

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 20 2024

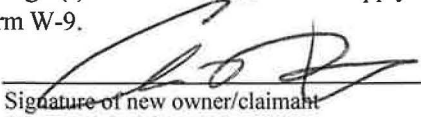
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES

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?
63-7199	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: Motivepower, Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 223 Roedel Avenue LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 4600 S Apple Street Boise ID 83716
Mailing address City State Zip
- 208-338-1444 chad@bmeffire.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: 10/14/21
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.

8. Signature:  Member/Owner 3/19/24
Signature of new owner/claimant Title, if applicable Date
Chad Moffat
Print name

Signature: _____ Title, if applicable Date
Signature of new owner/claimant
Print name

Received by Km Date 3.20.24 For IDWR Office Use Only: Receipt No. C112997 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 3-25-24

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and

AFTER RECORDING RETURN TO:
223 Roedel Avenue, LLC
5656 W. Morris Hill Road
Boise, ID 83706

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-1036430-SLC1 (AW)**
A.P.N.: **S1036212550**

Motivepower Inc., a Delaware corporation, Grantor, of **Pittsburgh**, State of **Pennsylvania**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

223 Roedel Avenue, LLC, an Idaho limited liability company, Grantee, with an address of 5656 W. Morris Hill Road, Boise, Idaho 83706, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Ada** County, State of **Idaho**:

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, T.3N., R.2E., B. M., BOISE, ADA COUNTY, IDAHO, AS SHOWN ON RECORD OF SURVEY NO. 8501, FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO UNDER INSTRUMENT NO. 109003550 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, THENCE ALONG THE WESTERLY BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, WHICH IS ALSO THE CENTERLINE OF SOUTH APPLE STREET SOUTH 00°02'25" WEST (FORMERLY SOUTH 00°17'10" EAST) 175.00 FEET TO A POINT, ALSO SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°02'25" WEST 1165.13 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 SOUTH 88°54'44" EAST (FORMERLY SOUTH 89°18'00" EAST) 2447.08 FEET TO AN IRON PIN MARKING A POINT OF BEGINNING OF CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD ALONG A CURVE TO THE LEFT 1314.47 FEET, SAID CURVE HAVING A

CENTRAL ANGLE OF 40°29'40", A RADIUS OF 1859.86 FEET AND A LONG CHORD BEARING NORTH 47°19'06" WEST 1287.29 FEET TO AN IRON PIN MARKING A POINT OF SPIRAL CURVE; THENCE CONTINUING ALONG A SPIRAL CURVE TO THE LEFT 236.86 FEET, SAID SPIRAL CURVE HAVING A CENTRAL ANGLE OF 3°36'00" AND LONG CHORD BEARING NORTH 69°58'25" WEST 236.82 FEET TO AN IRON PIN MARKING A POINT OF ENDING OF SPIRAL CURVE, THENCE CONTINUING NORTH 71°09'56" WEST 761.52 FEET TO AN IRON PIN; THENCE LEAVING THE SAID SOUTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD ALONG A LINE 175.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 NORTH 88°46'06" WEST (FORMERLY NORTH 89°05'30" WEST) 556.38 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE WEST 25 FEET.

[The remainder of this page intentionally left blank]

Witness, the hand(s) of said Grantor(s), this 16th day of August 2021.

MOTIVEPOWER INC., a Delaware corporation

By: Michael Fetsko

Name: Michael Fetsko

Title: President

Commonwealth of Pennsylvania)
)ss.
County of Allegheny)

On August 16th, 2021, before me, the undersigned Notary Public, personally appeared Michael Fetsko, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

