

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
FEB 28 2022
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?
65-1251 ✓	Yes ☐	Yes ☐	* 65-1252/3	Yes ☐	Yes ☐
* 65-1252/3	Yes ☐	Yes ☐	NOT SURE 1252/3	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	APPLY SINCE DOMESTIC & LIVESTOCK ?	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Keith Standley
Name of current water right holder/claimant

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

5446 Hwy 16 Eagle ID 83616
Mailing address City State Zip
208-867-4730 tbuchert@premierllc.net
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: 6-1-2020
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
☐ 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):
 - ☒ \$25 per *undivided* water right.
 - ☐ \$100 per *split* water right.
 - ☐ 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] OWNER 2-24-2022
 Signature of new owner/claimant Title, if applicable Date
TRAE BUCHERT TBUCHERT@PREMIERLLC.NET
 Print name 208-867-4730
- Signature: _____
 Signature of new owner/claimant Title, if applicable Date
 Print name _____

For IDWR Office Use Only:

Received by KM Date 2.28.22 Receipt No. C112043 Receipt Amt. 25.00
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☒
 Name on W-9 _____ Approved by _____ Processed by SL Date 4/11/22

Personal Representative's Deed

465613

THIS Personal Representative's Deed, is made and entered into April 28, 2020,

by **Paul R. Standley, Personal Representative the Estate of Boyd Keith Standley, deceased,**
subject to the administration of the estate of said decedent in Gem County, Idaho, Probate
Case No. CV-2003-965

Grantor, to:

CGR, LLC, an Idaho limited liability company,

Grantee, whose address is: 5446 Hwy 16 Eagle, ID 83616



WHEREAS, Grantor is the qualified Personal Representative of the Estate of **Boyd Keith Standley, deceased,** subject to the administration of the estate of said decedent in Gem County, Idaho, files as Probate Case No. CV-2003-965, Third Judicial District, State of ID, County of Gem.

NOW THEREFORE, for valuable consideration received, Grantor does hereby grant, bargain, sell and convey unto Grantee the following described real property located in the State of ID, County of Gem:

The West Half of the Northeast Quarter, the Northwest Quarter of the Northwest Quarter, the Southeast of the Northeast Quarter, and the Northeast Quarter of the Northwest Quarter of Section 23, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho.

Also:

BASIS OF BEARINGS for this description is

North 89°54'32" East between a 5/8" rebar marking the Northwest corner of Section 23, and a 5/8" rebar marking the North Quarter corner of Section 23, both in Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho.

A parcel of land being all of Parcel 2 of Gem County Record of Survey Instrument No. 227631, Gem County Records, located in the Southeast Quarter of the Northwest Quarter of Section 23, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho more particularly described as follows:

COMMENCING at the 5/8" rebar marking the North Quarter corner of said Section 23;

Thence South 0°29'20" West, coincident with the East boundary line of the Northeast Quarter of the Northwest Quarter of Section 23, a distance of 1316.80 feet to the Center North 1/16 corner of Section 23, the POINT OF BEGINNING.

Thence continuing South 0°29'20" West, coincident with the East boundary line of said Southeast Quarter of the Northwest Quarter of Section 23, a distance of 1316.80 to the Center Quarter of said Section 23;

Thence leaving said East boundary line, North 89°52'30" West, coincident with the South boundary line of said Southeast Quarter of the Northwest Quarter of Section 23, a distance of 1107.66 feet to the North right-of-way line of State Highway 52 and the beginning of a non-tangent curve to the left;

Thence 101.38 feet along the arc of said curve and said North right of way line of State Highway 52, having a radius of 1512.50 feet, a central angle of 3°50'25", being subtended by a chord which bears

North 62°04'03" West, 101.36 feet to a 1/2" rebar PLS 6552;

Thence leaving said North right-of-way line North 34°34'11" East, 116.90 feet, to a 1/2" rebar PLS 6552;

Thence North 41°16'42" East, 200.68 feet to a 1/2" rebar PLS 6552;

Thence North 38°34'49" East, 196.67 feet to a 1/2" rebar PLS 6552;

Thence North 33°17'11" East, 143.97 feet to a 1/2" rebar PLS 6552;

Thence North 30°35'42" East, 165.19 feet to a 1/2" rebar PLS 6552;

Thence North 55°22'27" East, 104.79 feet to a 1/2" rebar PLS 6552;

Thence North 62°42'59" East, 103.51 feet to a 1/2" rebar PLS 6552;

