

RECEIVED

JUN 14 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-1	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: Star Springs LP
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): WH Star 203 LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- | | | | |
|------------------------------|---------------------------------|-----------|-------------------|
| <u>24911 Avenue Stanford</u> | <u>Santa Clarita</u> | <u>CA</u> | <u>91355-1281</u> |
| Mailing address | City | State | Zip |
| | <u>ssmith@williamshomes.com</u> | | |
| 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**: _____.
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 709.

8. Signature: [Signature]
Signature of new owner/claimant
LANCE K. WILLIAMS
Print name

Authorized Signature 6/13/2023
Title, if applicable Date

Signature: _____
Signature of new owner/claimant

Print name

Title, if applicable _____ Date AUG 08 2023

For IDWR Office Use Only:

Received by AP Date 6/14/23 Receipt No. C116495 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 [Signature] Date 8-8-23

AFTER RECORDING MAIL TO:

WH Star 203 LLC
11760 W. Executive Drive, Suite 120
Boise, ID 83713

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 LINDSAY WHEELER
FIRST AMERICAN TITLE INSURANCE COMPANY

2021-146351
10/07/2021 05:00 PM
\$15.00

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4103-3574271 (MB)

Date: October 08, 2020

For Value Received, **Star Springs, L.P., a California limited partnership**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **WH Star 203 LLC, a Delaware limited liability company**, hereinafter referred to as Grantee, whose current address is **11760 W. Executive Drive, Suite 120, Boise, ID 83713**, the following described premises, situated in **Ada County, Idaho**, to wit:

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

PARCEL I:

A parcel of land situated in the Northwest Quarter of Section 18, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a brass cap marking the Northwest corner of Section 18, Township 4 North, Range 1 West, Boise Meridian; thence

South 00°47'01" West, 215.80 feet along the West line of Section 18 to a 1/2" rebar, the POINT OF BEGINNING; thence

South 00°47'01" West, 1879.39 feet along the West line of Section 18 to a 5/8" spike on the north line of the Canyon County Water Company property as described in Warranty Deed, Book 114 at Page 132, Records of Ada County; thence

North 82°54'49" East, 205.67 feet along the North line of the Canyon County Water Company property to a 5/8" rebar; thence

South 81°23'03" East, 1005.00 feet along the north line of the Canyon County Water Company property to a 5/8" rebar; thence

North 00°34'48" East, 1225.93 feet to the Westerly extension of the northerly line of Pinewood Lakes Subdivision Phase 4, as recorded in Book 93 of Plats at Pages 11225 through 11227, in the records of Ada County; thence

South 63°35'22" East, 14.94 feet along the Westerly extension of the northerly line of Pinewood Lakes Subdivision Phase 4 to the northwest corner of Pinewood Lakes Subdivision Phase 4 on the purported east line of Government Lot 1; thence

North 00°25'33" East, 623.73 feet along the purported East line of Government Lot 1 and the west line of Pinewood Lakes Subdivision Phase 2, as recorded in Book 92 of Plats at Pages 11022 through 11023, in the records of Ada County; thence

North 80°37'42" West, 785.55 feet to a 1/2" rebar; thence

South 01°06'57" West, 92.00 feet to a 5/8" rebar; thence

North 73°34'03" West, 443.74 feet to the POINT OF BEGINNING.

PARCEL II:

An Easement for ingress and egress created by Grant of Road and Slope Easements, recorded May 18, 2006 as Instrument No. 106078393, more particularly described as follows:

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An easement situated in the Northwest Quarter of Section 18, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a brass cap marking the Northwest corner of Section 18, Township 4 North, Range 1 West, Boise Meridian; thence South 88°25'15" East, 429.25 feet, more or less, along the North line of Section 18; thence South 01°06'57" West 237.54 feet, more or less, to a 1/2" rebar; thence South 80°37'42" East 785.55 feet to the purported east line of Government Lot 1, the POINT OF BEGINNING; thence North 00°25'33" East, 18.97 feet along the purported East line of Government Lot 1 to a 1/2" rebar on the north right-of-way line of W. Bridger Bay Drive; thence North 88°24'51" West 138.35 feet along the northerly extension of the north right-of-way line of W. Bridger Bay Drive to the North line of the Paul Parcel; thence South 80°37'42" East 140.03 feet along the north line of the Paul parcel to the POINT OF BEGINNING.

