

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 21 2018

Department of Water Resources
Eastern 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?
See Exhibit A attached	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Monty Melvin Funk and Carolene Kay Funk
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Global AG Properties II USA LLC, a Delaware limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- c/o Westchester Group Investment Management, Inc.,
2004 Fox Drive, Suite L Champaign IL 61820
Mailing address City State ZIP
217-352-6000 hkatzer@wgimglobal.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: March 20, 2018
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: See Signature Page Attached
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 JB Date 5/21/2018 Receipt No. E044031 Receipt Amt. \$150.- for this app. \$350.-

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by JB Processed by JB Date 5/30/18

EXHIBIT A

LIST OF WATER RIGHTS

Monty Funk Farm - Water Right Analysis

Updated 12/03/17

IDWR Irrigation Water Right Summary

Water Right Number:	Priority Date:	Source:	Basis:	Purpose of Use:	Volume AFA:	Diversion Rate in CFS:	Acreage Limit:	
35-13811 <i>OK</i>	1972	Ground Water	Decreed	Irrigation	1782	8.91	445.5	*, **
35-13812 <i>OK</i>	1984	Ground Water	License	Irrigation	528	2.64	132	**
35-13813 <i>OK</i>	1984	Ground Water	License	Irrigation	100	0.5	25	*, **
35-14418 <i>OK</i>	1972	Ground Water	Decreed	Irrigation	390	1.95	97.5	**
35-7825 <i>OK</i>	1978	Ground Water	Decreed	Irrigation	528	2.64	132	*
35-7926 <i>OK</i>	1980	Ground Water	Decreed	Irrigation	536	2.68	134	*
Field 61		Canal Water		Irrigation			146.4	Need Canal Cert.
				Totals:			1112.4	

All data above provided by IDWR - subject to changes

* - Water Rights 35-7825, 35-7926, 35-13811, 35-13913 when combined shall not exceed a total diversion of 11.88 cfs

** - Water Rights 35-13811, 35-13912, 35-13813, 35-14418 when combined shall not exceed a total diversion of 13.09 cfs, 2800 volume and irrigation of 700 acres

IN WITNESS WHEREOF, the new owner has executed this Notice of Change in Water Right Ownership on April 9, 2018.

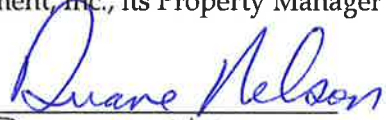
GLOBAL AG PROPERTIES II USA LLC, a
Delaware limited liability company

By: Westchester Group Investment
Management, Inc., its Property Manager

By:

Name:

Title:



Duane Nelson

EVP

TA- 664313

When recorded return to:

Heidi Katzer
Westchester Group Investment Management, Inc.
2004 Fox Drive, Suite L
Champaign, IL 61820

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

Instrument # 695265

BINGHAM COUNTY, IDAHO

2018-03-20 03:02:40 PM No. of Pages: 10

Recorded for: FIRST AMERICAN TITLE - BLACKFO

PAMELA W. ECKHARDT Fee: \$15.00

Ex-Officio Recorder Deputy JPulley

Index To: WARRANTY DEED

Electronically Recorded by Simplifile

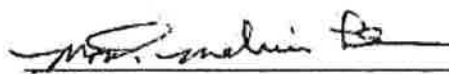
WARRANTY DEED

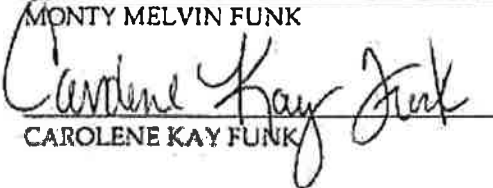
FOR VALUE RECEIVED, MONTY MELVIN FUNK and CAROLENE KAY FUNK, husband and wife ("*Grantor*") hereby grant, bargain, sell and convey unto GLOBAL AG PROPERTIES II USA LLC, a Delaware limited liability company ("*Grantee*"), the real property located in Power County, Idaho and legally described on Exhibit A attached hereto.

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

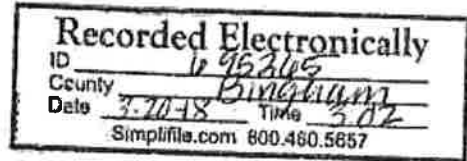
DATED as of March __, 2018.

Grantor



MONTY MELVIN FUNK


CAROLENE KAY FUNK



FA- 664313

When recorded return to:

Heidi Katzer
Westchester Group Investment Management, Inc.
2004 Fox Drive, Suite L
Champaign, IL 61820

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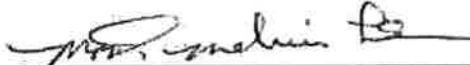
WARRANTY DEED

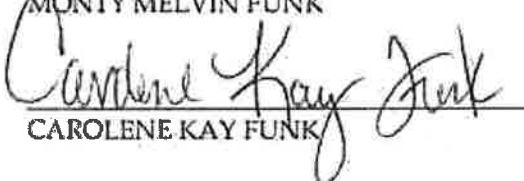
FOR VALUE RECEIVED, MONTY MELVIN FUNK and CAROLENE KAY FUNK, husband and wife ("**Grantor**") hereby grant, bargain, sell and convey unto GLOBAL AG PROPERTIES II USA LLC, a Delaware limited liability company ("**Grantee**"), the real property located in Power County, Idaho and legally described on Exhibit A attached hereto.

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

DATED as of March __, 2018.

Grantor



MONTY MELVIN FUNK


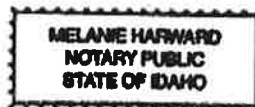
CAROLENE KAY FUNK

STATE OF IDAHO)
)
) ss.
COUNTY OF Bannock)

On this 7 day of March, 2018, before me, personally appeared MONTY MELVIN FUNK and CAROLENE KAY FUNK, known or identified to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same.

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

(SEAL)



Melanie Harward
NOTARY PUBLIC
Residing at: _____ State of Idaho
Commission expires: _____ Residing: Pocatello, Idaho
Comm. Expires: 10/26/2021

EXHIBIT A
LEGAL DESCRIPTION

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

POWER COUNTY:

PARCEL 1:

A TRACT OF LAND IN THE SE ¼ OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 00°11'13" WEST, ALONG THE EAST LINE OF SAID SECTION, 726.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°56'03" WEST, LEAVING SAID EAST LINE, 1320.55 FEET; THENCE NORTH 00°07'27" WEST, 1418.67 FEET; THENCE SOUTH 89°56'03" EAST, 1319.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20; THENCE SOUTH 00°11'13" EAST, ALONG SAID EAST LINE, 1418.68 FEET TO THE TRUE POINT OF BEGINNING.

ALSO INCLUDING: A TRACT OF LAND IN THE SE ¼ SE ¼ OF SECTION 20 AND THE E ½ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°11'13" EAST, ALONG THE EAST LINE OF SAID SECTION, 3257.22 FEET; THENCE NORTH 89°56'03" WEST, LEAVING SAID EAST LINE, 1324.91 FEET; THENCE NORTH 00°07'27" WEST, 3984.04 FEET; THENCE SOUTH 89°56'03" EAST, 1320.55 FEET TO A POINT ON THE EAST LINE OF SECTION 20; THENCE SOUTH 00°11'13" EAST, ALONG SAID EAST LINE, 726.84 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING: A TRACT OF LAND IN THE SE ¼ OF SECTION 20 AND THE NE ¼ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 20; THENCE SOUTH 00°11'13" EAST ALONG THE EAST LINE OF SAID SECTION, 494.51 FEET; THENCE NORTH 89°56'03" WEST, LEAVING SAID EAST LINE, 1319.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°07'27" EAST, 2281.33 FEET; THENCE NORTH 89°56'03" WEST, 1320.82 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29 AND THE EXTENSION THEREOF OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20; THENCE NORTH 00°12'59" WEST, ALONG SAID NORTH-SOUTH CENTERLINE, 2281.34 FEET; THENCE SOUTH 89°56'03" EAST, 1324.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO.

