

RECEIVED

OCT 01 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPT. OF WATER RESOURCES
SOUTHERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
47-7689	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: Miracle Mile, LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): 4799A River Road, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

357 S McCaslin Blvd Ste 200

Louisville

CO

80027

Mailing address

City

State

Zip

303-946-1459

jchormel@gmail.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: 01/02/2020
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: Jay C Hormel Manager, Owner 10/01/2025
- Signature of new owner/claimant Title, if applicable Date
- Jay C Hormel
- Print name

Signature: _____ Title, if applicable _____ Date _____

Signature of new owner/claimant

Print name

For IDWR Office Use Only:

Received by DM Date 10-1-2025 Receipt No. 5040799 Receipt Amt. \$25-

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 DM Date 11-28-2025

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Justin May, Esq.
Angstman Johnson
516 Hansen Street East
Twin Falls, ID 83301

TWIN FALLS COUNTY
RECORDED FOR:
ANGSTMAN JOHNSON
02:47:55 PM 11-30-2021
2021028085
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AR
Electronically Recorded by Simplifile

Twin Falls ID 83301 (Space Above For Recorder's Use)

WARRANTY DEED

For value received MIRACLE MILE, LLC, an Idaho Limited Liability Company, ("Grantor"), conveys, grants, bargains, and sells to 4799A RIVER ROAD, LLC, an Idaho Limited Liability Company, ("Grantee"), whose address is 357 McCaslin Blvd, Ste 200, Louisville, Colorado 80027-2932, and its successors and assigns forever, the following described real property, 4799B River Road, Buhl, Idaho situated in Twin Falls County, State of Idaho:

See attached **Exhibit A**.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 24th day of November 2021.

MIRACLE MILE, LLC

By: 
JAY C. HORMEL, Trustee of The Jay C. Hormel Living Trust,
Member of MIRACLE MILE, LLC

By: 
LUANNE HORMEL, Trustee of The Jay C. Hormel Living Trust,
Member of MIRACLE MILE, LLC

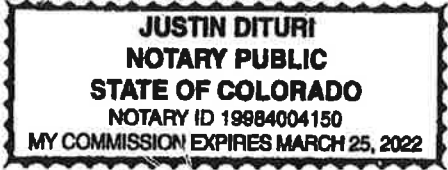
By: 4799A RIVER ROAD, LLC, Member of MIRACLE MILE, LLC

By: 
JAY C. HORMEL, Managing Member of 4799A RIVER ROAD, LLC

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

THIS RECORD was acknowledged to me this 24 day of November 2021, by JAY C. HORMEL and LUANNE HORMEL Trustees of The Jay C. Hormel Living Trust as Member of MIRACLE MILE, LLC.

Witness My Hand And Official Seal

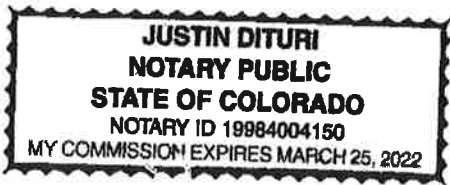



NOTARY PUBLIC
Residing in Boulder County, Colorado

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

THIS RECORD was acknowledged to me this 24 day of November 2021, by JAY C. HORMEL as Managing Member of 4799A RIVER ROAD, LLC as Member of MIRACLE MILE, LLC.

Witness My Hand And Official Seal




NOTARY PUBLIC
Residing in Boulder County Colorado

LEGAL DESCRIPTION

Township 8 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Section 32: A parcel of land located in the NW¼SE¼ and being more particularly described as follows:
COMMENCING at the East quarter corner of said Section 32, from which the Southeast corner of said

Section 32 bears South 00°03'00" East 2641.75 feet;

THENCE South 89°53'55" West along the North boundary of the SE¼ of said Section 32 for a distance of 2370.04 feet to the TRUE POINT OF BEGINNING;

THENCE South 00°40'22" East for a distance of 860.20 feet;

THENCE South 34°30'17" West for a distance of 110.00 feet;

THENCE North 50°54'44" West for a distance of 282.87 feet to a point on the West boundary of the SE¼ of Section 32;

THENCE North 00°07'08" East along the West boundary of the SE¼ of said Section 32 for a distance of 771.97 feet to the Northwest corner of the SE¼ of said Section 32;

