

DEC 12 2025 DE

WATER RESOURCES
WESTERN REGION

RECEIVED
MAY 27 2025
incomplete
WATER RESOURCES
WESTERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DE

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?
63-10786	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: Stonegate Mobile Home Wishney-Attorney Retirement Plan Peter Wishney Doug Tamura
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Stonegate Holdings LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
2302 R St SE #145 Auburn WA 98002
Mailing address City State Zip
206-941-1001 jeremy@parkpreservations.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: 5/20/2025
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] MANABON 5/22/2025
Signature of new owner/claimant Title, if applicable Date
Jeremy W. Millard
Print name

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

For IDWR Office Use Only:
Received by MB Date 5/27/2025 / 12/12/25 Receipt No. W052542 / W052844 Receipt Amt. refunded \$25.00 / \$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 MB Date 2/10/26

Parcel: **R7476750260**

Year: 2025 ▾

Parcel Status: **Active**

Property Details

Primary Owner: STONEGATE HOLDINGS LLC

Address: 790 N RIVIERA DR BOISE, ID 837030000

Instrument #: 2025031057

Subdivision: RIVIERA PARK SUB

Assessor ID: PAR #0260 POR BLKS 6 & 7 & VAC STREETS & ALLEYS WITHIN RIVIERA PARK SUB PARCEL B ROS
13052 #0250-C #0286-C #0300-C

Township/Range/Section: 4N2E32

Land Group Type: SUB

Zone Code: R-2

Total Acres: 6.960

Tax Code Area: 01-6



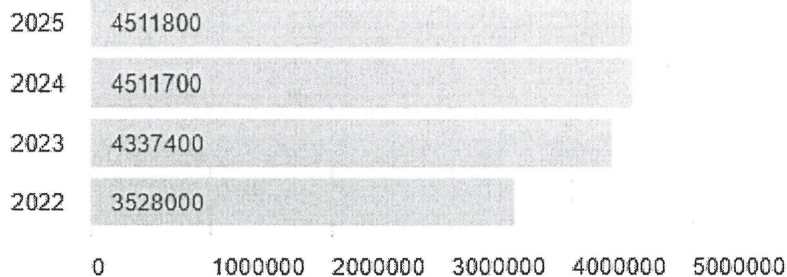
Valuation

COPY

Valuation Details

Roll	State Category Code	Acreage	Assessed Value	Valuation Method	Code Area
Property	420	0.000	300	UR BASE	01-6
Property	420	0.000	267000	UR INCR	01-116
Property	210	6.960	3073300	UR BASE	01-6
Property	210	0.000	1171200	UR INCR	01-116

Valuation History by Year



Tax Districts

Tax District	Levy	Description	Phone
1	0.001482616	ADA COUNTY	2082877000
3	0.000081337	EMERGENCY MEDICAL	2082872975
6	0.000479281	ADA COUNTY HIGHWAY DIST	2083876100
7	0.003131359	SCHOOL DISTRICT NO. 1	2084722607
14	0.003945701	BOISE CITY	2089728147
43	0.000014458	MOSQUITO ABATEMENT	2085774646
100	0.000081939	COLLEGE OF WESTERN IDAHO	2085623291

Total Levy: 0.009216691

Note: The current year levies are estimated using the previous year, they will be updated when the districts set them in October.

Taxes

Year	Total Taxes	Taxes Paid	Taxes Due	Delinquent	Tax Data Current as of
2025	41583.86	0.00	41583.86	No	11/20/2025
2024	40940.80	-40940.80	0.00	No	11/20/2025
2023	41418.80	-41418.80	0.00	No	11/20/2025
2022	30590.08	-30590.08	0.00	No	11/20/2025

"Total Taxes" is the full annual property tax charge and may not reflect any certifications, special assessments, adjustments, or fees.

"Taxes Paid" includes payments made by the taxpayer or on their behalf, such as payments by mortgage servicers and the State of Idaho for the Property Tax Reduction Program (circuit breaker), Veteran's Property Tax Reduction Program, and the Homeowner's Tax Relief credit.

