

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 27 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPARTMENT 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?
97-8607	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: Mark Runberg
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Coolin Bay LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 60746 Golf Village loop Bend OR 97702
Mailing address City State Zip
- 503-380-2736 md.runberg@yahoo.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: Claim Date Nov. 22, 24 (Priority date 6/1/38)
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: Mark Runberg Business Mgr 10/20/25
Signature of new owner/claimant Title, if applicable Date
- Mark Runberg
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
- _____
Print name

Received by N/A Date N/A For IDWR Office Use Only: Receipt No. N/A Receipt Amt. N/A

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing

Name on W-9 Mark Runberg Approved by IR Processed by IR Date 11-5-2025

OCT 27 2025

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE CLARK FORK-PEND OREILLE RIVER
BASIN WATER SYSTEM

CIVIL CASE NUMBER: 69576

Ident. Number: 97-8607
Date Received:
Receipt No: T112683
Claim Fee: \$51.00
Received By: 

RECEIVED

NOV 22 2024

IDWR/NORTH

AMENDED

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW
For Domestic and/or Stockwater Purposes
Where Daily Use is less than 13,000 gallons per day

1. Name of Claimant(s)

COOLIN BAY LLC
C/O MARK RUNBERG
60746 GOLF VILLAGE LOOP
BEND OR 97702

Phone: (503) 380-2736

2. Date of Priority: 6/1/1938

3. Source:

PRIEST LAKE

Trib. to:

PRIEST RIVER

4. Point of Diversion:

Township	Range	Section	¼ of ¼ of ¼	Lot	County	Type
59N	04W	10	SW NW	2	BONNER	

5. Description of diverting works:

Instream electric pump (1.5 HP/ 4,200 GPH) under dock.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A
DOMESTIC	01/01	12/31	0.01		

7. Total Quantity Appropriated is:

0.01 C.F.S. and/or A.F.A.

8. Non-irrigation uses:

DOMESTIC USE FOR ONE HOME

9. Place of use:

DOMESTIC within BONNER County

Township	Range	Section	¼	of	¼	Lot	Acres
59N	04W	10	SW		NW	2	

10. Do you own the property listed above as place of use? Yes

If your answer is no, describe in remarks below the authority you have to claim this water right.

11. Other Water Rights Used:

12. Remarks:

Priority Date Explanation:

Home site was subdivided in 1938 into its current dimensions. The first surface water diverted from Priest Lake on the property for both irrigation and drinking water began in summer 1938.

13. Basis of Claim: Beneficial Use

14. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the CLARK FORK-PEND OREILLE River Basin Adjudication." (b.) I/We do ____ do not ☒ wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: _____

For Organizations:

I do solemnly swear or affirm under penalty of perjury that I am, and I have signed the foregoing document in the space below as the

Business Mgr

Agents Title (please print)

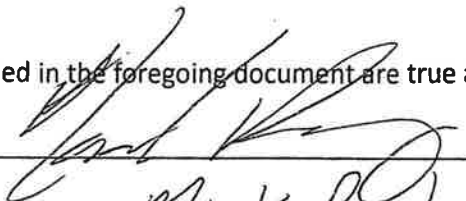
of

Coolin Bay LLC

Name of Organization (please print)

and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent



Date

11/22/24

Printed Name of Authorized Agent

Mark Rimberg

As I discussed with you over the phone today, the Amended Notice of Claim to a Water Right for CFRBA claim no. 97-8607 was received by IDWR on November 22, 2024, but did not get processed in time for the claim changes to be reflected in our submitted Director's Report to the court. In order to make the requested changes to the claim recommendation, a late objection must be filed with the Idaho Water Adjudications Court. Per our discussion, I am sending you the Motion to File Late Objection (Standard Form 7) and Objection (Standard Form 1). These documents will both need to be submitted to the court to allow for that subcase (97-8607) to be set aside, and the Department to make the necessary corrections to the claim recommendation.

Please feel free to reach out to me if you have any questions and I will be happy to lend assistance.

