

000CT 8 2021

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 18 2021

IDWR / NORTH

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP / NORTH

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?
95-15758	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: FLS BUSINESS CENTER, LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): DAVID W. WILSON TRUST

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

1400 N. TUSTIN
Mailing address

ORANGE CA 92867
City State Zip

714.329.6664
Telephone

dww123@aol.com
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: 9.1.21

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: [Signature] Trustee 10.14.21
Signature of new owner/claimant Title, if applicable Date

DAVID W. WILSON
Print name

Signature: _____ Title, if applicable Date

Signature of new owner/claimant
Print name

For IDWR Office Use Only:

Received by Ja Date 10.18.21 Receipt No. N037681 Receipt Amt. 25.00

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

Name on W-9 _____ Approved by _____ Processed by NS Date 10-19-21

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
David W. Wilson, Trustee
1400 N. Tustin Avenue
Orange, CA 92867

JIM BRANNON 4 P 2856616000
KOOTENAI COUNTY RECORDER
BMH 9/1/2021 9:08 AM
REQ OF FIRST AMERICAN TITLE -
KOOTENAI
RECORDING FEE: \$15.00 DD
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 993723-C (cml)

Date: August 25, 2021

For Value Received, **Villa Rockledge LLLP, a Nevada Limited Liability Limited Partnership**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **David W. Wilson, Trustee of the David W. Wilson Trust, dated December 1, 2016**, hereinafter called the Grantee, whose current address is **1400 N. Tustin Ave, Orange, CA 92867**, the following described premises, situated in **Kootenai County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 08/25/2021

Warranty Deed
- continued

File No.: 993723-C (cml)

Villa Rockledge LLLP, a Nevada Limited Liability
Partnership

By: [Signature]
Name: Henrik Jorst
Title: President

STATE OF Nevada)
COUNTY OF Washoe)
ss.

On this 27 day of August, 2021, before me, a Notary Public in and for said State, personally appeared **Henrik Jorst, President**, known or identified to me to be one of the partners in the partnership of **Villa Rockledge LLLP**, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.



[Signature]
Notary Public of Sean Hallgren
Residing at: 3965 Gibraltar Dr. Reno, NV 89509
Commission Expires: 12 / 21 / 2022

EXHIBIT A

A Parcel of Land being a portion of the of the East Half of the Northwest Quarter of Section 15 Township 49 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 15 Being a found 1/2 iron pipe, from which the Southwest corner of the Southeast Quarter of the Northwest Quarter Bears S 01°03'00" E a distance of 1299.84 feet;

Thence, along the north line of the Southeast Quarter of the Northwest Quarter of said Section 15, N 88°08'05" E a distance of 82.48 feet to the true point of beginning.

Thence, continuing N 88°08'05" E a distance of 493.49 feet to a found 5/8" Rebar and Pls 4194 Cap;

Thence, leaving said line, N 01°00'15" W a distance of 353.68 feet to a found P.K. Nail in Rock Outcrop near the high-water line of Lake Coeur D'Alene;

Thence, along said approximate high-water line of Lake Coeur D'alene S 45°14'27" E a distance of 115.31 feet to a point;

Thence, N 89°16'48" E a distance of 141.06 feet to a point;

Thence, N 42°13'45" E a distance of 73.53 feet to a point;

Thence, N 86°03'11" E a distance of 96.26 feet to a point;

Thence, N 73°07'49" E a distance of 110.69 feet to a point;

Thence, N 51°51'33" E A distance of 65.87 feet to a point;

Thence, N 61°13'13" E a distance of 134.88 feet to found 5/8" Rebar and Pls 4194 Cap;

Thence, leaving said Approximate High-Water Line S 01°05'52" E a distance of 211.78 feet to a found 5/8 Rebar and Pls 4194 Cap;

Thence, N 88°54'08" E a distance of 111.46 feet to a found 5/8 Rebar And Pls 4194 Cap on the East Line of the Northwest Quarter of Section 15;

Thence, along said east line of the Northwest Quarter S 01°05'52" E a distance of 240.00 feet to a found 5/8 Rebar And Pls 4194 Cap;

Thence, Continuing Along Said Line, S 01°10'05" E a distance of 98.06 feet to a found 5/8 Rebar And Pls 4194 Cap at the north boundary of a 40 foot ingress egress easement per deed recorded under Book 323 at Page 858 Records of Kootenai County, Idaho;

