

North Star Water, LLC
PO Box 3723
Nampa, ID 83653

May 25, 2021

Commission Secretary
Idaho Public Utilities Commission
PO Box 83720
Boise, Idaho 83720-0074

RECEIVED
2021 MAY 26 AM 11:44
IDAHO PUBLIC
UTILITIES COMMISSION

NSW-W-21-01

RE: Application for a Certificate of Public Convenience and Necessity

The North Star Subdivision Public Water System will supply water to a 24-lot subdivision in Canyon County, Idaho. Water will be used for in-home potable purposes, lawn irrigation, and fire protection. The Water System is located on the east side of Wagner Road approximately 1 mile west of the City of Caldwell's current municipal boundary in Canyon County, Idaho. The legal description of the subdivision is the W ½ of the NW ¼ of Section 8 within Township 3 North, Range 3 West. The well and pump house are located on the south side of Long Meadow Drive near its intersection with Wagner Road.

A Certificate Application is enclosed together with the required supplemental information. The purpose of this application is to request the Commission to issue a Certificate of Public Convenience and Necessity (CPCN) authorizing the North Star Water, LLC to operate as a public utility in the state of Idaho and to serve the geographical area requested above.

Sincerely,

Mike Black

Enclosed: Application & Appendices

Name of small water company (SWC) : North Star Water, LLC
Name and title of primary contact person : Mike Black, managing member
Telephone number(s) for primary contact : (208) 283-0237
SWC Mailing address : PO Box 3723 Nampa, ID 83653
Street address for SWC if different from mailing address : lot 1 in block 2 of Jim Carrie's
Northstar Subdivision (actual well lot)
Email address : Blackwaterllc.idaho@gmail.com

1. Type of business organization that the SWC is registered under: (Corporation, LLC, Partnership or Proprietorship) :
LLC

2. In what state is the company organized?
Idaho

3. Is the company registered with the Idaho Secretary of State (ISOS) and authorized to do business in Idaho?
Yes

4. Attach copies of applicable by-laws, articles of incorporation and/or other organizational documents on file with the ISOS.
Certificate of Organization attached as appendix 1.

5. Are there any affiliated companies with which the water system shares office space, employees, expenses or provides services to the water system? If there are, please attach a detailed description of the relationship, otherwise indicate no.
North Star Water, LLC shares an office space with Black Water, LLC, W&WW, LLC, and Rivervine Water & Sewer, LLC but does not share employees or expenses with any of the companies. Black Water, LLC will provide the Operation & Maintenance for the North Star Water System.

6. Attach a legal description for the certificated area to be served and a map.
The legal description of the subdivision is the W ½ of the NW ¼ of Section 8 within Township 3 North, Range 3 West. Plat attached as appendix 2.

7. Attach a map of the area showing the location of wells, reservoirs, water lines, booster pumps, valves, etc. for your system. Also indicate the locations and names of all public utilities, corporations, or persons with which the utility will likely compete.
Mechanical piping photo sheet, proposed improvements, and pipeline layouts attached as appendix 3. North Star Water, LLC will not compete with any public utilities, corporations, or person because other water services are not available in the area.

8. Attach the most recent DEQ Sanitary Survey (if applicable).
NA

9. Identify the Certified water system operator and certificate number. :

Mike Black

License Number DWD1 - 18682

Operator license is attached as appendix 4.

10. Is the system approved by the Idaho Department of Environmental Quality (DEQ) or local health district? Yes/No

It is currently in the process of being approved. Dan Smith stated that it will be approved once the application for a Certificate of Public Convenience and Necessity is submitted.

11. Attach information showing the water rights license or permit owned by the water utility.

The Idaho Department of Water Resources under Water Right and Adjudication Search still isn't showing the new owner of the water rights. The Water Rights Transfer Application is attached as appendix 5. The water rights will then be transferred from Elevation 2500 Partners, LLC to North Star Water, LLC. The Warranty Deed for the water rights is attached as appendix 6. The Warranty Deed will be signed at closing when the current developer sells the subdivision to the new developer. North Star Water, LLC owns the lot the well and water system that is located on it. The Well lot Quitclaim Deed is attached as appendix 7.

12. Attach the anticipated schedule of construction including proposed date to begin providing service.

Construction was completed back in 2008 but was never approved by DEQ. A few upgrades need to be made to the water system but will not be completed until DEQ approves the PER/plan & specs & TFM. Dan Smith stated that they will be approved as soon as our application was submitted to the Public Utilities Commissions. North Star Water, LLC will provide water service for construction only around August 1st 2021, and will later provide water service for homeowners around November 2021 at the earliest.

