

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 26 2026

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?
3-10231	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: MAGNA LUX HOLDINGS LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Salvatore A. Culcasi and Cindy J. Culcasi

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or353 Airport RDWeiserID83672

Mailing address

City

State

Zip

925-783-3940/925-783-4115

Email

cindyculcasi@gmail.com / salculcasi@sbccglobal.net

Telephone

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: June 8, 2024

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: Salvatore A. Culcasi

Signature of new owner/claimant

Title, if applicable

Date

Salvatore A. Culcasi

Print name

- Signature: Cindy Culcasi

Signature of new owner/claimant

Title, if applicable

Date

Cindy Culcasi

Print name

For IDWR Office Use Only:

Received by KW Date 6-11-26Receipt No. C126698Receipt Amt. 25⁰⁰Active 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 6-26-26

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 05 2026

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?
3-10231	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: MAGNA LUX HOLDINGS LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Salvatore A. Culcasi and Cindy J. Culcasi
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or

Mailing address 925-783-3940/925-783-4115 City Cindy Culcasi@gmail.com State Salculcasi@sbcbglobal.net Zip _____
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: June 8, 2024
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: _____
Signature of new owner/claimant Title, if applicable Date _____

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

Print name

For IDWR Office Use Only:

Received by KW Date 6-11-26 Receipt No. C/26698 Receipt Amt. 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 _____ Date _____

ACCOMMODATION ONLY

Instrument # 263313
STATE OF IDAHO, COUNTY OF WASHINGTON
2024-12-31 01:13:15 PM No. of Pages: 5
Recorded for: TITLEONE BOISE
DONNA WHITE Fee: \$15.00
Ex-Officio Recorder Deputy MMcConnell
Index To: DEED
Electronically Recorded by Simplifile

Quitclaim Deed

For value received,
Magna Lux Holdings, LLC, an Oregon limited liability company

Does hereby convey, release, remise, and forever quit claim unto

Walter Shinen and Elena Shinen, husband and wife as community property with right of survivorship

whose current address is: 4586 Cody Way NE, Silverton OR 97381,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 12/30/2024

Magna Lux Holdings, LLC, an Oregon limited liability company

Walter Shinen
Walter Shinen, Member

Paul Shinen, Jr.
Paul Shinen, Jr., Member

Joseph Shinen
Joseph Shinen, Member

Paul Shinen, Sr.
Paul Shinen, Sr., Member

State of Oregon, County of Marion, ss.

On this 30th day of December 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Walter Shinen known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Beth Slevcove
Notary Public for ~~Idaho~~ Oregon
Residing In: Marion County, OR
My Commission Expires: April 2, 2027
(seal)



State of Oregon, County of Marion, ss.

On this 30th day of December 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Paul Shinn, Jr, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Beth Slevcove
Notary Public for ~~Idaho~~ Oregon
Residing In: Marion County, OR
My Commission Expires: April 2, 2027
(seal)



State of Oregon, County of Marion, ss.

On this 30th day of December 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph Shinn, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that He executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Beth Slevcove
Notary Public for ~~Idaho~~ Oregon
Residing In: Marion County, OR
My Commission Expires: April 2, 2027
(seal)

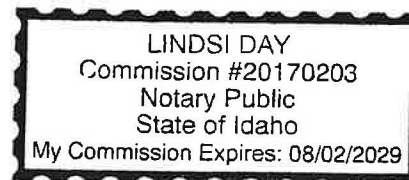


State of Idaho, County of Washington, ss.

On this 31st day of December 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared Paul Shinen Sr., known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that He executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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


 Notary Public for Idaho
 Residing In: Payette, ID
 My Commission Expires: _____
 (seal)



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EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 98 of Sunnyside Orchard Tract in Section 17, Township 10 North, Range 5 West of the Boise Meridian, as the same is shown on the official plat thereof on file in the Office of the County Recorder of Washington County, Idaho.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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

June 26, 2026

SALVATORE A CULCASI
CINDY J CULCASI
353 AIRPORT RD
WEISER ID 83672-5759

Re: Change in Ownership for Water Right No(s): 3-10231

Dear Water Right Holder(s):

