STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

TRANSFER OF WATER RIGHT
TRANSFER NO. 90147

This is to certify that: SEDDIE CALDWELL II LLC
212 E CROSSROADS BLVD PMB 143
SARATOGA SPGS, UT 84045-2966

has requested a change to the water right(s) listed below. This change in water right(s) is authorized pursuant to the provisions of Section 42-222, Idaho Code. A summary of the changes is also listed below. The authorized change for each affected water right, including conditions of approval, is shown on the following pages of this document.

Summary of Water Rights Before the Proposed Changes

Water Right	Origin/Basis	Priority Date	Diversion Rate	Diversion Volume	Acre Limit	Total Acres	Source
63-35765	WR/DECREED	4/26/1950	0.400 cfs	99.1 af	22.0	76.5	GROUND WATER
63-35766	WR/LICENSE	3/13/1992	0.270 cfs	61.7 af	13.7	76.5	GROUND WATER
63-35767	WR/LICENSE	4/22/1987	0.340 cfs	82.8 af	18.4	76.5	GROUND WATER

Associated Water Rights Also Included in the Transfer Approval (Conditions Updated)

Water Right	Origin/Basis	Priority Date	Diversion Rate	Diversion Volume	Acre Limit	Total Acres	Source
63-33411	WR/LICENSE	4/22/1987	0.610 cfs	146.7 af	32.6	135.5	GROUND WATER
63-11714	WR/LICENSE	3/13/1992	0.490 cfs	109.3 af	24.3	135.5	GROUND WATER
63-2812	WR/DECREED	4/26/1950	0.700 cfs	175.4 af	39.0	135.5	GROUND WATER

SUPPORT DATA
IN FILE #63-35765

Purpose of Transfer (Changes Proposed)

Current Number	Split	POD	POU	Add POD	Period of Use	Nature of Use
63-35765	NO	YES	YES	NO	NO	NO
63-35766	NO	YES	YES	NO	NO	NO
63-35767	NO	YES	YES	NO	NO	NO

Summary Of Water Rights After the Approved Change

Existing Right	New No. (Changed Portion)	Transfer Rate	Transfer Volume	Acre Limit	Total Acres	New No. (remaining portion)	Remaining Rate	Remaining Volume	Remaining Acre Limit	Remaining Total Acres
63-35765	63-35765	0.400 cfs	99.1 af	22.0	78.0	N/A	N/A	N/A	N/A	N/A
63-35766	63-35766	0.270 cfs	61.7 af	13.7	78.0	N/A	N/A	N/A	N/A	N/A
63-35767	63-35767	0.340 cfs	82.8 af	18.4	78.0	N/A	N/A	N/A	N/A	N/A
COMBINED TOTALS		**1.010 cfs**	**243.6 af**	**54.1**	**N/A**		**N/A**	**N/A**	**N/A**	**N/A**

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

TRANSFER OF WATER RIGHT
TRANSFER NO. 90147

This water right(s) is subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources. Detailed Water Right Description(s) attached.

Dated this 1st day of December, 2025.

Cody Parker, Water Resources Supervisor

WATER RIGHT NO. 63-35765

As Modified by Transfer No. 90147

In accordance with the approval of Transfer No. 90147, Water Right No. 63-35765 is now described as follows:

Right Holder: SEDDIE CALDWELL II LLC
212 E CROSSROADS BLVD PMB 143
SARATOGA SPGS, UT 84045-2966

Priority Date: 4/26/1950

Source: GROUND WATER

BENEFICIAL USE	From		To	Diversion Rate	Diversion Volume
IRRIGATION	03/01	to	11/15	0.400 cfs	99.1 af
				0.400 cfs	99.1 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER NWNW Sec 23 Twp 03N Rge 03W CANYON County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
03N	03W	23						37.5	39.0		1.5								78.0

Right Acre Limit: 22.0
POU Total Acres: 78.0

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of 22 acres within the 78 acre authorized place of use in a single irrigation season.
2. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 99.1 af at the field headgate for the place of use.
3. This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.

WATER RIGHT NO. 63-35765

As Modified by Transfer No. 90147

CONDITIONS OF APPROVAL

4. The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company or irrigation district deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.

5. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.

6. Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.

7. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

8. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

9. Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

WATER RIGHT NO. 63-35766

As Modified by Transfer No. 90147

In accordance with the approval of Transfer No. 90147, Water Right No. 63-35766 is now described as follows:

Right Holder: SEDDIE CALDWELL II LLC
212 E CROSSROADS BLVD PMB 143
SARATOGA SPGS, UT 84045-2966

Priority Date: 3/13/1992

Source: GROUND WATER

BENEFICIAL USE	From	To	Diversion Rate	Diversion Volume
IRRIGATION	03/01	to 11/15	0.270 cfs	61.7 af
			0.270 cfs	61.7 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER NWNW Sec 23 Twp 03N Rge 03W CANYON County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
03N	03W	23						37.5	39.0		1.5								78.0

Right Acre Limit: 13.7
POU Total Acres: 78.0

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of 13.7 acres within the 78 acre authorized place of use in a single irrigation season.
2. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 61.7 af at the field headgate for the lands above.
3. This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.

WATER RIGHT NO. 63-35766

As Modified by Transfer No. 90147

CONDITIONS OF APPROVAL

4. The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company or irrigation district deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.

5. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.

6. Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.

7. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

8. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

WATER RIGHT NO. 63-35767

As Modified by Transfer No. 90147

In accordance with the approval of Transfer No. 90147, Water Right No. 63-35767 is now described as follows:

Right Holder: SEDDIE CALDWELL II LLC
212 E CROSSROADS BLVD PMB 143
SARATOGA SPGS, UT 84045-2966

Priority Date: 4/22/1987

Source: GROUND WATER

BENEFICIAL USE	From		To	Diversion Rate	Diversion Volume
IRRIGATION	03/15	to	11/15	0.340 cfs	82.8 af
				0.340 cfs	82.8 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER NWNW Sec 23 Twp 03N Rge 03W CANYON County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
03N	03W	23						37.5	39.0		1.5								78.0

Right Acre Limit: 18.4
POU Total Acres: 78.0

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of 18.4 acres within the authorized 78 acre place of use in a single irrigation season.
2. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 82.8 af at the field headgate for the place of use.
3. This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.

WATER RIGHT NO. 63-35767

As Modified by Transfer No. 90147

CONDITIONS OF APPROVAL

4. The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company or irrigation district deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.

5. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.

6. Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.

7. The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 3/15 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 07/03/1993.

8. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

9. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

WATER RIGHT NO. 63-33411

As Modified by Transfer No. 90147

In accordance with the approval of Transfer No. 90147, Water Right No. 63-33411 is now described as follows:

Right Holder: SIENNA HILLS DEVELOPMENT CORP
4822 N ROSEPOINT WAY STE C
BOISE, ID 83713

Priority Date: 4/22/1987

Source: GROUND WATER

BENEFICIAL USE	From	To	Diversion Rate	Diversion Volume
IRRIGATION	03/15	to 11/15	0.610 cfs	146.7 af
			0.610 cfs	146.7 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER NWSW Sec 14 Twp 03N Rge 03W CANYON County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
03N	03W	14							36.0		37.0	35.0	26.0						134.0
03N	03W	23						1.5											1.5

Right Acre Limit: 32.6
POU Total Acres: 135.5

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of 32.6 acres within the authorized 135.5 acre place of use in a single irrigation season.

2. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 146.7 af at the field headgate for the place of use.

3. This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.

WATER RIGHT NO. 63-33411

As Modified by Transfer No. 90147

CONDITIONS OF APPROVAL

4. The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company or irrigation district deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.

5. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.

6. Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.

7. The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 3/15 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 07/03/1993.

8. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

9. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

WATER RIGHT NO. 63-11714

As Modified by Transfer No. 90147

In accordance with the approval of Transfer No. 90147, Water Right No. 63-11714 is now described as follows:

Right Holder: SIENNA HILLS DEVELOPMENT CORP
4822 N ROSEPOINT WAY STE C
BOISE, ID 83713

Priority Date: 3/13/1992

Source: GROUND WATER

BENEFICIAL USE	From	To	Diversion Rate	Diversion Volume
IRRIGATION	03/01	to 11/15	0.490 cfs	109.3 af
			0.490 cfs	109.3 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER NWSW Sec 14 Twp 03N Rge 03W CANYON County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
03N	03W	14							36.0		37.0	35.0	26.0						134.0
03N	03W	23						1.5											1.5

Right Acre Limit: 24.3
POU Total Acres: 135.5

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of 24.3 acres within the 135.5 acre authorized place of use in a single irrigation season.
2. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 109.3 af at the field headgate for the lands above.
3. This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.