SECTION 28: SW $\frac{1}{4}$

SECTION 29: A TRACT OF LAND IN THE S $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89°56'03" WEST, ALONG THE SOUTH LINE OF SAID SECTION, 1820.94 FEET; THENCE NORTH 00°12'06" WEST, LEAVING SAID SOUTH LINE, 2024.02 FEET; THENCE SOUTH 89°56'03" EAST, 1821.46 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE SOUTH 00°11'13" EAST, ALONG SAID EAST LINE, 2024.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: A PARCEL OF LAND IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 29, WHICH BEARS NORTH 00°18'44" WEST, 280.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION WHICH IS A 5/8" REBAR; THENCE NORTH 89°57'26" WEST 529.75 FEET; THENCE NORTH 00°17'41" WEST 330.00 FEET; THENCE SOUTH 89°57'26" EAST 529.65 FEET TO A POINT ON THE EAST LINE OF SAID SECTION ; THENCE SOUTH 00°18'45" EAST, ALONG SAID EAST LINE, 330.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 29 WHICH BEARS NORTH 00°18'45" WEST 280.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION WHICH IS A 5/8" REBAR; THENCE NORTH 89°57'26" WEST, 350.00 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843, THE TRUE POINT OF BEGINNING; THENCE NORTH 89°57'26" WEST 233.34 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 00°25'38" WEST 284.54 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 89°42'19" EAST 233.90 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 00°18'45" EAST 285.91 FEET TO THE TRUE POINT OF BEGINNING.

ALSO INCLUDING A TRACT OF LAND IN THE W $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 29; THENCE NORTH $00^{\circ}12'59''$ WEST, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, 5145.43 FEET; THENCE SOUTH $89^{\circ}56'03''$ EAST, LEAVING SAID NORTH-SOUTH CENTERLINE, 1320.82 FEET; THENCE SOUTH $00^{\circ}07'27''$ EAST, 3121.39 FEET; THENCE NORTH $89^{\circ}56'03''$ WEST, 496.55 FEET; THENCE SOUTH $00^{\circ}12'06''$ EAST, 2024.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH $89^{\circ}56'03''$ WEST, ALONG SAID SOUTH LINE, 818.72 FEET TO THE POINT OF BEGINNING.

SECTION 33: W $\frac{1}{2}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; EXCEPTING THEREFROM: A PARCEL OF LAND LOCATED IN THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN BOUNDARY LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION, SAID POINT BEING THE NORTHWEST CORNER OF THE SAID NORTHWEST $\frac{1}{4}$; THENCE EAST 1,320 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 800 FEET PARALLEL WITH THE NORTHERN BOUNDARY; THENCE SOUTH 299.5 FEET; THENCE WEST 800 FEET; THENCE NORTH 299.5 FEET TO THE TRUE POINT OF BEGINNING.

SECTION 32: NE $\frac{1}{4}$; EXCEPTING THEREFROM: A TRACT OF LAND LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ NORTHWEST $\frac{1}{4}$ NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN; THENCE EAST 580 FEET ALONG THE NORTHERLY SECTION LINE BOUNDARY TO A POINT 740 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ NORTHEAST $\frac{1}{4}$ OF SAID SECTION 32; THENCE SOUTH 225 FEET TO A POINT 1,095 FEET NORTH AND 580 FEET EAST OF THE CENTER OF SAID SECTION 32; THENCE 580 FEET WEST TO A POINT 225 FEET SOUTH ON THE NORTH/SOUTH CENTER SECTION LINE; THENCE 225 FEET NORTH ALONG THE NORTH/SOUTH CENTER SECTION LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND LOCATED IN THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 32, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N $\frac{1}{4}$ CORNER OF SAID SECTION 32; THENCE SOUTH $89^{\circ}56'10''$ EAST, ALONG THE NORTH LINE OF SAID SECTION, 575.63 FEET; THENCE SOUTH $00^{\circ}01'38''$ EAST, LEAVING SAID NORTH LINE, 25.00 FEET TO A $\frac{1}{2}$ " REBAR AND PLASTIC CAP STAMPED PLS 843, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ROTH ROAD; THENCE SOUTH $00^{\circ}01'38''$ EAST, 215.00 FEET TO A $\frac{1}{2}$ " REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH $89^{\circ}56'10''$ WEST, 575.63 FEET TO A $\frac{1}{2}$ " REBAR AND PLASTIC CAP STAMPED PLS 843, SAID POINT BEING ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE

NORTH 00°01'38" WEST, ALONG SAID NORTH-SOUTH CENTERLINE, 215.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ROTH ROAD, SAID POINT BEING MARKED WITH A ½" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 00°01'38" WEST, CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE, 25.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL IS SUBJECT TO AN EASEMENT 25.00 FEET IN WIDTH FOR THE SOUTH 1/2 OF ROTH ROAD AND DESCRIBED AS THE NORTHERLY 25.00 FEET.

BINGHAM COUNTY:

PART OF THE W ½ OF SECTION 4 IN TOWNSHIP 6 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN, BINGHAM COUNTY, STATE OF IDAHO.

BEGINNING AT THE SW CORNER OF SECTION 4 IN TOWNSHIP 6 SOUTH, RANGE 31 EAST, B.M., SAID CORNER MARKED BY A BRASS CAP; THENCE N 89°48'49" E ALONG THE SOUTH LINE OF SECTION 4 FOR A DISTANCE OF 49.62 FEET TO THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 39 WHICH SHALL BE THE POINT OF BEGINNING.

THENCE N 02°32'11" E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 31.16 FEET TO A ½" REBAR;

THENCE N 02°32'11" E FOR A DISTANCE OF 804.85 FEET TO A 5/8" REBAR AT PI STATION 621+96.05;

THENCE N 02°42'11" E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 31.62 FEET;

THENCE S 89°22'45" E FOR A DISTANCE OF 5.91 FEET TO A ½" REBAR;

THENCE S 89°22'45" E FOR A DISTANCE OF 221.06 FEET TO A ½" REBAR;

THENCE S 02°55'48" W FOR A DISTANCE OF 20.01 FEET TO A ½" REBAR;

THENCE S 89°04'30" E FOR A DISTANCE OF 158.95 FEET TO A ½" REBAR;

THENCE N 00°01'09" W FOR A DISTANCE OF 93.08 FEET TO A ½" REBAR;

THENCE S 89°55'53" W FOR A DISTANCE OF 154.27 FEET TO A ½" REBAR;

THENCE N 02°55'48" E FOR A DISTANCE OF 143.15 FEET TO A ½" REBAR;

THENCE N 87°23'39" W FOR A DISTANCE OF 222.16 FEET TO A ½" REBAR;

THENCE N 87°23'39" W FOR A DISTANCE OF 5.51 FEET TO THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 39;

THENCE N 02°42'11" E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 2401.57 FEET TO A ½" REBAR;

THENCE N 02°42'11" E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 23.61 FEET TO THE CENTERLINE OF THE LOWLINE CANAL;

THENCE S 61°23'10" E ALONG SAID CENTERLINE FOR A DISTANCE OF 2746.56 FEET TO THE EAST LINE OF THE W ½ OF SECTION 4;

THENCE S 05°21'19" W ALONG SAID ¼ SECTION LINE FOR A DISTANCE OF 20.64 FEET TO A ½" REBAR;

THENCE S 05°21'19" W ALONG SAID ¼ SECTION LINE FOR A DISTANCE OF 2176.36 FEET TO A 5/8" REBAR WITH A 2" ALUMINUM CAP AT THE SOUTH ¼ CORNER OF SECTION 4;

THENCE S 89°48'49" W ALONG SAID SECTION LINE FOR A DISTANCE OF 2369.39
FEET TO THE POINT OF BEGINNING.