Thence North 55°50'52" East, 74.22 feet to a 1/2" rebar PLS 6552;

Thence North 78°55'11" West, 422.22 feet to a 1/2" rebar PLS 6552;

Thence South 36°28'04" West, 307.52 feet to a 1/2" rebar PLS 6552;

Thence South 77°17'03" West, 243.62 feet to a 1/2" rebar PLS 6552 on the West line of said Southeast Quarter of the Northwest Quarter of Section 23;

Thence North 0°12'42" East, coincident with said West line of the Southeast Quarter of the Northwest Quarter a distance of 675.00 feet, to the Northwest 1/16 of said Section 23,

Thence leaving said West line of the Southeast Quarter of the Northwest Quarter of Section 23, South 89°59'01" East, coincident with the North line of said Southeast Quarter of the Northwest Quarter, a distance of 1316.62 feet to the POINT OF BEGINNING.

Excepting therefrom:

That portion of the Northwest Quarter of the Northwest Quarter lying Northerly and Westerly of Spring Creek Road.

TO HAVE AND TO HOLD, all and singular, the Premises, together with all improvements thereon and appurtenances thereto, unto the said Grantee and Grantee's successors and assigns forever, subject to real property taxes and assessments for the current year and to all encumbrances of record or appearing on the land.

IN WITNESS WHEREOF, Grantor has hereunto caused this Deed to be executed as of the Effective Date.

Dated: April 28, 2020

Estate of Boyd Keith Standley, deceased, subject to the administration of the estate of said decedent in Gem County, Idaho, Probate Case No. CV-2003-965

Paul R. Standley PR

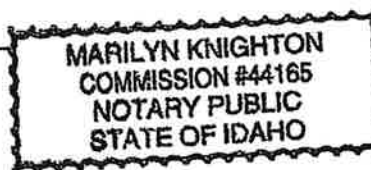
By: Paul R. Standley, Personal Representative

State of Idaho County of Gem

On this 30 day of April, 2020 before me, the undersigned, A Notary Public in and for said State, personally appeared Paul R. Standley, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the Estate of Boyd Keith Standley, deceased, subject to the administration of the estate of said decedent in Gem County, Idaho, Probate Case No. CV-2003-965 and acknowledged to me that he/she executed the same as Personal Representative.

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

Marilyn Knighton
Notary Public for the State of: Idaho
Residing at: Emmett
Commission Expires: April 4, 2023



File No./Escrow No.: 465613
 Print Date & Time: 6/1/2020 11:33:17 AM
 Officer/Escrow Officer: Marilyn Knighton

Alliance Title & Escrow Corp.
 1312 S Washington Ave.
 Ste. F
 Emmett, ID 83617
 (208)365-4486



Property Address: TBD SPRING CREEK RD.
 EMMETT, ID 83617 (GEM)
 (RP07N01W230600)

Buyer: CGR, LLC, AN IDAHO LIMITED LIABILITY COMPANY
 5446 Hwy 16
 Eagle, ID 83616

Settlement Date: 6/2/2020

Disbursement Date: 6/2/2020

Description	Buyer	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$850,000.00	
Deposit		\$5,000.00
Prorations		
County Taxes 1/1/2020 to 6/2/2020 @ \$69.32/Year		\$29.06
New Loans		
Loan Amount		\$450,000.00
Appraisal Fee to Banner Bank	\$4,500.00	
Loan Fee to Banner Bank	\$3,375.00	
RIMS Fee to Banner Bank	\$135.00	
Secured Creditor's Risk Report to Banner Bank	\$232.00	
In House Valuation to Banner Bank	\$500.00	
Tax service to Banner Bank	\$62.00	
Flood certification to Banner Bank	\$8.00	
Title Charges		
Title - Lender's Title Insurance to Alliance Title & Escrow Corp.	\$583.00	
Title - ALTA 17-06 - Access and Entry Endorsement(s) to Alliance Title & Escrow Corp.	\$200.00	
Title - ALTA 6-06 - Variable Rate Mortgage Endorsement(s) to Alliance Title & Escrow Corp.	\$25.00	
Title - ALTA 8.2-06 Commercial Endorsement(s) to Alliance Title & Escrow Corp.	\$50.00	
Title - Arbitration Endorsement Endorsement(s) to Alliance Title & Escrow Corp.		
Title - ALTA 9.6-06 Private Rights Endorsement(s) to Alliance Title & Escrow Corp.	\$329.85	
Title - Settlement or closing fee to Alliance Title & Escrow Corp.	\$425.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$15.00	\$15.00	
Mortgage \$45.00	\$45.00	
eRecording Fees Paid to Simplifile - Buyer/Borrower to Alliance Title & Escrow Corp. \$9.00	\$9.00	
	Debit	Credit
Subtotals	\$660,493.85	\$455,029.06
Due From Buyer		\$205,464.79
Totals	\$660,493.85	\$660,493.85

