

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DE✓

RECEIVED

JUN 02 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?
63-33671	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-10681	Yes ☒	Yes ☐		Yes ☐	Yes ☐
<i>Split into</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>63-10681 + 63-35829</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: 63-33671 - L T D Stro LLC; 63-10681 - Carl and Myrna Tidwell Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Nampa Point Associates LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 7848 Ivanhoe Avenue La Jolla CA 92037
Mailing address City State Zip
- 619-564-0339 marduino@murphydev.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: 63-33671 - 1/30/2026; 63-10681 - 1/26/2026
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 # 63-10681

8. Signature: Michael Arduino Partner 5/28/2026
 Signature of new owner/claimant Title, if applicable Date
Michael Arduino
 Print name

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

For IDWR Office Use Only:

Received by KW Date 6/2/2026 Receipt No. C126532 Receipt Amt. \$125.00

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 Amh Date 6-3-26

RECORDING REQUESTED BY:

First American Title Insurance Company

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

Nampa Point Associates, LLC
c/o Murphy Development Company Idaho, Inc.
7848 Ivanhoe Ave.,
La Jolla, CA 92037

2026-003387	
RECORDED	
01/30/2026 10:27 AM	
JESS URRESTI	
CANYON COUNTY RECORDER	
Pgs=3 ZBLAKESLEE	\$15.00
TYPE: DEED	
FIRST AMERICAN TITLE AND ESCROW	
ELECTRONICALLY RECORDED	

4161531-TD/MC

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, Intermountain Pacific, LLC, an Idaho limited liability company ("Grantor"), does hereby bargain, sell, and convey unto Nampa Point Associates, LLC, an Idaho limited liability company, ("Grantee"), whose address is 7848 Ivanhoe Avenue, La Jolla, California 92037, the real property located in Canyon County, Idaho, more specifically described on Exhibit A attached hereto and incorporated herein (the "Property").

TOGETHER WITH all of Grantor's right, title, and interest in and to all streets, alleys and rights of way adjacent thereto, all subsurface rights, minerals and mineral rights, water and water rights, ditch rights, and water stock appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, as well in law as in equity.

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

AND Grantor for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Property in fee simple and that the Property is free from all liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, except (a) matters of record, (b) real property taxes and assessments for the current year that are not yet due and payable, and (c) any matters arising from the acts or omissions of Grantee or Grantee's agents. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, but none other.

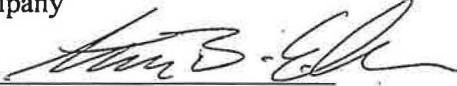
DATED effective January 30, 2026 (the "Effective Date").

[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, the parties have caused this Special Warranty Deed to be executed as of the date first above written:

GRANTOR:

Intermountain Pacific, LLC, an Idaho limited liability company

By: 

Name: Aaron B. Elton

Title: Manager

STATE OF Idaho)

: ss.

COUNTY OF Ada)

On this 29 day of January, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Aaron B. Elton, known or identified to me to be the Manager of and for Intermountain Pacific, LLC, the limited liability company that executed the foregoing instrument, and acknowledged to me that he executed the same on behalf of said entity.



Notary Public

My Commission Expires: 9-12-2028

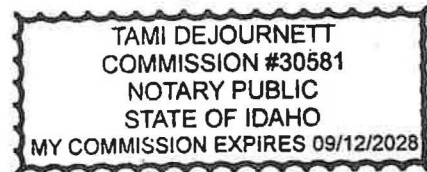


EXHIBIT A

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

THE NORTH HALF OF LOT 5 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO.

2026-003459

RECORDED

01/30/2026 12:51 PM

JESS URRESTI

CANYON COUNTY RECORDER

Pgs=3 JGOLDMAN

\$15.00

TYPE: DEED

FIRST AMERICAN TITLE AND ESCROW

ELECTRONICALLY RECORDED

RECORDING REQUESTED BY:

First American Title Insurance Company

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

NAMPA POINT ASSOCIATES, LLC
c/o Murphy Development Company Idaho, Inc.
7848 Ivanhoe Ave.,
La Jolla, CA 92037

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

012026 MR BAI

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMODATION ONLY

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, SCRIPPS RANCH TECHNOLOGY PARK, LLC, a California limited liability company ("**Grantor**"), does hereby bargain, sell, and convey unto NAMPA POINT ASSOCIATES, LLC, an Idaho limited liability company ("**Grantee**"), whose address is 7848 Ivanhoe Avenue, La Jolla, California 92037, the real property located in Canyon County, Idaho, more specifically described on Exhibit A attached hereto and incorporated herein (the "**Property**").