WATER RIGHT NO. 63-11714

As Modified by Transfer No. 90147

CONDITIONS OF APPROVAL

4. The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company or irrigation district deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.

5. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.

6. Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.

7. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

8. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

WATER RIGHT NO. 63-2812

As Modified by Transfer No. 90147

In accordance with the approval of Transfer No. 90147, Water Right No. 63-2812 is now described as follows:

Right Holder: SIENNA HILLS DEVELOPMENT CORP
4822 N ROSEPOINT WAY STE C
BOISE, ID 83713

Priority Date: 4/26/1950

Source: GROUND WATER

BENEFICIAL USE	From	To	Diversion Rate	Diversion Volume
IRRIGATION	03/01	to 11/15	0.700 cfs	175.4 af
			0.700 cfs	175.4 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER NWSW Sec 23 Twp 03N Rge 03W CANYON County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
03N	03W	14							36.0		37.0	35.0	26.0						134.0
03N	03W	23						1.5											1.5

Right Acre Limit: 39.0
POU Total Acres: 135.5

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of 39.0 acres within the 135.5 acre authorized place of use in a single irrigation season.
2. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 175.4 af at the field headgate for the place of use.
3. This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.

WATER RIGHT NO. 63-2812

As Modified by Transfer No. 90147

CONDITIONS OF APPROVAL

4. The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company or irrigation district deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.

5. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.

6. Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.

7. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

8. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

9. Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

State of Idaho
Department of Water Resources

Attachment to Transfer No. 90147

Water Right(s): 63-35765, 63-35766, 63-35767

This map depicts the IRRIGATION place of use boundary for the water rights at the time of this approval and is attached to the approval document solely for illustrative purposes.



- Transfer POD
- Transfer POU
- Township/Range
- Sections
- QQ

N

0 0.07 0.15 0.3 Miles

Rev. 11/24

Rcvd @ State office
10/24/2025
per receipt date

RECEIVED
OCT 27 2025
WATER RESOURCES
WESTERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT

GENERAL INFORMATION AND INSTRUCTIONS

Pursuant to Section 42-222(1), *Idaho Code*, a transfer application may be filed to change the point of diversion, place of use, period of use, or nature of use of all or part of an established water right. Any person proposing to make such a change is required to file a transfer application with the Department. "Such application shall be upon forms furnished by the department and shall describe the [water right] to be changed and the changes which are proposed and shall be accompanied by the statutory filing fee." *Idaho Code* § 42-222(1).

The Department has developed this application form to assist applicants in satisfying the requirements of Section 42-222(1). This application form requests information about the applicant's authority to file (Part 1), information about the current elements of the water right(s) to be changed (Part 2), information about the proposed changes (Part 3), information about the validity of the water right(s) and the effects of the proposed changes (Part 4), and confirmation that the information provided is truthful (Part 5).

The applicant or their representative must provide a response for all applicable questions, any additional information required, and the proper filing fee before this application will be considered complete. If an application is incomplete or more information is required, the Department will notify the applicant or representative and allow time for the application to be completed. An application that remains incomplete will be returned to the applicant and the filing fee will be refunded.

An application for transfer is limited to the changes proposed for a single water distribution system. A proposal to change two or more separate water distribution systems, that will remain separate after the transfer, must be filed as separate applications. Applicants may provide additional pages to supplement their responses to the questions posed on this application form. Supplemental forms for listing additional water rights, points of diversion, or places of use can be found on the Department's website (idwr.idaho.gov). If you need assistance understanding the questions on this form, generating current water right reports, determining legal descriptions, or accessing water measurement records feel free to contact the nearest regional office of the Department.

PART 1 – CONTACT INFORMATION, OWNERSHIP RECORDS, AUTHORITY TO FILE

Name(s) of Applicant(s) Seddie Caldwell II LLC

Mailing Address 212 E Crossroads Blvd #143, Saratoga Springs UT 84045

Email* brent@reoxygen.com **Phone** 435-862-9515

Name of Representative (if any) HDR

Mailing Address 412 E Parkcenter Blvd, Ste 100, Boise ID 83706

Email* lori.graves@hdrinc.com **Phone** 208-872-9519

*If an email address is provided, Department staff will use email as the primary method for corresponding with the applicant and representative about the application.

A. Representative. If the representative is authorized to sign or amend the application on behalf of the applicant, attach documents confirming that authority. Label documents as Attachment 1A.

B. Current Owner. If the applicant is not the current owner of record for all water rights included in this application, attach documents showing that the applicant has the authority to make the proposed changes. Label documents as Attachment 1B.

C. Updating Ownership Records. Applicants needing to update the ownership records for any of the water rights included in this application must attach documents supporting the ownership change. Such documents must trace ownership of the subject water rights or the current place of use for the subject water rights from the current owner of record for the water rights to the applicant. Label documents as Attachment 1C.

D. Business Entities. If the applicant is a business entity (corporation, LLC, partnership, trust, etc.), is the entity currently registered with the Idaho Secretary of State?

☐ Yes. If this application is signed by someone other than a person listed on the most recent annual report filed with the Idaho Secretary of State, attach documents confirming the authority of the signer to sign on behalf of the business entity. Label documents as Attachment 1D.

☑ No. Attach documents confirming the authority of the signer to sign on behalf of the business entity. Label documents as Attachment 1D.

E. Approval of Irrigation Delivery Entity. Section 42-108, *Idaho Code*, states that a transfer application proposing to change water rights held by an irrigation company or district requires the consent of the irrigation entity. If this application proposes to change water rights held by an irrigation entity, attach a letter of consent from the entity (labeled as Attachment 1E) or have an authorized representative of the entity co-sign the application.

F. Encumbered Properties. If the current place of use for the water rights included in this application is subject to a lien, deed of trust, mortgage, or contract and the application proposes to change the nature of use of the water rights or to move water rights off the current place of use, attach a statement of consent for the change signed by the lien holder, trustee, mortgagor or contract holder. Label documents as Attachment 1F.

G. Legal Access. If the applicant is not the current owner of the proposed point(s) of diversion, conveyance system, or place(s) of use, provide evidence of legal access to the land or infrastructure not owned by the applicant. Label documents as Attachment 1G. For example, an applicant may provide a letter of consent from the owner of the land or conveyance system or may have the owner co-sign the application. For applications proposing to divert water on or convey water across federal land, an applicant is not required to demonstrate legal access to the federal land prior to approval. Instead, if the transfer application is approved, the applicant must obtain access authorization from the relevant federal agency prior to diverting water under the subject water rights.

PART 2 – WATER RIGHTS BEFORE PROPOSED CHANGES

A. Current Water Rights. For each water right proposed to be changed, attach a current water right report obtained from any Department office or from the Department's website (idwr.idaho.gov). Label water right reports as Attachment 2A.

B. Map of Current System. Attach a map of the current point(s) of diversion and place(s) of use for the water rights to be changed. The map should clearly depict the elements of the water rights to be changed. For example, if the application proposes to change the point of diversion for a water right, the map should display the current location of the point of diversion. For irrigation water rights, the map should also identify the location of the irrigated acres to be changed. Label map as Attachment 2B.

C. Current Location of Irrigated Acres. If this application proposes to change the place of use or nature of use for only a portion of an irrigation water right, use the following table to identify the current location of the irrigated acres to be changed. If additional pages are required, label additional pages as Attachment 2C. If this application proposes to change or rearrange the entire place of use for irrigation water right(s), skip to Part 3.

☐ **N/A. This application does not propose to change the place of use or nature or use of an irrigation water right or this application proposes to change the place of use or nature of use for an entire irrigation right.**

Current Location of Irrigated Acres to be Changed Common to all three water rights

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	
3N	3W	23						37.5	39										76.5

54.1 acres irrigation within a 76.5-acre ppu **Total Irrigated Acres to be Changed:** 76.5

PART 3 – DESCRIPTION OF PROPOSED CHANGES

A. Purpose of Transfer. Section 42-222(1), *Idaho Code*, states that transfer applications may only be filed to change the point of diversion, place of use, period of use, or nature of use of an established water right. Section 42-248(3), *Idaho Code*, authorizes water right ownership changes to be described on a transfer application. Identify the changes proposed in this application:

- ☑ Change point(s) of diversion
- ☐ Add point(s) of diversion
- ☐ Change nature of use
- ☑ Change place of use
- ☐ Change period of use
- ☑ Update water right ownership records

B. Proposed Changes. Describe the proposed changes in narrative form:

See attached narrative.

