



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

February 24, 2025

HAMILTON PLACE COMMUNITY INC
5469 SE HARVEST CIR
MOUNTAIN HOME ID 83647-6308

RE: Change in Ownership for Water Right No(s): 61-07272

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on September 16, 2024 for the above referenced water rights. The Notice could not be processed because we did not receive the proper supporting documentation.

On September 26, 2024, November 06, 2024 and December 12, 2024 the Department requested the required information from you. As of the date of this letter, the Department has not received the required information.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$25 has been requested and will be mailed to CREEK RIDGE SERVICES LLC under separate cover from the Idaho State Controller's Office. You may re-submit a new Notice with the appropriate documents and fees.

If you have any questions regarding this matter, please contact me at (208)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

c: HAMILTON PARK ASSOCIATES LLC

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/21/2025

Water Right 61-7272

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	HAMILTON PARK ASSOCIATES LLC PO BOX 2782 BOISE, ID 83701-2782
Original Owner	ROBERT V BROWN RT 1 BOX 783 MOUNTAIN HOME, ID 83647
Original Owner	B L TUCKER RT 1 BOX 782 MOUNTAIN HOME, ID 83647 (208) 587-9712
Original Owner	DORIS CORRINE CHRIST PO BOX 1245 MOUNTAIN HOME, ID 83647 (208) 587-4475
Original Owner	GLADYS N BROWN RT 1 BOX 783 MOUNTAIN HOME, ID 83647
Previous Owner	JAMES WILLIAM MC KNIGHT JR 10665 WALBANY CT BOISE, ID 83713 (208) 377-1018
Previous Owner	BEMA LLC 4625 PORSCHE WAY BOISE, ID 83713 (208) 658-5337
Previous Owner	MARTHA ANN MC KNIGHT 10665 WALBANY CT BOISE, ID 83713 (208) 377-1018
Previous Owner	DENNIS STROTH 4172 HENSLEY CIRCLE EL DORADO HILLS, CA 95762

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/21/2025

Previous Owner TONY STATHOS
4172 HENSLEY CIRCLE
EL DORADO HILLS, CA 95762

Priority Date: 6/29/1976

Basis: Decreed

Status: Active

Source

GROUND WATER

Tributary

Beneficial Use

IRRIGATION
COMMERCIAL

From

4/01

To

10/31

Diversion Rate

0.160 CFS

Volume

36.0 AF

1/01

12/31

0.240 CFS

18.0 AF

Total Diversion

0.240 CFS

54.0 AF

Source and Point(s) of Diversion:

GROUND WATER

L4(SWSW)

Sec. 7, Twp 04S, Rge 07E, ELMORE County

Place Of Use:

IRRIGATION within ELMORE 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	
04S	07E	7											8.0						8.0
														L4					

POU Total Acres: 8.0

COMMERCIAL within ELMORE 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	
04S	07E	7											X						
														L4					

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 30 TRAILER HOMES THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 15 AND MAY CONTINUE TO AS LATE AS NOVEMBER 15, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE APRIL 1 AND AFTER OCTOBER 31 UNDER THIS REMARK IS

Proof Report

3. C15 SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED
EARLY OR LATE IRRIGATION USE AND A PRIORITY DATE EARLIER THAN
THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.
THE FOLLOWING WATER RIGHTS FROM THE FOLLOWING SOURCES OF
WATER IN BASIN 61 SHALL BE ADMINISTERED SEPARATELY FROM ALL
OTHER WATER RIGHTS IN BASIN 61: WATER RIGHT NO. SOURCE
NONE NONE THE FOLLOWING WATER RIGHTS FROM THE
FOLLOWING SOURCES OF WATER IN BASIN 61 SHALL BE
ADMINISTERED SEPARATELY FROM ALL OTHER WATER RIGHTS IN THE
SNAKE RIVER BASIN: WATER RIGHT NO. SOURCE NONE NONE
ALL WATER RIGHTS WITHIN BASIN 61 ARE FROM CONNECTED
SOURCES OF WATER IN THE SNAKE RIVER BASIN AND SHALL BE
ADMINISTERED CONJUNCTIVELY.