EXHIBIT B

LIST OF WATER RIGHTS

Monty Funk Farm - Water Right Analysis

October 27, 2017

IDWR Irrigation Water Right Summary

Water Right Number	Priority Date	Source	Status	Purpose of Use	Volume AFA	Diversion Rate in CFS	Acreage Units	
35-18811	1973	Ground Water	Decreed	Irrigation	1782	0.93	445.3	**
35-18812	1984	Ground Water	License	Irrigation	528	2.64	132	**
35-18813	1984	Ground Water	License	Irrigation	100	0.5	25	**
35-14418	1977	Ground Water	Decreed	Irrigation	390	1.95	97.5	**
35-7815	1978	Ground Water	Decreed	Irrigation	928	2.64	132	*
35-7926	1980	Ground Water	Decreed	Irrigation	535	2.68	134	*
Field 63		Canal Water		Irrigation			136.4	Special Use
				Total:			1115.9	

All water rights reported by owner - subject to change

* - Water Rights 35-7815, 35-7926, 35-18811, 35-18812, 35-18813 when combined shall not exceed a total diversion of 11.84 cfs

** - Water Rights 35-18811, 35-18812, 35-18813, 35-14418 when combined shall not exceed a total diversion of 13.09 cfs, 2800 volume and irrigation of 700 acres

EXHIBIT C

PERMITTED EXCEPTIONS

POWER COUNTY

1. General taxes for the year 2017, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2018.
2. General taxes for the year 2018, which are liens and are not yet due and payable.
3. Non-delinquent levies and assessments of Falls Irrigation District and any rights or easements thereof.
4. Non-delinquent levies and assessments of American Falls-Aberdeen Ground Water District and any rights or easements thereof.
5. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.
6. Exceptions and reservations contained in Deed from the State of Idaho, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A. Idaho Code.
7. Right-of-way or easement of Roth Rd., Classen Rd., and North Pleasant Valley Rd.
8. The fact that property extends onto adjacent properties and all matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by a limited topographic survey made by Desert West Land Surveys, P.C. on January 26, 2018, designated Job No. 12447(2)-18D8.
9. Reservations or exceptions in patents or in Acts authorizing the issuance thereof

BINGHAM COUNTY

10. General taxes for the year 2017, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2018.
11. General taxes for the year 2018, which are liens and are not yet due and payable.
12. Non-delinquent levies and assessments of American Falls-Aberdeen Ground Water District and any rights or easements thereof.
13. Non-delinquent levies and assessments of Aberdeen-Springfield Canal Company and any rights or easements thereof.

14. Covenants, conditions, restrictions and easements contained in deed to the State of Idaho recorded January 25, 1962 as Instrument No. 86944.
15. Easement granted to State of Idaho, recorded January 25, 1962 as Instrument No. 86945.
16. Right-of-way or easement of County Roads 2750 West and 1900 South.
17. Reservations in United States Patent, recorded as Instrument No. 664918.
18. The matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by an ALTA/NSPS survey made by Desert West Land Surveys, P.C. on January 26, 2018, designated Job No. 12447(4)-18C1.
19. Reservations or exceptions in United States Patents or in Acts authorizing the issuance thereof.

FA-664313
When recorded return to:

Instrument # 212354
POWER COUNTY, IDAHO
03-20-2018 02:42:47 PM No. of Pages: 10
Recorded for: FIRST AMERICAN TITLE - POCATEL
SHARIE SPRAGUE Fee: \$15.00
Ex-Officio Recorder Deputy: maureen schelske
Electronically Recorded by Simplifile

Heidi Katzer
Westchester Group Investment Management, Inc.
2004 Fox Drive, Suite L
Champaign, IL 61820

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

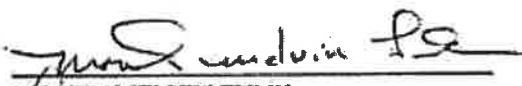
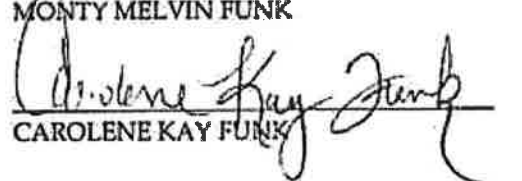
WARRANTY DEED

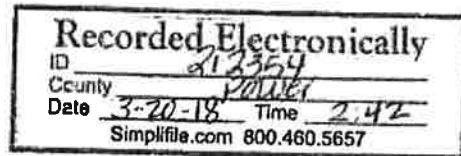
FOR VALUE RECEIVED, MONTY MELVIN FUNK and CAROLENE KAY FUNK, husband and wife ("Grantor") hereby grant, bargain, sell and convey unto GLOBAL AG PROPERTIES II USA LLC, a Delaware limited liability company ("Grantee"), the real property located in Power County, Idaho and legally described on Exhibit A attached hereto.

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

DATED as of March __, 2018.

Grantor


MONTY MELVIN FUNK

CAROLENE KAY FUNK



TA-664313
When recorded return to:

Heidi Katzer
Westchester Group Investment Management, Inc.
2004 Fox Drive, Suite L
Champaign, IL 61820

Mail Tax Statements to:
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2004 Fox Drive, Suite L
Champaign, IL 61820

WARRANTY DEED

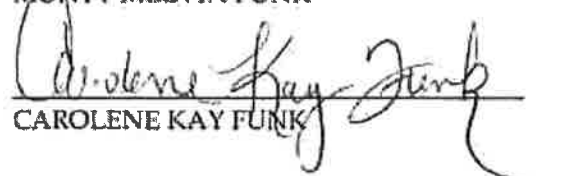
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Grantor conveys said property, with all water rights and other appurtenances thereto, to Grantee and to its successors and assigns to have and to hold forever, including, without limitation, the Water Rights listed on Exhibit B attached hereto. Grantor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

DATED as of March __, 2018.

Grantor



MONTY MELVIN FUNK


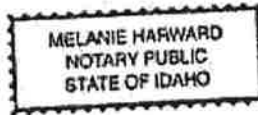
CAROLENE KAY FUNK

STATE OF IDAHO)
)
 :SS.
COUNTY OF Bennett)

On this 7 day of March, 2018, before me, personally appeared MONTY MELVIN FUNK and CAROLENE KAY FUNK, known or identified to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same.

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

(SEAL)



Melanie Harward
NOTARY PUBLIC State of Idaho
Residing at: _____ Residing: Pocatello, Idaho
Commission expires: _____ Comm. Expires: 10/28/2021

EXHIBIT A

LEGAL DESCRIPTION

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

POWER COUNTY:

PARCEL 1:

A TRACT OF LAND IN THE SE ¼ OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 00°11'13" WEST, ALONG THE EAST LINE OF SAID SECTION, 726.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°56'03" WEST, LEAVING SAID EAST LINE, 1320.55 FEET; THENCE NORTH 00°07'27" WEST, 1418.67 FEET; THENCE SOUTH 89°56'03" EAST, 1319.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20; THENCE SOUTH 00°11'13" EAST, ALONG SAID EAST LINE, 1418.68 FEET TO THE TRUE POINT OF BEGINNING.

ALSO INCLUDING: A TRACT OF LAND IN THE SE ¼ SE ¼ OF SECTION 20 AND THE E ½ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°11'13" EAST, ALONG THE EAST LINE OF SAID SECTION, 3257.22 FEET; THENCE NORTH 89°56'03" WEST, LEAVING SAID EAST LINE, 1324.91 FEET; THENCE NORTH 00°07'27" WEST, 3984.04 FEET; THENCE SOUTH 89°56'03" EAST, 1320.55 FEET TO A POINT ON THE EAST LINE OF SECTION 20; THENCE SOUTH 00°11'13" EAST, ALONG SAID EAST LINE, 726.84 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING: A TRACT OF LAND IN THE SE ¼ OF SECTION 20 AND THE NE ¼ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 20; THENCE SOUTH 00°11'13" EAST ALONG THE EAST LINE OF SAID SECTION, 494.51 FEET; THENCE NORTH 89°56'03" WEST, LEAVING SAID EAST LINE, 1319.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°07'27" EAST, 2281.33 FEET; THENCE NORTH 89°56'03" WEST, 1320.82 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29 AND THE EXTENSION THEREOF OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20; THENCE NORTH 00°12'59" WEST, ALONG SAID NORTH-SOUTH CENTERLINE, 2281.34 FEET; THENCE SOUTH 89°56'03" EAST, 1324.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO.

