

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 25 2020

Notice of Change in Water Right Ownership

WATER RESOURCES
WESTERN REGION

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?
67-14011	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"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Daniel Nelson, Donna Nelson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JTV 9451 Holdings LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 214 Eagle ID 83616
Mailing address City State ZIP
- (206) 391-9040 LaurenIwarfield@gmail.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 1/29/2020
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):
- 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] Member 2/25/2020
Signature of new owner/claimant Title, if applicable Date
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only: LE

Received by CJ Date 02/03/2020 Receipt No. W048021 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 LE Processed by LE Date 03/04/2020

Refund for W048076 Requested 03/04/2020 -LE

FEB 03 2020

WATER RESOURCES
WESTERN REGION

STATE OF IDAHO

DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
67-14011					

2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).

OR,

If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

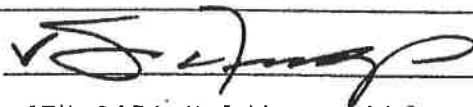
3. Name and Address of Former Owner/Claimant(s) Patti Sexton
2970 Legg Rd., Cambridge, ID., 83610
4. New Owner/Claimant(s) JTV 9451 Holdings, LLC
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address 4111 Branford, Huntington Beach, CA., 92649
- City, State and ZIP Code _____
- New Telephone Number (562) 453-7201
5. Date you acquired the property February 3, 2020

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s)
(include title if applicable)


JTV 9451 Holdings, LLC

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only

Received by <u>LE</u>	Date <u>2/13/2020</u>	Fee <u>\$25</u>
Received by <u>LE</u>	Date <u>2/13/2020</u>	Receipt No. <u>W048021</u>
Processed by _____ AJ	Date _____	WR _____ Date _____

stewart title

Real partners. Real possibilities.

WARRANTY DEED

For Value Received **Patti Sexton**, an unmarried ^{PS}person, the Grantor, hereby grants, bargains, sells, conveys and warrants unto **JTV 9451 Holdings, LLC**, a California Limited Liability Company the Grantee, whose current address is: 4111 Branford, Huntington Beach, CA., 92649, the following described premises, to wit:

See attached Exhibit "A" for legal description of subject property

Parcel Number: 14N03W013810 and 14N03W013050

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

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said Grantee and to their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that they are the owner in fee simple of said premises, that said premises are free from all encumbrances and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated this 29th day of January, 2020.


Patti Sexton


State of Idaho

) ss.

County of Ada

On this 29th day of January 2020, before me the undersigned, a Notary Public, in and for said State, personally appeared Patti Sexton, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.


Notary Public:
Residing at: Eagle, ID
My commission expires: April 16, 2021

PAMELA DRAPER
COMMISSION #27738
NOTARY PUBLIC
STATE OF IDAHO

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

stewart title

Real partners. Real possibilities.

Recorded Electronically	
ID <u>248326</u>	
County _____	
Date _____	Time _____
Simplifile.com 800.462.5657	

WARRANTY DEED

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On this 29th day of January 2020, before me the undersigned, a Notary Public, in and for said State, personally appeared Patti Sexton, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.


Notary Public:

Residing at: Eagle, ID

My commission expires: April 16, 2021

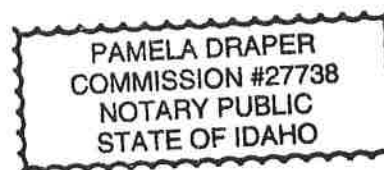


EXHIBIT 'A'

File No. 345418AM

PARCEL I:

A portion of Government Lot 4 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 14 North, Range 3 West, of the Boise Meridian, and is more particularly described as follows:

Beginning at the Northwest corner of said Section 1;

Thence South 89°47'33" East, along the Northerly boundary of said Government Lot 4 a distance of 916.65 feet;

Thence South 0°23'23" East, parallel with the Westerly boundary of said Government Lot 4 and said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 1707.34 feet to the centerline of an existing county road;

Thence South 67°13'10" West, along said centerline to the Westerly boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 991.34 feet;

Thence North 0°23'23" West along said Westerly boundary a distance of 2094.52 feet to the TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 14 North, Range 3 West, of the Boise Meridian, and is more particularly described as follows:

Commencing at the Northwest corner of the NW $\frac{1}{4}$ of said Section 1;

Thence South 0°23'23" East along the Westerly boundary of said NW $\frac{1}{4}$ a distance of 1499.25 feet to the TRUE POINT OF BEGINNING;

Thence South 89°51'53" East parallel with the Northerly boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 273.81 feet;

Thence South 0° 23'23" East parallel with the Westerly boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 159.10 feet;

Thence North 89°51'13" West parallel with said Northerly boundary a distance of 273.81 feet to the Westerly boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Thence North 0°23'23" West along said Westerly boundary a distance of 159.10 feet to the TRUE POINT OF BEGINNING.

PARCEL II:

A portion of the SW¼NW¼ of Section 1, Township 14 North, Range 3 West, of the Boise Meridian, that is more particularly described as follows:

Commencing at the Northwest corner of the NW¼ of said Section 1;

Thence South 0°23'23" East along the Westerly boundary of said NW¼ a distance of 1499.25 feet to the TRUE POINT OF BEGINNING;

Thence South 89°51'53" East parallel with the Northerly boundary of said SW¼NW¼ a distance of 273.81 feet;

Thence South 0° 23'23" East parallel with the Westerly boundary of said SW¼NW¼ a distance of 159.10 feet;

Thence North 89°51'13" West parallel with said Northerly boundary a distance of 273.81 feet to the Westerly boundary of said SW¼NW¼;

Thence North 0°23'23" West along said Westerly boundary a distance of 159.10 feet to the TRUE POINT OF BEGINNING.