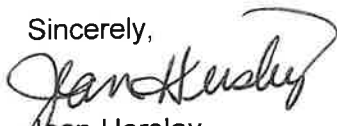
The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

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: TitleOne

Hersley, Jean

From: Jasmin Salinas <jasmin.salinas@titleonecorp.com>
Sent: Friday, June 26, 2026 10:22 AM
To: Hersley, Jean; Shearer, Justin
Cc: Mariah Furtado; cindyculcasi@gmail.com; salculcasi@sbcglobal.net
Subject: RE: [External] RE: 26609265: TBD Airport Rd, Weiser, ID 83672: Notice of Change in Water Right Ownership
Attachments: Pages 9 to 11 from 26609265_bc_.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Jean! Please see attached 😊

Please let me know if you need anything else.

Thank you !

Jasmin Salinas

Hablo Español

Escrow Officer

TitleOne

904 Dearborn St., Suite 100

Caldwell, Idaho 83605

TitleOneCorp.com

Direct: 208-475-1128

Office: 208-475-1155

Fax: 866-407-1180



From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>

Sent: Friday, June 26, 2026 9:10 AM

To: Jasmin Salinas <jasmin.salinas@titleonecorp.com>; Shearer, Justin <Justin.Shearer@idwr.idaho.gov>

Cc: Mariah Furtado <Mariah.Furtado@titleonecorp.com>; cindyculcasi@gmail.com; salculcasi@sbcglobal.net

Subject: RE: [External] RE: 26609265: TBD Airport Rd, Weiser, ID 83672: Notice of Change in Water Right Ownership

Jasmin,

The Department received the payment on June 11, 2026, without any paperwork. I found the original email to Justin with the Notice of Change in Water Right Ownership and quitclaim deed. The form requires a signature from either Salvatore or Cindy. I have attached the form you sent. Please have Salvatore or Cindy sign and return to me. You can return the form by responding to this email.

Thank you.



Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources

(208) 287-4942

From: Jasmin Salinas <jasmin.salinas@titleonecorp.com>
Sent: Thursday, June 25, 2026 8:25 PM
To: Shearer, Justin <Justin.Shearer@idwr.idaho.gov>; IDWR File <file@idwr.idaho.gov>
Cc: Mariah Furtado <Mariah.Furtado@titleonecorp.com>
Subject: RE: [External] RE: 26609265: TBD Airport Rd, Weiser, ID 83672: Notice of Change in Water Right Ownership

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Justin,

We received the attached letter in the mail stating that the payment was not received with the paperwork.

I checked our account, and it shows that the check cleared on June 15. I've attached a copy of the letter along with a copy of the cleared check for your reference.

Could you please confirm that everything has been received and that we are all set?

Thank you, and I look forward to hearing from you.

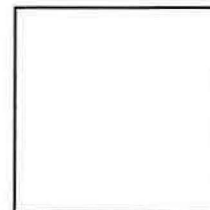
sements

od	Transactee	Debit	Credit	Status	Number	Hold	Delivery Method	Requested By	R
k	[REDACTED]	[REDACTED]		Issued		☐	Wire	Mariah Furtado	On
k	[REDACTED]	[REDACTED]	[REDACTED]	Void	19301	☐		Mariah Furtado	On
k	[REDACTED]			Adjustment	19301	☐		Mariah Furtado	On
k	Idaho Department of Water Resources	\$25.00		Issued	19300	☐	By Mail	Mariah Furtado	On

Jasmin Salinas

Hablo Español
Escrow Officer
TitleOne
904 Dearborn St., Suite 100
Caldwell, Idaho 83605
TitleOneCorp.com

Direct: 208-475-1128
Office: 208-475-1155
Fax: 866-407-1180



From: Shearer, Justin <Justin.Shearer@idwr.idaho.gov>
Sent: Friday, June 5, 2026 4:24 PM
To: Jasmin Salinas <jasmin.salinas@titleonecorp.com>
Subject: RE: [External] RE: 26609265: TBD Airport Rd, Weiser, ID 83672: Notice of Change in Water Right Ownership

Jasmin,

Please mail check and completed, signed documents to:
IDWR State Office
322 E Front St, Ste 648
PO Box 83720
Boise, ID 83720-0098

