

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 18 2022

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?
37-113K	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-482D	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-705	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-20624	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Diane J. Rinker, as Trustee of the Harry S. Rinker Irrevocable Family Trust established December 17, 201

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Gannett Development Holdings, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

18100 Von Karman Ave, Suite 500

Irvine

CA

92612

Mailing address

City

State

Zip

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: May 16, 2022

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
- ☐ 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):
- ☐ \$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: SEE ATTACHED ADDENDUM

Signature of new owner/claimant

Title, if applicable

Date

Print name

SUPPORT DATA

Signature:

Signature of new owner/claimant

Title, if applicable

Date

Print name

IN FILE # 37-113K

Received by SG

Date 7/18/22

For IDWR Office Use Only:

Receipt No. 5039341

Receipt Amt. \$100

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

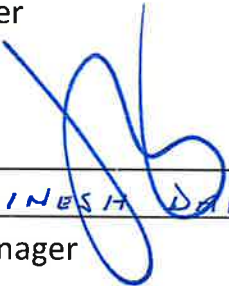
Processed by DM

Date 8-10-2022

SIGNATURE ADDENDUM

GANNETT DEVELOPMENT HOLDINGS, LLC,
a Delaware limited liability company

By: Beacon Bay Holdings, LLC,
a Delaware limited liability company,
its Manager

By: 
Name: DINESH DAVAR
Title: Manager

Instrument # 693817

HAILEY, BLAINE, IDAHO
05-17-2022 2:48:07 PM No. of Pages: 4
Recorded for: BLAINE COUNTY TITLE
STEPHEN MCDOUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

Electronically Recorded

Do not remove the county stamped
first page as it is now incorporated as
part of the original document

BCT
BLAINE COUNTY TITLE

WARRANTY DEED

For Value Received

Diane J. Rinker, as Trustee of the Harry S. Rinker Irrevocable Family Trust established December 17, 2012,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Gannett Development Holdings, LLC, a Delaware limited liability company

the Grantee, whose current address is: 18100 Von Karman Ave, Suite 500, Irvine, CA 92612

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

And as relinquished property in an I.R.C. 1031 Tax Deferred Exchange
And as replacement property in an I.R.C. 1031 Tax Deferred Exchange

SUBJECT TO: Current General Taxes, a lien in the process of assessment, not yet due or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

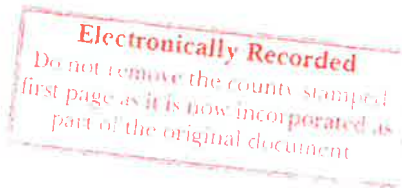
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this 16th day of May, 2022.

HARRY S RINKER IRREVOCABLE FAMILY TRUST
established December 17, 2012

By: Diane J. Rinker

Diane J. Rinker, Trustee



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Dated this 16th day of May, 2022.

HARRY S RINKER IRREVOCABLE FAMILY TRUST
established December 17, 2012

By: Diane J. Rinker

Diane J. Rinker, Trustee

State of _____
County of _____

SEE ATTACHED CALIFORNIA ACKNOWLEDGMENT

This record was acknowledged before me on _____ day of May, 2022, by Diane J. Rinker, as Trustee of the Harry S. Rinker Irrevocable Family Trust established December 17, 2012.

(STAMP)

Notary Public _____
My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 California

County of ORANGE

On MAY 16, 2022 before me, TONI BARTMAN, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared DIANE J. RINKER
Name(s) of Signer(s)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Toni Bartman
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in Governments Lots 4 and 5 and SE¼ of the NW¼ of Section 6, Township 1 North, Range 19E, Boise Meridian, and in Government Lots 1 and 2, and the South ½ of the NE¼ of Section 1, Township 1 North, Range 18 East, Boise Meridian, Blaine County, Idaho, being more particularly described as follows:

Commencing at the Northwest corner of Government Lot 4, Section 6, Township 1 North, Range 18 East, Boise Meridian, marked by a Brass Cap on 5/8" rebar marking the North ¼ corner of Section 6 lies South 89°21'37" East, 2609.81 feet distant, and being the TRUE POINT OF BEGINNING;

Thence South 89°21'36" East, 1289.39 feet to the Northeast corner of said Government Lot 4;
Thence South 00°08'08" East, 1317.08 feet to the Southeast corner of said Government Lot 4;
Thence South 89°11'48" East, 1319.77 feet to the Northeast corner of the SE¼ of the NW¼ of said Section 6;
Thence South 00°06'19" East, 1310.69 feet to the Southeast corner of the SE¼ of the NW¼ of said Section 6;
Thence North 89°15'22" West, 2608.76 feet to the West ¼ corner of said Section 6;
Thence South 89°56'20" West, 354.25 feet along the South boundary of the NE¼ of Section 1, Township 1 North, Range 18 East, B.M. to a point on the Easterly boundary of the old railroad right of way;
Thence North 30°39'06" West, 3074.67 feet along said railroad right of way to a point on the North boundary of said Section 1;
Thence South 89°27'52" East, 1915.92 feet, along the North boundary of said Section 1 to the TRUE POINT OF BEGINNING.

