

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 10 2019

WATER RESOURCES
WESTERN REGION

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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
67-7811	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-11211	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: SETH & CHRISTY MATTHEWS
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): AFC FINISHING SYSTEMS
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 250 AIRPORT PARKWAY OROVILLE CA 95965-9249
Mailing address City State ZIP
- 530-533-8907 chagan@afc-ca.com
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: 04/12/17
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.
- SUPPORT DATA
IN FILE # 67-1811

8. Signature: [Signature] PRESIDENT 06/07/19
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by KT Date 6/10/19 Receipt No. W047482 Receipt Amt. 585.00
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 [Signature] Approved by KT Processed by KT Date 7/3/19

Order No. 158889AM

CORPORATION DEED

For Value Received

101 Farms, LLC, 101 Farms LLC, an Idaho Limited Liability Company

a corporation duly organized and existing under the laws of the State of Idaho,
Grantor, does hereby Grant, Bargain, Sell and convey unto

AFC Finishing Systems Inc

whose current address is: 250 Airport Parkway
Oroville, CA 95965

the following described real estate, to-wit:

IN WASHINGTON COUNTY, IDAHO:

The W1/2SW1/4 of Section 9, Township 10 North, Range 5 West of the Boise Meridian; EXCEPTING THEREFROM the following tract:

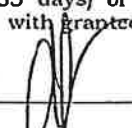
Beginning at the Southwest corner of Section 9, thence North 859.44 feet along the west line of the SW1/4SW1/4 of said Section 9;
Thence South 59°31'25" East 114.60 feet;
Thence South 35°53'49" East 609.64 feet;
Thence North 89°04'34" West 91.69 feet;
Thence South 5°17'51" East 311.17 feet to a point on the south line of said SW1/4SW1/4;
Thence North 89°52'13" West 393.26 feet along the south line of said SW1/4SW1/4 to the POINT OF BEGINNING;

EXCEPTING FURTHER THEREFROM the following tract:

Beginning at the Southwest corner of Section 9, Township 10 North, Range 5 West, Boise Meridian;
Thence South 89°52'13" East 393.26 feet along the South line of said SW1/4SW1/4 to the True Point of Beginning;
Thence North 5°17'51" West - 311.17 feet;
Thence South 89°04'34" East - 91.69 feet;
Thence South 89°52'13" East parallel to the South line of said SW1/4SW1/4 a distance of 972.62 feet, more or less to the East line of said SW1/4SW1/4;
Thence South along the East line of said SW1/4SW1/4 a distance of 308.6 feet to the Southeast corner of said SW1/4SW1/4;
Thence North 89°52'13" West along the South line of said SW1/4SW1/4 a distance of 1035.565 feet, more or less to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING the North 22.93 feet of the NW1/4SW1/4 of Section 9, T.10N., R.5W., B.M, deeded to Washington County, Idaho for County Road right-of-way by Instrument No. 193426.

Grantor retain easement to truck turnaround location on Riverdock Road, largely for grantor's use and owner on Sunnyside Scale House. Grantor will be responsible for maintenance and repair of said property for the length of his ownership of the Scale House. Easement shall revert back to grantee after one year (365 days) of Scale House inactivity unless satisfactory agreement in reached with grantee.

Initial: 

Initial: _____

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), heirs and assigns forever. And the Grantor does hereby covenant to and with the Grantee(s), that it is the owner of said premises; that they are free from all encumbrances EXCEPT: current year taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed April _____, 2017.

101 Farms, LLC

By: Ronald V. Johnson, Managing Member

State of Idaho} ss
County of Washington}

On this _____ day of April, 2017, before me, Nancy I. Lazaro a Notary Public in and for said state, personally appeared Ronald V. Johnson known or identified to me to be the Managing Member in the Limited Liability Company known as _____ who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Notary Public for the State of Idaho
Residing at: Weiser, ID
Commission Expires: 10/09/2019



128 E Main St. Weiser, ID 83672 (208)414-1792 FAX (208)414-1794

April 12, 2017

AFC Finishing Systems Inc
250 Airport Parkway
Oroville, CA 95965

Re: Escrow #: 158889AM
Property: 440 River Dock Road, Weiser, ID 83672

Dear AFC Finishing Systems Inc:

In regard to the above referenced escrow transaction, we have enclosed the following:

Final Closing Statement
Copies for your Records

We appreciate your business and will extend any allowable discounts to you on future transactions. To insure these discounts, please call us when you have a transaction involving this property. We consider it a privilege to handle this matter for you and trust that we may have the pleasure of serving you again in the future. Should you need any other information, please feel free to contact our office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy Lazaro".

Nancy Lazaro
Escrow Officer

enclosures

File No./Escrow No.: 158889AM
Officer/Escrow Officer: Nancy LazaroAmeriTitle, Inc.
128 E Main St.
Weiser, ID 83672
(208)414-1792Property Address: 440 RIVER DOCK ROAD
WEISER, ID 83672 (WASHINGTON)Borrower: AFC FINISHING SYSTEMS INC
250 Airport Parkway
Oroville, CA 95965Seller: 101 FARMS, LLC
447 River Dock Road
Weiser, ID 83672

Settlement Date: 4/13/2017

Description	Borrower		
	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Contract sales price		\$160,000.00	
Deposit or Earned Money			\$5,000.00
Onion Dumbing Cost			\$5,164.64
Prorations			
County taxes 1/1/2017 to 4/13/2017 @ \$1,177.72/Year - RP10H05N055450			\$329.12
County taxes 1/1/2017 to 4/13/2017 @ \$213.40/Year - RP10H05N055720			\$59.64
County taxes 1/1/2017 to 4/13/2017 @ \$124.55/Year - RP10H05N055320			\$34.81
County taxes 1/1/2017 to 4/13/2017 @ \$222.82/Year - RP10H05N055150			\$62.27
Commissions			
Commission Paid to Silvercreek Realty Group		\$7,200.00	
Title Charges			
Owner's coverage \$160,000.00 Premium \$345.00 to AmeriTitle, Inc.		\$845.00	
Settlement or closing fee to AmeriTitle, Inc. \$515.00		\$515.00	
Wire Fee 1102 to AmeriTitle, Inc.		\$15.00	
Counter/Delivery/Purchase Fee to AmeriTitle, Inc. \$15.00		\$15.00	
Government Recording and Transfer Charges			
Recording fees Deed \$10.00		\$10.00	
eRecording Fees Paid to SureTitle - Buyer/Borrower to AmeriTitle, Inc. \$4.50		\$4.50	
	P.O.C.	Debit	Credit
Subtotals	\$0.00	\$168,704.50	\$10,650.45
Due From Borrower			\$179,054.95
Totals	\$0.00	\$168,704.50	\$179,054.95

Please note, our wire instructions will not change. If you should get emails requesting a change to the wire instructions, please contact me immediately at (208)414-1792. We bring this to your attention because, unfortunately, real estate transactions are a target for wire fraud.

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 AmeriTitle, Inc. to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)

AFC Finishing Systems Inc

By: Carl Lee Hagan, President

SETTLEMENT COORDINATOR

Nancy Lazaro



128 E Main St. Weiser, ID 83672 (208)414-1792 FAX (208)414-1794

ESCROW INSTRUCTIONS

TO: AMERITITLE

ESCROW # 158889AM

✓ Seller(s): 101 Farms, LLC
Buyer(s): AFC Finishing Systems Inc

Legal Description:

IN WASHINGTON COUNTY, IDAHO:

The W1/2SW1/4 of Section 9, Township 10 North, Range 5 West of the Boise Meridian; EXCEPTING THEREFROM the following tract:

Beginning at the Southwest corner of Section 9, thence North 859.44 feet along the west line of the SW1/4SW1/4 of said Section 9;
Thence South 59°31'25" East 114.60 feet;
Thence South 35°53'49" East 609.64 feet;
Thence North 89°04'34" West 91.69 feet;
Thence South 5°17'51" East 311.17 feet to a point on the south line of said SW1/4SW1/4;
Thence North 89°52'13" West 393.26 feet along the south line of said SW1/4SW1/4 to the POINT OF BEGINNING;

EXCEPTING FURTHER THEREFROM the following tract:

Beginning at the Southwest corner of Section 9, Township 10 North, Range 5 West, Boise Meridian;
Thence South 89°52'13" East 393.26 feet along the South line of said SW1/4SW1/4 to the True Point of Beginning;
Thence North 5°17'51" West - 311.17 feet;
Thence South 89°04'34" East - 91.69 feet;
Thence South 89°52'13" East parallel to the South line of said SW1/4SW1/4 a distance of 972.62 feet, more or less to the East line of said SW1/4SW1/4;
Thence South along the East line of said SW1/4SW1/4 a distance of 308.6 feet to the Southeast corner of said SW1/4SW1/4;
Thence North 89°52'13" West along the South line of said SW1/4SW1/4 a distance of 1035.565 feet, more or less to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING the North 22.93 feet of the NW1/4SW1/4 of Section 9, T.10N., R.5W., B.M, deeded to Washington County, Idaho for County Road right-of-way by Instrument No. 193426.

Seller hereby deposits, or shall cause to be deposited, the following with escrow under these instructions:

Executed Deed,

Seller authorizes preparation, delivery, release, and recording of documents when AmeriTitle holds for the account of the seller the sum as shown on the signed estimated closing statement and further authorizes credits, deductions, and adjustments as set forth on the signed estimated closing statement. Certain items shown on the closing statement are estimates only and the final figures may be adjusted to accommodate exact amounts required at the time of disbursement.

Sellers represent to AmeriTitle they have read and approved the herein mentioned commitment for title insurance and have not executed any lien documents (such as a deed of trust or mortgage) that are not reflected on the commitment for title insurance. Sellers further acknowledge and will indemnify AmeriTitle against any loss should a lien be executed by the undersigned and recorded prior to the closing of this transaction.