Thanks,

 IDAHO DEPARTMENT OF
WATER RESOURCES
Justin Shearer | Water Resources Supervisor
322 E Front St, PO Box 83720, Boise, ID 83720
(208) 287-4856 | www.idwr.idaho.gov

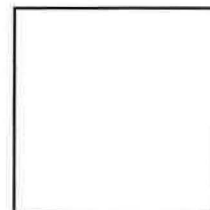
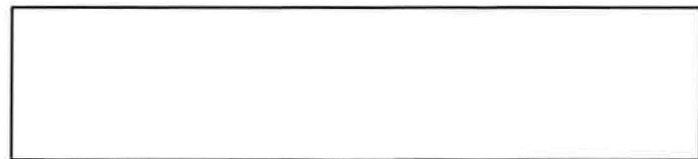
From: Jasmin Salinas <jasmin.salinas@titleonecorp.com>
Sent: Friday, June 5, 2026 4:22 PM
To: Shearer, Justin <Justin.Shearer@idwr.idaho.gov>
Subject: RE: [External] RE: 26609265: TBD Airport Rd, Weiser, ID 83672: Notice of Change in Water Right Ownership

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Hi Justin,
Thank you!
Just to confirm, should we mail the check and completed documents to the following address?
PO Box 83720
Boise, ID 83720
I appreciate your help and look forward to your confirmation.

Jasmin Salinas
Hablo Español
Escrow Officer
TitleOne
904 Dearborn St., Suite 100
Caldwell, Idaho 83605
TitleOneCorp.com

Direct: 208-475-1128
Office: 208-475-1155
Fax: 866-407-1180



From: Shearer, Justin <Justin.Shearer@idwr.idaho.gov>
Sent: Friday, June 5, 2026 4:18 PM
To: Jasmin Salinas <jasmin.salinas@titleonecorp.com>
Subject: RE: [External] RE: 26609265: TBD Airport Rd, Weiser, ID 83672: Notice of Change in Water Right Ownership

Good afternoon Jasmin,

It all looks good and complete to me. If Walter and Elena are applying to have the water right in their name, you will just want to include a relevant conveyance document that demonstrates it is in their name and not the LLC. Other than that it looks ready for submittal!

Thanks,

 IDAHO DEPARTMENT OF
WATER RESOURCES
Justin Shearer | Water Resources Supervisor
322 E Front St, PO Box 83720, Boise, ID 83720
(208) 287-4856 | www.idwr.idaho.gov

From: IDWRInfo <idwrinfo@idwr.idaho.gov>
Sent: Friday, June 5, 2026 10:20 AM
To: Shearer, Justin <Justin.Shearer@idwr.idaho.gov>
Subject: FW: [External] RE: 26609265: TBD Airport Rd, Weiser, ID 83672: Notice of Change in Water Right Ownership
Importance: High

Hello Justin,

We received an email from Jasmin; she would like help reviewing the attached documents for a change of ownership. Thank you for the assistance.

Best,
Kira Weston

Office Specialist 2
Idaho Department of Water Resources
P: (208) 287-4802

 IDAHO DEPARTMENT OF
WATER RESOURCES

From: Jasmin Salinas <Jasmin.Salinas@titleonecorp.com>
Sent: Friday, June 5, 2026 10:13 AM
To: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>; IDWRInfo <idwrinfo@idwr.idaho.gov>
Cc: Mariah Furtado <Mariah.Furtado@titleonecorp.com>
Subject: RE: [External] RE: 26609265: TBD Airport Rd, Weiser, ID 83672: Notice of Change in Water Right Ownership
Importance: High

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning,

This is the first time I have processed a change in water right ownership through IDWR, so I wanted to make sure I am submitting everything correctly.

Attached are the following documents for your review:

****Notice of Change in Water Right Ownership** (the buyers are scheduled to sign on Monday, June 8)
****Quitclaim Deed** showing the previous owner of the water right (Walter and Elena Shien conveyed the property from their LLC to themselves individually, so I can update the form accordingly if needed)
****Plat map of the property** ****Aerial map of the property**

We will also issue the \$25 water right transfer fee to you at closing.

Would you mind reviewing the attached documents and letting me know if this is everything you need, or if there is anything else I should provide?

