

MAY 20 2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 16 2022

Department of Water Resources
Eastern Region

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPARTMENT OF WATER RESOURCES
SOUTHERN REGION

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?
35-2171D <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: K & R Farms, Inc

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): GLOBAL AG PROPERTIES II USA LLC, A DELAWARE LIMITED LIABILITY COMPANY C/O WESTCHESTER GROUP INVESTMENT MANAGEMENT INC

New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

2004 FOX DR STE L CHAMPAIGN IL 61820
Mailing address City State Zip
2089083848
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: October 26, 2016
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.

8. Signature: [Signature] V.P. Row Crops May 16th 2022
Signature of new owner/claimant Title, if applicable Date
Bret Andersen

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

Received by SG Date 5/16/22 For IDWR Office Use Only: \$25. for this app.
Receipt No. 5039239 Receipt Amt. \$100.00

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 JB Processed by JB Date 6/3/2022

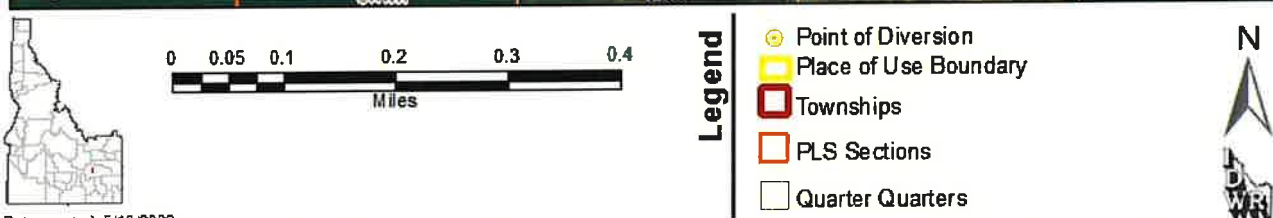
State of Idaho
Department of Water Resources

Water Right

35-2171D

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: 5/13/2022

601069

When recorded return to:

Carolyn Fisher
Westchester Group Investment Management, Inc.
2004 Fox Drive, Suite L
Champaign, IL 61820

Mail Tax Statements to:
Westchester Group Investment Management, Inc.
2004 Fox Drive, Suite L
Champaign, IL 61820

Instrument # 681145

BINGHAM COUNTY, IDAHO
2016-10-26 03:32:47 PM No. of Pages: 5
Recorded for: FIRST AMERICAN TITLE - BLACKFO
PAMELA W. ECKHARDT Fee: \$22.00
Ex-Officio Recorder Deputy JPulley
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED, K & R FARMS, INC., an Idaho corporation ("*Grantor*") hereby grants, bargains, sells and conveys unto GLOBAL AG PROPERTIES II USA LLC, a Delaware limited liability company ("*Grantee*"), the real property located in Bingham County, Idaho and legally described on Exhibit A attached hereto.

Grantor conveys said property, with all water rights and other appurtenances thereto, to Grantee and to its successors and assigns to have and to hold forever, including, without limitation, the Water Rights listed on Exhibit B attached hereto. Grantor does hereby covenant to and with Grantee that Grantor owns said premises in fee simple, that the premises are free from all encumbrances, except for the Permitted Exceptions set out on Exhibit C attached hereto.

DATED as of October 26, 2016.

Grantor

K & R FARMS, INC., an Idaho corporation

By:

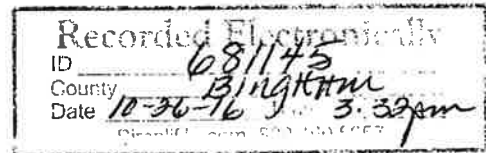

Kim Shawver, President

601069

When recorded return to:

Carolyn Fisher
Westchester Group Investment Management, Inc.
2004 Fox Drive, Suite L
Champaign, IL 61820

Mail Tax Statements to:
Westchester Group Investment Management, Inc.
2004 Fox Drive, Suite L
Champaign, IL 61820



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FOR VALUE RECEIVED, K & R FARMS, INC., an Idaho corporation ("*Grantor*") hereby grants, bargains, sells and conveys unto GLOBAL AG PROPERTIES II USA LLC, a Delaware limited liability company ("*Grantee*"), the real property located in Bingham County, Idaho and legally described on Exhibit A attached hereto.