Buyer hereby deposits, or shall cause to be deposited, the following with escrow under these instructions:

Certified or collected funds, Loan proceeds and security instrument (if any) in the amount of ,

Buyer authorizes preparation, delivery, release and recording of documents when AmeriTitle is prepared to issue an Owner's Title insurance policy (ALTA 2006) in Standard form in the amount of the sales price insuring the Grantee on the deed deposited by Seller on the property described in the commitment for title insurance: report # 158889AM, subject to exceptions # 9-13 and recorded documents as shown above.

Unless instructed differently within this file title to the subject property shall be conveyed into the names of **AFC Finishing Systems Inc**

If Buyer is obtaining a new loan, AmeriTitle is authorized to record any documents and issue any ALTA Lender's policy required by or on behalf of Lender. Buyer further authorizes credits, deductions and adjustments as set forth on the signed estimated closing statement. Certain items shown on the closing statement are estimates only and the final figures may be adjusted to accommodate exact amounts required at the time of disbursement.

Seller and Buyer jointly provide the following authorizations/instructions to AmeriTitle:

Prorate: AmeriTitle is to pro-rate as of **April 13, 2017** the following and charge or credit to my account accordingly:

Estiamted 2017 County Taxes

Assume a 365-day year in any prorate herein provided, unless the parties otherwise instruct AmeriTitle. AmeriTitle is to use the information contained in the last available tax statement (and any estimated increases), rental statement as provided by the seller, beneficiary's statement, and fire insurance policies delivered into escrow for the prorates provided above.

I/We the Buyer(s) acknowledge that we have been credited for a pro-rata amount of Seller(s) taxes for the current year based on the last available information. I/We hereby agree to pay said taxes when they become due and payable.

AmeriTitle accepts no responsibility for and the undersigned hereby hold harmless AmeriTitle for the change in taxes levied from the previous year to the current year.

If Seller(s) have given the Buyer(s) excess credit based on the estimate as compared to actual figures, Buyer(s) agree to reimburse the Seller(s) for the difference, outside of escrow.

If Buyer(s) have not received enough credit based on the estimate as compared to actual figures, Seller(s) agree to reimburse Buyer(s), outside of escrow.

Buyer(s) or Seller(s) agree to reimburse one another within ninety (90) days from the date tax notices are received.

Seller(s) agree to promptly forward to Buyer(s) any tax bills received by Sellers(s) for the current year.

Initials RJ

Initials _____/_____

Closing: The expression "Close" or "Close of Escrow" for purposes of this agreement, means the date in which documents referred to herein are filed for record or in the case where there are no filings, when documents have been executed by all parties and funds exchanged. We understand that recording and disbursement may be subject to final review and the approval of the loan package by the lender. Documents may be released to a third party vendor for delivery to the parties and/or lender/broker involved. Under the lender's instruction and at AmeriTitle's discretion, AmeriTitle may record the documents in this transaction prior to the receipt of loan funds from the lender. **These instructions are final and cannot be changed by buyer or seller once AmeriTitle holds all necessary executed documents and all collected funds.**

Hazard Insurance: In all acts in this escrow relating to hazard insurance, including adjustments, if any, AmeriTitle shall be fully protected in assuming that each policy is in force and that the necessary premium therefore has been paid. The parties are to secure coverage outside of this escrow to protect their interest(s) as they may appear.

Copies: AmeriTitle is authorized to furnish to any attorney, tax advisor, broker, or lender identified with this transaction, or anyone acting on behalf of such attorney, tax advisor, broker, or lender, any information concerning this escrow, copies of all instructions, amendments and statements upon request.

Counterpart & Facsimile: These instructions may be signed in counterparts, with like effect as if all signatures appeared on a single copy. Consent, acceptance or approval required or remitted by any party hereunder may be given by facsimile transmission and AmeriTitle may complete all necessary actions without receipt of original signed instructions.

Receipt & Disbursement of funds: AmeriTitle may at their discretion, receive and/or disburse any funds in connection with this agreement by electronic wire transfer. If required by any of the parties to utilize this method of transfer, the requesting party agrees to pay any reasonable fee as assessed by AmeriTitle for this service.

Refunds: Any funds remaining on deposit after closing or refunds received by you will be refunded to the party whose account was charged. No further instructions will be required by you from either party prior to the disbursement of any such refund. If for any reason funds are retained or remain in escrow after closing date, you are to deduct therefrom a reasonable charge as custodian thereof not to exceed Twenty-Five Dollars (\$25.00).

Payoffs & Releases: Seller and Buyer authorize and instruct AmeriTitle upon closing to pay all liens being released or discharged through this escrow in accordance with the payoff statements or instructions received by AmeriTitle from the lien holders.

Seller and Buyer acknowledge the following:

AmeriTitle has no liability or responsibility with respect to the following matters: (Unless expressly authorized by separate written instruction and acknowledged by AmeriTitle)

- Compliance with the requirements of the Consumer Credit Protection Act or Interstate Land Sales Act, or similar laws.
- Compliance with State or Federal law relating to construction liens, homeowners protection act or lead based paint, seller disclosures, subdivision acts and/or zoning ordinances.
- Compliance with the collection, withholding, reporting or payment of any amounts due under Section 1445 and 6039C of the Internal Revenue Code or other related statute or regulation of the Foreign Investment in Real Property Tax Act, commonly referred to as FIRPTA. Notwithstanding the fact AmeriTitle assumes no liability or responsibility to the seller and/or buyer for compliance with FIRPTA, AmeriTitle reserves the right to take any action required by such law and/or regulation without further instructions of the seller or buyer.
- Filing and/or searching for any filed Financing Statements (UCC-1) and/or their release.
- Utilities such as but not limited to water, sewer, waste collection, electricity, fuel inventory will be handled by the parties outside of this escrow.
- Should this transaction fall under the Housing and Economic Recovery Act (HERA), the parties represent to AmeriTitle all review dates have been granted to them by their lender and the parties acknowledge AmeriTitle is not monitoring any compliance dates on their behalf.
- Additional taxes levied and any prorating adjustments under Idaho Code Sections 63-403 & 63-2203.

Seller and/or Buyer agree to the following:

Continuing Authorization to Close: Seller and Buyer declare that these instructions are a continuing authorization to close when all of the documents and funds for closing are deposited, unless Seller or Buyer deposits a written notice to cancel or suspend the authorization to close before this transaction is considered final. Seller and Buyer declare that time is of essence for these instructions. **These instructions are final and cannot be changed by buyer or seller once AmeriTitle holds all necessary executed documents and all collected funds.**

Contingencies of Earnest Money Agreement: All terms and provisions of the Earnest Money Agreement and any amendments or addendums thereto have been complied to with the complete satisfaction of the parties or will be complied with outside of escrow. These closing escrow instructions are not intended to amend, modify or supersede the terms and conditions set forth in the Real Estate Purchase and Sale Agreement and Addendums thereto, if any. Escrow is to be concerned only with the provisions specifically set forth in these instructions and identified by the Buyer and Seller as conditions to the closing of this escrow.

Termination of Escrow: AmeriTitle's liability hereunder is limited to its obligations specifically set forth herein. AmeriTitle may terminate this escrow at any time, without notice, or liability. Documents and monies shall be returned to the parties depositing them. AmeriTitle shall be entitled to reimbursement for any and all costs expended and shall be further entitled to an escrow cancellation fee not to exceed one half of the normal fee. Buyer and seller agree to be jointly and severally liable for the escrow cancellation fee. Any earnest money deposited with AmeriTitle shall be refunded only upon written instructions from parties, EXCEPT in the event the earnest money has been deposited by the Broker, AmeriTitle is hereby authorized to refund same to the broker's account for his disposition to the parties. In the event AmeriTitle has incurred expenses in connection herewith, AmeriTitle shall be entitled to retain expense from the earnest money and forward the balance to the broker.

Conflicting Instructions: In the event any dispute arises between the parties hereto or with any third person concerning the property, documents, or funds covered by these instructions, AmeriTitle may at its election

- (a) hold all matters in their existing status pending resolution of such dispute to AmeriTitle's satisfaction, or
- (b) join or commence a court action and in such action deposit the funds and documents referred to herein with the court where such action is pending, and ask the court to determine the rights of purchaser and seller in and to such property, documents and funds, or
- (c) resolve by arbitration in accordance with the rules of the American Arbitration Association and any judgment rendered pursuant to such arbitration may be entered in any court having jurisdiction thereof.

In the event of such dispute and AmeriTitle's election of an alternative described above, AmeriTitle shall have no further duties or obligations under this agreement other than either to hold such funds and documents until Purchaser and Seller have resolved their dispute or to deposit such funds and documents into court. Seller and Buyer shall be responsible for costs associated with any of the above actions taken.

Attorney Fees: It is further agreed that in the event of any suit or claim made against AmeriTitle by either or both parties to this agreement, that said parties shall be required to pay AmeriTitle all expenses, costs and reasonable attorney's fees in connection therewith, whether suit is instituted by AmeriTitle or any of the parties hereto.

Acknowledgements and representations of Seller and Buyer:

Legal Advice: AmeriTitle is not licensed to practice law and AmeriTitle's duties and obligations under this agreement are limited to those of an escrow holder. Seller and Buyer have not been referred by AmeriTitle to any named attorney or attorneys or discouraged from seeking advice of an attorney but have been advised to seek legal counsel of my own choosing at my own expense for any question we may have. Any and all documents, which AmeriTitle has prepared for use in this transaction, have been prepared at the parties' direction and have been reviewed and are hereby approved as to content, form and terms.

Deposits: Seller and Buyer understand that all checks, money orders or drafts will be processed for collection in the normal course of business. Parties further understand that all checks, money orders or drafts required to close must be payable to AmeriTitle and must be **collected funds**, as required by federal and state statutes and regulations prior to your disbursement of any funds. AmeriTitle may commingle funds received with escrow funds of others, and may, without limitation, deposit such funds in its escrow account with any bank authorized to do business in the state. It is understood that AmeriTitle, except by virtue of separate signed instructions there shall be no obligation to invest the funds on deposit on behalf of any depositor, nor shall AmeriTitle be accountable for any earnings or incidental benefit attributable to the funds which may be received by AmeriTitle while AmeriTitle hold such funds.

