

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED

JUL 07 2008

DEPARTMENT OF
WATER RESOURCES

DEV

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 IDWR will produce new water right number(s) for the split(s).

Water Right No(s).	Adjudication Claim No(s).	Split(s)	Water Right No(s).	Adjudication Claim No(s).	Split(s)
☒ No. 95-9309					
☒ No. 95-9498					

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 on file with the county Planning and Zoning or Recorder's Office).
- OR
- D. 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** or equivalent **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) Rathdrum 352, LLC (see attached letter)
1915-A E. Katella Avenue
Orange, California CA92867
4. New Owner/Claimant(s) Prairie Crossing West II, LLC
Name Connector (Check one: ☐ and ☐ or ☐ and/or)
New Mailing Address 9339 SW Trestle View Lane
City, State and ZIP Code McMinnville, OR, 97128
New Telephone Number 503 835-4533 Email: _____
5. Date you acquired the property June 23, 2008

SUPPORT DATA

IN FILE # 95-9309

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in line 1, then skip this line and go to line 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 (you may copy this page, if 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 will not be split, skip this area and proceed to line 7)		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		

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.

Prarie Crossing West II, LLC

7. Signature(s) of New Owner(s) or Claimant(s) By: Richard L. Robinson (title if applicable)
 Richard L. Robinson, Manager (title if applicable)

IT IS IMPORTANT TO FILE THIS COMPLETED FORM AT THE APPROPRIATE IDWR OFFICE, WITH PAYMENT OF THE FILING FEE AND THE OWNERSHIP DOCUMENT(S), AS REFERRED TO IN LINE 2.

For IDWR Office Use Only:

Received by Ch
 Receipted by Ch
 Processed by AJ

Date 7/7/08
 Date 7/7/08
 Date 7/7/08

Receipt Amt. 10007241
 Receipt No. 5000
 WR Date

DANIEL J. ENGLISH 3P I 2165329000
KOOTENAI CO. RECORDER Page 1 of 3
AAA Date 06/23/2008 Time 15:27:27
REC-REQ OF FIRST AMERICAN TITLE COM
RECORDING FEE: 9.00
2165329000 DD 7

AFTER RECORDING MAIL TO:

*Prairie Crossing West II, LLC
PO Box 100
Amity, OR 97101

SPECIAL WARRANTY DEED

File No.: 202394-C (js)

Dated: June 23, 2008

For Value received, Rathdrum 352, LLC., an Idaho Limited Liability Company, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Prairie Crossing West II, LLC, an Oregon Limited Liability Company, hereinafter called the Grantee, the following described premises, situation in Kootenai County Idaho, to-wit:

Legal Description attached hereto as Exhibit A, and by this reference incorporated herein.

SUBJECT TO Covenants, Conditions, Restrictions and Easements contained in Deed to the State of Idaho recorded March 26, 1952 in Book 149 of Deeds, Page 517, (Partial Quit Claim Deed and Relinquishment of Easement recorded May 27, 1998 as Instrument No. 1539091); easement for right of way to The Washington Water Power Company, recorded January 8, 1998 as Instrument No. 1520110; unrecorded farm lease commencing March 1, 1996, as amended by those certain Agreements of Modification between Rathdrum 252, LLC (Lessor), as successor in interest to Jacklin Land Company, LP, and Terry Nichols (Lessee); unrecorded residential lease dated May 6, 2004, between Rathdrum 252, LLC (Lessor), as successor in interest to Jacklin Land Company, LP, and Larry Frazer; applicable building and zoning ordinances and use regulations and restrictions of record; and payment of accruing present year taxes and assessments.

TO HAVE AND TO HOLD the said premises, with its appurtenances, including water rights, if any, unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that Grantor warrants that said premises are free and clear of all encumbrances suffered or created by the Grantor and any lien or encumbrance revived or placed on said premises by, through or under the Grantor, his heirs and assigns except those set forth above.