Best Regards,

~ Evan

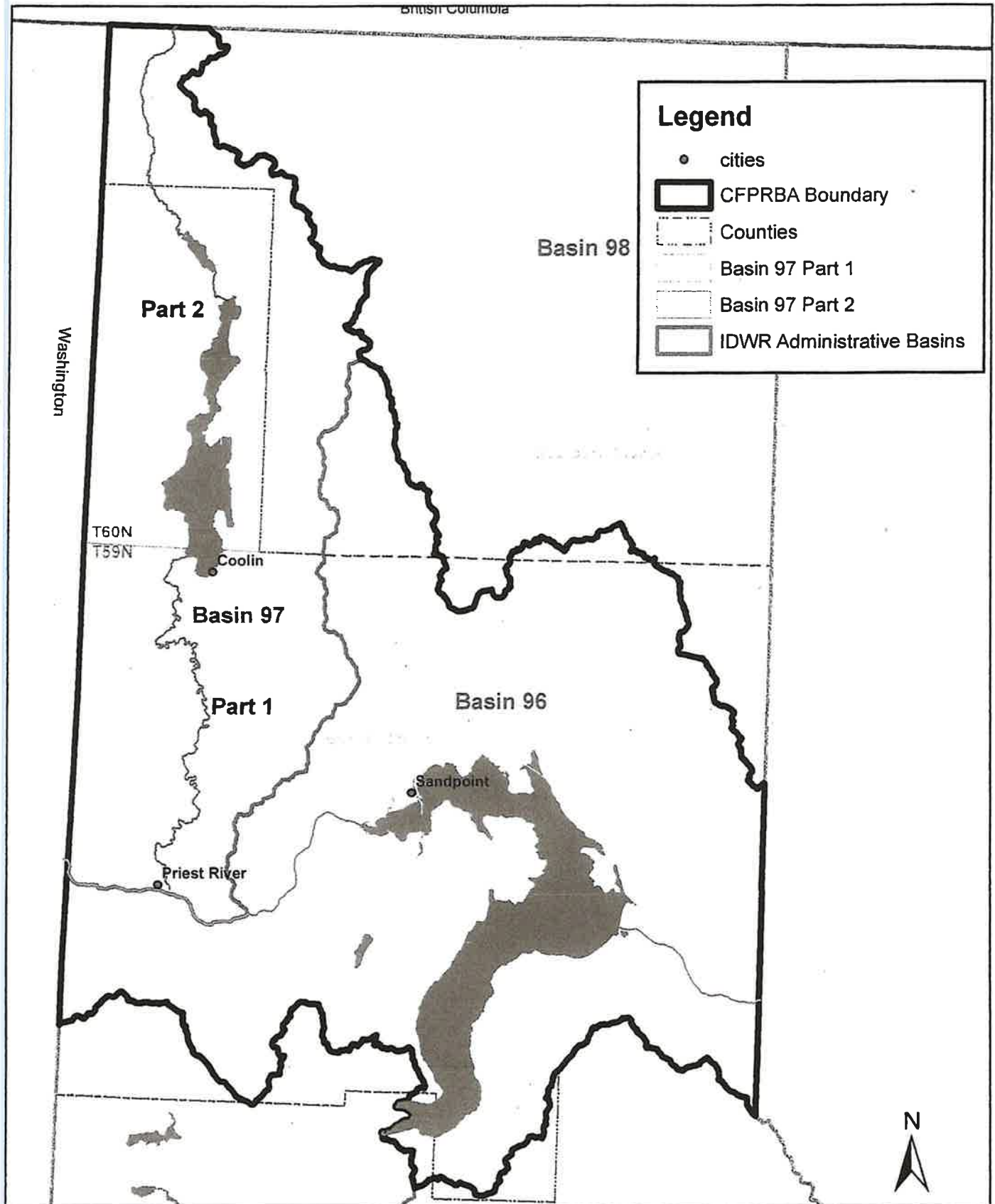
Evan W. Roda | Adjudication Section Manager

