Form 42-248/42-1409(6) Rev. 6/22

RECEIVED
DE SEP 19 2025
WATER RESOURCES
WESTERN REGION

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?
63-34909	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-34910	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-34983	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: BPCP River Club, LLC
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): River Club Boise LLC
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

   6515 W State St | Garden City | ID | 83714
   Mailing address | City | State | Zip

   208-853-4793 | gm@riverclubboise.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: July 3, 2025.

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.

   SUPPORT DATA IN FILE # 63-34909

   - ☐ 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: _____ Manager 9/17/25
   Signature of new owner/claimant | Title, if applicable | Date
   Grant Gustafson
   Print name

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

For IDWR Office Use Only:

Receipted by CC Date 9-19-25 Receipt No. W052746 Receipt Amt. 875.00

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 SK Processed by SK Date 11/18/2025

AUTHORITY TO SIGN

0005962499

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 #: 0005962499

Date Filed: 11/4/2024 1:28:28 PM

Entity Name and Mailing Address:

Entity Name:	River Club Boise, LLC
Foreign Name (name in home jurisdiction):	River Club Boise, LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0004506110
Address	WILL GUSTAFSON 6515 W STATE ST BOISE, ID 83714-7408

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:	

The registered agent on record is:

Registered Agent	NICHOLAS TAYLOR Registered Agent Physical Address 101 S CAPITOL BLVD STE 1701 DORSEY & WHITNEY LLP BOISE, ID 83703 Mailing Address 101 S CAPITOL BLVD STE 1701 DORSEY & WHITNEY LLP BOISE, ID 83703

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	TItle	Business Address
Grant O Gustafson	Member	121 BREEZE AVE UNIT 1 VENICE, CA 90291-3163

The annual report must be signed by an authorized signer of the entity.

Job Title: Member

Grant Gustafson — Sign Here

11/04/2024 — Date

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B0960-1593 11/04/2024 1:28 PM Received by Office of the Idaho Secretary of State

CHAIN OF OWNERSHIP

Ada County Recorder Trent Tripple 2025-041966
Boise, Idaho Pgs= 12 cfowler 07/03/2025 03:15:43 PM
FIRST AMERICAN TITLE AND ESCROW COMPANY $15.00
Electronically Recorded

EXECUTION

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

River Club Boise, LLC
6515 W. State Street
Garden City, Idaho 83714
Attention: William Gustafson

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

4242823-TD/MC

Above Space for Recorder's Use Only

First American Escrow No. 4242823

GRANT DEED

This Grant Deed is made this 3rd day of July, 2025, between **LB River Club Owner LLC**, a Delaware limited liability company ("Grantor"), and **River Club Boise, LLC**, a Delaware limited liability company, whose mailing address is 6515 W. State Street, Garden City, Idaho 93714 ("Grantee"), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents ($10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell and convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Ada, State of Idaho:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN (the "Property").

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, as well in law as in equity, except as expressly provided otherwise herein.

Grantor's covenants or warranties with respect to title, express or implied, are those, and only those, implied by use of the word "grant" as set forth in Idaho Code § 55-612 and that Property is free from all monetary liens or encumbrances created, granted, caused or suffered by Grantor. Excepting all monetary liens created, granted, caused or suffered by Grantor, the grant herein is subject to: (i) reservations or restrictions in federal patents or state or railroad deeds or in laws providing for such patents or deeds; (ii) building or use restrictions, building and zoning regulations and ordinances of any governmental entity; (iii) location in a special flood hazard area; (iv) the lien of real property taxes not yet due and payable; (v) all tenancies, leases, easements, rights of way, claims of easements, covenants, restrictions and encumbrances that would be disclosed by or apparent from an ALTA survey or a visual inspection of the Property; and (vi) all matters of record.

THE PROPERTY IS SOLD AND CONVEYED TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, INCLUDING BOTH LATENT AND PATENT DEFECTS. OTHER THAN AS EXPRESSLY SET FORTH HEREIN, NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY GRANTOR CONCERNING THE PREMISES. GRANTEE, BY ACCEPTING THIS DEED, RELEASES GRANTOR FROM ANY AND ALL LIABILITY RELATING TO ANY ASPECT (EXCEPT THE WARRANTIES AND COVENANTS IN THE PRECEDING PARAGRAPH) OR CONDITION OF THE PROPERTY, KNOWN OR UNKNOWN, FORESEEABLE OR UNFORESEEABLE, ACTUAL OR CONTINGENT, ARISING BY STATUTE, COMMON LAW OR OTHERWISE.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed as of July 3, 2025.

LB River Club Owner LLC,
a Delaware limited liability company

By: **LB River Club JV, LLC,**
its sole member and manager

By: _____
Name: Patrick Gilligan
Its: Authorized Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of Montana)
County of Gallatin)

On July 2nd, 2025 before me Randall Mealer Notary Public (here insert name and title of the officer), personally appeared Patrick Gilligan who proved to me on the basis of satisfactory evidence 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, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of MT that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

RANDALL MEALER
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
September 16, 2028

RANDALL MEALER NOTARIAL SEAL STATE OF MONTANA

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL B:

A parcel of land located in Section 30 of Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant);
Thence from said One Quarter Section Corner, South 14°48'27" West, a distance of 2896.07 feet (formerly described as South 14°48'24" West, a distance of 2896.39 feet to the Northeast corner of Lot 2, Block 1 of Orlovich's Plantation Subdivision, recorded in Book 58 of Plats at Pages 5633 to 5634 of Ada County Records, said point being on the Southerly Right of Way line of West Plantation Drive/Lane, and being the POINT OF BEGINNING;

Thence South 00° 07' 18" West, a distance of 139.89 feet (formerly described as 139.55 feet) to the northeast corner of Lot 3, Block 1 of Orlovich's Plantation Subdivision;
Thence South 88° 37' 32" West, a distance of 79.96 feet (formerly described as 80.26 feet) on said Lot Line;
Thence South 63° 36' 22" West, a distance of 74.51 feet (formerly described as 74.19 feet) on said Lot Line;
Thence South 76° 39' 22" West, a distance of 20.62 feet (formerly described as 20.71 feet) on said Lot Line;
Thence South 00° 38' 11" West, a distance of 256.01 feet (formerly described as 255.54 feet) on the westerly boundary line of said Orlovich's Plantation Subdivision and the westerly boundary of The Amended Plat of a Portion of Lot 1, and All of Lots 2, 3, 4, 5 and 6, Block 1, The Plantation No. 2 (hereinafter referred to as Amended Plat of Plantation No. 2), to a point on the westerly boundary of Lot 70, Block 1 of said Amended Plat of Plantation No. 2;
Thence on the exterior boundary line of Lot 70, Block 1, of said Amended Plat of Plantation No. 2 for the following courses and distances:
Thence South 58° 15' 54" West, a distance of 26.20 feet to a point of curve on the right-of-way line of Gramarcy Lane;
Thence 60.97 feet on the arc of a curve to the right, said curve having a radius of 45.00 feet, a central angle of 77° 37' 59", a chord bearing of South 06° 49' 19" West, and a chord length of 56.41 feet (formerly described as an arc length of 60.79, a central angle of 77° 23' 49" and a long chord of 56.27 feet) on the right-of-way line of Gramarcy Lane;
Thence South 44° 29' 21" East, a distance of 54.17 feet;
Thence South 00° 31' 36" West, a distance of 145.00 feet;
Thence North 89° 28' 24" West, a distance of 105.00 feet;
Thence South 57° 42' 27" West, a distance of 77.34 feet;
Thence South 52° 27' 52" East, a distance of 212.38 feet;
Thence South 59° 58' 54" East, a distance of 120.71 feet;
Thence North 18° 33' 37" East, a distance of 135.10 feet;
Thence North 80° 43' 53" East, a distance of 360.80 feet (formerly described as 361.13 feet);
Thence North 89° 43' 36" East, a distance of 153.71 feet;
Thence South 78° 52' 56" East, a distance of 205.43 feet;
Thence South 68° 54' 25" East, a distance of 158.24 feet;