THENCE North 89°53'55" East along the North boundary of the SE¼ of said Section 32 for a distance of 270.17 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH a 25.0 foot wide exclusive easement for ingress, egress and utilities, said easement being on, over, under and across a 25.00-foot strip of land that is centered on the following described line:

COMMENCING at the Southeast corner of said Section 32;

THENCE North 00°03'00" West along the East boundary of the SE¼ of said Section 32 for a distance of 936.65 feet to the TRUE POINT OF BEGINNING;

THENCE South 71°52'12" West for a distance of 41.05 feet;

THENCE South 47°01'16" West for a distance of 60.93 feet;

THENCE South 62°58'19" West for a distance of 54.56 feet;

THENCE South 79°27'41" West for a distance of 47.24 feet;

THENCE North 89°03'00" West for a distance of 952.01 feet;

THENCE North 71°27'49" West for a distance of 256.82 feet;

THENCE North 61°31'17" West for a distance of 95.98 feet to the point of curvature of a curve right;

THENCE Northwesterly along the arc of the curve right for a distance of 112.30 feet, said arc having a radius of 337.00 feet and a chord bearing and distance of North 47°27'36" West 111.78 feet;

THENCE North 37°54'49" West for a distance of 135.89 feet;

THENCE North 41°21'20" West for a distance of 404.39 feet to the point of curvature of a curve left;

THENCE Northwesterly along the arc of the curve left for a distance of 264.29 feet, said arc having a radius of 554.00 feet and a chord bearing and distance of North 55°01'20" West 261.79 feet;

THENCE North 68°41'20" West for a distance of 114.21 feet;

THENCE North 65°08'02" West for a distance of 93.66 feet;

THENCE North 53°08'53" West for a distance of 91.44 feet to a point on the Easterly boundary of the before described parcel and being the terminus point of said easement.

AND a 10.0 foot wide easement for the joint use and maintenance of a buried pipeline that is used to convey water to the before described parcel and adjacent parcels, said easement being on, over, under and across a 10.0 foot wide strip of land that is centered on the following described line:

COMMENCING at the Northeast corner of the before described parcel;

THENCE South 00°40'22" East along the East boundary of the before described parcel for a distance of 141.07 feet to the TRUE POINT OF BEGINNING;

THENCE South 48°41'35" East for a distance of 945.95 feet;

THENCE South 51°59'02" East for a distance of 308.85 feet to the terminus point of said easement.

State of Idaho
Department of Water Resources
Water Right

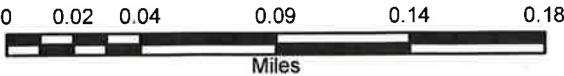
47-7689

HEATING

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: 8/26/2025



Legend

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



State of Idaho
Department of Water Resources

Water Right

47-7689

HEATING

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: 8/26/2025



Legend

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



State of Idaho
Department of Water Resources
Water Right
47-7689
RECREATION

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: 8/26/2025



Legend

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



State of Idaho
Department of Water Resources
Water Right
47-7689
RECREATION

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: 8/26/2025



Legend

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





0006425764



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 #: 0006425764

Date Filed: 9/4/2025 7:41:25 AM

Entity Name and Mailing Address:

Entity Name: 4799A River Road, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0003649090
Address: JUSTIN DITURI
357 MCCASLIN BLVD
STE 200
LOUISVILLE, CO 80027-2932

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
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: JOHNSON MAY, PLLC
Commercial Registered Agent
Physical Address
199 N CAPITOL BLVD
STE 200
BOISE, ID 83702
Mailing Address
199 N CAPITOL BLVD
STE 200
BOISE, ID 83702

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
Justin Dituri	Manager	357 S MCCASLIN BLVD SUITE 200 LOUISVILLE, CO 80027

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

Job Title: Manager

Authorized Representative

Sign Here

09/04/2025

Date

B1046-7315 09/04/2025 7:41 AM Received by Office of the Idaho Secretary of State



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

November 28, 2025

4799A RIVER ROAD LLC
357 MC CASLIN BLVD STE 200
LOUISVILLE CO 80027-2932

Re: Change in Ownership for Water Right No(s): 47-7689

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)