Form 42-248/42-1409(6) Rev. 6/22

RECEIVED APR 27 2026 WATER RESOURCES

RECEIVED APR 24 2026 DEPT. OF WATER RESOURCES

DE

STATE OF IDAHO
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?
63-9430	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-21859	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-2052B	Yes ■	Yes ☐		Yes ☐	Yes ☐
63-10695	Yes ■	Yes ☐		Yes ☐	Yes ☐
63-11095	Yes ■	Yes ☐		Yes ☐	Yes ☐

63-35822
63-35824
63-35823

2. Previous Owner's Name: 63-9430, 63-10695 - Morgans; 63-21859 - Porter; 63-2052B - Janicek, 63-11095 - Rice
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Magnolia East Dayspring Owner LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

c/o Magnolia Land Capital LLC, 8 Summer House (Mailing address) | Newport Beach (City) | CA (State) | 92660 (Zip)

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: February 4, 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 # 63-2052B

8. Signature: [signature] (Signature of new owner/claimant) | President (Title, if applicable) | 4/20/2026 (Date)
Daniel A. McCann (Print name)

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

For IDWR Office Use Only:

Receipted by KW Date 4.24.2026 Receipt No. C125918 Receipt Amt. $350.00

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 SR Processed by SR Date 5/29/2026

SPECIAL WARRANTY DEED

Ada County Recorder Trent Tripple 2026-008574
Boise, Idaho Pgs= 10 hluther 02/06/2026 04:45:50 PM
PIONEER TITLE COMPANY OF ADA COUNTY $15.00
Electronically Recorded

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.

EXECUTED effective as of the date this Special Warranty Deed is recorded in the real property records of Ada County, Idaho.

"Grantor"

MFRE RIVER JORDAN MINK RANCH NORTH, SLLC,
a Utah series limited liability company

By: _____
Name: Joshua C. McLachlan
Title: Manager

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

This record was acknowledged before me on February 4, 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

ASHLEY SCOTT
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires February 24, 2027
COMMISSION NUMBER 729645

WHITE CLOUD HOLDINGS, LLC,
an Idaho limited liability company

By: _____
Name: Paul E. Johson
Title: Manager

STATE OF [IDAHO)
) ss
County of [Canyon)

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

Carrie Homburg
Notary Public

(Stamp)

My commission expires: _____

CARRIE HOMBURG
COMMISSION #16477
NOTARY PUBLIC
STATE OF IDAHO

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 June A M Powers

(Stamp)

JUNE A M POWERS
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires February 21, 2027
COMMISSION NUMBER 729520

My commission expires: Feb 21, 2027

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

AUTHORITY TO SIGN

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 — Sign Here

01/26/2026 — Date

B1083-5173 01/26/2026 6:14 PM Received by Office of the Idaho Secretary of State

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

Delaware

The First State

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.

C. B. Sanchez

Charuni Patibanda-Sanchez, Secretary of State

10478516 8300

SR# 20260226279

Authentication: 202867772

Date: 01-21-26

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

B1083-5115 01/26/2026 6:14 PM Received by Office of the Idaho Secretary of State

WATER RIGHTS & SPLIT TREES

Close

Water Right Report : 63-9430(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	MORGAN, LOIS J	4000 MORGAN GROVE LN	MERIDIAN	ID	83642
Current Owner	MORGAN, ROBERT J	4000 MORGAN GROVE LN	MERIDIAN	ID	83642

Water Right Status

Priority Date : 8/4/1980
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
DOMESTIC	1/01	12/31	0.04 CFS	1.20 AFA
TOTAL			0.04 CFS	1.20 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : DOMESTIC (ADA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03N	01W	4			SW	NE	

Dates

Licensed Date : 2/29/1988
Decreed Date :
Permit Proof Due Date : 10/1/1981
Permit Proof Made Date : 9/24/1981
Permit Approved Date : 9/10/1980
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied Date: 8/4/1980
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 Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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State of Idaho
Department of Water Resources

Water Right

63-9430

DOMESTIC

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





0 0.03 0.06 0.11 0.17 0.22
Miles

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

N

Date created: 1/29/2026

Close

Water Right Report : 63-21859(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	PORTER, L ALDIN	50 E NORTH TEMPLE	SALT LAKE CITY	UT	84150
Current Owner	PORTER, SHIRLEY P	50 E NORTH TEMPLE	SALT LAKE CITY	UT	84150

Water Right Status

Priority Date : 1/1/1948
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	4	3	NE	NE	NW	ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
DOMESTIC	1/01	12/31	0.04 CFS	
TOTAL			0.04 CFS	

Places of Use

Printable View | Paged View

Place of Use Legal Description : DOMESTIC (ADA county)

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

Conditions

Code	Condtions
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.
N13	THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
N11	THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
	PARCEL NOS. S1204212500, S1204212910 STOCKWATER, 120 RANGE CATTLE

Dates

Licensed Date :
Decreed Date : 3/31/2000
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied Date:
Protest Deadline Date:

Other Information

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

State of Idaho
Department of Water Resources

Water Right

63-21859

DOMESTIC

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





0 0.03 0.06 0.12 0.18 0.24

Miles

Legend

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

N

Date created: 1/29/2026

Close

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

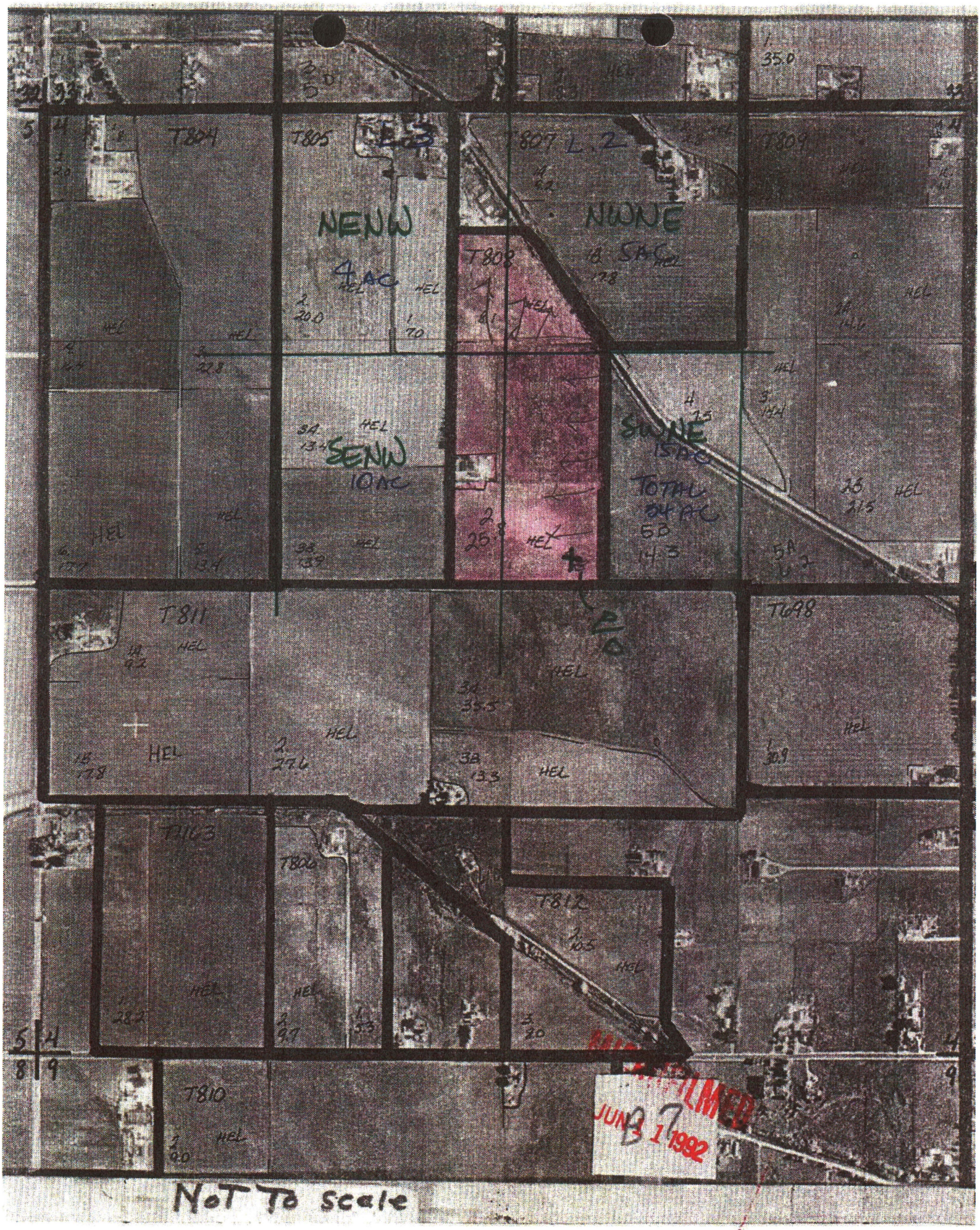
Code	Condtions
R32	This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 4.5 afa per acre for irrigation of the lands above.

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 :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied 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 Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :


T804
T805
T807
T809
T808
T811
T698
T803
T806
T812
T810
NENW
4 AC
NWNE
18 SAC
SENW
10 AC
SWNE
15 AC
TOTAL
54 AC
NOT TO SCALE
FILMED
JUN 3 1 1992