Thence South 62° 36' 21" East, a distance of 360.62 feet;
Thence South 89° 34' 53" East, a distance of 280.00 feet (formerly described as 280.91 feet);
Thence North 60° 06' 58" East, a distance of 68.01 feet (formerly described as 68.19 feet);
Thence North 19° 35' 18" East, a distance of 56.94 feet (formerly described as 56.66 feet) to the most easterly corner of Lot 47, Block 1 of said The Plantation No. 1 Subdivision, said point being on the southerly right-of-way line of West Sterling Lane/Drive, said point also being an angle point in the boundary line of Lot 70, Block 1 of said Amended Plat of Plantation No. 2;
Thence North 88° 28' 30" West, a distance of 15.47 feet to a point of curve;
Thence 62.74 feet on the arc of a curve to the right, said curve having a radius of 275.00 feet, a central angle of 13° 04' 16", a chord bearing of North 83° 19' 05" West, and a chord length of 62.60 feet (formerly described as an arc length of 62.40 feet, a central angle of 13° 00' 01" and a long chord of 62.26 feet) on the southerly right-of-way line of said West Sterling Lane/Drive;
Thence on the boundary line of said Amended Plat of Plantation No. 2 for the following courses and distances:
Thence South 58° 41' 52" West, a distance of 123.83 feet (formerly described as 123.88 feet);
Thence North 59° 19' 54" West, a distance of 80.07 feet (formerly described as 80.21 feet);
Thence North 44° 22' 16" West, a distance of 196.82 feet (formerly described as 196.43 feet);
Thence North 54° 27' 50" West, a distance of 179.53 feet (formerly described as 179.92 feet);
Thence North 59° 25' 23" West, a distance of 181.03 feet (formerly described as 180.82 feet);
Thence North 76° 24' 16" West, a distance of 231.42 feet (formerly described as 231.85 feet);
Thence North 89° 22' 37" West, a distance of 265.41 feet (formerly described as 265.10 feet);
Thence South 74° 34' 55" West, a distance of 95.32 feet (formerly described as 95.31 feet);
Thence South 85° 30' 36" West, a distance of 149.14 feet (formerly described as 148.81 feet);
Thence North 24° 29' 27" West, a distance of 151.47 feet (formerly described as 151.24 feet);
Thence North 05° 42' 09" East, a distance of 151.49 feet (formerly described as 151.37 feet);
Thence North 75° 36' 56" East, a distance of 151.26 feet (formerly described as 151.37 feet);
Thence South 84° 25' 07" East, a distance of 655.27 feet (formerly described as 655.17 feet);
Thence South 59° 21' 59" East, a distance of 414.88 feet (formerly described as 414.75 feet);
Thence South 49° 18' 07" East, a distance of 104.70 feet (formerly described as 104.63 feet);
Thence South 44° 26' 48" East, a distance of 191.30 feet (formerly described as 191.70 feet);
Thence South 59° 11' 39" East, a distance of 64.86 feet (formerly described as 64.69 feet);
Thence South 15° 50' 08" West, a distance of 100.25 feet (formerly described as 99.71 feet) to the southeast lot corner of Lot 15, Block 1 of said The Plantation No. 1 Subdivision, as same is Amended by said Amended Plat of Plantation No. 2, said point being a point of curve on the northerly right-of-way line of West Sterling Lane/Drive;
Thence leaving the boundary line of said Amended Plat of Plantation No. 2, 50.51 feet on the arc of a curve to the left, said curve having a radius of 225.00 feet, a central angle of 12° 51' 43" and a chord bearing of South 81° 22' 44" East, and a chord length of 50.40 feet (formerly described as an arc length of 50.45 feet, a central angle of 12° 50' 45" and a long chord of 50.34 feet) on the northerly right-of-way of said Sterling Lane/Drive;
Thence North 15° 50' 08" East, a distance of 110.05 feet (formerly described as 110.00 feet) to the northwest lot corner of Lot 71, Block 1 of said Amended Plat of Plantation No. 2;
Thence on the boundary line of said Amended Plat of Plantation No. 2 for the following courses and distances:
Thence South 88° 41' 16" East, a distance of 163.53 feet (formerly described as 163.56 feet);
Thence North 28° 24' 20" East, a distance of 152.00 feet;
Thence North 00° 29' 31" East, a distance of 35.06 feet;
Thence North 72° 28' 03" West, a distance of 212.76 feet;
Thence North 59° 52' 28" West, a distance of 475.45 feet;
Thence North 11° 25' 57" East, a distance of 99.67 feet;
Thence North 78° 51' 40" West, a distance of 441.00 feet (formerly described as 440.31 feet) to a point of curve;

Thence 95.60 feet on the arc of a curve to the right, said curve having a radius of 225.00 feet, a central angle of 24° 20' 43", a chord bearing of North 66° 41' 46" West, and a chord length of 94.89 feet (formerly described as an arc length of 96.21 feet, a central angle of 24° 30' 00" and a long chord of 95.48 feet);
Thence South 35° 36' 40" West, a distance of 66.12 feet;
Thence North 87° 23' 30" West, a distance of 580.22 feet (formerly described as 580.27 feet);
Thence North 00° 18' 26" East, a distance of 95.85 feet (formerly described as 95.82 feet) to a point of curve on the southerly right of way line of West Plantation Drive/Lane;
Thence 31.76 feet on the arc of a curve to the left, said curve having a radius of 475.00 feet, a central angle of 03° 49' 53", a chord bearing of South 83° 09' 34" West, and a chord length of 31.76 feet (formerly described as an arc length of 31.77 feet and a central angle of 03° 49' 54") on the southerly right of way line of West Plantation Drive/Lane to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land being a re-subdivision of a portion of Lot 70, Block 1 of "The Amended Plat of a Portion of Lot 1, and all of lots 2, 3, 4, 5 and 6, Block 1 of The Plantation No. 2" (Subdivision), located in Government Lot 2 in the Southwest Quarter of Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Quarter Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Northeast corner of said Section 30 bears South 89° 11' 32" East, 2652.17 feet distant);
Thence from said North One Quarter Corner, South 15° 42' 33" West, a distance of 3361.11 feet to the southeast corner of Lot 52, Block 1 of the Plantation No. 1 (Subdivision), as same is shown on the Plat thereof recorded in Book 44 of Plats at Pages 3529 to 3531 of Ada County Records;
Thence South 58° 15' 54" West, a distance of 26.20 feet (formerly described as 26.26 feet) on the southerly lot line of said Lot 52 to a point of curve on the easterly right-of- way line of West Gramarcy Lane;
Thence 17.28 feet on the arc of a curve to the right, said curve having a radius of 45.00 feet, a central angle of 22° 00' 05", a chord bearing of South 20° 59' 39" East, and a chord length of 17.17 feet on the easterly right-of-way line of West Gramarcy Lane to a point of curve, said point being the POINT OF BEGINNING;
Thence 33.20 feet on the arc of a curve to the right, said curve having a radius of 53.00 feet, a central angle of 35° 53' 14", a chord bearing of South 62° 21' 10" East, and a chord length of 32.66 feet; •
Thence South 44° 24' 33" East, a distance of 83.48 feet;
Thence South 00° 36' 24" West, a distance of 110.93 feet;
Thence South 52° 51' 15" East, a distance of 47.56 feet;
Thence North 37° 29' 49" East, a distance of 21.00 feet;
Thence South 52° 30' 11" East, a distance of 32.00 feet;
Thence South 37° 29' 49" West, a distance of 18.41 feet to a point of curve;
Thence 16.90 feet on the arc of a curve to the left, said curve having a radius of 23.00 feet, central angle of 42° 06' 10", a chord bearing of South 16° 26' 44" West, and a chord length of 16.52 feet to a point of compound curve;
Thence 52.96 feet on the arc of a curve to the left, said curve having a radius of 43.00 feet, a central angle of 70° 34' 04", a chord bearing of South 39° 53' 22" East, and chord length of 49.68 feet;
Thence South 12° 34' 33" West, a distance of 40.84 feet to the northwest corner of Lot 91, Block 1 of Investors Plantation on the River (Subdivision), as shown on the Plat thereof, recorded in Book 59 of Plats at Page 5702 to 5703 of Ada County Records;
Thence South 18° 33' 37" West, a distance of 135.10 feet on the westerly lot line of said Lot 91,

Block 1 to an angle point in the southerly boundary line of Lot 70, Block 1 of said "The Amended Plat of a portion of Lot 1, and all of Lots 2, 3, 4, 5 and 6, Block 1 of the Plantation No. 2" (Subdivision), said point being on the North Bank of the Boise River;
Thence North 59° 58' 54" West, a distance of 120.71 feet on the southerly boundary line of said Lot 70, Block 1, and the North Bank of the Boise River;
Thence North 52° 26' 01" West, a distance of 212.51 feet on the southerly boundary line of said Lot 70, Block 1 to the southeast corner of Lot 53, Block 1 of the Amended Plat Lot 53 thru Lot 62, Block 1 of The Plantation Subdivision No. 1, as shown on the Plat thereof, recorded in Book 45 of Plats at Page 3689 to 3690 of Ada County Records;
Thence on the westerly lot line of said Lot 70, Block 1, and the easterly lot line of said Amended Plat Lot 53 thru Lot 62, Block 1 of The Plantation Subdivision No. 1 for the following bearings and distances:
Thence North 57° 39' 12" East, a distance of 77.34 feet;
Thence South 89° 20' 48" East, a distance of 105.07 feet;
Thence North 00° 31' 36" East, a distance of 145.00 feet;
Thence North 44° 29' 21" West, a distance of 54.17 feet to a point on a curve on the easterly right-of-way line of West Gramarcy Lane;
Thence leaving said Lot 70 and Lot 53 lot line, 43.69 feet on the arc of a curve to the left, said curve having a radius of 45.00 feet, a central angle of 55° 37' 54", a chord bearing of North 17° 49' 21" East, and a chord length of 42.00 feet on the easterly right- of-way line of West Gramarcy Lane to the POINT OF BEGINNING.