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Grantor

K & R FARMS, INC., an Idaho corporation

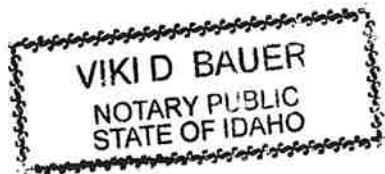
By: 
Kim Shawver, President

STATE OF IDAHO)
)
) :ss.
COUNTY OF Bingham)

On this 26 day of October, 2016, before me, personally appeared Kim Shawver, known or identified to me to be the person who executed the instrument on behalf of K & R FARMS, INC., an Idaho corporation and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)



Viki D Bauer
NOTARY PUBLIC
Residing at: Blackfoot ID
Commission expires: 3-29-20

EXHIBIT A

LEGAL DESCRIPTION

Real property in the County of Bingham, State of Idaho, described as follows:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST $\frac{1}{4}$ AND THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 33 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4, MARKED BY A $\frac{1}{2}$ INCH REBAR (NO CAP), SEE CORNER PERPETUATION INST. NO. 513511 & 166691; THENCE NORTH $00^{\circ}40'38''$ EAST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 4, (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 2597.24 FEET TO THE WEST $\frac{1}{4}$ CORNER OF SAID SECTION 4; THENCE SOUTH $89^{\circ}36'42''$ EAST, ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 4, A DISTANCE OF 2644.67 FEET TO THE CENTER $\frac{1}{4}$ CORNER OF SAID SECTION 4; THENCE CONTINUING SOUTH $89^{\circ}36'42''$ EAST, ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 4, A DISTANCE OF 1322.32 FEET TO THE CENTER-EAST $\frac{1}{16}$ CORNER OF SAID SECTION 4; THENCE SOUTH $00^{\circ}32'39''$ WEST, ALONG THE EAST $\frac{1}{16}$ LINE OF SAID SECTION 4, A DISTANCE OF 2214.62 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 441503; THENCE FOLLOWING ALONG THE BOUNDARY LINE OF SAID PARCEL OF LAND FOR THE NEXT FOUR (4) COURSES: (1) NORTH $89^{\circ}21'38''$ WEST A DISTANCE OF 300.00 FEET; (2) SOUTH $47^{\circ}22'27''$ WEST A DISTANCE OF 149.00 FEET; (3) SOUTH $38^{\circ}20'53''$ WEST A DISTANCE OF 149.00 FEET; (4) SOUTH $00^{\circ}32'39''$ WEST A DISTANCE OF 180.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID SECTION 4; THENCE NORTH $89^{\circ}21'38''$ WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 4, A DISTANCE OF 824.34 FEET TO THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 4; THENCE CONTINUING NORTH $89^{\circ}21'38''$ WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 4, A DISTANCE OF 2648.68 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

LIST OF WATER RIGHTS

Water Right 35-2171D

EXHIBIT C

PERMITTED EXCEPTIONS

1. Taxes, including any assessments collected therewith, for the year 2016 which are a lien not yet due and payable.
2. Non-delinquent levies and assessments of the Bingham Ground Water District.
3. Right-of-way or easement of 100 South, 1200 West, and 1600 West.
4. Easement granted to Idaho Power Company, recorded September 7, 1951 in Book Q of Misc., page 491.
5. Easement granted to Idaho Power Company, recorded December 1, 1976 as Instrument No. 218952.
6. Right-of-way or easement of Peoples Canal.
7. Reservations in United States Patent.

**WRITTEN CONSENT OF THE MANAGER
OF
Global Ag Properties USA, LLC, a Delaware Limited Liability Company**

January 1, 2022

The undersigned, constituting the manager (the "Manager") of Global Ag Properties USA, LLC, a Delaware Limited Liability Company (the "Company"), does hereby consent pursuant to Section 18-404(d) of the Delaware Limited Liability Company Act and Limited Liability Company Agreement of the Company, to the adoption of the following resolutions without a meeting on written consent:

Election of Officers

RESOLVED, that the individuals listed on Exhibit A attached hereto are elected to the office of the Company set forth opposite his/her respective names to serve in said capacity and to exercise such duties outlined herein, until their successor(s) shall be duly elected and qualified, unless he or she resigns, is removed from office or is otherwise disqualified from serving as an officer of the Company. The officers listed on Exhibit A are in addition to any officers previously appointed and reflected on the books and records of the Company as officers. In the event of any discrepancy between this Exhibit A and any such list of previously appointed officers, Exhibit A shall govern.

RESOLVED, that Exhibit A may be updated and amended by the Manager from time to time.

Assistant Vice President

RESOLVED, that any officer of the Company listed in Exhibit A attached hereto, with the title Assistant Vice President, is hereby authorized to access governmental documents relating to farm programs or water licenses associated with the agricultural properties owned by the Company.

RESOLVED, that any officer of the Company listed in Exhibit A attached hereto, with the title Assistant Vice President, shall have the power to execute the management of the day-to-day administrative affairs associated with agricultural properties owned by the Company including applying for and administering all governmental permits, preparing and making all governmental filings required for activities undertaken on such agricultural properties, administering compliance with applicable governmental requirements, filing and releasing liens, endorsing and handling crop sale payments, collecting rent, negotiating lease terms, and any other like duties that the Manager or such officer may, in its sole discretion, deem reasonably necessary in furtherance thereof.