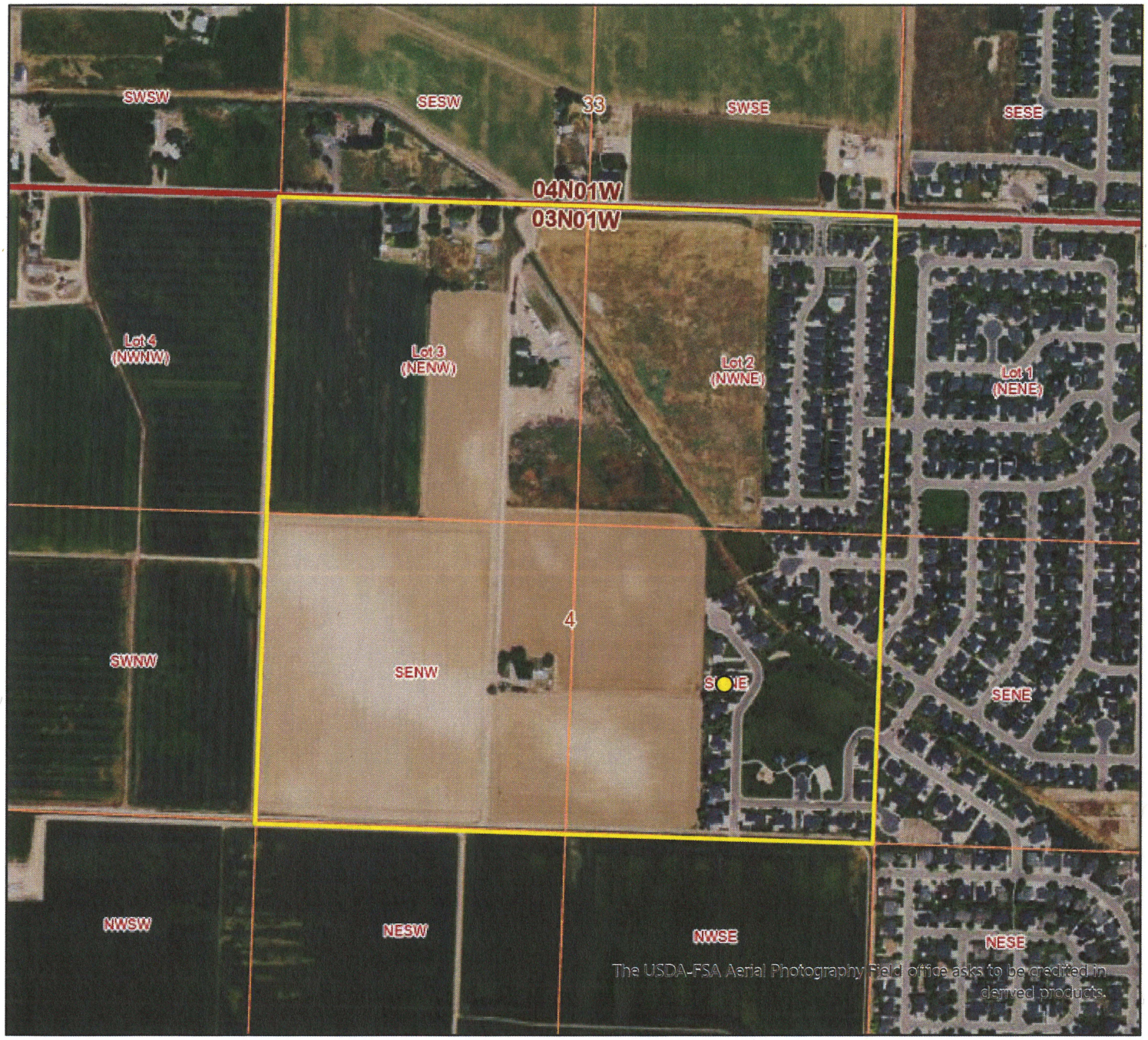
State of Idaho
Department of Water Resources

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.





0 0.04 0.09 0.17 0.26 0.34
Miles

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

N

Date created: 1/29/2026

Split Analysis

Water Right Number: 63-10695

Diversion Rate: 0.68 CFS

Owner Name:

Date: 3-Feb-26

Acreage Analysis

					Parent	Children Acres									
Twp	Rng	Sec	Q-Q	Lot	63-10695	Dayspring	Residual								
3N	1W	4	NWNE	2	5	1	4								
			SWNE		15	15									
			NENW	3	4	1	3								
			SENW		10	10									

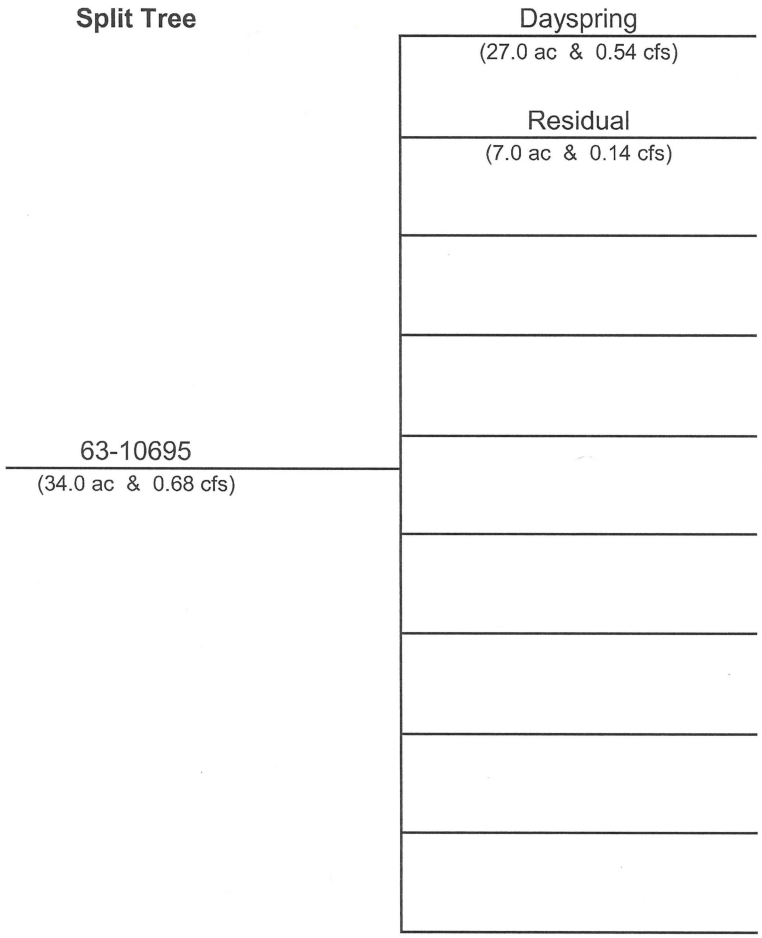
Water Right Number: 63-10695

Diversion Rate: 0.68 CFS

Reviewer Name:

Date: 3-Feb-26

Split Tree



Summary

Right No:	Diversion Rate	Irrigated Acres	CFS / Acre
63-10695	0.68	34	0.020
Dayspring	0.54	27	0.020
Residual	0.14	7	0.020

FILE CONFIRMATION DATE 2007 DEC 11 JM

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

In Re SRBA)
)
Case No. 39576)
)

PARTIAL DECREE PURSUANT TO
I.R.C.P. 54(b) FOR

Water Right 63-02052B

DISTRICT COURT-SRBA
Fifth Judicial District
County of Twin Falls - State of Idaho
DEC 11
By _____ Clerk
Deputy Clerk

NAME AND ADDRESS: MONTE S JANICEK
2256 N MC DERMOTT
MERIDIAN, ID 83642

SOURCE: TENMILE CREEK TRIBUTARY: BOISE RIVER

QUANTITY: 0.40 CFS

PRIORITY DATE: 04/29/1907

POINT OF DIVERSION: T03N R01W S04 NESW Within Ada County

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
Irrigation	04-15 TO 10-15	0.40 CFS

THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 1 AND MAY CONTINUE TO AS LATE AS NOVEMBER 15, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE APRIL 15 AND AFTER OCTOBER 15 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY OR LATE IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.

PLACE OF USE: Irrigation Within Ada County
T03N R01W S04 NESW 27.0 NWSW 33.0
60.0 Acres Total

This right is limited to the irrigation of 20 acres within the place of use described above in a single irrigation season.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

Use of this right is also subject to an agreement, entitled "Non-Waiver Agreement", dated May 17, 2007, between Monte Janicek, the Nampa-Meridian Irrigation District and the US Bureau of Reclamation.

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. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.

John M. Melanson
Presiding Judge of the
Snake River Basin Adjudication

Notes

Close

Water Right Report : 63-2052-B (Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	JANICEK, MONTE S	2256 N MC DERMOTT	MERIDIAN	ID	83642
Original Owner	NOBLE, ROBERT		BOISE	ID	

Water Right Status

Priority Date : 4/29/1907
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
TENMILE CREEK		BOISE RIVER	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
TENMILE CREEK	03N	01W	4	0		NE	SW	ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/15	0.40 CFS	
TOTAL			0.40 CFS	

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			NE	SW	27.0
03N	01W	4			NW	SW	33.0

Irrigation Totals

Total Acres	Acre Limit
60.00	20.00

Conditions

Code	Condtions
S39	THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 1 AND MAY CONTINUE TO AS LATE AS NOVEMBER 15, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE APRIL 15 AND AFTER OCTOBER 15 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY OR LATE IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.
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.
W51	Use of this right is combined with water from Nampa Meridian Irrigation District.
C05	Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.
K06	This right is limited to the irrigation of 20 acres within the place of use described above in a single irrigation season.
C03	Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.
	Use of this right is also subject to an agreement, entitled "Non-Waiver Agreement", dated May 17, 2007, between Monte Janicek, the Nampa-Meridian Irrigtion District and the US Bureau of Reclamation.

Non-Waiver Agreement language for settlement of the objection to this right is as follows: To the extent that all or a portion of the source of water right may consist of wastewater, the Claimant (Monte Janicek) and the Objector (Nampa and Meridian Irrigation District) and/or Respondent (United States Bureau of Reclamation), together with their respective assigns and heirs, hereby agree that the Objector and/or Respondent waive no right to assert in the future that the source of all or part of this water right is the wastewater of the Objector and/or Respondent and thereby is subject to the right of the Objector or Respondent to cease wasting it or recapture it.

Dates
Licensed Date :
Decreed Date : 12/11/2007
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied Date:
Protest Deadline Date:

Other Information
State or Federal : S
Water District Number : 63
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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State of Idaho
Department of Water Resources

Water Right

63-2052B

IRRIGATION

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





0 0.04 0.07 0.15 0.22 0.3
Miles

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

N

Date created: 1/29/2026

Split Analysis

Water Right Number: 63-2052B

Diversion Rate: 0.4 CFS

Owner Name:

Date: 3-Feb-26

Acreage Analysis

					Parent	Children Acres									
Twp	Rng	Sec	Q-Q	Lot	63-2052B	Dayspring	Residual								
3N	1W	4	NESW		27	4	23								
			NWSW		33		33								