PARCEL F:

A parcel of land located in Sections 19 and 30 of Township 4 North, Range 2 East, Boise Meridian, and Sections 24 and 25 of Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11' 32" East, 2652.17 feet distant);
Thence from said One Quarter Section Corner, South 87° 19' 38" West, a distance of 1889.62 feet (formerly described as South 87° 19' 41" West, 1889.58 feet) to the Southeasterly corner of Lot 16, Block 1 of Plantation Acres Subdivision No. 1, recorded in Book 14 of Plats at Page 941 of Ada County Records, said point being on the Southerly Right-of-Way line of West State Street;
Thence South 45° 50' 38" West, a distance of 452.33 feet on the southerly line of said Plantation Acres Subdivision No. 1, to the southwesterly lot corner of Lot 1, Block 1 of Elmore Lake Townhomes Subdivision, recorded in Book 75 of Plats at Page 7722 of Ada County Records, said point being the POINT OF BEGINNING;

Thence North 48° 49' 22" West, a distance of 169.40 feet (formerly described as North 48° 55' 46" West, 169.72 feet) on the westerly line of said Elmore Lake Townhomes Subdivision and said line extended;
Thence North 21° 10' 21" West, a distance of 350.24 feet (formerly described as North 21° 15' 46" West, 351.16') on the westerly line of those Deeds recorded as Instrument Numbers 100079629, 2016-125750, 112109226 and 2021-053038 of Ada County Records;
Thence North 14° 45' 22" West, a distance of 175.12 feet (formerly described as North 14° 51' 46" West, 172.06 feet) on the westerly line of that Deed recorded as Instrument Number 9014579 of Ada County Records;
Thence North 12° 00' 17" West, a distance of 49.57 feet to a point on the westerly line of that parcel of land shown on Record of Survey Number 10780 of Ada County Records;

Thence North 56° 51' 51" West, a distance of 753.13 feet (formerly described as North 56° 57' 18" West) on the westerly line said Record of Survey Number 10780 parcel;
Thence North 50° 20' 53" West, a distance of 273.01 feet (formerly described as North 49° 49' 19" West, 273.53 feet) on the westerly line of said Record of Survey Number 10780 parcel to the northeast corner of Lot 5, Block 1 of Lake Plantation Subdivision, recorded in Book 56 of Plats at Page 5210 of Ada County Records;
Thence on the northerly and easterly boundary line of said Lake Plantation Subdivision for the following courses and distances:
Thence South 42° 56' 16" West, a distance of 201.60 feet;
Thence South 61° 24' 07" East, a distance of 225.34 feet;
Thence South 83° 24' 28" East, a distance of 188.28 feet;
Thence South 62° 24' 09" East, a distance of 244.87 feet;
Thence South 41° 23' 21" East, a distance of 469.65 feet;
Thence South 14° 52' 30" East, a distance of 195.00 feet to the northeast corner of Lot 12, Block 1 of The Townhouse at Plantation No. 1 (Subdivision);
Thence leaving the easterly boundary line of said Lake Plantation Subdivision and on the exterior boundary line of said The Townhouse at Plantation No. 1 (Subdivision) for the following courses and distances:
Thence South 14° 52' 30" East, a distance of 200.00 feet (formerly described as 200.01 feet);
Thence South 25° 26' 10" East, a distance of 200.00 feet;
Thence South 61° 37' 31" West, a distance of 265.00 feet;
Thence North 24° 24' 40" West, a distance of 393.00 feet to the southwest corner of Lot 26, Block 1 of said Lake Plantation Subdivision;
Thence leaving the exterior boundary line of said The Townhouse at Plantation No. 1 (Subdivision) and on the exterior boundary line of said Lake Plantation Subdivision for the following courses and distances:
Thence North 24° 22' 31" West, a distance of 406.94 feet;
Thence North 28° 58' 08" West, a distance of 288.31 feet to a point of curve;
Thence 137.53 feet on the arc of a curve to the left, said curve having a radius of 74.71 feet, a central angle of 105° 28' 35", a chord bearing of North 81° 42' 14" West, and a chord length of 118.92 feet;
Thence South 45° 33' 41" West, a distance of 197.78 feet to a point of curve on the northerly right of way line of West Riverside Drive;
Thence 271.85 feet on the arc of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 46° 29' 41", a chord bearing of North 71° 01' 20" West, and a chord length of 264.45 feet to a point of compound curve, said point being the southwest corner of Lot 1, Block 1 of said Lake Plantation Subdivision;
Thence leaving the exterior boundary line of said Lake Plantation Subdivision and on the northerly right of way line of West Riverside Drive for the following course and distances:
Thence 59.13 feet on the arc of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 10° 06' 48", a chord bearing of South 80° 29' 17" West, and a chord length of 59.05 feet;
Thence South 75° 36' 16" West, a distance of 97.42 feet to a point of curve;
Thence 45.81 feet on the arc of a curve to the right, said curve having a radius of 175.00 feet, a central angle of 14° 59' 55", a chord bearing of South 83° 06' 16" West, and a chord length of 45.68 feet;
Thence North 89° 22' 40" West, a distance of 339.36 feet (formerly described as North 89° 23' 44" West, a distance of 338.95 feet) to a point of curve;
Thence 31.34 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of 89° 46' 49", a chord bearing of North 44° 30' 56" West, and a chord length of 28.23 feet (formerly described as arc length of 31.28 feet, a central angle of 89° 37' 07" and a chord length of 28.19 feet) to a point on the easterly right of way line of North Glenwood Street;

Thence leaving the northerly right of way line of West Riverside Drive, South 00° 00' 47" East, a distance of 90.11 feet (formerly described as 90.00 feet) on the easterly right of way line of North Glenwood Street to a point of curve;
Thence 31.63 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of 90° 37' 58", a chord bearing of North 45° 23' 29" East, and a chord length of 28.44 feet (formerly described as arc length of 31.54 feet, a central angle of 90° 20' 52" and a chord length of 28.37 feet) on the southerly right of way line of West Riverside Drive;
Thence South 89° 22' 40" East, a distance of 338.36 feet (formerly described as 338.38 feet) to a point of curve on the northerly boundary line of Daron Subdivision No. 1, recorded in Book 86 of Plats at Page 9709 of Ada County Records;
Thence on the exterior boundary line of said Daron Subdivision No. 1 for the following courses and distances:
Thence 58.90 feet on the arc of a curve to the left, said curve having a radius of 225.00 feet, a central angle of 14° 59' 55", a chord bearing of North 83° 06' 15" East, and a chord length of 58.73 feet (formerly described as arc length of 58.91 feet, a central angle of 15° 00' 03" and a chord length of 58.74 feet);
Thence North 75° 53' 11" East, a distance of 72.22 feet (formerly described as 72.42 feet);
Thence South 21° 34' 52" West, a distance of 399.97 feet (formerly described as 400.00 feet);
Thence South 17° 05' 34" West, a distance of 264.29 feet (formerly described as South 17° 06' 38" West, 264.53 feet) to a point of curve;
Thence leaving the exterior boundary line of said Daron Subdivision No. 1, 156.01 feet on the arc of a curve to the left, said curve having a radius of 117.00 feet, a central angle of 76° 23' 49", a chord bearing of South 21° 00' 10" East, and a chord length of 144.70 feet (formerly described as arc length of 155.83 feet, a central angle of 76° 18' 49", a chord bearing of South 21° 05' 10" East and a chord distance of 144.57 feet);
Thence South 59° 24' 46" East, a distance of 30.22 feet (formerly described as South 59° 20' 16" East, 30.10 feet) to a point of curve;
Thence 127.59 feet on the arc of a curve to the right, said curve having a radius of 153.00 feet, a central angle of 47° 46' 45", a chord bearing of South 35° 24' 47" East, and a chord length of 123.92 feet (formerly described as an arc length of 127.58 feet, a central angle of 47° 46' 41", a chord bearing of South 35° 26' 54" East, and a chord distance of 123.92 feet);
Thence South 11° 24' 39" East, a distance of 38.15 feet (formerly described as South 11° 33' 32" East, 38.45 feet) to a point on the toe of slope of the Corps of Engineers Dike – Northside of the Boise River;
Thence South 63° 24' 25" East, a distance of 169.57 feet (formerly described as South 63° 23' 44" East, 169.37 feet);
Thence South 50° 09' 19" East, a distance of 398.28 feet (formerly described as South 50° 09' 09" East, 398.13 feet);
Thence South 59° 28' 14" East, a distance of 160.51 feet;
Thence South 66° 28' 01" East, a distance of 310.74 feet;
Thence South 76° 23' 44" East, a distance of 337.01 feet;
Thence South 57° 03' 44" East, a distance of 81.56 feet;
Thence leaving the toe of slope of the Corps of Engineers Dike – Northside of the Boise River, and on the Northerly Bank of the Boise River for the following courses and distances:
Thence South 32° 56' 16" West, a distance of 39.00 feet;
Thence South 22° 05' 38" East, a distance of 137.41 feet;
Thence South 43° 08' 44" East, a distance of 37.11 feet;
Thence South 13° 07' 42" East, a distance of 61.01 feet (formerly described as South 13° 08' 44" East, 60.68 feet) to a point on the westerly boundary line of Wanner's Plantation Estates Subdivision, recorded in Book 59 of Plats at Page 5680 of Ada County Records;
Thence leaving the Northerly Bank of the Boise River and on the exterior boundary line of said Wanner's Plantation Estates Subdivision for the following courses and distances:

Thence North 06° 50' 28" West, a distance of 141.06 feet (formerly described as 140.53 feet);
Thence North 88° 24' 32" East, a distance of 226.06 feet;
Thence North 66° 38' 09" East, a distance of 14.80 feet (formerly described as 15.00 feet);
Thence North 04° 04' 54" West, a distance of 106.77 feet;
Thence North 89° 54' 16" East, a distance of 49.61 feet;
Thence South 51° 49' 18" East, a distance of 161.90 feet (formerly described as 161.80 feet);
Thence South 39° 30' 44" East, a distance of 413.96 feet (formerly described as 413.97 feet);
Thence South 31° 55' 28" East, a distance of 73.32 feet;
Thence South 10° 40' 13" East, a distance of 131.12 feet (formerly described as South 10° 40' 28" East, 131.28 feet) to the southeast corner of Lot 1, Block 1 of said Wanner's Plantation Estates Subdivision;
Thence leaving said Wanner's Plantation Estates Subdivision, South 08° 51' 11" East, a distance of 46.30 feet (formerly described as South 08° 50' 40" East, 46.13 feet) to the northerly lot corner common to Lots 12 and 13, Block 6 of The Plantation No. 3 (Subdivision), recorded in Book 51 of Plats at Page 4249 of Ada County Records;
Thence on the exterior boundary line of said The Plantation No. 3 (Subdivision) for the following courses and distances:
Thence South 84° 22' 18" East, a distance of 176.62 feet (formerly described as 174.93 feet and 176.62 feet);
Thence South 47° 22' 18" East, a distance of 129.60 feet;
Thence South 21° 22' 18" East, a distance of 420.00 feet to the northeast corner of Lot 6, Block 5 of The Plantation No. 1 (Subdivision), recorded in Book 44 of Plats at Page 3529 of Ada County Records;
Thence leaving the exterior boundary line of said The Plantation No. 3 (Subdivision) and on the exterior boundary line of said The Plantation No. 1 (Subdivision) for the following courses and distances:
Thence South 21° 22' 18" East, a distance of 372.26 feet (formerly described as 372.25 feet) to the northwest corner of Lot 2, Block 5 of said The Plantation No. 1 (Subdivision);
Thence South 10° 37' 42" West, a distance of 115.94 feet to a point on a curve on the northerly right of way line of West Plantation Drive;
Thence 122.17 feet on the arc of a curve to the left, said curve having a radius of 175.00 feet, a central angle of 39° 59' 55", a chord bearing of North 80° 37' 39" East, and a chord length of 119.70 feet (formerly described as an arc length of 122.18 feet, a central angle of 40° 00' 04" and a long chord of 119.71 feet);
Thence North 60° 37' 38" East, a distance of 41.36 feet on said northerly right of way line to southeast corner of Lot 2, Block 5 of said The Plantation No. 1 (Subdivision);
Thence North 04° 19' 15" West, a distance of 139.50 feet (formerly described as 139.20 feet) to the lot corner common to said Lot 2, Block 5 of said The Plantation No. 1 (Subdivision) and Lot 21, Block 4 of The Plantation No. 4 (Subdivision), recorded in Book 58 of Plats at Page 5480 of Ada County Records;
Thence on the exterior boundary line of said The Plantation No. 4 (Subdivision) for the following courses and distances:
Thence North 10° 22' 20" West, a distance of 655.71 feet (formerly described as 655.72 feet);
Thence North 59° 42' 23" East, a distance of 181.76 feet, (formerly described as North 59° 40' 15" East);
Thence South 63° 40' 13" East, a distance of 180.00 feet (formerly described as South 63° 42' 24" East);
Thence South 04° 23' 44" East, a distance of 611.10 feet (formerly described as South 04° 23' 41" East, 611.30 feet) to the lot corner common to Lot 4, Block 4 of said The Plantation No. 4 (Subdivision), and Lot 2, Block 4 of said The Plantation No. 1 (Subdivision) the exterior boundary line of said The Plantation No. 4 (Subdivision);
Thence leaving the exterior boundary line of said The Plantation No. 4 (Subdivision), South 04° 16'

03" East, a distance of 89.80 feet (formerly described as 89.83 feet) to the southwest corner of Lot 2, Block 4 of said The Plantation No. 1 (Subdivision), being a point of curve on the northerly right of way line of West Plantation Drive;
Thence 99.04 feet on the arc of a curve to the right, said curve having a radius of 525.00 feet, a central angle of 10° 48' 30", a chord bearing of North 87° 19' 37" East, and a chord length of 98.89 feet (formerly described as an arc length of 97.13 feet, a central angle of 10° 36' 00" and a chord length of 96.99 feet);
Thence South 87° 16' 03" East, a distance of 81.64 feet on said northerly right of way line of West Plantation Drive to the southerly lot corner common to Lots 1 and 2, Block 4 of said The Plantation No. 1 (Subdivision);
Thence North 02° 43' 57" East, a distance of 100.00 feet to the northerly lot corner common to Lots 1 and 2, Block 4 of said The Plantation No. 1 (Subdivision), said corner being common to the southwest corner of Lot 1, Block 2 of Wedgewood Greens Subdivision, recorded in Book 60 of Plats at Page 6042 of Ada County Records;
Thence on the exterior boundary line of said Wedgewood Greens Subdivision for the following courses and distances:
Thence North 08° 26' 53" West, a distance of 326.70 feet (formerly described as 326.92 feet);
Thence North 00° 07' 06" West, a distance of 188.46 feet (formerly described as 188.09 feet);
Thence South 88° 30' 12" East, a distance of 132.56 feet (formerly described as 132.47 feet);
Thence North 01° 29' 48" East, a distance of 15.00 feet;
Thence North 66° 47' 11" West, a distance of 149.11 feet to a point of curve;
Thence 603.36 feet on the arc of a curve to the right, having a radius of 425.00 feet, a central angle of 81° 20' 29", and whose chord bears North 26° 06' 56" West, a distance of 553.95 feet to a point of reverse curve;
Thence 108.76 feet on the arc of a curve to the left, having a radius of 175.00 feet, a central angle of
35° 36' 36", and whose chord bears North 03° 15' 00" West, a distance of 107.02 feet;
Thence North 44° 15' 51" West, a distance of 712.10 feet;
Thence North 45° 45' 57" West, a distance of 355.63 feet;
Thence North 48° 25' 48" West, a distance of 194.12 feet to a point of curve;
Thence 329.04 feet on the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 37° 42' 20", and whose chord bears North 67° 26' 54" West, a distance of 323.14 feet to a point of compound curve;
Thence 199.80 feet on the arc of a curve to the left, having a radius of 273.50 feet, a central angle of 41° 51' 22", and whose chord bears South 72° 46' 15" West, a distance of 195.39 feet;
Thence North 44° 09' 22" West, a distance of 56.35 feet;
Thence North 45° 50' 38" East, a distance of 95.08 feet to the POINT OF BEGINNING.

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=12 DAN RYALLS
FIRST AMERICAN TITLE AND ESCROW COMPANY

2022-057979
06/22/2022 02:41 PM
$15.00

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

LB River Club Owner LLC
c/o Brasa Real Estate LLC
2029 Century Park East, Suite 2070
Los Angeles, CA 90067
Attention: Matt Milich

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

Above Space for Recorder's Use Only

First American Escrow No. 3928652

GRANT DEED

This Grant Deed is made this 20th day of June, 2022, between BPCP River Club, LLC, a Georgia limited liability company ("Grantor"), and LB River Club Owner LLC, a Delaware limited liability company, whose mailing address is c/o Brasa Real Estate LLC, 2029 Century Park East, Suite 2070, Los Angeles, CA 90067 ("Grantee"), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents ($10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell and convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Ada, State of Idaho:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein.

Grantor's covenants or warranties with respect to title, express or implied, are those, and only those, implied by use of the word "grant" as set forth in Idaho Code § 55-612 and that the above described real property is free from all monetary liens or encumbrances created, granted, caused or suffered by Grantor. Excepting all monetary liens created, granted, caused or suffered by Grantor, the grant herein is subject to: (i) reservations or restrictions in federal patents or state or railroad deeds or in laws providing for such patents or deeds; (ii) building or use restrictions, building and zoning regulations and ordinances of any governmental entity; (iii) location in a special flood hazard area; (iv) the lien of real property taxes not yet due and payable; (v) all tenancies, leases, easements, rights of way, claims of easements, covenants, restrictions and encumbrances that would be disclosed by or apparent from an ALTA survey or a visual inspection of the Property; and (vi) all matters of record.

THE PROPERTY IS SOLD AND CONVEYED TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, INCLUDING BOTH LATENT AND PATENT DEFECTS. OTHER THAN AS EXPRESSLY SET FORTH HEREIN, NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY GRANTOR CONCERNING THE PREMISES. GRANTEE, BY ACCEPTING THIS DEED, RELEASES GRANTOR FROM ANY AND ALL LIABILITY RELATING TO ANY ASPECT (EXCEPT THE WARRANTIES AND COVENANTS IN THE PRECEDING PARAGRAPH) OR CONDITION OF THE PROPERTY, KNOWN OR UNKNOWN, FORESEEABLE OR UNFORESEEABLE, ACTUAL OR CONTINGENT, ARISING BY STATUTE, COMMON LAW OR OTHERWISE.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed as of June ___, 2022.

BPCP River Club, LLC,
a Georgia limited liability company

By: Bay Point Advisors,
a Delaware limited liability
company, as its Manager

By: _____
Name: Greg Jacobs
Its: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.
This certificate pertains to a 12 page document dealing with/entitled Grant Deed and signed on June 20th, 2022.

State of Georgia)
County of Fulton)

On June 20th, 2022 before me Mary A. Stornetta Notary Public, personally appeared Greg Jacobs, Manager, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Georgia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mary A. Stornetta (Seal)

MARY A STORNETTA
Notary Public - State of Georgia
Cobb County
My Commission Expires Feb 3, 2025

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

Parcel A:

A parcel of land located in Sections 19 and 30 of Township 4 North, Range 2 East, Boise Meridian, and Sections 24 and 25 of Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant);
Thence from said One Quarter Section Corner, South 87°19'38" West, a distance of 1889.62 feet (formerly described as South 87°19'41" West, 1889.58 feet) to the Southeasterly corner of Lot 16, Block 1 of Plantation Acres Subdivision, recorded in Book 14 of Plats at Page 941 of Ada County Records, said point being on the Southerly Right-of-Way line of West State Street and being the POINT OF BEGINNING;

