

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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RECEIVED

APR 09 2026

DEPARTMENT OF
WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-33059	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-26384	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: S S Steiner Inc
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): HA Pinto, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3 Buckthorn Ln Savannah GA 31411
Mailing address City State Zip
- 678-559-8485 mjcrealestateventures@gmail.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: March 31, 2026
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.

SUPPORT DATA

IN FILE # 63-26384

8. Signature: [Signature] Authorized Representative April 1, 2026
 Signature of new owner/claimant Title, if applicable Date
 Michael Cohen
 Print name

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

For IDWR Office Use Only:

Received by KW Date 4/9/2026 Receipt No. C125708 Receipt Amt. \$50.00

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 PL Date 4/26/2026

File Number: V2516748

Warranty Deed

For value received,

S. S. Steiner Inc., a New Jersey corporation

the grantor, does hereby grant, bargain, sell, and convey unto

HA Pinto LLC, a Delaware Limited Liability Company

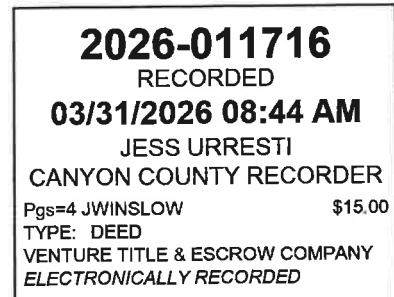
whose current address is 3 Buckthorn Lane Attn: Michael Cohen, Savannah, GA 31411

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Attached Exhibit A

To have and to hold the said premises, with their appurtenances (including any appurtenant water rights) unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to existing patent reservations, easements, rights of way, and covenants of record and those matters set forth on Exhibit B attached hereto, and applicable zoning ordinances, building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same against all lawful claims arising by, through, or under the Grantor, but not otherwise. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.



1
Dated: March 17, 2026

S. S. Steiner Inc., a corporation

By:

Troy P. Elliott
Troy P. Elliott, Vice President

State of Washington,
County of Yakima, ss:

This record was signed or acknowledged before me on this 20 day of March 2026, by Troy P. Elliott, as Vice President of S. S. Steiner Inc., a corporation.

Hannah Sarratori
Notary Public

Residing In: Yakima, WA

My Commission Expires: 05-17-2030
(seal)



Exhibit A

Legal Description of the Premises

That part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 23, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING at the East Quarter corner of said Section 23 and running thence West along the Half Section line 40 rods to THE REAL POINT OF BEGINNING;

Thence South on a line parallel with the East boundary line of said Section 23 a distance of 364 feet;

Thence West on a line parallel with the North boundary line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) a distance of 40 rods, more or less, to a point in the West boundary line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4);

Thence North on said West boundary line 364 feet to the North line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4);

Thence East along said North line 40 rods, more or less to the POINT OF BEGINNING.

EXCEPTING THEREFROM the foregoing the right of way of the Oregon Short Line Railroad Company.

APN: R3635800000

Exhibit B

1. Exceptions and reservations contained in a Deed from the State of Idaho, wherein mineral rights are reserved to the state (47-701 Idaho Code), and a right of way is reserved for ditches constructed by authority of the United States (58-604 Idaho Code).

Recorded: December 17, 1937

Instrument No.: 230738, records of Canyon County, Idaho.

Together with any and all assignments of the above-referenced mineral and/or royalty interest, and the royalties, bonuses, rentals and all other rights in connection with this interest, together with the appurtenant rights to use the surface.

2. Terms, provisions, covenants, conditions, restrictions and easements provided in a Warranty Deed.

Recorded: October 18, 1960

Instrument No.: 493077, records of Canyon County, Idaho.

3. The following matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by an A.L.T.A./N.S.P.S. Land Title Survey for Hummingbird Acquisitions, LLC, made by Nathan J. Dang, PLS 11463, on February 3, 2026, designated as Job No. 26-102.

Description of Matters Found:

The location of overhead utility lines running in a generally east/west orientation and entering the property from Pinto Road as depicted on said survey;

4. Title to, and easements in, that portion of the premises lying within the bounds of Pinto Road.

**WRITTEN CONSENT OF THE
SOLE MANAGER OF
HA PINTO LLC**

The undersigned, being the sole Manager of HA Pinto LLC, a Delaware limited liability company (the "Company"), hereby consents to the adoption and does hereby adopt the following resolutions:

WHEREAS, the Company is preparing to purchase certain real property and the improvements thereon located at 20472 Pinto Lane, Caldwell, Idaho 73607, as is more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property") pursuant to the Purchase and Sale Agreement dated December 24, 2025, between the Company, as successor in interest, and S.S. Steiner, Inc. (the "Purchase Agreement"); and

WHEREAS, the sole Manager of the Company has determined that it will be in the best interests of the Company to purchase the Property and enter into the transactions contemplated by the Purchase Agreement.

RESOLVED, that Michael Cohen, as the sole member of the Manager of the Company, is hereby authorized and empowered and directed to cause the Company to purchase the Property to be evidenced by the Purchase Agreement and any other any conveyance documents or closing documents contemplated thereby;

FURTHER RESOLVED, that Michael Cohen, as the sole member of the Manager of the Company, be and is hereby authorized, severally, and without the joinder of any other party, for, on behalf, and in the name of Company, to take such action to cause the Company to purchase the Property upon such terms as he deems reasonable, and to execute and deliver, upon and in the name of Company the conveyance documents, closing documents, and any and all other documents relating to the purchase of the Property, each with such terms, provisions, modifications and changes as he shall deem necessary or appropriate and to perform any and all acts which may be necessary or proper to effect the purchase of the Property; and

FURTHER RESOLVED, that Michael Cohen, as the sole member of the Manager of the Company, shall be and is hereby authorized, empowered and directed, severally, and without the joinder of any other party, to do and perform each and every act and execute any and all documents and instruments in the name of the Company as may be necessary or desirable to enable the Company to purchase the Property and to carry out the purpose and intent of the foregoing resolutions.

[Signature Page to Follow]

Dated: March 23, 2026.

SOLE MANAGER:

HUMMINGBIRD ACQUISITIONS, LLC,
a Georgia limited liability company,

By: Michael Cohen
Michael Cohen, Sole Member

Exhibit "A"

Legal Description

That part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 23, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING at the East Quarter corner of said Section 23 and running thence West along the Half Section line 40 rods to THE REAL POINT OF BEGINNING;

Thence South on a line parallel with the East boundary line of said Section 23 a distance of 364 feet;

Thence West on a line parallel with the North boundary line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) a distance of 40 rods, more or less, to a point in the West boundary line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4);

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Thence East along said North line 40 rods, more or less to the POINT OF BEGINNING.

EXCEPTING THEREFROM the foregoing the right of way of the Oregon Short Line Railroad Company.



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

April 20, 2026

HA PINTO LLC
3 BUCKTHORN LN
SAVANNAH GA 31411-2823

Re: Change in Ownership for Water Right No(s): 63-33059, 63-26384

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 208-287-4978.

Sincerely,

Petula Lee
Technical Records Specialist 1

Enclosure(s)
Water District 63