Settlement Statement Review: Pursuant to regulations adopted under the real estate settlement procedures act, I (we) have a right to review the settlement statement one day prior to closing and do hereby waive such right and instruct the settlement agent herein to proceed in accordance with alternative sections of such regulations. Buyer and Sellers understand not all transactions require a settlement statement.

Review: The seller and buyer acknowledge that they have been given adequate time and opportunity to read and understand these escrow instructions and all other documents referred to in the transaction. The seller and buyer have read and approved the commitment for title insurance, estimated closing statement, escrow instructions and any addendums. Seller represents to AmeriTitle there are no existing liens, assessments, taxes, deferred taxes, unpaid water or sewer bill, or any other obligations which are the responsibility of the seller and which are not shown on the above documents. The seller understands and agrees that any obligation known to them and not disclosed herein, remains the responsibility of the seller subsequent to the closing of this transaction.

Undisclosed Items: The undersigned understands and agrees that any obligation known to them and not disclosed herein remains the responsibility of the undersigned subsequent to the closing of this escrow. The undersigned seller further understands and agrees that any payoffs made on their behalf in this escrow are made by AmeriTitle with complete reliance on figures supplied by the lender, creditor or taxing agency. In the event that additional funds are required to complete said payoffs, the undersigned hereby agrees to immediately upon request from AmeriTitle, provide the additional funds needed to complete said payoffs.

Privacy Policy: In response to the Gramm-Leach-Bliley Act, the appropriate parties have been provided with a copy of AmeriTitle's Privacy Policy

PLEASE READ THE COMMITMENT FOR TITLE INSURANCE AND YOUR CLOSING STATEMENT CAREFULLY BEFORE SIGNING THIS DOCUMENT. BE SURE ALL FACTS KNOWN TO YOU ARE ACCOUNTED FOR IN THIS ESCROW. AMERITITLE AS THE ESCROW AGENT, IS A NEUTRAL THIRD PARTY AND CANNOT ADVISE YOU OR PROTECT YOUR LEGAL RIGHTS. YOU SHOULD CONSULT LEGAL COUNSEL FOR SUCH ADVICE AND PROTECTION.

NOTICE: The Principal(s) to this escrow are hereby notified that the funds deposited in this escrow are insured only to the limit provided by the Federal Deposit Insurance Corporation. AmeriTitle assumes no responsibility for, nor will Purchaser and Seller hold AmeriTitle liable for, any loss occurring which arises from the fact that the amount of the above account may cause the aggregate amount of any individual depositor's accounts to exceed such amount and that the excess amount is not insured.

We further understand that certain banking instructions such as, but not limited to, repurchase agreements and letters of credit are not covered at all by such insurance.

READ THESE INSTRUCTIONS CAREFULLY, AND DO NOT SIGN THEM UNLESS THEY ARE
ACCEPTABLE TO YOU.

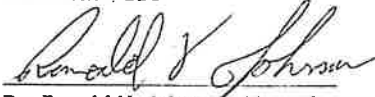
SIGNATURES

SELLER(S):

BUYER(S):

101 Farms, LLC

AFC Finishing Systems Inc



By: Ronald V. Johnson, Managing Member

By: Carl Lee Hagan, Presedent

447 River Dock Road

250 Airport Parkway

Weiser, ID 83672

Oroville, CA 95965

Dated: _____

Dated: _____

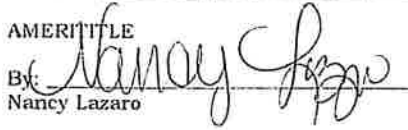
Accepted _____

4/11/17

AMERITITLE

By: _____

Nancy Lazaro



ADDENDUM TO ESCROW INSTRUCTIONS

ESCROW # 158889AM

DATE: April 7, 2017

My/our previous instructions in the above-referenced escrow are hereby supplemented to include the following and are made a part herein.

As a property owner, you may be eligible for a "Homestead Exemption" which could significantly reduce the amount of property taxes that you are required to pay. This eligibility is not automatic, however. It is your responsibility to apply right away at the county assessors office.

Document All parties to this transaction instruct AmeriTitle to amend or correct the grantee's name and/or concurrent interest of grantee or the other information including mailing addresses in accordance with instructions received by the buyers or buyer's lender in this transaction. Seller instructs and gives permission to AmeriTitle to make these changes on the documents, including any conveyance documents previously signed by seller. Buyer instructs and gives permission to AmeriTitle to make these changes on the documents, including any lien document previously signed by the buyer. Buyer further acknowledges the Owners Title policy will be issued to reflect any changes made by buyer or lender. These changes shall be in compliance with the buyers or lender written instructions and shall supersede any instructions executed previously or concurrently.

You are hereby instructed to prepare the following Deed from 101 Farms, LLC to AFC Finishing Systems Inc. It is herein understood that AmeriTitle is acting as a scrivener only and has not given any advice or interpretation of the effect of these documents to the undersigned. The undersigned have/has been advised to seek legal advice to ensure that their interest is being met and/or secured. The undersigned parties hereby acknowledge that they have read and reviewed said documents so drawn as to both content and accuracy and approve their use in this escrow and to hold AmeriTitle harmless from any liability or responsibility with regard to said documents.

Buyer herein is aware that the payment for taxes due 12/20/2017 is the buyer's responsibility and that buyer has received a prorated credit for the seller's share through this escrow, based on instructions contained herein. Escrow accepts no responsibility for the delivery of said tax bill to the buyer and should the buyer not receive the tax bill, it shall be the buyer's responsibility to obtain the same from the tax collector's office prior to the payment due date.

The undersigned hereby approve the estimated segregated tax figure of \$1,108.60 to be a fair and just estimate used for the purposes of proration in this escrow. This figure will be accepted as final and we will not hold AmeriTitle liable for any variance from the billed amounts for the current fiscal year.

Buyer Real property and/or manufactured home tax prorates for the current tax year are based on an estimated amount. If a manufactured home is involved, AmeriTitle is authorized and instructed to prepay, as required by the county tax collector, the current year's taxes in order to process any required paperwork regarding the manufactured home.

The buyer herein is aware that payment for taxes due for the current tax year are the buyer's responsibility and that buyer has received a prorated credit for the seller's share through this escrow, based on instructions contained herein. Escrow accepts no responsibility for the delivery of said tax bill to the buyer, and should the buyer not receive the tax bill, it shall be the buyer's responsibility to obtain same from the tax collector's office prior to the payment due date. FURTHER, ANY DIFFERENCE BETWEEN THE PRORATED FIGURE AND THE ACTUAL BILL AMOUNT WILL BE SATISFIED BETWEEN THE PARTIES OUTSIDE OF THIS ESCROW WITH NO LIABILITY OR RESPONSIBILITY TO AMERITITLE.

READ THESE INSTRUCTIONS CAREFULLY AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

SIGNATURES

SELLER(S):

BUYER(S):

101 Farms, LLC

AFC Finishing Systems Inc



By: Ronald V. Johnson, Managing Member

By: Carl Lee Hagan, Presedent

447 River Dock Road

250 Airport Parkway

Weiser, ID 83672

Oroville, CA 95965

Dated: _____

Dated: _____



128 E Main St. Weiser, ID 83672 (208)414-1792 FAX (208)414-1794

IDAHO PROPERTY CONDITION DISCLOSURE ACT

SELLER: 101 Farms, LLC

BUYER: AFC Finishing Systems Inc

PROPERTY: 440 River Dock Road, Weiser, ID 83672

The undersigned Buyer and Seller of the Property identified above hereby instruct and make disclosures to the Closing Agent as follows:

- The Closing Agent is NOT the agent of the Seller for the purposes of disclosures required by the Idaho Property Condition Disclosure Act

- The Buyer acknowledges receipt of the disclosures required from the Seller and/or agent outside of the closing.

The undersigned Buyer and Seller indemnify and agree to save AmeriTitle/or agents harmless from loss, damage, fees or expense relating to compliance with the provisions of the aforesaid act.

Date: April 7, 2017

File No.: 158889AM

Sellers:

101 Farms, LLC

A handwritten signature in cursive script, appearing to read 'Ronald V. Johnson', written over a horizontal line.

By: Ronald V. Johnson, Managing Member

Buyers:

AFC Finishing Systems Inc

By: Carl Lee Hagan, President



128 E Main St. Weiser, ID 83672 (208)414-1792 FAX (208)414-1794

ESCROW INSTRUCTIONS

TO: AMERITITLE

ESCROW # 158889AM

Seller(s): 101 Farms, LLC
Buyer(s): AFC Finishing Systems Inc

Legal Description:

IN WASHINGTON COUNTY, IDAHO:

The W1/2SW1/4 of Section 9, Township 10 North, Range 5 West of the Boise Meridian; EXCEPTING THEREFROM the following tract:

Beginning at the Southwest corner of Section 9, thence North 859.44 feet along the west line of the SW1/4SW1/4 of said Section 9;
Thence South 59°31'25" East 114.60 feet;
Thence South 35°53'49" East 609.64 feet;
Thence North 89°04'34" West 91.69 feet;
Thence South 5°17'51" East 311.17 feet to a point on the south line of said SW1/4SW1/4;
Thence North 89°52'13" West 393.26 feet along the south line of said SW1/4SW1/4 to the POINT OF BEGINNING;

EXCEPTING FURTHER THEREFROM the following tract:

Beginning at the Southwest corner of Section 9, Township 10 North, Range 5 West, Boise Meridian;
Thence South 89°52'13" East 393.26 feet along the South line of said SW1/4SW1/4 to the True Point of Beginning;
Thence North 5°17'51" West - 311.17 feet;
Thence South 89°04'34" East - 91.69 feet;
Thence South 89°52'13" East parallel to the South line of said SW1/4SW1/4 a distance of 972.62 feet, more or less to the East line of said SW1/4SW1/4;
Thence South along the East line of said SW1/4SW1/4 a distance of 308.6 feet to the Southeast corner of said SW1/4SW1/4;
Thence North 89°52'13" West along the South line of said SW1/4SW1/4 a distance of 1035.565 feet, more or less to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING the North 22.93 feet of the NW1/4SW1/4 of Section 9, T.10N., R.5W., B.M, deeded to Washington County, Idaho for County Road right-of-way by Instrument No. 193426.

