

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
APR 28 2020
DEPT 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
47-11359	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: ROBERT T. REICHEL and JOANN H. REICHEL, husband and wife
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): ZACHARY FABRICIUS and ANGELINE FABRICIUS, husband and wife
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 2444 Rock Cr. Rd. Hansen ID 83334
Mailing address City State ZIP
- (208) 501-3355 (208) 490-6015
Telephone (Angeline) (Zack)
- angeline.getty@gmail.com
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. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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] Title, if applicable: _____ Date: 4/27/20
 Signature: [Signature] Title, if applicable: _____ Date: 4/27/2020

For IDWR Office Use Only:

Received by DM Date 4-28-2020 Receipt No. 5037899 Receipt Amt. \$25-
 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 [Signature] Date 6-16-20

Case No. 73582 TS

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

TWIN FALLS COUNTY
RECORDED FOR:
TITLEFACT, INC.
04:05:56 PM 04-27-2020
2020007566
NO. PAGES 2 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CA
Electronically Recorded by Simplifile

**** SPACE ABOVE FOR RECORDER ****

WARRANTY DEED

FOR VALUE RECEIVED **ROBERT T. REICHEL and JOANN H. REICHEL, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **ZACHARY FABRICIUS and ANGELINE FABRICIUS, husband and wife**, hereinafter called Grantee, whose address is: 2444 Rock Creek Road, Hansen, ID 83334, the following described premises in Twin Falls County, Idaho; to-wit:

PARCEL NO. 1

Township 12 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho

Section 25: A parcel of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 25, said parcel being a portion of R-80 and R-81 as shown on the miscellaneous plat of **Upper Rock Creek Ranches** and being more particularly described as follows:

COMMENCING at the Northwest corner of Section 25, from which the West One Quarter (W $\frac{1}{4}$) corner of Section 25 bears South 00°54'56" West 2658.84 feet;
THENCE from the Northwest corner of Section 25 on a bearing of South 00°54'56" West along the West boundary of the NW $\frac{1}{4}$ of Section 25 for a distance of 1571.35 feet to the TRUE POINT OF BEGINNING;
THENCE North 89°57'09" East along the North boundary of said R-80 for a distance of 806.60 feet;
THENCE South 08°14'50" West for a distance of 227.34 feet;
THENCE South 59°33'55" West for a distance of 72.16 feet;
THENCE South 35°31'03" West for a distance of 77.97 feet;
THENCE North 87°37'10" West for a distance of 142.28 feet;
THENCE South 23°56'23" West for a distance of 28.31 feet to a point on the South boundary of said R-81;
THENCE South 89°57'45" West along the South boundary of said R-81 for a distance of 376.94 feet to a point on the centerline of Rock Creek Road, said point being on the arc of a curve right;
THENCE Northwesterly along the centerline of Rock Creek Road and along the arc of the curve right for a distance of 185.10 feet to a point on the South boundary of said R-80, said arc having a radius of 1000.00 feet and a chord bearing and distance of North 15°13'52" West-184.84 feet;
THENCE South 89°57'45" West along the South boundary of said R-80 for a distance of 89.99 feet to a point on the West boundary of the NW $\frac{1}{4}$ of Section 25, said point being the Southwest corner of said R-80;
THENCE North 00°54'56" East along the West boundary of the NW $\frac{1}{4}$ of Section 25 for a distance of 166.29 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH an access and utility easement created in Quit Claim Deed from Robert T. Reichel and Joann H. Reichel, husband and wife to Robert T. Reichel and Joann H. Reichel, husband and wife, recorded July 7, 2015, as Instrument No. 2015-011040, records of Twin Falls County, Idaho, said easement being encompassed by the following described boundary:

COMMENCING at the Southwest corner of the before described parcel;
THENCE North 89°57'45" East along the South boundary of the before described parcel for a distance of 376.94 feet to the TRUE POINT OF BEGINNING;
THENCE North 23°56'23" East for a distance of 28.31 feet;
THENCE South 87°37'10" East for a distance of 142.28 feet;
THENCE South 00°02'15" East for a distance of 19.87 feet;
THENCE South 89°57'45" West for a distance of 153.66 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO An easement to the Twin Falls Highway District for the use and maintenance of Rock Creek Road that traverses through the Westerly part of the before described parcel.

PARCEL NO. 2

Township 12 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho

Section 25: A parcel of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, said parcel being a portion of Parcels R-80 and R-81, **UPPER ROCK CREEK RANCHES**, Twin Falls County, Idaho, according to the official plat thereof recorded in Book 28 of Miscellaneous, page 2002, records of Twin Falls County, Idaho, and being more particularly described as follows:

COMMENCING at the Northwest corner of Section 25 from which the West quarter corner of Section 25 bears South 00°54'56" West 2658.84 feet;
THENCE from the Northwest corner of Section 25 on a bearing of South 00°54'56" West along the West boundary of the NW $\frac{1}{4}$ of Section 25 for a distance of 1571.35 feet to the Northwest corner of said R-80;
THENCE North 89°57'09" East along the North boundary of said R-80 for a distance of 806.60 feet to the TRUE POINT OF BEGINNING;
THENCE continuing North 89°57'09" East along the North boundary of said R-80 for a distance of 515.30 feet to the Northeast corner of said R-80;
THENCE South 00°56'41" West along the East boundary of the said R-80 and R-81 for a distance of 344.92 feet to

the Southeast corner of said R-81;
THENCE South 89°57'45" West along the South boundary of said R-81 for a distance of 803.39 feet;
THENCE North 23°56'23" East for a distance of 28.31 feet;
THENCE South 87°37'10" East for a distance of 142.28 feet;
THENCE North 35°31'03" East for a distance of 77.97 feet;
THENCE North 59°33'55" East for a distance of 72.16 feet;
THENCE North 08°14'50" East for a distance of 227.34 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO An access and utility easement, said easement being encompassed by the following described boundary:


COMMENCING at the Southwest corner of the before described parcel and being the TRUE POINT OF BEGINNING;