WASHINGTON COUNTY

[illegible]

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2017

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CHAPTER

I WENT CARRY THAT THIS IS A TRUE
REPRESENTATION OF AN ACTUAL SENTRY
ALIVE BY ME ON DUTY AND SUPERVISION



SAFETY FOR

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SKINNER'S LAND SURVEYING

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BK1 19264 01/12/135

Resolved Further:

Scott Tellkamp's ownership interest in the Company is hereby declared to be two-thirds share of the Company.


Resolved Further:

The Members hereby adopt a resolution authorizing the refinancing of the real property currently owned by the Company, commonly known as 9451 Washburn Road in Downey, CA 90242, Assessor's parcel Number 6284-025-025, with a new SBA Loan obtained through City National Bank, and secured with a First Trust Deed recorded against the property.

ADJOURNMENT

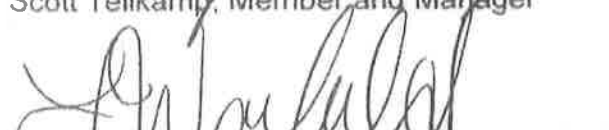
There being no further business, and on motion and consent, the meeting was adjourned.

The undersigned, being all of the Members of JTV 9451 Holdings, LLC, hereby unanimously consent to and adopt the aforementioned Resolutions.



Scott Tellkamp, Member and Manager

December 13, 2016



Lauren Tellkamp Warfield, Member

December 13, 2016



Jacob Tellkamp, Member

December 13, 2016



Taylor Tellkamp, Member

December 13, 2016

Minutes of the Special Meeting of the Members
of
JTV 9451 Holdings, LLC

WAIVER OF NOTICE AND CONSENT
TO HOLDING OF A SPECIAL MEETING OF
THE MEMBERS OF

JTV 9451 HOLDINGS, LLC

I, the undersigned, being the sole Member of JTV 9451 Holdings, LLC, a California Limited Liability Company, hereby waive notice of a special meeting of the Members of the Company, and consent to holding the meeting on December 13, 2016 at 2:30 P.M. in the principal executive office of the Corporation, located at 9451 Washburn Road in Downey, CA 90242.

The purpose of the meeting shall be to:

- 1) Admit the following new members to the Company:
 - a. Lauren Tellkamp Warfield,
 - b. Jacob Tellkamp, and
 - c. Taylor Tellkamp.
- 2) Affirm the Ownership Interests of each of the new members noted in Item 1 above.
- 3) Adopt a resolution authorizing the refinancing of the real property currently owned by the Company, commonly known as 9451 Washburn Road in Downey, CA 90242, Assessor's parcel Number 6284-025-025, with a new SBA Loan obtained through City National Bank, and secured with a First Trust Deed recorded against the property.

WITNESS, my signature this 13th day of December, 2016.

By:


Scott Tellkamp, Member and Manager

12/13/16.
Date



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

March 04, 2020

JTV 9451 HOLDINGS LLC
PO BOX 214
EAGLE ID 83616-0181

Re: Change in Ownership for Water Right No: 67-14011

Dear Water Right Holder(s):

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

Additionally, it was found that you submitted two \$25 processing fees, totaling \$50, for this Notice of Change in Water Right Ownership. Only one processing fee is required for this Notice. A refund of \$25 has been requested and will be mailed to JTV 9451 Holdings under separate cover from the Idaho State Controller's Office.

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) 605-4622.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure

Evans, Lynne

From: Evans, Lynne
Sent: Wednesday, March 4, 2020 12:12 PM
To: Marston, Sascha
Subject: Refund - JTV 9451 Holdings LLC

TO: Sascha Marston

FROM: Lynne Evans

DATE: March 04, 2020

RE: Refund: Change in Water Right Ownership

Please refund \$25. JTV 9451 Holdings LLC put in a Notice of Change in Water Right Ownership, and submitted two payments on different dates. The second payment needs to be refunded.

Please issue a refund of \$25 to:

JTV 9451 HOLDINGS LLC
PO BOX 214
EAGLE ID 83616-0181

RECEIPT #

W048076

Lynne Evans | Office Specialist II
IDWR-Western Region
2735 W Airport Way, Boise ID 83705
(208) 334-2190 | lynne.evans@idwr.idaho.gov



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

February 05, 2020

JTV 9751 HOLDINGS LLC
4111 BRANFORD DR
HUNTINGTN BCH CA 92649-3033

RE: Change in Ownership for Water Right No: 67-14011

Dear Interested Parties:

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

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Original Signature
- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question
- Legal Description of Property

The form submitted to our office appears to be a photocopy, and an original document with "wet" (ink) signature will be required to process the change in ownership. A new copy of the Notice of Change in Ownership form has been included for your convenience. The Department will also require a notarized copy of the most recent Deed, Title Policy, Contract of Sale, or other legal document demonstrating your ownership of the property, with accompanying legal description.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days (March 6, 2020) we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 605-4622.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure(s)