APN: S0418223400

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto 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.

Star Springs, L.P., a California limited partnership **

**By its General Partner
Trilogy Investment Group LLC
a California limited liability company

By: *Michael Marks*

Name: Michael Marks

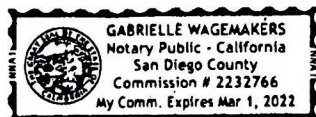
By Its Manager

Title: Authorized Signer

STATE OF California)
COUNTY OF San Diego)
SS.

On this 28 day of September, 2021, before me, a Notary Public in and for said State, personally appeared Michael Marks, known or identified to me to be ~~one of the partners in the partnership of Star Springs, L.P.~~ and the partner is one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said partnership name. ** Manager of Trilogy Investment Group LLC, the General Partner of Star Springs, L.P.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



G. Wagemakers
Notary Public for the State of ~~Idaho~~ California
Residing at: Eagle, ID San Diego, CA
My Commission Expires: 3/1/22

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0004925147

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0004925147

Date Filed: 9/26/2022 4:40:18 PM

B0743-6996 09/26/2022 4:40 PM Received by Office of the Idaho Secretary of State

Entity Name and Mailing Address:							
Entity Name:	WH Star 203 LLC						
Foreign Name (name in home jurisdiction):	WH Star 203 LLC						
The file number of this entity on the records of the Idaho Secretary of State is:	0004432121						
Address	24911 AVENUE STANFORD SANTA CLARITA, CA 91355-1281						
Entity Details:							
Entity Status	Active-Existing						
This entity is organized under the laws of:	DELAWARE						
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:							
The registered agent on record is:							
Registered Agent	UNISEARCH, INC. Commercial Registered Agent Physical Address 950 W BANNOCK ST STE 1100 OFC 1134 BOISE, ID 83702 Mailing Address 950 W BANNOCK ST STE 1100 OFC 1134 BOISE, ID 83702						
Agent or Address Change							
☐ Select if you are appointing a new agent.							
Limited Liability Company Managers and Members							
<table border="1"><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td> Lance K. Williams</td><td>Manager</td><td>24911 AVENUE STANFORD SANTA CLARITA, CA 91355-1281</td></tr></tbody></table>		Name	Title	Business Address	Lance K. Williams	Manager	24911 AVENUE STANFORD SANTA CLARITA, CA 91355-1281
Name	Title	Business Address					
Lance K. Williams	Manager	24911 AVENUE STANFORD SANTA CLARITA, CA 91355-1281					
The annual report must be signed by an authorized signer of the entity.							
Job Title: Manager							
<u>Lance K. Williams</u>	<u>09/26/2022</u>						
Sign Here	Date						

Water Right Report : 63-1(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	STAR SPRINGS LP	760 GARDEN VIEW CT #200	ENCINITAS	CA	92024
Directors Report Owner	PAUL, JOHN	4787 RIVER FRONT PL	BOISE	ID	83703
Directors Report Owner	PAUL, SUE	4787 RIVER FRONT PL	BOISE	ID	83703
Original Owner	SPARKS, MILTON H	PO BOX 7	IDAHO CITY	ID	83631
Original Owner	BOWERMAN, ALBERT C	RT 1	STAR	ID	83669
Original Owner	PAUL, JERRY	RURAL RT 1 PO BOX 148A	STAR	ID	83669

Water Right Status

Priority Date : 6/1/1886

Basis : Decreed

Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
BOISE RIVER		SNAKE RIVER	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
BOISE RIVER	04N	01W	14	3		NE	NW	ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.98 CFS	
TOTAL			0.98 CFS	