THENCE North 23°56'23" East for a distance of 28.31 feet;
THENCE South 87°37'10" East for a distance of 142.28 feet;
THENCE South 00°02'15" East for a distance of 19.87 feet;
THENCE South 89°57'45" West for a distance of 153.66 feet to the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: April 27, 2020


ROBERT T. REICHEL


JOANN H. REICHEL

* * * * *

STATE OF IDAHO
County of Twin Falls

On this 27th day of April, 2020, before me, a Notary Public in and for said State, personally appeared **ROBERT T. REICHEL** and **JOANN H. REICHEL**, known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Notary Public for Idaho
Residing at Twin Falls
Commission Expires: 11-01-2022



73582 TS

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

QUITCLAIM DEED

For Value Received **REICHEL, LLC, an Idaho Limited Liability Company**, does hereby convey, remise and forever quit claim unto **ROBERT T. REICHEL and JOANN H. REICHEL, husband and wife**, whose address is:
3476 East 3000 North, Kimberly, ID 83341
the following described premises, to-wit:

Township 12 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho
Section 25: A parcel of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, said parcel being a portion of Parcels R-80 and R-81, **UPPER ROCK CREEK RANCHES**, Twin Falls County, Idaho, according to the official plat thereof recorded in Book 28 of Miscellaneous, page 2002, records of Twin Falls County, Idaho, and being more particularly described as follows:
COMMENCING at the Northwest corner of Section 25 from which the West quarter corner of Section 25 bears South 00°54'56" West 2658.84 feet;
THENCE from the Northwest corner of Section 25 on a bearing of South 00°54'56" West along the West boundary of the NW $\frac{1}{4}$ of Section 25 for a distance of 1571.35 feet to the Northwest corner of said R-80;
THENCE North 89°57'09" East along the North boundary of said R-80 for a distance of 806.60 feet to the TRUE POINT OF BEGINNING;
THENCE continuing North 89°57'09" East along the North boundary of said R-80 for a distance of 515.30 feet to the Northeast corner of said R-80;
THENCE South 00°56'41" West along the East boundary of the said R-80 and R-81 for a distance of 344.92 feet to the Southeast corner of said R-81;
THENCE South 89°57'45" West along the South boundary of said R-81 for a distance of 803.39 feet;
THENCE North 23°56'23" East for a distance of 28.31 feet;
THENCE South 87°37'10" East for a distance of 142.28 feet;
THENCE North 35°31'03" East for a distance of 77.97 feet;
THENCE North 59°33'55" East for a distance of 72.16 feet;
THENCE North 08°14'50" East for a distance of 227.34 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO An access and utility easement, said easement being encompassed by the following described boundary:
COMMENCING at the Southwest corner of the before described parcel and being the TRUE POINT OF BEGINNING;
THENCE North 23°56'23" East for a distance of 28.31 feet;
THENCE South 87°37'10" East for a distance of 142.28 feet;
THENCE South 00°02'15" East for a distance of 19.87 feet;
THENCE South 89°57'45" West for a distance of 153.66 feet to the TRUE POINT OF BEGINNING.

together with their appurtenances.

Dated: April 27, 2020

REICHEL, LLC, an Idaho Limited Liability Company

BY: *Robert T. Reichel*
ROBERT T. REICHEL, Member

* * * * *

STATE OF IDAHO
County of Twin Falls

On this 27th day of April, 2020, before me, a Notary Public in and for said State, personally appeared **ROBERT T. REICHEL**, known or identified to me to be a member of the limited liability company of **REICHEL, LLC**, and the member who subscribed said limited liability company name to the foregoing instrument and acknowledged to me that he executed the same in said limited liability company name.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

Tasha Schurger

Notary Public for Idaho
Residing in Twin Falls
Commission expires: 11-01-2022



Surveyor Certification

I, Jeff Beagley, do hereby certify to InSite Towers, LLC, a Delaware limited liability company with its headquarters at 1159 N. Fairfax Street, Suite 700, Alexandria, VA 22314, InSite Towers Development, LLC, a Delaware limited liability company, InSite Towers, LLC, a Delaware limited liability company, Vanguard Wireless, LLC, a Delaware limited liability company, InSite Wireless Group, LLC, a Delaware limited liability company, InSite Towers Development 2, LLC, a Delaware limited liability company, the Federal Aviation Administration, Old Republic National Title Insurance Company, Guardian South Specialty Lending Group L.P., Deutsche Bank Trust Company Americas, a New York banking corporation, City Federal Bank, P.C., Laramie & Wadkins LLP, Stewart Title Guaranty Company, Fidelity National Title Insurance Company, Old Republic National Title Insurance Company and the successors and assigns of each of the foregoing, that this survey was made on the ground under my personal supervision and that this is a true, correct and accurate representation of the facts as found at the site of the survey, and more specifically,

I do hereby certify that the survey conforms to the conditions and stipulations as checked (x) below:

- (x) 1. The boundary lines and dimensions of the InSite Towers Lease Area and access and utility easements (collectively, the "Easements") indicated herein is correct.
- (x) 2. To the extent the Lease Area and Easements indicated herein are part of a permit parcel, such Lease Area and Easements are located within the boundaries of the record title legal description of such permit parcel. The location of said Lease Area and Easements relative to an approximation of the location of the boundaries of the parent tract is illustrated on the inset shown herein.
- (x) 3a. Iron pins are set at each Lease Parcel corner unless otherwise indicated herein or
- () 3b. Not applicable in this State due to recording needs.
- (x) 4. The distance from the nearest intersecting public street or road is as shown herein.
- (x) 5. Shows the location and dimension of all alleys, streets, roads, rights-of-way, easements and other matters of record which the surveyor has been advised affect the Lease Area and/or Easements (each has been identified by instrument volume and page number if available).
- (x) 6. Except as shown, there are no visible easements, rights-of-way, party walls or conflicts affecting the Lease Area and/or Easements; further, this survey is not subject to any easements or rights-of-way not visible on the ground.
- (x) 7. The location of all buildings, structures and other improvements of visible items affecting the Lease Area and Easements, if shown, are as indicated herein. The location of all other buildings, structures and other improvements of visible items on the parent tract, if shown herein, are approximately in nature, except that the Lease Area and Easements are entirely located within the boundaries of the parent parcel, as shown on the map.
- (x) 8. Except as shown, there are no visible protrusions on adjoining premises, streets or alleys by any building, structure or other improvements situated on the Lease Area and/or Easements.
- (x) 9. Except as shown, there are no visible encroachments onto the Lease Area and/or Easements by any building, structure or other improvements situated on adjoining premises.
- () 10a. Shows the location and area contained in all portions of the Lease Area and Easements which are located in an area designated as a "FLOOD PRONE AREA (ZONE A)" as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973 (FEMA Community Panel No. 1602310358).
- (x) 10b. The site Lease Area and Easements are located in an area designated as a Flood Zone (C) as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973 (FEMA Community Panel No. 1602310358).
- (x) 11. Describe and show the location of all public streets and roads visibly providing access to and from the subject property, and correctly set forth the municipal address of the subject property.
- (x) 12. Depicts the latitude and longitude coordinates of the tower(s) location(s), to the nearest tenth of a second, the elevation above mean sea level of the base and tip of each tower, plus or minus 20 feet, the elevation of the tip of each tower as measured from ground level, and, additionally, the elevation of the tip of the highest appurtenance on the tower as measured from ground level, if such appurtenance is higher in elevation than the highest point of the tower structure itself, to the nearest foot, on the survey drawing and on a separate 8.5" x 11" certified letterhead.
- (x) 13. Survey of the Lease Area and Easements meets or exceeds the minimum technical standards for Land Boundary surveys set forth by Idaho State Law.
- (x) 14. The subject property is currently zoned Rural Residential.

Sawtooth Land Surveying

By: *Jeff Beagley*
Name: Jeff Beagley
Date: May 15, 2018
Surveyor Registration No. 11574

SAWTOOTH LAND SURVEYING

By: *Jeff Beagley*
Name: Jeff Beagley
Date: May 15, 2018
Surveyor Registration No. 11574

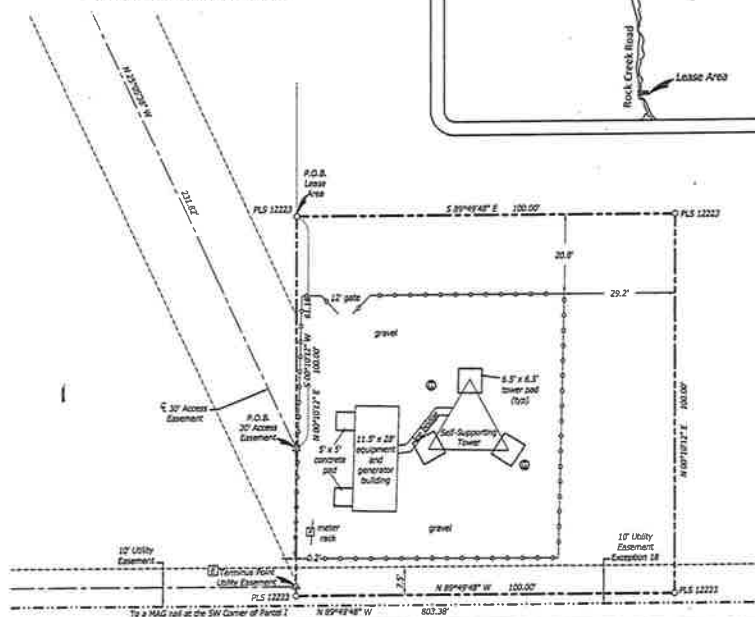
Date of Survey: 5/18/18
Date of Last Revision: 7/1/18

TOWER LOCATION INFORMATION

NAD 83
LATITUDE = 42°21'16.620" N ± 20"
LONGITUDE = 114°18'04.314" W ± 20"
GROUND ELEVATION AT BASE OF TOWER = 4541.7 ± 3' NAVD88
TOP OF TOWER HEIGHT ABOVE GROUND = 191.5 ± 1'
HEIGHT OF HIGHEST APPURTENANCE ABOVE GROUND (Ground Rod) = 194.7 ± 1'

AREA TABLE	SQUARE FEET	ACREAGE
PARENT PARCEL	43,055 ±	10.000 ±
TOWER COMPOUND	4,832	0.111
LEASE AREA	10,000	0.229
30'x20' ACCESS EASEMENT	24,462	0.561
20' ACCESS EASEMENT	7,195	0.165
10' UTILITY EASEMENT	9,921	0.228

SEE SHEET 2 FOR ADDITIONAL NOTES



LEGEND

- LEASE AREA BOUNDARY
- PARENT PARCEL BOUNDARY
- SECTION LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- CENTER LINE
- EDGE OF GRAVEL
- ALUMINUM CAP MONUMENT
- 5" REBAR AS NOTED
- 1/2" REBAR AS NOTED
- PK NAIL/MAG NAIL
- CALCULATED POINT
- TRANSFORMER
- POWER METER
- GROUND ROD COVER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

REFERENCES

- R1) WARRANTY DEED INST. NO. 111918
- R2) RECORD OF SURVEY INST. NO. 306685
- R3) REGENCY HEIGHTS SUB. NO. 2, BOOK 4, PAGE 15

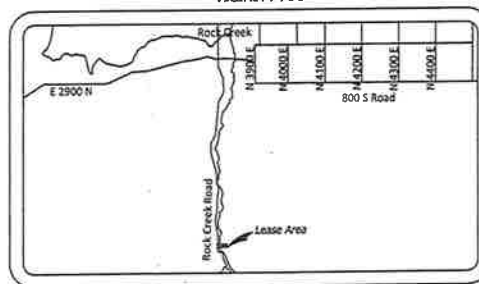
CERTIFICATE OF SURVEYOR

I, JEFF BEAGLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AND ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.

