

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 03 2026

DEPT. OF WATER RESOURCES
EASTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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

RECEIVED

MAY 19 2026

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
23-11486	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
23-11486 23-11565	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Melony and Casey Jones
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BCB Management LLC

New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

170 S Spud Alley Idaho Falls Shelley ID 83402 83274
4200 Gem Lake Rd Shelley 83274 City State Zip
 Mailing address 208 680 5439 BRUCE @ WELDON. VENTURES
 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: 4/3/26
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: [Signature] OWNER 5-18-26
 Signature of new owner/claimant Title, if applicable Date
DELYNN BRADSHAW

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

Received by M. Fether Date 4-3-26 For IDWR Office Use Only: E051590 \$75. —
 Active in the Water Supply Bank? Yes ☐ No ☐ Receipt No. E051536 Receipt Amt. 25.00
 Name on W-9 _____ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
 Approved by JB Processed by JB Date 5/20/2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 03 2026

DEPT. OF WATER RESOURCES
EASTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
23-11486	Yes ☐	Yes ☐	APR 03 2026	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	DEPT. OF WATER RESOURCES EASTERN REGION	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Melony and Casey Jones
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BCB Management LLC
New owner(s) as listed on the conveyance document

4200 Gem Lake Rd Idaho Falls ID 83402
Mailing address City State Zip
208 680 5439 BRUCE@WELDON.VENTURES
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: 4/3/26
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: _____
 Signature of new owner/claimant Title, if applicable Date

 Print name

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

 Print name

Received by M. Peth Date 4-3-26 For IDWR Office Use Only: E051590 \$75. —
 Active in the Water Supply Bank? Yes ☐ No ☐ Receipt No. E051536 Receipt Amt. 25.00
 Name on W-9 _____ Approved by _____ Processed by _____ Date _____
 If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/3/2026

Water Right 23-11486

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	MELONY JONES PO BOX 208 IRWIN, ID 83428-0208 (208) 390-8676
Current Owner	D CASEY JONES PO BOX 208 IRWIN, ID 83428-0208 (208) 390-8676

Priority Date: 6/30/1890

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
PALISADES CREEK	SOUTH FORK SNAKE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	10/31	0.800 CFS	
	<u>Total Diversion</u>		0.800 CFS	

Source and Point(s) of Diversion:
PALISADES CREEK SWSWSE Sec. 26, Twp 01N, Rge 44E, BONNEVILLE County

Place Of Use:
IRRIGATION within BONNEVILLE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01N	44E	26											6.0	0.8					6.8
01N	44E	27															20.0		20.0

POU Total Acres: 26.8

Conditions of Approval:

1. POD AT AND THROUGH PALISADES IRRIG. CANAL SYSTEM.
2. 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.
3. P21 THIS RIGHT IS A SPLIT FROM FORMER RIGHT 23-00062A.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/3/2026

Dates and Other Information:

Decreed Date: 1/31/2005
Civil Case Number: 39576
Judicial District: FIFTH
Owner Name Connector: AND
Water District Number: 01
Generic Max Rate Per Acre: 0.020
Generic Max Volume Per Acre: 3.5
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A



WARRANTY DEED

Escrow No.: 1065720

FOR VALUE RECEIVED

D. Casey Jones and Melony Jones, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

BCB Managment LLC, an Idaho Limited Liability Company

whose current address is:
4200 Gem Lake Rd
Idaho Falls, ID 83402

the grantee(s), the following described premises, in Bonneville County, Idaho,
TO WIT: **** See attached Exhibit "A"**

Part of the NW1/4 of the SW1/4, SW1/4 of the SW1/4 of Section 26, and the NE 1/4 of the SE1/4 of Section 27, Township 1 North, Range 44 East of the Boise Meridian, Bonneville County, Idaho. more particularly described as:

Commencing at the southwest corner of Section 26. witnessed by a BLM brass cap monument which bears S.89°46'32" W 29.04, from which the southeast corner of the SW1/4 of the SW1/4, being marked by a BLM brass cap monument bears N.89°54'58"E 1320.94 feet, the basis of bearings for this description;
Thence N.89°54'58" E 603.81 feet along the South line of said section:
Thence N.00°05'02" W 952.65 feet to a point on the westerly right-of-way of Old Irwin Road, said point being marked by a 1/2" rebar with plastic cap inscribed PLS 12222.