Seller hereby deposits, or shall cause to be deposited, the following with escrow under these instructions:

Executed Deed,

Seller authorizes preparation, delivery, release, and recording of documents when AmeriTitle holds for the account of the seller the sum as shown on the signed estimated closing statement and further authorizes credits, deductions, and adjustments as set forth on the signed estimated closing statement. Certain items shown on the closing statement are estimates only and the final figures may be adjusted to accommodate exact amounts required at the time of disbursement.

Sellers represent to AmeriTitle they have read and approved the herein mentioned commitment for title insurance and have not executed any lien documents (such as a deed of trust or mortgage) that are not reflected on the commitment for title insurance. Sellers further acknowledge and will indemnify AmeriTitle against any loss should a lien be executed by the undersigned and recorded prior to the closing of this transaction.

Buyer hereby deposits, or shall cause to be deposited, the following with escrow under these instructions:

Certified or collected funds, Loan proceeds and security instrument (if any) in the amount of ,

Buyer authorizes preparation, delivery, release and recording of documents when AmeriTitle is prepared to issue an Owner's Title insurance policy (ALTA 2006) in Standard form in the amount of the sales price insuring the Grantee on the deed deposited by Seller on the property described in the commitment for title insurance: report # 158889AM, subject to exceptions # 9-13 and recorded documents as shown above.

Unless instructed differently within this file title to the subject property shall be conveyed into the names of AFC Finishing Systems Inc

If Buyer is obtaining a new loan, AmeriTitle is authorized to record any documents and issue any ALTA Lender's policy required by or on behalf of Lender. Buyer further authorizes credits, deductions and adjustments as set forth on the signed estimated closing statement. Certain items shown on the closing statement are estimates only and the final figures may be adjusted to accommodate exact amounts required at the time of disbursement.

Seller and Buyer jointly provide the following authorizations/instructions to AmeriTitle:

Prorate: AmeriTitle is to pro-rate as of April 13, 2017 the following and charge or credit to my account accordingly:

Estimated 2017 County Taxes

Assume a 365-day year in any prorate herein provided, unless the parties otherwise instruct AmeriTitle. AmeriTitle is to use the information contained in the last available tax statement (and any estimated increases), rental statement as provided by the seller, beneficiary's statement, and fire insurance policies delivered into escrow for the prorates provided above.

I/We the Buyer(s) acknowledge that we have been credited for a pro-rata amount of Seller(s) taxes for the current year based on the last available information. I/We hereby agree to pay said taxes when they become due and payable.

AmeriTitle accepts no responsibility for and the undersigned hereby hold harmless AmeriTitle for the change in taxes levied from the previous year to the current year.

If Seller(s) have given the Buyer(s) excess credit based on the estimate as compared to actual figures, Buyer(s) agree to reimburse the Seller(s) for the difference, outside of escrow.

If Buyer(s) have not received enough credit based on the estimate as compared to actual figures, Seller(s) agree to reimburse Buyer(s), outside of escrow.

Buyer(s) or Seller(s) agree to reimburse one another within ninety (90) days from the date tax notices are received.

Seller(s) agree to promptly forward to Buyer(s) any tax bills received by Sellers(s) for the current year.

Initials  /

Initials _____ / _____

Closing: The expression "Close" or "Close of Escrow" for purposes of this agreement, means the date in which documents referred to herein are filed for record or in the case where there are no filings, when documents have been executed by all parties and funds exchanged. We understand that recording and disbursement may be subject to final review and the approval of the loan package by the lender. Documents may be released to a third party vendor for delivery to the parties and/or lender/broker involved. Under the lender's instruction and at AmeriTitle's discretion, AmeriTitle may record the documents in this transaction prior to the receipt of loan funds from the lender. These instructions are final and cannot be changed by buyer or seller once AmeriTitle holds all necessary executed documents and all collected funds.

Hazard Insurance: In all acts in this escrow relating to hazard insurance, including adjustments, if any, AmeriTitle shall be fully protected in assuming that each policy is in force and that the necessary premium therefore has been paid. The parties are to secure coverage outside of this escrow to protect their interest(s) as they may appear.

Copies: AmeriTitle is authorized to furnish to any attorney, tax advisor, broker, or lender identified with this transaction, or anyone acting on behalf of such attorney, tax advisor, broker, or lender, any information concerning this escrow. Copies of all instructions, amendments and statements upon request.

Counterpart & Facsimile: These instructions may be signed in counterparts, with like effect as if all signatures appeared on a single copy. Consent, acceptance or approval required or remitted by any party hereunder may be given by facsimile transmission and AmeriTitle may complete all necessary actions without receipt of original signed instructions.

Receipt & Disbursement of funds: AmeriTitle may at their discretion, receive and/or disburse any funds in connection with this agreement by electronic wire transfer. If required by any of the parties to utilize this method of transfer, the requesting party agrees to pay any reasonable fee as assessed by AmeriTitle for this service.

Refunds: Any funds remaining on deposit after closing or refunds received by you will be refunded to the party whose account was charged. No further instructions will be required by you from either party prior to the disbursement of any such refund. If for any reason funds are retained or remain in escrow after closing date, you are to deduct therefrom a reasonable charge as custodian thereof not to exceed Twenty-Five Dollars (\$25.00).

Payoffs & Releases: Seller and Buyer authorize and instruct AmeriTitle upon closing to pay all liens being released or discharged through this escrow in accordance with the payoff statements or instructions received by AmeriTitle from the lien holders.

Seller and Buyer acknowledge the following:

AmeriTitle has no liability or responsibility with respect to the following matters: (Unless expressly authorized by separate written instruction and acknowledged by AmeriTitle)

- Compliance with the requirements of the Consumer Credit Protection Act or Interstate Land Sales Act, or similar laws.
- Compliance with State or Federal law relating to construction liens, homeowners protection act or lead based paint, seller disclosures, subdivision acts and/or zoning ordinances.
- Compliance with the collection, withholding, reporting or payment of any amounts due under Section 1445 and 6039C of the Internal Revenue Code or other related statute or regulation of the Foreign Investment in Real Property Tax Act, commonly referred to as FIRPTA. Notwithstanding the fact AmeriTitle assumes no liability or responsibility to the seller and/or buyer for compliance with FIRPTA, AmeriTitle reserves the right to take any action required by such law and/or regulation without further instructions of the seller or buyer.
- Filing and/or searching for any filed Financing Statements (UCC-1) and/or their release.
- Utilities such as but not limited to water, sewer, waste collection, electricity, fuel inventory will be handled by the parties outside of this escrow.
- Should this transaction fall under the Housing and Economic Recovery Act (HERA), the parties represent to AmeriTitle all review dates have been granted to them by their lender and the parties acknowledge AmeriTitle is not monitoring any compliance dates on their behalf.
- Additional taxes levied and any prorating adjustments under Idaho Code Sections 63-403 & 63-2203.

Seller and/or Buyer agree to the following:

Continuing Authorization to Close: Seller and Buyer declare that these instructions are a continuing authorization to close when all of the documents and funds for closing are deposited, unless Seller or Buyer deposits a written notice to cancel or suspend the authorization to close before this transaction is considered final. Seller and Buyer declare that time is of essence for these instructions. These instructions are final and cannot be changed by buyer or seller once AmeriTitle holds all necessary executed documents and all collected funds.

Contingencies of Earnest Money Agreement: All terms and provisions of the Earnest Money Agreement and any amendments or addendums thereto have been complied to with the complete satisfaction of the parties or will be complied with outside of escrow. These closing escrow instructions are not intended to amend, modify or supersede the terms and conditions set forth in the Real Estate Purchase and Sale Agreement and Addendums thereto, if any. Escrow is to be concerned only with the provisions specifically set forth in these instructions and identified by the Buyer and Seller as conditions to the closing of this escrow.

Termination of Escrow: AmeriTitle's liability hereunder is limited to its obligations specifically set forth herein. AmeriTitle may terminate this escrow at any time, without notice, or liability. Documents and monies shall be returned to the parties depositing them. AmeriTitle shall be entitled to reimbursement for any and all costs expended and shall be further entitled to an escrow cancellation fee not to exceed one half of the normal fee. Buyer and seller agree to be jointly and severally liable for the escrow cancellation fee. Any earnest money deposited with AmeriTitle shall be refunded only upon written instructions from parties, EXCEPT in the event the earnest money has been deposited by the Broker, AmeriTitle is hereby authorized to refund same to the broker's account for his disposition to the parties. In the event AmeriTitle has incurred expenses in connection herewith, AmeriTitle shall be entitled to retain expense from the earnest money and forward the balance to the broker.

Conflicting Instructions: In the event any dispute arises between the parties hereto or with any third person concerning the property, documents, or funds covered by these instructions, AmeriTitle may at its election

- (a) hold all matters in their existing status pending resolution of such dispute to AmeriTitle's satisfaction, or
- (b) join or commence a court action and in such action deposit the funds and documents referred to herein with the court where such action is pending, and ask the court to determine the rights of purchaser and seller in and to such property, documents and funds, or
- (c) resolve by arbitration in accordance with the rules of the American Arbitration Association and any judgment rendered pursuant to such arbitration may be entered in any court having jurisdiction thereof.