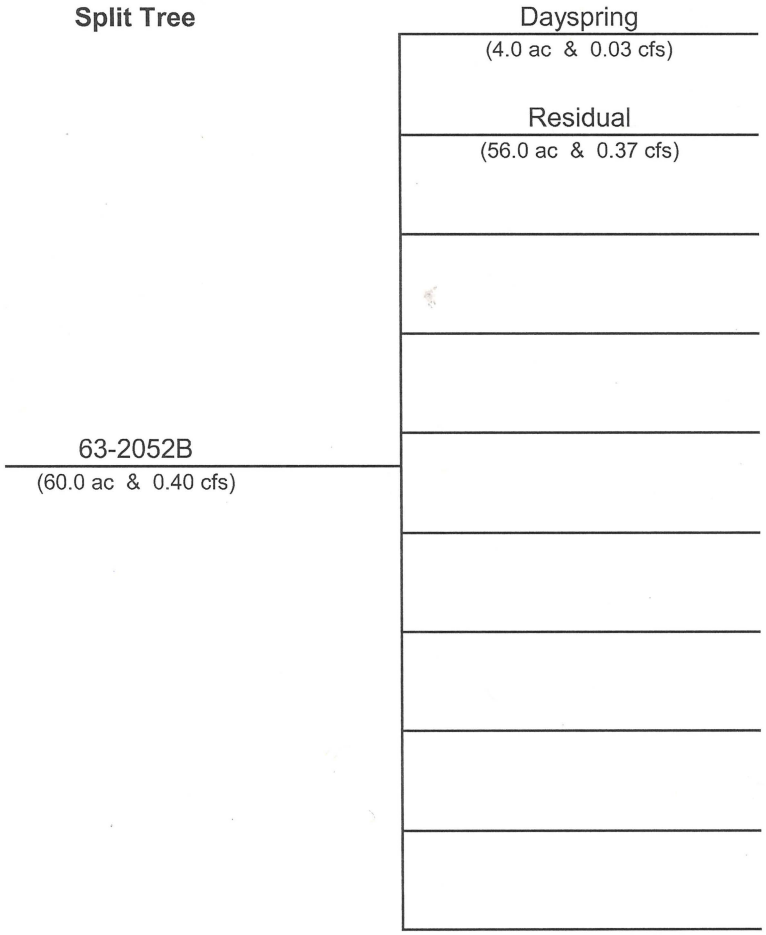
Water Right Number: 63-2052B

Diversion Rate: 0.4 CFS

Reviewer Name:

Date: 3-Feb-26

Split Tree



Summary

Right No:	Diversion Rate	Irrigated Acres	CFS / Acre
63-2052B	0.4	60	0.007
Dayspring	0.03	4	0.007
Residual	0.37	56	0.007

Close

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
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	NW	ADA	

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	Condtions
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 : 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 :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied 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 Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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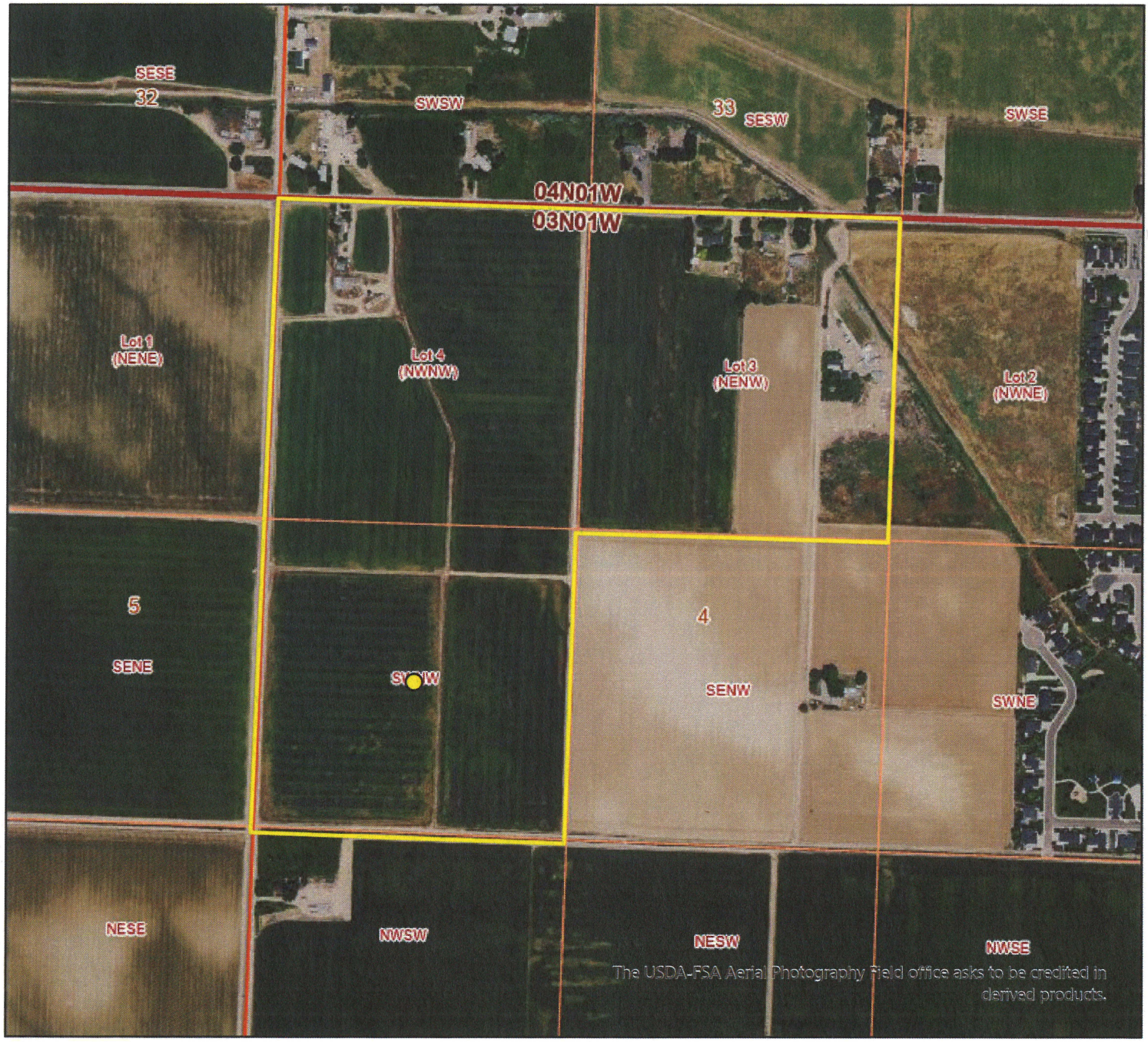
State of Idaho
Department of Water Resources