CONSUMER PROTECTION ALERT: Alliance Title & Escrow Corp. does not deliver wire instructions via e-mail to you or your agent, without a verbal request and confirmation of receipt, to include verification of the accuracy of wire information. If you wish to wire funds for closing, please ask your escrow officer for wire account information and options to deliver that information to you.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Alliance Title & Escrow Corp. to cause the funds to be disbursed in accordance with this statement.

BUYER(S)

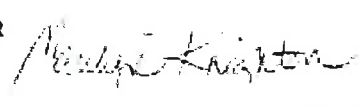

CGR, LLC, an Idaho limited liability company

Tree E. Buchert, Member


Lane E. Buchert, Member


Evan J. Buchert, Member

SETTLEMENT COORDINATOR


Marilyn Knighton

Instrument # 327121

EMMETT, GEM, IDAHO
2020-06-03 11:37:19 AM No. of Pages: 10
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
SHELLY TILTON Fee: \$45.00
Ex-Officio Recorder Deputy SStewart
Index To: MORTGAGE
Electronically Recorded by Simplifile

WHEN RECORDED MAIL TO:

Banner Bank
Bothell Loan Service Center
P.O. Box 1589
Bothell, WA 98041

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

ATEC 465613

MORTGAGE

THIS MORTGAGE dated May 29, 2020, is made and executed between CGR, LLC, an Idaho Limited Liability Company, whose address is 5446 Highway 16, Eagle, ID 83616; (referred to below as "Grantor") and Banner Bank, whose address is 950 West Bannock Street, Suite 101, Boise, ID 83702 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, grants, bargains, sells and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Gem County, State of Idaho:

See Exhibit A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 125 Spring Creek Road, Emmett, ID 83617. The Real Property tax identification number is RP07N01W230600.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures the following described additional indebtedness: all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable. Specifically, without limitation, this Agreement secures all obligations of Grantor arising under any interest rate, credit, commodity or equity swap, cap, floor, collar, forward foreign exchange transaction, currency swap, cross currency rate swap, currency option, securities puts, calls, collars, options or forwards or any combination of, or option with respect to, these or similar transactions now or hereafter entered into between Grantor and Lender.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property. The following provisions relate to the use of the Property or to other limitations on the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any

MORTGAGE (Continued)

proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any restructuring of the legal entity (whether by merger, division or otherwise) or any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Idaho law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Mortgage:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Mortgage, except for those liens specifically agreed to in writing by Lender, and except for the lien of taxes and assessments not due as further specified in the Right to Contest paragraph.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and reasonable attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Mortgage:

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption and boiler insurance as Lender may require. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of ten (10) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain flood insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan. Flood insurance may be purchased under the National Flood Insurance Program, from private insurers providing "private flood insurance" as defined by applicable federal flood insurance statutes and regulations, or from another flood insurance provider that is both acceptable to Lender in its sole discretion and permitted by applicable federal flood insurance statutes and regulations.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Mortgage. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration

date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Mortgage or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Mortgage or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Mortgage also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Mortgage shall survive the execution and delivery of this Mortgage, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's Indebtedness shall be paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Mortgage:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Mortgage or upon all or any part of the Indebtedness secured by this Mortgage; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the Indebtedness secured by this type of Mortgage; (3) a tax on this type of Mortgage chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Real and Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest

MORTGAGE (Continued)

granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Mortgage, and the Related Documents, and (2) the liens and security interests created by this Mortgage as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Grantor pays all the indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Mortgage:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Default on Other Payments. Failure of Grantor within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Environmental Default. Failure of any party to comply with or perform when due any term, obligation, covenant or condition contained in any environmental agreement executed in connection with the Property.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Mortgage or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Default in Favor of Third Parties. Should Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or Grantor's ability to repay the Indebtedness or Grantor's ability to perform Grantor's obligations under this Mortgage or any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Mortgage or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Mortgage or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Grantor's existence as a going business or the death of any member, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Breach of Other Agreement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

Right to Cure. If any default, other than a default in payment, is curable and if Grantor has not been given a notice of a breach of the same provision of this Mortgage within the preceding twelve (12) months, it may be cured if Grantor, after Lender sends written notice to Grantor demanding cure of such default: (1) cures the default within fifteen (15) days; or (2) if the cure requires more than fifteen (15) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of an Event of Default and at any time thereafter, Lender, at Lender's option, may

exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.