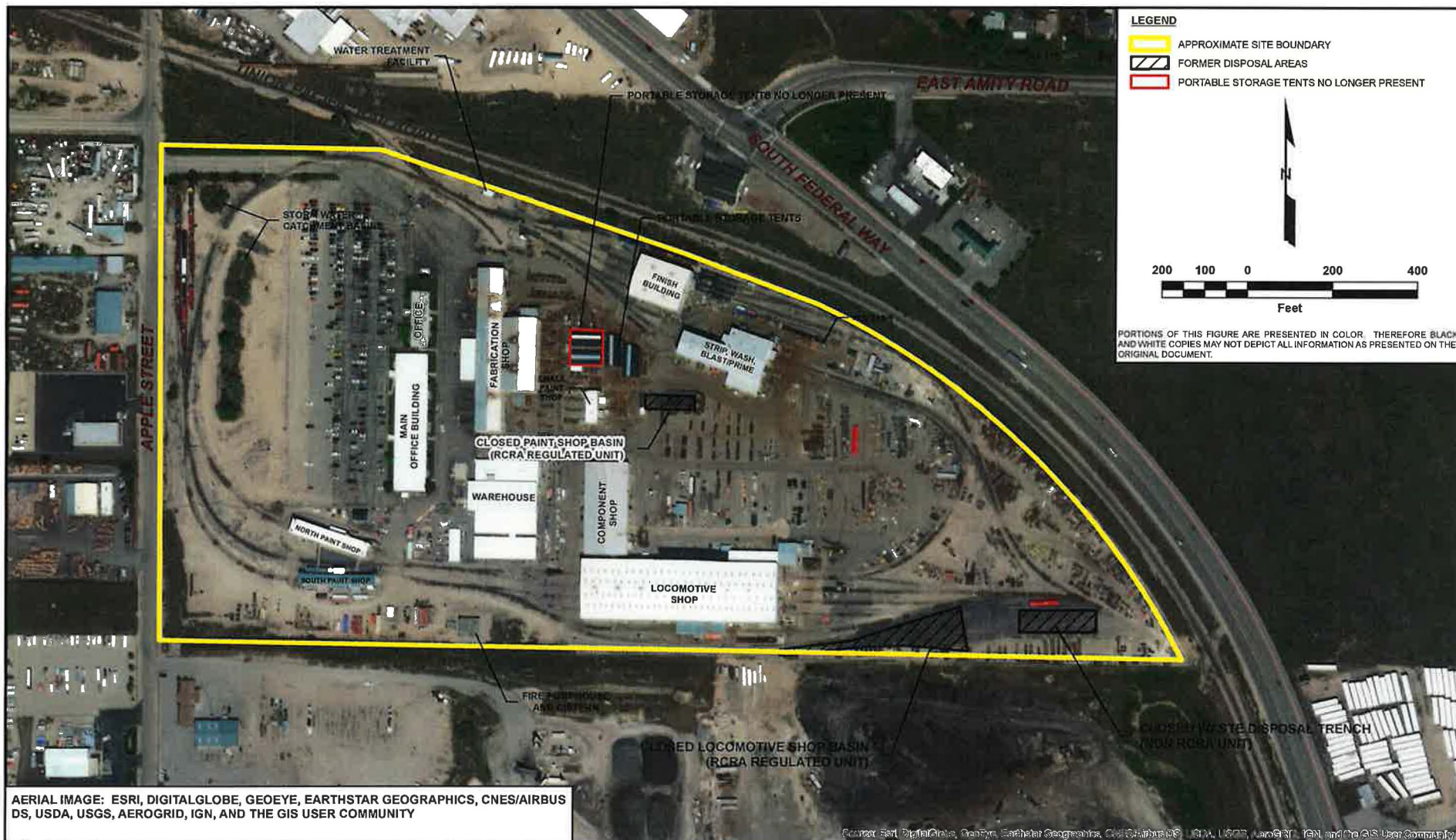
WITNESS my hand and official seal.

My Commission Expires:

6/23/2024

Patricia R Schade
Notary Public

Commonwealth of Pennsylvania - Notary Seal
PATRICIA R SCHADE - Notary Public
Allegheny County
My Commission Expires Jun 23, 2024
Commission Number 1204465



								WABTEC - MOTIVEPOWER BOISE, IDAHO EPA ID. EDD980976831					FIGURE B2 GENERAL FACILITY MAP			
2	BRR	3/5/18	REVISION - UPDATED AERIAL PHOTOGRAPH	WTN		WTN							AGI PROJ NO.	00008-018	REVISION	2
0	BAS	09/09/11	CREATED FIGURE IN ARCMAP	WTN	09/12/11	WTN	09/12/11									
1	BRR	8/2/16	REVISION	WTN	8/2/16	WTN	8/2/16	CURRENT DATE	3/5/18	ARCMAP MXD	FIGURE B2 (GENERAL FACILITY MAP)					



0005625448

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***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 #: 0005625448

Date Filed: 3/3/2024 8:31:32 AM

Entity Name and Mailing Address:

Entity Name: 223 ROEDEL AVENUE, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000348420
Address: 4600 S APPLE ST
BOISE, ID 83716-5505

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W113205

The registered agent on record is:

Registered Agent: CHAD MOFFAT
Registered Agent
Physical Address
4600 S APPLE STREET
CHAD MOFFAT
BOISE, ID 83716
Mailing Address
4600 S APPLE ST
CHAD MOFFAT
BOISE, ID 83716-5505

Limited Liability Company Managers and Members

Name	Title	Business Address
CHAD MOFFAT	Manager	5656 W MORRIS HILL RD BOISE, ID 83706
Chad Moffat	Manager	4600 S APPLE STREET BOISE, ID 83716

The annual report must be signed by an authorized signer of the entity.

Job Title: Manager

Chad Moffat

Sign Here

03/03/2024

Date

B0886-8302 03/03/2024 8:31 AM Received by Office of the Idaho Secretary of State



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 Mathew Weaver

March 26, 2024

223 ROEDEL AVENUE LLC
4600 S APPLE ST
BOISE ID 83716-5505

Re: Change in Ownership for Water Right No(s): **63-7199**

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)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES

3/25/2024

Proof Report

Water Right 63-7199

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	223 ROEDEL AVENUE LLC 4600 S APPLE ST BOISE, ID 83716-5505 (208) 338-1444
Original Owner	EMKAY DEVELOPMENT CO INC 400 BROADWAY AVE BOISE, ID 83702
Original Owner	MORRISON KNUDSEN BLS 4600 APPLE ST BOISE, ID 83706 (208) 389-4870
Previous Owner	MOTIVE POWER INC 4600 APPLE ST BOISE, ID 83716 (208) 947-4800

Priority Date: 2/21/1969**Basis:** Decreed**Status:** Active**Source**

GROUND WATER

Tributary**Beneficial Use**

INDUSTRIAL

From

1/01

To

12/31

Diversion Rate

1.090 CFS

Volume

20.0 AF

Total Diversion

1.090 CFS

20.0 AF

Source and Point(s) of Diversion:

GROUND WATER

SENWNW

Sec. 36, Twp 03N, Rge 02E, ADA County

Place Of Use:

INDUSTRIAL within ADA County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	02E	36						X											