Thence South 45° 50' 38" West, a distance of 452.33 feet (formerly described as South 45° 44' 14" West, 449.59 feet) on the southerly line of said Plantation Acres Subdivision to the southwesterly lot corner of Lot 1, Block 1 of Elmore Lake Townhomes Subdivision, recorded in Book 75 of Plats at Page 7722 of Ada County Records;
Thence North 48° 49' 22" West, a distance of 169.40 feet (formerly described as North 48° 55' 46" West, 169.72 feet) on the westerly line of said Elmore Lake Townhomes Subdivision and said line extended; Thence North 21° 10' 21" West, a distance of 350.24 feet (formerly described as North 21° 15' 46" West, 351.16') on the westerly line of those Deeds recorded as Instrument Numbers 100079629, 2016-125750, 112109226 and 2021-053038 of Ada County Records;
Thence North 14° 45' 22" West, a distance of 175.12 feet (formerly described as North 14° 51' 46" West, 172.06 feet) on the westerly line of that Deed recorded as Instrument Number 9014579 of Ada County Records;
Thence North 12° 00' 17" West, a distance of 49.57 feet to a point on the westerly line of that parcel of land shown on Record of Survey Number 10780 of Ada County Records;
Thence North 56° 51' 51" West, a distance of 753.13 feet (formerly described as North 56° 57' 18" West) on the westerly line said Record of Survey Number 10780 parcel;
Thence North 50° 20' 53" West, a distance of 273.01 feet (formerly described as North 49° 49' 19" West, 273.53 feet) on the westerly line of said Record of Survey Number 10780 parcel to the northeast corner of Lot 5, Block 1 of Lake Plantation Subdivision, recorded in Book 56 of Plats at Page 5210 of Ada County Records;
Thence on the northerly and easterly boundary line of said Lake Plantation Subdivision for the following courses and distances:
Thence South 42° 56' 16" West, a distance of 201.60 feet;
Thence South 61° 24' 07" East, a distance of 225.34 feet;
Thence South 83° 24' 28" East, a distance of 188.28 feet;
Thence South 62° 24' 09" East, a distance of 244.87 feet;
Thence South 41° 23' 21" East, a distance of 469.65 feet;
Thence South 14° 52' 30" East, a distance of 195.00 feet to the northeast corner of Lot 12, Block 1 of The Townhouse at Plantation No. 1 (Subdivision);
Thence leaving the easterly boundary line of said Lake Plantation Subdivision and on the exterior boundary line of said The Townhouse at Plantation No. 1 (Subdivision) for the following courses and

distances:
Thence South 14° 52' 30" East, a distance of 200.00 feet (formerly described as 200.01 feet);
Thence South 25° 26' 10" East, a distance of 200.00 feet;
Thence South 61° 37' 31" West, a distance of 265.00 feet;
Thence North 24° 24' 40" West, a distance of 393.00 feet to the southwest corner of Lot 26, Block 1 of said Lake Plantation Subdivision;
Thence leaving the exterior boundary line of said The Townhouse at Plantation No. 1 (Subdivision) and on the exterior boundary line of said Lake Plantation Subdivision for the following courses and distances:
Thence North 24° 22' 31" West, a distance of 406.94 feet;
Thence North 28° 58' 08" West, a distance of 288.31 feet to a point of curve;
Thence 137.53 feet on the arc of a curve to the left, said curve having a radius of 74.71 feet, a central angle of 105° 28' 35", a chord bearing of North 81° 42' 14" West, and a chord length of 118.92 feet;
Thence South 45° 33' 41" West, a distance of 197.78 feet to a point of curve on the northerly right of way line of West Riverside Drive;
Thence 271.85 feet on the arc of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 46° 29' 41", a chord bearing of North 71° 01' 20" West, and a chord length of 264.45 feet to a point of compound curve, said point being the southwest corner of Lot 1, Block 1 of said Lake Plantation Subdivision;
Thence leaving the exterior boundary line of said Lake Plantation Subdivision and on the northerly right of way line of West Riverside Drive for the following course and distances:
Thence 59.13 feet on the arc of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 10° 06' 48", a chord bearing of South 80° 29' 17" West, and a chord length of 59.05 feet;
Thence South 75° 36' 16" West, a distance of 97.42 feet to a point of curve;
Thence 45.81 feet on the arc of a curve to the right, said curve having a radius of 175.00 feet, a central angle of 14° 59' 55", a chord bearing of South 83° 06' 16" West, and a chord length of 45.68 feet;
Thence North 89° 22' 40" West, a distance of 339.36 feet (formerly described as North 89° 23' 44" West, a distance of 338.95 feet) to a point of curve;
Thence 31.34 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of 89° 46' 49", a chord bearing of North 44° 30' 56" West, and a chord length of 28.23 feet (formerly described as arc length of 31.28 feet, a central angle of 89° 37' 07" and a chord length of 28.19 feet) to a point on the easterly right of way line of North Glenwood Street;
Thence leaving the northerly right of way line of West Riverside Drive, South 00° 00' 47" East, a distance of 90.11 feet (formerly described as 90.00 feet) on the easterly right of way line of North Glenwood Street to a point of curve;
Thence 31.63 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of 90° 37' 58", a chord bearing of North 45° 23' 29" East, and a chord length of 28.44 feet (formerly described as arc length of 31.54 feet, a central angle of 90° 20' 52" and a chord length of 28.37 feet) on the southerly right of way line of West Riverside Drive;
Thence South 89° 22' 40" East, a distance of 338.36 feet (formerly described as 338.38 feet) to a point of curve on the northerly boundary line of Daron Subdivision No. 1, recorded in Book 86 of Plats at Page 9709 of Ada County Records;
Thence on the exterior boundary line of said Daron Subdivision No. 1 for the following courses and distances:
Thence 58.90 feet on the arc of a curve to the left, said curve having a radius of 225.00 feet, a central angle of 14° 59' 55", a chord bearing of North 83° 06' 15" East, and a chord length of 58.73 feet (formerly described as arc length of 58.91 feet, a central angle of 15° 00' 03" and a chord length of 58.74 feet);
Thence North 75° 53' 11" East, a distance of 72.22 feet (formerly described as 72.42 feet);
Thence South 21° 34' 52" West, a distance of 399.97 feet (formerly described as 400.00 feet);
Thence South 17° 05' 34" West, a distance of 264.29 feet (formerly described as South 17° 06' 38" West,
264.53 feet) to a point of curve;

Thence leaving the exterior boundary line of said Daron Subdivision No. 1, 156.01 feet on the arc of a curve to the left, said curve having a radius of 117.00 feet, a central angle of 76° 23' 49", a chord bearing of South 21° 00' 10" East, and a chord length of 144.70 feet (formerly described as arc length of 155.83 feet, a central angle of 76° 18' 49", a chord bearing of South 21° 05' 10" East and a chord distance of 144.57 feet);
Thence South 59° 24' 46" East, a distance of 30.22 feet (formerly described as South 59° 20' 16" East, 30.10 feet) to a point of curve;
Thence 127.59 feet on the arc of a curve to the right, said curve having a radius of 153.00 feet, a central angle of 47° 46' 45", a chord bearing of South 35° 24' 47" East, and a chord length of 123.92 feet (formerly described as an arc length of 127.58 feet, a central angle of 47° 46' 41", a chord bearing of South 35° 26' 54" East, and a chord distance of 123.92 feet);
Thence South 11° 24' 39" East, a distance of 38.15 feet (formerly described as South 11° 33' 32" East, 38.45 feet) to a point on the toe of slope of the Corps of Engineers Dike – Northside of the Boise River;
Thence South 63° 24' 25" East, a distance of 169.57 feet (formerly described as South 63° 23' 44" East, 169.37 feet);
Thence South 50° 09' 19" East, a distance of 398.28 feet (formerly described as South 50° 09' 09" East, 398.13 feet);
Thence South 59° 28' 14" East, a distance of 160.51 feet;
Thence South 66° 28' 01" East, a distance of 310.74 feet;
Thence South 76° 23' 44" East, a distance of 337.01 feet;
Thence South 57° 03' 44" East, a distance of 81.56 feet;
Thence leaving the toe of slope of the Corps of Engineers Dike – Northside of the Boise River, and on the Northerly Bank of the Boise River for the following courses and distances:
Thence South 32° 56' 16" West, a distance of 39.00 feet;
Thence South 22° 05' 38" East, a distance of 137.41 feet;
Thence South 43° 08' 44" East, a distance of 37.11 feet;
Thence South 13° 07' 42" East, a distance of 61.01 feet (formerly described as South 13° 08' 44" East, 60.68 feet) to a point on the westerly boundary line of Wanner's Plantation Estates Subdivision, recorded in Book 59 of Plats at Page 5680 of Ada County Records;
Thence leaving the Northerly Bank of the Boise River and on the exterior boundary line of said Wanner's Plantation Estates Subdivision for the following courses and distances:
Thence North 06° 50' 28" West, a distance of 141.06 feet (formerly described as 140.53 feet);
Thence North 88° 24' 32" East, a distance of 226.06 feet;
Thence North 66° 38' 09" East, a distance of 14.80 feet (formerly described as 15.00 feet);
Thence North 04° 04' 54" West, a distance of 106.77 feet;
Thence North 89° 54' 16" East, a distance of 49.61 feet;
Thence South 51° 49' 18" East, a distance of 161.90 feet (formerly described as 161.80 feet);
Thence South 39° 30' 44" East, a distance of 413.96 feet (formerly described as 413.97 feet);
Thence South 31° 55' 28" East, a distance of 73.32 feet;
Thence South 10° 40' 13" East, a distance of 131.12 feet (formerly described as South 10° 40' 28" East, 131.28 feet) to the southeast corner of Lot 1, Block 1 of said Wanner's Plantation Estates Subdivision;
Thence leaving said Wanner's Plantation Estates Subdivision,
South 08° 51' 11" East, a distance of 46.30 feet (formerly described as South 08° 50' 40" East, 46.13 feet) to the northerly lot corner common to Lots 12 and 13, Block 6 of The Plantation No. 3 (Subdivision), recorded in Book 51 of Plats at Page 4249 of Ada County Records;
Thence on the exterior boundary line of said The Plantation No. 3 (Subdivision) for the following courses and distances:
Thence South 84° 22' 18" East, a distance of 176.62 feet (formerly described as 174.93 feet and 176.62 feet);
Thence South 47° 22' 18" East, a distance of 129.60 feet;
Thence South 21° 22' 18" East, a distance of 420.00 feet to the northeast corner of Lot 6, Block 5 of The Plantation No. 1 (Subdivision), recorded in Book 44 of Plats at Page 3529 of Ada County Records;