Dates and Other Information:

Decreed Date: 10/26/2000

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Owner Name Connector: AND

Water District Number: 161

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

SEP 16 2024

DEPARTMENT OF
WATER RESOURCES

STATE 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?
61-7272	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: Hamilton Park Associates LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Hamilton place community inc.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

5469 SE Harvest circle
Mailing address

Mountain Home ID 83647
City State Zip

208 473-6832
Telephone

d.hamiltonplacecommunity@gmail.com
Email

COPY

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: 8/15/2024

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

7. This form must be signed and submitted with the following **REQUIRED** items:

- ☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
o \$25 per undivided water right.
o \$100 per split water right.
o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Bryan president 8/8/2024
Signature of new owner/claimant Title, if applicable Date

Bart Shanahan
Print name

Signature: Clara Kornish Secretary 9/11/2024
Signature of new owner/claimant Title, if applicable Date

Print name

For IDWR Office Use Only:

Received by: KM Date: 9.16.24 Receipt No. C118871 Receipt Amt. \$25.00

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: _____

RECEIVED

NOV 22 2024

DEPARTMENT OF
WATER RESOURCES

ARTICLES OF INCORPORATION
of
Hamilton Place Community, Inc.

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned, for the purpose of forming a nonprofit corporation under the laws of the State of Idaho, in compliance with the provisions of Title 30, Chapter 30, Idaho Code, does hereby declare and adopt the following Articles of Incorporation:

I. NAME: The name of the corporation shall be Hamilton Place Community, Inc. (the "Corporation").

II. PURPOSE: This Corporation is formed on a nonprofit basis for the purpose of acquiring, producing, building, operating, furnishing, exchanging, or distributing manufactured housing in a manufactured housing park and services primarily associated therewith for the benefit of its members who are ultimate consumers.

III. NONPROFIT: This Corporation shall be a nonprofit, membership corporation.

IV. TERM: The term of existence of the Corporation shall be perpetual.

V. LOCATION: The location and address of the principal office of the Corporation shall be 5469 SE Harvest Circle Mountain Home, Idaho 83647.

VI. REGISTERED AGENT: The name and address of the initial registered agent of the Corporation is as follows: Holly Apsley, LEAP Housing 670 E Riverpark Ln. Suite #170 Boise, ID 83706.

VII. THE MAILING ADDRESS of the Corporation shall be as follows: 5469 SE Harvest Circle Mountain Home, Idaho 83647.

VIII. INCORPORATOR: The name and address of all of the incorporators of the Corporation is

Barry Shanahan 5469 SE Harvest Circle Mountain Home ID 83647

Raymond Olson 5470 SE Produce Way Mountain Home ID 83647

Melissa Kisely 5514 SE Harvest Circle Mountain Home ID 83647

Clara Komish 5467 SE Harvest Circle Mountain Home ID 83647

IX. **INITIAL BOARD OF DIRECTORS:** The affairs of this Corporation shall be managed by a Board of five (5) Directors, who shall be members of the Corporation. The number of directors may be changed by amendment of the Bylaws of the Corporation, but in no event shall the number be less than five (5). The names and addresses of the initial directors who shall manage the affairs of the Corporation for the first year, unless sooner changed by the members, are as follows:

1. Barry Shanahan - 5469 SE Harvest Circle Mountain Home ID 83647
2. Ray Olson - 5470 SE Produce Way Mountain Home ID 83647
3. Clara Kornish - 5467 SE Harvest Circle Mountain Home ID 83647
4. Melissa Kisely - 5514 SE Harvest Circle Mountain Home ID 83647
5. Juanita Castillo - 5561 SE Produce Way Mountain Home ID 83647

X. **MEMBERS:** The Corporation shall have voting members. A Member shall own and reside in a manufactured housing unit (herein after referred to as the "Home") in the Community and any spouse or partner who has signed an Occupancy Agreement and the other additional adult occupants listed on the Occupancy Agreement. A person is seen as owning or co-owning a Home if they own the Home directly or through their "living" or "Grantor" trust. A "Grantor" or "living" their lifetime.