Nonjudicial Sale. If permitted by applicable law, Lender may foreclose Grantor's interest in all or in any part of the Personal Property or the Real Property by non-judicial sale.

Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage or the Note or available at law or in equity.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the Property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Mortgage, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies. Nothing under this Mortgage or otherwise shall be construed so as to limit or restrict the rights and remedies available to Lender following an Event of Default, or in any way to limit or restrict the rights and ability of Lender to proceed directly against Grantor and/or against any other co-maker, guarantor, surety or endorser and/or to proceed against any other collateral directly or indirectly securing the Indebtedness.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES. Any notice required to be given under this Mortgage, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Mortgage. All copies of notices of foreclosure from the holder of any lien which has priority over this Mortgage shall be sent to Lender's address, as shown near the beginning of this Mortgage. Any party may change its address for notices under this Mortgage by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection

with the operation of the Property.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

Governing Law. This Mortgage will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Idaho without regard to its conflicts of law provisions. This Mortgage has been accepted by Lender in the State of Idaho.

Choice of Venue. If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Ada County, State of Idaho.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Mortgage unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Mortgage shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Mortgage. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Mortgage to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Mortgage. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Mortgage shall not affect the legality, validity or enforceability of any other provision of this Mortgage.

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Successors and Assigns. Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Mortgage.

Waive Jury. All parties to this Mortgage hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Idaho as to all indebtedness secured by this Mortgage.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Mortgage. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code:

Borrower. The word "Borrower" means CGR, LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Default. The word "Default" means the Default set forth in this Mortgage in the section titled "Default".

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

Grantor. The word "Grantor" means CGR, LLC.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Mortgage.

Lender. The word "Lender" means Banner Bank, its successors and assigns.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means the promissory note dated May 29, 2020, in the original principal amount of \$450,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The maturity date of this Mortgage is June 1, 2025.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property, and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

**MORTGAGE
(Continued)**

Page 7

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

CGR, LLC

By: [Signature]

Trac E. Buchert, Member of CGR, LLC

By: [Signature]

Evan J. Buchert, Member of CGR, LLC

By: [Signature]

Lane E. Buchert, Member of CGR, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Idaho

COUNTY OF Mem

)
) SS
)

This record was acknowledged before me on June 1, 2020 by Trac E. Buchert, Member of CGR, LLC, an Idaho Limited Liability Company, and CGR, LLC, an Idaho Limited Liability Company, is the maker of the foregoing record.

MARILYN KNIGHTON
COMMISSION #44165
NOTARY PUBLIC
STATE OF IDAHO

[Signature]
Notary Public in and for the State of Idaho

My commission expires 4-4-2023

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Idaho

COUNTY OF Mem

)
) SS
)

This record was acknowledged before me on June 1, 2020 by Lane E. Buchert, Member of CGR, LLC, an Idaho Limited Liability Company, and CGR, LLC, an Idaho Limited Liability Company, is the maker of the foregoing record.

MARILYN KNIGHTON
COMMISSION #44165
NOTARY PUBLIC
STATE OF IDAHO

[Signature]
Notary Public in and for the State of Idaho

My commission expires 4-4-2023

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Idaho

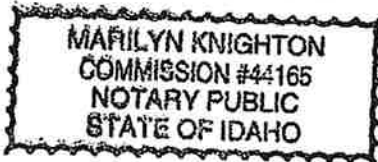
)

COUNTY OF Idaho

) ss

)

This record was acknowledged before me on June 1, 2020 by Evan J. Buchert, Member of CGR, LLC, an Idaho Limited Liability Company, and CGR, LLC, an Idaho Limited Liability Company, is the maker of the foregoing record.



Marilyn Knighton
Notary Public in and for the State of Idaho

My commission expires 4-4-2023

Exhibit 'A'

The West Half of the Northeast Quarter, the Northwest Quarter of the Northwest Quarter, the Southeast of the Northeast Quarter, and the Northeast Quarter of the Northwest Quarter of Section 23, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho.