13. Attach the estimated cost for utility construction and statement of anticipated annual maintenance costs.

The utility construction was completed in 2008 and paid by the original developer so North Star Water, LLC is unaware of the original cost of construction. However, the estimated cost of the upgrades is \$221,050. The anticipated annual maintenance cost is included on the Operation & Maintenance Expenses attached as Appendix 8.

14. Attach a statement of the manner in which the applicant proposes to finance new utility construction.

Upgrades to the water system are being paid by the current owner of the subdivision, Elevation 2500 Partners, LLC.

15. Number of customers currently connected to system. Number of Residential accounts
Number of Commercial accounts

NA. No customers are currently connected.

16. Number of customers ultimately to be served by the system.

Number of Residential accounts - 24
Number of Commercial accounts - 0

17. Attach monthly water production data from all sources.
NA. No customers are currently connected.

18. Attach monthly consumption data for the various types of customers currently connected to the water system.
NA. No customers are currently connected.

19. Attach a description of proposed rates and charges.
Note: Separate rates between residential and commercial customers' rates. Typically water rates are either a flat monthly charge regardless of the amount of water consumed or a metered rate with a basic charge that includes a block of water (000s of gallons or 00s of cubic feet) plus a commodity charge for consumption in excess of the initial block included in the basic charge.
Domestic service will be \$70 per month with an additional \$30 per month for irrigation water.

20. Attach a set of detailed financial statements (income and balance sheet) for the most recent three years for the water system (one or two if new company) or a detailed budget for a new system with no financial history.
North Star Water, LLC is a new water system so it doesn't have financial history. A detailed budget is included on the Operation & Maintenance Expenses attached as appendix 8.

21. Attach a list of current customers and mailing addresses.
NA. No customers are currently connected.

22. You are required to inform your customers (if any) of the Application. The notice should briefly describe the service area and proposed rates. It should include the Commission's phone number (208) 334-0300 and mailing address: Commission Secretary, Idaho Public Utilities Commission, PO Box 83720, Boise, Idaho 83720-0074. Have the existing customers been notified? (Yes/No) If yes, attach a copy of the Notice. If no, attach an explanation. Has the Company issued a Press Release? (Yes/No) If yes, attach a copy. If no, attach an explanation.
NA. No customers are currently connected.

List of Appendices

Appendix 1: Certificate of Organization

Appendix 2: Plat

Appendix 3: Mechanical Piping photo sheet, Proposed improvements, and pipeline layouts

Appendix 4: Operator License

Appendix 5: Water Rights Transfer Application

Appendix 6: Water Rights Warranty Deed

Appendix 7: Well Lot Quitclaim Deed

Appendix 8: Operation & Maintenance Expenses

Appendix 1
Certificate of Organization



0004136440



STATE OF IDAHO
Office of the secretary of state, Lawrence Denney
CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0004136440

Date Filed: 1/15/2021 4:04:14 PM

Certificate of Organization Limited Liability Company					
Select one: Standard, Expedited or Same Day Service (see descriptions below)	Standard (filing fee \$100)				
1. Limited Liability Company Name					
Type of Limited Liability Company	Limited Liability Company				
Entity name	North Star Water, LLC				
2. The complete street address of the principal office is:					
Principal Office Address	MICHAEL WILLIAMS-BLACK 2930 EAST DEER FLAT RD KUNA, ID 83634				
3. The mailing address of the principal office is:					
Mailing Address	MICHAEL WILLIAMS-BLACK PO BOX 3723 NAMPA, ID 83653-3723				
4. Registered Agent Name and Address					
Registered Agent	Registered Agent Michael Williams-Black Physical Address: MICHAEL WILLIAMS-BLACK 2930 EAST DEER FLAT RD KUNA, ID 83634 Mailing Address: MICHAEL WILLIAMS-BLACK PO BOX 3723 NAMPA, ID 83653-3723				
<input checked="" type="checkbox"/> I affirm that the registered agent appointed has consented to serve as registered agent for this entity.					
5. Governors					
<table border="1"> <thead> <tr> <th>Name</th> <th>Address</th> </tr> </thead> <tbody> <tr> <td>Michael Williams-Black</td> <td>MICHAEL WILLIAMS-BLACK PO BOX 3723 NAMPA, ID 83653</td> </tr> </tbody> </table>		Name	Address	Michael Williams-Black	MICHAEL WILLIAMS-BLACK PO BOX 3723 NAMPA, ID 83653
Name	Address				
Michael Williams-Black	MICHAEL WILLIAMS-BLACK PO BOX 3723 NAMPA, ID 83653				
Signature of Organizer:					
<i>Michael Williams-Black</i>	<i>01/15/2021</i>				
Sign Here	Date				