Thence N.11°21'51"W 323.06 feet along said right-of-way and the easterly boundary of Quit Claim Deed instrument No. 1590233 to a point being marked by a 1/2" iron rod with plastic cap inscribed PLS 12222, said point being the POINT OF BEGINNING;

Thence N.83°06'43" W 409.97 feet to a point on the westerly boundary of said quit claim deed which is marked by a 1/2" iron rod with plastic cap inscribed PLS 4563:

Thence N.65°12'55"W 242.20 feet along said westerly boundary. which is coincident with a fence line. to the northwest corner of said quit claim deed which is marked by a 1/2" iron rod with plastic cap inscribed PLS 12222, said northwest corner also being the southwest corner of Quit Claim Deed instrument No. 1727340:

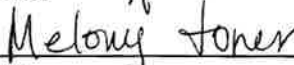
Thence along the boundary of said Quit Claim Deed Instrument No. 1727340 the following 11 courses:

- 1) N.65°12'55"W 571.83 feet to a 1/2" iron rod with cap inscribed PLS 4563;
- 2) N.67°17'50" W 345.15 feet to a 1/2" iron rod;
- 3) N.78°24'09"W 306.06 feet to a 1/2" iron rod with aluminum cap inscribed PLS 3408;
- 4) N. 00°53'57"W 275.06, feet to a 1/2" iron rod with plastic cap inscribed PLS 12222 ;
- 5) N.69°33'40"E 1390.64 feet to a 1/2" iron rod with plastic cap inscribed PLS 12222, said point being on the bank of Palisades Canal;
- 6) S.20°22'56"E 273.43 feet along the bank of said Palisades Canal to a 1/2" iron rod with cap inscribed PLS 12222;
- 7) N.71°54'22"E 115.55 feet to the westerly right of way of Old Irwin Road said point being marked by a 1/2" iron rod with plastic cap inscribed PLS 12222;
- 8) S.18°26'02"E 300.36 feet along the said right-of-way to a point being marked by a 1/2" iron rod with plastic cap inscribed PLS 12222;
- 9) S.13°14'16"E 153.67 feet along the said right-of-way to a point being marked by a 1/2" iron rod with plastic cap inscribed PLS 12222;
- 10) S.10°08'50"E 276.69 feet along the said right-of-way to a point being marked by a 1/2" iron rod with plastic cap inscribed PLS 12222;
- 11) S.10°52'54"E 293.34 feet along the said right-of-way to a point being marked by a 1/2" iron rod with plastic cap inscribed PLS 12222, said point being the

southeast corner of said quitclaim deed which is coincident with the northeast corner of Quitclaim Deed instrument No. 1590233;
Thence S.11°(247" E 133.07 feet along the said right-of-way and the easterly line or said Quit Claim Deed instrument No. 1590233 to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: March 27, 2026


D. Casey Jones

Melony Jones

State of Idaho } ss
County of Bonneville }

On this 3rd day of ~~March~~ ^{April}, 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared D. Casey Jones and Melony Jones,, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Idaho
Residing at:
Commission Expires:

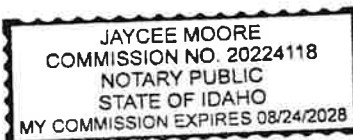


EXHIBIT "A"

1065720

Part of the NW1/4 of the SW1/4, SW1/4 of the SW1/4 of Section 26, and the NE 1/4 of the SE1/4 of Section 27, Township 1 North, Range 44 East of the Boise Meridian, Bonneville County, Idaho. more particularly described as:

Commencing at the southwest corner of Section 26, witnessed by a BLM brass cap monument which bears S.89°46'32" W 29.04 feet, from which the southeast corner of the SW1/4 of the SW1/4, being marked by a BLM brass cap monument bears N.89°54'58"E 1320.94 feet, the basis of bearings for this description; Thence N.89°54'58" E 603.81 feet along the South line of said section: Thence N.00°05'02" W 952.65 feet to a point on the westerly right-of-way of Old Irwin Road, said point being marked by a 1/2" rebar with plastic cap inscribed PLS 12222.

Thence N.11°21'51"W 323.06 feet along said right-of-way and the easterly boundary of Quit Claim Deed instrument No. 1590233 to a point being marked by a 1/2" iron rod with plastic cap inscribed PLS 12222, said point being the POINT OF BEGINNING;

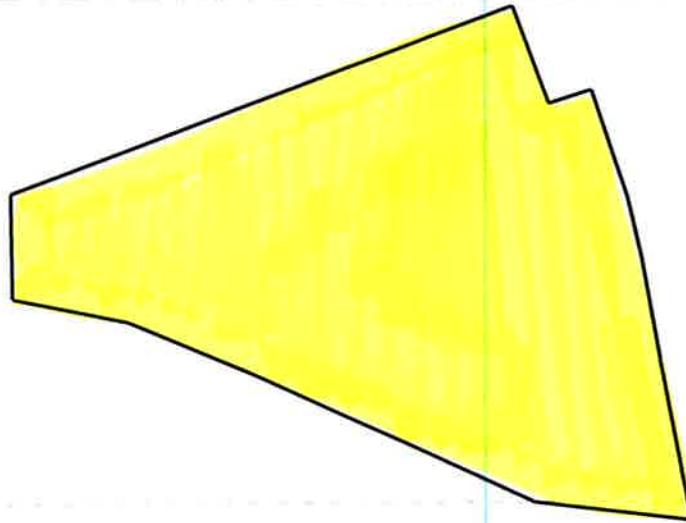
Thence N.83°06'43" W 409.97 feet to a point on the westerly boundary of said quit claim deed which is marked by a 1/2" iron rod with plastic cap inscribed PLS 4563;

Thence N.65°12'55"W 242.28 feet along said westerly boundary, which is coincident with a fence line, to the northwest corner of said quit claim deed which is marked by a 1/2" iron rod with plastic cap inscribed PLS 12222, said northwest corner also being the southwest corner of Quit Claim Deed instrument No. 1727340;

Thence along the boundary of said Quit Claim Deed Instrument No. 1727340 the following 11 courses:

- 1) N.65°12'55"W 571.83 feet to a 1/2" iron rod with cap inscribed PLS 4563;
 - 2) N.67°17'50" W 345.15 feet to a 1/2" iron rod;
 - 3) N.78°24'09"W 306.06 feet to a 1/2" iron rod with aluminum cap inscribed PLS 3408;
 - 4) N.00°53'57"W 275.06 feet to a 1/2" iron rod with plastic cap inscribed PLS 12222 ;
 - 5) N.69°33'40"E 1390.64 feet to a 1/2" iron rod with plastic cap inscribed PLS 12222, said point being on the bank of Palisades Canal;
 - 6) S.20°22'56"E 273.43 feet along the bank of said Palisades Canal to a 1/2" iron rod with cap inscribed PLS 12222;
 - 7) N.71°54'22"E 115.55 feet to the westerly right of way of Old Irwin Road said point being marked by a 1/2" iron rod with plastic cap inscribed PLS 12222;
 - 8) S.18°26'02"E 300.36 feet along the said right-of-way to a point being marked by a 1/2" iron rod with plastic cap inscribed PLS 12222;
 - 9) S.13°14'16"E 153.67 feet along the said right-of-way to a point being marked by a 1/2" iron rod with plastic cap inscribed PLS 12222;
 - 10) S.10°08'50"E 276.69 feet along the said right-of-way to a point being marked by a 1/2" iron rod with plastic cap inscribed PLS 12222;
 - 11) S.10°52'54"E 293.34 feet along the said right-of-way to a point being marked by a 1/2" Iron rod with plastic cap inscribed PLS 12222, said point being the southeast corner of said quitclaim deed which is coincident with the northeast corner of Quitclaim Deed instrument No. 1590233;
- Thence S.11°21'47" E 133.07 feet along the said right-of-way and the easterly line or said Quit Claim Deed instrument No. 1590233 to the POINT OF BEGINNING.

