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DEPT. OF WATER RESOURCES

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WATER RESOURCES
WESTERN REGIONSTATE 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) Magnolia East Dayspring Owner LLCMailing Address c/o Magnolia Land Capital LLC, 8 Summer House, Newport Beach, CA 92660

Email* _____ Phone _____

Name of Representative (if any) HDRMailing Address 412 E Parkcenter Blvd, Ste 100, Boise, ID 83706Email* 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**Applicant's water right 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	
-10695	3N	1W	4		1	15		1			10								27
				L2			L3												
-11095	3N	1W	4					20											20
							L3												

Total Irrigated Acres to be Changed: 47

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

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

Applicant purchased 142 acres with 47 acres covered under portions of the transfer rights and 84.4 inches of NMID and Settlers surface water. NMID is the delivery agent for the assessed Settlers water and will manage the pressurized system upon subdivision build-out. The purposes of the transfer application are (1) allow a 142-acre permissible place of use (ppu) for applicant's portions of the transfer rights, and (2) drill a new well to be used exclusively for the pressurized system serving the subdivision. The same well and ppu are proposed on the accompanying permit application. A Notice of Change in Water Right Ownership is also being submitted that includes the transfer water rights.

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 or Part	Right Number	Amount (cfs/af)	Nature of Use	Period of Use	Source
☐ ☒	63-10695	0.54/121.5	Irrigation	3/15 to 11/15	Ground Water
☐ ☒	63-11095	0.40/90	Irrigation	3/15 to 11/15	Ground Water
☐ ☐				to	
☐ ☐				to	
☐ ☐				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: 0.94 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
Y	3N	1W	4			NE	SW	Ada	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

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	1W	4		1	17		32			40	23					39			142
				L2			L3												

Limited to 47 acres irrigation within a 142-acre ppu

Total Irrigated Acres: 142

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.

None.

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

Accompanying application for permit.

3. Is the proposed point of diversion within a state water district? ☒ Yes. Water District # 63. ☐ 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.

13.37 inches of surface water from Settlers delivered by NMID and 15.95 inches NMID water.

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.

84.4 inches of surface water from Settlers and NMID delivered by NMID. Portion of wastewater right 63-2052B that is no longer accessible and requested for abandonment.

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.

Transfer rights and surface water identified in C 2 above.

☐ 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.

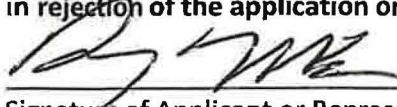
Well, pump, pressurized system

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.


Signature of Applicant or Representative*

Daniel A. McLean
Print Name and Title, if applicable

4/20/2026
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: \$ 500.00 Receipt #: C125918 Date: 4-24-2026 Received by: kw
Add'l Paid: \$ _____ Receipt #: _____ Date: _____ Received by: _____

ATTACHMENT 1D
AUTHORITY TO SIGN

90485

Recording requested by, and return to:

Magnolia East Dayspring Owner, LLC
c/o Magnolia Land Capital, LLC
8 Summer House
Newport Beach, California 92660
Attention: Dan McCann

886660

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

For good and valuable consideration:

MFRE RIVER JORDAN MINK RANCH NORTH, SLLC, a Utah series limited liability company, as to a 79.84% interest, WHITE CLOUD HOLDINGS, LLC, an Idaho limited liability company, as to a 18.46% interest, and DFSM, LLC, a Utah limited liability company, as to a 1.70% interest, as tenants in common, (collectively, "Grantors"), do hereby grant, bargain, sell and convey unto:

Magnolia East Dayspring Owner, LLC, a Delaware limited liability company ("Grantee"), whose address is c/o Magnolia Land Capital, LLC, 8 Summer House, Newport Beach, California 92660.

all that certain land situated in Ada County, Idaho, as more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference, together with all tenements, hereditaments and appurtenances, including, without limitation, easements, ditch rights, water and water rights (whether classified as real or personal property), irrigation company shares, and mineral rights, if any, thereto belonging or appertaining and any reversions, remainders, rents, issues or profits thereof (all such real property, the "Property").

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

Grantors do hereby covenant to Grantee that Grantors have not conveyed the same estate to any others and that the Property is free from encumbrances done, made or suffered by Grantors, or any person claiming under Grantor, excepting only (i) all easements, covenants, restrictions and other matters and agreements of record or listed on Exhibit B, which is attached hereto and incorporated herein by reference; (ii) any and all taxes or assessments accruing or imposed against the Property not yet due and payable; and (iii) all encumbrances and other matters done, made or suffered by or through Grantee, and that Grantors shall warrant the same forever, as to Grantors' own acts and none other, from all lawful claims whatsoever not excepted herefrom.

90485

“Grantor”

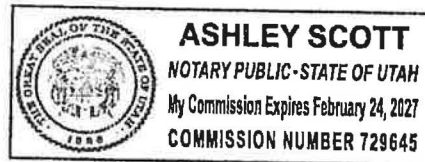
By: 
Name: Joshua C. McLachlan
Title: Manager

STATE OF Utah)
) ss
County of Utah)

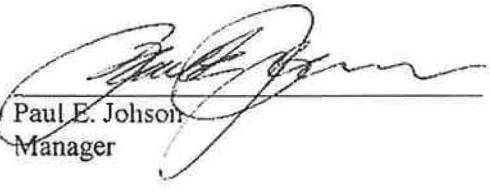
This record was acknowledged before me on February 9, 2026 by Joshua C. McLachlan, as Manager of MFRE RIVER JORDAN MINK RANCH NORTH < SLLC.