Also:

BASIS OF BEARINGS for this description is

North 89°54'32" East between a 5/8" rebar marking the Northwest corner of Section 23, and a 5/8" rebar marking the North Quarter corner of Section 23, both in Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho.

A parcel of land being all of Parcel 2 of Gem County Record of Survey Instrument No. 227631, Gem County Records, located in the Southeast Quarter of the Northwest Quarter of Section 23, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho more particularly described as follows:

COMMENCING at the 5/8" rebar marking the North Quarter corner of said Section 23;
Thence South 0°29'20" West, coincident with the East boundary line of the Northeast Quarter of the Northwest Quarter of Section 23, a distance of 1316.80 feet to the Center North 1/16 corner of Section 23, the POINT OF BEGINNING.

Thence continuing South 0°29'20" West, coincident with the East boundary line of said Southeast Quarter of the Northwest Quarter of Section 23, a distance of 1316.80 to the Center Quarter of said Section 23;

Thence leaving said East boundary line, North 89°52'30" West, coincident with the South boundary line of said Southeast Quarter of the Northwest Quarter of Section 23, a distance of 1107.66 feet to the North right-of-way line of State Highway 52 and the beginning of a non-tangent curve to the left;

Thence 101.38 feet along the arc of said curve and said North right of way line of State Highway 52, having a radius of 1512.50 feet, a central angle of 3°50'25", being subtended by a chord which bears North 62°04'03" West, 101.36 feet to a 1/2" rebar PLS 6552;

Thence leaving said North right-of-way line North 34°34'11" East, 116.90 feet, to a 1/2" rebar PLS 6552;

Thence North 41°16'42" East, 200.68 feet to a 1/2" rebar PLS 6552;

Thence North 38°34'49" East, 196.67 feet to a 1/2" rebar PLS 6552;

Thence North 33°17'11" East, 143.97 feet to a 1/2" rebar PLS 6552;

Thence North 30°35'42" East, 165.19 feet to a 1/2" rebar PLS 6552;

Thence North 55°22'27" East, 104.79 feet to a 1/2" rebar PLS 6552;

Thence North 62°42'59" East, 103.51 feet to a 1/2" rebar PLS 6552;

Thence North 55°50'52" East, 74.22 feet to a 1/2" rebar PLS 6552;

Thence North 78°55'11" West, 422.22 feet to a 1/2" rebar PLS 6552;

Thence South 36°28'04" West, 307.52 feet to a 1/2" rebar PLS 6552;

Thence South 77°17'03" West, 243.62 feet to a 1/2" rebar PLS 6552 on the West line of said Southeast Quarter of the Northwest Quarter of Section 23;

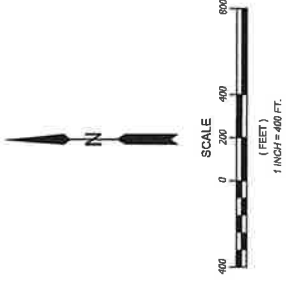
Thence North 0°12'42" East, coincident with said West line of the Southeast Quarter of the Northwest Quarter a distance of 675.00 feet, to the Northwest 1/16 of said Section 23,

Thence leaving said West line of the Southeast Quarter of the Northwest Quarter of Section 23, South 89°59'01" East, coincident with the North line of said Southeast Quarter of the Northwest Quarter, a distance of 1316.62 feet to the POINT OF BEGINNING.