B0570-5886 01/15/2021 4:15 PM Received by ID Secretary of State Lawrence Denney

Appendix 2
Subdivision Plat

JIM CARRIE'S NORTHSTAR SUBDIVISION FINAL PLAT

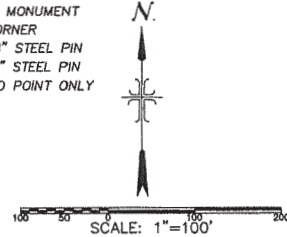
A PARCEL OF LAND COMPRISING THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 AND A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8 LYING WESTERLY OF THE CENTER LINE OF THE BURRIS LATERAL TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO 2009

SHEET INDEX

- 1) PLAT
- 2) LINE AND CURVE TABLES
- 3) CERTIFICATE SHEET

LEGEND

- SUBDIVISION BOUNDARY LINE
 - SECTION LINE
 - EASEMENT LINE
 - POWERLINE EASEMENT
 - CENTER LINE
 - PROPOSED LOT LINE
 - RM
 - WC
 -
 - △
- FOUND 5/8" STEEL PIN
FOUND 1/2" STEEL PIN
CALCULATED POINT ONLY



NOTES

1. LOT 1 AND LOT 17, BLOCK 1; LOT 1 AND LOT 11, BLOCK 2; AND LOT 1, BLOCK 3, ARE HEREBY RESERVED AS COMMON AREA NON-BUILDING LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IN ADDITION, LOT 1 BLOCK 2 IS ALSO RESERVED FOR DOMESTIC WELLS FOR COMMUNITY WATER PURPOSES.
2. AN EASEMENT 20 FEET WIDE IS HEREBY RESERVED ADJACENT TO PUBLIC RIGHTS-OF-WAY AND TO THE SUBDIVISION BOUNDARY FOR PUBLIC UTILITIES, DRAINAGE AND DOMESTIC WATER PURPOSES EXCEPT AS SHOWN HEREON. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION AND USE OF HARD SURFACE DRIVEWAYS OR WALKWAYS TO EACH LOT.
3. A THIRTY-FIVE (35) FOOT EASEMENT, FOR PURPOSES OF ACCESS, OPERATION, MAINTENANCE AND REPLACEMENT OF THE BURRIS LATERAL SAID EASEMENT SHALL REMAIN FREE OF PERMANENT STRUCTURES, ALL OBSTRUCTIONS, INCLUDING, WITHOUT LIMITATION, FENCES, PATHWAYS, LANDSCAPING, AND IMPROVEMENTS, UNLESS SPECIFICALLY APPROVED BY WILDER IRRIGATION DISTRICT IN WRITING AS SHOWN HEREON.
4. A 10 FEET WIDE LANDSCAPE UTILITY EASEMENT IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND DOMESTIC WATER PURPOSES EXCEPT AS SHOWN HEREON. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION AND USE OF HARD SURFACE DRIVEWAYS OR WALKWAYS TO EACH LOT.
5. PUBLIC STORM DRAINAGE EASEMENTS ARE HEREBY RESERVED FOR DRAINAGE, PUBLIC AND PRIVATE UTILITIES, LANDSCAPING, AND IRRIGATION PURPOSES AS SHOWN HEREON.
6. AN EXISTING IDAHO POWER LINE EASEMENT AS RECORDED IN CANYON COUNTY RECORDS INSTRUMENT No. 384548 AS SHOWN HEREON.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT TO FARM, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AND APPURTENANCE TO IT."
8. THE DEVELOPER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 RELATING TO IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE.
9. THE BASIS OF BEARING FOR THIS PLAT IS THE WEST LINE OF THE NORTH 1/2 OF SECTION 8 WHICH BEARS NORTH 00°39'04" EAST AS SHOWN.
10. DIRECT LOT ACCESS TO WAGNER ROAD IS PROHIBITED.
11. ALL STREET RIGHT OF WAYS SHOWN HEREON ARE PUBLIC.
12. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE FOR ALL LOTS CONTAINED WITHIN THE SUBDIVISION, NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

Robert P. Rehs
DISTRICT HEALTH DEPARTMENT, REHS
DATE: 7/10/09

WILLIAM R. JOHNSON
CANYON COUNTY REGISTER
BY: *William R. Johnson*
7/10/09

2009036358

OWNER / DEVELOPER
INTERMOUNTAIN DEVELOPMENT, INC.
P.O. BOX 624
MOUNTAIN HOME, IDAHO 83647
(208) 867-6344



A's Pin Pounders
Allen R. Johnson, P.L.S.
Phone (208) 861-8656
Fax (208) 861-8416
231 1st Ave. N. Ste. 100
Mountain Home, Idaho 83647
Professional Land Surveying
alspinpounders@calix.com.net

FND 1/2" PIN W/ CAP
HOLZEY 3368 REPLACED
WITH SET 5/8" PIN

CW 1/16 CORNER
SECTION 8
BROWNLY 8960

Appendix 3
Mechanical Piping Photo Sheet, Proposed
Improvements, and Pipeline Layouts