Notary Public *Ashley Scott*
(Stamp)

My commission expires: 2-24-27



WHITE CLOUD HOLDINGS, LLC,
an Idaho limited liability company

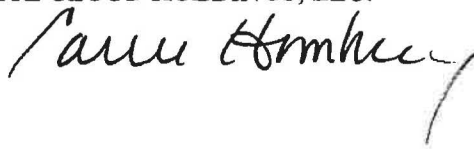
By: 

Name: Paul E. Johnson

Title: Manager

STATE OF IDAHO)
County of Canyon) ss

This record was acknowledged before me on Feb. 5, 2026 by Paul E. Johnson as
Manager of WHITE CLOUD HOLDINGS, LLC.


Notary Public

(Stamp)

My commission expires: _____

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



DFSM, LLC,
a Utah limited liability company

By: *Gary Kearl*
Name: Gary Kearl
Title: Manager

STATE OF [Utah])
) ss
County of [Utah])

This record was acknowledged before me on 3rd February 2026 by Gary Kearl as Manager of DFSM, LLC.

Notary Public *Jane A M Powers*

(Stamp)

My commission expires: Feb 21, 2027



90485

Exhibit A
Legal Description

Parcels S1204212500, S1204212910 and S1204212920:

PARCEL S1204212500

A portion of Government Lot 3, Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

Beginning 334.9 feet West of the North quarter corner in said Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, the PLACE OF BEGINNING and running thence South and parallel to the North and South half section line 2710 feet to a point on the East and West half section line:

thence

West along the East and West half section line 986.6 feet to the Southwest corner of the Southeast quarter of the Northwest quarter of said section; thence

North 1333 feet to the Northwest corner of the Southeast quarter of the Northwest quarter of said section; thence East along the North line of said Southeast quarter of the Northwest quarter 660.7 feet to a point; thence

Northerly 1377 feet to a point on the North line of said section being 325.6 feet West of the place of beginning; thence

East to the PLACE OF BEGINNING.

PARCEL S1204212910

The East 330 feet of the North 660 feet of the West one-half of Lot 3, Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho.

PARCEL S1204212920

The West one-half of Lot 3, Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM the East 330 feet of the North 660 feet of said West one-half of Lot 3, Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho.

Parcels S1204244300 and S1204131700:

Parcel S1204244300

Part of the Southwest Quarter of the Northeast Quarter and part of the East Half of the Northwest Quarter and all of the Northwest Quarter of the Northeast Quarter, Section 4, Township 3 North, Range 1 West, Boise-Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the North Quarter corner of Section 4, Township 3 North, Range 1 West, Boise-Meridian; and running thence West parallel with the North line of said Section 334.9 feet to a point;

thence South parallel with the North and South half section line 2,710 feet to a point on the East and West half section line of said Section; thence East along the East and West half Section line, 334.9 feet, more or less, to a point; said point being the Southwest corner of the Northeast Quarter of said Section;

thence North along the North and South half Section line, 2,710 feet to the Point of Beginning.

Also, all of Lot 2 and the West 5/16ths of the Southwest Quarter of the Northeast Quarter of said Section 4, Township 3 North, Range 1 West, Boise-Meridian, Ada County, Idaho.

EXCEPT Railroad Right-of-Way.

EXCEPTING therefrom:

A tract of land situated in the North Half of Section 4, Township 3 North, Range 1 West, Boise-Meridian, Ada County, Idaho, described as follows:

Commencing at the North Quarter corner of said Section 4 which is the Real Point of Beginning;

thence North 89 degrees 56 minutes 20 seconds East along the North line of said Section 4 a distance of 1,319.15 feet to a 1/16th corner;

thence South 00 degrees 04 minutes 00 seconds East along the 1/16th line a distance of 1,359.04 feet to a 1/16th corner;

thence North 89 degrees 54 minutes 20 seconds West along a 1/16th line a distance of 767.79 feet to a point in the center of a Drain Ditch;
 thence North 34 degrees 55 minutes 00 seconds West along the center of a Drain Ditch more or less a distance of 1,375.48 feet;
 thence North 00 degrees 03 minutes 40 seconds West a distance of 228.30 feet to a point on the North line of Section 4;
 thence North 89 degrees 56 minutes 20 seconds East a distance of 234.90 feet to the Real Point of Beginning.

ALSO EXCEPT:

A tract of land situated in the North Half of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the North Quarter corner of said Section 4:

thence South 89 degrees 56 minutes 20 seconds West, along the North line of said Section 4, a distance of 234.90 feet to the Real Point of Beginning;

thence South 00 degrees 03 minutes 40 seconds East, a distance of 228.30 feet;

thence South 34 degrees 55 minutes 00 seconds East, along the center of the drain ditch a distance of 1,324.35 feet;

thence North 89 degrees 21 minutes 30 seconds West, a distance of 833.26 feet;

thence North 00 degrees 13 minutes 00 seconds East, a distance of 1,041.35 feet;

thence North 30 degrees 32 minutes 09 seconds East, a distance of 39.61 feet;

thence North 00 degrees 13 minutes 00 seconds East, a distance of 229.40 feet to a point on said North Line of Section 4;

thence North 89 degrees 56 minutes 20 seconds East, along the said North line a distance of 50.00 feet to the Real Point of Beginning.