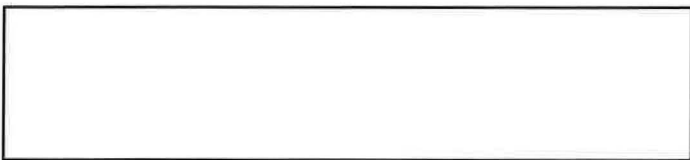
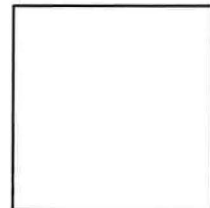
We are currently scheduled to close on Monday, June 8.

Thank you for your help, and I appreciate your guidance on this process.

Jasmin Salinas

Hablo Español
Escrow Officer
TitleOne
904 Dearborn St., Suite 100
Caldwell, Idaho 83605
TitleOneCorp.com

Direct: 208-475-1128
Office: 208-475-1155
Fax: 866-407-1180



From: Luvaas, Scott <Scott.Luvaas@idwr.idaho.gov>

Sent: Friday, June 5, 2026 9:44 AM

To: Jasmin Salinas <Jasmin.Salinas@titleonecorp.com>; Evans, Lynne <Lynne.Evans@idwr.idaho.gov>

Cc: Mariah Furtado <mariah.furtado@titleonecorp.com>

Subject: [External] RE: 26609265: TBD Airport Rd, Weiser, ID 83672: Notice of Change in Water Right Ownership

Jasmin,

I do not process ownership change forms so I will defer to Lynne. If she is unavailable or unable to assist you, the appropriate channel to get assistance is through ldwrinfo@idwr.idaho.gov or you can call the front desk of the Western Regional Office at (208) 334-2190 or the State Office at (208) 287-4800.

Have a good weekend,

Scott Luvaas
Idaho Dept. of Water Resources
Adjudication Section Manager

Scott.Luvaas@idwr.idaho.gov
208-287-4813

-----Original Message-----

From: Jasmin Salinas <Jasmin.Salinas@titleonecorp.com>
Sent: Friday, June 5, 2026 9:10 AM
To: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>; Luvaas, Scott <Scott.Luvaas@idwr.idaho.gov>
Cc: Mariah Furtado <mariah.furtado@titleonecorp.com>; Jasmin Salinas <Jasmin.Salinas@titleonecorp.com>
Subject: 26609265: TBD Airport Rd, Weiser, ID 83672: Notice of Change in Water Right Ownership

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Good Morning, Scott and Lynne,

This is the first time I have processed a change in water right ownership through IDWR, so I wanted to make sure I am submitting everything correctly.

Attached are the following documents for your review:

**Notice of Change in Water Right Ownership (the buyers are scheduled to sign on Monday, June 8)
**Quitclaim Deed showing the previous owner of the water right (Walter and Elena Shien conveyed the property from their LLC to themselves individually, so I can update the form accordingly if needed) **Plat map of the property **Aerial map of the property

We will also issue the \$25 water right transfer fee to you at closing.

Would you mind reviewing the attached documents and letting me know if this is everything you need, or if there is anything else I should provide?

We are currently scheduled to close on Monday, June 8.

Thank you for your help, and I appreciate your guidance on this process.

Jasmin Salinas
Jasmin.Salinas@titleonecorp.com
Escrow Officer
TitleOne
www.titleonecorp.com
Phone: (208) 475-1128
Fax: (866) 407-1180

This email originated from outside the organization. Do not click links or open any attachments unless you recognize the source of the email.



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

June 22, 2026

SALVATORE A CULCASI
CINDY J CULCASE
1830 CASTELLINA DR
BRENTWOOD CA 94513

COPY

RE: Notice of Change in Water Right Ownership

Dear Property Owner,

The Idaho Department of Water Resources (Department) recently received a filing fee for an ownership change for a water right. The check was not accompanied by any paperwork. I have enclosed a Notice of Change in Ownership for Water Rights form. Please complete the form, provide a conveyance document and return to the address above or email to file@idwr.idaho.gov, attn: Jean.

Please provide the requested information within 30 days or a refund will be requested and returned to TitleOne. Let me know if you have any questions regarding this letter. Thank you.

Sincerely,

Jean Hersley
Technical Records Specialist II

c: TitleOne