SECTION 28: SW $\frac{1}{4}$

SECTION 29: A TRACT OF LAND IN THE S $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89°56'03" WEST, ALONG THE SOUTH LINE OF SAID SECTION, 1820.94 FEET; THENCE NORTH 00°12'06" WEST, LEAVING SAID SOUTH LINE, 2024.02 FEET; THENCE SOUTH 89°56'03" EAST, 1821.46 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE SOUTH 00°11'13" EAST, ALONG SAID EAST LINE, 2024.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: A PARCEL OF LAND IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 29, WHICH BEARS NORTH 00°18'44" WEST, 280.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION WHICH IS A 5/8" REBAR; THENCE NORTH 89°57'26" WEST 529.75 FEET; THENCE NORTH 00°17'41" WEST 330.00 FEET; THENCE SOUTH 89°57'26" EAST 529.65 FEET TO A POINT ON THE EAST LINE OF SAID SECTION ; THENCE SOUTH 00°18'45" EAST, ALONG SAID EAST LINE, 330.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 29 WHICH BEARS NORTH 00°18'45" WEST 280.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION WHICH IS A 5/8" REBAR; THENCE NORTH 89°57'26" WEST, 350.00 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843, THE TRUE POINT OF BEGINNING; THENCE NORTH 89°57'26" WEST 233.34 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 00°25'38" WEST 284.54 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 89°42'19" EAST 233.90 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 00°18'45" EAST 285.91 FEET TO THE TRUE POINT OF BEGINNING.

ALSO INCLUDING A TRACT OF LAND IN THE W $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 29; THENCE NORTH $00^{\circ}12'59''$ WEST, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, 5145.43 FEET; THENCE SOUTH $89^{\circ}56'03''$ EAST, LEAVING SAID NORTH-SOUTH CENTERLINE, 1320.82 FEET; THENCE SOUTH $00^{\circ}07'27''$ EAST, 3121.39 FEET; THENCE NORTH $89^{\circ}56'03''$ WEST, 496.55 FEET; THENCE SOUTH $00^{\circ}12'06''$ EAST, 2024.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH $89^{\circ}56'03''$ WEST, ALONG SAID SOUTH LINE, 818.72 FEET TO THE POINT OF BEGINNING.

SECTION 33: W $\frac{1}{2}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; EXCEPTING THEREFROM: A PARCEL OF LAND LOCATED IN THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN BOUNDARY LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION, SAID POINT BEING THE NORTHWEST CORNER OF THE SAID NORTHWEST $\frac{1}{4}$; THENCE EAST 1,320 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 800 FEET PARALLEL WITH THE NORTHERN BOUNDARY; THENCE SOUTH 299.5 FEET; THENCE WEST 800 FEET; THENCE NORTH 299.5 FEET TO THE TRUE POINT OF BEGINNING.

SECTION 32: NE $\frac{1}{4}$; EXCEPTING THEREFROM: A TRACT OF LAND LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ NORTHWEST $\frac{1}{4}$ NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN; THENCE EAST 580 FEET ALONG THE NORTHERLY SECTION LINE BOUNDARY TO A POINT 740 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ NORTHEAST $\frac{1}{4}$ OF SAID SECTION 32; THENCE SOUTH 225 FEET TO A POINT 1,095 FEET NORTH AND 580 FEET EAST OF THE CENTER OF SAID SECTION 32; THENCE 580 FEET WEST TO A POINT 225 FEET SOUTH ON THE NORTH/SOUTH CENTER SECTION LINE; THENCE 225 FEET NORTH ALONG THE NORTH/SOUTH CENTER SECTION LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND LOCATED IN THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 32, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N $\frac{1}{4}$ CORNER OF SAID SECTION 32; THENCE SOUTH $89^{\circ}56'10''$ EAST, ALONG THE NORTH LINE OF SAID SECTION, 575.63 FEET; THENCE SOUTH $00^{\circ}01'38''$ EAST, LEAVING SAID NORTH LINE, 25.00 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ROTH ROAD; THENCE SOUTH $00^{\circ}01'38''$ EAST, 215.00 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH $89^{\circ}56'10''$ WEST, 575.63 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843, SAID POINT BEING ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE

NORTH 00°01'38" WEST, ALONG SAID NORTH-SOUTH CENTERLINE, 215.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ROTH ROAD, SAID POINT BEING MARKED WITH A ½" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 00°01'38" WEST, CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE, 25.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL IS SUBJECT TO AN EASEMENT 25.00 FEET IN WIDTH FOR THE SOUTH 1/2 OF ROTH ROAD AND DESCRIBED AS THE NORTHERLY 25.00 FEET.

BINGHAM COUNTY:

PART OF THE W ½ OF SECTION 4 IN TOWNSHIP 6 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN, BINGHAM COUNTY, STATE OF IDAHO.

BEGINNING AT THE SW CORNER OF SECTION 4 IN TOWNSHIP 6 SOUTH, RANGE 31 EAST, B.M., SAID CORNER MARKED BY A BRASS CAP; THENCE N 89°48'49" E ALONG THE SOUTH LINE OF SECTION 4 FOR A DISTANCE OF 49.62 FEET TO THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 39 WHICH SHALL BE THE POINT OF BEGINNING.

THENCE N 02°32'11" E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 31.16 FEET TO A ½" REBAR;

THENCE N 02°32'11" E FOR A DISTANCE OF 804.85 FEET TO A 5/8" REBAR AT PI STATION 621+96.05;

THENCE N 02°42'11" E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 31.62 FEET;

THENCE S 89°22'45" E FOR A DISTANCE OF 5.91 FEET TO A ½" REBAR;

THENCE S 89°22'45" E FOR A DISTANCE OF 221.06 FEET TO A ½" REBAR;

THENCE S 02°55'48" W FOR A DISTANCE OF 20.01 FEET TO A ½" REBAR;

THENCE S 89°04'30" E FOR A DISTANCE OF 158.95 FEET TO A ½" REBAR;

THENCE N 00°01'09" W FOR A DISTANCE OF 93.08 FEET TO A ½" REBAR;

THENCE S 89°55'53" W FOR A DISTANCE OF 154.27 FEET TO A ½" REBAR;

THENCE N 02°55'48" E FOR A DISTANCE OF 143.15 FEET TO A ½" REBAR;

THENCE N 87°23'39" W FOR A DISTANCE OF 222.16 FEET TO A ½" REBAR;

THENCE N 87°23'39" W FOR A DISTANCE OF 5.51 FEET TO THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 39;

THENCE N 02°42'11" E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 2401.57 FEET TO A ½" REBAR;

THENCE N 02°42'11" E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 23.61 FEET TO THE CENTERLINE OF THE LOWLINE CANAL;

THENCE S 61°23'10" E ALONG SAID CENTERLINE FOR A DISTANCE OF 2746.56 FEET TO THE EAST LINE OF THE W ½ OF SECTION 4;

THENCE S 05°21'19" W ALONG SAID ¼ SECTION LINE FOR A DISTANCE OF 20.64 FEET TO A ½" REBAR;

THENCE S 05°21'19" W ALONG SAID ¼ SECTION LINE FOR A DISTANCE OF 2176.36 FEET TO A 5/8" REBAR WITH A 2" ALUMINUM CAP AT THE SOUTH ¼ CORNER OF SECTION 4;

THENCE S 89°48'49" W ALONG SAID SECTION LINE FOR A DISTANCE OF 2369.39
FEET TO THE POINT OF BEGINNING.