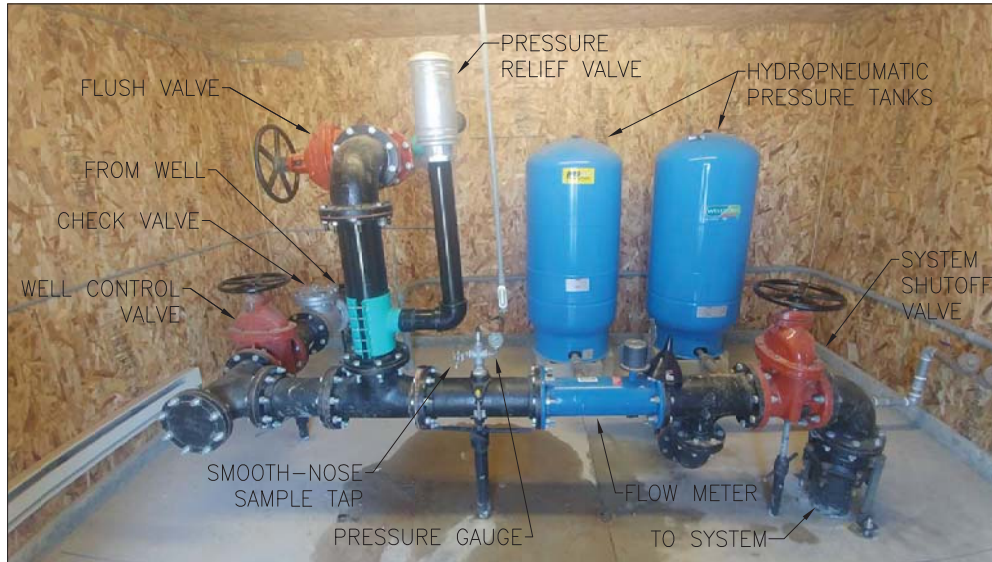
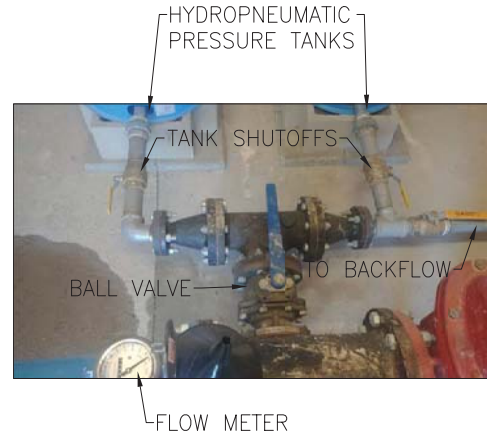
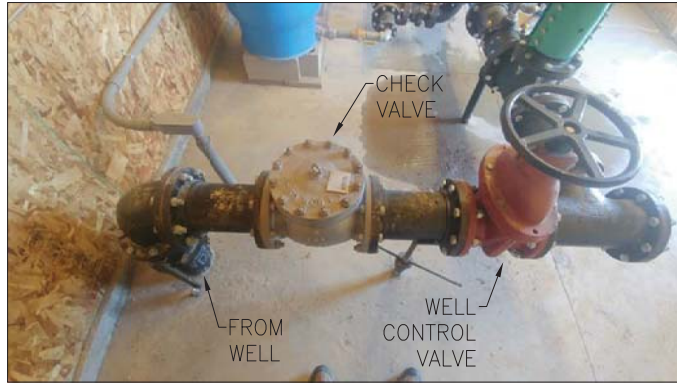


NORTHSTAR SUBDIVISION
 PUBLIC WATER SYSTEM
 DISTRIBUTION SYSTEM LAYOUT

SPF WATER ENGINEERING
 300 East Mallard Drive, Suite 350
 Boise, Idaho 83706
 Tel (208) 383-4140 Fax (208) 383-4156

