

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESTransfer No. 85934

FEB 28 2022

WATER RESOURCES
WESTERN REGIONMINIMUM REQUIREMENTS CHECKLIST
TO BE SUBMITTED WITH APPLICATION FOR TRANSFER

An application for transfer must be prepared in accordance with the minimum requirements listed below to be acceptable for processing by the Department. Incomplete applications will be returned. The instructions, fee schedule, Part 2A reports and additional Part 2B forms are available from any Department office or on the Department's website at idwr.idaho.gov.

Name of Applicant(s) Arroyo Cap II-2, LLC

Check whether each item below is *attached* (Yes) or *not applicable* (N/A) for the proposed transfer.

Yes N/A * Means the item is always required and must be included with the application.

- ☒ * Completed Application for Transfer of Water Right form, Part 1.
- ☒ * Signature of applicant(s) or applicant's authorized representative on Application for Transfer Part 1. Include evidence of authority labeled Attachment #3 (see below) if signed by representative.
- ☒ * Application for Transfer Part 2A. Attach a Part 2A report describing each water right in the transfer as currently recorded.
- ☒ ☐ Complete and attach an Application for Transfer Part 2B for each water right for which only a portion is proposed to be changed through this transfer application.
- ☒ * Application for Transfer Part 3A is always required (see Attachment #7a below); Parts 3B and 3C must be completed for transfer applications proposing to change the nature of use of the water right(s) or proposing changes to supplemental right(s).
- ☒ * Correct fee submitted with transfer application form. (Fee schedule is on website and instructions for application for transfer.)

Attachments to Application - Label each attachment with the corresponding number shown below as Attachment #1-10.

- ☐ ☒ #1 If the applicant is a business, partnership, organization, or association, and not currently registered in the State of Idaho as a business entity, attach documentation identifying officers authorized to sign or act on behalf of right holder. (See Part 1.)
- ☒ ☐ #2a Water Right ownership documentation if Dept. records do not show the applicant as the current water right owner. **
- ☐ ☒ #2b If the ownership of the water right will change as a result of the proposed transfer to a new place of use, attach documentation showing land and water right ownership at the new place of use. Include documentation for all affected land and owner(s).**
** Additional fee(s) required for water right ownership changes; see fee schedule.
- ☐ ☒ #3 Documentation of authority to make the change if the applicant is not the water right owner.
- ☐ ☒ #4 Power of Attorney or documentation providing authority to sign or act on the applicant's behalf. (See Part 1.)
- ☐ ☒ #5 If the transfer application proposes to change the point of diversion for a water right affecting the Eastern Snake Plain Aquifer (ESPA), attach the results of an ESPA analysis and a detailed mitigation plan to offset any depletions to hydraulically connected reaches of the Snake River. ESPA transfer spreadsheet and model grid labeled cells are available on the Department's website at idwr.idaho.gov/water-rights/transfers/resources.html.
- ☐ ☒ #6 Notarized statement of agreement or a statement on official letterhead signed by an authorized representative from each lien holder or other entity with financial interest in the water right(s) or land affected by the proposed transfer. (See Part 1.5.c.)
- ☒ * #7a Attach a map identifying the proposed point(s) of diversion, place(s) of use, and water diversion and distribution system details as described on the application. Include legal description labels. If only a portion of the right is proposed to be changed, identify the current location of the part of the existing right(s) proposed to be changed. (See Part 3A.)
- ☒ ☐ #7b If the transfer application proposes to change the place or purpose of use of an irrigation right attach a Geographic Information System (GIS) shape file, or an aerial photo or other image clearly delineating the location and extent of existing acres and changes to the place of use. If some or all of any right is leased to the Water Supply Bank, you must also show the the specific location and/or acres to be idled at the new, proposed place of use to satisfy lease requirements.
- ☐ ☒ #8a If the transfer application proposes to change the nature of use or period of use for one or more rights, provide documentation describing the extent of historic beneficial use for the water rights proposed to be transferred and document how enlargement will be avoided. (See Part 3B.) Additional fee required for proposed changes to nature of use; see fee schedule.
- ☐ ☒ #8b If the transfer application proposes to change the place of use of a supplemental irrigation right, provide documentation regarding the historic use of the supplemental right(s) and availability or reliability of the primary right(s) being supplemented, both before and after the proposed change. (See Part 3C.)
- ☐ ☒ #9 Water Supply Bank information for all rights proposed for transfer and currently leased to the Bank. (Attachment WSB)
- ☐ ☒ #10 Other. Please describe: _____

**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**

**APPLICATION FOR TRANSFER OF WATER RIGHT
PART 1**

Name of Applicant(s) Arroyo Cap II-2, LLC Phone 949-272-1172
Mailing address c/o Jeff Brouelette, 18575 Jamboree Ave, Ste 350, Irvine, CA 92612 Email jbrouelette@arroyocapital.com

- ☐ If applicant is not an individual and not registered to do business in the State of Idaho, attach documentation identifying officers authorized to sign or act on behalf of the applicant. Label it **Attachment #1**.
- ☒ Attach water right ownership documentation if Department records do not show the transfer applicant as the current water right owner. Label it **Attachment #2a**.
- ☐ If the ownership of the water right will change as a result of the proposed transfer to a new place of use, attach documentation showing land and water right ownership at the new place of use. Include documentation for all affected land and owner(s). Label it **Attachment #2b**.
- ☐ Attach documentation of authority to make the proposed change if the applicant is not the water right owner. Label it **Attachment #3**.

Provide contact information below if a consultant, attorney, or any other person is representing the applicant in this transfer process.

☐ No Representative

Name of Representative SPF Water Engineering Phone 208-383-4140
Mailing address 300 E. Mallard Dr., Ste 350, Boise, ID 83706 Email lgraves@spfwater.com

- ☐ Send all correspondence for this application to the representative and not to the applicant.
OR
- ☒ Send original correspondence to the applicant and copies to the representative.
- ☒ The representative may submit information for the applicant but is not authorized to sign for the applicant.
OR
- ☐ The representative is authorized to sign for the applicant. Attach a Power of Attorney or other documentation providing authority to sign for the applicant and label it **Attachment #4**.

I hereby assert that no one will be injured by the proposed changes and that the proposed changes do not constitute an enlargement in use of the original right(s). The information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval.