TOGETHER WITH all of Grantor's right, title, and interest in and to all streets, alleys and rights of way adjacent thereto, all subsurface rights, minerals and mineral rights, water and water rights, ditch rights, and water stock appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, as well in law as in equity.

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

AND Grantor for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Property in fee simple and that the Property is free from all liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, except (a) matters of record, (b) real property taxes and assessments for the current year that are not yet due and payable, and (c) any matters arising from the acts or omissions of Grantee or Grantee's agents. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, but none other.

DATED effective January 26, 2026 (the "**Effective Date**").

[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, the parties have caused this Special Warranty Deed to be executed as of the date first above written:

GRANTOR:

SCRIPPS RANCH TECHNOLOGY PARK, LLC,
a California limited liability company

By: Murphy Development Company, Inc, a California
corporation,
Its Managing Member

A notary public or other officer completing this
certificate verifies only the identity of the
individual who signed the document to which this
certificate is attached, and not the truthfulness,
accuracy, or validity of that document.

By: Kaitlin Arduino
Kaitlin Arduino
President

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On this 26 day of January, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Kaitlin Arduino, known or identified to me to be an authorized signatory of and for Scripps Ranch Technology Park, LLC, the limited liability company that executed the foregoing instrument, and acknowledged to me that she executed the same on behalf of said entity.

Notary Public Jen Morris
My Commission Expires: 10/15/2028



EXHIBIT A

Legal Description of the Property

LEGAL DESCRIPTION:

Parcel B of Record of Survey recorded June 18, 2020 as Instrument No. 2020-032865, records of Canyon County, Idaho, being more particularly described as follows:

This parcel is a portion of Government Lot 3 of Section 6 in Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said Government Lot 3 (W1/16N Corner, Section 6), a found brass cap monument;

thence South 89°57'25" East along the North boundary of Government Lot 3 a distance of 38.76 feet to the TRUE POINT OF BEGINNING, a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 00°28'27" West a distance of 30.00 feet;

thence continuing South 89°57'25" East along said North boundary a distance of 1279.00 feet to the Northeast corner of Government Lot 3, a found brass cap monument;

thence South 00°21'47" West along the East boundary of Government Lot 3 a distance of 1336.67 feet to the Southeast corner of Government Lot 3, a found 5/8 inch diameter rebar;

thence North 89°54'59" West along the South boundary of Government Lot 3 a distance of 1259.47 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°28'27" West a distance of 1335.81 feet to the TRUE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM that property conveyed to City of Nampa, by Warranty Deed, recorded Jun 12, 2025, as Instrument No. 2025-020410, Records of Canyon County, Idaho.



0006480962



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
**CERTIFICATE OF ORGANIZATION LIMITED
LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0006480962

Date Filed: 10/9/2025 7:50:07 AM

Certificate of Organization Limited Liability Company

Select one: Standard, Expedited or Same Day Service (see descriptions below) Expedited (+\$40; filing fee \$140)

1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

NAMPA POINT ASSOCIATES, LLC

2. The complete street address of the principal office is:

Principal Office Address

1087 W. RIVER STREET
STE 150
BOISE, ID 83702

3. The mailing address of the principal office is:

Mailing Address

1087 W RIVER ST
STE 150
BOISE, ID 83702-7024

4. Registered Agent Name and Address

Registered Agent

AMBER R. MYRICK
Registered Agent
Physical Address
1087 W RIVER ST
STE 150
BOISE, ID 83702
Mailing Address
PO BOX 7363
BOISE, ID 83707-1363

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

5. Governors

Name	Address
MICHAEL ARDUINO	PO BOX 7363 BOISE, ID 83707

Signature of Organizer:

AMBER R. MYRICK

Sign Here

10/09/2025

Date

Idaho Department of Water Resources Receipt

Receipt ID: C126532

Payment Amount \$125.00 Date Received 6/2/2026 Region STATE

Payment Type Charge Card

Payer JENSEN, CRYSTAL

Comments CHANGE OF OWNERSHIP
FOR WR # 63-33671, 63-10681
FOR: NAMPA POINT ASSOCIATES LLC
ORDERID: 78114170
LOCAL REFID: fV9Bj8N6nUaxYtZXeyZoOQ==
TOTAL PAID: \$129.13(FEEs: \$4.13)
AUTH_CODE: 686485
REC DATE: 6/2/2026 11:38:12 AM MDT

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$125.00	OWNERSHIP CHANGES/SECURITY INTERESTS	56140	0229	21		1155



Signature Line (Department Representative)

Split Analysis

Water Right Number: 63-10681

Diversion Rate: 0.85 CFS

Consultant: HDR

Date: 14-May-26

Acreage Analysis

[illegible]

Water Right Number: 63-10681
 Diversion Rate: 0.85 CFS
 Reviewer Name: HDR
 Date: 5/14/2026