THIS SPACE LEFT BLANK INTENTIONALLY SIGNATURE PAGE TO FOLLOW

STATE OF IDAHO }
COUNTY OF KOOTENAI }

JUL 01 2008

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF
THE ORIGINAL NOW ON FILE OR RECORD IN THIS OFFICE IN

DANIEL J. ENGLISH

Clerk/Recorder

Deputy

RATHDRUM 352, LLC., an Idaho
Limited Liability Company

By: Dicker-Warrington Properties,
a California general partnership,
its manager and member

By: GVD, Inc., a California Corporation,
its manager General Partner

By: [Signature]
Gerald V. Dicker, President

By: Griffin Brokerage, Inc., a California
Corporation, its General Partner

By: [Signature]
Gerald V. Dicker, President

State of WA

County of Spokane

On the 20th day of June, 2008, before me,
Kristie B. Jones, Notary, personally appeared
Gerald V. Dicker

☒ Personally known to me

☐ (or provided to me on the basis of satisfactory evidence)

to be the person(s) whose name(s) are subscribed to the
within instrument and acknowledged to me that he executed
the same in his authorized capacities, and that by his
signatures on the instrument the entity upon behalf of which
the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

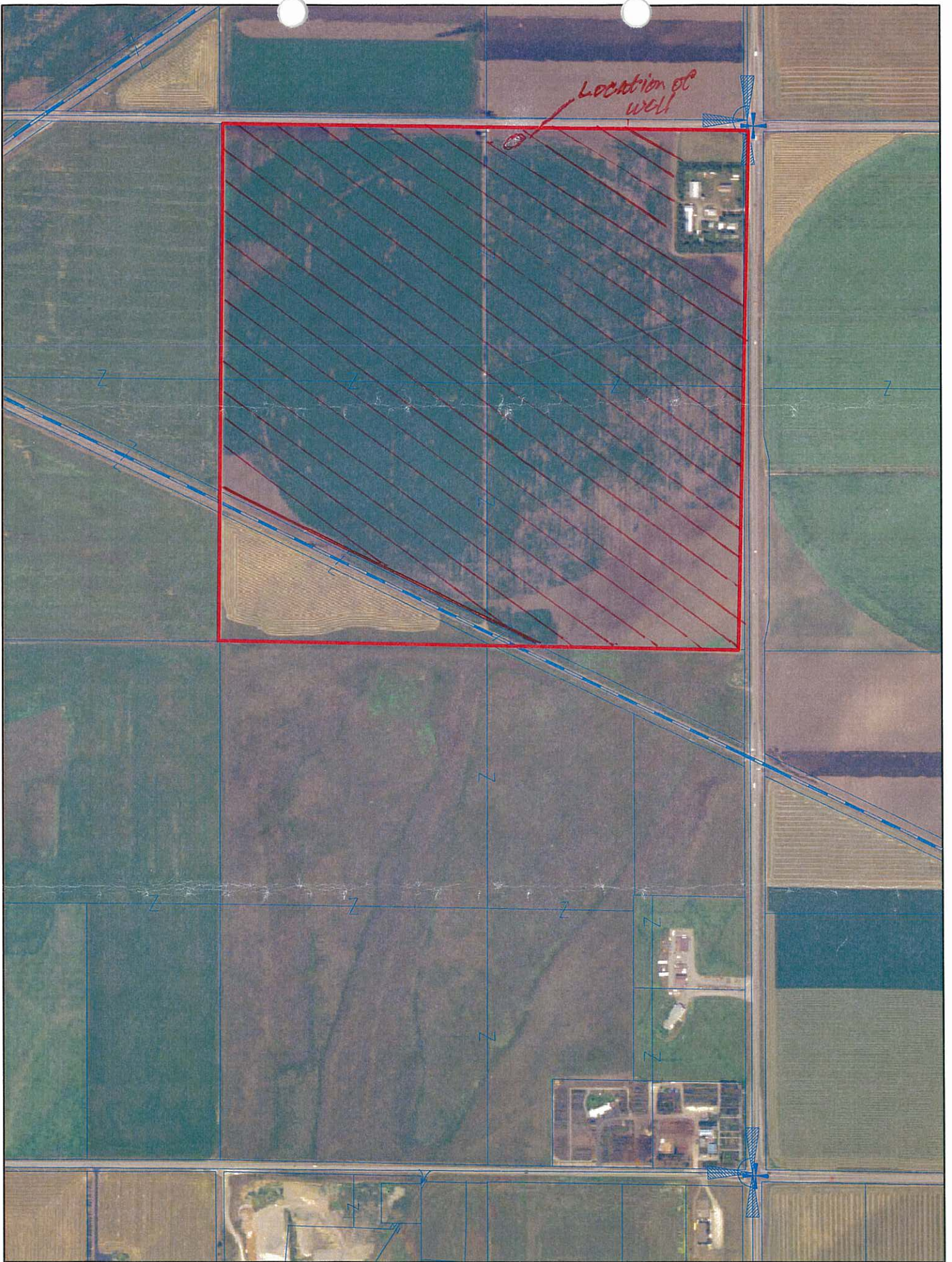


EXHIBIT "A"

The Northeast quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho,

Except that portion of the Northeast quarter of said Section 24 lying within the 100 foot strip of land described in the deed to Coeur D'Alene and Pend D'Oreille Railway Company, recorded May 24, 1910 in Book 37 of Deeds, Page 399, Records of Kootenai County, Idaho.

Also except any portion lying within the right of way of Highway 41.



1999191

LUKINS & Annis
717 W. Sprague ave #1600
Spokane, WA 99201

STATE OF IDAHO
COUNTY OF KOOTENAI

AT THE REQUEST OF
LUKINS & Annis

2005 DEC -5 P 12:00

DANIEL J. ENGLISH

DEPUTY

FEES

15.00

Rathdrum 352, LLC
c/o Dickert-Warmington Properties
Attn: David A. Case
1915-A E. Katella Avenue
Orange, CA 92867

Instrument Number

WARRANTY DEED