Jeff B Brouelette Jeffrey B. Brouelette 2/18/22
Signature of Applicant or Authorized Representative Print Name and Title if applicable Date

Signature of Applicant or Authorized Representative Print Name and Title if applicable Date

A. PURPOSE OF TRANSFER

- ☒ Change point of diversion ☒ Add diversion point(s) ☒ Change place of use
☐ Change nature of use ☐ Change period of use ☒ Other update WR ownership
- Is this a transfer for changes pursuant to Idaho Code § 42-221.O.8?
If yes, ☐ attach an explanation and any supporting documentation labeled as **Part1A.2**.
- Describe your proposal in narrative form, including a detailed description of non-irrigation uses to justify amounts transferred (i.e. number of stock, etc.), and provide additional explanation of any other items on the application. Attach additional pages if necessary and label it **Part 1A.3**.
Applicants propose (1) changing the points of diversion for their appurtenant water rights to two wells east of Linder Rd; one well currently authorized and the other proposed, and (2) changing the current place of use for their water right portions to a common permissible place of use (ppu) to allow flexible irrigation within a planned development.

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESWATER RESOURCES
WESTERN REGIONAPPLICATION FOR TRANSFER OF WATER RIGHT
PART 1 Continued

B. DESCRIPTION OF RIGHTS AFTER THE REQUESTED CHANGES. IF THE RIGHTS ARE BEING SPLIT, DESCRIBE PORTIONS TO BE CHANGED AS THEY WOULD APPEAR AFTER THE REQUESTED CHANGES.

1.	Right Number	Amount (cfs/ac-ft)	Nature of Use	Period of Use	Source & Tributary
All or Part ☐ ☒	63-2725	1.01/523	Irrigation	3/1 to 11/15	Ground Water
☐ ☒	63-3409	1.25/531	Irrigation	3/1 to 11/15	Ground Water
☐ ☐		0.01/na	Stockwater	1/1 to 12/31	Ground Water
☐ ☒	63-3008	0.44/99	Irrigation	3/1 to 11/15	Ground Water
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	

Total authorized under rights 2.7 cfs and/or _____ acre-feet.2. Total amount of water proposed to be transferred or changed 2.7 cubic feet per second and/or _____ acre-feet per year.

3. Point(s) of Diversion:

- ☐ No changes to point(s) of diversion are proposed - the following chart is therefore not completed. (Proceed to #4.)
- ☐ Attach Eastern Snake Plain Aquifer analysis if this transfer proposes to change a point of diversion affecting the ESPA. Label it **Attachment #5**.

New ?	Lot	¼	¼	¼	Sec	Twp	Rge	County	Source	Local name or tag #
Y			NW	NW	12	2N	1W	Ada	Ground Water	new
N			NW	NW	12	2N	1W	Ada	Ground Water	existing
										(to be replaced)

4. Place of use: (If irrigation, identify with number of acres irrigated per ¼ ¼ tract.)

- ☐ No changes to place of use are proposed - the following chart is therefore not completed. (Proceed to #5.)

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
2N	1W	11				22													22
		12					12	39	34	25		3							113
								40		29									118
Total Acres (for irrigation use)																			135

140

**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**

**APPLICATION FOR TRANSFER OF WATER RIGHT
PART 1 Continued**

B. DESCRIPTION OF RIGHTS AFTER THE REQUESTED CHANGES. IF THE RIGHTS ARE BEING SPLIT, DESCRIBE PORTIONS TO BE CHANGED AS THEY WOULD APPEAR AFTER THE REQUESTED CHANGES.

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☐ ☒	63-3409	1.25/531	Irrigation	3/1 to 11/15	Ground Water
☐ ☐		0.01/na	Stockwater	1/1 to 12/31	Ground Water
☐ ☒	63-3008	0.44/99	Irrigation	3/1 to 11/15	Ground Water
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	

Total authorized under rights 2.7 cfs and/or _____ acre-feet.

2. Total amount of water proposed to be transferred or changed 2.7 cubic feet per second and/or _____ acre-feet per year.

3. Point(s) of Diversion:

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										(to be replaced)

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Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
2N	1W	11				22													22
		12					12	39	34	25		3							113
Total Acres (for irrigation use)																			135

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT
PART 1 Continued

5. General Information:

- a. Describe the complete diversion system, including how you will accommodate a measuring device and lockable controlling works should they be required now or in the future:

Two wells, pumps, pressurized irrigation system. Measuring devices and lockable controlling works will be accommodated upon Department request. One of the two wells is currently authorized and is planned for replacement in same qtr-qtr. The original well will be properly abandoned by a licensed well driller.

- b. Who owns the property at the point(s) of diversion? Applicants

If other than the applicant, describe the arrangement enabling the applicant to access the property for the diversion system:

- c. Are the lands from which you propose to transfer the water right subject to any liens, deeds of trust, mortgages, or contracts?

If yes, ☐ attach a notarized statement from the holder of the lien, deed of trust, mortgage or contract agreeing to the proposed changes on official letterhead signed by an authorized representative. Label it **Attachment #6**. List the name of the entity and type of lien: _____

It is the applicant's responsibility to provide notice to lien holder, trustee, mortgagor, or contract holder of the proposed changes that may impact or change the value of the water rights or affected real property. Any misrepresentation of legal encumbrance on this application may result in rejection of the application or cancellation of an approval.

- d. Are any of the water rights proposed for transfer currently leased to the Water Supply Bank?

If yes, ☐ complete Attachment WSB.

- e. Describe the effect on the land now irrigated if the place or purpose of use is changed pursuant to this transfer:

Lands are subject to a residential development project. A common place of use is proposed to allow irrigation flexibility via an integrated pressurized system that will be managed by a future HOA.

- f. Describe the use of any other water right(s) for the same purpose or land, or the same diversion system as right(s) proposed to be transferred at both the existing and proposed point(s) of diversion and place(s) use:

Municipal water will serve the development's potable uses.

- g. To your knowledge, has/is any portion of the water right(s) proposed to be changed:

Yes No

- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | undergone a period of five or more consecutive years of non-use, |
| ☐ | ☒ | currently leased to the Water Supply Bank, |
| ☐ | ☒ | currently used in a mitigation plan limiting the use of water under the right, or |
| ☐ | ☒ | currently enrolled in a Federal set-aside program limiting the use of water under the rights? |

If yes, describe:

**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A**

Current Water Right No.: 63-2725

Current Owner: EUNICE W PATTERSON
FRANCIS A PATTERSON
Priority Date: 10/15/1948
Origin: Water Right
Status: Active
Basis: Decreed

Source

Tributary

GROUND WATER

<u>Beneficial Use</u>	<u>From To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
IRRIGATION	03/01 to 11/15	1.04 CFS	536.3 AF
	<u>Total Diversion</u>	1.04 CFS	536.3 AF

Location of Point(s) of Diversion

GROUND WATER NW1/4NW1/4 Sec. 12, Twp 02N, Rge 01W B.M.
ADA County

Place of Use

IRRIGATION Within ADA County

T02N R01W S12	NENW	16.00	T02N R01W S12	NWNW	40.00
T02N R01W S12	SWNW	33.00	T02N R01W S12	SENW	32.00

Total Acres: 121

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. E55 USE OF THIS RIGHT WITH RIGHT NO. 63-3409 IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF 121 ACRES IN A SINGLE IRRIGATION SEASON.
3. E60 USE OF THIS RIGHT WITH RIGHT NO. 63-3409 IS LIMITED TO A TOTAL COMBINED ANNUAL DIVERSION VOLUME OF 544.5 AF.