"Taxes Due" includes all taxes owing for the first and second half installments. If the first half is paid timely, the second half is due by June 20.

Please refer to your tax bill or contact the Treasurer's Office for information about taxes due and due dates. You can find your most recent tax bill and contact information for the Treasurer's Office at adacounty.id.gov/treasurer (<https://adacounty.id.gov/treasurer/>).

*Interest accrues daily on delinquencies. Please call the Ada County Treasurer's Office at (208) 287-6800 (tel:2082876800) for the total amount due with interest calculated to date of payment.

For Tax inquires please contact the [Treasurer](https://adacounty.id.gov/treasurer/) (<https://adacounty.id.gov/treasurer/>) at (208) 287-6800 (tel:2082876800).

Characteristics

Land

Characteristic	Value
Residential Acres	0.000
Commercial Acres	6.960
Other Acres	0.000
Street	None
Sidewalks	No

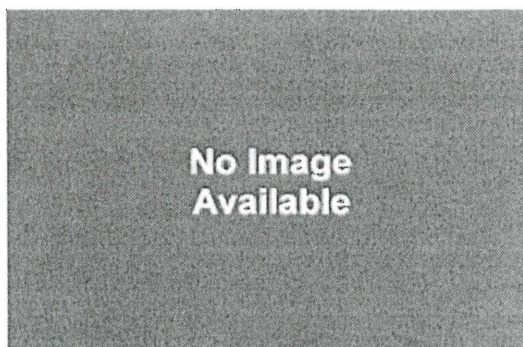
COPY

Characteristic	Value
Curb-gutters	No
Corner	No

Commercial

Characteristic	Value
Commercial Group Type	MOBILE HOME/RV PARK
Year Built	1972
Year Remodel	N/A
Business Name	STONEGATE MH PARK
Number of Floors	1
Number of Units	57
Leasable Sq Ft	0
Ground Floor Sq Ft	1
Total Square Feet	1
Total Land Acres	6.960
Method	INCOME

Sketch



Ada County appraisers follow American National Standards Institute (ANSI) building measurement standards for square footage calculations. This information is to be used ONLY for reference purposes and Ada County is not responsible for any inaccuracies. If you have questions concerning the accuracy, please use the Help option in the Menu at the top of this screen.

When recorded return to:

Stonegate Holdings LLC
Attn: Jeremy W. Millard
201 Union Ave. S.E.
Renton, Washington 98059
25545733

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, NTC & Co. LLP, Trustee FBO David Wishney, IRA ("**Wishney IRA**"), Peter E. Wishney, Trustee of the Peter E. Wishney Family Trust, dated April 19, 1996 ("**Wishney Trust**"), and Kobe, LLC, an Idaho limited liability company ("**Kobe**") (and the Wishney IRA, the Wishney Trust, and Kobe may each be referred to herein as a "**Grantor**"), do each hereby bargain, sell, and convey unto Stonegate Holdings LLC, a Washington limited liability company ("**Grantee**"), whose address is 201 Union Ave. S.E., Renton, Washington 98059, their respective 1/3 tenant-in-common interests in and to the Property (as hereinafter defined). As used herein, the term "**Property**" means the real property located in Ada County, Idaho, more specifically described on Schedule I attached hereto and incorporated herein.

TOGETHER WITH each Grantor's respective tenant-in-common interest in and to: (a) all water and water rights, ditch rights, and ditch and irrigation company shares appurtenant to or beneficially used upon the Property; (b) all streets, alleys and rights of way adjacent to the Property; (c) all subsurface rights and minerals and mineral rights appurtenant the Property; (d) all and singular the tenements, hereditaments, and appurtenances belonging to the Property or in anywise appertaining the Property; (e) the reversion and reversions, remainder and remainders, and rents, issues, and profits of the Property; and (f) all estate, right, title, and interest in and to the Property, as well in law as in equity.