REVISIONS		
ITEM	DESCRIPTION	DATE

VERIFY SCALE	0' = 1" (1/2" = 1')
DATE	1/11/21
DESIGNED BY	SPF
CHECKED BY	JWT
PROJECT	11070050
DRAWN	STA
EX.	2-1

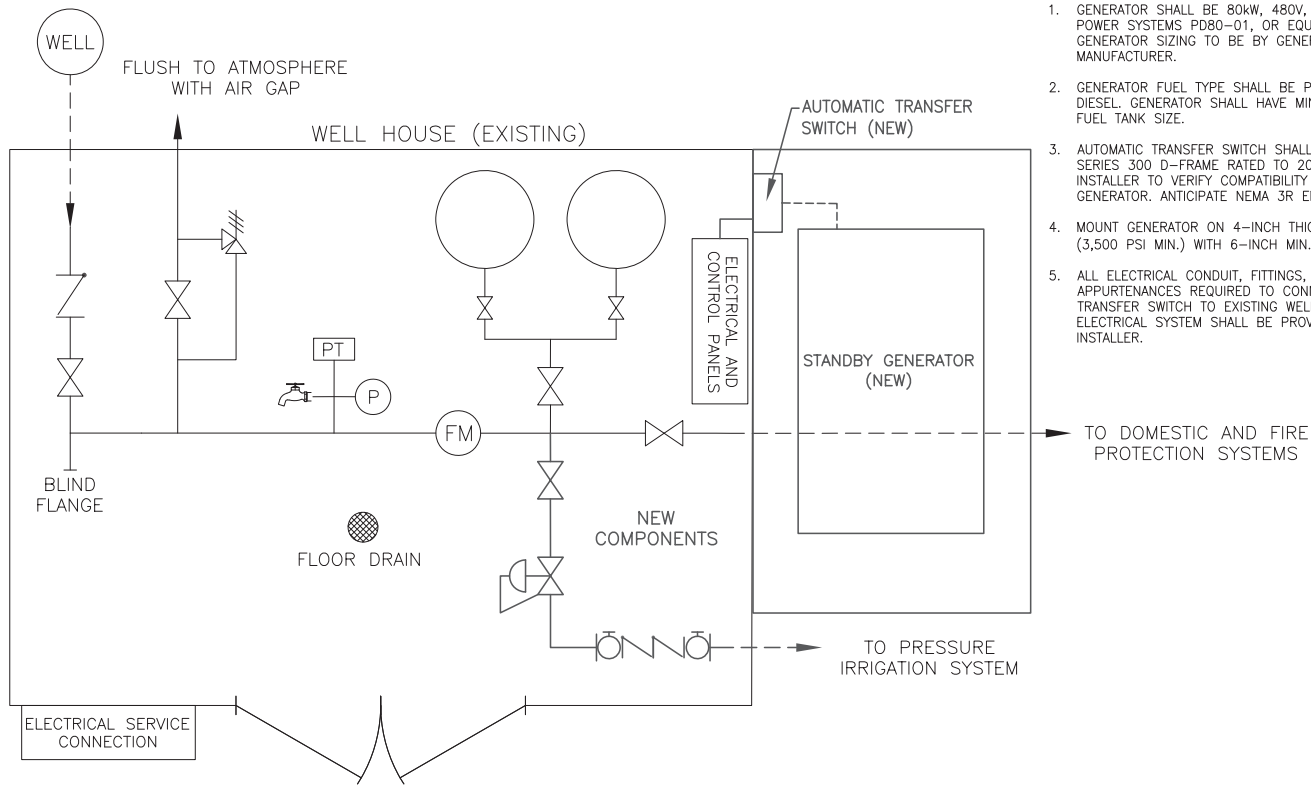


SITE PHOTOS
 NOT TO SCALE

REVISIONS	DATE

VERIFY SCALE
 0 1/2 1
 BAR MEASURES ONE-INCH ON ORIGINAL DRAWING. IF NOT ONE-INCH, SCALE ACCORDINGLY.

PROJECT: 1107.0050
 DESIGNED:
 DRAWN: STA
 CHECKED: JT



GENERATOR NOTES

1. GENERATOR SHALL BE 80kW, 480V, 120A BLUE SKY POWER SYSTEMS PD80-01, OR EQUAL. FINAL GENERATOR SIZING TO BE BY GENERATOR MANUFACTURER.
2. GENERATOR FUEL TYPE SHALL BE PROPANE OR DIESEL. GENERATOR SHALL HAVE MINIMUM 8-HOUR FUEL TANK SIZE.
3. AUTOMATIC TRANSFER SWITCH SHALL BE 3-POLE ASCO SERIES 300 D-FRAME RATED TO 200A OR EQUAL. INSTALLER TO VERIFY COMPATIBILITY WITH SELECTED GENERATOR. ANTICIPATE NEMA 3R ENCLOSURE.
4. MOUNT GENERATOR ON 4-INCH THICK CONCRETE PAD (3,500 PSI MIN.) WITH 6-INCH MIN. OVERHANG.
5. ALL ELECTRICAL CONDUIT, FITTINGS, AND APPURTENANCES REQUIRED TO CONNECT GENSET AND TRANSFER SWITCH TO EXISTING WELL HOUSE ELECTRICAL SYSTEM SHALL BE PROVIDED BY INSTALLER.