Jeff Beagley
PROFESSIONAL LAND SURVEYOR
REGISTERED
STATE OF IDAHO
11574
JEFF BEAGLEY

7/5/18
P.L.S. 11574

VICINITY MAP



AS-BUILT SURVEY

IN SECTION 25, TOWNSHIP 12 SOUTH, RANGE 18 EAST,
TWIN FALLS COUNTY, IDAHO

FOR: InSite Towers Development 2, LLC, a Delaware limited liability company

Title Commitment Note:

I have reviewed commitments for title insurance, under-written by Allstate Title Guaranty & Escrow Corp. dated June 28, 2018, with an effective date of June 14, 2018, at 7:50 a.m., File Number 31660, and find as follows with respect to the exceptions listed in Schedule E - Part II of said commitment:

1-10. Standard Exceptions - NOT SURVEY ITEMS

- 11. Intentionally Deleted
- 12. Intentionally Deleted
- 13. Intentionally Deleted
- 14. Intentionally Deleted
- 15. Intentionally Deleted
- 16. Intentionally Deleted
- 17. Easements, reservations and dedications, as shown on record of survey.

Recorded: April 26, 1978

Instrument No.: 228722

EXTRACTED ORIGINAL BOUNDARY OF PARENT PARCEL, PRIOR TO LOT LINE ADJUSTMENT, PLOTTED HEREON.

18. Covenants, conditions and restrictions, but not including any covenant or restriction based on race, color, religion, sex, marital status, handicap, physical status, marital status, ancestry, national origin or source of income, or set forth in applicable state or federal law, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: September 1, 1978

Instrument No.: 25512

AFFECTS PARENT PARCEL AND LEASE AREA, ESTABLISHED UTILITY EASEMENT, PLOTTED HEREON.

19. Intentionally Deleted

20. Intentionally Deleted

21. Agreement and the terms and conditions contained therein between: Robert T. Reiche and Joann H. Reiche, husband and wife AND: Edward F. Stocks and Patricia M. Stocks, husband and wife

Recorded: November 15, 1988

Instrument No.: 811212

AFFECTS PARENT PARCEL AND LEASE AREA, ACCESS THROUGH NEIGHBORS PROPERTY TO A PUBLIC RIGHT-OF-WAY, PLOTTED HEREON.

22. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein: Lessor: Robert T. Reiche and Joann H. Reiche, husband and wife

Lesser: New Chapter Wireless PCS, LLC, a Delaware limited liability company

Discussed by: Memorandum of Lease

Recorded: August 28, 2012

Instrument No.: 2012010222

Note: Said document does not contain a legal description.

AFFECTS PARCELS 1 AND LEASE AREA, NOT PLOTTABLE.

23. Rights, interests, or claims which may exist or arise by reason of the following (a-d) shown on a survey plat entitled Record of Survey

Dated: October 1, 2018

Prepared by: Sawtooth Land Surveying

Recorded: January 4, 2016

Instrument No.: 201600006

PLATTED LOCATIONS OF ROCK CREEK ROAD AND NEIGHBORHOOD

CREATED THE CURRENT BOUNDARIES OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND SHOWS PARCELS 11, PLOTTED HEREON.

24. Terms, provisions, limitations and obligations, whether expressed or implied, as contained in the easement recorded

Instrument No.: 811212

AFFECTS PARENT PARCEL AND LEASE AREA, ACCESS THROUGH NEIGHBORS PROPERTY TO A PUBLIC RIGHT-OF-WAY, PLOTTED HEREON.

25. Terms, provisions, limitations and obligations, whether expressed or implied, as contained in the easement recorded as Instrument No. 2012010222

AFFECTS PARENT PARCEL, ALLOWS ACCESS FROM PARCEL 1 TO PARCEL 12, DOES NOT AFFECT LEASE AREA, PLOTTED HEREON.

26. A Deed of Trust to secure an indebtedness in the amount shown below.

Trustor/Grantor: Robert T. Reiche and Joann H. Reiche, husband and wife

Trustee: Titlemax, Inc.

Beneficiary: First Federal Savings Bank of Twin Falls

Dated: September 18, 2015

Recorded: September 23, 2015

Instrument No.: 2015016222

AFFECTS PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213,

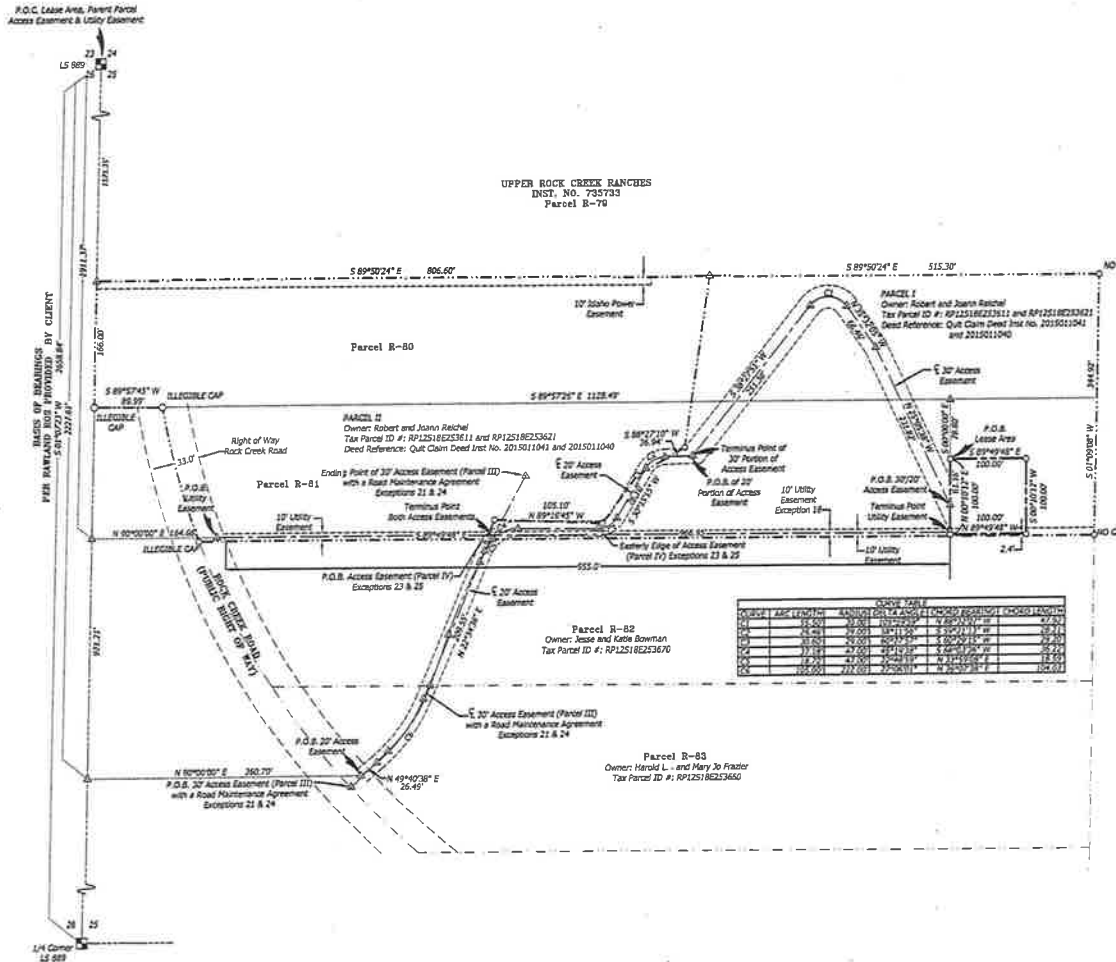
AS-BUILT SURVEY
IN SECTION 25, TOWNSHIP 12 SOUTH, RANGE 18 EAST,
TWIN FALLS COUNTY, IDAHO
FOR: InSite Towers Development 2, LLC, a Delaware limited liability company