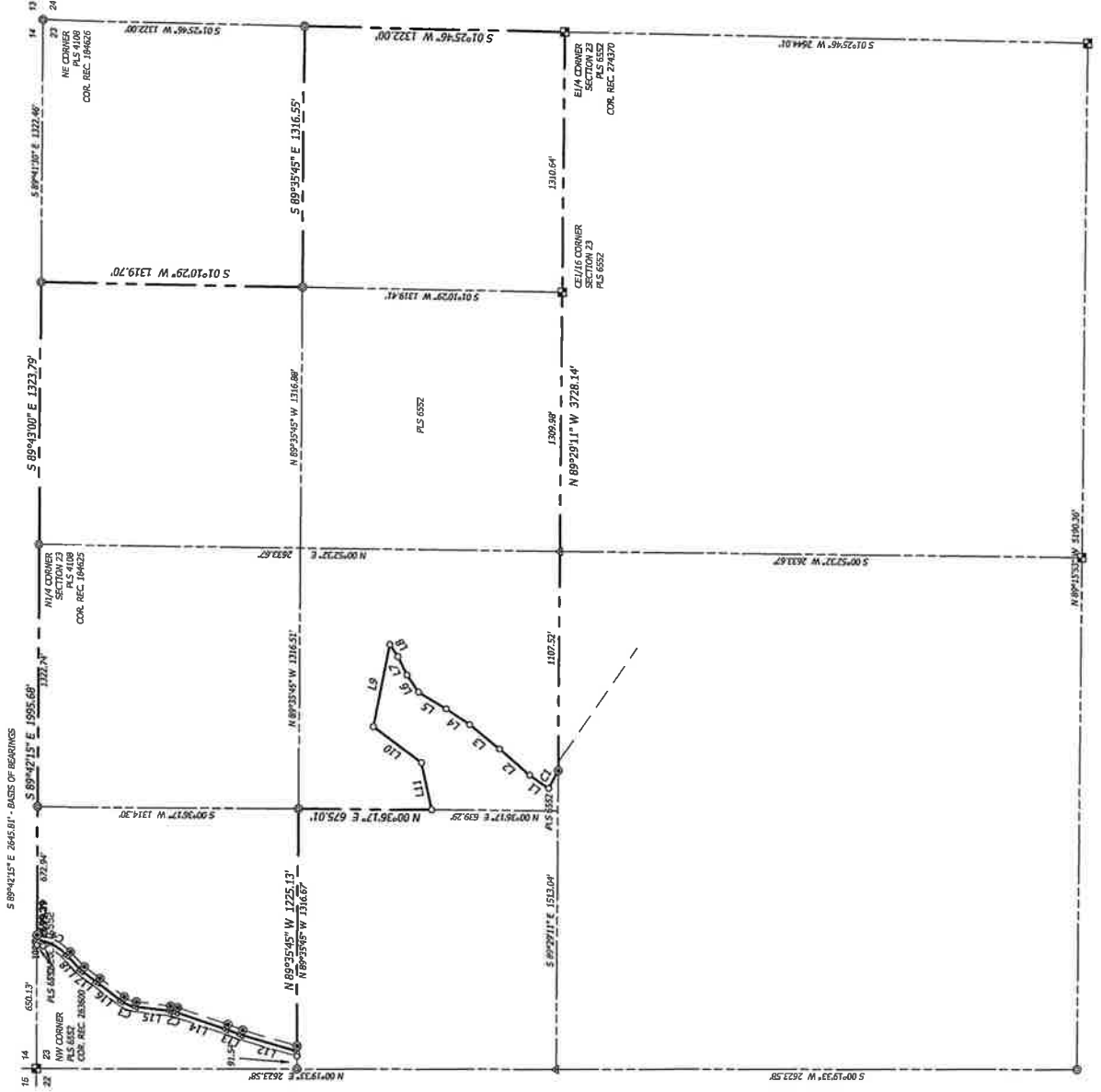
Excepting therefrom:

That portion of the Northwest Quarter of the Northwest Quarter lying Northerly and Westerly of Spring Creek Road.

RECORD OF SURVEY FOR BOYD STANDLEY LOCATED IN THE N1/2 OF SECTION 23, T. 7 N., R. 1 W., B.M., GEM COUNTY, IDAHO 2020



BASIS OF BEARINGS IS SOUTH 89°42'15" EAST
BETWEEN THE NORTHWEST CORNER AND N1/4 CORNER OF
SECTION 23, T. 7 N., R. 1 W., B.M.,
1871 C.S., WEST ZONE



SURVEYOR'S NARRATIVE

THIS RECORD OF SURVEY WAS PERFORMED TO ADJUST THE PROPERTY
BOUNDARY LINE AS SHOWN.

REFERENCES:

- R1)
- R2)
- R3)
- R4)

CERTIFICATE OF SURVEYOR

I, KEVIN M. BORAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND
SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN
FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION,
AND ACCURATELY REPRESENTS THE POINTS SURVEYED HEREON, AND IS IN
COMPLIANCE WITH THE REQUIREMENTS OF THE IDAHO SURVEYING ACT, SURVEYS,
AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.