C. Summary of Proposed Changes.

1. Water Rights. Use the following table to list all water rights, or portions thereof, that are proposed to be changed as they would appear after the proposed changes. In the Amount column, list the volume in acre-feet (af) for storage uses or the rate in cubic feet per second (cfs) for all other uses.

All	Part	Right Number	Amount (cfs/af)	Nature of Use	Period of Use	Source
☐	☑	63-2812	0.4/99.1	Irrigation	3/1 to 11/15	Ground Water
☐	☑	63-11714	0.27/61.7	Irrigation	3/1 to 11/15	Ground Water
☐	☑	63-33411	0.34/82.8	Irrigation	3/15 to 11/15	Ground Water
☐	☐				to	
☐	☐				to	
☐	☐				to	
☐	☐				to	
☐	☐				to	
☐	☐				to	
☐	☐				to	

2. Total Amounts. Calculate the total quantity, in cfs or af, of water rights that are proposed to be changed through this application. For an application proposing to only change the place of use for irrigation rights, the total quantity of water is calculated by comparing the current place of use to the proposed place of use, summing the number of acres increased in each legal subdivision, and quantifying the proportional amount of diversion rate for the increased acres. For an application proposing to change or add points of diversion for irrigation or any other beneficial use, the total amount is the total diversion rate for the changed portion of the right.

Total Amount of Water Rights Proposed to be Changed: 1.01 **cfs and/or** _____ **af.**

3. Point(s) of Diversion. Use the following table to list all the proposed points of diversion for the water rights to be changed, including any current points of diversion that will continue to be used as part of the proposed water distribution system.

The legal description for the proposed point(s) of diversion must be to the nearest 40-acre subdivision (QQ) or U.S. Government Lot of the Public Land Survey System (PLSS). PLSS information is typically available from USGS topo maps, property deeds, tax bills or various mapping tools on the Department's website.

For points of diversion within platted subdivisions, list the lot and block number in the "Diversion Name/Number" column. An application proposing an injection into a stream and a re-diversion from that stream must list the source for the original diversion as the source for the injection and re-diversion points. If this application proposes construction of a new diversion structure (for example, a new ground water well or a new pump station on a creek), please indicate the status in the appropriate column.

☐ **N/A. This application does not propose to add or change any points of diversion.**

Proposed Points of Diversion

New?	Twp	Rge	Sec	Lot	1/4	1/4	1/4	County	Source	Diversion Name/Number
Yes	3N	3W	23			NW	NW	Canyon	Ground Water	

4. Place of Use. The proposed place of use must be described to the nearest 40-acre subdivision (QQ) or U.S. Government Lot of the Public Land Survey System. Government lot numbers can be noted in parenthesis below the approximate quarter-quarter location of the government lot. For water rights held by irrigation districts, municipal providers or irrigation companies, the proposed place of use may be generally described as authorized by Sections 42-202B, 42-219 and 42-222B, *Idaho Code*.

☐ **N/A. This application does not propose to change the place of use.**

Proposed Place of Use Proposed for each of applicant's water right split portions

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	
3N	3W	23						37.5	39		1.5								78

54.1 acres irrigation within a 78-acre ppu **Total Irrigated Acres:** 78

5. Map of Proposed System. Attach a map showing the location of the points of diversion, reservoirs, dams, canals, ditches, pipelines and other works proposed to divert and convey water. Also show the location of the place of use, including any lands to be irrigated. The map should delineate the legal subdivisions including townships, ranges, sections, quarter-quarters and government lots. Label map as Attachment 3C.

PART 4 – ADDITIONAL INFORMATION

Section 42-222(1), *Idaho Code*, establishes the criteria used to evaluate transfer applications. An applicant bears the burden of demonstrating that the water right to be changed is a valid right, that the proposed use is a beneficial use, and that the proposed changes will not injure other water rights, will not enlarge the use of the original rights, are in the local public interest, and are consistent with the conservation of water resources within the state of Idaho. To satisfy this burden, an applicant must provide sufficient data and information for the

Department to evaluate the effects of the proposed change. The Department may deny an application if the applicant fails to provide sufficient data and information to determine whether the criteria from Section 42-222(1) are satisfied. In addition to the information requested in Parts 1-3 of this application, the following information must be provided for an application to be considered complete. Department staff may request additional information or clarification as the application is processed.

A. Validity of Water Rights

1. If one or more of the water rights proposed to be changed is a statutory claim, established pursuant to Section 42-248, *Idaho Code*, attach evidence supporting the priority date claimed. Label documents as Attachment 4A-1. For statutory claims, the Department may conduct a field inspection as part of the application review process to evaluate the water right elements listed on the statutory claim.

2. Has any portion of the water right(s) proposed to be changed undergone a period of five or more consecutive years of non-use?

☐ Yes. Attach a statement describing the portion of the right(s) that were not used and the length of time of the non-use. In addition, identify any exception or defense to forfeiture and provide a detailed description as to why the water rights have not been lost and forfeited for non-use. Label documents as Attachment 4A-2. Statutory exceptions or defenses to forfeiture are set forth in Section 42-223, *Idaho Code*.

☑ No.

B. Injury to Other Water Rights

1. Identify any other water right(s) diverted at the current point(s) of diversion.

Remaining of proposed split rights

2. Identify any other water right(s) diverted at the proposed point(s) of diversion.

None

3. Is the proposed point of diversion within a state water district? ☐ Yes. Water District #_____. ☑ No.

4. If already constructed and in use, are the proposed points of diversion equipped with Department-approved measuring devices? ☐ Yes. ☐ No.

5. If this application proposes to divert a surface water right from a ground water well, attach a technical analysis evaluating the hydraulic connection between the proposed ground water point of diversion and the source of water listed on the right to be changed. Label technical analysis as Attachment 4B-5.

6. If this application proposes changing the point of diversion for a ground water right in the Eastern Snake Plain Aquifer (ESPA), attach a technical analysis of the anticipated depletions to reaches of the Snake River that are hydraulically connected to the ESPA using the Department's current ground water model for the ESPA. The technical analysis must evaluate depletion impacts in a time-series format at transient and steady state time steps. To assist applicants in preparing the required technical analysis, the Department has developed a transfer tool interface for the ESPA model. The transfer tool and user instructions can be downloaded from the Department's website (idwr.idaho.gov). If the proposed and current points of diversion are in the same or adjacent model cells, no technical analysis is required, unless specifically requested by the Department. Label technical analysis as Attachment 4B-6.

C. Enlargement in Use

1. Identify any other water rights used at the current place of use, including the number of shares in a canal company or acres assessed by an irrigation district.

Wilder Irrigation District surface water is appurtenant to 25.55 acres under Account W-229-0.

2. Identify any other water rights used at the proposed place of use, including the number of shares in a canal company or acres assessed by an irrigation district.

See above.

3. If this application proposes changing the place of use or nature of use for irrigation water rights, will the current place of use, for the portion of the right to be changed, continue to be irrigated?

☑ Yes. Identify the water right(s) to be used for the continued irrigation.
Current water rights' ppu proposed to be split according to ownership

☐ No. The place of use for the portion to be changed will no longer be irrigated.

☐ N/A. The application does not propose to change the place of use for irrigation rights.

4. Unstacking Water Rights for Irrigation. If this application proposes to change the place of use for an irrigation water right that is combined with other irrigation rights at the current place of use but does not propose to change the place of use for all the stacked irrigation rights, attach evidence of the historical consumptive use occurring under all water rights at the current place of use. For irrigation rights, this should include at least five years of diversion data and/or crop data and estimates of evapotranspiration. Label the information as Attachment 4C-4. Evapotranspiration data may be available on the Department's website (http://et-idwr.idaho.gov)

5. If the application proposes to change the nature of use for a water right, attach evidence of the historical consumptive use occurring under the portion of the water right to be changed. For irrigation rights, this should include diversion data, crop data and estimates of evapotranspiration. Label the information as Attachment 4C-5. Evapotranspiration data may be available on the Department's website (http://et-idwr.idaho.gov)

6. If the application proposes to change the nature of use of a water right to municipal use for reasonably anticipated future needs, complete the form titled "Municipal Water Right Application Checklist" found on the Department's website (idwr.idaho.gov). Label the form as Attachment 4C-6.