TO DOMESTIC AND FIRE PROTECTION SYSTEMS

TO PRESSURE IRRIGATION SYSTEM

LEGEND:

- | | | | |
|--|-----------------|--|------------------------------|
| | CHECK VALVE | | PRESSURE TRANSDUCER |
| | FLOWMETER | | SMOOTH-NOSE SAMPLE TAP |
| | ISOLATION VALVE | | PRESSURE RELIEF VALVE |
| | PRESSURE GAUGE | | HYDROPNEUMATIC PRESSURE TANK |

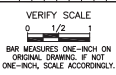
MECHANICAL SCHEMATIC

- NOT TO SCALE
- | | |
|--|---------------------------|
| | PRESSURE SUSTAINING VALVE |
| | BACKFLOW PREVENTOR |

NOTES

1. WATER FROM WELL WILL BE CONVEYED THROUGH MECHANICAL PIPING PRIOR TO ENTERING POTABLE WATER SYSTEM.
2. AIR GAP IS PROVIDED AT FLUSH TO ATMOSPHERE.
3. NEW VALVE SHALL BE LEAD-FREE AND OF A TYPE APPROVED FOR USE IN A PUBLIC WATER SYSTEM.

REVISIONS	DATE



PROJECT:	1107.0050
DESIGNED:	
DRAWN:	STA
CHECKED:	JT

Appendix 4
Operator License

Public Record Information

Name:	Mr. MICHAEL J WILLIAMS-BLACK
Profession:	IDAHO BOARD OF DRINKING WATER & WASTEWATER PF
Type:	DRINKING WATER DISTRIBUTION OPERATOR - CLASS I
Number:	DWD1 - 18682
Address Of Record:	
City/State/Zip:	KUNA ID 83634
Country:	USA
Business Phone:	(208) 283 - 0237
Original Date of Issue:	7/16/2012
Registered/Licensed By:	Examination
Status:	Current
Discipline Status:	
Expiration Date:	5/4/2021

Status History

Date	Action
5/4/2020	Renewed
5/6/2019	Renewed
5/7/2018	Renewed
5/17/2017	Reinstated
5/5/2017	Expired
5/2/2016	Renewed
7/7/2015	Reinstated
5/5/2015	Expired
4/28/2014	Renewed
7/16/2012	New License

Disciplinary Action Documents

None

Appendix 5
Water Rights Transfer Application



April 22, 2021

Nick Miller, Manager
IDWR Western Region Office
2735 Airport Way
Boise, ID 83705

Subject: Notice of Change in Water Rights Ownership

Dear Nick,

Enclosed on behalf of Elevation 2500 Partners LLC, is an ownership change notice for water rights 63-32262 and 63-33225. Check #1098 is enclosed for the \$50 filing fee.

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

Sincerely,

A handwritten signature in cursive script that reads "Lori Graves".

Lori Graves
Sr. Water Rights Specialist

Cc: Elevation 2500 Partners LLC (via mail)
Black Water LLC (via email)

Enclosures

SPF file number: 1107.0050

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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-32262	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
63-33225	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: 63-32262: Intermountain Development Corp; 63-33225: D L Evans Bank
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Elevation 2500 Partners, LLC
New owner(s) as listed on the conveyance document Name connector and or and/or


<u>10284 W River Rock Ln</u>	<u>Garden City</u>	<u>ID</u>	<u>83714</u>
Mailing address	City	State	ZIP
<u>(208) 861-3924</u>	<u>Tj@antlercreekhomes.com</u>		
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: 2/25/2021

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

7. This form must be signed and submitted with the following **REQUIRED** items:
- A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - Filing fee (see instructions for further explanation):
 - \$25 per *undivided* water right.
 - \$100 per *split* water right.
 - No fee is required for pending adjudication claims.
 - If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
 - If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature:  MANAGER/MEMBER 4-20-2021
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. _____ Receipt Amt. _____

Active in the Water Supply Bank? Yes No If yes, forward to the State Office for processing W-9 received? Yes No

Name on W-9 _____ Approved by _____ Processed by _____ Date _____



Escrow No.: 34602018333-BB

2021-013774
RECORDED
02/25/2021 01:41 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 SCARDENAS \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE EAGLE - 485
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

D.L. Evans Bank, successor by merger to Idaho Banking Company

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Elevation 2500 Partners, LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: **10284 W River Rock Ln, Garden City, ID 83714**

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

Lots 1 through 17 in Block 1; Lots 1 through 11 in Block 2 and Lot 1 in Block 3 of Jim Carrie's Northstar Subdivision, Canyon County, Idaho, according to the official plat thereof, filed in Book 42 of Plats at Page 30, records of said County.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

WARRANTY DEED
(continued)

Effective this 25th day of February, 2021.

D.L. Evans Bank, successor by merger to Idaho Banking Company

BY: [Signature]
Robert Squire
Authorized Signor

STATE OF Idaho, COUNTY OF Minidoka, -ss.

On this 23 day of February, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Squire, known or identified to me to be the Authorized Signor of the corporation that executed the instrument or the persons who executed on behalf of D.L. Evans Bank, successor by merger to Idaho Banking Company, an Idaho Corporation and acknowledged to me that he executed the same as such.