KEVIN M. BORAH, P.L.S. 10561

SURVEY INDEX NO. XXX-XX-X-X-XX-XX

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105



WWW.SAWTOOTHLS.COM

DWG#:	10561
SHEET:	1 OF 1
DATE:	XX/XX/XX
DRAWN BY:	XXX
CHECKED BY:	XXX
DATE:	XX/XX/XX



Irrigation Rights



Irrigation Rights

Results

Search type
Identify

Print Map

Disclaimer

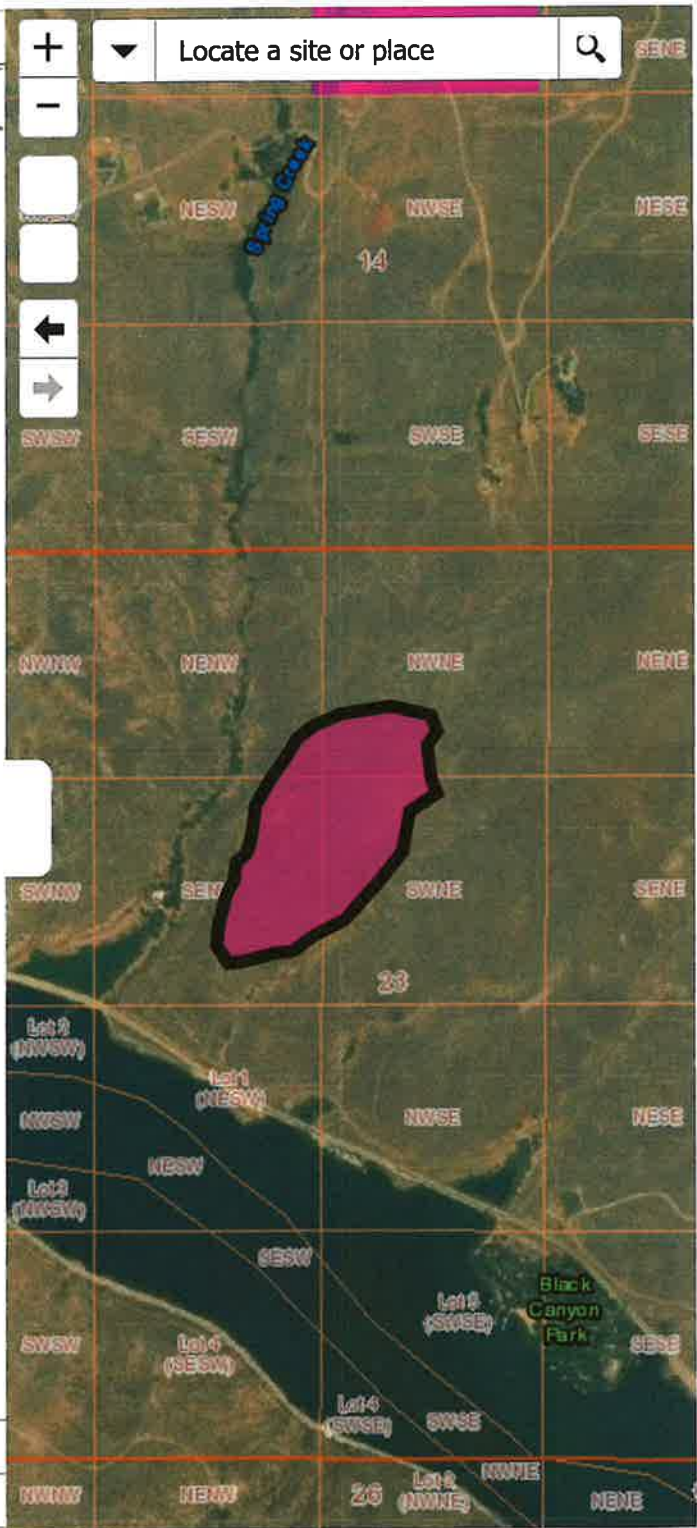
Shapes represent an approximation of the water right extent. Please review each water right of interest either on-line (click or tap the "Details" link) or by contacting IDWR, (208) 287-4800.

Water Right Type	Owner	Action	Docs	
65-1251 Water ...	KEITH ...	Details	Related...	+