Decreed Date: 2/16/2007

**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A**

Current Water Right No.: 63-3409

Current Owner: EUNICE W PATTERSON
FRANCIS A PATTERSON
Priority Date: 5/4/1964
Origin: Water Right
Status: Active
Basis: Decreed

Source

Tributary

GROUND WATER

<u>Beneficial Use</u>	<u>From To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
STOCKWATER	01/01 to 12/31	0.02 CFS	
IRRIGATION	03/01 to 11/15	1.28 CFS	544.5 AF
	<u>Total Diversion</u>	1.28 CFS	544.5 AF

Location of Point(s) of Diversion

GROUND WATER	NW1/4NW1/4	Sec. 12,	Twp 02N,	Rge 01W B.M.
ADA County				
GROUND WATER	SE1/4NE1/4	Sec. 11,	Twp 02N,	Rge 01W B.M.
ADA County				

Place of Use

IRRIGATION Within ADA County

T02N R01W S12	NENW	16.00	T02N R01W S12	NWNW	40.00
T02N R01W S12	SWNW	33.00	T02N R01W S12	SENW	32.00
Total Acres: 121					

STOCKWATER Within ADA County

T02N R01W S11	SENW	T02N R01W S12	SENW
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Conditions of Approval:

1. E60 USE OF THIS RIGHT WITH RIGHT NO.63-2725 IS LIMITED TO A TOTAL COMBINED ANNUAL DIVERSION VOLUME OF 544.5 AF.
2. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
3. X02 Stockwater use is for 5 horses.
4. E55 USE OF THIS RIGHT WITH RIGHT NO. 63-2725 IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF 121 ACRES IN A SINGLE IRRIGATION SEASON.

**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A**

Current Water Right No.: 63-3008

Current Owner: EUNICE W PATTERSON
FRANCIS A PATTERSON

Priority Date: 11/24/1954

Origin: Water Right

Status: Active

Basis: Decreed

Source

Tributary

GROUND WATER

<u>Beneficial Use</u>	<u>From To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
DOMESTIC	01/01 to 12/31	0.04 CFS	
IRRIGATION	03/01 to 11/15	0.78 CFS	175.5 AF
	<u>Total Diversion</u>	0.78 CFS	175.5 AF

Location of Point(s) of Diversion

GROUND WATER	SE1/4NE1/4	Sec. 11,	Twp 02N,	Rge 01W B.M.
ADA County				
GROUND WATER	SE1/4NE1/4	Sec. 11,	Twp 02N,	Rge 01W B.M.
ADA County				

Place of Use

IRRIGATION Within ADA County

T02N R01W S11	SENE	39.00
Total Acres: 39		

DOMESTIC Within ADA County

T02N R01W S11	SENE
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Conditions of Approval:

1. Parcel Nos. 1312223000, 1311141800, 1311142100
2. X32 Two points of diversion are located within SENE, S11, T02N, R01W.
3. X01 Domestic use is for 1 home.
4. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

Decreed Date: 2/16/2007

TRANSFER ATTACHMENT 2A
Ownership Deeds &
Water Right Split Tables

When recorded, please return to:

ARROYO CAP II-2, LLC
18575 Jamboree Avenue, Suite 350
Irvine, CA 92612
Attention: Leigh Austin

710729

GRANT DEED

FOR VALUE RECEIVED, the sufficiency of which is hereby acknowledged, **PATTERSON FAMILY ENTERPRISES, L.L.C.**, an Idaho limited liability company, having an address of 4051 Mountain Vista Lane, Filer, Idaho 83328-5555. (the "**Grantor**"), does hereby grant unto **ARROYO CAP II-2, LLC**, a Delaware limited liability company, having an address of 18575 Jamboree Avenue, Suite 350, Irvine, CA 92612 (the "**Grantee**"), all of Grantor's right, title, and interest in and to that certain real property more particularly described in Exhibit A hereto (the "**Property**").

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any way appertaining, to the Property, including, but not limited to, any and all water rights associated therewith.

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

SUBJECT TO any and all matters of record to the extent still valid and enforceable.

[end of text; signature and notary page follow]

IN WITNESS WHEREOF, the undersigned has caused Grantor's name to be hereunto subscribed this 19 day of May, 2021.

PATTERSON FAMILY ENTERPRISES, L.L.C.,
an Idaho limited liability company

By: Keith F. Patterson
Name: Keith F. Patterson
Title: Registered Agent

State of IDAHO, County of Canyon

This record was acknowledged before me on May 19, 2021 by Keith F. Patterson
as Registered Agent of Patterson Family Enterprises, L.L.C.

Carrie Homburg
Signature of notary public
Commission Expires:



Residing at: Melba, ID
Commission Expires: 03/10/2027

Exhibit A

Legal Description

PARCEL A:

A parcel of land being a portion of the Northwest 1/4 and a portion of the Southwest 1/4 of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

BEGINNING at the North west corner of said Section 12, marked by a found Brass Cap Monument, from which the North 1/4 corner of said Section 12, marked by a found Aluminum Cap monument, bears South 89°32'42" East, 2640.54 feet; thence, along the North line of said Section 12, South 89°32'42" East, 1218.68 feet to the centerline of the Painter Lateral, marked by a found 5/8" iron pin tagged PLS 4431; thence, along the centerline of said Painter Lateral the following courses and distances:

South 00°27'18" West, 28.14 feet;

South 50°57'37" East, 340.35 feet;

Along a curve to the right 69.71 feet, said curve having a radius of 150.00 feet, a central angle of 26°37'40", and a long chord bearing

South 37°38'49" East, 69.08 feet;

South 24°20'02" East, 187.48 feet;

South 25°20'02" East, 299.24 feet;

South 25°10'02" East, 494.78 feet;

South 24°30'02" East, 274.53 feet;

Along a curve to the left 109.27 feet, said curve having a radius of 122.00 feet, a central angle of 51°19'00", and a long chord bearing

South 50°09'32" East, 105.65 feet;

South 75°49'02" East, 345.64 feet;

South 75°49'02" East, 39.98 feet;

South 66°37'42" East, 25.41 feet;

South 35°00'00" East, 65.28 feet;

South 07°00'00" East, 80.00 feet;

South 01°00'00" West, 215.00 feet;

South 12°00'00" West, 42.00 feet;

South 42°00'00" West, 44.00 feet;

South 60°15'00" West 315.00 feet;

South 56°00'00" West, 56.00 feet;

South 40°00'00" West, 68.00 feet;

South 35°00'00" West, 300.00 feet;