Parcel S1204121700

A parcel of land lying in the Southwest Quarter of the Northeast Quarter of Section 4, Township 3 North, Range 1 West, Boise-Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 4, Township 3 North, Range 1 West, Boise-Meridian; thence South 89°21'55" East 413.16 feet along the South line of the Southwest Quarter of the Northeast Quarter to the REAL POINT OF BEGINNING of this description;

thence North 00°44'27" East 1323.91 feet to a point on the North line of the Southwest Quarter of the Northeast Quarter;

thence South 89°24'26" East 149.63 feet along the North line of the Southwest Quarter of the Northeast Quarter to a point;

thence South 00°12'09" West 1324.06 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter;

thence North 89°21'55" West 162.07 feet along the South line of the Southwest Quarter of the Northeast Quarter to the REAL POINT OF BEGINNING of this description.

Parcel S1204315300:

A parcel located in the NW ¼ of the SE ¼ and the NE ¼ of the SW ¼ of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being that parcel formerly described in Warranty Deed Instrument No. 2021-050215, records of Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southwest corner of the SE ¼ of said Section 4 (1/4 Corner), from which a 5/8 inch diameter rebar monument marking the southeast corner of said SE ¼ of Section 4 bears S 89°17'11" E a distance of 2650.03 feet;

Thence along the westerly boundary of said SE ¼ N 0°45'52" E a distance of 1323.68 feet to a point marking the southwest corner of the NW ¼ of the SE ¼;

Thence continuing along the westerly boundary of said SE ¼ N 0°44'38" E a distance of 42.46 feet to a 1/2 inch diameter iron pin previously identified and described as the southwest corner of the NW ¼ of the SE ¼ (CS 1/16 Corner), see Record of Survey No. 8729, records of Ada County, Idaho, being the POINT OF BEGINNING;

Thence continuing along the westerly boundary of said SE ¼ N 0°44'38" E a distance of 14.01 feet to a 5/8 inch diameter iron pin;

Thence leaving said westerly boundary S 89°47'21" W a distance of 445.78 feet (formerly WEST. 421.79 feet) to a 1/2 inch diameter iron pin marking the southwest corner of said parcel as described in Warranty Deed Instrument No.2021-050215;

Thence along the westerly boundary of said parcel N 0°53'47" E a distance of 1273.76 feet (formerly NORTH. 1283.73 feet) to a 1/2 inch diameter iron pin on the northerly boundary of the NE ¼ of the SW ¼ of said Section 4 marking the northwest corner of said parcel;

Thence along the northerly boundaries of said parcel and of said NE ¼ of the SW ¼ S 89°22'15" E a distance of 442.33 feet (formerly S89°09'E. 421.98 feet) to a 5/8 inch diameter iron pin marking the northeast corner of said NE ¼ of the SW ¼ (C ¼ Corner);

Thence continuing along said northerly boundaries and partially along the southerly boundary of Tricia's Crossing Subdivision as shown in Book 90 of Plats on Pages 10615 through 10617, records of Ada County, Idaho, S 89°22'15" E a distance of 1322.18 feet to a 5/8 inch diameter rebar marking the northeast corner of said parcel, the northeast corner of the NW ¼ of the SE ¼ (CE 1/16 Corner) and the northwest corner of Turnberry Subdivision No. 2 as shown in Book 81 of Plats on Pages 8835 through 8836, records of Ada County, Idaho;

Thence along the easterly boundary of said parcel, the easterly boundary of said NW ¼ of the SE ¼, the westerly boundary of said Turnberry Subdivision No. 2, and partially along the westerly boundary of Burlingame Subdivision No. 2 as shown in Book 120 of Plats on Pages 18766 through 18768, records of Ada County, Idaho, S 0°41'34" W a distance of 1304.19 feet to a 5/8 inch diameter iron pin marking the southeast corner of said parcel;

Thence along the southerly boundary of said parcel, said boundary previously having been identified as the southerly boundary of said NW ¼ of the SE ¼ N 88°22'35" W a distance of 1323.49 feet to the POINT OF BEGINNING.

Exhibit B
Approved Title Conditions

The Following Exceptions Affect Parcels S1204212500, S1204212910 and S1204212920:

17. Liens, fees and charges for trash services as provided by Ada County Ordinance No. 467 amending Title 5, Chapter 2, Section 4, of Ada County Code which are not yet due and payable.
Ada County Billing Service
Ph: (208) 287-6800

18. Levies and assessments of the following district and the rights, powers and easements thereof as provided by Law which are not yet due and payable.
District: Nampa & Meridian Irrigation District
Ph: (208) 466-7861

19. Levies and assessments of the following district and the rights, powers and easements thereof as provided by Law which are not yet due and payable.
District: Settlers Irrigation District
Ph: (208) 344-2471

20. Reservations in United States Patent, filed in the General Land Office Records of the U.S. Bureau of Land Management on November 25, 1893 as Document No. ID0200.307.

21. Water rights, claims or title to water, whether or not the matters are shown by the public records.

24. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: Nampa & Meridian Irrigation District
Recorded: December 4, 1961
Instrument No.: 516681 in Book 45 Misc. at Page 373

25. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: Idaho Power Company, a corporation
Recorded: January 25, 1978
Instrument No.: 7804448.
Not Plottable, Blanket Easement

26. Master Pathway Agreements upon the terms, provisions and consequences arising therefrom.
Between: Nampa Meridian Irrigation District, the City of Meridian, the City of Boise and the County of Ada
County Instrument Nos.: 100102999 101002090, 101002091, 101009649, 101013585
Affects: Settlers Canal, Safford Lateral and Sky Pilot Drain.