Vice President

RESOLVED, that any officer of the Company listed in Exhibit A attached hereto, with the title Vice President, is hereby authorized to access governmental documents relating to farm programs or water licenses associated with the agricultural properties owned by the Company.

RESOLVED, that any officer of the Company listed in Exhibit A attached hereto with the title Vice President, shall have the power to execute the management of the day-to-day administrative affairs associated with agricultural properties owned by the Company including applying for and administering all governmental permits, preparing and making all governmental filings required for activities undertaken on such agricultural properties, administering compliance with applicable governmental requirements, filing and releasing liens, endorsing and handling crop sale payments, collecting rent, negotiating lease terms, and any other like duties that the Manager or such officer may, in its sole discretion, deem reasonably necessary in furtherance thereof.

RESOLVED, that any officer of the Company listed in Exhibit A attached hereto with the title Vice President, shall have the power to execute agricultural leases and property management agreements on behalf of the Company.

Executive Vice President

RESOLVED, that any officer of the Company listed in Exhibit A attached hereto, with the title Executive Vice President, is hereby authorized to access governmental documents relating to farm programs or water licenses associated with the agricultural properties owned by the Company.

RESOLVED, that any officer of the Company listed in Exhibit A attached hereto with the title Executive Vice President, shall have the power to execute the management of the day-to-day administrative affairs associated with agricultural properties owned by the Company including applying for and administering all governmental permits, preparing and making all governmental filings required for activities undertaken on such agricultural properties, administering compliance with applicable governmental requirements, filing and releasing liens, endorsing and handling crop sale payments, collecting rent, negotiating lease terms, and any other like duties that the Manager or such officer may, in its sole discretion, deem reasonably necessary in furtherance thereof.

RESOLVED, that any officer of the Company listed in Exhibit A attached hereto with the title Executive Vice President, shall have the power to execute

agricultural leases and property management agreements on behalf of the Company.

RESOLVED, that any officer of the Company listed in Exhibit A attached hereto, with the title Executive Vice President hereby is authorized, empowered and directed, for and on behalf of the Company, to take any and all actions, to negotiate for and enter into loan or other agreements and amendments to loan or other agreements, to perform all such acts and things, to execute, file, deliver or record in the name and on behalf of the Company, all such certificates, instruments, agreements or other documents, and to make all such payments as they, in their judgment, or in the judgment of any one or more of them, may deem necessary, advisable or appropriate in order to carry out the purpose and intent of, or consummate the transactions contemplated by, the foregoing resolutions, the authorization therefor to be conclusively evidenced by the taking of such action or the execution and delivery of such certificates, instruments, agreements or documents by such officer(s).

Other

FURTHER RESOLVED, that all actions previously taken by any officer of the Company listed in Exhibit A attached hereto, in the name or on behalf of the Company in connection with the matters contemplated by the foregoing resolutions, and consistent with the foregoing resolutions, be, and each of the same hereby is, adopted, ratified, confirmed and approved in all respects as the act and deed of the Company.

FURTHER RESOLVED, that any and all actions taken by an officer of the Company listed in Exhibit A attached hereto, which are inconsistent with the foregoing resolutions, are hereby rescinded and replaced with these resolutions effective immediately.

The Secretary of the Company is hereby directed to file a signed copy of this Consent in the minute book of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Consent as of the date first written above.

Global Ag Properties USA, LLC
By: Nuveen Alternatives Advisors, LLC
Its: Manager

A handwritten signature in black ink, appearing to read "Lynsey Parker", written over a horizontal line.

By:

Name: Lynsey Parker
Title: Vice President

EXHIBIT A
Officers of the Company

Name	Title
Davies, R. Martin	Executive Vice President
Nelson, Duane R.	Executive Vice President
Robinson, Michael	Executive Vice President
Stockburger, Michael	Vice President
Harrison, Wade R.	Vice President
Mitchell, Scott	Assistant Vice President
Norman, Drake	Vice President
Neri, Phil	Assistant Vice President
Decker, Eric W.	Vice President
Lakamp, Douglas J.	Vice President
Coelho, Mark	Vice President
Fornoff, Carole A.	Vice President
Lu, Frank	Vice President
Hauss, Brian	Vice President
Piggot, Steven	Vice President
Parker, Matthew	Vice President
Pooler, Eric	Vice President
Schaefers, Rich	Vice President
Spencer, Leta	Vice President
Andersen, Bret	Vice President
Sorena, Vincent	Vice President



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

June 03, 2022

GLOBAL AG PROPERTIES II USA LLC
C/O WESTCHESTER GROUP INVESTMENT MANAGEMENT INC
2004 FOX DR STE L
CHAMPAIGN IL 61820-7346

Re: Change in Ownership for Water Right No(s): 35-2171D

Dear Water Right Holder(s):

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

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

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

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 120
BINGHAM GROUND WATER DISTRICT