7. To your knowledge, are any portions of the water rights proposed to be changed:

Yes	No	
☐	☑	currently leased to the Water Supply Bank? If yes, complete the form titled "Application for Transfer of Water Right Attachment WSB" found on the Department's website (idwr.idaho.gov). Label the Form as Attachment 4C-7.
☐	☑	currently used in a mitigation plan limiting the use of water under the right?
☐	☑	subject to an agreement not to divert (CREP)?
☐	☑	currently enrolled in a federal set-aside program (CRP)?

D. Local Public Interest

The department must consider whether the proposed changes are in the local public interest as defined in Section 42-202B(3), *Idaho Code*. Some of the local public interest factors that may be considered in conjunction with a transfer application are (1) Recreation, fish, and wildlife impacts, (2) Water quality or contamination concerns, (3) Local and state ordinances, regulations, or policies related to water use, (4) Goals, requirements and limits set forth in the State Water Plan. If you choose to provide information about local public interest factors, label the information as Attachment 4D.

E. Conservation of Water Resources

Describe the diversion works and water delivery system. This may include sizes and dimensions of pumps, pipelines, headgates, ditches, dams, impoundments and irrigation equipment.

New well, pump, pressurized system

PART 5 – FILING FEE AND SIGNATURE

A. Filing Fee. Filing fees for transfer applications are set forth in Section 42-221.O, *Idaho Code*. A table summarizing the filing fees for transfer applications is also found on the Department's website (idwr.idaho.gov). Any application proposing to change the nature of use for one or more rights requires an additional filing fee of $250. Applications proposing to update the ownership records for water rights must also include the appropriate filing fee to update the ownership records. For any application relying on the filing fee set forth in Section 42-221.O.8, *Idaho Code*, attach a statement describing how the application qualifies under Section 42-221.O.8. Label documents as Attachment 5A.

B. Affidavit of Applicant or Representative:

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.

Brent Thompson	Brent Thompson, Manager, Seddie Caldwell, II	10/23/2025
Signature of Applicant or Representative*	Print Name and Title, if applicable	Date
Signature of Applicant or Representative*	Print Name and Title, if applicable	Date

*If water rights included in this application are owned by multiple people or entities, each owner must sign the application form.

FOR DEPARTMENT USE ONLY

Fee Paid: $_____ Receipt #: C123754 Date: 10/24/2025 Receipted by: KW

Add'l Paid: $_____ Receipt #: _____ Date: _____ Receipted by: _____

ATTACHMENT 1C

OWNERSHIP

90147

2021-034204
RECORDED
05/11/2021 02:06 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 MKEYES $15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

AFTER RECORDING MAIL TO:

Seddie Caldwell II, LLC
212 East Crossroads Blvd. #143
Saratoga Springs, UT 84045

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

WARRANTY DEED

File No.: 4102-3710794 **(PC)** Date: **May 06, 2021**

For Value Received, **Granite Creek Team, LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Seddie Caldwell II, LLC, a Utah limited liability company**, hereinafter referred to as Grantee, whose current address is **212 East Crossroads Blvd. #143, Saratoga Springs, UT 84045**, the following described premises, situated in **Canyon** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

This parcel is a portion of the West half of the Northwest quarter of Section 23, Township 3 North, Range 3 West, Boise Meridian, Caldwell, Canyon County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of the West half of the Northwest quarter; thence
North 89°37'26" East a distance of 1325.21 feet along the North boundary of the Northeast corner of the West half of the Northwest quarter; thence
South 00°38'15" West a distance of 2645.99 feet along the East boundary of the West half of the Northwest quarter to the Southeast corner of the West half of the Northwest quarter; thence
South 89°35'22" West a distance of 1324.03 feet along the South boundary of the West half of the Northwest quarter to the Southwest corner of the West half of the Northwest quarter; thence
North 00°36'42" East a distance of 1592.52 feet along the West boundary of the West half of the Northwest quarter to a point; thence
South 89°23'18" East a distance of 262.53 feet to a point; thence
North 00°36'42" East a distance of 250.97 feet to a point; thence
North 89°23'18" West a distance of 262.53 feet to a point on the West boundary of the West half of the Northwest quarter; thence
North 00°36'42" East a distance of 803.28 feet along the West boundary of the West half of the Northwest quarter to the Point of Beginning.

Excepting therefrom the following described parcel:

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A parcel is situated in a portion of the Northwest quarter of the Northwest quarter of Section 23, Township 3 North, Range 3 West, Boise Meridian, Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Northwest quarter of the Northwest quarter; thence
North 89°37'26" East a distance of 335.13 feet along the North boundary of said Northwest quarter of the Northwest quarter to a point; thence leaving said North boundary
South 00°22'34" East a distance of 517.00 feet to the Point of Beginning; thence
North 89°37'27" East a distance of 117.07 feet to a point; thence
South 00°22'34" East a distance of 19.75 feet to a point; thence
South 10°19'25" East a distance of 110.34 feet to a point; thence
South 04°22'50" West a distance of 41.71 feet to a point; thence
South 89°37'27" West a distance of 135.60 feet to a point; thence
North 00°36'42" East a distance of 170.02 feet to the Point of Beginning.

APN: **32981010 0**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

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Granite Creek Team, LLC, an Idaho limited liability company

By: _____
Name: James S. Osterman
Title: Manager

STATE OF ~~Idaho~~ ARIZONA)
SS.
COUNTY OF ~~Ada~~ MARICOPA)

This record was acknowledged before me on 5-7-2021 by James S. Osterman as Manager of Granite Creek Team, LLC, .

Paul Schlenker
Notary Public
Maricopa County, Arizona
My Comm. Expires 05-16-2023
Commission No. 562261

_____
Signature of Notary Public
My Commission Expires: May 16, 2023

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ATTACHMENT 1D

AUTHORITY TO SIGN

90147

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

SEDDIE CALDWELL II, LLC

Entity Number:

12292335-0160

Entity Type:

Domestic Limited Liability Company

Entity Subtype:

Limited Liability Company

Formation Date:

05/05/2021

Profession:

N/A

Formation Effective Date:

05/05/2021

Entity Status:

Active

Renew By Date:

05/31/2026

Entity Status Details:

Current

Last Renewed Date:

06/02/2025

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Status Updated On:

06/02/2025

REGISTERED AGENT INFORMATION

Name:

BECK ACCOUNTING PSC INC.

Registered Agent Type:

Entity

Entity Number:

0 (/BusinessSearch/BusinessInformation?businessId=0&Source=fromFormation)

Status:

Active

Street Address:

212 E CROSSROADS BLVD #143, SARATOGA SPRINGS, UT, 84045, USA

Last Updated:

9/13/2024 9:22:44 PM

PRINCIPAL INFORMATION

Title	Name	Address	Last Updated
Manager	BRENT THOMPSON	212 E. CROSSROADS BLVD., PROVO, UT, 84604, USA	09/13/2024
Manager	TODD PEDERSEN	212 E. CROSSROADS BLVD., SARATOGA SPRINGS, UT, 84045, USA	09/19/2024

Page 1 of 1, records 1 to 2 of 2

ADDRESS INFORMATION

Physical Address: 90147

212 E CROSSROADS BLVD #143, Saratoga Springs, UT, 84045, USA

Updated Date:

9/13/2024 8:42:59 PM

Mailing Address:

Updated Date:

Filing History Name History Mergers/Conversions Associated DBAs

Return to Search Return to Results

90147

ATTACHMENT 2A

CURRENT WATER RIGHTS

90147

Close

Water Right Report : 63-2812(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	SIENNA HILLS DEVELOPMENT CORP	4822 N ROSEPOINT WAY STE C	BOISE	ID	83713
Original Owner	SWENSON, BARBARA A	1788 HWY 95	COUNCIL	ID	83612
Original Owner	SWENSON, NEIL J	1788 HWY 95	COUNCIL	ID	83612

Water Right Status

Priority Date : 4/26/1950
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	03N	03W	23	0		NW	SW	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	1.10 CFS	274.50 AFA
TOTAL			1.10 CFS	274.50 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03N	03W	14			SW	NW	36.0
03N	03W	14			NE	SW	37.0
03N	03W	14			NW	SW	35.0
03N	03W	14			SW	SW	26.0
03N	03W	23			NW	NW	39.0
03N	03W	23			SW	NW	39.0

Irrigation Totals

Total Acres	Acre Limit
212.00	61.00

Conditions

Code	Condtions
X27	This right is limited to the irrigation of 61.0 acres within the 212.0 acre authorized place of use in a single irrigation season.
WB7	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 274.5 af at the field headgate for the place of use.
X35	Rights 63-33411, 63-11714, and 63-2812 when combined shall not exceed a total annual maximum diversion volume of 675.0 af at the field headgate, and the irrigation of 150.0 acres.
R61	This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
065	The right holder shall make full beneficial use of all surface water rights available to the right holder for irrigation of the lands authorized to be irrigated under this right. The right holder shall limit the diversion of ground water under this right to those times when the surface water supply is not available or the surface water supply is not reasonably sufficient to irrigate the place of use authorized under this right.