EXHIBIT B

LIST OF WATER RIGHTS

Monty Funk Farm - Water Right Analysis

Updated 12/03/19

IDWR Irrigation Water Right Summary

Water Right Number:	Priority Date:	Source:	Basis:	Purpose of Use:	Volume AFA:	Diversion Rate in CFS:	Acreage Limit:	
35-13811	1972	Ground Water	Decreed	Irrigation	1783	8.81	445.5	* -
35-13812	1984	Ground Water	License	Irrigation	528	2.64	132	**
35-13813	1984	Ground Water	License	Irrigation	300	1.5	75	* -
35-14418	1972	Ground Water	Decreed	Irrigation	190	0.95	97.5	**
35-7825	1978	Ground Water	Decreed	Irrigation	328	1.64	132	*
35-7926	1980	Ground Water	Decreed	Irrigation	516	2.58	134	*
Field 63		Canal Water		Irrigation			188.4	Need Canal Cash
				Total:			1192.4	

for more details go to IDWR - website for IDWR

* - Water Rights 35-7825, 35-7926, 35-13811, 35-13813 when combined shall not exceed a total diversion of 11.88 cfs

** - Water Rights 35-13811, 35-13812, 35-13813, 35-14418 when combined shall not exceed a total diversion of 1.10 cfs, 2800 volume and irrigation of 700 acres

EXHIBIT C

PERMITTED EXCEPTIONS

POWER COUNTY

1. General taxes for the year 2017, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2018.
2. General taxes for the year 2018, which are liens and are not yet due and payable.
3. Non-delinquent levies and assessments of Falls Irrigation District and any rights or easements thereof.
4. Non-delinquent levies and assessments of American Falls-Aberdeen Ground Water District and any rights or easements thereof.
5. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.
6. Exceptions and reservations contained in Deed from the State of Idaho, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A, Idaho Code.
7. Right-of-way or easement of Roth Rd., Classen Rd., and North Pleasant Valley Rd.
8. The fact that property extends onto adjacent properties and all matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by a limited topographic survey made by Desert West Land Surveys, P.C. on January 26, 2018, designated Job No. 12447(2)-18D8.
9. Reservations or exceptions in patents or in Acts authorizing the issuance thereof

BINGHAM COUNTY

10. General taxes for the year 2017, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2018.
11. General taxes for the year 2018, which are liens and are not yet due and payable.
12. Non-delinquent levies and assessments of American Falls-Aberdeen Ground Water District and any rights or easements thereof.
13. Non-delinquent levies and assessments of Aberdeen-Springfield Canal Company and any rights or easements thereof.

14. Covenants, conditions, restrictions and easements contained in deed to the State of Idaho recorded January 25, 1962 as Instrument No. 86944.
15. Easement granted to State of Idaho, recorded January 25, 1962 as Instrument No. 86945.
16. Right-of-way or easement of County Roads 2750 West and 1900 South.
17. Reservations in United States Patent, recorded as Instrument No. 664918.
18. The matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by an ALTA/NSPS survey made by Desert West Land Surveys, P.C. on January 26, 2018, designated Job No. 12447(4)-18C1.
19. Reservations or exceptions in United States Patents or in Acts authorizing the issuance thereof.

BILL OF SALE AND ASSIGNMENT OF INTANGIBLE PROPERTY

THIS BILL OF SALE AND ASSIGNMENT OF INTANGIBLE PROPERTY ("*Bill of Sale*") is dated as of March ~~20~~¹⁰, 2018, between MONTY MELVIN FUNK and CAROLENE KAY FUNK, husband and wife ("*Seller*"), and GLOBAL AG PROPERTIES II USA LLC, a Delaware limited liability company ("*Buyer*").

Recitals

Seller and Buyer are parties to that certain Purchase and Sale Agreement and Joint Escrow Instructions, dated as of January 12, 2018 (as amended, the "*Agreement*"), and desire to execute this Bill of Sale pursuant to the Agreement. Capitalized terms used but not defined herein are defined in the Agreement.

Agreement

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller hereby transfers, sells, and assigns to Buyer all of the following, and Buyer hereby accepts the same, regarding the real estate described on Exhibit A attached hereto (the "*Land*"):

- 1) All buildings and related improvements and all fixtures now or hereafter located on the Land, including, without limitation, (i) all storage facilities and all houses, sheds, warehouses and other buildings, (ii) all irrigation and drainage equipment located on the Land, including, without limitation, wells, well casings, pumps, booster pumps, motors, engines, electrical panels, gearheads, sand filters and pressure systems pumps, pivots, sprinklers, drip irrigation systems, tow lines, hand lines, irrigation pipe, drainage pipe and culverts; provided, however, that the foregoing shall not include portable irrigation equipment except as described on Exhibit A, (iii) all enclosures of the Land or any part thereof, including, without limitation, fences, gates, shuts, posts, poles, barbed wire and electric wire, (iv) all crop protection equipment and apparatus located on the Land, including, without limitation, frost protection equipment and wind machines, (v) all electric, gas and water lines and equipment located on the Land, including, without limitation, transformers, circuit breakers, switch boxes, fuse and breaker panels, regulators, cut on/off valves, wiring and pipe, and (vi) all trees, vines and other permanent plantings, whether *fructus naturales* or *fructus industriales* (emblems), whether mature or immature, now or hereafter growing on the Land, together with all trellises, wires, endposts, and stakes relating thereto (collectively, the "*Improvements*").
- 2) All Seller's right, title and interest in and to all equipment and other tangible personal property located on or used in connection with the Land or Improvements, including the property and equipment identified in the inventory of tangible personal property attached hereto as Exhibit B.

- 3) All Seller's right, title and interest in and to any and all agreements, contracts, reports, surveys, maintenance agreements, water-sharing agreements, water agreements and governmental approvals whatsoever pertaining to the operation of the Land and the Improvements.
- 4) All water (including any water inventory in storage), water rights and entitlements, other rights to water and other rights to receive water or water rights of every kind or nature, that serve the Land, including, without limitation, (i) the groundwater on, under, pumped from or otherwise available to the Land, whether as a result of groundwater rights, contractual rights or otherwise; (ii) the right to remove and extract any such groundwater including any permits, rights or licenses granted by any governmental authority or agency including, without limitation, the water rights listed on Exhibit C hereto, and any rights granted or created by any easement, covenant, agreement or contract with any person or entity and any water rented from the State of Idaho Water Supply Bank; (iii) any rights to which the Land is entitled with respect to surface water, whether such right is appropriative, riparian, prescriptive, contractual or otherwise and whether or not pursuant to permit or other governmental authorization, or the right to store any such water; (iv) any water, water right, water allocation, distribution right, delivery right, water storage right, or other water-related entitlement appurtenant or otherwise applicable to the Land by virtue of the Land being situated within the boundaries of any district, agency or other governmental entity or within the boundaries of any private water company, mutual water company or other non-governmental entity; (v) any drainage rights appurtenant or otherwise applicable to the Land; (vi) all rights, including contractual rights, to transport, carry, allocate or otherwise deliver water or any of the foregoing rights from or to the Land by any means, wherever located; (vii) any shares (or any rights under such shares) of any private water company, mutual water company or other non-governmental entity pursuant to which Seller or the Land may receive any of the rights referred to in clauses (i) through (vi) above (collectively, "*Water Rights*").
- 5) All records and documents in Seller's possession or under Seller's control relating to wells, soils, crop histories, production records, fertilizer, pesticide and chemical usage, maps and diagrams relating to the Land.
- 6) All Seller's right, title and interest in and to any and all leases, subleases, licenses or other occupancy agreements affecting the Land or the Improvements and all amendments and supplements thereto and all guaranties thereof.
- 7) All Seller's right, title and interest in and to other intangible property and rights relating to the Land or its operation or used in connection with the Land, including, but not limited to all agreements, licenses, governmental authorizations or permits pertaining to the Land or the development, ownership, management or operation thereof.