Water Right

63-11095

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.



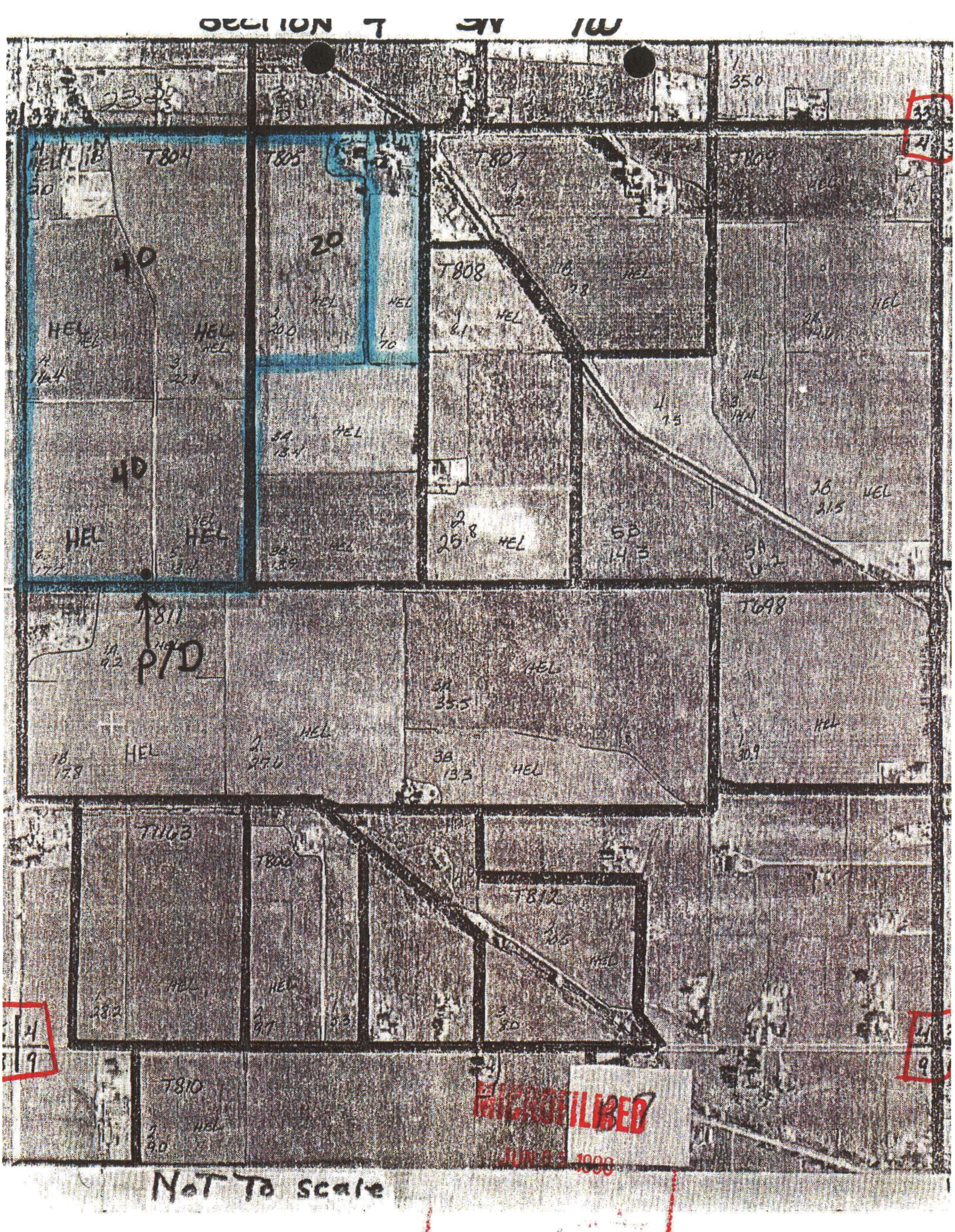


0 0.04 0.09 0.17 0.26 0.34
Miles

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

N

Date created: 1/29/2026


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T805
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NOT TO SCALE
MICROFILMED
JUN 0 3 1999

Split Analysis

Water Right Number: 63-11095

Diversion Rate: 1.87 CFS

Owner Name:

Date: 3-Feb-26

Acreage Analysis

					Parent	Children Acres									
Twp	Rng	Sec	Q-Q	Lot	63-11095	Toll	Residual								
3N	1W	4	NENW	3	20	20									
			NWNW	4	34.5		34.5								
			SWNW		39		39								

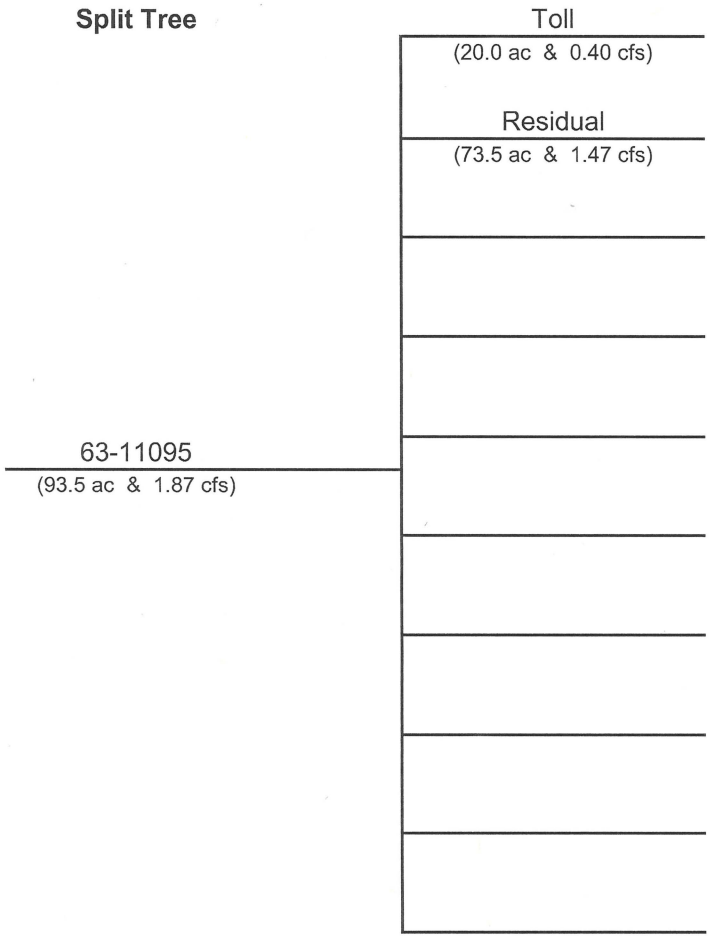
Water Right Number: 63-11095

Diversion Rate: 1.87 CFS

Reviewer Name:

Date: 3-Feb-26

Split Tree



Summary

Right No:	Diversion Rate	Irrigated Acres	CFS / Acre
63-11095	1.87	93.5	0.020
Toll	0.40	20	0.020
Residual	1.47	73.5	0.020

MAGNOLIA EAST DAYSPRING OWNER LLC

63-2052B	
CFS	0.400
VOLUME	
AC LIMIT	20.0
POU AC	60.0

63-10695	
CFS	0.680
VOLUME	153.0
AC LIMIT	
POU AC	34.0

63-11095	
CFS	1.870
VOLUME	420.8
AC LIMIT	
POU AC	93.5

	63-2052B	63-35822	
CFS	0.320	0.080	0.400
VOLUME	330.8		
AC LIMIT	18.70	1.30	20.0
POU AC	56.0	4.0	60.0

	63-10695	63-35821	
CFS	0.160	0.520	0.680
VOLUME	35.6	117.4	153.0
AC LIMIT			
POU AC	7.9	26.1	34.0

	63-11095	63-35823	
CFS	1.470	0.400	1.870
VOLUME	330.8	90.0	420.8
AC LIMIT			
POU AC	73.50	20.0	93.5

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

IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082
Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little Director Mathew Weaver

July 28, 2026

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

Re: Change in Ownership, Water Right Nos: 63-9430, 63-21859
Change in Ownership-Split, Water Right Nos:
63-2052B (Split into 63-2052B and 63-35822
63-10695 (Split into 63-10695 and 63-35821
63-11095 (Split into 63-11095 and 63-35823

Dear Water Right Holder:

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

Your portion of each water right 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 each split water right retained by the original right holder preserves the original water right number. Your portion has been assigned a new water right number. The Department is sending the original right holder a copy of this letter and a report showing the changes to the original water right.

* The Department has received your Transfer Application for water right numbers, 63-10695 and 63-11095. The Transfer Application is being processed and you will be notified by a Water Resource Agent if additional information is required and/or when the transfer is complete.

The Department has received your Notice of Abandonment for your split portion (63-35822) of water right 63-2052B. Once the abandonment is complete you will receive notification.

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 the Western Regional office, (208) 334-2190. You may ask for me regarding the ownership changes and Izzy Chriton regarding the transfers and abandonment.