Thence, Along Said North Boundary of 40 Foot Easement, S 80°39'54" W a distance of

126.68 feet to a point;

Thence, continuing along said Easement, S 61°25'45" W a distance of 108.97 feet to a point;

Thence, N 89°34'15" W a distance of 92.45 feet to a point;

Thence, S 60°55'45" W a distance of 21.03 feet to a Found 5/8 Rebar and Pls 4194 cap;

Thence, leaving said North Line of 40 foot Easement, S 01°03'24" E a distance of 1134.73 feet to a found 5/8 Rebar And Pls 4194 cap at the intersection with The South Line of the Northwest Quarter of Section 15;

Thence, along said South Line S 88°27'02" W a distance of 524.17 feet to the intersection with the Easterly Right-Of-Way Of Loffs Bay Road as as-built in October of 2013;

Thence, along said Right-Of-Way The Following Seven (7) Courses:

1) Thence, along a non-tangent curve to the right having a radius of 143.00 feet a length of 128.30 feet and a Delta Angle Of 51°24'51" with a chord that bears N 29°46'05" W a distance of 124.04 feet;

2) Thence, N 04°03'54" W A Distance of 26.33 Feet;

3) Thence, on a curve to the left having a radius of 400.00 feet, a length of 102.10 feet, and a Delta Angle of 14°37'30" with a chord that bears n 11°22'39" w a distance of 101.83 feet;

4) Thence, N 18°41'24" W a distance of 231.82 feet;

5) Thence, along a curve to the right having a radius of 244.00 feet, a length of 95.62 feet, and a Delta Angle of 22°27'14" with a chord that Bears N 07°27'47" W a distance of 95.01 feet;

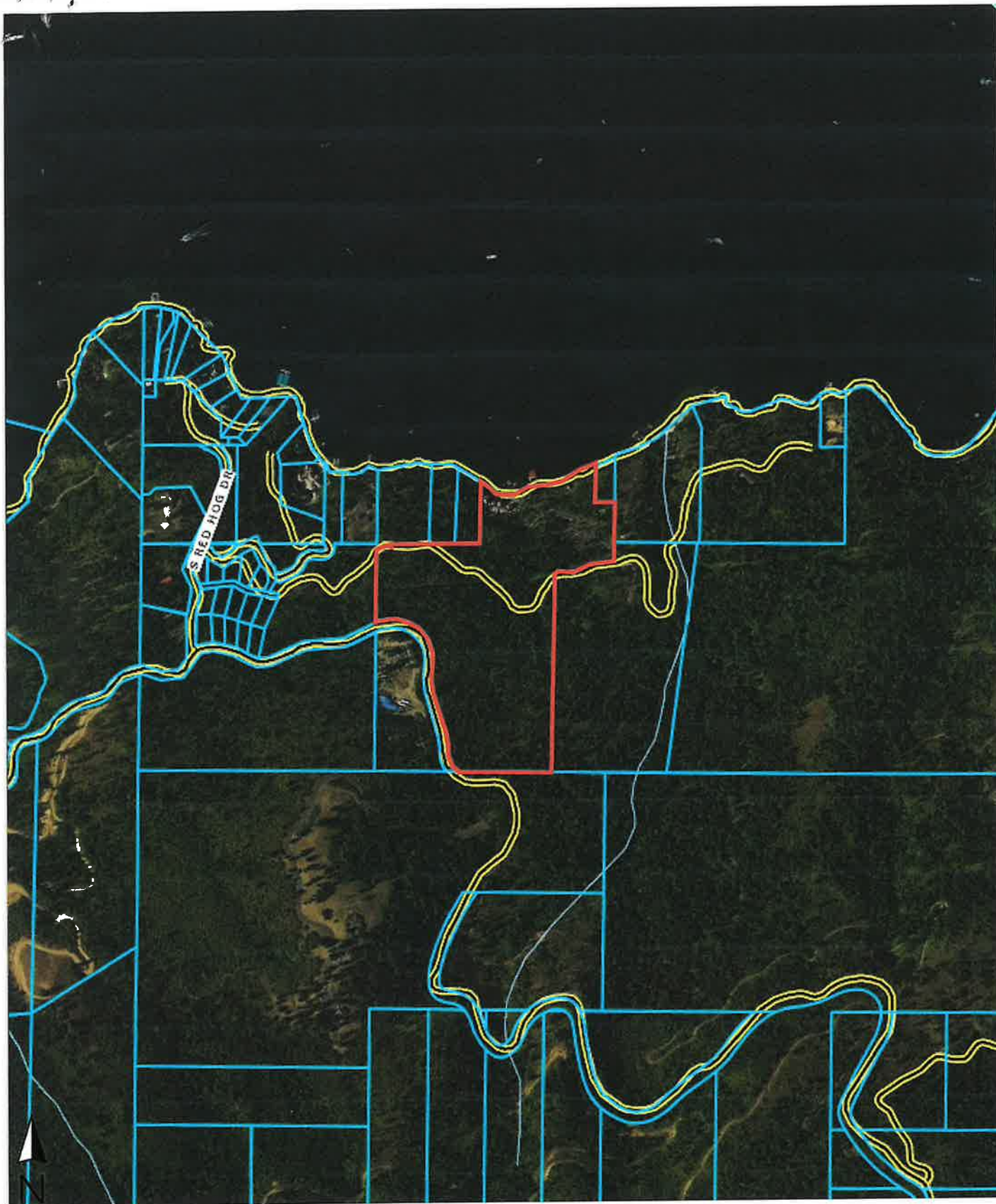
6) Thence, N 03°45'49" E a distance of 62.78 feet;