FOR VALUE RECEIVED, DICKERT-WARMINGTON PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP, hereinafter called Grantor, does hereby grant, bargain, sell and convey unto RATHDRUM 352, LLC, AN IDAHO LIMITED LIABILITY COMPANY, Grantee, whose address is 1915-A East Katella Avenue, Orange, CA 92867, the following described premises, County of KOOTENAI, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances under the said Grantee, and 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 TAXES AND EASEMENTS OF RECORD OR IN VIEW.

And that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: December 1, 2005

~~DICKERT-WARMINGTON PROPERTIES,~~
a California general partnership

By: GVD, Inc.,
a California corporation,
Its Managing General Partner

By: David A. Case, CFO

By: Griffin Brokerage, Inc.,
a California corporation
Its General Partner

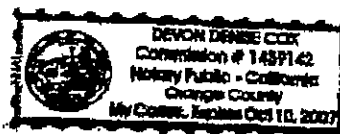
By: David A. Case, CFO

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

On November 30, 2005, before me, Devon Denise Cox (Notary Public) personally appeared David A. Case, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Devon Denise Cox
Signature of Notary Public



STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

On November 30, 2005, before me, Devon Denise Cox (Notary Public) personally appeared David A. Case, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Devon Denise Cox
Signature of Notary Public

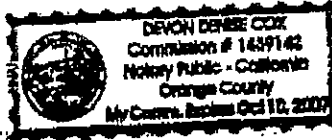


Exhibit "A"

(page 1 of 3)

Attached Legal Description

Parcel I

The Northeast Quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, State of Idaho

Except that portion of the Northeast Quarter of said Section 24 lying within the 100 foot strip of land described in the Deed to Coeur d'Alene and Pend Oreille Railway Company, recorded May 24, 1910 in Book 37 of Deeds, page 399, records of Kootenai County, State of Idaho.

Parcel II

That portion of the Northeast Quarter of the Southeast Quarter of Section 24, Township 51 North, Range 5 West Boise Meridian, lying Northeasterly of the right of way line of the Spokane International Railroad, Kootenai County, State of Idaho, Excepting any portion lying within the State Highway 41 right-of-way.