Thence leaving the exterior boundary line of said The Plantation No. 3 (Subdivision) and on the exterior boundary line of said The Plantation No. 1 (Subdivision) for the following courses and distances: Thence South 21° 22' 18" East, a distance of 372.26 feet (formerly described as 372.25 feet) to the northwest corner of Lot 2, Block 5 of said The Plantation No. 1 (Subdivision);
Thence South 10° 37' 42" West, a distance of 115.94 feet to a point on a curve on the northerly right of way line of West Plantation Drive;
Thence 122.17 feet on the arc of a curve to the left, said curve having a radius of 175.00 feet, a central angle of 39° 59' 55", a chord bearing of North 80° 37' 39" East, and a chord length of 119.70 feet (formerly described as an arc length of 122.18 feet, a central angle of 40° 00' 04" and a long chord of 119.71 feet);
Thence North 60° 37' 38" East, a distance of 41.36 feet on said northerly right of way line to southeast corner of Lot 2, Block 5 of said The Plantation No. 1 (Subdivision);
Thence North 04° 19' 15" West, a distance of 139.50 feet (formerly described as 139.20 feet) to the lot corner common to said Lot 2, Block 5 of said The Plantation No. 1 (Subdivision) and Lot 21, Block 4 of The Plantation No. 4 (Subdivision), recorded in Book 58 of Plats at Page 5480 of Ada County Records;
Thence on the exterior boundary line of said The Plantation No. 4 (Subdivision) for the following courses and distances:
Thence North 10° 22' 20" West, a distance of 655.71 feet (formerly described as 655.72 feet);
Thence North 59° 42' 23" East, a distance of 181.76 feet, (formerly described as North 59° 40' 15" East);
Thence South 63° 40' 13" East, a distance of 180.00 feet (formerly described as South 63° 42' 24" East);
Thence South 04° 23' 44" East, a distance of 611.10 feet (formerly South 04° 23' 41" East, a distance of 611.30 feet) to the lot corner common to Lot 4, Block 4 of said The Plantation No. 4 (Subdivision), and Lot 2, Block 4 of said The Plantation No. 1 (Subdivision) the exterior boundary line of said The Plantation No. 4 (Subdivision); Thence leaving the exterior boundary line of said The Plantation No. 4 (Subdivision), South 04° 16' 03" East, a distance of 89.80 feet (formerly described as 89.83 feet) to the southwest corner of Lot 2, Block 4 of said The Plantation No. 1 (Subdivision), being a point of curve on the northerly right of way line of West Plantation Drive;
Thence 99.04 feet on the arc of a curve to the right, said curve having a radius of 525.00 feet, a central angle of 10° 48' 30", a chord bearing of North 87° 19' 37" East, and a chord length of 98.89 feet (formerly described as an arc length of 97.13 feet, a central angle of 10° 36' 00" and a chord length of 96.99 feet);
Thence South 87° 16' 03" East, a distance of 81.64 feet on said northerly right of way line of West Plantation Drive to the southerly lot corner common to Lots 1 and 2, Block 4 of said The Plantation No. 1 (Subdivision);
Thence North 02° 43' 57" East, a distance of 100.00 feet to the northerly lot corner common to Lots 1 and 2, Block 4 of said The Plantation No. 1 (Subdivision), said corner being common to the southwest corner of Lot 1, Block 2 of Wedgewood Greens Subdivision, recorded in Book 60 of Plats at Page 6042 of Ada County Records;
Thence on the exterior boundary line of said Wedgewood Greens Subdivision for the following courses and distances:
Thence North 08° 26' 53" West, a distance of 326.70 feet (formerly described as 326.92 feet);
Thence North 00° 07' 06" West, a distance of 188.46 feet (formerly described as 188.09 feet);
Thence South 88° 30' 12" East, a distance of 132.56 feet (formerly described as 132.47 feet);
Thence South 33° 37' 54" East, a distance of 164.84 feet (formerly described as 164.92 feet) to a point of curve;
Thence 35.48 feet on the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of 40° 39' 26", a chord bearing of South 13° 18' 11" East, and a chord length of 34.74 feet (formerly described as a central angle of 40° 39' 24";
Thence South 89° 56' 27" East, a distance of 114.18 feet (formerly described as North 89° 54' 24" East);
Thence South 00° 07' 01" East, a distance of 8.48 feet (formerly described as South 00° 33' 04" West,

8.42 feet);
Thence leaving the exterior boundary line of said Wedgewood Greens Subdivision, South 89° 24' 43" East, a distance of 117.62 feet (formerly described as South 89° 23' 00" East, 117.90 feet);
Thence North 00° 26' 19" East, a distance of 66.37 feet (formerly described as North 00° 37' 00" East, 66.04 feet) to the westerly lot corner common to Lots 2 and 3, Block 1 of Kessinger Subdivision, recorded in Book 73 of Plats at Page 7586 of Ada County Records;
Thence North 04° 05' 27" West, a distance of 59.75 feet (formerly described as North 04° 14' 01" West, 60.22 feet) on the westerly boundary line of said Kessinger Subdivision;
Thence North 13° 37' 08" West, a distance of 124.77 feet (formerly described as North 13° 30' 03" West, 124.75 feet) on the westerly line of Kessinger Subdivision;
Thence North 27° 49' 52" West, a distance of 198.57 feet (formerly described as North 27° 54' 15" West, 198.01 feet) on the westerly line of Kessinger Subdivision and the westerly boundary line of Savannah Greens Subdivision No. 4, recorded in Book 79 of Plats at Page 8455 of Ada County Records;
Thence North 38° 53' 07" West, a distance of 165.00 feet (formerly described as North 38° 51' 33" West) on the westerly boundary line of Savannah Greens Subdivision No. 4 to the westerly most boundary angle point of said Savannah Greens Subdivision No. 4;
Thence North 36° 22' 28" West, a distance of 203.82 feet (formerly described as North 36° 48' 46" West, 204.60 feet);
Thence North 43° 58' 14" West, a distance of 256.08 feet (formerly described as North 44° 07' 46 West);
Thence North 39° 39' 46" East, a distance of 268.62 feet (formerly described as North 39° 30' 14" East, 270.74 feet) to a point on the westerly right of way line of West State Street;
Thence North 50° 47' 44" West, a distance of 122.55 feet (formerly described as North 50° 48' 30" West, 121.13 feet) on the westerly right of way line of West State Street;
Thence North 50° 51' 55" West, a distance of 1449.31 feet (formerly described as 1449.43 feet) to a point of curve;
Thence 217.41 feet on the arc of a curve to the right, said curve having a radius of 17229.00 feet, a central angle of 00° 43' 23", a chord bearing of North 51° 38' 58" West, and a chord length of 217.41 feet (formerly described as an arc length of 217.09 feet, a central angle of 00° 43' 19" and a long chord of 217.09 feet) on the westerly right of way line of West State Street to the POINT OF BEGINNING.

PARCEL B:

A parcel of land located in Section 30 of Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant);
Thence from said One Quarter Section Corner, South 14°48'27" West, a distance of 2896.07 feet (formerly described as South 14°48'24" West, a distance of 2896.39 feet) to the Northeast corner of Lot 2, Block 1 of Orlovich's Plantation Subdivision, recorded in Book 58 of Plats at Pages 5633 to 5634 of Ada County Records, said point being on the Southerly Right of Way line of West Plantation Drive/Lane, and being the POINT OF BEGINNING;

Thence South 00° 07' 18" West, a distance of 139.89 feet (formerly described as 139.55 feet) to the northeast corner of Lot 3, Block 1 of Orlovich's Plantation Subdivision;
Thence South 88° 37' 32" West, a distance of 79.96 feet (formerly described as 80.26 feet) on said Lot Line;
Thence South 63° 36' 22" West, a distance of 74.51 feet (formerly described as 74.19 feet) on said Lot Line;