In the event of such dispute and AmeriTitle's election of an alternative described above, AmeriTitle shall have no further duties or obligations under this agreement other than either to hold such funds and documents until Purchaser and Seller have resolved their dispute or to deposit such funds and documents into court. Seller and Buyer shall be responsible for costs associated with any of the above actions taken.

Attorney Fees: It is further agreed that in the event of any suit or claim made against AmeriTitle by either or both parties to this agreement, that said parties shall be required to pay AmeriTitle all expenses, costs and reasonable attorney's fees in connection therewith, whether suit is instituted by AmeriTitle or any of the parties hereto.

Acknowledgements and representations of Seller and Buyer:

Legal Advice: AmeriTitle is not licensed to practice law and AmeriTitle's duties and obligations under this agreement are limited to those of an escrow holder. Seller and Buyer have not been referred by AmeriTitle to any named attorney or attorneys or discouraged from seeking advice of an attorney but have been advised to seek legal counsel of my own choosing at my own expense for any question we may have. Any and all documents, which AmeriTitle has prepared for use in this transaction, have been prepared at the parties' direction and have been reviewed and are hereby approved as to content, form and terms.

Deposits: Seller and Buyer understand that all checks, money orders or drafts will be processed for collection in the normal course of business. Parties further understand that all checks, money orders or drafts required to close must be payable to AmeriTitle and must be *collected funds*, as required by federal and state statutes and regulations prior to your disbursement of any funds. AmeriTitle may commingle funds received with escrow funds of others, and may, without limitation, deposit such funds in its escrow account with any bank authorized to do business in the state. It is understood that AmeriTitle, except by virtue of separate signed instructions there shall be no obligation to invest the funds on deposit on behalf of any depositor, nor shall AmeriTitle be accountable for any earnings or incidental benefit attributable to the funds which may be received by AmeriTitle while AmeriTitle hold such funds.

Settlement Statement Review: Pursuant to regulations adopted under the real estate settlement procedures act, I (we) have a right to review the settlement statement one day prior to closing and do hereby waive such right and instruct the settlement agent herein to proceed in accordance with alternative sections of such regulations. Buyer and Sellers understand not all transactions require a settlement statement.

Review: The seller and buyer acknowledge that they have been given adequate time and opportunity to read and understand these escrow instructions and all other documents referred to in the transaction. The seller and buyer have read and approved the commitment for title insurance, estimated closing statement, escrow instructions and any addendums. Seller represents to AmeriTitle there are no existing liens, assessments, taxes, deferred taxes, unpaid water or sewer bill, or any other obligations which are the responsibility of the seller and which are not shown on the above documents. The seller understands and agrees that any obligation known to them and not disclosed herein, remains the responsibility of the seller subsequent to the closing of this transaction.

Undisclosed items: The undersigned understands and agrees that any obligation known to them and not disclosed herein remains the responsibility of the undersigned subsequent to the closing of this escrow. The undersigned seller further understands and agrees that any payoffs made on their behalf in this escrow are made by AmeriTitle with complete reliance on figures supplied by the lender, creditor or taxing agency. In the event that additional funds are required to complete said payoffs, the undersigned hereby agrees to immediately upon request from AmeriTitle, provide the additional funds needed to complete said payoffs.

Privacy Policy: In response to the Gramm-Leach-Bliley Act, the appropriate parties have been provided with a copy of AmeriTitle's Privacy Policy

PLEASE READ THE COMMITMENT FOR TITLE INSURANCE AND YOUR CLOSING STATEMENT CAREFULLY BEFORE SIGNING THIS DOCUMENT. BE SURE ALL FACTS KNOWN TO YOU ARE ACCOUNTED FOR IN THIS ESCROW. AMERITITLE AS THE ESCROW AGENT, IS A NEUTRAL THIRD PARTY AND CANNOT ADVISE YOU OR PROTECT YOUR LEGAL RIGHTS. YOU SHOULD CONSULT LEGAL COUNSEL FOR SUCH ADVICE AND PROTECTION.

NOTICE: The Principal(s) to this escrow are hereby notified that the funds deposited in this escrow are insured only to the limit provided by the Federal Deposit Insurance Corporation. AmeriTitle assumes no responsibility for, nor will Purchaser and Seller hold AmeriTitle liable for, any loss occurring which arises from the fact that the amount of the above account may cause the aggregate amount of any individual depositor's accounts to exceed such amount and that the excess amount is not insured.

We further understand that certain banking instructions such as, but not limited to, repurchase agreements and letters of credit are not covered at all by such insurance.

READ THESE INSTRUCTIONS CAREFULLY, AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

SIGNATURES

SELLER(S):

BUYER(S):

101 Farms, LLC

AFC Finishing Systems Inc

By: Ronald V. Johnson, Managing Member

By: Carl Lee Hagan, President

447 River Dock Road

250 Airport Parkway

Weiser, ID 83672

Oroville, CA 95965

Dated: _____

Dated: _____

Accepted _____

AMERITITLE

By: _____

Nancy Lazaro

ADDENDUM TO ESCROW INSTRUCTIONS

ESCROW # 158889AM

DATE: April 7, 2017

My/our previous instructions in the above-referenced escrow are hereby supplemented to include the following and are made a part herein.

As a property owner, you may be eligible for a "Homesteaders Exemption" which could significantly reduce the amount of property taxes that you are required to pay. This eligibility is not automatic, however. It is your responsibility to apply right away at the county assessors office.

Document All parties to this transaction instruct AmeriTitle to amend or correct the grantee's name and/or concurrent interest of grantee or the other information including mailing addresses in accordance with instructions received by the buyers or buyer's lender in this transaction. Seller instructs and gives permission to AmeriTitle to make these changes on the documents, including any conveyance documents previously signed by seller. Buyer instructs and gives permission to AmeriTitle to make these changes on the documents, including any lien document previously signed by the buyer. Buyer further acknowledges the Owners Title policy will be issued to reflect any changes made by buyer or lender. These changes shall be in compliance with the buyers or lender written instructions and shall supersede any instructions executed previously or concurrently.

You are hereby instructed to prepare the following Deed from 101 Farms, LLC to AFC Finishing Systems Inc. It is herein understood that AmeriTitle is acting as a scrivener only and has not given any advice or interpretation of the effect of these documents to the undersigned. The undersigned have/has been advised to seek legal advice to ensure that their interest is being met and/or secured. The undersigned parties hereby acknowledge that they have read and reviewed said documents so drawn as to both content and accuracy and approve their use in this escrow and to hold AmeriTitle harmless from any liability or responsibility with regard to said documents.

Buyer herein is aware that the payment for taxes due 12/20/2017 is the buyer's responsibility and that buyer has received a prorated credit for the seller's share through this escrow, based on instructions contained herein. Escrow accepts no responsibility for the delivery of said tax bill to the buyer and should the buyer not receive the tax bill, it shall be the buyer's responsibility to obtain the same from the tax collector's office prior to the payment due date.

The undersigned hereby approve the estimated segregated tax figure of \$1,108.60 to be a fair and just estimate used for the purposes of proration in this escrow. This figure will be accepted as final and we will not hold AmeriTitle liable for any variance from the billed amounts for the current fiscal year.

Buyer Real property and/or manufactured home tax prorates for the current tax year are based on an estimated amount. If a manufactured home is involved, AmeriTitle is authorized and instructed to prepay, as required by the county tax collector, the current year's taxes in order to process any required paperwork regarding the manufactured home.

The buyer herein is aware that payment for taxes due for the current tax year are the buyer's responsibility and that buyer has received a prorated credit for the seller's share through this escrow, based on instructions contained herein. Escrow accepts no responsibility for the delivery of said tax bill to the buyer, and should the buyer not receive the tax bill, it shall be the buyer's responsibility to obtain same from the tax collector's office prior to the payment due date. FURTHER, ANY DIFFERENCE BETWEEN THE PRORATED FIGURE AND THE ACTUAL BILL AMOUNT WILL BE SATISFIED BETWEEN THE PARTIES OUTSIDE OF THIS ESCROW WITH NO LIABILITY OR RESPONSIBILITY TO AMERITITLE.

READ THESE INSTRUCTIONS CAREFULLY AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

SIGNATURES

SELLER(S):

101 Farms, LLC

By: Ronald V. Johnson, Managing Member

BUYER(S):

AFC Finishing Systems Inc

By: Carl Lee Haggin, President

447 River Dock Road

250 Airport Parkway

Weiser, ID 83672

Oroville, CA 95965

Dated: _____

Dated: _____



128 E Main St. Weiser, ID 83672 (208)414-1792 FAX (208)414-1794

IDAHO PROPERTY CONDITION DISCLOSURE ACT

SELLER: 101 Farms, LLC

BUYER: AFC Finishing Systems Inc

PROPERTY: 440 River Dock Road, Weiser, ID 83672

The undersigned Buyer and Seller of the Property identified above hereby instruct and make disclosures to the Closing Agent as follows:

- The Closing Agent is NOT the agent of the Seller for the purposes of disclosures required by the Idaho Property Condition Disclosure Act

- The Buyer acknowledges receipt of the disclosures required from the Seller and/or agent outside of the closing.

The undersigned Buyer and Seller indemnify and agree to save AmeriTitle/or agents harmless from loss, damage, fees or expense relating to compliance with the provisions of the aforesaid act.

Date: April 7, 2017

File No.: 158889AM

Sellers:

101 Farms, LLC

By: Ronald V. Johnson, Managing Member

Buyers:

AFC Finishing Systems Inc

By: Carl Lee Hagan, President

BUYER'S PROPERTY TAX DISCLOSURE

ESCROW No.: 158889AM

DATE: April 7, 2017

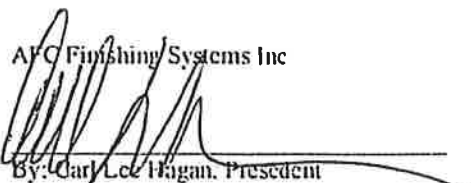
BUYERS HEREUNDER ARE AWARE THAT PAYMENT FOR TAXES DUE IN CURRENT TAX YEAR ARE BUYERS RESPONSIBILITY AND BUYER HAS RECEIVED A PRORATED CREDIT FOR SELLERS SHARE THROUGH THIS ESCROW.