Feature...	Township	Range	Section	QQ
1	07N	01W	23	SWNE
2	07N	01W	23	SENW

Customize

Help and About



0.2mi
-116.398 43.944 Degrees

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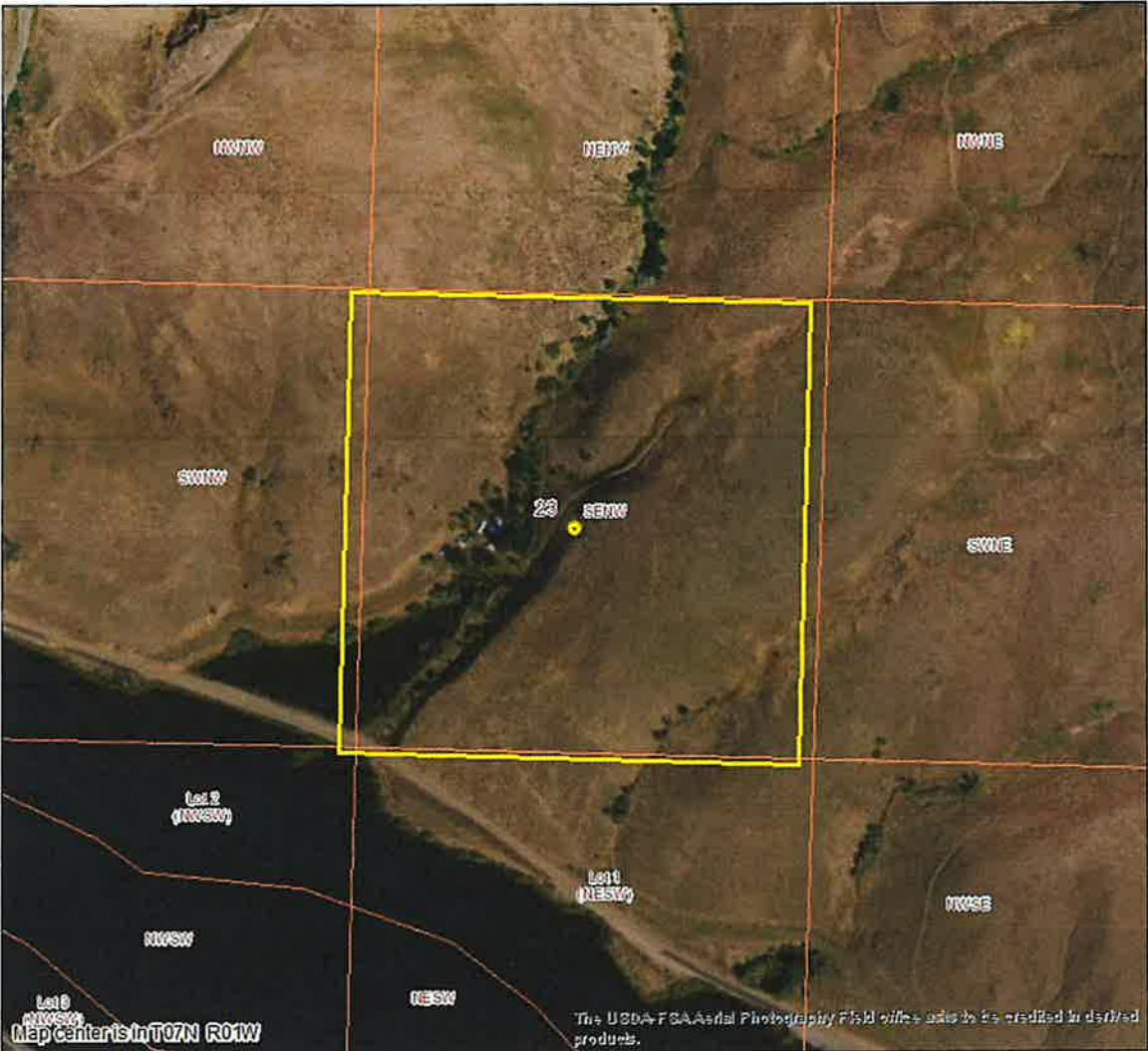
State of Idaho
Department of Water Resources

Water Right

65-1252

STOCKWATER

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: 2/24/2022



Legend

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





IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098

Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

April 19, 2022

CRG LLC
5446 N HIGHWAY 16
EAGLE ID 83616-1448

Re: Change in Ownership for Water Right No(s): 65-1251, 65-1252, 65-1253

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of Water Right No(s): 65-1251 to you. The Department has modified its records and has enclosed a computer-generated report for you.

During our review of the documentation you submitted we found discrepancies between that documentation and the legal description of the place of use for the water right(s) indicated in your notice. Water Right No(s): 65-1252, 65-1253 have not been changed as they are not appurtenant to the property.

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

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

If you have any questions concerning the enclosed information, please contact me at (208)287-4921.

Sincerely,

Sidney Palmer

Sidney Palmer
Technical Records Specialist 1

Enclosure(s)