

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
NOV 15 2024
DEPT. OF WATER RESOURCES
SOUTHERN 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?
37-8559	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-11836	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-11837	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lakeside Industries, Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): WR Ranch Holdings, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 18100 Von Karman Ave, Suite 500 Irvine CA 92612
Mailing address City State Zip
949-852-0700 rod.emery@steadfastco.com AND legal @steadfastco.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: 11/11/24
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
☐ 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 # 37-8559

8. Signature: [Signature] Manager, Beacon Bay Holdings, LLC 11/11/24
Signature of new owner/claimant Title, if applicable Date
Dinesh Davar
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

Print name

For IDWR Office Use Only:

Received by SG Date 11-15-2024 Receipt No. 5040429 Receipt Amt. \$75 -

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 12/3/2024

Instrument # 709337
Blaine County, Halley, Idaho
11/14/2024 02:12:51 PM No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - KETCHUM
Stephen McDougall Graham Fee: \$15.00
Deputy jguerrero
Electronically Recorded

WATER RIGHT QUITCLAIM DEED

FOR VALUE RECEIVED, Lakeside Industries, Inc., a Washington corporation, with its mailing address at P.O. Box 7016, Issaquah, WA, 98027 ("Grantor"), hereby grants, bargains, sells, conveys and forever quitclaims to WR Ranch Holdings, LLC, a Delaware limited liability company with an address of 18100 Von Karman Ave., Ste. 500, Irvine, CA 92612 ("Grantee"), all its right, title, and interest in the water rights set forth herein.

Water Right No. 37-8559 (Groundwater – Irrigation)

Water Right No. 37-11836 (Groundwater – Domestic & Stockwater)

Water Right No. 37-11837 (Groundwater – Domestic & Stockwater)

TO HAVE AND TO HOLD, together with the appurtenances, unto Grantee, and to its successors and assigns forever.

DATED this 11th day of November, 2024.

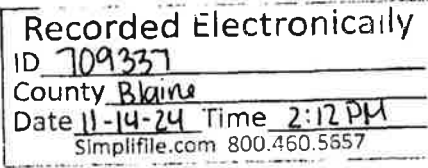
GRANTOR:

Lakeside Industries, Inc.
a Washington corporation



By: Dax Woolston

Its: CFO/Secretary/Treasurer



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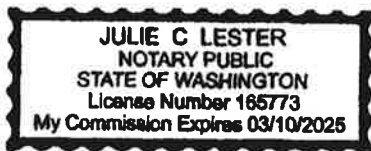

By: Dax Woolston
Its: CFO/Secretary/Treasurer

STATE OF WASHINGTON)

County of King) ss.

On this 11th day of November, 2024, before me, Julie C. Lester, a Notary Public in and for said State, personally appeared Dax Woolston, known or identified to me to be the CFO/Secretary/Treasurer, and acknowledged to me that he executed the same on behalf of Lakeside Industries, Inc.

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



Julie C. Lester
Notary Public for State of Washington
Residing at 13610 254th Ave SE Monroe, WA 98272
My commission expires 3/10/25



FOREIGN REGISTRATION STATEMENT

Title 30, Chapter 21, Idaho Code

Base Filing fee: \$100.00 + \$20.00 for manual processing (form must be typed)

For Office Use Only

-FILED-

File #: 0005975628

Date Filed: 11/8/2024 12:57:00 PM

1. The name of the entity is: WR Ranch Holdings, LLC
2. The name which it shall use in Idaho is: _____
(Enter a name here, only if you are required to adopt an alternate name.)
3. Select the type of entity you wish to register:
- | | |
|---|--|
| ☐ Business Corporation | ☐ General Partnership |
| ☐ Nonprofit Corporation | ☐ General Cooperative Association |
| ☐ Limited Liability Partnership | ☐ Limited Partnership (Including a limited liability limited partnership) |
| ☒ Limited Liability Company | ☐ Statutory Trust, Business Trust, or Common-law Business Trust |
| ☐ Other: _____
(Use "Other" only if your foreign entity type is not listed above, and enter the type here.) | |

4. Jurisdiction of formation: Delaware
(Provide the domestic jurisdiction where the entity was formed)

5. The address of its principal office is:
18100 Von Karman Avneue, Ste. 500, Irvine, CA 92612
(Street Address)

(Mailing Address, if different)

6. The address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:

(Street Address)

(Mailing Address, if different)

7. The mailing address to which correspondence should be addressed, if different from item 5, is:

(Address)

8. Name and street address of registered agent in Idaho:
Corporation Service Company 1305 12th Avenue Road, Nampa, ID 83686

(Name and Address)

9. The name, capacity, and mailing address of at least one governor:

<u>Beacon Bay Holdings, LLC</u>	<u>Manager</u>	<u>18100 Von Karman Avneue, Ste. 500, Irvine, CA 92612</u>
---------------------------------	----------------	--

(Name)

(Capacity)

(Address)

(Name)

(Capacity)

(Address)

Secretary of State use only

Typed Name: Rodney F. Emery

Signature: _____

Capacity: Manager, Beacon Bay Holdings, LLC

B0930-9813 11/08/2024 12:57 PM Received by Office of the Idaho Secretary of State

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "WR RANCH HOLDINGS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SIXTH DAY OF NOVEMBER, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "WR RANCH HOLDINGS, LLC" WAS FORMED ON THE TWENTY-SIXTH DAY OF AUGUST, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



4845370 8300

SR# 20244145595

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature of Jeffrey W. Bullock in black ink, written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Jeffrey W. Bullock, Secretary of State

Authentication: 204811841

Date: 11-06-24

B0930-9814 11/08/2024 12:57 PM Received by Office of the Idaho Secretary of State



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 Mathew Weaver

December 3, 2024

WR RANCH HOLDINGS LLC
18100 VON KARMAN AVE STE 500
IRVINE CA 92612-0196

Re: Change in Ownership for Water Right No(s): 37-8559, 37-11836 & 37-11837

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: Water District 37