27. Right, title and interest of the party herein named.
Disclosed by: Quitclaim Deed executed by the United States Department of the Interior Bureau of Reclamation
Party: Nampa Meridian Irrigation District
Recorded: July 18, 2001
Instrument No.: 101071951
Affects: Settlers Canal, Safford Lateral and Sky Pilot Drain.
As shown on ALTA/NSPS Land Title Survey dated May 2021 as Drawing: 21-26 Porter Complex ALTA.DWG.

30. General taxes for the year of Closing, which are liens and are not yet due and payable.
Parcel No.: S1204212500, S1204212910 and S1204212920

The Following Exceptions Affect Parcels S1204244300 and S1204131700:

32. Liens, fees and charges for trash services as provided by Ada County Ordinance No. 467 amending Title 5, Chapter 2, Section 4, of Ada County Code which are not yet due and payable.

Ada County Billing Service

Ph: (208) 287-6800

33. Levies and assessments of the following district and the rights, powers and easements thereof as provided by Law, which are not yet due and payable

District: Nampa & Meridian Irrigation District

Ph: (208) 466-7861

34. Reservations in United States Patent, Recorded in Book 3 of Patents at Page 109, of Official Records.

35. Water rights, claims or title to water, whether or not the matters are shown by the public records.

36. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein

In Favor of: Idaho Power Company

Recorded: October 5, 1935

Instrument No.: Book 3 of Misc. at Page 322

37. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein

In Favor of: Idaho Power Company

Recorded: April 26, 1972

Instrument No.: 804022

38. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein

In Favor of: Idaho Power Company

Recorded: March 4, 1976

Instrument No.: 7608052

As shown on ALTA/NSPS Land Title Survey dated May 2021 as Drawing: 21-26 Porter Complex ALTA.DWG.

41. General taxes for the year of Closing, which are liens and are not yet due and payable.

Parcel No.: S1204244300 and S1204131700

The Following Exceptions Affect Parcel S1204315300:

43. Liens, fees and charges for trash services as provided by Ada County Ordinance No. 467 amending Title 5, Chapter 2, Section 4, of Ada County Code which are not yet due and payable.

Ada County Billing Service

Ph: (208) 287-6800

44. Levies and assessments of the following district and the rights, powers and easements thereof as provided by Law which are not yet due and payable.

District: Nampa & Meridian Irrigation District

Ph: (208) 466-7861

45. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law which are not yet due and payable

District: Settlers Irrigation District

Ph: (208) 344-2471

46. Reservations in United States Patent, filed in the General Land Office Records of the U.S. Bureau of Land Management on February 7, 1895 as Document No. ID0200.415.

47. Water rights, claims or title to water, whether or not the matters are shown by the public records.

48. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein

In Favor of: Idaho Power Company

Recorded: April 11, 1949

Instrument No.: 285969 in Book 21 Misc. at Page 384

Affects: Southwest 1/4 of the Southwest 1/4 Section 4; Northeast 1/4 of the Southwest 1/4 Section 4

49. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein

In Favor of: Mountain States Telephone and Telegraph Co.

Recorded: August 21, 1959

Instrument No.: 461582 in Book 39 Misc. at Page 251

50. Master Pathway Agreements upon the terms, provisions and consequences arising therefrom.

Between: Nampa Meridian Irrigation District, the City of Meridian, the City of Boise and the County of Ada County

Instrument Nos.: 100102999, 101002090, 101002091, 101009649, 101013585

RE: Safford Lateral

51. Right, title and interest of the party herein named.

Disclosed by: Quitclaim Deed executed by the United States Department of the Interior Bureau of Reclamation

Party: Nampa Meridian Irrigation District

Recorded: July 18, 2001

Instrument No.: 101071951

RE: Safford Lateral

As shown on ALTA/NSPS Land Title Survey dated May 2021 as Drawing: 21-26 Porter Complex ALTA.DWG.

54. General taxes for the year of Closing, which are liens and are not yet due and payable.

Parcel No.: S1204315300



0006625688

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***FOREIGN REGISTRATION STATEMENT (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 #: 0006625688

Date Filed: 1/26/2026 5:56:47 PM

Foreign Registration Statement (Limited Liability Company)

Select one: Standard, Expedited or Same Day Service (see descriptions below) Same Day Service (+\$100; filing fee \$200)

1. The name this limited liability company will use in Idaho is:

Type of Limited Liability Company

Foreign Limited Liability Company

Entity name

Magnolia East Dayspring Owner, LLC

Magnolia East Dayspring Owner, LLC

2. Home Jurisdiction

The jurisdiction of formation is:

DELAWARE

3. The street address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:

Street Address

None

4. The mailing address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:

Mailing Address

None

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

Principal Office Address

8 SUMMER HOUSE
NEWPORT BEACH, CA 92660

6. The mailing address of the principal office is:

Mailing Address

8 SUMMER HOUSE LN
NEWPORT BEACH, CA 92660-7106

7. Registered Agent Name and Address

Registered Agent

C T CORPORATION SYSTEM
Commercial Registered Agent

Physical Address

10020 W FAIRVIEW AVE
STE 104
BOISE, ID 83704

Mailing Address

10020 W FAIRVIEW AVE
STE 104
BOISE, ID 83704☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

8. Governors

Name	Title	Address
Magnolia East Dayspring JV, LLC	Member	8 SUMMER HOUSE LN NEWPORT BEACH, CA 92660-7106