Seller hereby sells, assigns and conveys the foregoing to Buyer free and clear of all liens and encumbrances. Buyer acknowledges and agrees that, except as otherwise provided

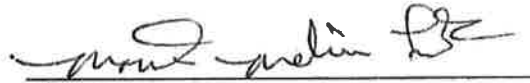
in the Agreement, Seller is acquiring the tangible personal property described above in its AS-IS, WHERE-IS, WITH ALL FAULTS CONDITION, WITHOUT WARRANTY, EITHER EXPRESS OR IMPLIED. This Bill of Sale shall be binding upon and inure to the benefit of the successors, assigns, personal representatives, and heirs of Seller and Buyer.

This Bill of Sale may be signed in counterparts all of which together shall constitute one and the same instrument.

Seller will, at any time and from time to time upon written request therefor from Buyer, execute and deliver such documents as Buyer may reasonably request in order to fully sell, assign and transfer to Buyer all Seller's right, title and interest in and to all tangible and intangible personal property included within the property to be sold by Seller to Buyer in accordance with the Agreement.

IN WITNESS WHEREOF, the parties have executed this Bill of Sale on the date set forth above.

Seller



MONTY MELVIN FUNK



CAROLENE KAY FUNK

Buyer

GLOBAL AG PROPERTIES II USA LLC, a
Delaware limited liability company

By: Westchester Group Investment
Management, Inc., its Property
Manager

By: _____
Name: _____
Title: _____

IN WITNESS WHEREOF, the parties have executed this Bill of Sale on the date set forth above.

Seller

MONTY MELVIN FUNK

CAROLENE KAY FUNK

Buyer

GLOBAL AG PROPERTIES II USA LLC, a
Delaware limited liability company

By: Westchester Group Investment
Management, Inc., its Property
Manager

By: Duane Nelson
Name: Duane Nelson
Title: EVP

EXHIBIT A

LEGAL DESCRIPTION OF LAND

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

POWER COUNTY:

PARCEL 1:

A TRACT OF LAND IN THE SE ¼ OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 00°11'13" WEST, ALONG THE EAST LINE OF SAID SECTION, 726.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°56'03" WEST, LEAVING SAID EAST LINE, 1320.55 FEET; THENCE NORTH 00°07'27" WEST, 1418.67 FEET; THENCE SOUTH 89°56'03" EAST, 1319.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20; THENCE SOUTH 00°11'13" EAST, ALONG SAID EAST LINE, 1418.68 FEET TO THE TRUE POINT OF BEGINNING.

ALSO INCLUDING: A TRACT OF LAND IN THE SE ¼ SE ¼ OF SECTION 20 AND THE E ½ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°11'13" EAST, ALONG THE EAST LINE OF SAID SECTION, 3257.22 FEET; THENCE NORTH 89°56'03" WEST, LEAVING SAID EAST LINE, 1324.91 FEET; THENCE NORTH 00°07'27" WEST, 3984.04 FEET; THENCE SOUTH 89°56'03" EAST, 1320.55 FEET TO A POINT ON THE EAST LINE OF SECTION 20; THENCE SOUTH 00°11'13" EAST, ALONG SAID EAST LINE, 726.84 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING: A TRACT OF LAND IN THE SE ¼ OF SECTION 20 AND THE NE ¼ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 20; THENCE SOUTH 00°11'13" EAST ALONG THE EAST LINE OF SAID SECTION, 494.51 FEET; THENCE NORTH 89°56'03" WEST, LEAVING SAID EAST LINE, 1319.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°07'27" EAST, 2281.33 FEET; THENCE NORTH 89°56'03" WEST, 1320.82 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29 AND THE EXTENSION THEREOF OF THE NORTH -SOUTH CENTERLINE OF SAID SECTION 20; THENCE NORTH 00°12'59" WEST, ALONG SAID NORTH-SOUTH CENTERLINE, 2281.34 FEET; THENCE SOUTH 89°56'03" EAST, 1324.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO.

SECTION 28: SW $\frac{1}{4}$

SECTION 29: A TRACT OF LAND IN THE S $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89°56'03" WEST, ALONG THE SOUTH LINE OF SAID SECTION, 1820.94 FEET; THENCE NORTH 00°12'06" WEST, LEAVING SAID SOUTH LINE, 2024.02 FEET; THENCE SOUTH 89°56'03" EAST, 1821.46 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE SOUTH 00°11'13" EAST, ALONG SAID EAST LINE, 2024.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: A PARCEL OF LAND IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 29, WHICH BEARS NORTH 00°18'44" WEST, 280.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION WHICH IS A 5/8" REBAR; THENCE NORTH 89°57'26" WEST 529.75 FEET; THENCE NORTH 00°17'41" WEST 330.00 FEET; THENCE SOUTH 89°57'26" EAST 529.65 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE SOUTH 00°18'45" EAST, ALONG SAID EAST LINE, 330.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 29 WHICH BEARS NORTH 00°18'45" WEST 280.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION WHICH IS A 5/8" REBAR; THENCE NORTH 89°57'26" WEST, 350.00 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843, THE TRUE POINT OF BEGINNING; THENCE NORTH 89°57'26" WEST 233.34 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 00°25'38" WEST 284.54 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 89°42'19" EAST 233.90 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 00°18'45" EAST 285.91 FEET TO THE TRUE POINT OF BEGINNING.

ALSO INCLUDING A TRACT OF LAND IN THE W $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 29; THENCE NORTH $00^{\circ}12'59''$ WEST, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, 5145.43 FEET; THENCE SOUTH $89^{\circ}56'03''$ EAST, LEAVING SAID NORTH-SOUTH CENTERLINE, 1320.82 FEET; THENCE SOUTH $00^{\circ}07'27''$ EAST, 3121.39 FEET; THENCE NORTH $89^{\circ}56'03''$ WEST, 496.55 FEET; THENCE SOUTH $00^{\circ}12'06''$ EAST, 2024.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH $89^{\circ}56'03''$ WEST, ALONG SAID SOUTH LINE, 818.72 FEET TO THE POINT OF BEGINNING.

SECTION 33: W $\frac{1}{2}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; EXCEPTING THEREFROM: A PARCEL OF LAND LOCATED IN THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN BOUNDARY LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION, SAID POINT BEING THE NORTHWEST CORNER OF THE SAID NORTHWEST $\frac{1}{4}$; THENCE EAST 1,320 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 800 FEET PARALLEL WITH THE NORTHERN BOUNDARY; THENCE SOUTH 299.5 FEET; THENCE WEST 800 FEET; THENCE NORTH 299.5 FEET TO THE TRUE POINT OF BEGINNING.

SECTION 32: NE $\frac{1}{4}$; EXCEPTING THEREFROM: A TRACT OF LAND LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ NORTHWEST $\frac{1}{4}$ NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN; THENCE EAST 580 FEET ALONG THE NORTHERLY SECTION LINE BOUNDARY TO A POINT 740 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ NORTHEAST $\frac{1}{4}$ OF SAID SECTION 32; THENCE SOUTH 225 FEET TO A POINT 1,095 FEET NORTH AND 580 FEET EAST OF THE CENTER OF SAID SECTION 32; THENCE 580 FEET WEST TO A POINT 225 FEET SOUTH ON THE NORTH/SOUTH CENTER SECTION LINE; THENCE 225 FEET NORTH ALONG THE NORTH/SOUTH CENTER SECTION LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND LOCATED IN THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 32, TOWNSHIP 6 SOUTH, RANGE 29 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N $\frac{1}{4}$ CORNER OF SAID SECTION 32; THENCE SOUTH $89^{\circ}56'10''$ EAST, ALONG THE NORTH LINE OF SAID SECTION, 575.63 FEET; THENCE SOUTH $00^{\circ}01'38''$ EAST, LEAVING SAID NORTH LINE, 25.00 FEET TO A $\frac{1}{2}$ " REBAR AND PLASTIC CAP STAMPED PLS 843, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ROTH ROAD; THENCE SOUTH $00^{\circ}01'38''$ EAST, 215.00 FEET TO A $\frac{1}{2}$ " REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH $89^{\circ}56'10''$ WEST, 575.63 FEET TO A $\frac{1}{2}$ " REBAR AND PLASTIC CAP STAMPED PLS 843, SAID POINT BEING ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE

NORTH 00°01'38" WEST, ALONG SAID NORTH-SOUTH CENTERLINE, 215.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ROTH ROAD, SAID POINT BEING MARKED WITH A ½ " REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 00°01'38" WEST, CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE, 25.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL IS SUBJECT TO AN EASEMENT 25.00 FEET IN WIDTH FOR THE SOUTH 1/2 OF ROTH ROAD AND DESCRIBED AS THE NORTHERLY 25.00 FEET.