"Ownership" of a home shall include persons who own or co-own or are purchasing a home under a lease purchase or contract of sale, which is current and in good standing, or is brought into good standing by agreement acceptable to the Board of Directors, and where the home buyer has some established equity in the home.

A Member is in good standing with the Corporation. A "Member in good standing" is a Member whose lot rent and Membership Fees are current or have been agreed upon in writing and are satisfactory to the Board of Directors to bring these rents and fees current.

A Member is willing to accept Membership responsibilities, including, but not limited to, voluntary participation in the governance of the Corporation and in the operation of the community.

X. **NO SHARES:** This Corporation is organized without shares and the number of the membership shall not exceed the total number of manufactured housing lots in the manufactured housing community owned by the corporation.

XI. **VOTING RIGHTS:** The Corporation, through its board, shall be authorized to issue up to two (2) classes of voting membership:

(1) Members shall be entitled to one vote per household regardless of the number of occupants of the home. When more than one member holds an interest in any manufactured home, all such persons shall hold one member interest per household. In no event shall more than one vote be cast with respect to any Home as defined in the Bylaws.

(2) One Patron Member shall be entitled to vote as further defined in the Bylaws.

XII. **PROPERTY RIGHTS:** The property rights of members shall be equal with respect to

their membership interest. All other property interests will be determined by occupancy or leasehold agreements.

XIII. **MAXIMUM MEMBER CAPITAL:** The maximum percentage of capital which may be owned or controlled by any member, shall be the percentage of the membership fees owned by them in relation to the total of membership fees in the cooperative; each member shall be limited to a single membership interest.

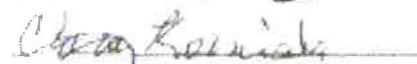
XIV. **DISSOLUTION:** The Corporation may be dissolved at any regular meeting, or any special meeting of the Corporation called for that purpose, by the affirmative votes of not less than three-fourths (3/4) of the members. The Corporation shall give notice of such meeting in accordance with Idaho Code, Title 30, Chapter 30, or the same may from time to time be amended. Upon dissolution of the Corporation, other than incident to a merger or consolidation, the real property and other assets of the Corporation, after payment of the Corporation's debts and expenses, shall be: granted, conveyed and assigned to one or more persons described in Section 501(c)(3) of the Internal Revenue Code.

XV. **NON-DISCRIMINATION:** Membership in the Corporation shall be limited to households, which are residents of the manufactured housing park owned by the cooperative. Membership shall be available without discrimination because of that person's sexual orientation, age, sex, race, creed, color, marital status, familial status, physical or mental disability or national origin.

XVI. **ASSESSMENTS AND FEES:** Each member shall be liable for the payment of assessments and fees as set forth in the Bylaws of the Corporation.

XVII. **AMENDMENTS:** An amendment of these Articles of Incorporation may be made at any regular meeting, or any special meeting of the Corporation called for that purpose, by the affirmative vote of not less than sixty-six and two-thirds percent (66 2/3 %) of the members.

IN WITNESS WHEREOF, I have hereunto set my hand this 20 day of February 2024

 Incorporator
 Incorporator
 Incorporator
 Incorporator



RE-29 ASSIGNMENT OF BUYER'S INTEREST

JANUARY 2024
EDITION



THIS IS A LEGALLY BINDING CONTRACT. READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING

TODAY'S DATE February 20, 2024

ANY ASSIGNMENT HEREUNDER DOES NOT ALTER THE TERMS OF THE PURCHASE AND SALE AGREEMENT BETWEEN THE
BUYER AND SELLER AND/OR EARNEST MONEY DEPOSITED

ASSIGNMENT OF PURCHASE AND SALE AGREEMENT DATED January 10, 2024 IO # HamiltonMHP

ADDRESS 2100 E 42nd S Mountain Home, Idaho 83647

ASSIGNOR (ORIGINAL BUYER) LEAP Charities, Inc d/b/a LEAP ROC

ASSIGNEE (SUBSEQUENT BUYER) Hamilton Place Community, Inc

The above named assignor hereby assigns all rights and interests to the above named assignee. The assignee hereby agrees to accept
responsibility and perform as buyer for the said property under the existing terms of the purchase and sale agreement.