Signature of individual authorized by the entity to sign:

*Daniel McCann**01/26/2026*

Sign Here

Date

90485



Job Title: President of Managing Member of Magnolia East Dayspring JV, LLC

B1083-5174 01/26/2026 6:14 PM Received by Office of the Idaho Secretary of State

90485

Delaware

The First State

Page 1

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "MAGNOLIA EAST DAYSPRING OWNER, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-FIRST DAY OF JANUARY, A.D. 2026.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



10478516 8300

SR# 20260226279

You may verify this certificate online at corp.delaware.gov/authver.shtml

C. B. Sanchez

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 202867772

Date: 01-21-26

ATTACHMENT 2A
TRANSFER WATER RIGHTS

90485

Water Right Report : 63-10695(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	MORGAN, LOIS J	2550 N MORGAN GROVE LN	MERIDIAN	ID	83642
Current Owner	MORGAN, ROBERT J	2550 N MORGAN GROVE LN	MERIDIAN	ID	83642

Water Right Status

Priority Date : 9/1/1988

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	4	0				SW NE ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	3/15	11/15	0.68 CFS	153.00 AFA
TOTAL			0.68 CFS	153.00 AFA

Places of Use

[Printable View](#)
[Paged View](#)

Place of Use Legal Description : IRRIGATION (ADA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03N	01W	4	2		NW	NE	5.0
03N	01W	4			SW	NE	15.0
03N	01W	4	3		NE	NW	4.0
03N	01W	4			SE	NW	10.0

Irrigation Totals

Total Acres Acre Limit

34.00

Conditions

Code Conditions

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 : 6/5/1992

Decreed Date :

Permit Proof Due Date : 12/1/1990

Permit Proof Made Date : 10/29/1990

Permit Approved Date : 11/28/1988

Permit Moratorium Expiration Date :

Enlargement Use Priority Date :

Enlargement Statute Priority Date :

Application Received Date: 9/1/1988

Protest Deadline Date:

Other Information

State or Federal :

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 :

90485

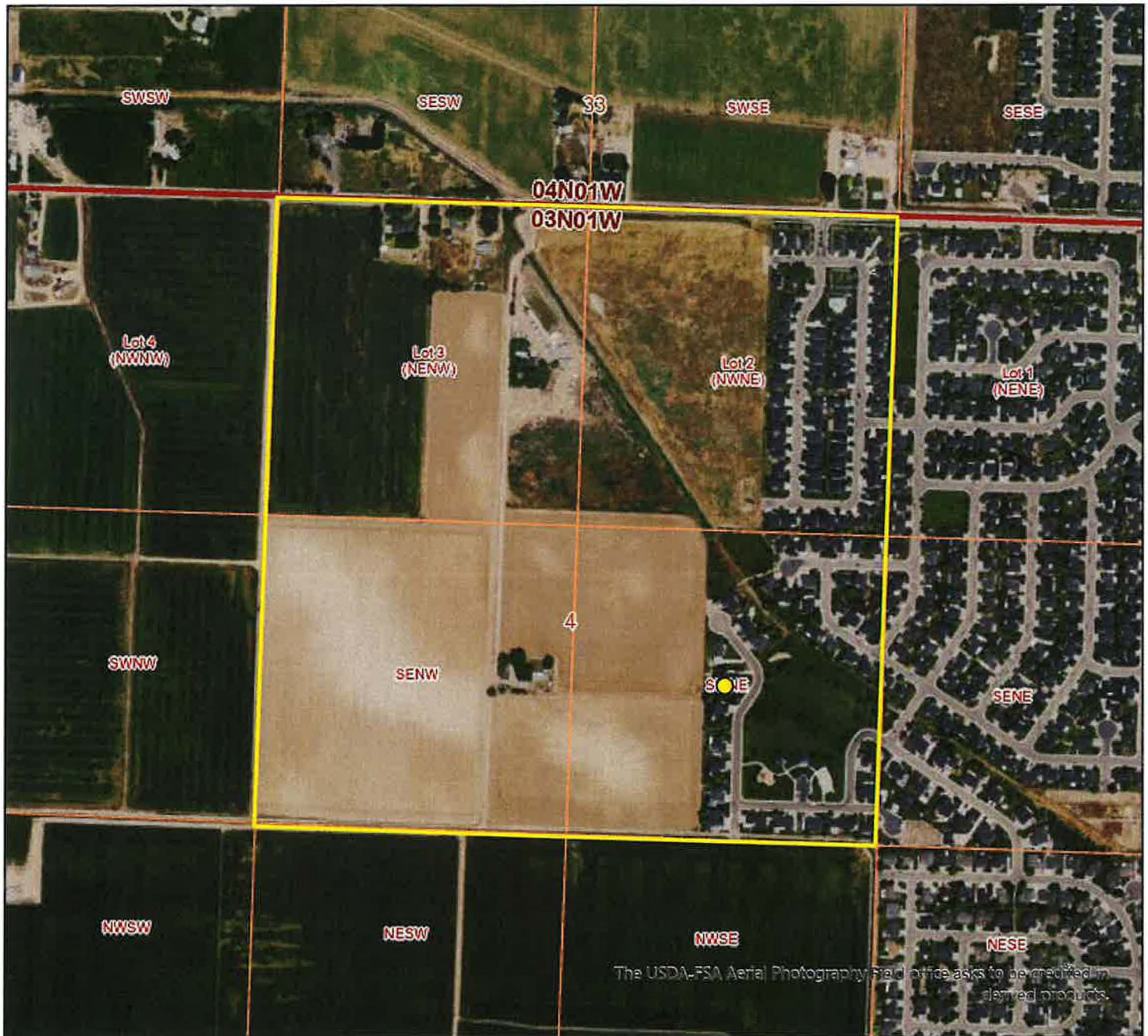
State of Idaho
Department of Water Resources

Water Right

63-10695

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.



