

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 05 2023

WATER RESOURCES
WESTERN 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?
37-22126	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: Mary L. Ricks, Trustee of the Mary L. Ricks Revocable Trust

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Otis Twelve LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

2049 Century Park East, 17th Floor

Los Angeles

CA

90067

Mailing address

City

State

Zip

310-480-2212

ward@dekproductions.com

Telephone

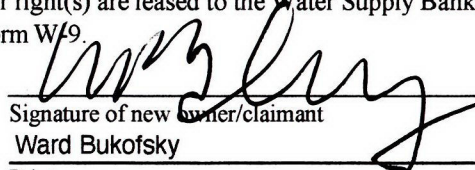
Email

RECEIVED

JUL 10 2023

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: June 23, 2023
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
- o 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):
- 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:  Manager 6/20/23

Signature of new owner/claimant Title, if applicable Date

Ward Bukofsky

Print name

Signature: _____

Signature of new owner/claimant Title, if applicable Date

Print name

SCANNED

AUG 16 2023

Received by: CC Date: 7-6-23 Receipt No. W051358 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: DM Date: 7-18-2023

Instrument # 700760

HAILEY, BLAINE, IDAHO
06-23-2023 1:45:21 PM No. of Pages: 2
Recorded for: BLAINE COUNTY TITLE
STEPHEN MCDUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JG
Electronically Recorded by Simplifile



WARRANTY DEED

For Value Received

Mary L. Ricks, Trustee of the Mary L. Ricks Revocable Trust,

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

Otis Twelve LLC, a California limited liability company

the Grantee, whose current address is: 2049 Century Park East 17th Floor, Los Angeles, CA 90067

the following described premises, to-wit:

Lot 4A of FLOWERS HOMESTEAD SUB., LOT 4A, as shown on the official plat thereof, recorded as Instrument No. 442388, records of Blaine County, Idaho.

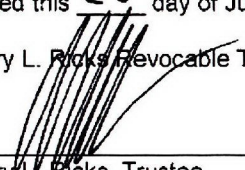
Together with any and all water rights appurtenant thereto including, but not limited to Water Right 37-22126.

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; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; 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 20th day of June, 2023.

Mary L. Ricks Revocable Trust



Mary L. Ricks, Trustee

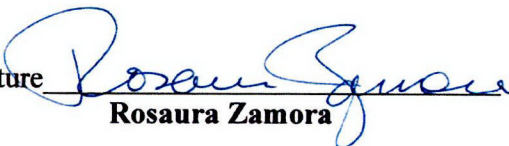
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

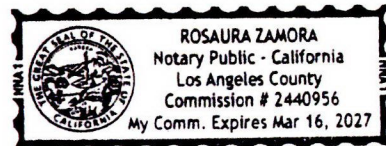
STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On June 20, 2023, before me, Rosaura Zamora, Notary Public, personally appeared Mary Ricks, who 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 she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

Signature  Seal
 Rosaura Zamora





BA20230379934



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File No.: BA20230379934

Date Filed: 3/6/2023

B1561-0199 03/06/2023 10:59 AM Received by California Secretary of State

Entity Details	
Limited Liability Company Name	OTIS TWELVE LLC
Entity No.	202355312953
Formed In	CALIFORNIA
Street Address of Principal Office of LLC	
Principal Address	2708 WILSHIRE BOULEVARD #268 SANTA MONICA, CA 90403
Mailing Address of LLC	
Mailing Address	2049 CENTURY PARK EAST 17TH FLOOR LOS ANGELES, CA 90067
Attention	
Street Address of California Office of LLC	
Street Address of California Office	2708 WILSHIRE BOULEVARD #268 SANTA MONICA, CA 90403
Manager(s) or Member(s)	
Manager or Member Name	Manager or Member Address
 Ward Bukofsky	2708 WILSHIRE BOULEVARD #268 SANTA MONICA, CA 90403
Agent for Service of Process	
California Registered Corporate Agent (1505)	CORPORATION SERVICE COMPANY WHICH WILL DO BUSINESS IN CALIFORNIA AS CSC - LAWYERS INCORPORATING SERV Registered Corporate 1505 Agent
Type of Business	
Type of Business	Real property
Email Notifications	
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.
Chief Executive Officer (CEO)	
CEO Name	CEO Address
None Entered	
Labor Judgment	
No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.	