Idaho Dept. of Water Resources

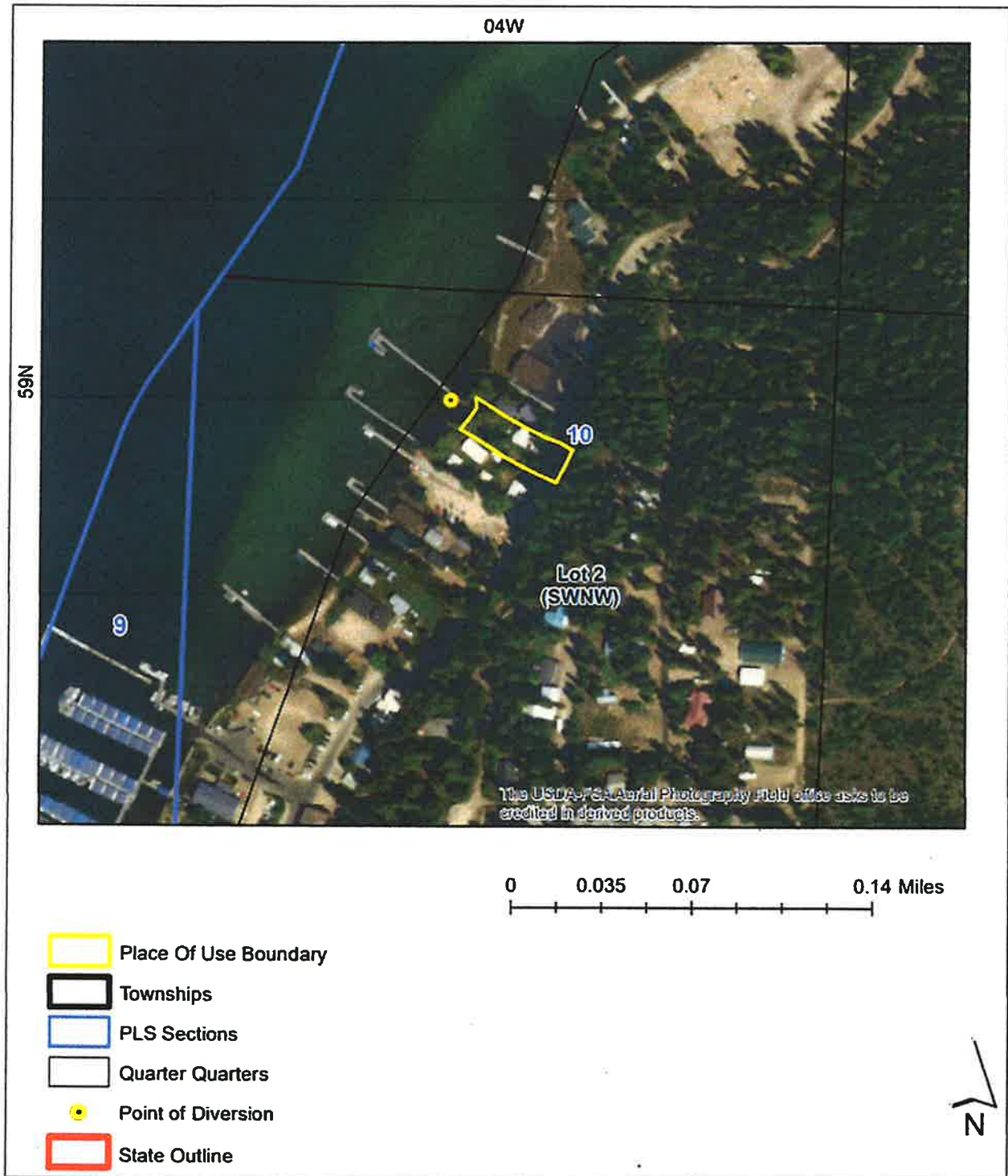
evan.roda@idwr.idaho.gov

208-762-2815

Clark Fork-Pend Oreille River Basin Adjudication



State of Idaho
Department of Water Resources
Adjudication Recommendation
97-8607



587032

WARRANTY DEED

FILED BY
Marie Scott
200 AUG 30 A 10:17

MARIE SCOTT
BONNER COUNTY RECORDER

DEPUTY

FOR VALUE RECEIVED, JEANNE M. TOMLIN, as her sole and separate property, Grantor, does hereby grant, bargain, sell and convey unto COOLIN BAY L.L.C., a Washington limited liability company, Grantee, whose address is 6604 N. Fotheringham, Spokane, WA 99208, the following described real property in Bonner County, Idaho, to-wit:

Lots 3 and 4 in Block 1 of the First Addition to the Town of Coolin, Idaho; and, also, that part of Block 7, of said First Addition to the Town of Coolin, Idaho, described as follows:

Beginning at the Southwest corner of said Block 7; thence East along the South line of said Block 7 a distance of 60 feet; thence Northeasterly 250 feet, more or less, to the line between Lots 1 and 2 in said Block 7; thence Northwesterly 25 feet, more or less, to the Northwestern boundary of said Lot 1; thence Southwesterly along the Western boundary of said Block 7, 280 feet to the point of beginning; LESS, the following described portion thereof;

Beginning at the Southwest corner of said Block 7; thence East along the South line of said Block 7, 60 feet; thence Northeasterly along a road right of way 75 feet; thence Northwesterly 50 feet, more or less, to the corner between Lots 4 and 5 of said Block 7; thence Southwesterly 100 feet, more or less, to the point of beginning PLUS and that portion of vacated Bayview Boulevard adjacent to Lots 3 and 4, in Block 1 of the First Addition to the Town of Coolin, Idaho; and also that portion of vacated Bayview Boulevard adjacent to the above described portion of Block 7 of said First Addition to the Town of Coolin, Idaho more particularly described as beginning at the Southeast corner of Lot 4, Block 1, First Addition to Coolin, according to recorded plat thereof; thence Southeasterly on the same bearing as the South line of said Lot 4 to the County Road right of way, thence Northerly along said County Road right of way to the Northern end of Tax 1, or as known the aforementioned portion of Block 7 of said First Addition to the Town of Coolin, Idaho, thence Westerly 30 feet to the center of vacated Bayview Boulevard, thence South along the centerline of said vacated Bayview Boulevard, to a point at the centerline of said vacated Bayview Boulevard, which is on line with the North line of Lot 3 of Block 1 of the First Addition to Coolin, thence West to the Northeast corner of Lot 3 and thence South to the true point of beginning. Together with all and singular, the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