Date created: 1/29/2026

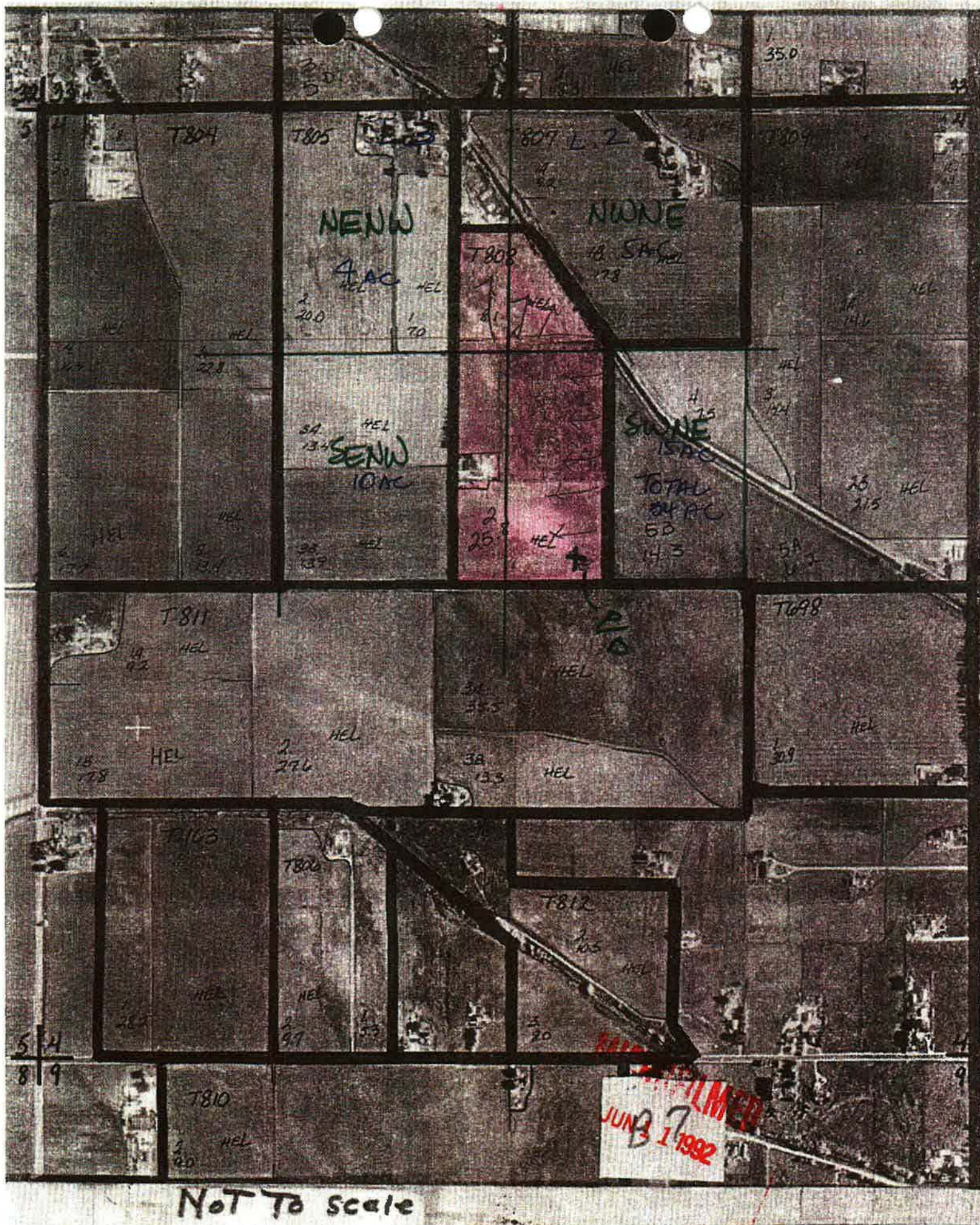


90485

Legend

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





Water Right Report : 63-11095(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
------------	------	---------	------	-------	-------------

Current Owner	RICE, RONALD L	6295 W USTICK RD	MERIDIAN	ID	83642
---------------	----------------	------------------	----------	----	-------

Water Right Status

Priority Date : 1/10/1990

Basis : License

Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
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GROUND WATER			
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Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
--------	----------	-------	---------	-----------	-----	----	---	--------	----------------

GROUND WATER	03N	01W	4	0				SW NW ADA
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Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	3/15	11/15	1.87 CFS	420.80 AFA
TOTAL			1.87 CFS	420.80 AFA

Places of Use

[Printable View](#)
[Paged View](#)

Place of Use Legal Description : IRRIGATION (ADA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03N	01W	4	3		NE	NW	20.0
03N	01W	4	4		NW	NW	34.5
03N	01W	4			SW	NW	39.0

Irrigation Totals

Total Acres	Acre Limit
93.50	

Conditions

Code Conditions

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.