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

AND each Grantor for itself and its respective successors, heirs, and assigns does hereby covenant to and with Grantee such Grantor is the owner of its respective tenant-in-common interest in the Property in fee simple and that its respective tenant-in-common interest in the Property is free from all liens, claims, or encumbrances done, made, or suffered by such Grantor, or any person claiming under such Grantor, except (a) matters of record, (b) real property taxes and assessments for the current year that are not yet due and payable, and (c) any matters arising from the acts or omissions of Grantee or Grantee's agents. Each Grantor, to the extent of its respective tenant-in-common interest, hereby covenants to and with Grantee and its successors, heirs, and assigns that such Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by such Grantor, or any person claiming under such Grantor, but none other.

FOR the avoidance of doubt, by execution of this Special Warranty Deed, 100% of all right, title, and interest in and to the Property is hereby conveyed to Grantee.

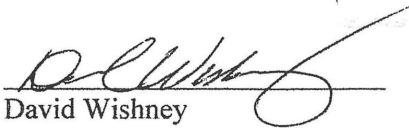
THIS Special Warranty Deed may be executed and delivered in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

DATED effective May 20, 2025 (the "**Effective Date**").

IN WITNESS WHEREOF, each Grantor has executed this Special Warranty Deed effective as of the Effective Date.

GRANTOR:

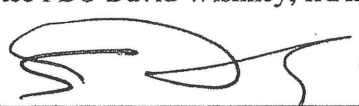
NTC & Co. LLP,
as Trustee FBO David Wishney, IRA

By: 
Name: David Wishney
Its: Authorized Signatory

STATE OF IDAHO)
) ss.
County of Ada)

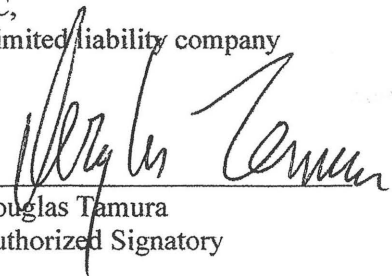
This record was acknowledged before me on this 19th day of May, 2025, by David Wishney, as authorized signatory of NTC & Co. LLP, the Trustee FBO David Wishney, IRA.




My Commission Expires _____

Residing at: Boise, ID
Commission expires: 11/28/2025

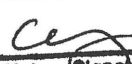
Kobe, LLC,
an Idaho limited liability company

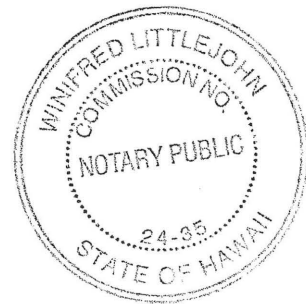
By: 
Name: Douglas Tamura
Its: Authorized Signatory

STATE OF ~~IDAHO~~)
County of Hawaii) ss.
Kauai)

This record was acknowledged before me on this 9th day of May, 2025, by Douglas Tamura, as authorized signatory of Kobe, LLC.


My Commission Expires 3.3.2028

Date: 5/9/25 # Pages: 5
Name: Winifred Littlejohn 5th Circuit
Doc. Description: Special
Warranty deed

Notary Signature
NOTARY CERTIFICATION
My Commission Expires: 3.3.2028



SCHEDULE I

Legal Description of the Property

A tract of land being a portion of Lot 2, Block 7 of Riviera Park Subdivision and a portion of vacated Riviera Park Subdivision recorded in Book 12 of Plats at Page 730 within the Southeast quarter of Section 32, Township 4 North, Range 2 East, and the Northeast quarter of Section 5, Township 3 North, Range 2 East, Boise Meridian, Boise, Ada County, Idaho, described as follows:

Commencing at a found steel pin monumenting the most Northerly corner of said Lot 2 on the Southerly rights-of-way line of North Riviera Drive; thence Southeasterly along said rights-of-way and Lot line
South 41°16'44" East a distance of 82.96 feet to a set steel pin the Point of Beginning; thence continuing along said lines
South 41°16'44" East a distance of 32.27 feet to a set steel pin; thence leaving said Lot line and continuing along said rights-of-way
North 48°45'24" East a distance of 156.28 feet to a found steel pin; thence 70.55 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of 80°50'49" and a long chord bearing North 89°10'49" East a distance of 64.84 feet to a found steel pin on the Southerly rights-of-way line of West Moore Street; thence along said rights-of-way
South 50°23'47" East a distance of 95.70 feet to a set steel pin; thence continuing 67.66 feet along the arc of a curve to the left, said curve having a radius of 110.00 feet, a central angle of 35°14'30" and a long chord bearing South 68°01'02" East a distance of 66.60 feet to a point; thence continuing
South 85°38'17" East a distance of 18.54 feet to a set steel pin; thence leaving said rights-of-way line
South 42°25'17" East a distance of 318.04 feet to a found brass cap monumenting the Section corner common to Sections 4, 5, 32 and 33; thence Southerly along the East line of said Section 5
South 00°12'57" East a distance of 733.87 feet to a found steel pin; thence leaving said line
North 46°32'09" West a distance of 6.47 feet to a found brass cap highway monument; thence
South 38°21'12" West a distance of 18.18 feet to a found steel pin monumenting the Southeast corner of said vacated Riviera Park Subdivision; thence Northwesterly along the boundary of said vacated subdivision
North 41°15'26" West a distance of 270.30 feet to a set steel pin; thence continuing
North 21°15'06" West a distance of 207.86 feet to a point from which a witness corner bears North 25°55'06" West a distance of 15.00 feet; thence continuing
North 25°55'06" West a distance of 449.33 feet to a found steel pin; thence continuing
North 53°05'20" West a distance of 208.58 feet to a found steel pin; thence leaving said boundary
North 44°03'06" East a distance of 83.15 feet to the Point of Beginning.

BILL OF SALE

THIS BILL OF SALE is made effective May 20, 2025 (the "**Sale Date**"), by and between NTC & Co. LLP, Trustee FBO David Wishney, IRA ("**Wishney IRA**"), as to an undivided 33 1/3% tenant-in-common interest, Peter E. Wishney, Trustee of the Peter E. Wishney Family Trust, dated April 19, 1996 ("**Wishney Trust**"), as to an undivided 33 1/3% tenant-in-common interest, and Kobe, LLC, an Idaho limited liability company ("**Kobe**"), as to an undivided 33 1/3% tenant-in-common interest (and the Wishney IRA, the Wishney Trust, and Kobe may each be referred to herein as a "**Seller**" and collectively as the "**Sellers**"), and Stonegate Holdings LLC, a Washington limited liability company ("**Buyer**"). Each Seller and Buyer may each be referred to herein individually as a "**Party**" or collectively as the "**Parties**," as appropriate under the circumstances.

RECITALS

A. Sellers and Buyer are parties to that certain Purchase and Sale Agreement, dated April 4, 2025 (as amended, the "**Purchase Agreement**"), providing for each Seller's conveyance to Buyer of such Assignor's tenant-in-common interest in and to that certain real property legally described on Schedule I attached hereto and incorporated herein (the "**Property**"). All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Purchase Agreement.

B. As required by the Purchase Agreement, each Seller desires to convey its respective tenant-in-common interest in and to that certain equipment and other personal property owned by Sellers and used in connection with the maintenance and operation of the Property, as described on Schedule II attached hereto and incorporated herein (collectively, the "**Personal Property**").

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Sellers, each Seller does hereby sell, transfer, and convey to Buyer such Seller's respective tenant-in-common interest in and to Personal Property in its AS-IS, WHERE-IS physical condition, WITH ALL FAULTS. To have and to hold the Personal Property unto the Buyer, its successors and assigns forever. This Bill of Sale may be executed in one or more counterparts, which taken together shall constitute one and same document. Delivery of an executed counterpart of a signature page of this Bill of Sale via facsimile transmission, electronic mail or via any electronic signature service such as DocuSign shall be as effective as delivery of an executed.