Thence South 76° 39' 22" West, a distance of 20.62 feet (formerly described as 20.71 feet) on said Lot Line;
Thence South 00° 38' 11" West, a distance of 256.01 feet (formerly described as 255.54 feet) on the westerly boundary line of said Orlovich's Plantation Subdivision and the westerly boundary of The Amended Plat of a Portion of Lot 1, and All of Lots 2, 3, 4, 5 and 6, Block 1, The Plantation No. 2 (hereinafter referred to as Amended Plat of Plantation No. 2), to a point on the westerly boundary of Lot 70, Block 1 of said Amended Plat of Plantation No. 2;
Thence on the exterior boundary line of Lot 70, Block 1, of said Amended Plat of Plantation No. 2 for the following courses and distances:
Thence South 58° 15' 54" West, a distance of 26.20 feet to a point of curve on the right-of-way line of Gramarcy Lane;
Thence 60.97 feet on the arc of a curve to the right, said curve having a radius of 45.00 feet, a central angle of 77° 37' 59", a chord bearing of South 06° 49' 19" West, and a chord length of 56.41 feet (formerly described as an arc length of 60.79, a central angle of 77° 23' 49" and a long chord of 56.27 feet) on the right-of-way line of Gramarcy Lane;
Thence South 44° 29' 21" East, a distance of 54.17 feet;
Thence South 00° 31' 36" West, a distance of 145.00 feet;
Thence North 89° 20' 48" West, a distance of 105.07 feet (formerly described as North 89° 28' 24" West, 105.00 feet);
Thence South 57° 39' 12" West, a distance of 77.34 feet (formerly described as South 57° 42' 27" West);
Thence South 52° 26' 01" East, a distance of 212.51 feet (formerly described as South 52° 27' 52" East, 212.38 feet);
Thence South 59° 58' 54" East, a distance of 120.71 feet;
Thence North 18° 33' 37" East, a distance of 135.10 feet;
Thence North 80° 43' 53" East, a distance of 360.80 feet (formerly described as 361.13 feet);
Thence South 89° 36' 39" East, a distance of 153.41 feet (formerly described as North 89° 43' 36" East, 153.71 feet);
Thence South 79° 23' 03" East, a distance of 205.39 feet (formerly described as South 78° 52' 56" East, 205.43 feet);
Thence South 68° 54' 25" East, a distance of 158.24 feet;
Thence South 62° 36' 21" East, a distance of 360.62 feet;
Thence South 89° 25' 48" East, a distance of 279.32 feet (formerly described as South 89° 34' 53" East, 280.00 feet);
Thence North 59° 52' 21" East, a distance of 68.97 feet (formerly described as North 60° 06' 58" East, 68.01 feet);
Thence North 19° 35' 18" East, a distance of 56.94 feet (formerly described as 56.66 feet) to the most easterly corner of Lot 47, Block 1 of said The Plantation No. 1 Subdivision, said point being on the southerly right-of-way line of West Sterling Lane/Drive, said point also being an angle point in the boundary line of Lot 70, Block 1 of said Amended Plat of Plantation No. 2;
Thence North 88° 28' 30" West, a distance of 15.47 feet to a point of curve;
Thence 62.74 feet on the arc of a curve to the right, said curve having a radius of 275.00 feet, a central angle of 13° 04' 16", a chord bearing of North 83° 19' 05" West, and a chord length of 62.60 feet (formerly described as an arc length of 62.40 feet, a central angle of 13° 00' 01" and a long chord of 62.26 feet) on the southerly right-of-way line of said West Sterling Lane/Drive;
Thence on the boundary line of said Amended Plat of Plantation No. 2 for the following courses and distances:
Thence South 58° 41' 52" West, a distance of 123.83 feet (formerly described as 123.88 feet);
Thence North 59° 19' 54" West, a distance of 80.07 feet (formerly described as 80.21 feet);
Thence North 44° 22' 16" West, a distance of 196.82 feet (formerly described as 196.43 feet);
Thence North 54° 27' 50" West, a distance of 179.53 feet (formerly described as 179.92 feet);
Thence North 59° 25' 23" West, a distance of 181.03 feet (formerly described as 180.82 feet);

Thence North 76° 24' 16" West, a distance of 231.42 feet (formerly described as 231.85 feet);
Thence North 89° 22' 37" West, a distance of 265.41 feet (formerly described as 265.10 feet);
Thence South 74° 34' 55" West, a distance of 95.32 feet (formerly described as 95.31 feet);
Thence South 85° 30' 36" West, a distance of 149.14 feet (formerly described as 148.81 feet);
Thence North 24° 29' 27" West, a distance of 151.47 feet (formerly described as 151.24 feet);
Thence North 05° 42' 09" East, a distance of 151.49 feet (formerly described as 151.37 feet);
Thence North 75° 36' 56" East, a distance of 151.26 feet (formerly described as 151.37 feet);
Thence South 84° 23' 36" East, a distance of 654.89 feet (formerly described as South 84° 25' 07" East, 655.27 feet);
Thence South 59° 25' 30" East, a distance of 415.10 feet (formerly described as South 59° 21' 59" East, 414.88 feet);
Thence South 49° 18' 07" East, a distance of 104.70 feet (formerly described as 104.63 feet);
Thence South 44° 26' 48" East, a distance of 191.30 feet (formerly described as 191.70 feet);
Thence South 59° 11' 39" East, a distance of 64.86 feet (formerly described as 64.69 feet);
Thence South 15° 50' 08" West, a distance of 100.25 feet (formerly described as 99.71 feet) to the southeast lot corner of Lot 15, Block 1 of said The Plantation No. 1 Subdivision, as same is Amended by said Amended Plat of Plantation No. 2, said point being a point of curve on the northerly right-of-way line of West Sterling Lane/Drive;
Thence leaving the boundary line of said Amended Plat of Plantation No. 2, 50.51 feet on the arc of a curve to the left, said curve having a radius of 225.00 feet, a central angle of 12° 51' 43" and a chord bearing of South 81° 22' 44" East, and a chord length of 50.40 feet (formerly described as an arc length of 50.45 feet, a central angle of 12° 50' 45" and a long chord of 50.34 feet) on the northerly right-of-way of said Sterling Lane/Drive;
Thence North 15° 50' 08" East, a distance of 110.26 feet (formerly described as 110.05 feet) to the northwest lot corner of Lot 71, Block 1 of said Amended Plat of Plantation No. 2;
Thence on the boundary line of said Amended Plat of Plantation No. 2 for the following courses and distances:
Thence South 88° 37' 00" East, a distance of 163.48 feet (formerly described as South 88° 41' 16" East, 163.53 feet);
Thence North 28° 24' 20" East, a distance of 152.00 feet;
Thence North 00° 56' 14" East, a distance of 34.99 feet (formerly described as North 00° 29' 31" East 35.06 feet);
Thence North 72° 28' 14" West, a distance of 213.04 feet (formerly described as North 72° 28' 03" West, 212.76 feet);
Thence North 59° 52' 28" West, a distance of 475.45 feet;
Thence North 11° 25' 57" East, a distance of 99.67 feet;
Thence North 78° 51' 40" West, a distance of 441.00 feet (formerly described as 440.31 feet) to a point of curve;
Thence 95.60 feet on the arc of a curve to the right, said curve having a radius of 225.00 feet, a central angle of 24° 20' 43", a chord bearing of North 66° 41' 46" West, and a chord length of 94.89 feet (formerly described as an arc length of 96.21 feet, a central angle of 24° 30' 00" and a long chord of 95.48 feet);
Thence South 35° 36' 40" West, a distance of 66.12 feet;
Thence North 87° 23' 30" West, a distance of 580.22 feet (formerly described as 580.27 feet);
Thence North 00° 18' 26" East, a distance of 95.85 feet (formerly described as 95.82 feet) to a point of curve on the southerly right of way line of West Plantation Drive/Lane;
Thence 31.76 feet on the arc of a curve to the left, said curve having a radius of 475.00 feet, a central angle of 03° 49' 53", a chord bearing of South 83° 09' 34" West, and a chord length of 31.76 feet (formerly described as an arc length of 31.77 feet and a central angle of 03° 49' 54") on the southerly right of way line of West Plantation Drive/Lane to the POINT OF BEGINNING.

PARCEL C:

Easements rights as set forth in that certain Master Declaration of The Plantation dated February 21, 1978 and recorded February 24, 1978 as Instrument No. 7809725, as modified or amended by instrument nos. 7865989, 8004454, 8006448, 94040475, 102063849, 105052685 and 108057403 Records of Ada County, Idaho.

WATER RIGHTS AND MAPS

Close

Water Right Report : 63-34909(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	BPCP RIVER CLUB LLC	3050 PEACHTREE RD NW STE 740	ATLANTA	GA	30305-2212
Original Owner	FIREMANS FUND MORTGAGE CORP	6515 W STATE ST	BOISE	ID	83703
Original Owner	JACKSON, GREG	6515 W STATE ST	BOISE	ID	83703
Original Owner	PLANTATION DEVELOPMENT INC	C/O MHM CORP 6515 W STATE ST	BOISE	ID	83703
Previous Owner	GLASS CREEK LLC	6501 FRUITVALE AVE	BAKERSFIELD	CA	93308-2712
Previous Owner	NGP REALTY SUB LP	2951 28TH ST	SANTA MONICA	CA	90405

Water Right Status

Priority Date : 9/20/1979
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	04N	02E	30	0		NE	SW	ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.33 CFS	87.30 AFA
TOTAL			0.33 CFS	87.30 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (ADA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	02E	30	2		NE	SW	11.0
04N	02E	30			NW	SE	8.4

Irrigation Totals

Total Acres	Acre Limit
19.40	

Conditions

Code	Condtions
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.
W44	Use of this right is combined with water from Boise Valley Irrigation Ditch Co.
S39	THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 1 AND MAY CONTINUE TO AS LATE AS NOVEMBER 15, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE MARCH 1 UNDER THIS REMARK IS 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.

Dates

Other Information

Licensed Date :	State or Federal : S
Decreed Date : 10/2/2007	Water District Number : TBD
Permit Proof Due Date :	Generic Max Rate Per Acre : 0.02
Permit Proof Made Date :	Generic Max Volume Per Acre : 4.5
Permit Approved Date :	Civil Case Number :
Permit Moratorium Expiration Date :	Decree Plantiff :
Enlargment Use Priority Date :	Decree Defendant :
Enlargement Statute Priority Date :	Swan Falls Trust or Nontrust :
Application Recevied Date:	Swan Falls Dismissed :
Protest Deadline Date:	DLE Act Number :
	Cary Act Number :
	Mitigation Plan: False

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State of Idaho
Department of Water Resources

Water Right

63-34909

IRRIGATION

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.