Places of Use

[Printable View](#)
[Paged View](#)

Place of Use Legal Description : IRRIGATION (ADA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	01W	18	1		NW	NW	22
04N	01W	18	2		SW	NW	27

Irrigation Totals

Total Acres	Acre Limit
49.00	49.00

Conditions

Code Conditions

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155 This right shall receive 100 percent of its decreed quantity until the natural flow of the waters of the Boise River shall decrease so that all rights containing this condition cannot receive 100 percent of their decreed quantities, at which time this right and the other rights containing this condition shall first be cut to 75 percent of their decreed quantities, as the natural flow of the river decreases, beginning with the latest rights containing this condition and preceding to the earliest rights containing this condition in the order of their priority dates, and after all of the rights containing this condition shall have been reduced to 75 percent of their decreed quantities, should the natural flow of the waters of the river decrease below the amount necessary to supply 75 percent of those decreed quantities, then this right and the other rights containing this condition, beginning with the latest and preceding to the earliest, shall be reduced to 60 percent of their decreed quantities.

PARCEL NOS. S0418223010 and S0418223060.

C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

RIGHT IS DIVERTED THROUGH THE LAWRENCE & KENNEDY DITCH.

S45 Diversion for irrigation under this water right prior to April 1 and after October 31 shall occur only as authorized by the Water District 63 Water Master and only when water is being released for flood control by the United States from the Lucky Peak Dam outlet under procedures and requirements for the Memorandum of Agreement between the U.S. Department of the Army and the U.S. Department of the Interior for Flood Control Operations of the Boise River Reservoirs, dated November 20, 1953, the Water Control Manual for Boise River Reservoirs dated April 1985 and any future amendments or revisions made thereto pursuant to state or federal procedures or law; provided that any such use of this water right prior to April 1 and after October 31 shall be subordinated to water rights for storage in Lucky Peak Reservoir, Lake Lowell, Arrowrock Reservoir, and/or Anderson Ranch Reservoir, as decreed in SRBA Case No. 39576.

SD1 This right originated as all or part of right no. 31-C in the Stewart Decree and the historic Boise River Water Masters records.

Dates

Licensed Date :
Decreed Date : 1/9/2007
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date: 4/11/2007
Protest Deadline Date:

Other Information

State or Federal : S
Water District Number : 63
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

