

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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RECEIVED

NOV 03 2025

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?
✓ 63-16351	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: Skt Investments, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): PNW Boys LLC, An Idaho Limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
1087 W. River Street Suite 310 Boise Idaho 83702
Mailing address City State Zip
(208) 939-9448 amanda@pwmmanagement.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: October 24, 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: Ezra Cleveland 10/28/25
Signature of new owner/claimant Title, if applicable Date
Ezra Cleveland

Signature: John Bates 10/28/25
Signature of new owner/claimant Title, if applicable Date
John Bates
Print name

For IDWR Office Use Only:

Received by KW Date 11/03/2025 Receipt No. 6123897 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 DM Date 11-18-25



Pioneer Title Co.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

Ada County Recorder Trent Tripple 2025-070053
Boise, Idaho Pgs= 2 vbailey 10/24/2025 08:45:30 AM
PIONEER TITLE COMPANY OF ADA COUNTY \$15.00
Electronically Recorded

File No. 886159 CB/SP

WARRANTY DEED

For Value Received SKT Investments, LLC. An Idaho limited liability company.
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

PNW Boys LLC, An Idaho limited liability company
hereinafter referred to as Grantee, whose current address is 1087 W. River Street Suite 310 Boise, ID
83702

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: October 16, 2025

S K T Investments, LLC, an Idaho limited liability company

By:

Scott Thompson
Scott Thompson, Managing Member

State of Idaho, County of Ada

This record was acknowledged before me on October 22nd, 2025 by Scott Thompson, as Managing Member of SKT Investments, LLC.

Camille A. Baldwin

Signature of notary public

Commission Expires: 7/2/2027

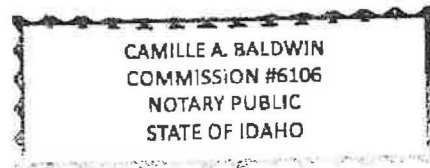


EXHIBIT A

Lot 9 and the South 10 feet of Lot 10 in Block 53 of Londoners First Subdivision, according to the official plat thereof, filed in Book 1 of Plats at Page 16, records of Ada County, Idaho.

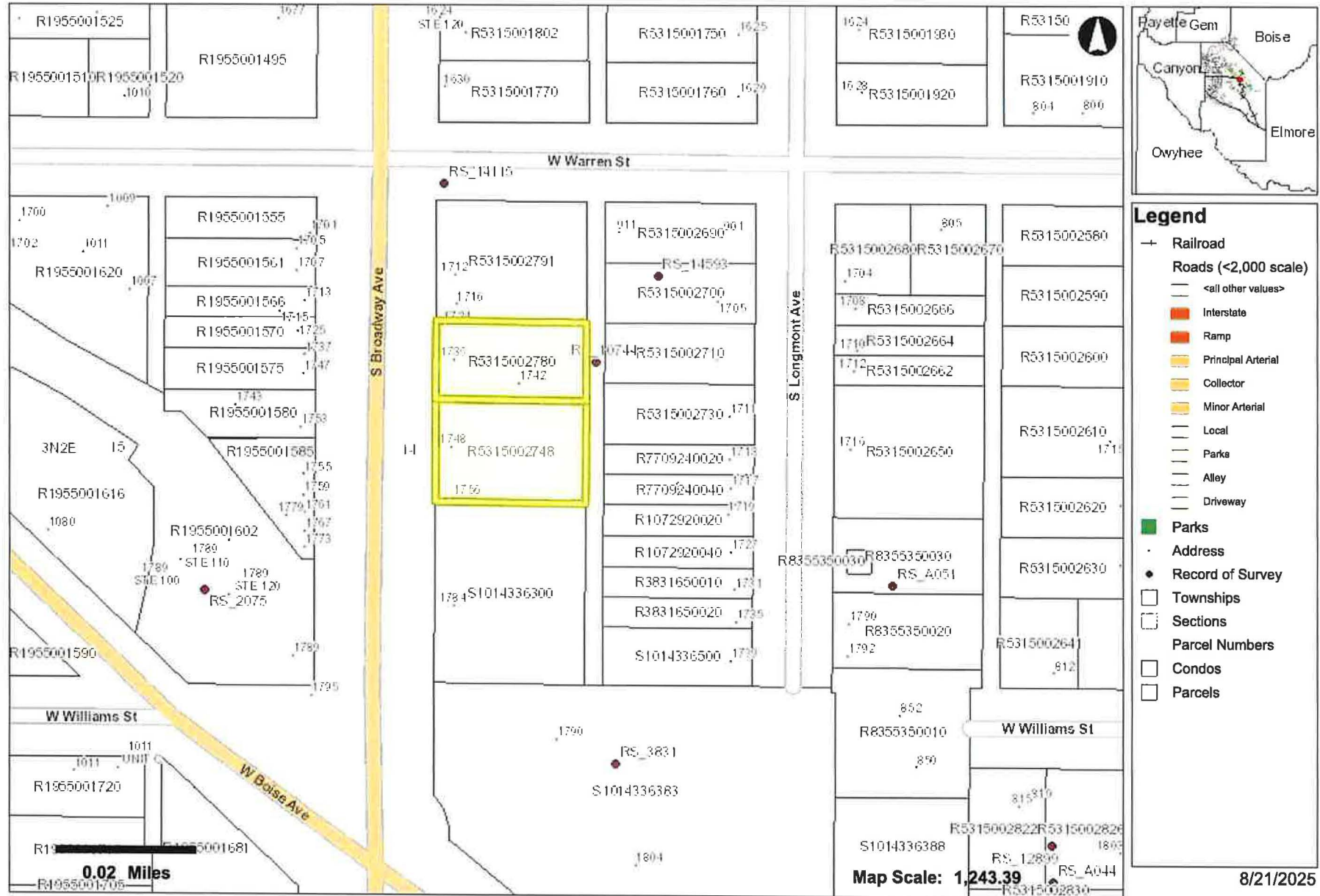
Excepting therefrom that portion of said Lot 9 lying within the following described parcel:
Commencing at the Southwest corner of Section 14, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho, and running North 0°06'30" East along the West line of said Section 14, 350.00 feet to a point; Thence South 89°28'30" East parallel to the South line of said Section 14, 50.00 feet to the TRUE POINT OF BEGINNING; Thence North 0°06'30" East. 150.00 feet to a point; Thence South 89°28'30" East 125.00 feet to a point; Thence South 0°06'30" West 150.00 feet to a point; Thence North 89°28'30" West 125.00 feet to the TRUE POINT OF BEGINNING, Being a portion of the Southwest Quarter of Section 14, Township 3 North, Range 2 East, Boise Meridian, and Part of Lot 9, Block 53 of Londoner's First Subdivision, Ada County, Idaho.