Split?



1809862 Casey & Melony Jones TO BCB Management LLC

4/6/2026

Scale: 1 inch= 500 feet

File:

Tract 1: 31.0296 Acres, Closure: n11.2651e 0.28 ft. (1/18459), Perimeter=5087 ft.

01 /sw,26,1n,44e
02 /n89.5458e 603.81
03 /n00.0502w 952.65
04 /n11.2151w 323.06
05 n83.0643w 409.97
06 n65.1255w 242.28
07 n65.1255w 571.83
08 n67.1750w 345.15
09 n78.2709w 306.06
10 n00.5357w 275.06
11 n69.3340e 1390.64

12 s20.2256e 273.43
13 n71.5422e 115.55
14 s18.2602e 300.36
15 s13.1416e 153.67
16 s10.0850e 276.69
17 s10.5254e 293.34
18 s11.2147e 133.07



IDAHO DEPARTMENT OF
WATER RESOURCES

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

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

Governor Brad Little

Director Mathew Weaver

May 20, 2026

BCB MANAGEMENT LLC
170 S SPUD ALY
SHELLEY ID 83274-1377

Re: Change in Water Right Ownership: 23-11486 (Split into 23-11486 and 23-11565)

Dear Water Right Holder(s):

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

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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

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

If you have any questions concerning the enclosed information, please contact me at 208-497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: MELONY JONES
D CASEY JONES
WATER DISTRICT 01



IDAHO DEPARTMENT OF
WATER RESOURCES

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

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

Governor Brad Little

Director Mathew Weaver

April 27, 2026

BCB MANGMENT LLC
4200 GEM LAKE RD
IDAHO FALLS 83402

RE: Change in Ownership Water Right No. 25-7077

Dear Sir/Madam:

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

Our review of your notice indicates that additional information is required before we can process the change. information required is indicated below:

**** **Signature:** The Notice of Change in Water Right Ownership filed on 4/3/2026 did not have signature. Please sign and return.

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

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Bailly
Technical Records Specialist



IDAHO DEPARTMENT OF
WATER RESOURCES

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

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

Governor Brad Little

Director Mathew Weaver

April 6, 2026

BCB MANAGEMENT LLC
4200 GEM LAKE RD
IDAHO FALLS ID 83402

RE: Change in Ownership Water Right No. 23-11486

Dear Sir/Madam:

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

Our review of your notice indicates that additional information is required before we can process the change. information required is indicated below:

**** **Additional Filing Fee:** According to the information filed with your Notice of Change in Water Right Ownership, you only purchased a portion of the place of use of the water right. Please review the map attached, if you only purchased a portion of the place of use a split is required. The fee for a split ownership change is \$100.00 per water right. Therefore, an additional filing fee is required. The additional fee will be \$75.00.

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

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Bailly
Technical Records Specialist

SCANNED

APR 06 2026

State of Idaho
Department of Water Resources

Water Right

23-11486

(IRRIGATION)

MELONY JONES

44E



- Point of Diversion
- Place Of Use Boundary
- State Outline
- Townships
- Sections
- Quarter Quarters
- Parcels



0 0.15 0.3 0.45 0.6 Miles



Imagery: 2023 Aerial Photography
Prepared By Bailey, Jonie

SCANNED

APR 06 2026