7) Thence, along a curve to the left having a radius of 231.00 feet, a length of 477.57 feet, and a delta angle of 118°27'14" with a chord that bears n 55°27'48" w a distance of 396.95 feet to the intersection with the west line of The Southeast Quarter of the Northwest Quarter of Section 15;

Thence, N 01°03'00" W a distance of 413.99 feet to the existing centerline of Scott Ayers Road;

Thence, along said existing centerline on a Non-Tangent Curve to the right having a radius of 101.00 feet, a length of 89.22 feet, and A Delta. Angle of 50°36'55" with a chord that Bears N 72°08'28" E a distance of 86.35 feet;

Thence, leaving centerline, N 01°51'55" W a distance of 13.77 feet to the True Point of Beginning.



NIT
NORTH IDAHO TITLE
A MOTHER LOBE COMPANY

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

This sketch is furnished without charge solely for the purpose of assisting in locating said premises and the company assumes no liability for inaccuracies therein.

Kootenai County, Idaho



8	6	4	3	2	1
7	8	9	10	11	12
13	12	13	14	15	16
17	18	19	20	21	22
23	24	25	26	27	28
29	30	31	32	33	34



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

Map Revisions

01/22/08 - VMW
49N04W15-0700 redrafted as Tax#22205, 22208 & 22207 (10)
10/25/11 - ET
49N04W15-1500 out of 6800 (12)
12/09/12 - ET
49N04W15-0100 & 6700 out of 6500; Ptn of 6800 combined w/ 7750; 6500 out of 6800 (13)
11/18/13 - ET
49N04W15-0000 out of 6100; 6300 out of 6500, 6800, 7000 & 7100 out of 6700; 6900 out of 6900; and 6900 out of 6800 (14)
01/08/14 - GP
49N04W15-0800 out of 7750 (14)
10/27/14 - GP
Pt 49N04W15-0800 combined w/ 6000; Pt 6000 combined w/ 6800 (16)
07/25/17 - VMW
49N04W15-0800 combined w/ 5800 (18)

Notes

Parcel areas have been calculated by traverse closure when sufficient information has been available. Area shown is Net Accessible Area; Right of Way, where applicable, has been subtracted. Distances and curve lengths less than 50' may not be shown due to scale limitations. Dimensions in parentheses indicate recent and/or plotted lot dimensions.