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104	If the surface water right(s) appur[illegible]t to the place of use is abandoned, forfeited, sold, transferred, l[illegible]or used on any other place of use, this right to divert gro[illegible]d water shall not be used without an approved transfer pursuant to Section 42-222, Idaho Code, or approval of the Department if a transfer is not required.
01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
046	Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
F06	The following rights are diverted through point(s) of diversion described above: 63-2812, 63-11714 and 63-33411.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Dates	
Licensed Date :	
Decreed Date : 2/6/2009	
Permit Proof Due Date :	
Permit Proof Made Date :	
Permit Approved Date :	
Permit Moratorium Expiration Date :	
Enlargment Use Priority Date :	
Enlargement Statute Priority Date :	
Application Recevied Date:	
Protest Deadline Date:	

Other Information
State or Federal : S
Water District Number : TBD
Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 4.5
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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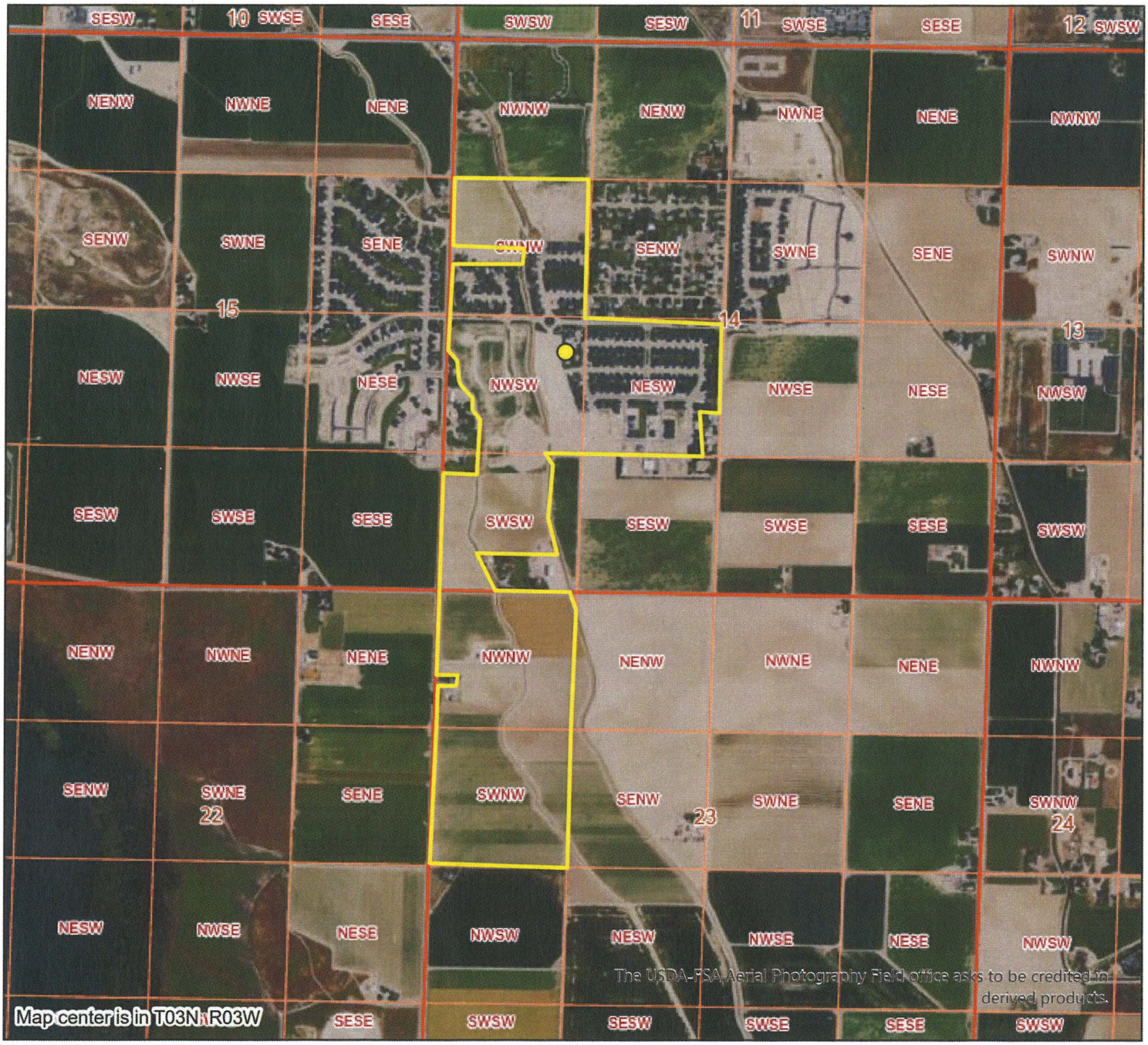
State of Idaho
Department of Water Resources

Water Right

63-2812

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





0 0.1 0.2 0.4 0.6 0.8
Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

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Date created: 5/14/2025

Close

Water Right Report : 63-11714(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	SIENNA HILLS DEVELOPMENT CORP	4822 N ROSEPOINT WAY STE C	BOISE	ID	83713
Original Owner	SWENSON, BARBARA A	1788 HWY 95	COUNCIL	ID	83612
Original Owner	SWENSON, NEIL J	1788 HWY 95	COUNCIL	ID	83612

Water Right Status

Priority Date : 3/13/1992
Basis : License
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	03N	03W	14	0		NW	SW	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.76 CFS	171.00 AFA
TOTAL			0.76 CFS	171.00 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03N	03W	14			SW	NW	36.0
03N	03W	14			NE	SW	37.0
03N	03W	14			NW	SW	35.0
03N	03W	14			SW	SW	26.0
03N	03W	23			NW	NW	39.0
03N	03W	23			SW	NW	39.0

Irrigation Totals

Total Acres	Acre Limit
212.00	38.00

Conditions

Code	Condtions
X27	This right is limited to the irrigation of 38 acres within the 212.0 acre authorized place of use in a single irrigation season.
WB7	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 171.0 af at the field headgate for the lands above.
X35	Rights 63-33411, 63-11714, and 63-2812 when combined shall not exceed a total annual maximum diversion volume of 675.0 af at the field headgate, and the irrigation of 150.0 acres.
R61	This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
065	The right holder shall make full beneficial use of all surface water rights available to the right holder for irrigation of the lands authorized to be irrigated under this right. The right holder shall limit the diversion of ground water under this right to those times when the surface water supply is not available or the surface water supply is not reasonably sufficient to irrigate the place of use authorized under this right.