Assignee acknowledges he/she has received and understands the Agency Disclosure Brochure. Assignee understands that unless an
Exclusive Buyers Representation Agreement is entered into between assignee and Krista Deacon, Silvercreek Realty Group (broker),
the broker is acting as a NONAGENT for the assignee as defined in the Agency Disclosure Brochure.

The parties understand that if this assignment alters in any way the agency representation status that existed for the assignor then an
addendum to the Purchase and Sale Agreement will be necessary to change that status. If any addendum is required it will require seller's
approval and signatures(s). If for any reason seller refuses to sign an addendum then the assignor must either continue with the terms of
the purchase agreement or be in default.

Assignor acknowledges that this assignment to Assignee does not relieve Assignor of his/her obligations to the Seller under the Purchase
and Sale Agreement executed by Assignor and Seller. In an instance where Assignee fails to perform under the Purchase and Sale
Agreement, Seller's legal recourse, if any, may remain against Assignor. Assignee acknowledges that Assignor will have the right to
pursue all lawful remedies against Assignee in the event that Assignee defaults in its performance under the assigned Purchase and Sale
Agreement.

OTHER TERMS AND CONDITIONS: Assignee received Agency Disclosure Brochure on 1/16/2024. Assignee retains agent Chad Hansen,
Silvercreek Realty Group (Broker: Krista Deacon) as agent resulting in no change in representation. Buyer assumes the Exclusive Buyers
Representation Agreement dated 1/1/2024 between LEAP Charities, Inc d/b/a LEAP ROC and Silvercreek Realty Group.

ASSIGNOR (ORIGINAL BUYER): Brian Cochran
LEAP Charities, Inc d/b/a LEAP ROC

Date: 2/22/2024

ASSIGNOR (ORIGINAL BUYER):

Date:

ASSIGNEE (SUBSEQUENT BUYER): Melissa Kadey
Hamilton Place Community, Inc

Date: 2/20/24

ASSIGNEE (SUBSEQUENT BUYER):

Date: 2/20/24

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JANUARY 2024 EDITION

RE-29 ASSIGNMENT OF BUYER'S INTEREST

Page 1 of 1

Serial: 091543-800176-8313894

Prepared By: Brian Cochran - Silvercreek Realty Group : 2083000000 and 2083000000.com | 208.377.1042

Form
Simplicity

RECEIVED

OCT 31 2024

DEPT. OF WATER RESOURCES

TitleOne: River Street Office

1101 W. River St.
Suite 201
Boise, ID 83702
(208) 424-8511

File Number: 24493077

Sales Price: \$1,130,000.00

1st Loan Number: L2411

1st Loan Amount: \$807,000.00

2nd Loan Number: L2412

2nd Loan Amount: \$300,000.00

3rd Loan Number: L2413

3rd Loan Amount: \$664,100.00

Close Date: 7/11/2024

Disbursement Date: 7/11/2024

BUYER(S) CLOSING STATEMENT

Type: Commercial
Property: 5461 SE HARVEST CIRCLE
MOUNTAIN HOME, ID 83647 (ELMORE)
(RP04S07E076470A)Buyer(s): HAMILTON PLACE COMMUNITY, INC.
5469 SE Harvest Circle
Mountain Home, ID 83647Sellers: HAMILTON PARK ASSOCIATES LLC, AN IDAHO LIMITED LIABILITY COMPANY
PO Box 2782
Boise, ID 83701