Signature: [Signature]
Name: Diana Little
Residing at: 2 Rupert Idaho
My Commission Expires: 12/20/26

(SEAL)





0003934677



STATE OF IDAHO
Office of the secretary of state, Lawrence Denney
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 #: 0003934677

Date Filed: 7/8/2020 8:07:08 AM

Entity Name and Mailing Address:		
Entity Name:	ELEVATION 2500 PARTNERS LLC	
The file number of this entity on the records of the Idaho Secretary of State is:	0000564693	
Address	10284 W RIVER ROCK LN GARDEN CITY, ID 83714-8087	
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:	W186897	
The registered agent on record is:		
Registered Agent	TARON SAYERS Registered Agent Physical Address 10284 W RIVER ROCK LN GARDEN CITY, ID 83714 Mailing Address	
Limited Liability Company Managers and Members		
Name	Title	Business Address
<input checked="" type="checkbox"/> Taron J Sayers	Manager	10284 W. RIVER ROCK LANE GARDEN CITY, ID 83714
The annual report must be signed by an authorized signer of the entity.		
<i>Taron J. Sayers</i>		<i>07/08/2020</i>
Sign Here		Date
Job Title: Manager		

B0522-9502 07/08/2020 8:07 AM Received by ID Secretary of State Lawrence Denney



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WATER RIGHT REPORT

3/11/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 63-32262

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INTERMOUNTAIN DEVELOPMENT CORP PO BOX 624 MOUNTAIN HOME, ID 83647 2088676344

Priority Date: 01/16/2006

Basis: License

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	01/01	12/31	0.22 CFS	14.4 AFA
Total Diversion			0.22 CFS	14.4 AFA

Location of Point(s) of Diversion:

GROUND WATER | NWNW | Sec. 08 | Township 03N | Range 03W | CANYON County

DOMESTIC Use:

Number of homes: 24

Place(s) of use:

Place of Use Legal Description: DOMESTIC CANYON County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
03N	03W	8		NWNW			SWNW							

Conditions of Approval:

1. WB5 Domestic use is for 24 homes and does not include lawn, garden, landscape, or other types of irrigation.
2. 071 The domestic use authorized under this right shall not exceed 13,000 gallons per day per home.
3. X59 Point of diversion is located within Lot 1, Blk. 1, Northstar Subdivision.
4. X60 Place of use is located within Lots 2-16, Blk. 1, and Lots 2-10, Blk. 2, Northstar Subdivision.
5. 004 This right does not grant any right-of-way or easement across the land of another.
6. 103 When ordered by the Director, the right holder shall provide mitigation acceptable to the Director to offset depletion of lower Snake River flows needed for migrating anadromous fish. The amount of water required for mitigation, which is to be released into the Snake River or a tributary for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this right. Any order of the Director issued in accordance with this paragraph shall be in conformance with applicable rules allowing the right holder due process as the need for mitigation and the amount of mitigation are determined.

Dates:

Licensed Date: 07/19/2012

Decreed Date:

Permit Proof Due Date: 5/1/2009

Permit Proof Made Date: 4/30/2009

Permit Approved Date: 5/17/2006

Permit Moratorium Expiration Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date: 12/13/2005

Protest Deadline Date: 04/24/2006

Number of Protests: 0

Other Information:

State or Federal:

Owner Name Connector:

Water District Number: TBD

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust: N

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

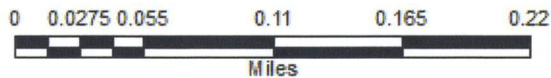
Mitigation Plan: False

State of Idaho
Department of Water Resources
Water Right

63-32262

DOMESTIC

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.



Legend

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





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WATER RIGHT REPORT

3/11/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 63-33225

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	D L EVANS BANK PO BOX 1188 BURLEY, ID 83318-0826 2086786000
Original Owner	W K ADAMS 1307 S 11TH AVE CALDWELL, ID 83605
Original Owner	LEROY O NIELSEN
Original Owner	LOLA M NIELSEN 4520 E HOMEDALE RD CALDWELL, ID 83605 2084591988

Priority Date: 07/28/1960

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/01	11/15	0.62 CFS	138.6 AFA
Total Diversion			0.62 CFS	138.6 AFA

Location of Point(s) of Diversion:

GROUND WATER | SWNW | Sec. 08 | Township 03N | Range 03W | CANYON County

Place(s) of use:

Place of Use Legal Description: IRRIGATION CANYON County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
03N	03W	8		NWNW	10.8		SWNW	20						

Total Acres: 30.8

Conditions of Approval:

1. 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.
2. P21 This right is a split from former right 63-3209.