Surveyor's Notes:

1. Basis of Bearing: the West boundary line of the NW1/4 of Section 25 Township 12 South, Range 18 East, Boise Meridian. Found aluminum cap "LS 889" marking the NW corner of said Section 25 per Record of Survey of original railroad site by Harmon-Lewis Engineering, Inc. No recording information provided on copy of survey from client.
2. No subsurface investigation was performed to locate underground utilities. Utilities shown hereon are limited to and are per observed evidence only.
3. This survey does not represent a boundary survey of the parent but does represent a boundary survey of the lease area, access and utility easements.
4. All visible tower equipment and improvements are contained within the lease area, except as shown hereon.
5. All icons/symbols shown hereon are not depicted to scale.
6. The lease area has access to public right of way shown hereon as Rock Creek Road.
7. Encroachment Note: The southwest corner of the lease area compound fence falls outside of the lease area by 0.2' as shown on sheet 1.

SAWTOOTH LAND SURVEYING

Jeff Bagley
JEFF BAGLEY
LAND SURVEYOR - ID # 11574
Date of Survey: 5/16/18
Date of Last Revision: 7/2/18



NO.	AREA (SQ. FT.)	ACRES	PERCENT OF TOTAL	PERCENT OF TOTAL
1	10,000	0.23	10.00	10.00
2	10,000	0.23	10.00	10.00
3	10,000	0.23	10.00	10.00
4	10,000	0.23	10.00	10.00
5	10,000	0.23	10.00	10.00
6	10,000	0.23	10.00	10.00
7	10,000	0.23	10.00	10.00
8	10,000	0.23	10.00	10.00
9	10,000	0.23	10.00	10.00
10	10,000	0.23	10.00	10.00

CERTIFICATE OF SURVEYOR

I, JEFF BAGLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AND ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.



7/5/18
P.L.S. 11574

InSite
Towers, LLC

SURVEY INDEX NO. 12-18-2-25-4-0-0-00-00



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

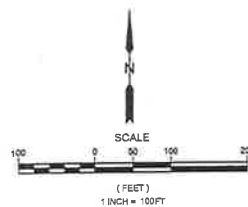
WWW.SAWTOOTHLS.COM

TWIN FALLS COUNTY
Recorded for:
SAWTOOTH LAND SURVEYING
12-44-14 PM 07-06-2018
2018-010437
No. Pages: 3 Fee: \$ 15.00
KRISTINA GLASCOCK
County Clerk
Deputy: BREUNTER

SHEET: 2 OF 3
DATE: 7/20/18
DRAWN BY: JWB
CHECKED BY: CP
18130

DWG#: 18130-05

AREA TABLE	SQUARE FEET	ACRES
PARENT PARCEL	433,086 +/-	10.000 +/-
TOWER COMPOUND	4,832	0.111
TOWER EASEMENT	10,000	0.229
30' ACCESS EASEMENT	24,462	0.561
10' UTILITY EASEMENT	7,195	0.165
10' UTILITY EASEMENT	9,921	0.229



PARENT PARCEL DESCRIPTION
(PROVIDED BY CLIENT)

Parcel 1:
Township 12 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho, Section 25:

A parcel of land located in the Southwest Quarter Northwest Quarter of said Section 25, said parcel being a portion of R-40 and R-41 as shown on the Macdonalds Plat of Upper Rock Creek Ranches and being more particularly described as follows:

COMMENCING at the Northwest corner of Section 25, from which the West One Quarter (NW1/4) corner of Section 25 bears South 00°14'56" West 2558.84 feet;
Thence from the Northwest corner of Section 25 on a bearing of South 00°14'56" West along the West boundary of the Northwest Quarter of Section 25 for a distance of 1571.35 feet to the Northwest corner of said R-40;
Thence North 89°57'09" East along the North boundary of said R-40 for a distance of 606.60 feet to the TRUE POINT OF BEGINNING;
Thence continuing North 89°57'09" East along the North boundary of said R-40 for a distance of 515.30 feet to the Northeast corner of said R-40;
Thence South 00°14'56" West along the East boundary of the said R-40 and R-41 for a distance of 344.52 feet to the Southeast corner of said R-41;
Thence South 89°57'09" West along the South boundary of said R-41 for a distance of 803.39 feet;
Thence North 23°16'21" East for a distance of 28.31 feet;
Thence South 00°12'10" East for a distance of 142.38 feet;
Thence North 25°13'10" East for a distance of 77.97 feet;
Thence North 29°13'55" East for a distance of 72.16 feet;
Thence North 08°14'50" East for a distance of 227.34 to the TRUE POINT OF BEGINNING.

