

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 12 2019

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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 63-7310               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 63-12553              | 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: Maple Hill LLC  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 445 Maple Grove MHC LLC  
New owner(s) as listed on the conveyance document      Name connector ☐ and ☐ or ☐ and/or
- 14320 Ventura Blvd., Unit 616      Sherman Oaks      CA      91423  
Mailing address      City      State      ZIP
- (360) 901-9408      jake@goldsidecapital.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: November 1, 2019
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.

SUPPORT DATA

IN FILE # 63-7310

8. Signature: [Signature]      Manager      11-1-19  
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 [Signature]      Date 11/14/19      Receipt No. C107940      Receipt Amt. 25  
11/12/19      C107935      25

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

Name on W-9 \_\_\_\_\_      Approved by \_\_\_\_\_      Processed by \_\_\_\_\_      Date \_\_\_\_\_

Recording requested by and when recorded return to:

GIVENS PURSLEY LLP  
Attn: Jamie Caplan Smith  
601 W. Bannock Street  
Boise, Idaho 83702

**First American Title Insurance Company NCS-977265-OR1**

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

### WARRANTY DEED

For value received, the receipt and sufficiency of which is hereby acknowledged, MAPLE HILLS, LLC, an Idaho limited liability company ("Grantor"), does hereby bargain, sell and convey unto 445 MAPLE GROVE MHC LLC, a Delaware limited liability company, whose current mailing address is 14320 Ventura Blvd., Unit 616, Sherman Oaks, CA 91423 ("Grantee"), the following described real property, located in Ada County, Idaho, to wit (the "Property"):

See Exhibit A, attached hereto and incorporated herein.

TOGETHER WITH all improvements thereon and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns forever. Grantor does hereby covenant to Grantee that (a) previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee and (b) the Property is free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor except (i) the Permitted Exceptions identified on Exhibit B, attached hereto, (ii) general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, (iii) easements, restrictions and conditions of record or shown on the recorded plat, if any, for the Property, (iv) building, zoning and other applicable ordinances and regulations of Ada County, Idaho, and (v) any matters arising from the acts or omissions of Grantee or its agents; and that Grantor will warrant the same forever, from all lawful claims whatsoever.

*(Signature Page Follows)*

DATED effective as of the 1st day of NOVEMBER, 2019.

GRANTOR:

MAPLE HILLS, LLC, an Idaho limited liability company.

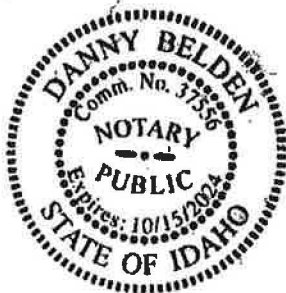
By: David B. Martin, Managing Member  
Name: David B. Martin  
Title: Managing Member

STATE OF IDAHO )  
 ) ss.  
County of ADA )

On this 28 day of October, 2019, before me, a Notary Public in and for the State of Idaho, personally appeared **David B. Martin** personally known to me or proved to me on the basis of satisfactory evidence to be the **Managing Member of Maple Hills, LLC**, an Idaho limited liability company, the company whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in said company's name.

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

S  
E  
A  
L



[Signature]  
Notary Public for Idaho  
Residing at: Engle, ID  
My Commission Expires: 10/15/24

**Exhibit A**

**Property**

**LEGAL DESCRIPTION:** Real property in the County of Ada, State of Idaho, described as follows:

THE NORTH ONE-HALF OF THE EAST ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE-MERIDIAN, ADA COUNTY, IDAHO.

LESS AND EXCEPTING THAT PORTION CONVEYED TO THE STATE OF IDAHO BY AND THROUGH THE IDAHO TRANSPORTATION BOARD FOR THE DIVISION OF HIGHWAYS DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 15, 1987 AS INSTRUMENT NO. 8757831, RECORDS OF ADA COUNTY, IDAHO.

**Exhibit B**

**Permitted Exceptions**

1. Easement granted to Idaho Power Company recorded as instrument number 748469, Records of Ada County, Idaho.
2. Easement granted to Idaho Power Company recorded as instrument number 8221091, Records of Ada County, Idaho.
3. Covenants, conditions, restrictions and easements contained in Warranty Deed to the State of Idaho for adjacent land, recorded October 15, 1987, as Instrument No. 8757831, Records of Ada County, Idaho.
4. Easement granted to City of Boise recorded as instrument number 9205692, Records of Ada County, Idaho.
5. Easement granted to the State of Idaho, by and through the Idaho Transportation Board for the Division of Highways, recorded as instrument number 8757832, Records of Ada County, Idaho.
6. Agreement and the terms and conditions thereof by and between the City of Boise and Maple Hills Joint Venture recorded as instrument number 9225306, Records of Ada County, Idaho.



**State of Idaho**

**DEPARTMENT OF WATER RESOURCES**

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

November 15, 2019

445 MAPLE GROVE MHC LLC  
14320 VENTURA BLVD UNIT 616  
SHERMAN OAKS CA 91423-2717

Re: Change in Ownership for Water Right No(s): 63-7310 & 63-12553

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) 287-4942.

Sincerely,

A handwritten signature in cursive script that reads "Jean Hersley". The signature is written in dark ink and is positioned above the printed name.

Jean Hersley  
Technical Records Specialist 2

Enclosure(s)



State of Idaho

## DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

November 14, 2019

445 MAPLE GROVE MHC LLC  
14320 VENTURA BLVD UNIT 616  
SHERMAN OAKS CA 91423-2717

RE: Change in Ownership Water Right No(s): 63-7310 & 63-12553

Dear Interested Parties:

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

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

  X   Filing Fee of \$25 per water right.

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. The Department received a \$25 filing fee but we have determined that the additional filing fee for your notice will be **\$25** because there are two water rights.

Because the Department cannot process the Notice without proper fees, we will hold any action on your notice pending receipt of the necessary fees. If we do not receive the necessary fees within **30 days** 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) 287-4942.

Sincerely,

Jean Hersley  
Technical Records Specialist 2

Enclosure(s)

c: Givens Pursley LLP