Parcel III

A tract of land located in the Southeast Quarter of Section 24, Township 51 North, Range 5 West Boise Meridian, Kootenai County, Idaho, and being more particularly described by metes and bounds as follows:

COMMENCING at a found railroad spike marking the Southeast corner of Section 24; thence

Along the South line of Section 24; North 88°44'37" West, a distance of 50.01 feet to the West right of way line of State Highway No. 41; thence

Parallel with the East line of Section 24, along the West right of way line of Highway No. 41, North 00°17'25" East, a distance of 1,490.15 feet to a set iron rod and cap marking the POINT OF BEGINNING; thence

Parallel with the South line of Section 24; North 88°44'17" West, a distance of 554.89 feet to a set iron rod and cap; thence

Parallel with the East line of Section 24; North 00°17'25" East, a distance of 911.89 feet to a set iron rod and cap on the Southwesterly right of way line of the Spokane International Railroad; thence

Along the Southwesterly right of way line of the Spokane International Railroad, South 84°23'30" East, a distance of 513.77 feet to a set iron rod and cap on the West right of way line of Highway No. 41; thence

Parallel with the East line of Section 24, along the West right of way line of Highway No. 41, South 00°17'25" West, a distance of 558.58 feet to the POINT OF BEGINNING.

Parcel IV

All that portion of the Southeast Quarter of Section 24, Township 51 North, Range 5 West Boise Meridian, Kootenai County, Idaho, lying Southwesterly of the Southwest right of way of the Spokane International Railroad.

EXCEPTING THEREFROM a parcel of land in the Southeast Quarter of Section 24, Township 51 North, Range 5 West Boise Meridian, Kootenai County, Idaho, being more particularly described as follows:

BEGINNING at a point on the South line of said Southeast Quarter from which the Southeast corner of said Section 24 bears South $88^{\circ}44'37''$ East, 50.01 feet; thence

Along said South line

North $88^{\circ}44'37''$ West, 466.72 feet; thence

North $0^{\circ}17'35''$ East, 466.72 feet; thence

South $88^{\circ}44'37''$ East, 466.72 feet; thence

South $0^{\circ}17'35''$ West, 466.72 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM a tract of land located in the Southeast Quarter of Section 24, Township 51 North, Range 5 West Boise Meridian, Kootenai County, Idaho, and being described by metes and bounds as follows:

COMMENCING at a found railroad spike marking the Southeast corner of Section 24; thence

Along the South line of Section 24, North $88^{\circ}44'37''$ West, a distance of 518.73 feet; thence

Parallel with the East line of Section 24, North $00^{\circ}17'26''$ East, a distance of 30.00 feet to a found iron rod and cap marking the POINT OF BEGINNING and the North right of way line of Prairie Avenue; thence

Along the North right of way line of Prairie Avenue and parallel with the South line of Section 24, North $88^{\circ}44'37''$ West, 498.72 feet to a set iron rod and cap; thence

Parallel with the East line of Section 24, North $00^{\circ}17'26''$ East, a distance of 436.72 feet to a set iron rod and cap; thence

Parallel with the South line of Section 24, South $88^{\circ}44'37''$ East, a distance of 498.72 feet to a found iron rod and cap; thence

Parallel with the East line of Section 24, South $00^{\circ}17'26''$ West, a distance of 436.72 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM a tract of land located in the Southeast Quarter of Section 24, Township 51 North, Range 5 West Boise Meridian, Kootenai County, Idaho and being described by metes and bounds as follows:

COMMENCING at a found railroad spike marking the Southeast corner of Section 24; thence

Along the South line of Section 24, North $88^{\circ}44'37''$ West, a distance of 50.01 feet to the West line of Highway 41; thence

Parallel with the East line of Section 24 and along the West right of way of Highway 41, North $00^{\circ}17'26''$ East, a distance of 533.44 feet to a found iron rod and cap marking the POINT OF BEGINNING; thence

Parallel with the South line of Section 24, north $88^{\circ}44'37''$ West, a distance of 466.72 feet to a found iron and cap; thence

Parallel with the East line of Section 24, North $00^{\circ}17'26''$ East, a distance of 466.72 feet to a set iron rod and cap; thence