

RECEIVED

SEP 03 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN 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?
22-7585 OK	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:

Cushman Idaho Ranches, LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Cushman Idaho Ranches, LLC
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

55 Madison Street, Suite 600
Mailing address
303-898-0697
Telephone

Denver CO 80206
City State Zip
PCushman@Oakwoodre.com
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: 1/18/2013; 10/28/2022

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:

Peter B. Cushman
Signature of new owner/claimant

PETER B CUSHMAN
Print name

MANAGING MEMBER
Title, if applicable

8/21/25
Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by: JB

Date

9/3/2025

For IDWR Office Use Only:

Receipt No.

E051097

Receipt Amt.

\$150 -

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

* New Deed 2022 o/c can be complete

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

CHANGE IN ADDRESS

This form can be used to notify the Department of a change in
address of the owners of record for the listed water rights.
(Please print or type)

Water Right Number(s): 22-7585

Name(s): Cushman Idaho Ranches, LLC

Old Mailing Address: 4570 Aberdeen Avenue
Littleton, CO 80123

New Mailing Address: 55 Madison Street, Suite 600
Denver, CO 80206

Telephone Number: 303-898-0697

Email: PCushman@Oakwoodre.com

Signature(s) of Owner(s) 
MANAGING MEMBER
(Include your title if on behalf of company or organization.)

Date: 8/21/25

Send a signed original to your closest regional office:

IDWR Northern Region
7600 N. Mineral Dr., Suite 100
Coeur d'Alene, ID 83815-7763
(208) 762-2800

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082
(208) 334-2190

IDWR Eastern Region
900 N. Skyline Dr., Suite A
Idaho Falls, ID 83402-1718
(208) 525-7161

IDWR Southern Region
650 Addison Ave W, Suite 500
Twin Falls, ID 83301-5858
(208) 736-3033

Special Warranty Deed

1 Date

October ____, 2022.

2 Parties

Grantor: Cushman Idaho Ranches, LLC, an Idaho Limited Liability Company.

Current address: 55 Madison St, Suite 600, Denver, CO 80206.

Grantee: Cushman Idaho Ranches, LLC, an Idaho Limited Liability Company.

Current address: 55 Madison St, Suite 600, Denver, CO 80206.

3 Background

Pursuant to the conditions set forth by the Board of County Commissioners for Teton County, Idaho in its July 8, 2013 vacation of the road labeled "Twin Creek Lane" and more particularly described in the survey of that road recorded on the real property records of Teton County, Idaho as Instrument No. 278261, a condition of which was the dedication of the road labeled "W2000S Road Easement" and more particularly described in the survey of that road recorded on the real property records of Teton County, Idaho as Instrument No. 278260 as public right-of-way for access to the United States Forest Service land described in Exhibit B attached hereto;

Therefore, this deed is recorded to update the deeds of the parcels affected by the aforementioned vacation and dedication, and to clarify that: 1) the aforementioned "Twin Creek Lane" is no longer a public right-of-way; and 2) the aforementioned "W2000S Road Easement" is dedicated as a public right-of-way.

4 Property

Idaho County: Teton

Transferred interest: Grantor's entire interest in fee simple.

Description: See attached Exhibit A.

Together with: All improvements and appurtenances.

Subject to:

Rights-of-way for roads and ditches now existing on the property plus all easements and rights-of-way of record, if any, covenants, restrictions, reservations, applicable building and zoning ordinances, use regulations and restrictions, and accruing taxes.

Taxes and assessments for the current year and all subsequent years.

All facts, rights, claims and interest ascertainable by inspection of the property or by inquiry of persons in possession.

Unpatented mining claims, reservations and exceptions and patents or in acts authorizing their issuance.

5 Consideration

Ten Dollars and other good and valuable consideration, receipt of which is acknowledged.

6 Grant

Grantor, for the consideration listed above hereby grants, bargains, sells, conveys and confirms to Grantee, its heirs, successors and assigns, the transferred interest in the property described in this deed.

7 Warranties

Grantor, for itself, its heirs, successors and assigns, covenant with Grantee, its heirs, successors and assigns as follows:

Grantor is currently the owner of the property as described in this deed.

Grantor has good right to convey the property described in this deed to Grantee.

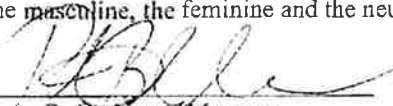
The property described in this deed is free from all encumbrances, except as otherwise shown in this deed or of record.

Grantor and its heirs and successors will forever warrant and defend the quiet and peaceful possession of the property granted by this deed to Grantee, its heirs, successors and assigns against the lawful claims of all persons.

The warranty in this deed is limited to the coverage the Grantor has under any policy of title insurance or damages of \$10.00 (whichever is greater).

8 Construction

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


Peter B. Cushman, Manager

State of Colorado

SS.

County of Denver

On this 24 day of October, 2022, before me, a Colorado notary public, personally appeared Peter B. Cushman, acting in his capacity as Manager of Cushman Idaho Ranches, LLC, an *Idaho limited liability company*, and known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity.



Notary Public for Colorado

Residing at: 55 Madison St. #1000 Denver, CO. 80206

My Commission Expires:

12/10/23

(Seal)

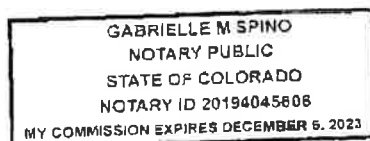


Exhibit ATract One (RP04N44E112401)

NW ¼, Section 11, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho.

