius of 300.00 feet; thence southeasterly along said curve, through a central angle of 156°23'42", arc length of 56.76 feet and a long chord of South 16°29'46" East, 48.66 feet;
thence South 70°41'37" East, 37.80 feet to a 1/2" rebar marking the southwest corner of the aforementioned Lot 2A;
thence North 19°16'57" East, 200.57 feet to the Point of Beginning.

Has caused the same to be VACATED.

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

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Blaine

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

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



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

SOUTH PICABO TOWNSITE REPLAT

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

SURVEYOR'S CERTIFICATION

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



BLAINE COUNTY SURVEYOR'S APPROVAL

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

Jim W. Koanoe
Blaine County Surveyor

BLAINE COUNTY PLANNING AND ZONING APPROVAL

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

TOM TIETZSCH
Administrator

BLAINE COUNTY COMMISSIONERS APPROVAL

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

Tom Brown
Chairman

BLAINE COUNTY TREASURER'S APPROVAL

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

Heidi A. Dinkley
Blaine County Treasurer

BLAINE COUNTY RECORDER'S CERTIFICATE

Instrument # 590276
JULIE E. BLAIR, Clerk
6-2-2008 47 12:25 PM of Page 2
Recorded by CALSIS SYSTEMS
JULIE E. BLAIR
6-2-2008 47 12:25 PM
6-2-2008 47 12:25 PM

SOUTH PICABO TOWNSITE REPLAT

Calena Engineering, Inc.
Ketchum, Idaho
Sheet 5 of 5
Job No. 4424 07





BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

RECEIVED

FEB 27 2023

DEPT OF WATER RESOURCES
SOUTHERN REGION

RECEIVED

MAR 06 2023

DEPARTMENT OF
WATER RESOURCES

February 24, 2023

Mr. Corey Skinner, P.E.
Idaho Department of Water Resources
650 Addison Ave W, Ste 500
Twin Falls, ID 83301-5858

Re: Transfer application – Picabo Livestock Inc.
Ownership Change #2 – Picabo Livestock to Picabo Brewing

Dear Corey:

Enclosed please find an application for transfer which seeks to add points of diversion to surface and groundwater rights held by Picabo Livestock Inc. On the surface rights, one POD will be added for a new pump station on Silver Creek at Picabo Road, and right 37-376D (historically diverted there) will be incorporated into the permissible place of use. On the groundwater rights, points of injection and redirection will be added to codify the longstanding practice of conveying groundwater downstream in Silver Creek to increase system efficiency and keep a greater quantity of water in the stream. For all rights, the permissible place of use will be slightly modified to agree with actual irrigable area on the ground.

Related to this transfer is the conveyance of 12 acres of the Picabo Townsite plat, along with a proportional share of the 23 applicable water rights, to Picabo Brewing Company LLC. The Department processed an ownership change and water right split in January 2023, but only the four largest surface rights and the largest groundwater right were included (apparently the remaining 18 rights were to be abandoned). Upon further consideration, the owner has determined that abandonment is not desired and all rights should be split according to the deed, i.e. a proportional share of all 23 rights. In speaking with you earlier I understand the Department is able to do this and properly track the very small diversion rate amounts. Toward this end, enclosed is an ownership change form for the 18 rights not included in the previous filing.

In reviewing the previous ownership change, I came across what appear to be mathematical errors in calculating the split portion rates and acres. Please refer to the split worksheet included as Attachment B to the present ownership change. This worksheet I believe shows the correct split portions and remaining portions (rate to the nearest 0.001 cfs and acres to the nearest 0.1 acres).

CHARLES E.
BROCKWAY,
PH.D., P.E.

CHARLES G.
BROCKWAY,
PH.D., P.E.

2016 NORTH
WASHINGTON
STREET • SUITE 4

TWIN FALLS,
IDAHO 83301

208•736•8543

FAX: 736•8506

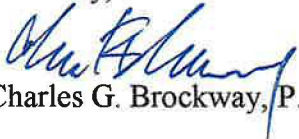
It also appears that the parent right acreage limit in condition X27 was improperly carried over to the split portions. For example, 37-23408 (split from 37-21) still shows an acreage limit of 280 acres in the condition X27.

I would also like to discuss the inclusion of conditions X35 and 192, which yoke together all parent rights with the split portions in terms of combined diversion rates. It seems that the splits could be cleanly separated from the parents by including a proportional combined-use diversion rate limit for each. This may be the better way to go for the long term.

Regarding fees, enclosed is Brockway Engineering check #17333 In the amount of \$4,140 for the 73.46 cfs under the Picabo Livestock transfer. The owner of the 12 acres, Mr. Frank Tonnemaker, will be submitting a check shortly for \$1,800 to cover the filing fee for the ownership change.

I would like to make my usual plea for a reduction in fees for the transfer application. Since the application merely seeks to add points of diversion and slightly change the PPU, the rate-based fee seems exorbitant. If there is any opportunity available for fee relief, please let me know.

Cordially,



Charles G. Brockway, P.E.

Enc. Transfer application and supporting documentation
 Ownership change and supporting documentation

Cc: Nick Purdy
 Frank Tonnemaker (ownership change only)