South 41°42'04" West, 44.95 feet;

South 59°01'54" West, 42.52 feet;

South 69°47'16" West, 34.78 feet;

North 82°00'00" West, 40.00 feet;
 North 58°30'00" West, 56.00 feet;
 North 45°30'00" West, 67.00 feet;
 North 32°30'00" West, 55.00 feet;
 North 22°40'00" West, 216.00 feet;
 North 26°00'00" West, 104.00 feet;
 North 35°45'00" West, 100.00 feet;
 North 45°00'00" West, 22.00 feet;
 Along a curve to the left 59.86 feet, said curve having a radius of 35.00 feet, a central angle of 98°00'00",
 and a long chord bearing
 South 86°00'00" West, 52.83 feet;
 South 37°00'00" West, 674.00 feet;
 South 28°05'27" West, 65.12 feet;
 South 18°00'00" West, 72.00 feet;
 South 05°00'00" West 67.00 feet;
 South 02°00'00" West, 50.00 feet;
 South 09°00'00" East, 175.00 feet;
 Along a curve to the right 40.32 feet, said curve having a radius of 30.00 feet, a central angle of
 77°00'00", and a long chord bearing South 29°30'00" West, 37.35 feet;
 South 68°00'00" West, 55.21 feet to the Northeasterly line of the Kuna Canal, from which a 1/2" iron pin
 witness corner bears North 33°55'37" West, 5.00 feet; thence along the Northeasterly and Northerly line
 of said Kuna Canal the following courses and distances:
 North 33°55'37" West, 80.33 feet, to a set 5/8" iron pin tagged PLS 11463;
 North 49°27'31" West, 560.33 feet, to a set 5/8" iron pin tagged PLS 11463;
 Along a curve to the left 141.27 feet, said curve having a radius of 450.00 feet, a central angle of
 17°59'13", and a long chord bearing
 North 58°15'57" West, 140.69 feet, to a set 5/8" iron pin tagged PLS 11463;
 North 68°52'04" West, 113.97 feet, to a set 5/8" iron pin tagged PLS 11463; thence, leaving said
 Northerly line of the Kuna Canal, parallel with the West line of said Section 12,
 North 00°29'22" East, 509.61 feet, to a set 5/8" iron pin tagged PLS 11463; thence parallel with the East
 and West centerline of said Section 12,
 North 88°31'03" West, 299.99 feet to the West line of said Section 12, from which a set 5/8" iron pin
 witness corner tagged PLS 11463, bears
 South 88°31'03" East, 25.00 feet; thence along the West line of said Section 12,
 North 00°29'22" East, 2022.33 feet to the POINT OF BEGINNING.

Said parcel contains 113.26 acres more or less

PARCEL B:

Part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho described as:

Commencing at the Northeast corner of Section 11, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho and running thence South 00°00'00" East 1326.21 feet along the East line of said Section to the North 1/16 corner of said Section; thence South 00°00'00" East 150.00 feet to the POINT OF BEGINNING; thence South 00°00'00" East 544.21 feet along said East line; thence North 89°53'06" West 1026.78 feet thence South 00°00'00" East 350.00 feet; thence North 89°53'06" West 282.34 feet; thence North 00°09'26" East 1044.44 feet; thence South 89°52'29" East 1016.25 feet; thence South 00°00'00" East 150.00 feet; thence South 89°52'29" East 290.00 feet to the POINT OF BEGINNING.

Parcel contains 22.10 acres more or less

When recorded, please return to:

ARROYO CAP II-2, LLC
18575 Jamboree Avenue, Suite 350
Irvine, CA 92612
Attention: Leigh Austin

710729

GRANT DEED

FOR VALUE RECEIVED, the sufficiency of which is hereby acknowledged, **PATTERSON FAMILY ENTERPRISES, L.L.C.**, an Idaho limited liability company, having an address of 4051 Mountain Vista Lane, Filer, Idaho 83328-5555. (the "**Grantor**"), does hereby grant unto **ARROYO CAP II-2, LLC**, a Delaware limited liability company, having an address of 18575 Jamboree Avenue, Suite 350, Irvine, CA 92612 (the "**Grantee**"), all of Grantor's right, title, and interest in and to that certain real property more particularly described in Exhibit A hereto (the "**Property**").

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any way appertaining, to the Property, including, but not limited to, any and all water rights associated therewith.

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

SUBJECT TO any and all matters of record to the extent still valid and enforceable.

[end of text; signature and notary page follow]

IN WITNESS WHEREOF, the undersigned has caused Grantor's name to be hereunto subscribed this 19 day of May, 2021.

PATTERSON FAMILY ENTERPRISES, L.L.C.,
an Idaho limited liability company

By: Keith F. Patterson
Name: Keith F. Patterson
Title: Registered Agent

State of IDAHO, County of Canyon

This record was acknowledged before me on May 19, 2021 by Keith F. Patterson
as Registered Agent of Patterson Family Enterprises, L.L.C.

Carrie Homburg
Signature of notary public
Commission Expires:



Residing at: Melba, ID
Commission Expires: 03/10/2027

Exhibit A

Legal Description

PARCEL A:

A parcel of land being a portion of the Northwest 1/4 and a portion of the Southwest 1/4 of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

BEGINNING at the North west corner of said Section 12, marked by a found Brass Cap Monument, from which the North 1/4 corner of said Section 12, marked by a found Aluminum Cap monument, bears South 89°32'42" East, 2640.54 feet; thence, along the North line of said Section 12, South 89°32'42" East, 1218.68 feet to the centerline of the Painter Lateral, marked by a found 5/8" iron pin tagged PLS 4431; thence, along the centerline of said Painter Lateral the following courses and distances:

South 00°27'18" West, 28.14 feet;

South 50°57'37" East, 340.35 feet;

Along a curve to the right 69.71 feet, said curve having a radius of 150.00 feet, a central angle of 26°37'40", and a long chord bearing

South 37°38'49" East, 69.08 feet;

South 24°20'02" East, 187.48 feet;

South 25°20'02" East, 299.24 feet;

South 25°10'02" East, 494.78 feet;

South 24°30'02" East, 274.53 feet;

Along a curve to the left 109.27 feet, said curve having a radius of 122.00 feet, a central angle of 51°19'00", and a long chord bearing

South 50°09'32" East, 105.65 feet;

South 75°49'02" East, 345.64 feet;

South 75°49'02" East, 39.98 feet;

South 66°37'42" East, 25.41 feet;

South 35°00'00" East, 65.28 feet;

South 07°00'00" East, 80.00 feet;

South 01°00'00" West, 215.00 feet;

South 12°00'00" West, 42.00 feet;

South 42°00'00" West, 44.00 feet;

South 60°15'00" West 315.00 feet;

South 56°00'00" West, 56.00 feet;

South 40°00'00" West, 68.00 feet;