0 0.03 0.07 0.13 0.2 0.26

Miles

Legend

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

N

Date created: 8/11/2025

Close

Water Right Report : 63-34910(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	BPCP RIVER CLUB LLC	3050 PEACHTREE RD NW STE 740	ATLANTA	GA	30305-2212
Original Owner	PLANTATION DEVELOPMENT INC	C/O MHM CORP 6515 W STATE ST	BOISE	ID	83703
Original Owner	MHM CORP	DBA PLANTATION GOLF COURSE 6515 W STATE ST	BOISE	ID	83703
Previous Owner	GLASS CREEK LLC	6501 FRUITVALE AVE	BAKERSFIELD	CA	93308-2712
Previous Owner	NGP REALTY SUB LP	2951 28TH ST	SANTA MONICA	CA	90405

Water Right Status

Priority Date : 10/6/1980
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
UNNAMED DRAIN		BOISE RIVER	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
UNNAMED DRAIN	04N	02E	30	1		SW	SE	ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
AESTHETIC	01/01	12/31	2.40 CFS	1736.00 AFA
TOTAL			2.40 CFS	1736.00 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : AESTHETIC (ADA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	02E	30			NE	NW	
04N	02E	30	5		NW	NW	
04N	02E	30			SE	NW	
04N	02E	30			NW	SE	

Conditions

Code	Condtions
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.

Dates

Licensed Date :
Decreed Date : 5/29/2009
Permit Proof Due Date :
Permit Proof Made Date :

Other Information

State or Federal : S
Water District Number : 63
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0

Permit Approved Date :	Civil Case Number :
Permit Moratorium Expiration Date :	Decree Plantiff :
Enlargment Use Priority Date :	Decree Defendant :
Enlargement Statute Priority Date :	Swan Falls Trust or Nontrust :
Application Recevied Date:	Swan Falls Dismissed :
Protest Deadline Date:	DLE Act Number :
	Cary Act Number :
	Mitigation Plan: False

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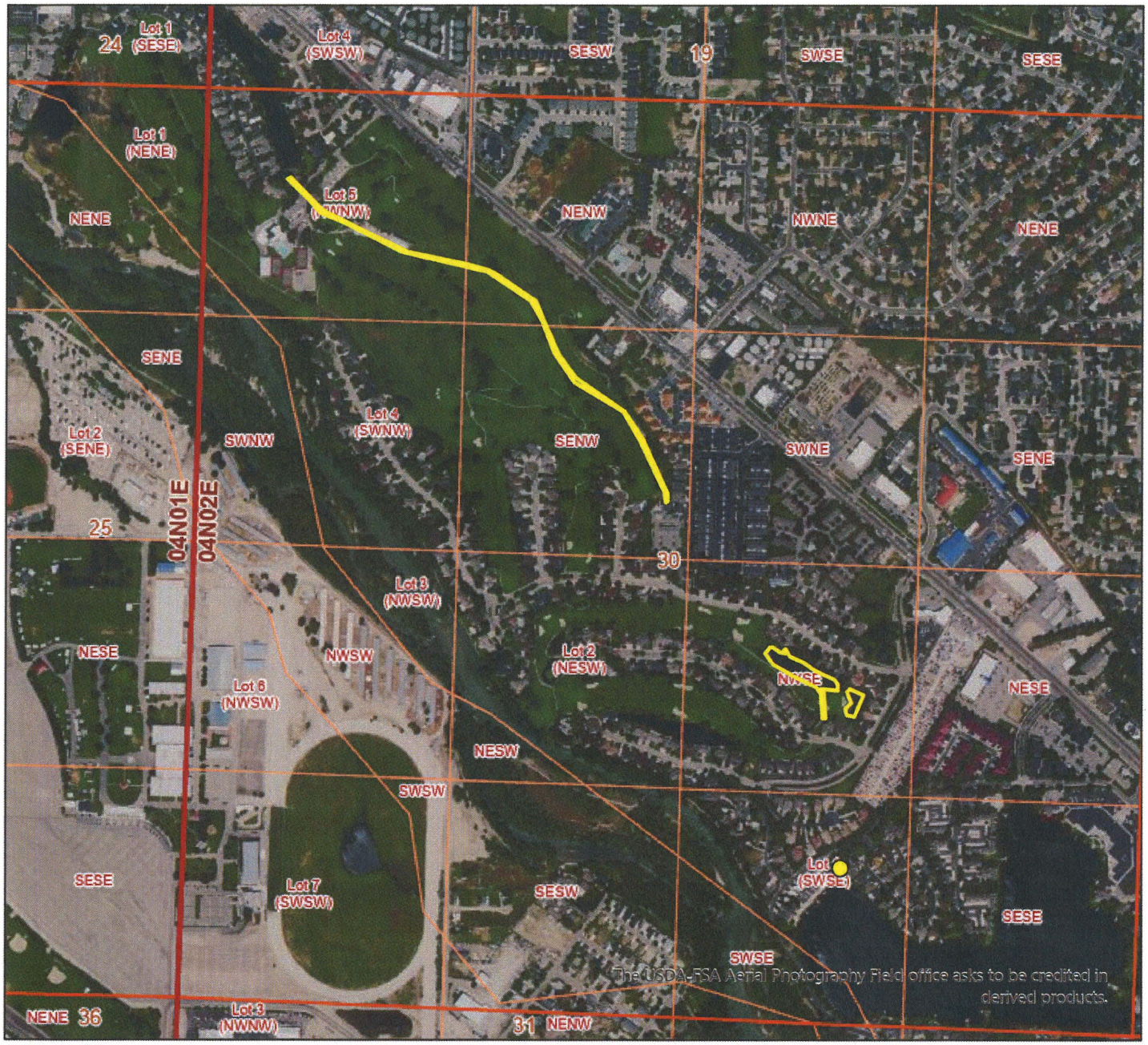
State of Idaho
Department of Water Resources

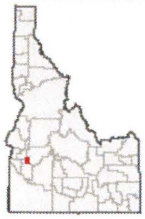
Water Right

63-34910

AESTHETIC

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.





0 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created: 8/11/2025

Close

Water Right Report : 63-34983(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	BPCP RIVER CLUB LLC	3050 PEACHTREE RD NW STE 740	ATLANTA	GA	30305-2212
Original Owner	FIREMANS FUND MORTGAGE CORP	6515 W STATE ST	BOISE	ID	83703
Original Owner	JACKSON, GREG	6515 W STATE ST	BOISE	ID	83703
Original Owner	PLANTATION DEVELOPMENT INC	C/O MHM CORP 6515 W STATE ST	BOISE	ID	83703
Previous Owner	GLASS CREEK LLC	6501 FRUITVALE AVE	BAKERSFIELD	CA	93308-2712
Previous Owner	NGP REALTY SUB LP	2951 28TH ST	SANTA MONICA	CA	90405

Water Right Status

Priority Date : 9/20/1979
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	04N	02E	30	0		NE	SW	ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.07 CFS	18.00 AFA
TOTAL			0.07 CFS	18.00 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (ADA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	02E	30			SE	NW	4.0

Irrigation Totals

Total Acres	Acre Limit
4.00	

Conditions

Code	Condtions
R61	This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
WB7	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 18.0 af at the field headgate for the place of use.
943	The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company or irrigation district deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.

X61	The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 3/15 is subordinate to all water rights having no subordinated early irrigation use and a priority date earlier than 10/02/2007.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
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.
T19	Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Dates

Licensed Date :
Decreed Date : 10/2/2007
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied Date:
Protest Deadline Date:

Other Information

State or Federal : S
Water District Number : TBD
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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State of Idaho
Department of Water Resources

Water Right

63-34983

IRRIGATION

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.





0 0.03 0.05 0.1 0.15 0.2

Miles

Legend

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

N

Date created: 8/11/2025

Hobson, Susy

From: Hobson, Susy
Sent: Tuesday, November 18, 2025 9:25 AM
To: Graves, Lori
Subject: River Club Boise Change in Ownership 63-34909, 63-34910, 63-34983
Attachments: Change in Ownership complete Cover Letter River Club Boise.pdf; 63-34983 Report & Map River Club Boise.pdf; 63-34909 Report & Map River Club Boise.pdf; 63-34910 Report & Map River Club Boise.pdf

Good morning Lori,

Please find the completed Change in Ownership for River Club Boise, LLC for water rights 63-34909, 63-34910, 63-34983. Attached are the cover letter, Proof Reports and Maps for each right. Hard copies are in the mail to River Club today

Kind Regards,

Susy

Susy Hobson
Technical Records Specialist

IDAHO DEPARTMENT OF WATER RESOURCES

Western Region
2735 W. Airport Way, Boise ID 83705
(208) 605-4631 susy.hobson@idwr.idaho.gov

IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082
Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

November 18, 2025

RIVER CLUB BOISE LLC
6515 W STATE ST
BOISE ID 83714-7409

Re: Change in Ownership for Water Right Nos: 63-34909, 63-34910 and 63-34983

Dear Water Right Holder:

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 three computer-generated reports 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, please contact me at 208-605-4631.

Sincerely,

Susan E Hobson

Susy Hobson
Technical Records Specialist 1

Enclosures

cc: lori.graves@hdrinc.com

HDR

RECEIVED
SEP 19 2025
WATER RESOURCES
WESTERN REGION

September 19, 2025

Scott Storms
IDWR Western Region Office
2735 Airport Way
Boise, ID 83705

Subject: Water Rights Ownership Change Notice

Dear Scott,

Enclosed on behalf of River Club Boise LLC, is a *Notice of Change in Water Right Ownership* for water rights 63-34909, 63-34910 and 63-34983 appurtenant to property they have recently acquired. The $75 filing fee is being paid upon submittal.

Thank you very much for your consideration and assistance in this matter. Please contact me if you have any questions.

Sincerely,

HDR Engineering, Inc.

Lori Graves

Lori Graves
Sr. Water Rights Specialist

Cc via email: Bob Taunton

Project #10442860

hdrinc.com

HDR, 412 E Parkcenter Blvd, Suite 100, Boise, ID 83706
(208) 387-7000