BINGHAM COUNTY:

PART OF THE W ½ OF SECTION 4 IN TOWNSHIP 6 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN, BINGHAM COUNTY, STATE OF IDAHO.

BEGINNING AT THE SW CORNER OF SECTION 4 IN TOWNSHIP 6 SOUTH, RANGE 31 EAST, B.M., SAID CORNER MARKED BY A BRASS CAP; THENCE N 89°48'49" E ALONG THE SOUTH LINE OF SECTION 4 FOR A DISTANCE OF 49.62 FEET TO THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 39 WHICH SHALL BE THE POINT OF BEGINNING.

THENCE N 02°32'11" E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 31.16 FEET TO A ½" REBAR;

THENCE N 02°32'11" E FOR A DISTANCE OF 804.85 FEET TO A 5/8" REBAR AT PI STATION 621+96.05;

THENCE N 02°42'11" E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 31.62 FEET;

THENCE S 89°22'45" E FOR A DISTANCE OF 5.91 FEET TO A ½" REBAR;

THENCE S 89°22'45" E FOR A DISTANCE OF 221.06 FEET TO A ½" REBAR;

THENCE S 02°55'48" W FOR A DISTANCE OF 20.01 FEET TO A ½" REBAR;

THENCE S 89°04'30" E FOR A DISTANCE OF 158.95 FEET TO A ½" REBAR;

THENCE N 00°01'09" W FOR A DISTANCE OF 93.08 FEET TO A ½" REBAR;

THENCE S 89°55'53" W FOR A DISTANCE OF 154.27 FEET TO A ½" REBAR;

THENCE N 02°55'48" E FOR A DISTANCE OF 143.15 FEET TO A ½" REBAR;

THENCE N 87°23'39" W FOR A DISTANCE OF 222.16 FEET TO A ½" REBAR;

THENCE N 87°23'39" W FOR A DISTANCE OF 5.51 FEET TO THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 39;

THENCE N 02°42'11" E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 2401.57 FEET TO A ½" REBAR;

THENCE N 02°42'11" E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 23.61 FEET TO THE CENTERLINE OF THE LOWLINE CANAL;

THENCE S 61°23'10" E ALONG SAID CENTERLINE FOR A DISTANCE OF 2746.56 FEET TO THE EAST LINE OF THE W ½ OF SECTION 4;

THENCE S 05°21'19" W ALONG SAID ¼ SECTION LINE FOR A DISTANCE OF 20.64 FEET TO A ½" REBAR;

THENCE S 05°21'19" W ALONG SAID ¼ SECTION LINE FOR A DISTANCE OF 2176.36 FEET TO A 5/8" REBAR WITH A 2" ALUMINUM CAP AT THE SOUTH ¼ CORNER OF SECTION 4;

THENCE S 89°48'49" W ALONG SAID SECTION LINE FOR A DISTANCE OF 2369.39
FEET TO THE POINT OF BEGINNING.

EXHIBIT B

INVENTORY OF TANGIBLE PERSONAL PROPERTY

Monty Funk Farm

Irrigation Equipment Inventory

Pivots

Pivot #:	Location:	Pivot Size:	Make:
Pivot #1	Power County	8 Tower	Zimmatic
Pivot #2	Power County	8 Tower	Zimmatic

Wells/Pumps

Location:	Identification:	Pump/Motor:	Serial/Model/ID #
Power County	North Well #1	US Motor - 600 HP	V05-20132673-0001
Power County	North Well Booster	Booster - 75 HP	Unreadable
Power County	South Well #2	General Electric - 600 HP	EKJ515017
Power County	South Well Booster	Booster - 75 HP	Unreadable
Bingham County	Motor	Westing House Motor - 50 HP	
Bingham County	Booster Pump	Cornell Centrifugal Pump	

Wheel Lines

Location:	Quantity	Wheel Line Type	Size
Power County	35	Electric Wheel lines - 60' Spacing	1/4 Mile
Bingham County	8	Thunder Bird - 60' Spacing	1/4 Mile

* Approximatley 2,640' of new PVC 10" mainline - Bingham County Farm

** Approximately 3,960' of PVC 12" and 10,240' of 10" PVC mainline - Power County Farm

EXHIBIT C
LIST OF WATER RIGHTS

Monty Funk Farm - Water Right Analysis

Updated 12/03/17

IDWR Irrigation Water Right Summary

Water Right Number	Priority Date	Source	Basis	Purpose of Use	Volume AFA	Diversion Rate in CFS	Acreage Limit	
35-13811	1972	Ground Water	Decreed	Irrigation	1782	8.91	445.5	*, **
35-13812	1984	Ground Water	License	Irrigation	528	2.64	132	**
35-13813	1984	Ground Water	License	Irrigation	100	0.5	25	*, **
35-14418	1972	Ground Water	Decreed	Irrigation	390	1.95	97.5	**
35-7825	1978	Ground Water	Decreed	Irrigation	528	2.64	132	**
35-7926	1980	Ground Water	Decreed	Irrigation	536	2.68	134	*
Field 61		Canal Water		Irrigation			146.4	Need Canal Cert.
				Totals:			1112.4	

All data above provided by IDWR - subject to change:

* - Water Rights 35-7825, 35-7926, 35-13812, 35-13813 when combined shall not exceed a total diversion of 11.88 cfs

** - Water Rights 35-13811, 35-13912, 35-13813, 35-14418 when combined shall not exceed a total diversion of 13.09 cfs, 2800 volume and irrigation of 700 acres