South 35°00'00" West, 300.00 feet;

South 41°42'04" West, 44.95 feet;

South 59°01'54" West, 42.52 feet;

South 69°47'16" West, 34.78 feet;

North 82°00'00" West, 40.00 feet;
 North 58°30'00" West, 56.00 feet;
 North 45°30'00" West, 67.00 feet;
 North 32°30'00" West, 55.00 feet;
 North 22°40'00" West, 216.00 feet;
 North 26°00'00" West, 104.00 feet;
 North 35°45'00" West, 100.00 feet;
 North 45°00'00" West, 22.00 feet;
 Along a curve to the left 59.86 feet, said curve having a radius of 35.00 feet, a central angle of 98°00'00",
 and a long chord bearing
 South 86°00'00" West, 52.83 feet;
 South 37°00'00" West, 674.00 feet;
 South 28°05'27" West, 65.12 feet;
 South 18°00'00" West, 72.00 feet;
 South 05°00'00" West 67.00 feet;
 South 02°00'00" West, 50.00 feet;
 South 09°00'00" East, 175.00 feet;
 Along a curve to the right 40.32 feet, said curve having a radius of 30.00 feet, a central angle of
 77°00'00", and a long chord bearing South 29°30'00" West, 37.35 feet;
 South 68°00'00" West, 55.21 feet to the Northeasterly line of the Kuna Canal, from which a 1/2" iron pin
 witness corner bears North 33°55'37" West, 5.00 feet; thence along the Northeasterly and Northerly line
 of said Kuna Canal the following courses and distances:
 North 33°55'37" West, 80.33 feet, to a set 5/8" iron pin tagged PLS 11463;
 North 49°27'31" West, 560.33 feet, to a set 5/8" iron pin tagged PLS 11463;
 Along a curve to the left 141.27 feet, said curve having a radius of 450.00 feet, a central angle of
 17°59'13", and a long chord bearing
 North 58°15'57" West, 140.69 feet, to a set 5/8" iron pin tagged PLS 11463;
 North 68°52'04" West, 113.97 feet, to a set 5/8" iron pin tagged PLS 11463; thence, leaving said
 Northerly line of the Kuna Canal, parallel with the West line of said Section 12,
 North 00°29'22" East, 509.61 feet, to a set 5/8" iron pin tagged PLS 11463; thence parallel with the East
 and West centerline of said Section 12,
 North 88°31'03" West, 299.99 feet to the West line of said Section 12, from which a set 5/8" iron pin
 witness corner tagged PLS 11463, bears
 South 88°31'03" East, 25.00 feet; thence along the West line of said Section 12,
 North 00°29'22" East, 2022.33 feet to the POINT OF BEGINNING.

Said parcel contains 113.26 acres more or less

PARCEL B:

Part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho described as:

Commencing at the Northeast corner of Section 11, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho and running thence South 00°00'00" East 1326.21 feet along the East line of said Section to the North 1/16 corner of said Section; thence South 00°00'00" East 150.00 feet to the POINT OF BEGINNING; thence South 00°00'00" East 544.21 feet along said East line; thence North 89°53'06" West 1026.78 feet thence South 00°00'00" East 350.00 feet; thence North 89°53'06" West 282.34 feet; thence North 00°09'26" East 1044.44 feet; thence South 89°52'29" East 1016.25 feet; thence South 00°00'00" East 150.00 feet; thence South 89°52'29" East 290.00 feet to the POINT OF BEGINNING.

Parcel contains 22.10 acres more or less

Split Analysis

Water Right Number: 63-2725

Diversion Rate: 1.04 CFS

Owner Name: Arroyo

Date: 6-Jan-22

Acreage Analysis

[illegible]

Water Right Number:	63-2725
Diversion Rate:	1.04 CFS
Reviewer Name:	SPF
Date:	1/6/2022

Split Tree

Arroyo

(118.0 ac & 1.01 cfs)

Residual

(3.0 ac & 0.03 cfs)

63-2725

(121.0 ac & 1.04 cfs)

Summary

[illegible]

Split Analysis

Water Right Number: 63-3409

Diversion Rate: 1.28 CFS

Owner Name: Arroyo

Date: 6-Jan-22

Acreage Analysis

[illegible]

Water Right Number:	63-3409
Diversion Rate:	1.28 CFS
Reviewer Name:	SPF
Date:	1/6/2022

Split Tree

Arroyo

(118.0 ac & 1.25 cfs)

Residual

(3.0 ac & 0.03 cfs)

63-3409

(121.0 ac & 1.28 cfs)

Summary

[illegible]

Split Analysis

Water Right Number: 63-3008

Diversion Rate: 0.78 CFS

Owner Name: Arroyo

Date: 6-Jan-22

Acreage Analysis

[illegible]

Water Right Number:	63-3008
Diversion Rate:	0.78 CFS
Reviewer Name:	SPF
Date:	1/6/2022

Split Tree

Arroyo

(22.0 ac & 0.44 cfs)

Residual

(17.0 ac & 0.34 cfs)

63-3008

(39.0 ac & 0.78 cfs)

Summary

[illegible]

**ACTION BY WRITTEN
CONSENT OF THE MANAGING
MEMBER OF ARROYO
CAPITAL II, LLC**

The undersigned, Arroyo ROF8 Grand Avenue Partners, LLC, being the managing member (the "**Managing Member**") of Arroyo Capital II, LLC (the "**Company**"), by its signature below, hereby adopts the following resolutions on behalf of the Company, effective as of March 27, 2020, pursuant to Section 18-407 of the Delaware Limited Liability Company Act (the "**Act**") and the Limited Liability Company Agreement of the Company (the "**LLC Agreement**").

WHEREAS, it is prudent and in the best interests of the Company to delegate to certain persons responsible for the business, property and affairs of the Company authority to enter into and execute certain agreements and other instruments and documents in the name and on behalf of the Company as "**Officers**" of the Company;

NOW, THEREFORE, BE IT RESOLVED, pursuant to the authority set forth in the LLC Agreement, that any Officer of the Company set forth on Exhibit A hereto be and hereby is authorized and directed to execute, make, deliver, file and record in the name of and on behalf of the Company any and all such agreements and other instruments and documents set forth on Exhibit B hereto (each, a "**Document**"),

RESOLVED, FURTHER, that each such person shall carry out his or her authority granted hereunder in his or her capacity as an Officer of the Company;

RESOLVED, FURTHER, that the execution of any such Document by any such Officer shall be conclusive evidence of the approval thereof by such Officer and by the Company;

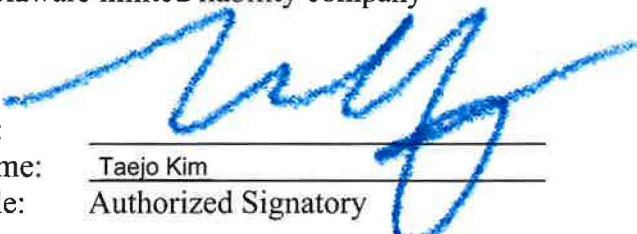
RESOLVED, FURTHER, any such person's authority hereunder shall automatically be rescinded and terminated without any further action by the undersigned on the date such person ceases to be an Officer or employee of the Company or any of the Company's affiliates for any reason; and

RESOLVED FURTHER, that this action may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which shall together constitute but one and the same instrument.