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104	If the surface water right(s) appurtenant to the place of use is sold, transferred, leased or used on any other place of use, this right to divert groundwater shall not be used without an approved transfer pursuant to Section 42-222, Idaho Code, or approval of the Department if a transfer is not required.
01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
046	Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
F06	The following rights are diverted through point(s) of diversion described above: 63-11714, 63-33411 and 63-2812.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Dates

Licensed Date : 10/19/2006
Decreed Date :
Permit Proof Due Date : 5/1/1996
Permit Proof Made Date : 3/5/1996
Permit Approved Date : 1/16/1996
Permit Moratorium Expiration Date : 12/31/1994
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied Date: 3/13/1992
Protest Deadline Date:

Other Information

State or Federal :
Water District Number : TBD
Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 4.5
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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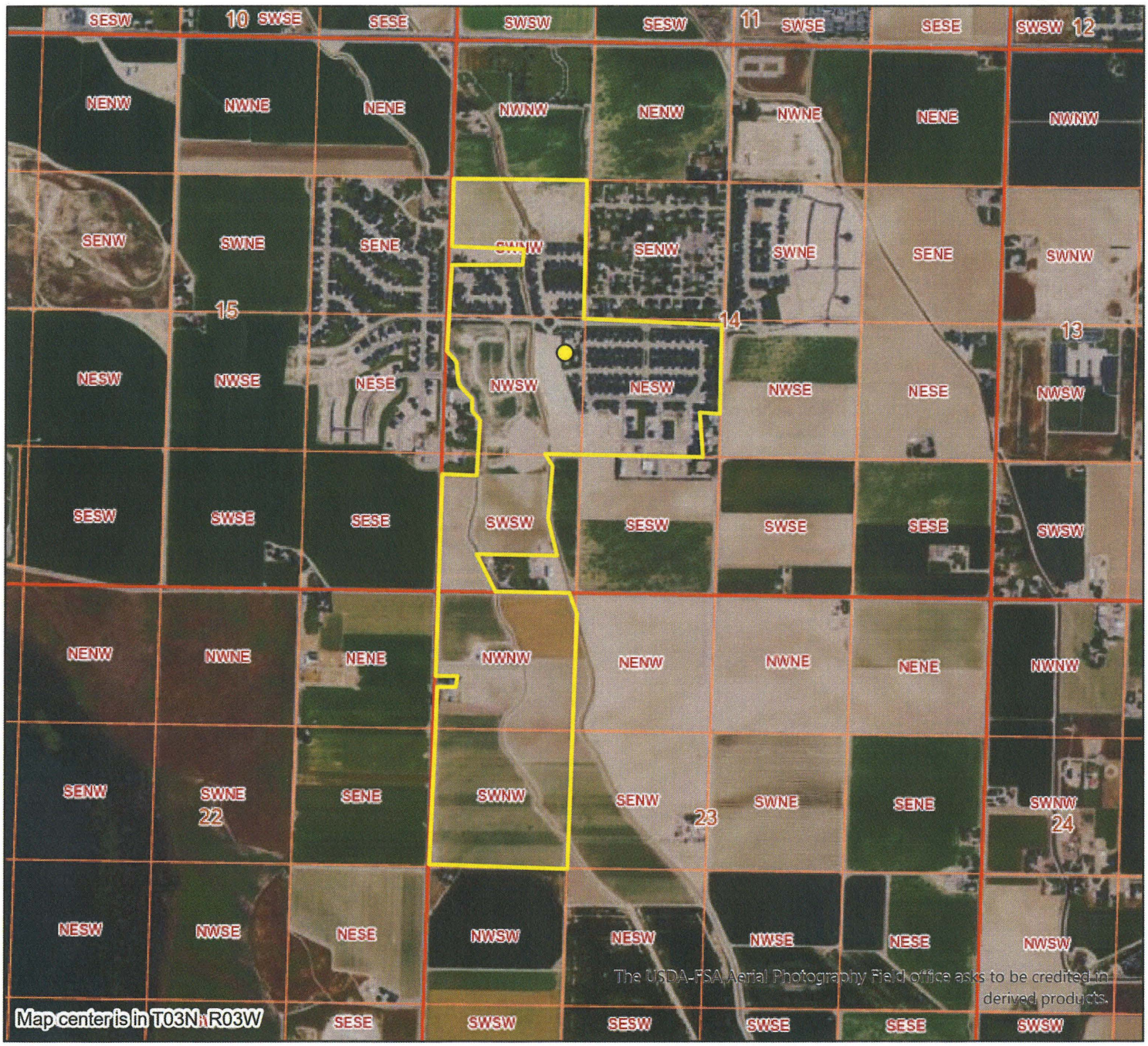
State of Idaho
Department of Water Resources

Water Right

63-11714

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





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Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

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Date created: 5/14/2025

Close

Water Right Report : 63-33411(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	SIENNA HILLS DEVELOPMENT CORP	4822 N ROSEPOINT WAY STE C	BOISE	ID	83713
Original Owner	SWENSON, BARBARA A	1788 HWY 95	COUNCIL	ID	83612
Original Owner	SWENSON, NEIL J	1788 HWY 95	COUNCIL	ID	83612

Water Right Status

Priority Date : 4/22/1987
Basis : License
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	03N	03W	14	0		NW	SW	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.95 CFS	229.50 AFA
TOTAL			0.95 CFS	229.50 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03N	03W	14			SW	NW	36.0
03N	03W	14			NE	SW	37.0
03N	03W	14			NW	SW	35.0
03N	03W	14			SW	SW	26.0
03N	03W	23			NW	NW	39.0
03N	03W	23			SW	NW	39.0

Irrigation Totals

Total Acres	Acre Limit
212.00	51.00

Conditions

Code	Condtions
X27	This right is limited to the irrigation of 51.0 acres within the authorized 212.0 acre place of use in a single irrigation season.
WB7	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 229.5 af at the field headgate for the place of use.
X35	Rights 63-33411, 63-11714, and 63-2812 when combined shall not exceed a total annual maximum diversion volume of 675.0 af at the field headgate, and the irrigation of 150.0 acres.
R61	This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
065	The right holder shall make full beneficial use of all surface water rights available to the right holder for irrigation of the lands authorized to be irrigated under this right. The right holder shall limit the diversion of ground water under this right to those times when the surface water supply is not available or the surface water supply is not reasonably sufficient to irrigate the place of use authorized under this right.

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104	If the surface water right(s) appur[illegible]t to the place of use is abandoned, forfeited, sold, transferred, l[illegible]or used on any other place of use, this right to divert ground water shall not be used without an approved transfer pursuant to Section 42-222, Idaho Code, or approval of the Department if a transfer is not required.
01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
046	Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
X61	The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 3/15 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 07/03/1993.
F06	The following rights are diverted through point(s) of diversion described above: 63-11714, 63-33411 and 63-2812.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Dates	
Licensed Date : 7/3/1993	
Decreed Date :	
Permit Proof Due Date :	
Permit Proof Made Date :	
Permit Approved Date :	
Permit Moratorium Expiration Date :	
Enlargment Use Priority Date :	
Enlargement Statute Priority Date :	
Application Recevied Date:	
Protest Deadline Date:	