Parcel 2:
Township 12 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho, Section 25:

A parcel of land located in the Southwest Quarter Northwest Quarter of said Section 25, said parcel being a portion of R-40 and R-41 as shown on the Macdonalds Plat of Upper Rock Creek Ranches and being more particularly described as follows:

COMMENCING at the Northwest corner of Section 25, from which the West One Quarter (NW1/4) corner of Section 25 bears South 00°14'56" West, 2558.84 feet;
Thence from the Northwest corner of Section 25 on a bearing of South 00°14'56" West along the West boundary of the Northwest Quarter of Section 25 for a distance of 1571.35 feet to the TRUE POINT OF BEGINNING;
Thence North 89°57'09" East along the North boundary of said R-40 for a distance of 606.60 feet;
Thence South 00°14'50" West for a distance of 227.34 feet;
Thence South 29°13'10" West for a distance of 77.97 feet;
Thence North 25°13'10" West for a distance of 77.97 feet;
Thence South 23°16'21" West for a distance of 28.31 feet to a point on the South boundary of said R-41;
Thence North 89°57'09" East along the South boundary of said R-41 for a distance of 206.94 feet to a point on the centerline of Rock Creek Road, said point being on the arc of a curve right;
Thence Northwesterly along the centerline of Rock Creek Road and along the arc of the curve right for a distance of 185.10 feet to a point on the South boundary of said R-40, said arc having a radius of 1000.00 feet and a chord bearing and distance of North 13°12'33" West, 184.84 feet;
Thence South 89°57'09" East along the South boundary of said R-40 for a distance of 89.89 feet to a point on the West boundary of the Northwest Quarter of Section 25, said point being the Southwest corner of said R-40; Thence North 00°14'56" East along the West boundary of the Northwest Quarter of Section 25 for a distance of 168.29 feet to the TRUE POINT OF BEGINNING.

Parcel 22:
Easement for the benefit of Parcel 1 and 2 as created by Instrument recorded November 14, 1986 as Instrument No. 911217, for ingress and egress, over and across the land described as follows: A 30.00 foot wide roadway easement with centerline described as follows:

COMMENCING at the West Quarter corner of Section 25, Township 12 South, Range 18 East, Boise Meridian, said point lies South 00°14'56" West, 2558.84 feet from the Northwest corner of said Section 25;
Thence North 00°14'56" East 521.48 feet; Thence South 89°57'09" East 89.99 feet;
Thence along a curve left a central angle of 22°16'31", radius of 1000.00 feet, arc length of 508.63 feet, chord length of 361.98 feet, tangent of 262.78 feet, and a long chord bearing South 24°14'49" East, to the REAL POINT OF BEGINNING of the centerline of said 30.00 foot wide easement;
Thence North 43°14'23" East 66.67 feet;
Thence along a curve left a central angle of 26°10'23", radius of 225.00 feet, arc length of 102.38 feet, chord length of 101.89 feet, tangent of 53.20 feet, and a long chord bearing North 22°09'32" East;
Thence along a curve left a central angle of 00°12'33", radius of 225.00 feet, arc length of 3.89 feet, chord length of 3.89 feet, a tangent of 0.14 feet, and a long chord bearing North 19°29'29" East;
Thence North 19°12'43" East 70.84 feet;
Thence along a curve right a central angle of 08°18'23", radius of 700.00 feet, arc length of 103.51 feet, chord bearing of 103.47 feet, tangent of 51.83 feet, and a long chord bearing North 22°10'14" East;
Thence North 27°12'55" East 33.38 feet; Thence North 27°12'55" East 71.35 feet;
Thence North 24°14'43" East 128.67 feet to the REAL ENDING POINT of the centerline of said 30.00 foot wide easement.

Parcel 23:
Easement for the benefit of Parcel 2 as created by Instrument recorded July 7, 2015 as Instrument No. 2015011040, for ingress and egress, over and across the land described as follows:

Township 12 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho, Section 25:

COMMENCING at the Southwest corner of the before described parcel;
Thence North 89°57'09" East along the South boundary of the before described parcel for a distance of 376.94 feet to the TRUE POINT OF BEGINNING;
Thence North 23°16'21" East for a distance of 28.31 feet;
Thence South 00°12'10" East for a distance of 142.38 feet;
Thence South 00°12'15" East for a distance of 15.87 feet;
Thence South 00°17'45" West for a distance of 153.46 feet to the TRUE POINT OF BEGINNING.

Owner: Robert and Joann Reichel
Tax Parcel ID #: RP12518E253611 and RP12518E253621
Deed Reference: Quit Claim Deed Inst No. 2015011041 and 2015011040

PLEASE AREA DESCRIPTION

A part of Lot R-41 of Upper Rock Creek Ranches recorded as Inst. No. 715723 in the Twin Falls County Court House, located in the Northwest 1/4 of Section 25, Township 12 South, Range 18 East of the Boise Meridian, Twin Falls County, Idaho described as:

COMMENCING at the Northwest corner of Section 25;
Thence S01°07'23"W 1737.35 feet along the west line of said Section 25 to the SW corner of Lot R-40 of Upper Rock Creek Ranches;
Thence S89°57'26"E 1128.49 feet along the south line of said Lot R-40;
Thence S00°00'00"E 78.80 feet to the POINT OF BEGINNING;
Thence S38°49'46"W 100.00 feet;
Thence S00°12'12"W 100.00 feet;
Thence N89°49'48"W 100.00 feet;
Thence N00°12'12"E 100.00 feet to the POINT OF BEGINNING.

Owner: Robert and Joann Reichel
Tax Parcel ID #: RP12518E253611 and RP12518E253621
Deed Reference: Quit Claim Deed Inst No. 2015011041 and 2015011040

"10' UTILITY EASEMENT DESCRIPTION

A 10 foot wide Utility Easement that is 5 feet each side of the following described centerline:

COMMENCING at the Northwest corner of Section 25, Township 12 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho;
Thence S01°07'23"W 1737.35 feet along the west line of said Section 25;
Thence N00°00'00"E 164.66 feet to a point on the Eastern Right-of-Way of a County Road and the POINT OF BEGINNING of said centerline;
Thence S48°49'46"E 966.55 feet to the POINT OF TERMINUS of said centerline.