Sincerely,

Susan C Hobson

Susy Hobson
Technical Records Specialist

Enclosures: Water Right Reports & Maps

cc: Lori Graves – HDR Inc., Monte S. Janicek, Ronald Rice, Robert J. & Lois J. Morgan

IDAHO DEPARTMENT OF WATER RESOURCES **10/8/2026**

Proof Report

Water Right 63-9430

Owner Type	**Name and Address**
Current Owner	MAGNOLIA EAST DAYSPRING OWNER LLC C/O MAGNOLIA LAND CAPITAL LLC 8 SUMMER HOUSE LN NEWPORT BEACH, CA 92660-7106

Priority Date: 8/4/1980
Basis: License
Status: Active

Source	**Tributary**
GROUND WATER	

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
DOMESTIC	1/01	12/31	0.040 CFS	1.2 AF
	Total Diversion		0.040 CFS	1.2 AF

Source and Point(s) of Diversion:

GROUND WATER	SWNE	Sec. 4, Twp 03N, Rge 01W, ADA County

Place Of Use:
DOMESTIC within ADA County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
03N	01W	4			X														

Conditions of Approval:

Dates and Other Information:
Licensed Date: 2/29/1988
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:
N/A

SubCase:
N/A

Water Supply Bank:

N/A

Proof Report

Water Right 63-21859

Owner Type	**Name and Address**
Current Owner	MAGNOLIA EAST DAYSPRING OWNER LLC C/O MAGNOLIA LAND CAPITAL LLC 8 SUMMER HOUSE LN NEWPORT BEACH, CA 92660-7106

Priority Date: 1/1/1948
Basis: Decreed
Status: Active

Source	**Tributary**
GROUND WATER	

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
DOMESTIC	1/01	12/31	0.040 CFS	
		Total Diversion	0.040 CFS	

Source and Point(s) of Diversion:

GROUND WATER L3(NENENW) Sec. 4, Twp 03N, Rge 01W, ADA County

Place Of Use:

DOMESTIC within ADA County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
03N	01W	4					X L3												

Conditions of Approval:

1.	C18	THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2.	N13	THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3.	N11	THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4.		PARCEL NOS. S1204212500, S1204212910 STOCKWATER, 120 RANGE

CATTLE

Dates and Other Information:
Decreed Date: 3/31/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: AND
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:
N/A

SubCase:
N/A

Water Supply Bank:

N/A

Hobson, Susy

From: Hobson, Susy
Sent: Tuesday, July 28, 2026 11:05 AM
To: Graves, Lori; Crichton, Izzy
Subject: RE: Magnolia East Dayspring Ownership Change

Thanks for the heads up on the cfs. I will make the corrections. Susy

Susy Hobson
Water Resource Agent

IDAHO DEPARTMENT OF WATER RESOURCES
Western Region
2735 W. Airport Way, Boise ID 83705
(208) 605-4620 susy.hobson@idwr.idaho.gov

From: Graves, Lori <Lori.Graves@hdrinc.com>
Sent: Tuesday, July 28, 2026 11:02 AM
To: Crichton, Izzy <izzy.crichton@idwr.idaho.gov>; Hobson, Susy <susy.hobson@idwr.idaho.gov>
Cc: Hannula, Steve <Steve.Hannula@hdrinc.com>
Subject: RE: Magnolia East Dayspring Ownership Change

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

That was a quick phone call with the NMID attorney. Go ahead and abandon Magnolia's split water right 63-35822.

Note, the parent water right allowed 20 acres irrigation within a 60-acre ppu, resulting in Magnolia's split limited to 1.3 acres irrigation within their 4-acre portion. Based on these amounts, water right 63-35822 should list 0.03 cfs rather than 0.08 cfs.

Thanks Izzy and Susy.

Lori Graves, Sr. Water Rights Specialist
D 208.872.9519 M 208.850.4601

hdrinc.com/follow-us

From: Graves, Lori
Sent: Tuesday, July 28, 2026 10:39 AM
To: Crichton, Izzy <izzy.crichton@idwr.idaho.gov>
Cc: Hannula, Steve <Steve.Hannula@hdrinc.com>; Hobson, Susy <susy.hobson@idwr.idaho.gov>
Subject: FW: Magnolia East Dayspring Ownership Change

Should have copied you Izzy. Please hold off on processing the abandonment form until I talk to the NMID attorney. Thanks.

Lori Graves, Sr. Water Rights Specialist
D 208.872.9519 M 208.850.4601

hdrinc.com/follow-us

From: Graves, Lori
Sent: Tuesday, July 28, 2026 10:37 AM
To: Hobson, Susy <susy.hobson@idwr.idaho.gov>
Cc: Hannula, Steve <Steve.Hannula@hdrinc.com>
Subject: FW: Magnolia East Dayspring Ownership Change

Susy,
Please hold off on processing the abandonment until I talk with NMID attorney. I will get back to you ASAP. Thanks for the water right reports.

Lori Graves, Sr. Water Rights Specialist
D 208.872.9519 M 208.850.4601

hdrinc.com/follow-us

From: Hobson, Susy <susy.hobson@idwr.idaho.gov>
Sent: Tuesday, July 28, 2026 10:27 AM
To: Graves, Lori <Lori.Graves@hdrinc.com>
Cc: Crichton, Izzy <izzy.crichton@idwr.idaho.gov>
Subject: Magnolia East Dayspring Ownership Change

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lori,

Attached are the cover letter, and water right reports and maps for Magnolia East Dayspring ownership changes. Once the abandonment and transfers are complete acknowledgments will be sent for those actions.

At this point we do not need for you to make any changes to the abandonment application as previously requested.

Hard copies will be mailed to the applicant today.

Kind Regards,

Susy

Susy Hobson
Water Resource Agent