Description	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Sale Price of Property		\$1,130,000.00	
Earnest Money Deposit from LEAP Charties, Inc.			\$5.00
Additional Earnest Money Deposit from Hamilton Place Community, Inc.			\$15.00
Additional Earnest Money from LEAP Charties, Inc.			\$5.00
Rembursement of Earnest Money Deposited by LEAP to LEAP Charities Inc.		\$10,000.00	
CTAP Closing Fee to LEAP Charities Inc.		\$45,200.00	
Borrowers Working Capital Account to Hamilton Place Community, Inc.		\$10,962.00	
Leap Loan Fund Attorney Fees to		\$1,376.00	
Leap Loan Fund Origination Fee to		\$720.00	
Prorations			
Seller Credits Buyer Security Deposit Unit 9 @ \$975			\$9
Seller Credits Buyer Security Deposits Units 4, 24, 27, 28, & 29 @ \$150 each			\$7
Seller Credits Buyer Security Deposit Unit 19 @ \$2,000			\$2,000
MH @ Lot #9 2024 County Taxes (PAID) 7/11/2024 to 1/1/2025 @ \$97.87/Year		\$46.53	
MH @ Lot #14 2024 County Taxes (PAID) 7/11/2024 to 1/1/2025 @ \$97.87/Year		\$46.53	
MH @ Lot #19 2024 County Taxes (PAID) 7/11/2024 to 1/1/2025 @ \$97.87/Year		\$46.53	
MH @ Lot #2 2024 County Taxes (PAID) 7/11/2024 to 1/1/2025 @ \$97.87/Year		\$46.53	
Parcel RP04S07E076470A Estimated 2024 County Taxes 1/1/2024 to 7/10/2024 @ \$1,990.28/Year			\$1,990.28
Lot 3 July Rent 7/11/2024 to 8/1/2024 @ \$450.00/Month			\$450.00
Lot 4 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00
Lot 6 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00
Lot 11 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00
Lot 12 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00
Lot 15 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00
Lot 19 July Rent 7/11/2024 to 8/1/2024 @ \$1,000.00/Month			\$1,000.00
Lot 20 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00
Lot 22 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00
Lot 23 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00
Lot 24 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00
Lot 26 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00
Lot 27 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00
Lot 28 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00
Lot 30 July Rent 7/11/2024 to 8/1/2024 @ \$385.00/Month			\$385.00

Mansfield, Debra

From: Mansfield, Debra
Sent: Friday, February 21, 2025 8:24 AM
To: IdwrPayable
Subject: REFUND: Creek Ridge Services LLC

TO: Sascha Marston, Susan Steed

FROM: Debra Mansfield

DATE: February 21, 2025

RE: Refund: Notice Of Change In Water Right Ownership

Hamilton Place Community Inc submitted a Notice of Change in Water Right Ownership but did not provide proper supporting documentation to complete the request.

Please issue a refund of \$25.00 to:

CREEK RIDGE SERVICES LLC
984 W CORPORATE LN
STE104
NAMPA ID 83651

RECEIPT #

C118871

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

Mansfield, Debra

From: Mansfield, Debra
Sent: Wednesday, February 5, 2025 2:14 PM
To: hamiltonplacecommunity@gmail.com
Subject: RE: Your Received Notice of Change in Water Right Ownership
Attachments: Hamilton Place Community Inc, Deficiency Letter 12.12.2024.pdf; Received documents and Change in Ownership Form.pdf

Hello,

Please see the attached letter regarding your change in ownership for water right 61-7272. The department has not received any additional documentation since this letter was sent on 12-12-2024.

I have also included a packet of all the documentation we have received so far, for your reference. These previously submitted documents cannot be used to process your ownership change. *The documentation must be in the form of a deed, court decree, or other legal conveyance document.*

One of the documents we have received is a Buyers Closing Statement from TitleOne. While we cannot use a Buyers Closing Statement, TitleOne may be able to help you find the corresponding **deed** for your property.

Please submit your documentation within 15 days. If the Department does not receive the information we will return your Notice with your attachments and it will not be processed.

You may submit documents electronically to: file@idwr.idaho.gov.

I cannot accept documentation through this email, but feel free to respond to this message with any questions regarding your ownership change.

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

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Governor Brad Little

Director Mathew Weaver

December 12, 2024

HAMILTON PLACE COMMUNITY INC
5469 SE HARVEST CIR
MOUNTAIN HOME ID 83647-6308

RE: Change in Ownership for Water Right No(s): 61-7272

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

During our review of the documentation you submitted we found that we will need different documentation to proceed. The Department received the document Articles of Incorporation for Hamilton Place Community Inc. This document is not an acceptable form of water right evidence for the ownership change process.