Together with any and all water rights appurtenant to the Property including, but not limited to, Water Rights Nos. 37-113K, 37-482D, 37-705 and 37-2064



0004748433

**STATE OF IDAHO****Office of the secretary of state, Lawrence Denney
FOREIGN REGISTRATION STATEMENT (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 #: 0004748433

Date Filed: 5/16/2022 5:47:17 PM

B0709-0784 05/16/2022 5:47 PM Received by ID Secretary of State Lawrence Denney

Foreign Registration Statement (Limited Liability Company)								
Select one: Standard, Expedited or Same Day Service (see descriptions below) Expedited (+\$40; filing fee \$140)								
1. The name this limited liability company will use in Idaho is:								
Type of Limited Liability Company	Foreign Limited Liability Company							
Entity name	GANNETT DEVELOPMENT HOLDINGS, LLC							
2. Home Jurisdiction								
The jurisdiction of formation is:	DELAWARE							
3. The street address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:								
Street Address	251 LITTLE FALLS DRIVE WILMINGTON, DE 19808							
4. The mailing address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:								
Mailing Address	251 LITTLE FALLS DRIVE WILMINGTON, DE 19808							
5. The complete street address of the principal office is:								
Principal Office Address	LEGAL DEPT 371 NORTH MAIN STREET STE 103 KETCHUM, ID 83340							
6. The mailing address of the principal office is:								
Mailing Address	LEGAL DEPT 18100 VON KARMAN AVE STE 500 IRVINE, CA 92612-0196							
7. Registered Agent Name and Address								
Registered Agent	CORPORATION SERVICE COMPANY Commercial Registered Agent Physical Address 1305 12TH AVE RD NAMPA, ID 83686 Mailing Address 1305 12TH AVE RD NAMPA, ID 83686							
☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.								
8. Governors								
<table border="1"><thead><tr><th>Name</th><th>Title</th><th>Address</th></tr></thead><tbody><tr><td>BEACON BAY HOLDINGS, LLC</td><td>MANAGER</td><td>LEGAL DEPT 18100 VON KARMAN AVE STE 500 IRVINE, CA 92612-0196</td></tr></tbody></table>			Name	Title	Address	BEACON BAY HOLDINGS, LLC	MANAGER	LEGAL DEPT 18100 VON KARMAN AVE STE 500 IRVINE, CA 92612-0196
Name	Title	Address						
BEACON BAY HOLDINGS, LLC	MANAGER	LEGAL DEPT 18100 VON KARMAN AVE STE 500 IRVINE, CA 92612-0196						

Signature of individual authorized by the entity to sign:



Dinesh Davar

Sign Here

05/16/2022

Date

Job Title: MANAGER OF MANAGER

B0709-0785 05/16/2022 5:47 PM Received by ID Secretary of State Lawrence Denney

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "GANNETT DEVELOPMENT HOLDINGS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SIXTEENTH DAY OF MAY, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "GANNETT DEVELOPMENT HOLDINGS, LLC" WAS FORMED ON THE FOURTH DAY OF MAY, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



6778763 8300

SR# 20222018134

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature of Jeffrey W. Bullock in black ink, written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Jeffrey W. Bullock, Secretary of State

Authentication: 203438303

Date: 05-16-22



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 Gary Spackman

August 10, 2022

GANNETT DEVELOPMENT HOLDINGS LLC
18100 VON KARMAN AVE STE 500
IRVINE CA 92612-0196

Re: Change in Ownership for Water Right No(s): 37-113K, 37-482D, 37- 705 and 37-20624

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

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: James Speck, attorney
Water District 37

JAMES P. SPECK
jim@speckandaanestad.com

DOUGLAS J. AANESTAD
(retired)

SPECK & AANESTAD
A PROFESSIONAL CORPORATION
ATTORNEYS

120 EAST AVENUE NORTH
P. O. BOX 987
KETCHUM, IDAHO 83340

TELEPHONE
(208)726-4421
FACSIMILE
(208)726-0752

RECEIVED

JUL 18 2022

DEPT OF WATER RESOURCES
SOUTHERN REGION

July 13, 2022

Denise Maline
Idaho Department of Water Resources
650 Addison Ave. W
Suite 500
Twin Falls, ID 83301

Re: Notice of Change of Water Right Ownership
Nos. 37-113K, 37-482D, 37-705, and 37-20624

Dear Denise:

Enclosed you will find an *original* and one copy of the above-referenced **Notice of Change of Water Right Ownership** accompanied by our firm check for the \$100.00 Application filing fee.

Please return the receipt date-stamped copy to me in the postage prepaid self-addressed envelope I have included for that purpose. Please call me if you have any questions, comments or concerns.

Thank you.

Sincerely yours,

SPECK & AANESTAD
A Professional Corporation

By: 
James P. Speck

Enclosures

cc: Steadfast Companies
Attention Mary L. Kelly, Paralegal (w/enclosure) - via email