Other Information
State or Federal :
Water District Number : TBD
Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 4.5
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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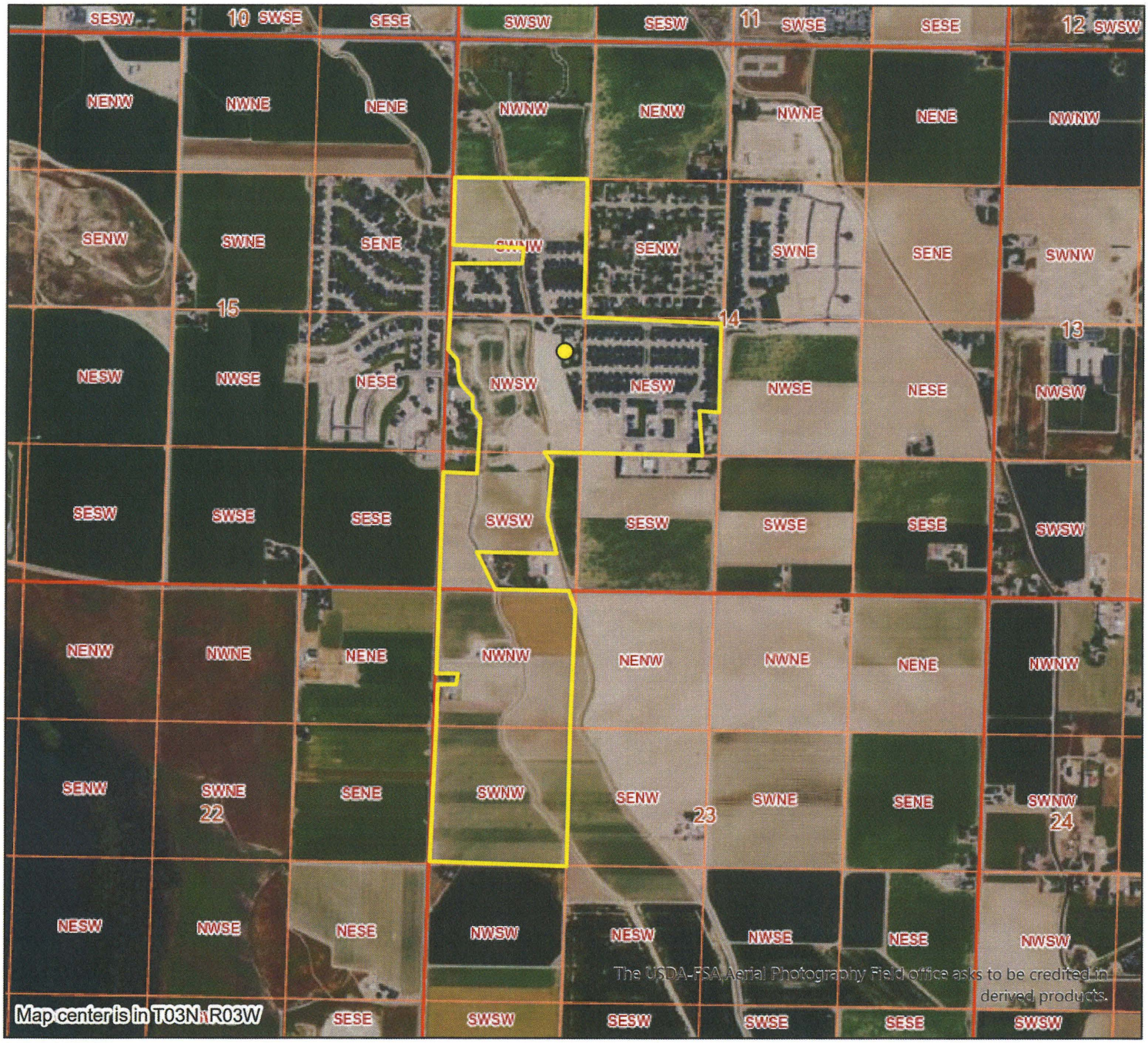
State of Idaho
Department of Water Resources

Water Right

63-33411

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



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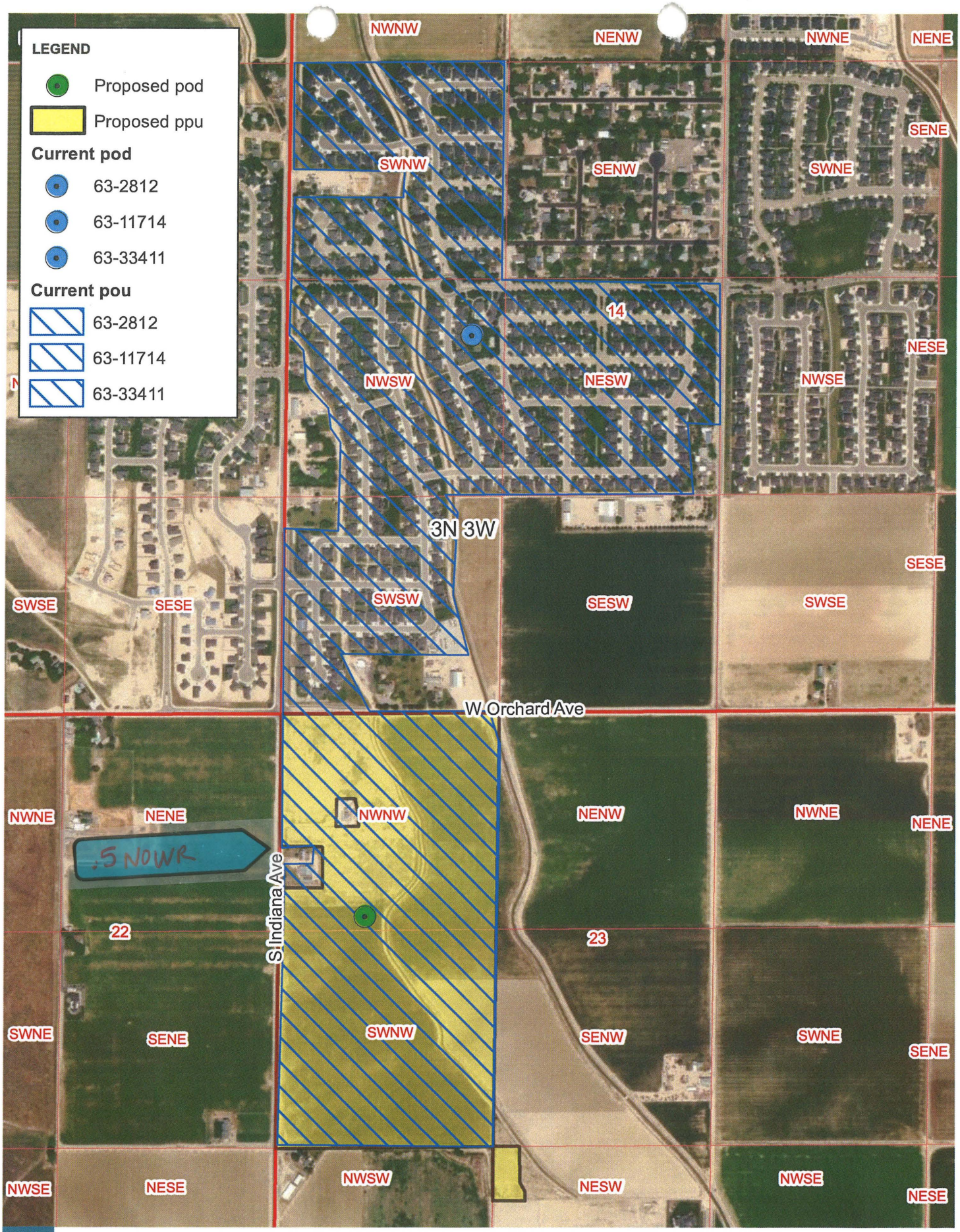
Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

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ATTACHMENT 2B & 3C

CURRENT & PROPOSED SYSTEMS

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HDR 90147

N

0 Feet 1,000

ATTACHMENT 2B & 3C

SEDDIE CALDWELL II, LLC

TUSCAN RIDGE PROPERTY

PATH: S:\PROJECTS\S THRU Z PROJECTS\S PROJECTS\SEDDIE CALDWELL LLC_10430127\PROJECT\GIS\ARCMAP_PROJECTS\XFR MAP.MXD - USER: LGRAVES - DATE: 10/15/2025

PROJECT #10430127

ATTACHMENT 3B

TRANSFER NARRATIVE

90147

TRANSFER NARRATIVE

The proposed water rights allow a 212-acre permissible place of use (ppu) for irrigation of 150 acres. The ppu encompasses 133 acres in Section 14 and 79 acres in Section 23. Applicant recently acquired a 76.5-acre split portion of the 79 ppu acres in Section 23. This equates to 36% of each water right allowing a combined total of 54.1 acres irrigation. The remaining 1.5-acres of the Section 23 ppu are associated with three small parcels in the NWNW quarter that the applicant did not purchase. Split calculations for applicant's portion of each water right are provided below with a summary table following.

Split of Water Right 63-2812

ACRES	% OF RT	CFS	ACRE-FT		OWNERSHIP
22.0	36%	0.397	99.1	-	Seddie (new owner, split portion)
39.0	64%	0.703	175.4	-	Remaining portion
-	0%	-	-	-	
61.0	100%	1.100	274.5	-	TOTAL
WATER RIGHT ELEMENTS				WR=	63-2812
CFS	1.10				
ACRES	61.0				
ACRE-FEET	274.5				
CFS/ACRE	0.0180				
AF/ACRE	4.50				
consumptive AF					
SPLIT PORTIONING OF PPU					
Seddie	76.50	36.1%			
Remaining	135.50	63.9%			
Total	212.00	100%			

Split of Water Right 63-11714

ACRES	% OF RT	CFS	ACRE-FT		OWNERSHIP
13.7	36%	0.274	61.7	-	Seddie (new owner, split portion)
24.3	64%	0.486	109.3	-	Remaining portion
-	0%	-	-	-	
38.0	100%	0.760	171.0	-	TOTAL
WATER RIGHT ELEMENTS				WR=	63-11714
CFS	0.76				
ACRES	38.0				
ACRE-FEET	171				
CFS/ACRE	0.0200				
AF/ACRE	4.50				
consumptive AF					
SPLIT PORTIONING OF PPU					
Seddie	76.50	36.1%			
Remaining	135.50	63.9%			
Total	212.00	100%			