[signature page follows]

IN WITNESS WHEREOF, the Managing Member has signed and delivered this action as of the date first written above.

ARROYO ROF8 GRAND AVENUE PARTNERS, LLC,
a Delaware limited liability company

By: 
Name: Taejo Kim
Title: Authorized Signatory

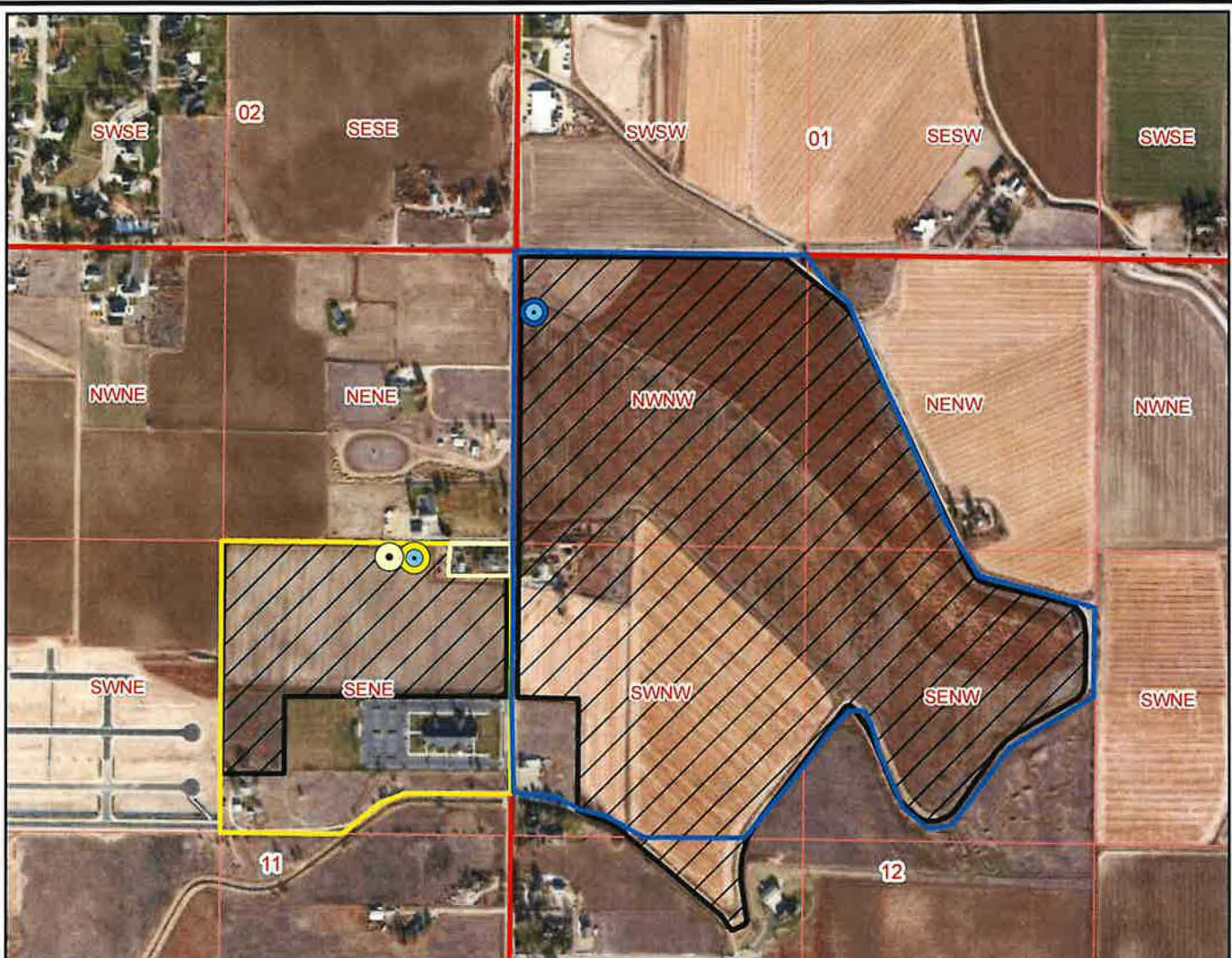
By: 
Name: David Buck
Title: Authorized Signatory

Exhibit A
Officer List

<u>Name</u>	<u>Title</u>
Daniel A. McCann	Executive Vice President
Jeffrey Brouelette	Executive Vice President
Leigh Austin	Executive Vice President

EXHIBIT B
Document List

- (i) In connection with any land banking agreement entered into between the Company and/or its subsidiaries and a home builder, the Officers identified on Exhibit A to this Written Consent may enter into and execute any and all documents, agreements, and certificates necessary to effectuate the transactions contemplated in such land banking agreement and related financing, including, without limitation, all documents and agreements necessary to (i) convey title to lots or land to the Company or its affiliates, (ii) complete development of the lots or land into a finished lot condition, (iii) manage and maintain the lots or land in good order and condition, (iv) convey title to such lots or land to such home builder or its affiliate, and all documents and agreements necessary to satisfy the Company's obligations with respect to the delivery of such lots, including the recording of easements, final maps, memoranda, marketing and licensing agreements, CC&R's, and any homeowners' association, and (v) consummate any such related financing.
- (ii) The Officers identified on Exhibit A to this Written Consent may enter into documents and agreements on behalf of the Company for the purpose of conducting due diligence on any home builder or on a prospective land banking site.



