

MEMORANDUM OF LEASE  
FOR RECORDING

THE PARTIES hereto are the CITY OF NAMPA, a Municipal Corporation of the State of Idaho, hereinafter referred to as “Lessor,” and THE HOPWOOD FAMILY TRUST, hereinafter referred to as “Lessee.”

AGREEMENT: It is mutually agreed by and between the parties hereto as follows:

**Premises.** The Lessor shall lease and the Lessee shall let that real property, herein called the “premises” situated at the Nampa Municipal Airport, in Nampa, Canyon County, Idaho, and described as follows, to-wit:

See Exhibit A attached hereto and, by this reference, incorporated herein as if set forth in full, together with rights of ingress and egress as approved by the Airport Superintendent.

**Other Provisions.** This Memorandum is subject to all of the terms and provisions of the formal agreement of the parties dated January 1, 2025, pertaining to the lease of the premises, which formal agreement is, by this reference, incorporated herein and made a part hereof.

**Recorded.** It is agreed that this Memorandum may be recorded in the records of Canyon County, Idaho.

**Binding Effect.** The agreements herein shall apply to and bind the heirs, executors, administrators, successors in interest and assigns of the respective parties.

Dated this \_\_\_\_ day of \_\_\_\_\_ 2024.

**LESSOR:**  
CITY OF NAMPA

By: \_\_\_\_\_  
Debbie Kling, Mayor

Attest:

\_\_\_\_\_  
Charlene Tim, City Clerk

By: \_\_\_\_\_  
Lynsey Johnson, Airport Superintendent

**LESSEE:**  
THE HOPWOOD FAMILY TRUST

\_\_\_\_\_  
Brian M. Hopwood, Trustee

\_\_\_\_\_  
Michelle T. Hopwood, Trustee

STATE OF IDAHO )  
 :ss  
County of Canyon )

On this \_\_\_ day of \_\_\_\_\_, 2024, before me, \_\_\_\_\_, a Notary Public, personally appeared **Debbie Kling, Charlene Tim and Lynsey Johnson**, the Mayor, City Clerk, and Airport Superintendent, respectively, of the CITY OF NAMPA, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same and were so authorized to do so on behalf of the CITY OF NAMPA.

(SEAL) \_\_\_\_\_  
Notary Public for Idaho  
Commission expires: \_\_\_\_\_

State of Idaho )  
 : ss  
County of \_\_\_\_\_ )

On this \_\_\_ day of \_\_\_\_\_, in the year of 2024, before me, the undersigned, personally appeared **Brian M. Hopwood**, known to me or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same.

(Seal) \_\_\_\_\_  
Notary Public for Idaho  
My Commission Expires: \_\_\_\_\_

State of Idaho )  
 : ss  
County of \_\_\_\_\_ )

On this \_\_\_ day of \_\_\_\_\_, in the year of 2024, before me, the undersigned, personally appeared **Michelle T. Hopwood**, known to me or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same.

(Seal) \_\_\_\_\_  
Notary Public for Idaho  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION FOR  
UNIT 3023  
NAMPA MUNICIPAL AIRPORT**

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho. Being further described as follows:

**BASIS OF BEARING:**

*The North line of the Northwest 1/4 of the Southeast of Section 24, Township 3 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 89°34'09" West with the distance between monuments found to be 1320.19 feet.*

**BEGINNING** at a point from which the East 1/16 corner of said Section 24 bears North 08°03'53" West a distance of 395.86 feet;

Thence South 89°59'00" East, a distance of 50.00 feet;

Thence South 00°01'02" West, a distance of 60.00 feet;

Thence North 89°59'00" West, a distance of 50.00 feet;

Thence North 00°01'02" East, a distance of 60.00 feet to the **POINT OF BEGINNING**.

Said Parcel containing 3,000 square feet or 0.07 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895  
Timberline Surveying  
847 Park Centre Way, Suite 3  
Nampa, Idaho 83651  
(208) 465-5687



U:\TS-23\CANYON\23079 - STEELE - NAMPA AIRPORT BUILDING CONTROL\SURVEY\LEGALS\JAMES STEELE 3023.DOCX