AND

The North 15 feet of Lot 10 and all of Lots 11 and 12 in Block 53 of Londoners First Subdivision, according to the official plat thereof, filed in Book 1 of Plats at Page 16, records of Ada County, Idaho.

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



8/21/2025

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

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 63-16351
Date Received: 7/17/1989
Receipt No: W003661
Received By:

**NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW**

1. Name of Claimant(s): SKT INVESTMENTS LLC
1707 BROADWAY AVE
BOISE ID USA 83706

Phone: (208) 344-5179

2. Date of Priority: 01/01/1959

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
03N	02E	14	SW SW	ADA	

5. Description of diverting works:

TWO WELLS-1-70' DEEP, 1-35' DEEP W/PIPELINE TO COIN-OP LAUNDRY.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
COMMERCIAL	1/01	12/31	0.07	

7. Total Quantity Appropriated is:
0.07 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
03N	02E	14	SW SW		COMMERCIAL	

11. Place of use in counties: ADA

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

13. Other Water Rights Used:

14. Remarks:

Ownership changed by DB 3/15/2002

AKA LOTS 11 & 12, BLOCK 53, LONDONERS FIRST SUBDIVISION.

15. Basis of Claim: Beneficial Use

IDAHO DEPARTMENT OF WATER RESOURCES
PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

EXPLANATORY MATERIAL: BASIS OF CLAIM - Beneficial Use
Parcel No.: R5315002780



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

November 19, 2025

PNW BOYS LLC
1087 W RIVER ST STE 310
BOISE ID 83702-7056

Re: Change in Ownership for Water Right No(s): 63-16351

Dear Water Right Holder(s):

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

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at 208-287-4921.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES

11/18/2025

Proof Report

Water Right 63-16351

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	PNW BOYS LLC 1087 W RIVER ST STE 310 BOISE, ID 83702-7056 amanda@pwmmanagement.com
Original Owner	DORIS E BURGESS 1618 DENVER BOISE, ID 83706 (208) 336-9204
Original Owner	MARVIN A BURGESS 1618 DENVER BOISE, ID 83706 (208) 336-9204
Previous Owner	SKT INVESTMENTS LLC 1707 BROADWAY AVE BOISE, ID 83706 (208) 344-5179

Priority Date: 1/1/1959Basis: DecreedStatus: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
COMMERCIAL	01/01	12/31	0.070 CFS	2.0 AF
	<u>Total Diversion</u>		0.070 CFS	2.0 AF

Source and Point(s) of Diversion:

GROUND WATER	SWSW	Sec. 14, Twp 03N, Rge 02E, ADA County
GROUND WATER	SWSW	Sec. 14, Twp 03N, Rge 02E, ADA County

Place Of Use:

COMMERCIAL within ADA County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	02E	14											X						

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/18/2025

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. | X01 | Commercial use is for Jiffy Clean Laundry. |
| 3. | | Parcel No.: R5315002780 |
| 4. | F02 | 2 points of diversion located in T3N, R2E, S14, SWSW. |

Dates and Other Information:

Decreed Date: 2/16/2007
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDWR State Office
322 E Front Street Suite 648
Post Office Box 83720
Boise, ID 83720-0098

October 30, 2025

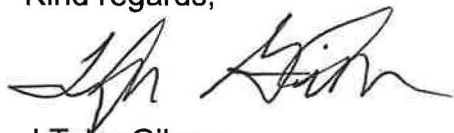
Dear Department of Water Resources,

On October 24th of this year a transaction for the sale of 1742-1756 Broadway Avenue in Boise from SKT Investments LLC to PNW Boys LLC has resulted in a concurrent transfer of the associated water rights. Per instructions provided to me from your department I am including in this mailing the following for your review and approval:

- Completed IDWR Notice of Change form
- Ada County Assessors plat map depicting both properties
- Copy of executed and recorded warranty deed
- Recorded legal description
- Notice of water right claim issued by District Court
- \$25 filing fee

Please let me know if you need additional information and if it is convenient, please notify my office as well when the transfer has taken place.

Kind regards,



J Tyler Gilman
tgilman@grouponesir.com
(208) 941-0033