Tract Two (RP04N44E110749)

The NW¼NE¼ of Section 11, Township 4 North, Range 44 East of the Boise Meridian, Teton County, Idaho.

Tract Three (RP04N44E111800)

The NE¼NE¼, the S½NE¼ and N½SE¼ of Section 11, Township 4 North, Range 44 East of the Boise Meridian, Teton County, Idaho.

Less Tract Four described below.

Tract Four (RP04N44E111650)

A parcel of land in the S1/2NE1/4 of Section 11, Township 4 North, Range 44 East, B.M., Teton County, Idaho, being more particularly described as follows: Commencing at the Northwest corner of said NE1/4; THENCE South 00°02'05" West, along the West line of said NE1/4, a distance of 1521.79 feet to the point of intersection with the Northwesterly extension of a fence and the TRUE POINT OF BEGINNING;

THENCE continuing South 00°02'05" West, along the West line of said NE1/4, a distance of 860.83 feet to the point of intersection with an East-West fence.

THENCE along said fence line the following courses:

North 89°19'32" East, 515.92 feet;
 South 77°48'33" East, 388.22 feet;
 North 79°24'34" East, 38.83 feet;
 North 61°55'01" East, 22.50 feet;
 North 56°23'33" East, 47.27 feet;
 North 67°46'11" East, 62.45 feet;
 North 69°34'52" East, 61.29 feet;
 North 79°37'48" East, 41.13 feet;
 North 85°13'04" East, 60.63 feet;
 North 81°15'33" East, 41.59 feet;
 North 71°51'31" East, 60.70 feet;
 North 70°22'16" East, 181.65 feet;
 North 74°06'39" East, 41.37 feet;
 North 69°07'35" East, 102.61 feet;

North 63°56'15" East, 40.74 feet;
North 47°13'17" East, 21.33 feet;
North 28°17'19" East, 48.30 feet;
North 22°10'12" West, 725.53 feet;
North 36°22'05" West, 199.08 feet to the North line of said S1/2NE1/4;
THENCE leaving said fence line, South 89°40'43" West, along the North line of said S1/2NE1/4, a distance of 221.59 feet to the point of intersection with a fence running Northeast-Southwest;
THENCE along said fence line the following courses:
South 63°43'38" West, 185.31 feet;
North 22°40'57" West, 6.53 feet;
South 80°02'27" West, 40.34 feet;
South 83°28'10" West, 26.80 feet;
North 89°31'56" West, 290.69 feet;
North 72°50'48" West, 104.92 feet;
North 87°36'08" West, 54.07 feet;
South 54°43'22" West, 316.90 feet;
THENCE North 78°06'02" West, along said fence and the Northwesterly extension thereof, 139.91 feet to the TRUE POINT OF BEGINNING.

Exhibit B

The following real property located in Teton County, Idaho:

Section 10, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho.

7585 POU & POD

Monday, July 21, 2025

12:36 PM



The area outlined in white indicates the Place of Use for Water Right 22-7585. The red dot indicates the Point of Diversion for Water Right 22-7585.

Josh Miller

Josh Miller

Counsel for CIR Land Holdings, LLC

State of Idaho
Department of Water Resources
Water Right

22-7585

RECREATION STORAGE

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created 5/12/2025



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion





IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 08, 2025

CUSHMAN IDAHO RANCHES LLC
55 MADISON ST STE 600
DENVER CO 80206-5422

Re: Change in Ownership for Water Right No(s): 22-7585

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 208-497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 01

RECEIVED

SEP 03 2025



IDAHO DEPARTMENT OF
WATER RESOURCES

DEPT. OF WATER RESOURCES
EASTERN REGION

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

May 23, 2025

CUSHMAN IDAHO RANCHES LLC
4570 W ABERDEEN AVENUE
LITTLETON CO 80123

RE: Updating Water Right Ownership/Address

Dear Interested Party,

On February 14, 2025, the Idaho Department of Water Resources (Department) mailed a Notice of Public Meeting to the water right owners of record regarding the initiation of the process to create a water district or modify existing water districts to administer ground water rights in Administrative Basin 22 (Basin 22). The proposed action may affect Basin 22 surface water rights that are currently administered by Water District 01. Undeliverable correspondence was returned to the Department from the United States Postal Service. After reviewing property ownership records of the returned mail, the Department believes you may be the current owner of a property with a recorded water right that requires updating to reflect the current ownership or address.

When a change in ownership or address involving a water right occurs, Idaho Code § 42-248 requires that the current owner submit the appropriate forms, documentation, and fees to the Department. If you are a surface water user in Basin 22 and believe you are the current owner of a water right(s), please follow the instructions on the enclosed forms to update the Department's records. Please disregard this letter if it was sent in error.

You can also find these forms and information about water rights on the Department's website at www.idwr.idaho.gov.

Please return the completed form(s) along with the required supporting documentation and fees to: IDWR Eastern Region, 900 N. Skyline Dr., Suite A, Idaho Falls, ID 83402-1718.

If you have any questions regarding this letter, please contact me at (208)-287-4959 or email at riley.kafka@idwr.idaho.gov

Sincerely,

Riley Kafka
Water Resource Agent

Enclosures:

IDWR Change in Address Form
IDWR Notice of Change in Water Right Ownership Form
Map of Water Right Place of Use: 22-7585