6/12/2023

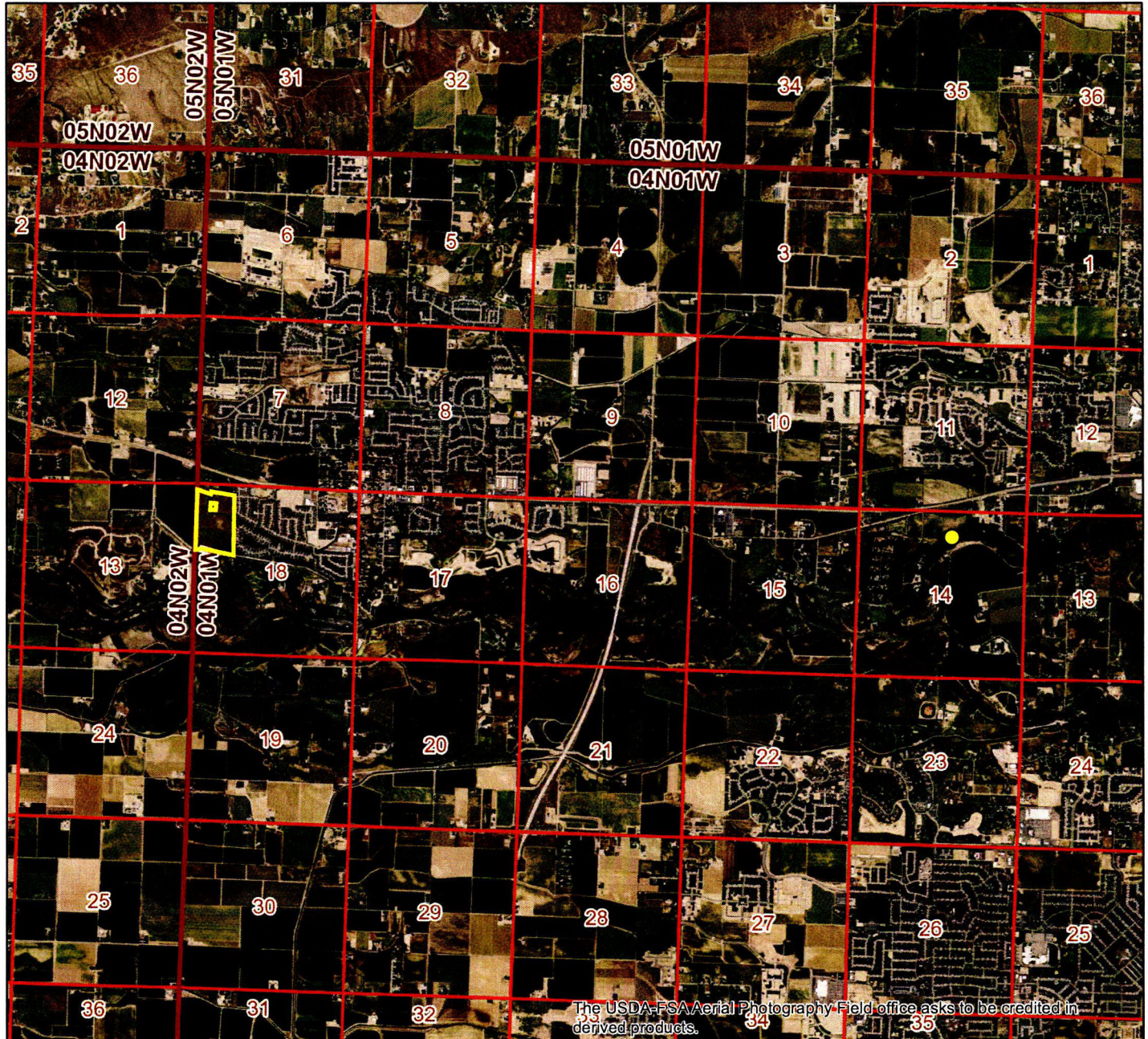
State of Idaho
Department of Water Resources

Water Right

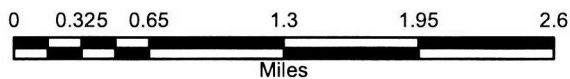
63-1

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 6/12/2023



Legend

- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections



State of Idaho
Department of Water Resources

Water Right

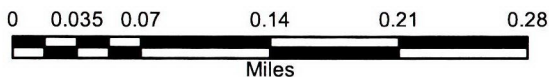
63-1

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 6/12/2023



Legend

- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

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AUG 08 2023





IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

August 08, 2023

WH STAR 203 LLC
24911 AVENUE STANFORD
SANTA CLARITA CA 91355-1281

Re: Change in Ownership for Water Right No(s): 63-1

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,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Water District No. 63

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JUN 14 2023

DEPARTMENT OF
WATER RESOURCES

June 14, 2023

Scott Storms
IDWR Western Region Office
2735 Airport Way
Boise, ID 83705

Subject: Ownership Change Notice – Water Right 63-1

Dear Scott,

Enclosed on behalf of WH Star 203 LLC, is a *Notice of Change in Water Right Ownership* for water right 63-1 appurtenant to property the LLC now owns. The \$25 notice filing fee is being paid with a credit card upon submittal.

Thank you very much for your consideration and assistance in this matter. Please call me if you have any questions.

Sincerely,

HDR Engineering, Inc.

Lori Graves

Lori Graves
Sr. Water Rights Specialist

Cc: Williams Homes, Mike Lawrence

Encloser: notice

Project: 10373833

hdrinc.com

HDR | SPF, 412 E Parkcenter Blvd, Suite 100, Boise, ID 83706
(208) 387-7000

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