SHOULD BUYER NOT RECEIVE THE TAX BILL BY 12/01/2017, IT SHALL BE BUYER'S RESPONSIBILITY TO OBTAIN THE TAX BILL FROM THE TAX COLLECTOR'S OFFICE PRIOR TO THE PAYMENT DUE DATE.

READ THESE INSTRUCTIONS CAREFULLY, AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

Date: _____

AFC Finishing Systems Inc

By:  Carl Lee Hagan, President

Address:
250 Airport Parkway
Oroville, CA 95965



126 E Main St. Weiser, ID 83672 (208)414-1792 FAX (208)414-1794

ESCROW DISBURSEMENT INSTRUCTIONS

TO: AMERITITLE

ESCROW # 158889AM

ESCROW OFFICER: Nancy Lazaro

I/we hereby authorize and instruct AMERITITLE to disburse my/our net proceeds in the following manner:

- ☐ I/we will PICK UP our proceeds check in your office.
Please call when the check is ready (Phone Number _____).
- ☐ WIRE the funds to the following account:
--Most banks will allow you immediate access to wire transfers--
Name of Bank _____, Branch _____
Address _____
ABA Number/Routing Number _____
Account Number _____
I/we authorize you to deduct a charge of up to \$25.00 to cover the wire service.
- ☐ DEPOSIT THE FUNDS in my/our bank account as follows:
(Deposit slip attached)
--Certain banks may place a hold on funds to allow clearing time--
Name of Bank _____, Branch _____
Address _____
Account No. _____
- ☐ MAIL the funds to the undersigned at the following address:

Send by regular mail, unless indicated below.
☐ Over-night express. By checking this box, I/we authorize you to deduct a charge of \$20.00 to cover the mailing service.

NOTE:

Out of area deposits will be mailed via regular mail.

You are hereby authorized and instructed to transfer \$ _____ upon close of this escrow to Escrow No. _____ at _____.

Special Instructions:

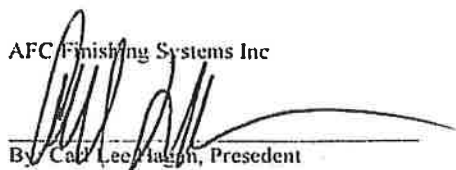
IT IS UNDERSTOOD BY THE PARTIES SIGNING THE ABOVE OR ATTACHED INSTRUCTIONS THAT THE INSTRUCTIONS ARE THE COMPLETE INSTRUCTIONS BETWEEN THIS FIRM AS AN ESCROW AGENT AND YOU AS A PRINCIPAL TO THE ESCROW TRANSACTION. THESE INSTRUCTIONS MAY NOT INCLUDE ALL THE TERMS OF THE AGREEMENT WHICH IS THE SUBJECT OF THIS ESCROW.

READ THESE INSTRUCTIONS CAREFULLY, AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

For your protection, once these instructions are completed, they may not be changed without verification of ID and/or personal appearance in our office. We bring this to your attention because, unfortunately, real estate transactions are a target for wire fraud.

Dated: _____

AFC Finishing Systems Inc

By:  Carl Lee Hagen, President

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 158889AM

Transaction Identification Data for reference only:

Issuing Agent: AmeriTitle
Issuing Office: 128 E Main St. Weiser, ID 83672
Customer Reference No.:
Property Address: 440 River Dock Road, Weiser, ID 83672

1. Commitment date: March 8, 2017 at 7:30 A.M.

2. Policy to be issued:

(a) 2006 ALTA Owner's Policy ☒ Standard Coverage ☐ Extended Coverage

Proposed Policy Amount: \$180,000.00
Premium: \$845.00

Proposed Insured:
AFC Finishing Systems

(b) 2006 ALTA Loan Policy ☐ Standard Coverage ☐ Extended Coverage

Proposed Policy Amount:
Premium: \$0.00

Endorsements:
Premium:

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is: **FEE SIMPLE**

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

101 Farms LLC, an Idaho Limited Liability Company

5. The Land is described as follows:

See attached Exhibit 'A'

Date: 4-11-17 Date: _____
Read & Approved: [Signature] Read & Approved: _____

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its Issuing agent that may be in electronic form.

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I**

**ISSUED BY
STEWART TITLE GUARANTY COMPANY**

Issuing Office File Number: 158889AM

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The company will require the following document in order to insure a conveyance, lease, exchange, other disposition or encumbrance by the corporation named below:
Corporation: AFC Finishing Systems, a California corporation. An original or certified copy of the resolution of the Board of Directors authorizing the subject transaction.
6. A copy of the Operating Agreement for 101 Farms LLC, an Idaho Limited Liability Company, must be submitted showing identity and authority of the Managing Member(s) to execute the proposed conveyance documents.

Note No. 1: In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.

Note No. 2: According to the available County Assessor's Office records, the purported address of said land is:
440 River Dock Road, Weiser, ID 83672

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its Issuing agent that may be in electronic form.

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 158889AM

EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
3. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof..
4. Easements, liens or encumbrances, or claims thereof, which are, not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records..
6. (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights,, claims or title to water.
7. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. General Taxes for the year 2016 a Lien, the first half is paid and the second half is now due and payable.
Parcel No.: 10N05W095450
In the original amount of: 1,177.72
10. General Taxes for the year 2016 a Lien, the first half is paid and the second half is now due and payable.
Parcel No.: 10N05W095720
In the original amount of: 213.40

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

**ISSUED BY
STEWART TITLE GUARANTY COMPANY**

Issuing Office File Number: 158889AM

11. General Taxes for the year 2016 a Lien, the first half is paid and the second half is now due and payable.
Parcel No.: 10N05W096020
In the original amount of: 124.56

12. General Taxes for the year 2016 a Lien, the first half is paid and the second half is now due and payable.
Parcel No.: 10N05W096150
In the original amount of: 222.82

13. Taxes, including any assessments collected therewith, for the year 2017 which are a lien not yet due and payable.

14. Liens, Levies, and Assessments of any and all irrigation districts or laterals, and the rights, powers and easements of said district as by law provided.

15. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

16. Unpatented mining claims, and all rights relating thereto.

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

Water rights, claims or title to water.

17. Ditch, road and public utility easements as the same may exist over said premises.

18. Easements reservations and dedications, as shown on record of survey.

Recorded: December 30, 1982

Instrument No.: 128938

19. Easements reservations and dedications, as shown on record of survey.

Recorded: June 11, 2004

Instrument No.: 194039

20. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Lessor: 101 Farms LLC

Lessee: AM Idaho LLC

Recorded: March 26, 2014

Instrument No.: 225578

Amendment:

Recorded August 13, 2014

Instrument No.: 226662

21. Rights of the public in and to that portion of the premises lying within the right-of-way of River Dock Road

22. Rights of the public in and to that portion of the premises lying within the right-of-way of Sunnyside Road

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

**ISSUED BY
STEWART TITLE GUARANTY COMPANY**

Issuing Office File Number: 158889AM

END OF SCHEDULE B

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TOTAL ACRES

ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 158889AM

EXHIBIT 'A'

File No. 158889AM

IN WASHINGTON COUNTY, IDAHO:

The W1/2SW1/4 of Section 9, Township 10 North, Range 5 West of the Boise Meridian;
EXCEPTING THEREFROM the following tract:

Beginning at the Southwest corner of Section 9, thence North 859.44 feet along the west line of the SW1/4SW1/4 of said Section 9;
Thence South 59°31'25" East 114.60 feet;
Thence South 35°53'49" East 609.64 feet;
Thence North 89°04'34" West 91.69 feet;
Thence South 5°17'51" East 311.17 feet to a point on the south line of said SW1/4SW1/4;
Thence North 89°52'13" West 393.26 feet along the south line of said SW1/4SW1/4 to the POINT OF BEGINNING;

EXCEPTING FURTHER THEREFROM the following tract:

Beginning at the Southwest corner of Section 9, Township 10 North, Range 5 West, Boise Meridian;
Thence South 89°52'13" East 393.26 feet along the South line of said SW1/4SW1/4 to the True Point of Beginning;
Thence North 5°17'51" West - 311.17 feet;
Thence South 89°04'34" East - 91.69 feet;
Thence South 89°52'13" East parallel to the South line of said SW1/4SW1/4 a distance of 972.62 feet, more or less to the East line of said SW1/4SW1/4;
Thence South along the East line of said SW1/4SW1/4 a distance of 308.6 feet to the Southeast corner of said SW1/4SW1/4;
Thence North 89°52'13" West along the South line of said SW1/4SW1/4 a distance of 1035.565 feet, more or less to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING the North 22.93 feet of the NW1/4SW1/4 of Section 9, T.10N., R.5W., B.M, deeded to Washington County, Idaho for County Road right-of-way by Instrument No. 193426.

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AMERITITLE, INC.
PRIVACY POLICY NOTICE
As of July 15, 2015

PURPOSE OF THIS NOTICE

AmeriTitle, Inc., (the "Company") shares your concerns about privacy. The Company is committed to respecting the privacy of our customers. Therefore, in accordance with Federal and State laws and regulations, we are providing you with this notice of how we might use the information about you which we gather in the process of issuing a policy of title insurance and closing your real estate transaction.

Title V of the Gramm-Leach-Bliley Act (GLBA) and the laws of the State in which you reside generally prohibit us from sharing non-public personal information about you with a third party unless we provide you with this notice of our privacy policies and practices, such as the type of information that we collect about you and the categories of persons or entities to whom that information might be disclosed. In compliance with GLBA and the laws of this State, we are providing you with this document, which notifies you of the privacy policies and practices of the Company.