Legend

 Paloma Ridge Development Boundary

Current Places of Use

-  63-2725
-  63-3409
-  63-3008 (Irrigation)
-  63-3008 (Domestic)

Current Points of Diversion

-  63-2725
-  63-3409
-  63-3008 (Irrigation)
-  63-3008 (Domestic)



300 East Mallard Drive, Suite 350
Boise, Idaho 83706
Tel (208) 383-4140 Fax (208) 383-4156

Attachment 7A

Water Rights as Currently Authorized

DATE: 1/6/2022

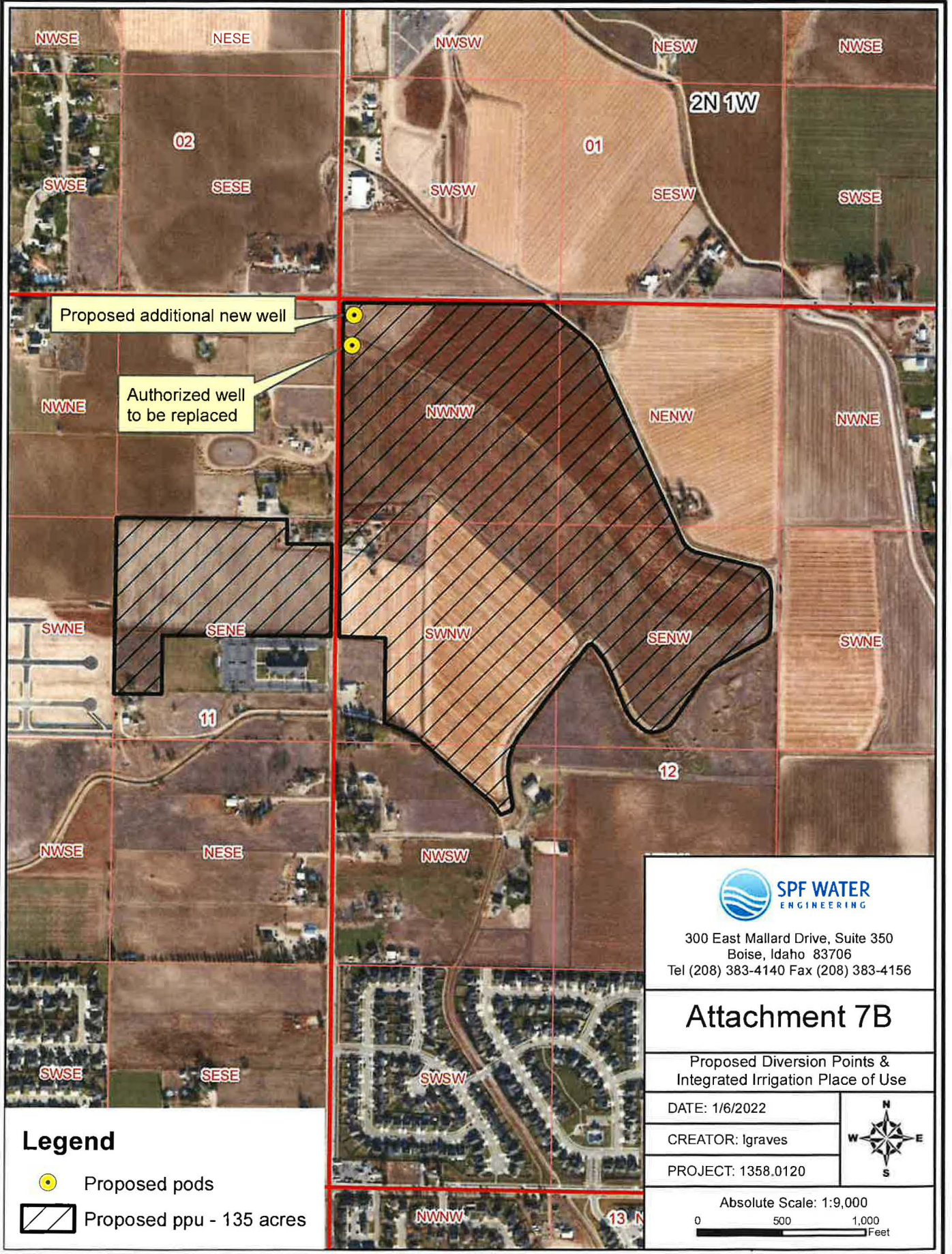
CREATOR: Igraves

PROJECT: 1358.0120



Absolute Scale: 1:9,000

0 500 1,000 Feet



Governor Brad Little

Director Gary Spackman

April 28, 2022

ARROYO CAP LL-2, LLC
18575 JAMBOREE RD STE 350
IRVINE, CA 92612-2551

RE: Transfer No. 85934
Water Right No(s). 63-35208, 63-35209, 63-35210

Dear Applicant(s):

The Department of Water Resources has received your water right transfer application. Please refer to the transfer number referenced above in all future correspondence regarding this transfer.

A legal notice of the application has been prepared and is scheduled for publication in the IDAHO STATESMAN on 5/5/2022 and 5/12/2022. Protests to this application may be submitted for a period ending ten (10) days after the second publication.

If the application is protested, you will be sent a copy of each protest. All protests must be resolved before the application can be considered for approval. If the protest(s) cannot be resolved voluntarily, the Department will conduct a conference and/or hearing on the matter.

If the application is not protested, the Department will process your application and notify you of any action taken on the application. If your application is approved, the Department will send you a copy of the approval document.

Please contact this office if you have any questions regarding the application.

Sincerely,



Jean Hersley
Technical Records Specialist

CC: SPF ENGINEERING

The following application(s) have been filed to appropriate the public waters of the State of Idaho:

63-35211

TERRY G TURNER
DENISE E TURNER
21841 RODEO LN
WILDER, ID 83676-5074
Point of Diversion NESW S31 T05N R02E ADA County
Source GROUND WATER
Use: DOMESTIC
01/01 to 12/31
0.04 CFS
Use: IRRIGATION
03/01 to 11/15
0.2 CFS
Total Diversion:
0.24 CFS
Date Filed: 03-18-2022
Place Of Use: DOMESTIC, IRRIGATION
T05N R02E S31 NESW
Total Acres: 10
Water bearing zone to be appropriated is from 200 to 390 feet.

63-35214

JOSEPH GUENTHER
8571 N. LOST SAGE LANE
BOISE, ID 83714
Point of Diversion NENW S18 T04N R02E ADA County
Source GROUND WATER
Use: DOMESTIC
1 /1 to 12/31
0.02 CFS
Total Diversion:
0.02 CFS
Date Filed: 03-21-2022
Place Of Use: DOMESTIC
T04N R02E S18 NENW, L1(NWNW)
Water bearing zone to be appropriated is from 60 to 110 feet.

Permits will be subject to all prior water rights. For additional information concerning the property location, contact the Western office at (208)334-2190; or for a full description of the right(s), please see <https://idwr.idaho.gov/apps/ExtSearch/WRApplicationResults/>. Protests may be submitted based on the criteria of Idaho Code § 42-203A. Any protest against the approval of this application must be filed with the Director, Dept. of Water Resources, Western Region, 2735 W AIRPORT WAY, BOISE ID 83705-5082 together with a protest fee of \$25.00 for each application on or before 5/23/2022. The protestant must also send a copy of the protest to the applicant.