The documentation may be in the form of a deed, court decree or other conveyance document. If you are submitting a quitclaim deed and the grantor's name does not match the water right holder of record, you will need to provide a chain of title that goes back to the water right holder/claimant of record. You may obtain this information from the assessor's office in the county where the property is located.

Please note, Items that are not conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

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

Sincerely,

Debra Mansfield

Technical Records Specialist 1

Enclosure(s)

Mansfield, Debra

From: Mansfield, Debra
Sent: Monday, November 25, 2024 4:18 PM
To: hamiltonplacecommunity@gmail.com
Subject: RE: RE: Received Change in Water Right Ownership, 61-7272
Attachments: Regarding your Received change in Ownership for Water Right 61-7272, Hamilton Place Community Inc.pdf

Hello,

The Department has received the Purchase and Sales Agreement that was submitted for your change in water right ownership for water right 61-7272. Purchase and Sales Agreements are not acceptable forms of supporting documentation for the ownership change process. I have attached another copy of my letter dated November 06, 2024 that explains what documents the Department can accept and which ones we cannot.

Required documentation may be electronically submitted to our online submission email: file@idwr.idaho.gov. If the Department does not receive the required documentation in **30 days**, we will return your Notice and attachments and request a refund.

I cannot receive documents through this email address, but if you have any questions, please feel free to respond to this message.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4800 | Debra.Mansfield@idwr.idaho.gov

From: Mansfield, Debra
Sent: Tuesday, November 5, 2024 4:08 PM
To: hamiltonplacecommunity@gmail.com
Subject: RE: Received Change in Water Right Ownership, 61-7272

Hello,

Please see the attached letter regarding your received Notice of Change in Water Right Ownership. This letter is also being mailed, per Department procedure.

Additional documentation may be submitted to: file@idwr.idaho.gov

I cannot receive documents through this email, but if you have any questions, please feel free to respond to this message.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office

322 E Front St, Boise ID 83702-7371
(208) 287-4800 | Debra.Mansfield@idwr.idaho.gov



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 06, 2024

HAMILTON PLACE COMMUNITY INC
5469 SE HARVEST CIR
MOUNTAIN HOME ID 83647-6308

RE: Change in Ownership for Water Right No(s): **61-7272**

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your <Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

During our review of the documentation you submitted we found that we will need different documentation to proceed. The Department received a Buyers Closing Statement from you on October 31, 2024. This document is not an acceptable form of Evidence for the Ownership Change process.

The documentation may be in the form of a **deed, court decree** or other **conveyance document**. If you are submitting a quitclaim deed and the grantor's name does not match the water right holder of record, you will need to provide a chain of title that goes back to the water right holder/claimant of record. You may obtain this information from the assessor's office in the county where the property is located. Items that are **not** conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

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

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

Mansfield, Debra

From: Mansfield, Debra
Sent: Tuesday, November 5, 2024 4:08 PM
To: hamiltonplacecommunity@gmail.com
Subject: RE: Received Change in Water Right Ownership, 61-7272
Attachments: Received Ownership Change, 61-7272.pdf

Hello,

Please see the attached letter regarding your received Notice of Change in Water Right Ownership. This letter is also being mailed, per Department procedure.

Additional documentation may be submitted to: file@idwr.idaho.gov

I cannot receive documents through this email, but if you have any questions, please feel free to respond to this message.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4800 | Debra.Mansfield@idwr.idaho.gov



IDAHO DEPARTMENT OF
WATER RESOURCES

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Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 26, 2024

HAMILTON PLACE COMMUNITY INC
5469 SE HARVEST CIR
MOUNTAIN HOME ID 83647-6308

RE: Change in Ownership for Water Right No: **61-7272**

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

There was no supporting documentation received with your Notice. The documentation may be in the form of a deed, court decree or other conveyance document. If you are submitting a quitclaim deed and the grantor's name does not match the water right holder of record, you will need to provide a chain of title that goes back to the water right holder/claimant of record. You may obtain this information from the assessor's office in the county where the property is located. Items that are **not** conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

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

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)