90485

Dates

Licensed Date : 10/27/1992
Decreed Date :
Permit Proof Due Date : 6/1/1991
Permit Proof Made Date : 1/26/1991
Permit Approved Date : 5/24/1990
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date: 1/10/1990
Protest Deadline Date:

Other Information

State or Federal :
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

1/29/2026

90485

State of Idaho
Department of Water Resources

Water Right

63-11095

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.



Date created: 1/29/2026



90485

Legend

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

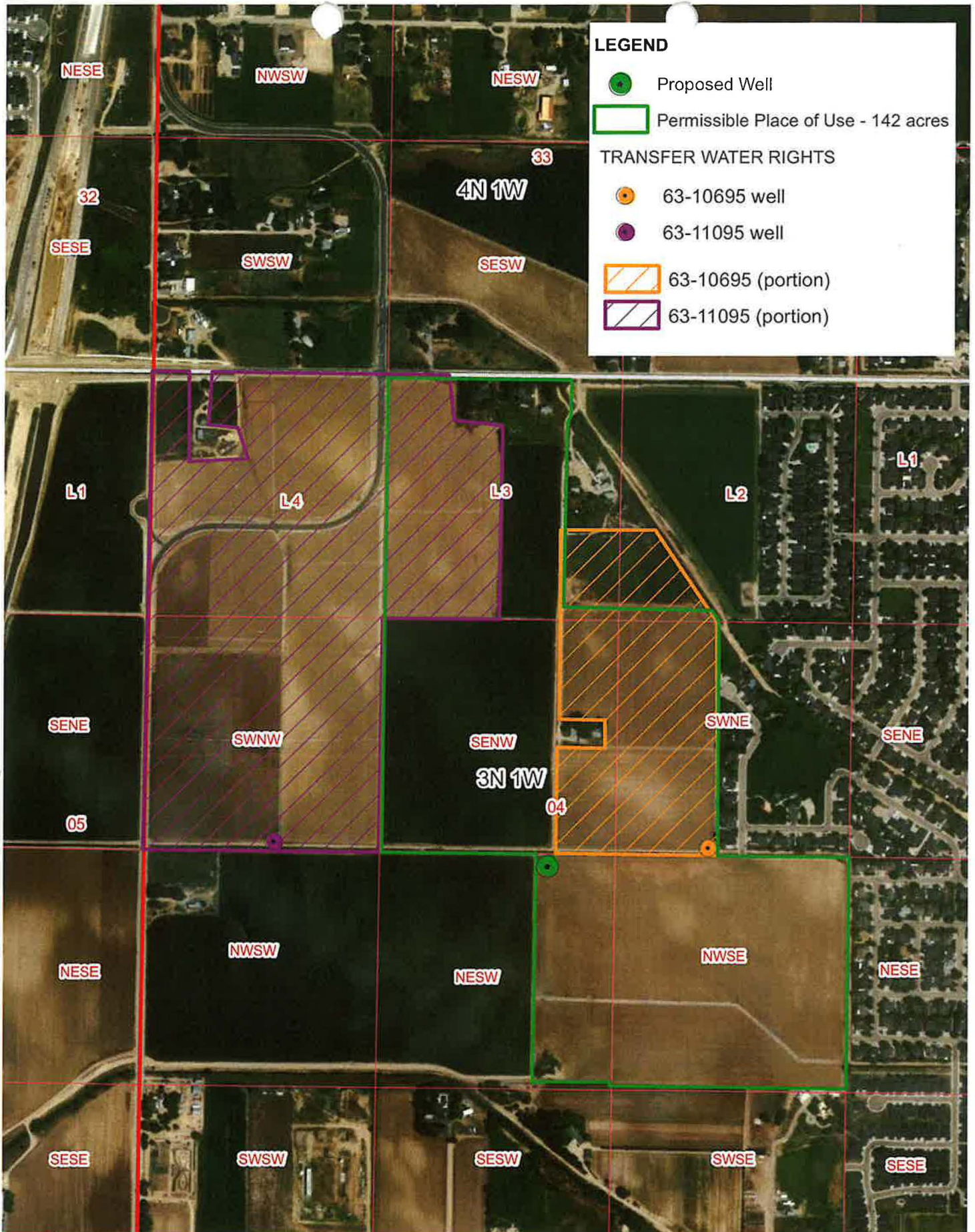


NOT TO Scale

90485

ATTACHMENTS 2B & 3C
CURRENT & PROPOSED PODs

90485



0 Feet 1,000

90485

ATTACHMENT 2B & 3C

DAYSPRING SUBDIVISION

TOLL BROTHERS

PROJECT 10448703



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

August 12, 2026

MAGNOLIA EAST DAYSPRING OWNER LLC
C/O MAGNOLIA LAND CAPITAL LLC
8 SUMMER HOUSE LN
NEWPORT BEACH, CA 92660-7106

RE: Transfer No. 90485
Water Right No(s). 63-35821, 63-35823

Dear Applicant(s):

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

A legal notice of the application has been prepared and is scheduled for publication in the IDAHO STATESMAN on 8/19/2026 and 8/26/2026. Protests to this application may be submitted for a period ending ten (10) days after the second publication.