SCANNED

AUG 16 2023

Page 1 of 2

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Ward Bukofsky

Signature

03/06/2023

Date

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED
SEP 15 2022
DEPT OF WATER RESOURCES
SOUTHERN 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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-22126	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: Ian K. Snow and Mary E. Snow
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Mary L. Ricks, Trustee of the Mary L. Ricks Revocable Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 269 South Beverly Dr. #930 Beverly Hills CA 90212
Mailing address City State Zip
- (310) 261-2656 maryricks2010@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: January 22, 2021
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o 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):
 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] Trustee of the Mary L. Ricks Revocable Trust 8.17.22
 Signature of new owner/claimant Title, if applicable Date
Mary L. Ricks
 Print name
- Signature: _____
 Signature of new owner/claimant Title, if applicable Date
 Print name

Received by SG Date 9/15/2022 For IDWR Office Use Only: Receipt No. 5039440 Receipt Amt. \$25

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 10-13-2022

SCANNED
OCT 19 2022

THIS AGREEMENT MAY BE EXECUTED IN COUNTERPART,
AND AS EXECUTED SHALL CONSTITUTE ONE AGREEMENT.
BONDING ON ALL PARTIES, EVEN THOUGH ALL THE
PARTIES DO NOT SIGN THE ORIGINAL OR THE SAME
COUNTERPART.

Instrument # 678506

HAILEY, BLAINE, IDAHO
01-22-2021 1:19:49 PM No. of Pages: 4
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile



WARRANTY DEED

FOR VALUE RECEIVED

Ian K. Snow and Mary E. Snow, husband and wife

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

Mary L. Ricks, Trustee of the Mary L. Ricks Revocable Trust

GRANTEE(S) whose current address is: 269 South Beverly Dr. #930, Beverly Hills, CA 90212

the following described premises, to-wit:

Lot 4A of FLOWERS HOMESTEAD SUB., LOT 4A, as shown on the official plat thereof, recorded as
Instrument No. 442388, records of Blaine County, Idaho.

Together with any and all water rights appurtenant thereto including, but not limited to Water Right
37-22128.

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; zoning
ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any
governmental unit; 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 22nd day of January, 2021.

Ian K. Snow

Mary E. Snow

Mary E. Snow

State of _____
County of _____

This record was acknowledged before me on _____ day of January, 2021, by Ian K. Snow.

(STAMP)

Notary Public
My Commission Expires: _____

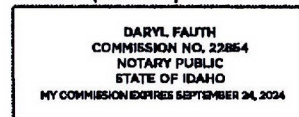
State of Idaho
County of Blaine

This record was acknowledged before me on 22nd day of January, 2021, by Mary E. Snow.



Notary Public
My Commission Expires: _____

(STAMP)



Notarized online using audio-video communication



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

July 18, 2023

OTIS TWELVE LLC
2049 CENTURY PARK E FL 17
LOS ANGELES CA 90067-3101

Re: Change in Ownership for Water Right No(s): 37-22126

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
Administrative Assistant 1

Enclosure(s)

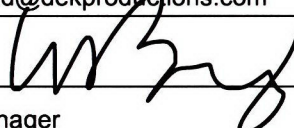
c: Blaine County Title Inc. (File #2325041)
Water District 37

SCANNED

AUG 16 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**CHANGE IN ADDRESS****RECEIVED****JUL 27 2023****DEPT OF WATER RESOURCES
SOUTHERN REGION**

This form can be used to notify the Department of a change in
address of the owners of record for the listed water rights.
(Please print or type)

Water Right Number(s): 37-22126Name(s): Otis Twelve LLCOld Mailing Address: 2049 Century Park East 17th FlLos Angeles, CA 90067-3101New Mailing Address: 2708 Wilshire Blvd #268Santa Monica, CA 90403Telephone Number: 310-480-2212Email: ward@dekproductions.comSignature(s) of Owner(s) Manager

(Include your title if on behalf of company or organization.)

Date: July 27, 2023

Send a signed original to your closest regional office:

IDWR Northern Region
7600 N. Mineral Dr., Suite 100
Coeur d'Alene, ID 83815-7763
(208) 762-2800

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082
(208) 334-2190

IDWR Eastern Region
900 N. Skyline Dr., Suite A
Idaho Falls, ID 83402-1718
(208) 525-7161

IDWR Southern Region
650 Addison Ave W, Suite 500
Twin Falls, ID 83301-5858
(208) 736-3033

SCANNED**AUG 16 2023**



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

October 13, 2022

MARY L RICKS REVOCABLE TRUST
MARY L RICKS, TRUSTEE
269 S BEVERLY DR # 930
BEVERLY HILLS CA 90212-3851

Re: Change in Ownership for Water Right No(s): 37-22126

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: Blaine County Title Inc., Ketchum, Idaho (File #2023188)
Water District 37

SCANNED

OCT 19 2022