90147

Split of Water Right 63-33411

ACRES	% OF RT	CFS	ACRE-FT		OWNERSHIP
18.4	36%	0.343	82.8	-	Seddie (new owner, split portion)
32.6	64%	0.607	146.7	-	Remaining portion
-	0%	-	-	-	
51.0	100%	0.950	229.5	-	TOTAL
WATER RIGHT ELEMENTS				WR=	63-33411
CFS	0.95				
ACRES	51.0				
ACRE-FEET	229.5				
CFS/ACRE	0.0186				
AF/ACRE	4.50				
consumptive AF					
SPLIT PORTIONING OF PPU					
Seddie	76.50	36.1%			
Remaining	135.50	63.9%			
Total	212.00	100%			

Summary Table for Applicant's Water Right Portions

Water Right #	Acres	Diversion Rate	Diversion Rate/ac	Volume	Volume/ac
	ac	cfs	cfs/ac	ac-ft	ac-ft/ac
63-33411	18.4	0.343	0.0186	82.8	4.5
63-11714	13.7	0.274	0.0200	61.7	4.5
63-2812	22	0.397	0.0180	99.1	4.5
Total	54.1	1.014	0.0187	243.6	4.5

The water rights' authorized well is located on other's land in Section 14 and used exclusively for a pressurized system serving a subdivision. Consequently, an unauthorized well in the SW corner of Section 23 has been used for irrigation of applicant's portion of the water rights. This well will be properly abandoned and a new well will be drilled on applicant's property as proposed.

Other water rights appurtenant to applicant's property include 25.55 shares of surface water from Wilder Irrigation District used on lands below Forest Canal. No other water rights are used.

90147

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

December 02, 2025

SEDDIE CALDWELL II LLC
212 E CROSSROADS BLVD PMB 143
SARATOGA SPGS UT 84045-2966

Re: Transfer No: 90147
Water Right Nos.: 63-35765, 63-35766, 63-35767 (63-2812, 63-11714, 63-33411)

Transfer Approval Notice

Dear Water Right Holder:

The Department of Water Resources has issued the enclosed approved Transfer of Water Rights. Please be sure to thoroughly review the conditions of approval and remarks listed on the approval document.

An ownership change was requested with the transfer filing. The ownership change was processed prior to transfer processing resulting in three new water right numbers now owned by the applicant. This transfer affects 63-35765, 63-35766 and 63-35767.

The Transfer of Water Rights is a PRELIMINARY ORDER issued by the Department pursuant to section 67-5243, Idaho Code. It can and will become a final order without further action by the Department unless the APPLICANT petitions for reconsideration or files an exception and/or brief within fourteen (14) days of the service date as described in the enclosed information sheet.

ANY PERSON aggrieved by any decision, determination, order or action of the Department and who has not previously been afforded an opportunity for a hearing on the matter may request a hearing pursuant to section 42-1701A(3), Idaho Code. A written petition contesting the action of the Department and requesting a hearing shall be filed within fifteen (15) days after receipt of the denial or conditional approval.

If the transfer approval includes a condition requiring measuring and recording devices, such devices shall comply with specifications established by the Department. Detailed specifications are available on the Department's home page on the Internet, or you can request a copy by contacting any office of the Department. Please be sure to thoroughly

review the specifications to avoid unnecessary costs for reinstallation or modification due to non-conforming or improperly installed devices.

Please note that water right owners are required to report any change of water right ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a $100 late filing fee. Contact any office of the Department or visit the Department's homepage on the Internet to obtain the proper forms and instructions.

If you have any questions, please contact Cody Parker at (208) 334-2190.

Sincerely,

Susan E Hobson

Susy Hobson
Technical Records Specialist

Enclosure

CERTIFICATE OF SERVICE

I hereby certify that on December 02, 2025 I mailed a true and correct copy, postage prepaid, of the foregoing PRELIMINARY ORDER (Approved Transfer) to the persons listed below:

Re: Transfer No.: 90147
Water Right Nos: 63-35765, 63-35766, 63-35767 (63-2812, 63-11714, 63-33411)

SEDDIE CALDWELL II LLC
212 E CROSSROADS BLVD PMB 143
SARATOGA SPGS UT 84045-2966

SIENNA HILLS DEVELOPMENT CORP
4822 N ROSEPOINT WAY STE C
BOISE ID 83713-0953

LORI GRAVES
HDR
lori.graves@hdrinc.com

Susan E Hobson

Susy Hobson
Technical Records Specialist

EXPLANATORY INFORMATION TO ACCOMPANY A PRELIMINARY ORDER

(To be used in connection with actions when a hearing was **not** held)

(Required by Rule of Procedure 730.02)

The accompanying order or approved document is a "**Preliminary Order**" issued by the department pursuant to section 67-5243, Idaho Code. **It can and will become a final order without further action of the Department of Water Resources ("department") unless a party petitions for reconsideration, files an exception and brief, or requests a hearing as further described below:**

PETITION FOR RECONSIDERATION

Any party may file a petition for reconsideration of a preliminary order with the department within fourteen (14) days of the service date of this order. **Note: the petition must be received by the department within this fourteen (14) day period.** The department will act on a petition for reconsideration within twenty-one (21) days of its receipt, or the petition will be considered denied by operation of law. See Section 67-5243(3) Idaho Code.

EXCEPTIONS AND BRIEFS

Within fourteen (14) days after: (a) the service date of a preliminary order, (b) the service date of a denial of a petition for reconsideration from this preliminary order, or (c) the failure within twenty-one (21) days to grant or deny a petition for reconsideration from this preliminary order, any party may in writing support or take exceptions to any part of a preliminary order and may file briefs in support of the party's position on any issue in the proceeding with the Director. Otherwise, this preliminary order will become a final order of the agency.

REQUEST FOR HEARING

Unless a right to a hearing before the Department or the Water Resource Board is otherwise provided by statute, any person aggrieved by any final decision, determination, order or action of the Director of the Department and who has not previously been afforded an opportunity for a hearing on the matter may request a hearing pursuant to section 42-1701A(3), Idaho Code. A written petition contesting the action of the Director and requesting a hearing shall be filed within fifteen (15) days after receipt of the denial or conditional approval.

ORAL ARGUMENT

If the Director grants a petition to review the preliminary order, the Director shall allow all parties an opportunity to file briefs in support of or taking exceptions to the preliminary order and may schedule oral argument in the matter before issuing a final order. If oral arguments are to be heard, the Director will within a reasonable time period notify each party of the place, date and hour for the argument of the case. Unless the Director orders otherwise, all oral arguments will be heard in Boise, Idaho.

From: Hobson, Susy
To: Graves, Lori
Subject: Project 10430127, Seddie Caldwell II Transfer Approval 90147
Date: Monday, December 1, 2025 4:10:00 PM
Attachments: Seddie Caldwell transfer 90147cover letter.pdf
image001.png
Transfer 90147 Seddie Caldwell.pdf

Lori,

Please see the approval documents attached.

Susy

Susy Hobson
Technical Records Specialist

IDAHO DEPARTMENT OF WATER RESOURCES
Western Region
2735 W. Airport Way, Boise ID 83705
(208) 605-4631 susy.hobson@idwr.idaho.gov

HDR

RECEIVED
OCT 24 2025
DEPARTMENT OF
WATER RESOURCES

October 24, 2025

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

Subject: Application for Transfer and Water Supply Bank Application

Dear Scott,

Enclosed on behalf of Seddie Caldwell II, LLC is an *Application for Transfer* to update ownership, and change the POD and POU of the appurtenant water rights and an *Application to Sell or Lease a Water Right to the Water Supply Bank* in name of Seddie Eagle Holdings LLC, for water right 63-10408.

The filing fees are being paid by credit card upon submittal and consist of $580 for the transfer plus $300 to split the rights and update ownership plus $250 for the WSB application and an additional $50 to update ownership for a total of $1,180

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

Sincerely,
HDR Engineering, Inc.

Lori Graves

Lori Graves
Sr. Water Rights Specialist

Cc via email: Dean Waite, Bryce Farris

Project #10430127

hdrinc.com

HDR, 412 E Parkcenter Blvd, Suite 100, Boise, ID 83706
(208) 387-7000

90147