Owner: Robert and Joann Reichel
Tax Parcel ID #: RP12518E253611 and RP12518E253621
Deed Reference: Quit Claim Deed Inst No. 2015011041 and 2015011040

"30'/20' ACCESS EASEMENT DESCRIPTION

An easement for access being 30 feet and 20 feet in width, lying within Section 25, Township 12 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho, described as:

A 30 foot wide Access Easement that is 15 feet each side of the following described centerline:

COMMENCING at the Northwest corner of Section 25;
Thence S01°07'23"W 1737.35 feet along the west line of said Section 25 to the SW corner of Lot R-40 of Upper Rock Creek Ranches;
Thence S89°57'26"E 1128.49 feet along the south line of said Lot R-40;
Thence S00°00'00"E 78.80 feet;
Thence S00°12'12"W 100.00 feet to the POINT OF BEGINNING of said centerline;
Thence N23°03'26"W 235.82 feet;
Thence N23°32'25"W 66.49 feet to a point of curve;
Thence southeasterly 55.50 feet along said curve to the Left: Curve Data: Delta = 105°57'39", Radius = 30.00 feet; Chord bearing N88°12'01"W 47.92 feet;
Thence S 30°12'31"W 211.38 feet to the TERMINUS POINT of the 30 foot wide portion and the POINT OF BEGINNING of the 20 foot wide portion, said 20 foot wide portion being 10 feet on each side of the following described centerline:
Thence S89°57'26"E 36.94 feet to a point of curve;
Thence southeasterly 29.46 feet along said curve to the Left: Curve Data: Delta = 59°11'36", Radius = 20.00 feet; Chord bearing S33°21'21"W 28.21 feet;
Thence S20°11'15"W 76.10 feet to a point of curve;
Thence southeasterly 30.50 feet along said curve to the Right: Curve Data: Delta = 50°12'57", Radius = 20.00 feet; Chord bearing S02°28'15"W 29.20 feet;
Thence N89°18'45"W 102.10 feet to a point of curve;
Thence southeasterly 37.18 feet along said curve to the Left: Curve Data: Delta = 43°12'28", Radius = 47.00 feet; Chord bearing S88°32'26"W 38.22 feet more or less to a point on the south line of Lot R-41 of Upper Rock Creek Ranches and the POINT OF TERMINUS of said centerline.

Owner: Robert and Joann Reichel
Tax Parcel ID #: RP12518E253611 and RP12518E253621
Deed Reference: Quit Claim Deed Inst No. 2015011041 and 2015011040

"20' ACCESS EASEMENT DESCRIPTION

An easement for access being 20 feet in width, lying within Section 25, Township 12 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho, described as:
A 20 foot wide Access Easement that is 10 feet each side of the following described centerline:

COMMENCING at the Northwest corner of Section 25;
Thence S01°07'23"W 2227.61 feet along the west line of said Section 25;
Thence N00°00'00"E 360.70 feet to a point on the Eastern Right-of-Way of a County Road and the POINT OF BEGINNING of said centerline;
Thence N49°40'38"E 26.49 feet to a point of curve;
Thence northeasterly 105.00 feet along said curve to the Left: Curve Data: Delta = 27°06'01", Radius = 222.00 feet; Chord bearing N00°07'38"E 104.03 feet;
Thence N22°34'38"E 209.53 feet to a point of curve;
Thence northeasterly 18.72 feet along said curve to the Right: Curve Data: Delta = 22°48'39", Radius = 47.00 feet; Chord bearing N23°59'06"E 18.59 feet to the North line of Lot R-42 of Upper Rock Creek Ranches and the POINT OF TERMINUS of said centerline.

Owner: Robert and Joann Reichel
Tax Parcel ID #: RP12518E253611 and RP12518E253621
Deed Reference: Quit Claim Deed Inst No. 2015011041 and 2015011040

AS-BUILT SURVEY
IN SECTION 25, TOWNSHIP 12 SOUTH, RANGE 18 EAST,
TWIN FALLS COUNTY, IDAHO

FOR: InSite Towers Development 2, LLC, a Delaware limited liability company

PROPERTY NOTE:

* The property described herein is the same property described in that certain Title Commitment No. 81-1801830-017, issued by One Republic National Title Insurance Company with an Effective Date of June 14, 2012, and in that certain Easement and Lease Agreement dated August 10, 2012 by and between Robert T. Reichel and Joann M. Reichel and new Circular Wireless PCS, LLC as evidenced by that certain Memorandum of Understanding dated August 10, 2012 and recorded on August 26, 2012 as Instrument No. 2012-014029 in the official records of Twin Falls County, Idaho, as may be amended from time to time.

SAWTOOTH LAND SURVEYING

JEFF BEAGLEY
LAND SURVEYOR • ID # 11574
Date of Survey: 5/5/18
Date of Last Review: 7/5/18

CERTIFICATE OF SURVEYOR

I, JEFF BEAGLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AND ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.