Dates:

Licensed Date:

Decreed Date: 04/29/2009

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: TBD

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

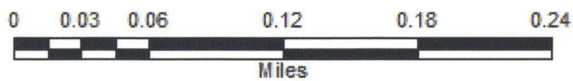
Mitigation Plan: False

State of Idaho
Department of Water Resources
Water Right

63-33225

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.



Legend

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



Appendix 6
Warranty Deed

(Space Above For Recorder's Use)

WATER RIGHT DEED

For value received **ELEVATION 2500 PARTNERS LLC** ("Grantor"), whose address is 10284 W. River Rock Lane, Garden City, Idaho 83714-8087, conveys, grants, bargains, and sells to **NORTH STAR WATER, LLC** ("Grantee"), whose address is 2930 East Deer Flat Road, Kuna, Idaho 83634, and its successors and assigns forever, the following described water rights, which are appurtenant to the real property situated in Canyon County, State of Idaho, legally described in Exhibit A hereto:

Water Right Nos. 63-32262 and 63-33225

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 water rights; that the water rights are 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 ____ day of May, 2021.

ELEVATION 2500 PARTNERS LLC

Taron J. Sayers, Manager

STATE OF IDAHO)
) ss.
County of Canyon)

On this ____ day of May, 2021, before me _____, personally appeared **TARON J. SAYERS**, known or identified to me (or proved to me on the oath of _____), to be the Manager of **ELEVATION 2500 PARTNERS LLC**, the entity that executed the instrument or the person who executed the instrument on behalf of said entity, and acknowledged to me that such entity 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 IDAHO
Residing at _____
My Commission Expires _____

EXHIBIT A

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

Lots 1 through 17 in Block 1; Lots 1 through 11 in Block 2 and Lot 1 in Block 3 of Jim Carrie's Northstar Subdivision, Canyon County, Idaho, according to the official plat thereof, filed in Book 42 of Plats at Page 30, records of said County.

Appendix 7
Well Lot Quitclaim Deed



Escrow No.: 34602124905-BB

THIS INSTRUMENT FILED FOR RECORD BY FIDELITY NATIONAL TITLE AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS AFFECT UPON THE TITLE.

2021-030719
RECORDED
04/28/2021 01:50 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 PBRIDGES \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

QUITCLAIM DEED

FOR VALUE RECEIVED

Elevation 2500 Partners, LLC, an Idaho Limited Liability Company

do(es) hereby convey, release and forever quitclaim unto:

North Star Water, LLC, an Idaho limited liability company

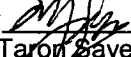
whose current address is **PO Box 3723, Nampa, ID 83653**, the following described premises, to-wit:

Lot 1 in Block 2 of Jim Carrie's Northstar Subdivision, Canyon County, Idaho, according to the official plat thereof, filed in Book 42 of Plats at Page 30, records of said County.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

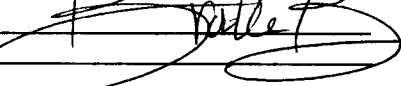
Date: April 28, 2021

Elevation 2500 Partners, LLC

BY: 
Taron Sayers
Managing Member

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 28th day of April, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Taron Sayers, known or identified to me to be the person whose name is subscribed to the within instrument, as the Managing Member of Elevation 2500 Partners, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Managing Member.

Signature: 
Name: _____
Residing at: _____
My Commission Expires: _____

**BROOKE BRENNAN
COMMISSION #49037
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/16/2025**

(SEAL)

Appendix 8
Operation & Maintenance Expenses

North Star Water System Operation & Maintenance Expenses						
Category	Year					
	1	1	2	3	4	5
	Monthly Cost	Annual Cost	Annual Cost	Annual Cost	Annual Cost	Annual Cost
Contract Operator	\$450	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400
Routine Maintenance (labor + Materials)	\$21	\$250	\$250	\$250	\$250	\$250
Repairs	\$42	\$500	\$500	\$500	\$500	\$500
Equipment and Spare parts	\$83	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Power	\$250	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Lab fees	\$100	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Insurance	\$120	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440
Office and Billing	\$200	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Office Supplies, Postage, Notifications	\$20	\$240	\$240	\$240	\$240	\$240
Other utilities	\$50	\$600	\$600	\$600	\$600	\$600
Professional Services	\$200	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Landscape/ weed control	\$100	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Subtotal	\$1,636	\$19,630	\$19,630	\$19,630	\$19,630	\$19,630
Reserve Debt service	\$458	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500
Total O&M Expense with 3% inflation	\$2,094	\$25,130	\$25,884	\$26,660	\$27,460	\$28,284
Revenue	\$2,400	\$28,800	\$28,800	\$28,800	\$28,800	\$28,800
Profit	\$306	\$3,670	\$2,916	\$2,140	\$1,340	\$516