WARRANTY DEED - 1

587032

EXCEPT THE FOLLOWING PARCEL:

That portion of Block 7 of the First Addition to Coolin, according to the plat thereof recorded in Book 1 of Plats, page 110, records of Bonner County, Idaho, described as follows:

Beginning at the Southwest corner of said Block 7; thence East along the South line of said Block 7, a distance of 60 feet; thence Northeasterly 250 feet, more or less, to the line between Lots 1 and 2 in said Block 7; thence Northwesterly 25 feet; more or less, to the Northwestern boundary of said Lot 1; thence Southwesterly along the Western boundary of said Block 7, a distance of 280 feet to the point of beginning.

EXCEPT that portion thereof lying Southerly of the Southeasterly extension of the Northerly line of Lot 3, Block 1 of the First Addition to the Town of Coolin.

TOGETHER WITH that portion of the southeasterly one-half of vacated Bayview Boulevard adjacent thereto.

(Parcel No. RP 00072001003B A)

SUBJECT TO: Easements, encumbrances, reservations of record or in view.

TO HAVE AND TO HOLD said premises with their appurtenances unto the 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 they are free from all encumbrances, except as described above; and, that Grantor will warrant and defend the same from all lawful claims whatsoever.

DATED this 16 day of July, 2001.

Jeanne M. Fomlin
JEANNE M. FOMLIN

STATE OF WASHINGTON)

County of Spokane) ss.

I certify that I know or have satisfactory evidence that Jeanne M. Tomlin signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 16th day of July, 2001.



M. Christine Hiko
Print Name: M. Christine Hiko
Notary Public in and for the State of Washington,
residing at Spokane
My commission expires: 9/1/04

AFTER RECORDING RETURN TO:

Gair B. Petric
Paine, Hamblen, Coffin, Brooke & Miller LLP
717 W. Sprague, #1200
Spokane, WA 99201
W\35748\00001\A\001 Deed.spd

WARRANTY DEED - 3



STATE OF
WASHINGTON

MASTER LICENSE SERVICE REGISTRATIONS AND LICENSES

UNIFIED BUSINESS ID #: 602 136 574
BUSINESS ID #: 001

ORGANIZATION TYPE
DOMESTIC LIMITED LIABILITY COMPANY

EXPIRES : 07-31-2004

COOLIN BAY L.L.C.
221 E ROCKWOOD BLVD #14
SPOKANE WA 99202

DOMESTIC LIMITED LIABILITY COMPANY
RENEWED BY AUTHORITY OF SECRETARY OF STATE

The above entity has been issued the business registrations or licenses listed
DEPARTMENT OF LICENSING, BUSINESS & PROFESSIONS DIVISION,
P.O. BOX 9034 OLYMPIA, WA 98507-9034 (360) 684-1400

Paul Stephens
Director, Department of Licensing

0008819 AT

STATE OF WASHINGTON

EXPIRATION DATE
07-31-2004

UBI NUMBER
602 136 574 001

COOLIN BAY L.L.C.
221 E ROCKWOOD BLVD #14
SPOKANE WA 99202



Paul Stephens
Director, Department of Licensing

DETACH THIS SECTION FOR YOUR WALLET



Bonner County Treasurer Property Tax Summary

Note: This information is not intended to be used for payment purposes. For payment information or to request a payoff please contact the Treasurer's office at 208-265-1433.

The taxes listed are only for the real property. Personal property, mobile home, yield deferred or other taxes are not listed.

Property Details

Parcel Number: RP00072001003BA

Parcel Owner: COOLIN BAY LLC

Property Location (This is not the mailing address):
524 BAYVIEW DR, COOLIN, ID 83821

Acres: 0.496

City: Unincorporated

School District: West Bonner School District #83

Township/Range/Section: 59N-4W-10

Legal Description: 10-59N-4W 1ST ADD TO COOLIN BLK 1 LOTS 3,4 & VACATED
BAYVIEW BLVD; TAX 1, LESS TAX 3,4 BLK 7

Tax Details

Tax Year: 2024

Net Market Value: \$1,372,640

Tax Amount: \$3,950.9