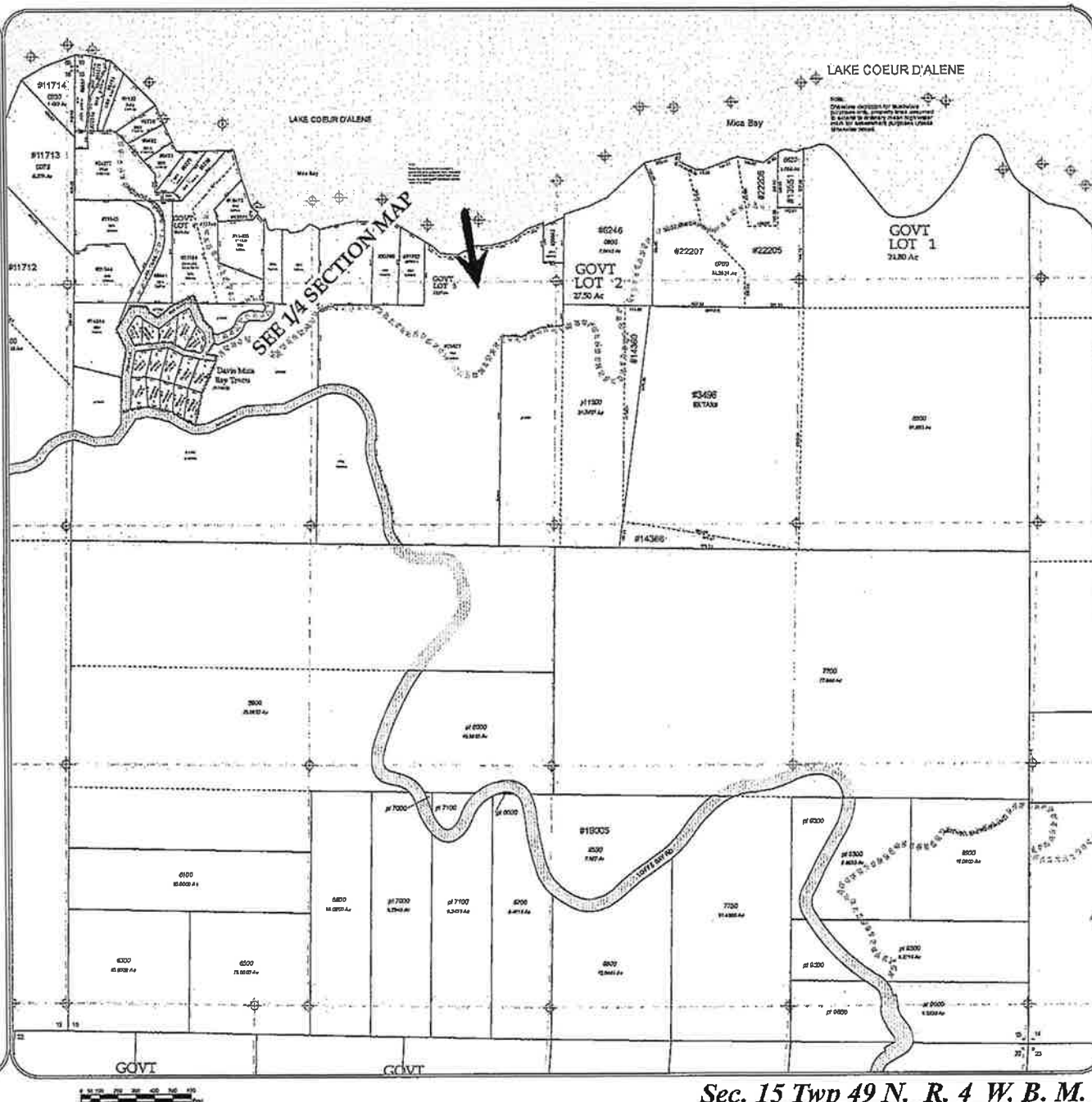
LOCATION OF ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

Parcel Identification Number (PIN) are comprised as follows:

Platted: Sub-code and Parcel ID# ex. C-3010 and 021-099-C Resulting PIN = C3010021099C
Unplatted: TrwpRing800 and Parcel ID# ex. 60N03W16 and 7950 Resulting PIN = 60N03W167950 or 50N03W167950

Legend

(C-5357) Sub-code Tax Parcels Private Roads City Limits
001-001-A Parcel ID# (PIN) Legal Areas Plat Boundaries GCDB_Corners
 Road RW Railroad GCDB_Lines



Mapfile: 49N04W15

Sec. 15 Twp 49 N. R. 4 W. B. M.



IDAHO DEPARTMENT OF
WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene, ID 83815-7763
Phone: 208-762-2800 • Fax: 208-762-2819 • Email: northerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

October 19, 2021

DAVID W WILSON TRUST
1400 N TUSTIN ST
ORANGE CA 92867-3902

Re: Change in Ownership for Water Right No(s): 95-15758

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) 762-2813.

Sincerely,

Natalie Steading
Tech Records Specialist 1

Enclosure(s)