

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

✓ **RECEIVED**

JAN 24 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
36-16187	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-16189	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: U-U Ranch, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): CS Property Development, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 27 Boise ID 83707
Mailing address City State Zip
- (208) 780-0959 remington.buyer@simplot.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: June 14, 2017
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
☐ If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
☐ No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature:  Director 01/21/2025
Signature of new owner/claimant Title, if applicable Date
Thomas J. Basabe **SUPPORT DATA**
Print name **IN FILE # 36-16187**

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

Received by SG Date 1-24-2025 For IDWR Office Use Only: Receipt No. 5040497 Receipt Amt. \$50
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 TW Date 2/28/2025

WARRANTY DEED

Grantor, U-U Ranch, LLC, an Idaho limited liability company, who acquired title as U-U, LLC, for good and valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell warrant and convey, unto CS Property Development, LLC, a Delaware limited liability company, whose current address is P.O. Box 27, Boise ID 83707, GRANTEE, and to Grantee's successors and assigns forever, all of the following described real property situated in the County of Gooding, State of Idaho, to-wit:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with 3 shares of North Side Canal Company Stock, and all improvements, water, water rights, ditches, ditch rights, easements, hereditaments and appurtenances thereto.

Subject to:

1. Taxes due and accruing for 2017.
2. Such rights, easements, covenants, restrictions and zoning regulations as appear of record or by use upon premises.

Grantor, for itself, its successors and assigns, does hereby covenant, warrant and shall defend the quiet and peaceable possession of said premises by the Grantee, its successors and assigns forever against the lawful claims of all persons.

In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this Instrument this 14th day of June, 2017.

U-U Ranch, LLC, an Idaho limited liability company

By: Jane Miller, Manager
Jane Miller, Manager

STATE OF IDAHO }
COUNTY OF Jerome } ss.

On this 14th day of June, 2017, before me, the undersigned, personally appeared Jane Miller, known or identified to me to be the manager of U-U Ranch, LLC, the limited liability company that executed the within instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

WITNESS my hand and official seal the day and year first above written.



Megan Clapp
Notary Public in and for the State of Idaho
Residing at: Jerome, ID
Commission expires: 9/12/2017

EXHIBIT A

Legal Description:

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 31: A parcel of land located in a portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, being more particularly described as follows:

Commencing at the Northeast corner of Section 31 and being THE REAL POINT OF BEGINNING;

Thence South 00°14'30" East, 709.58 feet along the East boundary of Section 31;

Thence South 88°39'34" West, 286.37 feet;

Thence North 31°00'15" West, 105.10 feet;

Thence North 11°17'32" West, 61.72 feet;

Thence North 23°42'24" West, 122.17 feet;

Thence North 31°42'03" West, 208.04 feet;

Thence North 32°13'38" West, 115.58 feet;

Thence North 55°39'33" West, 171.57 feet;

Thence North 00°07'09" East, 84.68 feet to a point on the North boundary of Section 31;

Thence South 89°52'51" East, 712.65 feet along the North boundary of Section 31 to THE REAL POINT OF BEGINNING.

Water Rights 36-16187 & 16189



Water Right POU

US Parcels

Water Right POD

Townships

Sections

Quarter Quarters

0 0.02 0.04 0.07 Miles

N



0006061832



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0006061832

Date Filed: 1/10/2025 4:28:59 PM

Entity Name and Mailing Address:											
Entity Name:	CS PROPERTY DEVELOPMENT, LLC										
Foreign Name (name in home jurisdiction):	CS PROPERTY DEVELOPMENT, LLC										
The file number of this entity on the records of the Idaho Secretary of State is:	0000487790										
Address	17365 S COLE RD KUNA, ID 83634-5458										
Entity Details:											
Entity Status	Active-Existing										
This entity is organized under the laws of:	DELAWARE										
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W160691										
The registered agent on record is:											
Registered Agent	CORPORATION SERVICE COMPANY Commercial Registered Agent Physical Address 1305 12TH AVE RD NAMPA, ID 83686 Mailing Address 1305 12TH AVE RD NAMPA, ID 83686										
Agent or Address Change											
☐ Select if you are appointing a new agent.											
Limited Liability Company Managers and Members											
<table><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td>SIMPLOT BP IDAHO, LLC</td><td>Member</td><td>P.O. BOX 27 BOISE, ID 83707</td></tr><tr><td>CAVINESS DEV IDAHO, LLC</td><td>Member</td><td>P.O. BOX 31117 AMARILLO, TX 79120</td></tr></tbody></table>			Name	Title	Business Address	SIMPLOT BP IDAHO, LLC	Member	P.O. BOX 27 BOISE, ID 83707	CAVINESS DEV IDAHO, LLC	Member	P.O. BOX 31117 AMARILLO, TX 79120
Name	Title	Business Address									
SIMPLOT BP IDAHO, LLC	Member	P.O. BOX 27 BOISE, ID 83707									
CAVINESS DEV IDAHO, LLC	Member	P.O. BOX 31117 AMARILLO, TX 79120									
The annual report must be signed by an authorized signer of the entity.											
Job Title: Secretary											
<u>James B. Alderman</u>		<u>01/10/2025</u>									
Sign Here		Date									

B0979-4135 01/10/2025 4:29 PM Received by Office of the Idaho Secretary of State



Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858
Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

February 28, 2025

CS PROPERTY DEVELOPMENT LLC
PO BOX 27
BOISE ID 83707-0027

Re: Change in Ownership for Water Right No(s): 36-16187, 36-16189

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) 293-9912.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Wallace", is written over a light blue circular stamp.

Tyler Wallace
Engineer Associate

Enclosure(s)

Cc:
Water District 130



J.R. Simplot Company
P.O. Box 27, Boise, Idaho
83707 0027

1099 West Front Street
Boise, Idaho 83702

Remington.Buyer@simplot.com
208 780 0959 Business
208 389 7333 Fax

January 22, 2025

Corey King
Hydrologist
Idaho Department of Water Resources
650 Addison Ave W., Suite 500
Twin Falls ID 83301-5858

RECEIVED

JAN 24 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Re: Notice of Change in Water Right Ownership, Rights 36-16187 & 36-16189

Dear Corey,

Pursuant to your recent letter, please find attached a completed Notice of Change in Water Right Ownership form for water rights 36-16187 and 36-16189, coupled with payment of \$50, filed on behalf of C.S. Property Development, LLC (CSPD).

CSPD acquired the land upon which these water rights are situated in 2017. The warranty deed from the prior owner to CSPD specifies all water rights appurtenant to the land were to be transferred to CSPD through the sale of the land.

Please contact me if you have any questions about this filing.

Regards,

A handwritten signature in black ink, appearing to be "RB" with a stylized flourish.

Remington Buyer
Land, Water & Asset Recovery