Our Privacy Policies and Practices

Information we collect and sources from which we collect it:

We do not collect any nonpublic information about you other than the following:

- Information we receive from you or from your attorney or other representatives on applications or other forms, such as your name, address, telephone number, or social security number
- Information about your transactions with us, such as description, price, or terms
- In addition, we may collect other nonpublic personal information about you from affiliated/nonaffiliated third parties, such as individuals and companies other than those proposed for coverage, which may include information in documents received from your lender

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional information will be collected about you.

Information we disclose to third parties

In the course of our general business practices, we may disclose the information that we collect (as described above) about you or others without your permission to the following types of institutions for the reasons described:

- **Financial Service Providers:**
 - To an insurance institution, agent, or credit reporting agency in order to detect or prevent criminal activity, fraud or misrepresentation in connection with an insurance transaction;
 - To an insurance institution, agent, or credit reporting agency for either this Company or the entity to which we disclose the information to perform a function in connection with an insurance transaction involving you.
- **Others:**
 - To an insurance regulatory authority, law enforcement, or other governmental authority in order to protect our interests in preventing or prosecuting fraud, or if we believe that you have conducted illegal activities;
 - To a third party such as a surveying, real estate tax research or municipal data firm if the disclosure will enable that party to perform a business, professional or insurance function for us;
 - To an actuarial or research organization for the purpose of conducting actuarial or research studies.

The disclosures described above are permitted by law. We require any third party who receives information from us to agree to not disclose or use the information provided other than to carry out the purpose(s) for which it was disclosed.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH AFFILIATES OR NON-AFFILIATED THIRD PARTIES FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

Your right to access and amend your personal information:

You have the right to request access to the personal information that we record about you. Your right includes the right to know the source of the information and the identity of the persons, institutions or types of institutions to whom we have disclosed such information within 2 years prior to your request. Your right includes the right to view such information and copy it in person, or request that a copy of it be sent to you by mail (for which we may charge you a reasonable fee to cover our costs). Your right also includes the right to request corrections, amendments or deletions of any information in our possession. The procedures that you must follow to request access to or an amendment of your information are as follows:

To obtain access to your information from AmeriTitle: You should submit a request in writing to:

Compliance Officer
AmeriTitle, Inc.
15 Oregon Avenue
Bend, OR 97701

The request should include your name, address, policy number, telephone number and the information to which you would like access. The request should state whether you would like access in person or a copy of the information sent to you by mail. Upon receipt of your request, we will contact you within 30 business days to arrange providing you with access in person or the copies that you have requested.

To correct amend or delete any of your information: You should submit a request in writing to the address referenced directly above. The request should include your name, address, policy number, telephone number, the specific information in dispute, and the identity of the document or record that contains the disputed information. Upon receipt of your request, we will contact you within 30 business days to notify you either that we have made the correction, amendment or deletion, or that we refuse to do so and the reasons for the refusal which you will have an opportunity to challenge.

Our practices regarding information confidentiality and security:

We restrict access to nonpublic information about you to those employees need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Our policy regarding dispute resolution:

In the event you believe the Company has not complied with the Privacy Policies and Practices as set forth in this Notice, you must give the Company notice in writing addressed to the Compliance Officer at the above address setting forth the reasons for such non-compliance. The Company shall not be deemed to be in breach of the Privacy Policies and Practices unless it has not resolved or explained or resolved the issues set forth in such notice within thirty (30) days to your reasonable satisfaction. All claims arising under this Notice shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Reservation of the right to disclose Information in unforeseen circumstances:

In connection with the potential sale or transfer of its interests, the Company reserves the right to sell or transfer your information (including but not limited to your address, name, age, sex, zip code, state and country of residency and other information that you provide through other communications) to a third party entity that (1) concentrates its business in a similar practice or service; (2) agrees to be a successor in interest of the Company with regard to the maintenance and protection of the information collected; and (3) agrees to the obligations of this privacy statement.

Other Important Information:

The Company's website may contain links to other websites or Internet resources. The Company does not endorse or otherwise accept responsibility for the content or privacy policies of those websites or Internet resources.

The Company reserves the right to modify this Privacy Policy at any time. We will promptly reflect any such modifications in this document and, when we do, we will revise the "effective as of" date noted above. Any updated version of this Privacy Policy will be effective as of that date.

PIN: RP10NQSW09S450

AIN:

Status: Active

Geocode:

Rev acct: 0000018947

Tax sold:

TAG: TAG 051-0000

TIF:

County: 44-Washington

Cases:

Print pin:

ACH pin:

Current owner: 101 FARMS LLC

Ownership type: Sole Ownership

Site address: 440 RIVER DOCK RD

Description: NWSW S&E 5.66AC IN SWNWSW(...)

Class: S14 Indust Rural Tract Vacant

Pct type: Real Property

2016-108063-A		Tax Info		3/7/2017	
Bill type:	Original	Actual	Original of record:	Bill 2016-108063-A	\$588.86
Bill date:	November 01, 2016		101 FARMS LLC	Inst 2-June 20	
Amount:	\$588.86		447 RIVER DOCK RD	Total Current	\$588.86
Paid date:	Tuesday, December 20, 2016		WEISER ID 83672	Delinquent	\$0.00
Receipt:	U16.5116			Adv/Surplus	\$0.00
Sequence no:	2			Discount	\$0.00
Paid by:	JOHNSON RONALD VERN			Total Due	\$588.86
From:					
Description:	NWSW S&E 5.66AC IN SWNWSW; ALSO S&E N 22.93' OF NWSW' ALL OF S9T10N...				
Charge Summary					
Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings	
1,177.72	0.00	1,177.72	0.00	0.00	
Values/Exemptions					
Land Assessed	54,331 USD				
Imp Assessed	53,726 USD				
Total Acres	35.0000 Acres				
Total Value	108,057 USD				
Net Tax Value	108,057 USD				
990D SW Ind	1.0000 Unit				

File: **BP10N05W095720**TAG: **TAG 051-0000**Current owner: **101 FARMS LLC**

A/R:

TIF:

Ownership type: **Sole Ownership**Status: **Active**County: **44-Washington**Situation address: **RIVER DOCK RD**

Transmission:

CMA:

Description: **TRACT IN SW CORNER OF NWS(...)**Rev acct: **0000018948**

Payee ID:

Cites: **314 Indust Rural Tract Vacant**

Tax code:

ACT ID:

Folio type: **Real Property**

2016-100635-A		*Tax Info*		Total Due		3/7/2017	
Bill type	Original	Actual	Owner of record:		Bill 2016-100635-A	\$106.70	
Bill date:	November 01, 2016		101 FARMS LLC		Inst 2-June 20		
Amount:	\$106.70		447 RIVER DOCK RD		Total Current	\$106.70	
			WEISER ID 83672		Delinquent	\$0.00	
Paid date:	Tuesday, December 20, 2016				Adv/Surplus	\$0.00	
Receipt:	U16.5116				Discount	\$0.00	
Sequence no:	3				Total Due	\$106.70	
File by:	JOHNSON RONALD VERN						
Description:	TRACT IN SW CORNER OF NWSW; S9T10R5; 5.66 ACRES						
Charge Summary				Values/Exemptions			
Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings	Land Assessed	6,877 USD	
213.40	0.00	213.40	0.00	0.00	Imp Assessed	13,680 USD	
					Total Acres	5.6600 Acres	
					Total Value	20,557 USD	
					Net Tax Value	20,557 USD	

PIN: **RP10N05W096020**

TAG: TAG 051-0000

Current owner: **101 FARMS LLC**

A/R:

TIF:

Ownership type: **Sole Ownership**Status: **Active**County: **44-Washington**

Treas address:

Gracado:

Case:

Description: **PART OF SWSW: S9T10R5 21.64**Rev acct: **0000018949**

Pmt plan:

Class: **314 Indust Rural Tract Vacant**

Tax sales:

ACH dtr:

Sub type: **Real Property**

2016-100094-A		*Tax Info*	Total Due	3/7/2017																																																								
Bill type:	Original	Actual	General record:																																																									
Bill dates:	November 01, 2016		101 FARMS LLC 447 RIVER DOCK RD WEISER ID 83672																																																									
Amount:	\$62.28																																																											
Paid date:	Tuesday, December 20, 2016																																																											
Receipt:	U16.5116																																																											
Sequence no:	4																																																											
Paid by:	JOHNSON RONALD VERN																																																											
Detail no:																																																												
Description:	PART OF SWSW; S9T10R5 21.64 ACRES PENS & FENCING																																																											
<table border="1"> <thead> <tr> <th colspan="5">Charge Summary</th> <th colspan="2">Values/Exemptions</th> </tr> <tr> <th>Gross Tax</th> <th>Credits</th> <th>Net Tax</th> <th>Tax Savings</th> <th>Total Credits/Savings</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>124.56</td> <td>0.00</td> <td>124.56</td> <td>0.00</td> <td>0.00</td> <td>Land Assessed</td> <td>6,031 USD</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Imp Assessed</td> <td>574 USD</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Total Acres</td> <td>21.6400 Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Total Value</td> <td>6,605 USD</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Net Tax Value</td> <td>6,605 USD</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>990D SW Ind</td> <td>1.0000 Unit</td> </tr> </tbody> </table>					Charge Summary					Values/Exemptions		Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings			124.56	0.00	124.56	0.00	0.00	Land Assessed	6,031 USD						Imp Assessed	574 USD						Total Acres	21.6400 Acres						Total Value	6,605 USD						Net Tax Value	6,605 USD						990D SW Ind	1.0000 Unit
Charge Summary					Values/Exemptions																																																							
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					Net Tax Value	6,605 USD																																																						
					990D SW Ind	1.0000 Unit																																																						

PIN: **RP10N05W096150**

AIN:

Status: **Active**

Conceder:

Rev code: **0000018950**

Tax rate:

TAG: **TAG 051-0000**

TII:

County: **44-Washington**

C 354:

For pln:

ACH pln:

Current owner: **101 FARMS LLC**

Ownership type: **Sole Ownership**

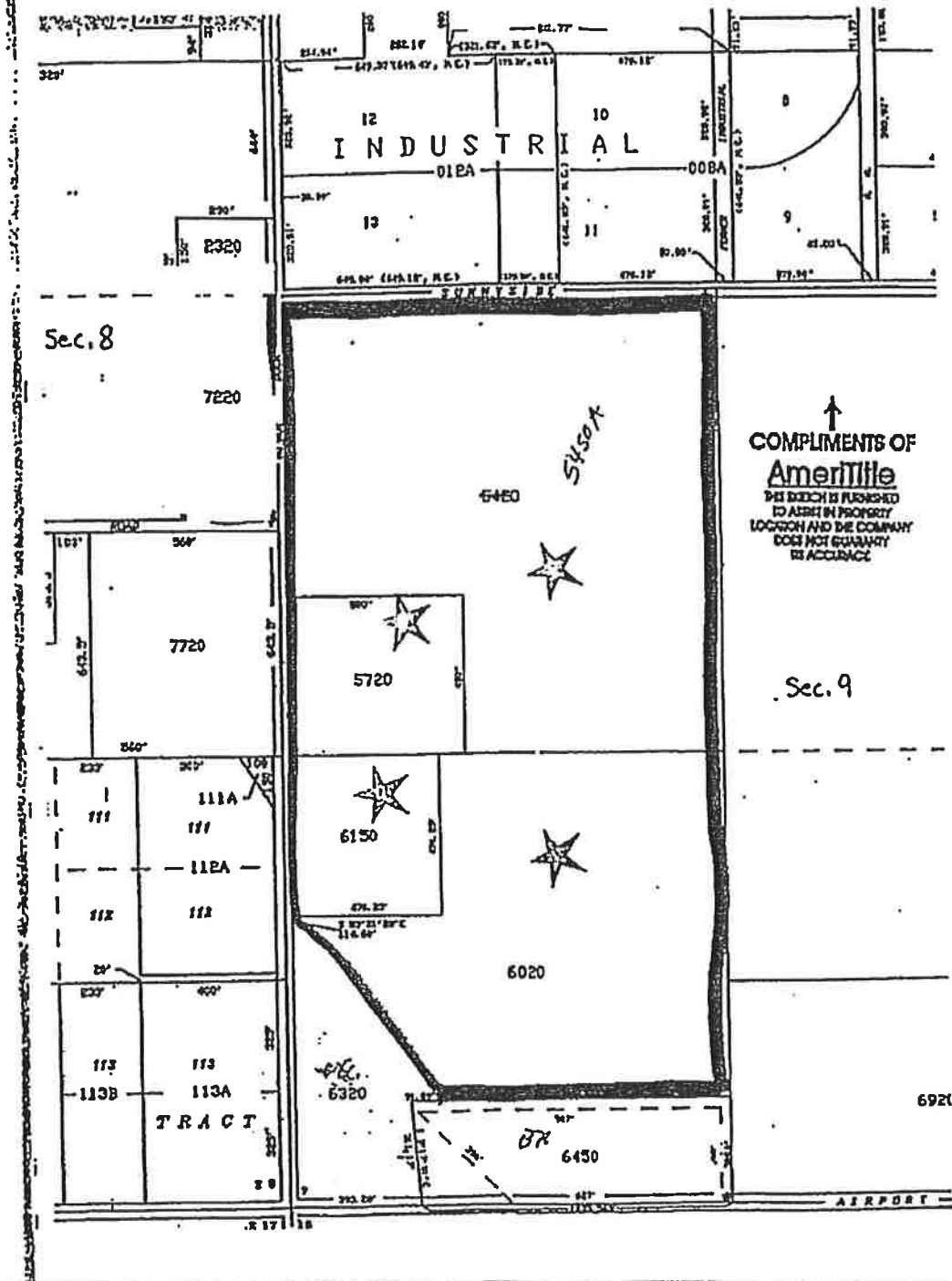
Site address:

Description: **TRACT IN NW CORNER OF SWS(...)**

Class: **314 Indust Rural Tract Vacant**

Rel type: **Real Property**

2016-100563-A		*Tax Info*	Print: SUMMARY	Total Due	3/7/2017										
Bill type:	Original	Actual	Owner of record:	Bill 2016-100563-A	\$111.41										
Bill date:	November 01, 2016		101 FARMS LLC	Inst 2-June 20											
Amount:	\$111.41		447 RIVER DOCK RD	Total Current	\$111.41										
Pay date:	Tuesday, December 20, 2016		WEISER ID 83672	Delinquent	\$0.00										
Receipt:	U16-5116			Adv/Surplus	\$0.00										
Sequence no:	5			Discount	\$0.00										
Pay by:	JOHNSON RONALD VERN			Total Due	\$111.41										
Parcel no:															
Description:	TRACT IN NW CORNER OF SWSW; S9T10R5; 5 ACRES SILO BUNKER & FENCING			Values/Exemptions											
Charge Summary <table border="1"> <thead> <tr> <th>Gross Tax</th> <th>Credits</th> <th>Net Tax</th> <th>Tax Savings</th> <th>Total Credits/Savings</th> </tr> </thead> <tbody> <tr> <td>222.82</td> <td>0.00</td> <td>222.82</td> <td>0.00</td> <td>0.00</td> </tr> </tbody> </table>				Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings	222.82	0.00	222.82	0.00	0.00	Land Assessed	3,358 USD
				Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings							
				222.82	0.00	222.82	0.00	0.00							
				Imp Assessed	12,714 USD										
				Total Acres	5.0000 Acres										
Total Value	16,072 USD														
Net Tax Value	16,072 USD														
				990D SW Ind	1.0000 Unit										



COMPLIMENTS OF
AmeriTitle
THIS DEED IS FURNISHED
TO ASSIST IN PROPERTY
LOCATION AND THE COMPANY
DOES NOT GUARANTEE
ITS ACCURACY

Customer Reference No.
File No. 158889AM



128 E Main St., Weiser, ID 83672
Phone: (208)414-1792 Fax: (208)414-1794

TITLE COMMITMENT ATTACHED

Date: March 10, 2017 **File No.:** 158889AM
Property: 440 River Dock Road, Weiser, ID 83672
Buyer/Borrower: AFC Finishing Systems
Seller: 101 Farms LLC

In connection with the above referenced transaction, we are delivering copies of the Title Commitment to the following parties:

Listing Agent:
Silvercreek Realty Group
1099 S Wells St., Ste. 200
Meridian, ID 83642
Attn: Laurel Adams

Selling Agent:
Silvercreek Realty Group
1099 S Wells St., Ste. 200
Meridian, ID 83642
Attn: Laurel Adams

Lender:

Attn:

Seller:
101 Farms LLC
447 River Dock Road
Weiser, ID 83672

Buyer/Borrower:
AFC Finishing Systems
250 Airport Parkway
Oroville, CA 95965

Customer Reference No.
File No. 158889AM



128 E Main St., Weiser, ID 83672
Phone: (208)414-1792 Fax: (208)414-1794

Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

Escrow Officer:

Nancy Lazaro
128 E Main St.
Weiser, ID 83672
nancy.lazaro@amerititle.com
(208) 414-1792

Title Officer

Jonathan Edwards
128 E Main St.
Weiser, ID 83672
jonathan.edwards@amerititle.com
(208)414-1792

Email escrow closing documents to:

weiser@amerititle.com

Customer Reference No.
File No. 158889AM



128 E Main St., Weiser, ID 83672
Phone: (208)414-1792 Fax: (208)414-1794

In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your Escrow Officer or Title Officer if you answer "Yes" to any of the following:

- ❖ Will you be using a Power of Attorney?
- ❖ Are any of the parties in title incapacitated or deceased?
- ❖ Has a change in marital status occurred for any of the principals?
- ❖ Will the property be transferred into or from a trust, partnership, corporation or Limited Liability Company?
- ❖ Has there been any construction on the property in the last six months?

Remember, all parties signing documents must have a current driver's license or other valid, government issued photo I.D.



ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:

Authorized Countersignature

AmeriTitle
128 E Main St.
Weiser, ID 83672



Matt Morris
President and CEO

Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I - Requirements;
- (f) Schedule B, Part II - Exceptions; and
- (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

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State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

June 10, 2019

AFC FINISHING SYSTEMS
250 AIRPORT PARKWAY
OROVILLE, CA, 95965

RE: Ownership Change for Water Right No's: 67-7811, 67-11211

Dear Applicants,

The Department of Water Resources acknowledges receipt of your request for an ownership change on the water right mentioned above. However, after reviewing the request, it was determined some clarification and additional documentation is needed.

- The filing fee for a Notice of Change in Water Right Ownership is \$25.00 per undivided water right or a fee of \$100.00 per split water right.

The department received a check for \$25.00 for both water rights. An additional \$25.00 needs to be submitted for the second water right number. The department has processed the check for \$25.00 for the one water right (see included receipt) and will hold the application until the additional \$25.00 is received. If the extra payment is not received within 30 days (7/10/19), the department will issue a refund and cancel the application.

If you have any questions regarding this matter, please contact me at 208-334-2190.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kensie Thorneycroft'.

Kensie Thorneycroft
Office Specialist 2
Western Regional Office

Enclosures
CC:

Receipt for \$25 check received on 6/10/19



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

July 03, 2019

AFC FINISHING SYSTEMS
250 AIRPORT PKWY
OROVILLE CA 95965-9249

Re: Change in Ownership for Water Right No(s): 67-7811, 67-11211

Dear Water Right Holder(s):

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

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

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

If you have any questions concerning the enclosed information, please contact me at (208) 334-2190.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kensie Thorneycroft'.

Kensie Thorneycroft
Office Specialist 2

Enclosure(s)