Split Tree

Nampa Point (37.0 ac & 0.74 cfs)
Residual (5.7 ac & 0.11 cfs)

Summary

Right No:	Diversion Rate	Irrigated Acres	CFS / Acre
63-10681	0.85	42.7	0.020
Nampa Point	0.74	37	0.020
Residual	0.11	5.7	0.020

63-10681
 (42.7 ac & 0.85 cfs)

Water Right Report : 63-10681(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	CARL M TIDWELL & MYRNA J TIDWELL TRUST	C/O CARL M & MYRNA J TIDWELL 158 N MAIN ST #203	SALT LAKE CITY	UT	84103-2021
Original Owner	TIDWELL, JOSEPH R	5889 USTICK RD	NAMPA	ID	83687
Original Owner	TIDWELL, SYLVIA	5889 USTICK RD	NAMPA	ID	83687

Water Right Status

Priority Date : 8/11/1988

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	01W	6	3				NE NW CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	3/15	11/15	0.85 CFS	192.15 AFA
TOTAL			0.85 CFS	192.15 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	01W	6	3			NE NW	37.0
03N	01W	6	4			NW NW	5.7

Irrigation Totals

Total Acres	Acre Limit
42.70	

Conditions

Code Conditions

The right holder shall fully use all surface water rights appurtenant to the lands identified above prior to using water under this right.

R32 This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 4.5 afa per acre for irrigation of the lands above.

Dates

Licensed Date : 2/10/1993

Decreed Date :

Permit Proof Due Date : 11/1/1989

Permit Proof Made Date : 10/27/1989

Permit Approved Date : 10/11/1988

Other Information

State or Federal :

Water District Number : TBD

Generic Max Rate Per Acre : 0

Generic Max Volume Per Acre : 0

Civil Case Number :

State of Idaho
Department of Water Resources

Water Right

63-10681

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.



Legend

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

N



Water Right Report : 63-33671(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	L T D STRO LLC	7354 ALPINE DR	NAMPA	ID	83687
Original Owner	HILL, BURNAL	302 S DEWEY LN	NAMPA	ID	83651
Original Owner	HILL, ENOS V	302 S DEWEY LN	NAMPA	ID	83687
Previous Owner	HILL, MARLIN C	17572 CAN-ADA RD	NAMPA	ID	83687
Previous Owner	BURKEY, DENICE R	17672 CAN-ADA RD	NAMPA	ID	83687
Previous Owner	HILL, ELTON D	302 S DEWEY LN	NAMPA	ID	83687

Water Right Status

Priority Date : 1/1/1938

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	01W	6	0		SE	NW	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.16 CFS	82.50 AFA
STOCKWATER	01/01	12/31	0.02 CFS	
TOTAL			0.16 CFS	82.50 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	01W	6		SW	NW	16.0	
03N	01W	6		SE	NW	20.0	

Irrigation Totals

Total Acres Acre Limit

36.00 36.00

Conditions

Code Conditions

X02 Stockwater use is for 45 mixed stock, horses and cattle.

W51 Use of this right is combined with water from Nampa Meridian Irrigation District.

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.

N05 The quantity of water under this right for stockwater use shall not exceed 13,000 gallons per day.

N08 The quantity of water decreed for this water right for stockwater use is not a determination of historical beneficial use.

Dates

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

Other Information

State or Federal : S
Water District Number : TBD
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

5/14/2026

State of Idaho
Department of Water Resources

Water Right

63-33671

IRRIGATION

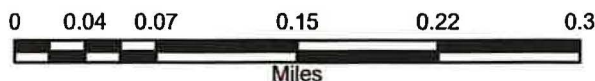
The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be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



The USDA-FSA Aerial Photography Field office asks to be credited in derived products.



Date created: 5/14/2026



Legend

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





IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 03, 2026

NAMPA POINT ASSOCIATES LLC
7848 IVANHOE AVE
LA JOLLA CA 92037-4501

Re: Change in Water Right Ownership: 63-10681 (Split into 63-10681 and **63-35829**) & 63-33671

Dear Water Right Holder(s):

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

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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

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

If you have any questions concerning the enclosed information, please contact me at 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: CARL M TIDWELL & MYRNA J TIDWELL TRUST
HDR INC



RECEIVED

JUN 02 2026

DEPARTMENT OF
WATER RESOURCES

May 29, 2026

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

Subject: Water Rights Ownership Change

Dear Scott,

Enclosed on behalf of Nampa Point Associates LLC, is a *Notice of Change in Water Right Ownership* for water rights appurtenant to properties Nampa Point Associates have recently acquired. The \$125 filing fee is being paid with credit card upon submittal.

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: Michael Arduino

Project #10463773