JEFF BEAGLEY
PROFESSIONAL LAND SURVEYOR
11574
STATE OF IDAHO
7/5/18
P.L.S. 11574

InSite
Towers, LLC

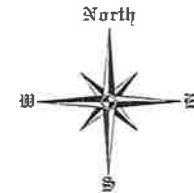
SURVEY INDEX NO. 12-18-2-25-4-0-0-00-00

TWIN FALLS COUNTY
Recorded for:
SAWTOOTH LAND SURVEYING
12:44:44 PM 07-06-2018
2018-010437
No. Pages: 3 Fee: \$ 15.00
KRISTINA GLASCOCK
County Clerk
Deputy: BHUNTER

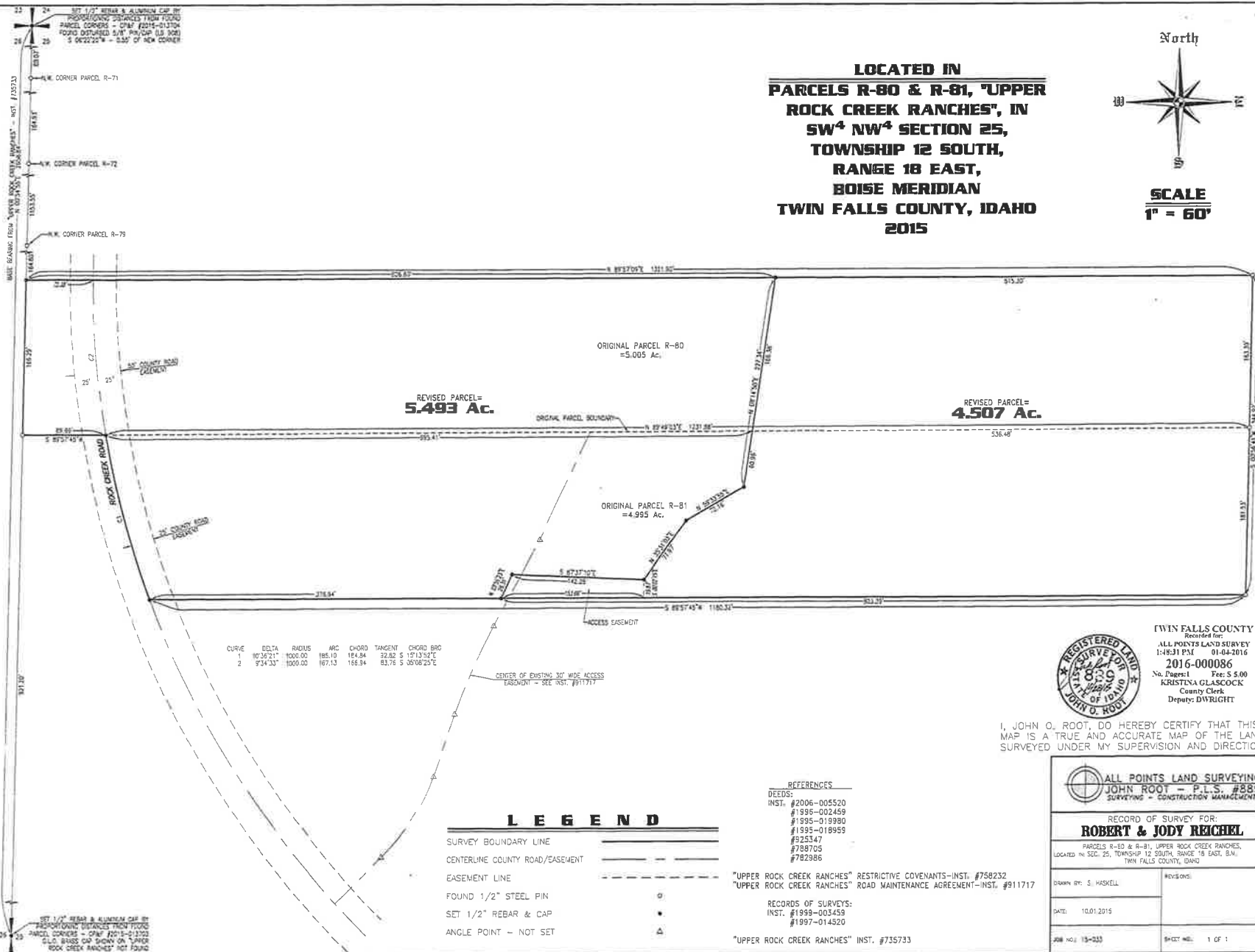
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHILLS.COM

SHEET: 3 OF 3
DATE: 7/2018
DRAWN BY: JWB
CHECKED BY: CP
LOG#: 18130

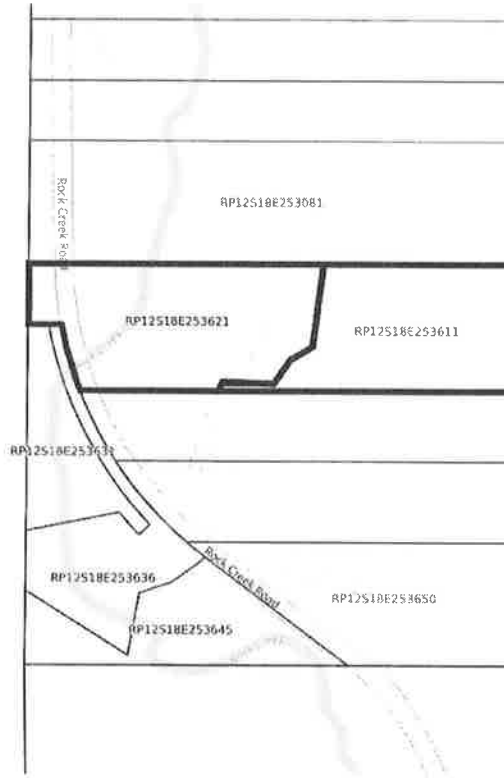
LOCATED IN
**PARCELS R-80 & R-81, "UPPER
 ROCK CREEK RANCHES", IN
 SW⁴ NW⁴ SECTION 25,
 TOWNSHIP 12 SOUTH,
 RANGE 18 EAST,
 BOISE MERIDIAN
 TWIN FALLS COUNTY, IDAHO
 2015**



SCALE
1" = 60'



RP12S18E260000





State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858

Phone: (208)736-3033 • Fax: (208)736-3037 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

June 16, 2020

ZACHARY FABRICIUS
2444 ROCK CREEK RD
HANSEN ID 83334-5252

ANGELINE FABRICIUS
2444 ROCK CREEK RD
HANSEN ID 83334-5252

Re: Change in Ownership for Water Right No: 47-11359

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right 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) 736-3033.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Bill Mills', is written over the word 'Sincerely,'.

Bill Mills
Water Resource Agent, Senior

Enclosure

c: TITLEFACT, INC.