**NOTICE OF PROPOSED CHANGE OF WATER RIGHT
TRANSFER NO. 85934**

ARROYO CAP LL-2, LLC, 18575 JAMBOREE RD STE 350, IRVINE, CA 92612-2551 has filed Application No. 85934 for changes to the following water rights within ADA County(s): Right No(s). 63-35208, 63-35209, 63-35210; to see a full description of these rights and the proposed transfer, please see <https://research.idwr.idaho.gov/apps/waterrights/querynewtransfers>. The purpose of the transfer is to change a portion of the above rights as follows:
to add and change points of diversion and change the current place of use to a common permissible place of use to allow for flexible irrigation within a planned development for water right no(s). 63-2725, 63-3409, and 63-3008. The proposed points of diversion are located in NWNW Sec 12, T2N, R1W. The transfer proposes the place of use to acres located in SENE Sec 11, T2N, R1W and NENW, NWNW, SWNW, SENW, NWSW Sec 12, T2N, R1W. The proposed place of use acres are in the vicinity of S Linder Rd and W Columbia Rd in Boise, ID.

For additional information concerning the property location, contact Western Region office at (208)334-2190. Protests may be submitted based on the criteria of Idaho Code Sec. 42-222. Any protest against the proposed change must be filed with the Department of Water Resources, Western Region, 2735 W AIRPORT WAY, BOISE ID 83705-5082 together with a protest fee of \$25.00 for each application on or before 5/23/2022. The protestant must also send a copy of the protest to the applicant.

GARY SPACKMAN, Director

Published on 5/5/2022 and 5/12/2022

From: Hersley, Jean
Sent: Thursday, April 28, 2022 10:27 AM
To: BOI Legals
Subject: Legal Notice for the Idaho Statesman
Attachments: Legal Notice.docx

Dear LEGAL NOTICE DEPARTMENT:

Enclosed you will find a legal notice which we wish to have published in the Idaho Statesman on the dates indicated (once a week for two consecutive weekly issues). If you cannot publish the notice on the proposed dates, please contact us immediately. An affidavit of publication must be submitted to the Department along with the publication bill. Please send the affidavit and bill to the Western Region office, 2735 Airport Way, Boise, ID 83750-5082 before May 23, 2022. Your cooperation is appreciated.

Sincerely

Jean Hersley
Technical Records Specialist II
IDWR State Office
322 E Front St
Boise ID 83720
208-287-4942
jean.hersley@idwr.idaho.gov



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 Gary Spackman

April 28, 2022

NEW YORK IRRIGATION DISTRICT
6616 OVERLAND RD
BOISE, ID 83709

RE: Transfer No. 85934

Dear Interested Party:

The Department of Water Resources (IDWR) is seeking written comment and/or recommendations from your organization regarding the above referenced water right application. You can find a copy of the application at:
<https://idwr.idaho.gov/apps/ExtSearch/WRAJSearch/WRADJSearch.aspx>.

IDWR can finish reviewing an unprotested application as soon as the protest period has past. Therefore, your prompt response to this request is appreciated. If your organization desires to formally protest the approval of this application, you may do so after the notice is published by filing a written protest along with a \$25.00 filing fee within 10 days of the final publication.

Please contact the Western Region office if you have any questions regarding the application.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)



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 Gary Spackman

April 28, 2022

BOISE KUNA IRRIGATION DISTRICT
PO BOX 330
KUNA ID 83634

RE: Transfer No. 85934

Dear Interested Party:

The Department of Water Resources (IDWR) is seeking written comment and/or recommendations from your organization regarding the above referenced water right application. You can find a copy of the application at:
<https://idwr.idaho.gov/apps/ExtSearch/WRAJSearch/WRADJSearch.aspx>.

IDWR can finish reviewing an unprotested application as soon as the protest period has past. Therefore, your prompt response to this request is appreciated. If your organization desires to formally protest the approval of this application, you may do so after the notice is published by filing a written protest along with a \$25.00 filing fee within 10 days of the final publication.

Please contact the Western Region office if you have any questions regarding the application.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

RECEIVED
McSherry, Laura

From: Graves, Lori <Lori.Graves@hdrinc.com>
Sent: Monday, March 21, 2022 11:23 AM
To: McSherry, Laura
Cc: Hannula, Steve
Subject: RE: Action Needed: IDWR Arroyo Transfer
Attachments: Amended XFR pg 3 for IDWR.pdf

Here you go Laura. Thanks for your help.

Lori Graves, Sr. Water Rights Specialist
D 208.872.9519 M 208.850.4601

hdrinc.com/follow-us

From: McSherry, Laura <Laura.McSherry@idwr.idaho.gov>
Sent: Monday, March 21, 2022 9:19 AM
To: Graves, Lori <LGraves@spfwater.com>
Subject: Action Needed: IDWR Arroyo Transfer

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lori,

I am currently processing the Arroyo Cap II-2, LLC transfer application.
The PLS description and total irrigated acres on page 3 of the application require modification.

After the three water rights were split, the total combined irrigated acres is 140.
The PLS description and the total acres (pg3) is only 135.
Please edit the PLS description and total acres on Part1B.4. of the transfer application and return to me for further processing.

If you have any questions, please reach out.

Thanks,



Laura McSherry
Water Resource Agent
P: (208) 605-4633
Idaho Dept. of Water Resources
idwr.idaho.gov

MEMORANDUM

Date: 03/17/2022
To: Water Right File
From: Laura McSherry
Re: Ownership Change Processed Prior to Transfer No. 85934

Ownership change (including applicable fee) requested with transfer filing. A separate Notice of Ownership Change form was not received nor required. Ownership change processed prior to transfer resulting in:

WR 63-2725 to:

63-2725 (FRANCIS A & EUNICE W PATTERSON)

63-35208 (ARROYO CAP II-2, LLC)

WR 63-3409 to:

63-3409 (FRANCIS A & EUNICE W PATTERSON)

63-35209 (ARROYO CAP II-2, LLC)

WR 63-3008 to:

63-3008 (FRANCIS A & EUNICE W PATTERSON)

63-35210 (ARROYO CAP II-2, LLC)



RECEIVED

FEB 28 2022

WATER RESOURCES
WESTERN REGION

February 28, 2022

Scott Storms
IDWR Western Region Office
2735 Airport Way
Boise, ID 83705

Subject: *Application for Transfer*

Dear Scott,

Enclosed on behalf of Toll Brothers and Arroyo Cap II-2, is an *Application for Transfer* proposing to change the location of the point of diversion, add a point of diversion, and create a permissible place of use to accommodate the irrigation within a new subdivision. This application also seeks to identify the current owner and their appurtenant portion of the parent water rights. Check #10537885 is enclosed for the \$960 application filing fee.

Thank you very much for your consideration and assistance in this matter. Please call me if you have any questions.

Sincerely,

HDR Engineering, Inc.

 for Lori Graves

Lori Graves
Sr. Water Rights Specialist

cc: Toll Brothers

Enclosers: application, check

hdrinc.com

HDR | SPF, 300 E. Mallard Dr., Suite 350, Boise, ID 83706
(208) 872-9500