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

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

Please contact the Western Region office at (208) 334-2190 if you have any questions regarding the application.

Sincerely,

Jean Hersley
Technical Records Specialist

Hersley, Jean

From: Hersley, Jean
Sent: Wednesday, August 12, 2026 10:39 AM
To: 'legals@idahostatesman.com'
Cc: Western Advertising
Subject: Transfer No. 90485, 90607; Water Right No(s). 63-35821, 63-35823, 63-8215
Attachments: Legal Notice.docx

Please publish the enclosed legal notice in the Idaho Statesman on the dates indicated (once a week for two consecutive weekly issues). If you cannot publish the notice on the proposed dates, please contact us immediately.

An affidavit of publication must be submitted to the Department along with the publication bill. Please send the affidavit and bill to the Western Region office before 9/8/2026. Your cooperation is appreciated.



*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

NOTICE OF PROPOSED CHANGE OF WATER RIGHT
TRANSFER NO. 90485

MAGNOLIA EAST DAYSPRING OWNER LLC , C/O MAGNOLIA LAND CAPITAL LLC

8 SUMMER HOUSE LN, NEWPORT BEACH, CA 92660-7106 has filed Application No. 90485 for changes to the following water rights within ADA County(s): Right No(s). 63-35821, 63-35823; to see a full description of these rights and the proposed transfer, please see <https://research.idwr.idaho.gov/apps/waterrights/querynewtransfers>. The purpose of the transfer is to change a portion of the above rights as follows:

to change point of diversion to the NESW of Section 4 of T03N R01W and to allow a 143-acre permissible place of use which will be located in Sec 4 T03N R01W L3(NENW), L2(NWNE), SENW, SWNE, NESW, and NWSE near Tricias Subdivision.

TRANSFER NO. 90607

CITY OF KUNA, 751 W 4TH ST, KUNA, ID 83634 has filed Application No. 90607 for changes to the following water rights within ADA County(s): Right No(s). 63-8215; to see a full description of these rights and the proposed transfer, please see <https://research.idwr.idaho.gov/apps/waterrights/querynewtransfers>. The purpose of the transfer is to change a portion of the above rights as follows:

to add a new point of diversion located in the NWNE Section 22 of T02N, R01E, near the corner of S Five Mile Rd and N Ten Mile Rd near Falcon Crest Golf Club.

For additional information concerning the property location, contact Western Region office at (208)334-2190. Protests may be submitted based on the criteria of Idaho Code Sec. 42-222. Any protest against the proposed change must be filed with the Department of Water Resources, Western Region, 2735 W AIRPORT WAY, BOISE ID 83705-5082 together with a protest fee of \$25.00 for each application on or before 9/8/2026. The protestant must also send a copy of the protest to the applicant.

MATHEW WEAVER, Director

Published on 8/19/2026 and 8/26/2026

From: Hersley, Jean
Sent: Wednesday, August 12, 2026 10:37 AM
To: 'gcurtis@nmid.org'
Cc: Western Advertising
Subject: Application for Transfer No. 90485

Dear Interested Party:

The Department of Water Resources (IDWR) is seeking written comment and/or recommendations from Nampa Meridian Irrigation District regarding the above referenced water right application. You can find a copy of the application at: <https://research.idwr.idaho.gov/apps/waterrights/querynewtransfers>. Documents will be available by the end of the day.

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

Please contact the Western Region office @ (208) 334-2190 if you have any questions regarding the application.



*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

Hersley, Jean

From: Hersley, Jean
Sent: Wednesday, August 12, 2026 10:37 AM
To: andy@sawtoothlaw.com
Cc: Western Advertising
Subject: Application for Transfer No. 90485

Dear Interested Party:

The Department of Water Resources (IDWR) is seeking written comment and/or recommendations from Settler's Irrigation District regarding the above referenced water right application. You can find a copy of the application at: <https://research.idwr.idaho.gov/apps/waterrights/querynewtransfers>. Documents will be available by the end of the day.

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

Please contact the Western Region office at (208) 334-2109 if you have any questions regarding the application.



Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942



COPY

RECEIVED

APR 24 2026

DEPT. OF WATER RESOURCES

RECEIVED

APR 27 2026

WATER RESOURCES
WESTERN REGION

April 23, 2026

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

Subject: Ownership Change Notice, Application for Transfer, Application for Permit

Dear Scott,

Enclosed on behalf of Magnolia East Dayspring Owner LLC, is (1) an *Ownership Change Notice* seeking to update ownership of water rights appurtenant or partially appurtenant to property applicant recently purchased; (2) an *Abandonment Notice* for owner's portion of wastewater right 63-2052B from Tenmile Creek that owner can no longer access, (3) an *Application for Transfer* proposing a new point of diversion and integrated irrigation system for applicant's portions of water rights 63-10695 and 63-11095; and (4) an *Application for Permit* proposing additional supplemental ground water for the integrated system per NMID requirements.

The \$1,140 filing fee is being paid upon submittal and consists of the following:

- | | |
|----------------------------|-------|
| 1. Ownership Change Notice | \$350 |
| 2. Permit Application | \$290 |
| 3. Transfer Application | \$500 |
| 4. Abandonment Notice | n/a |

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

Sincerely,

HDR Engineering, Inc.

Lori Graves

Lori Graves
Sr. Water Rights Specialist

Cc: Toll Bros.

hdrinc.com

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