[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, the Parties have executed this Bill of Sale effective as of the Sale Date.

SELLER:

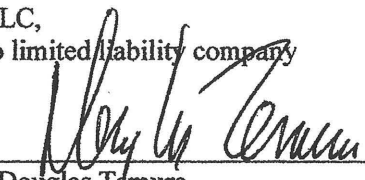
NTC & Co. LLP,
Trustee FBO David Wishney, IRA

By: 
Name: _____
Its: Authorized Signatory

Peter E. Wishney Family Trust,
dated April 19, 1996

By: 
Name: Peter E. Wishney
Its: Trustee

Kobe, LLC,
an Idaho limited liability company

By: 
Name: Douglas Tamura
Its: Authorized Signatory

BUYER:

Stonegate Holdings LLC,
a Washington limited liability company

By: _____
Name: Jeremy W. Millard
Its: Manager

Peter E. Wishney Family Trust,
dated April 19, 1996

By: Peter Wishney Trustee
Name: Peter E. Wishney
Its: Trustee

STATE OF _____)
County of _____) ss.

This record was acknowledged before me on this _____ day of May, 2025, by Peter E. Wishney, as Trustee of the Peter E. Wishney Family Trust, dated April 19, 1996.

My Commission Expires _____

Please see attached
CA Acknowledgment

ACKNOWLEDGMENT

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

County of Orange

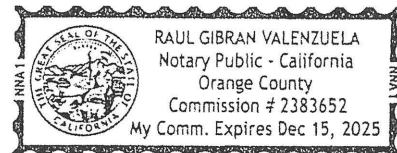
On May 15, 2025 before me, Raul Gibrán Valenzuela, Notary Public
(insert name and title of the officer)

personally appeared Peter E. Wishney,
who 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 by 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.

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)





IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

February 10, 2026

STONEGATE HOLDINGS LLC
2302 R ST SE STE 145
AUBURN WA 98002-7077

Re: Change in Ownership for Water Right No(s): 63-10786

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 208-605-4633.

Sincerely,

Marina Bozdog
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/10/2026

Water Right 63-10786

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	STONEGATE HOLDINGS LLC 2302 R ST SE STE 145 AUBURN, WA 98002-7077 (206) 941-1001
Original Owner	STONEGATE MOBILE HOME PARK C/O DAVID WISHNEY PO BOX 837 BOISE, ID 83701 (208) 336-5955
Original Owner	DOUG TAMURA PO BOX 837 BOISE, ID 83701 (208) 336-5955
Original Owner	PETER WISHNEY PO BOX 837 BOISE, ID 83701-0837 (208) 336-5955
Original Owner	WISHNEY ATTORNEY RETIREMENT PLAN C/O DAVID WISHNEY PO BOX 837 BOISE, ID 83701 (208) 336-5955

Priority Date: 4/28/1989

Basis: License

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	3/15	11/15	0.110 CFS	17.1 AF
	<u>Total Diversion</u>		0.110 CFS	17.1 AF

Source and Point(s) of Diversion:

GROUND WATER L1(NENE) Sec. 5, Twp 03N, Rge 02E, ADA County

Place Of Use:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/10/2026

IRRIGATION within ADA County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	02E	5	2.5 L1																2.5
04N	02E	32																1.3 L1	1.3

POU Total Acres: 3.8

Conditions of Approval:

1. R04 Use of water under this water right will be regulated by the watermaster of State Water District No. &DISTRICT.
2. 049 The Director retains jurisdiction of the right to incorporate the use into a water district, require streamflow augmentation or other action needed to protect prior surface water and groundwater rights.
3. R52 This right when combined with all other rights shall provide no more than .03 cfs per acre nor more than 4.5 afa per acre for irrigation of the lands above.

Dates and Other Information:

Licensed Date: 7/10/1992
Water District Number: 63
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A