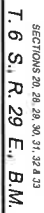
LEGEND

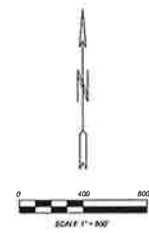
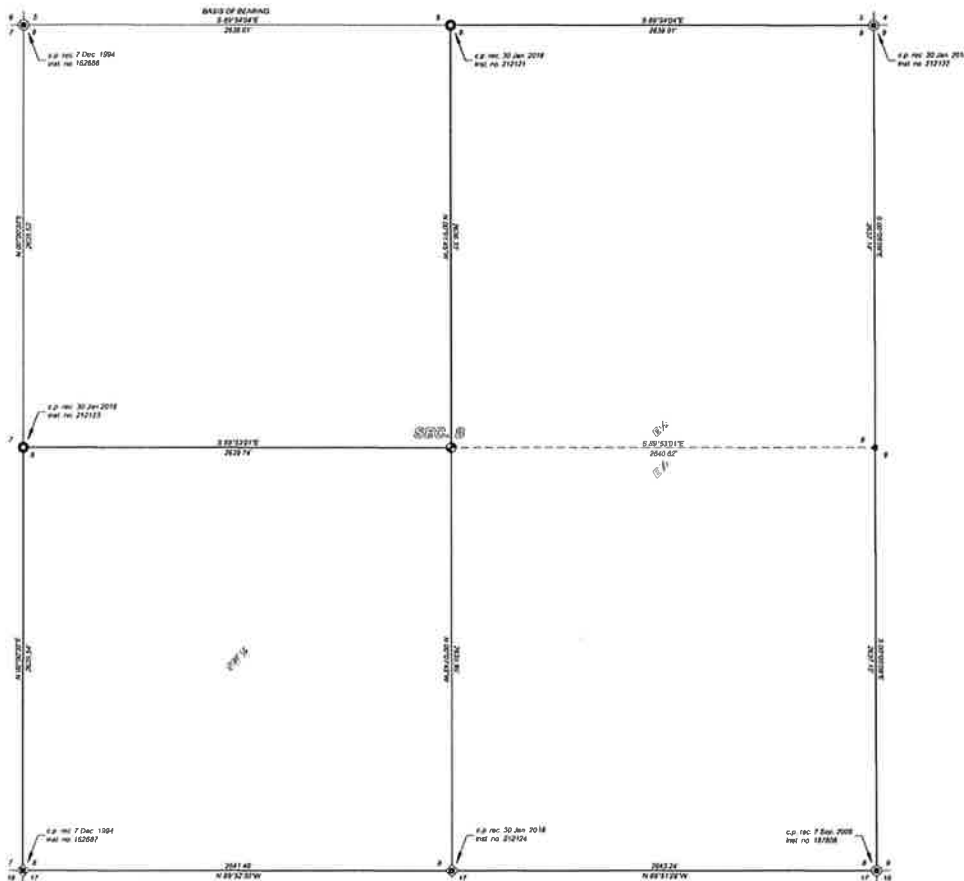
- ◆ - FND U.S. G.L.D. IRON PIPE W/ BRASS CAP
- ◆ - FND U.S. G.L.D. IRON PIPE (BRASS CAP MISSING)
- SET 5" x 24" REBAR W/ 2" ALUMINUM CAP
- - FND ALUMINUM CAP
- - SET 5" x 24" REBAR
- ◆ - FND 5" x 24" REBAR
- ◆ - FND 5" x 24" REBAR
- - SET 5" x 24" REBAR
- - SET 5" x 24" REBAR
- NO MONUMENT FND OR SET

DESERT WEST LAND SURVEYS, P.C.

SKYE ROOT
PLEASANT VALLEY FARM

PROFESSIONAL LAND SURVEYOR
TREVOR REND
JANUARY 30, 2018
15351
STATE OF IDAHO





- (LEGEND)
- ⊕ - FIND U.S. G.I. OR IRON PIPE (BRASS CAPRESSING)
 - ⊙ - SET 1\"/>

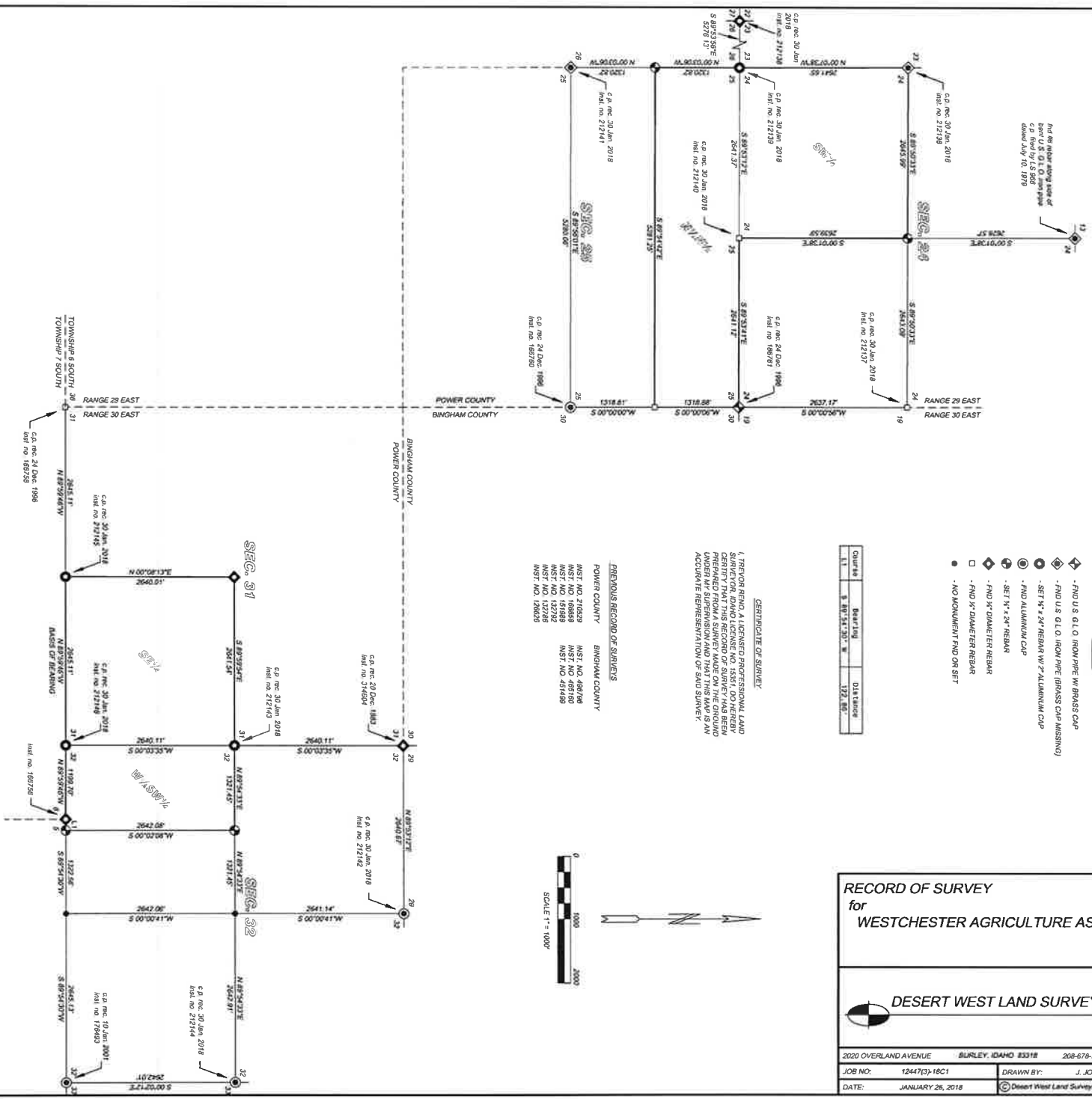
CERTIFICATE OF SURVEY

I, TREVOR HEND, A LICENSED PROFESSIONAL LAND SURVEYOR, EXAM LICENSE NO. 15331, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

SECTION 9
T. 7 S., R. 29 E., B.M.
POWER COUNTY, KANAS

RECORD OF SURVEY for WESTCHESTER AGRICULTURE ASSET MANAGEMENT		SKYE ROOT PLEASANT VALLEY FARM
DESERT WEST LAND SURVEYS, P.C.		
3520 OVERLAND AVENUE BURLEY, KANAS 66318 208-678-7112	DRAWN BY: J. ADAMS DATE: JANUARY 30, 2018 DESERT WEST LAND SURVEYS, P.C.	
JOB NO. 12447221181 ACRES: 2.4088		

Find the missing survey data of
 Sect U.S. D.L.O. area pipe
 C.D. fixed by L.S. 563
 dated July 15, 1979



- LEGEND**
- ◆ FIND U.S. G.L.O. IRON PIPE W/ BRASS CAP
 - FIND U.S. G.L.O. IRON PIPE (BRASS CAP MISSING)
 - ◊ SET N° + 2" REBAR W/ 2" ALUMINUM CAP
 - FIND ALUMINUM CAP
 - ◊ SET N° + 2" REBAR
 - ◆ FIND 1/4" DIAMETER REBAR
 - ◊ FIND 3/4" DIAMETER REBAR
 - ◻ NO MONUMENT FOUND OR SET

Course	Bearing	Distance
1-1	S 89°54'30" W	172.81'

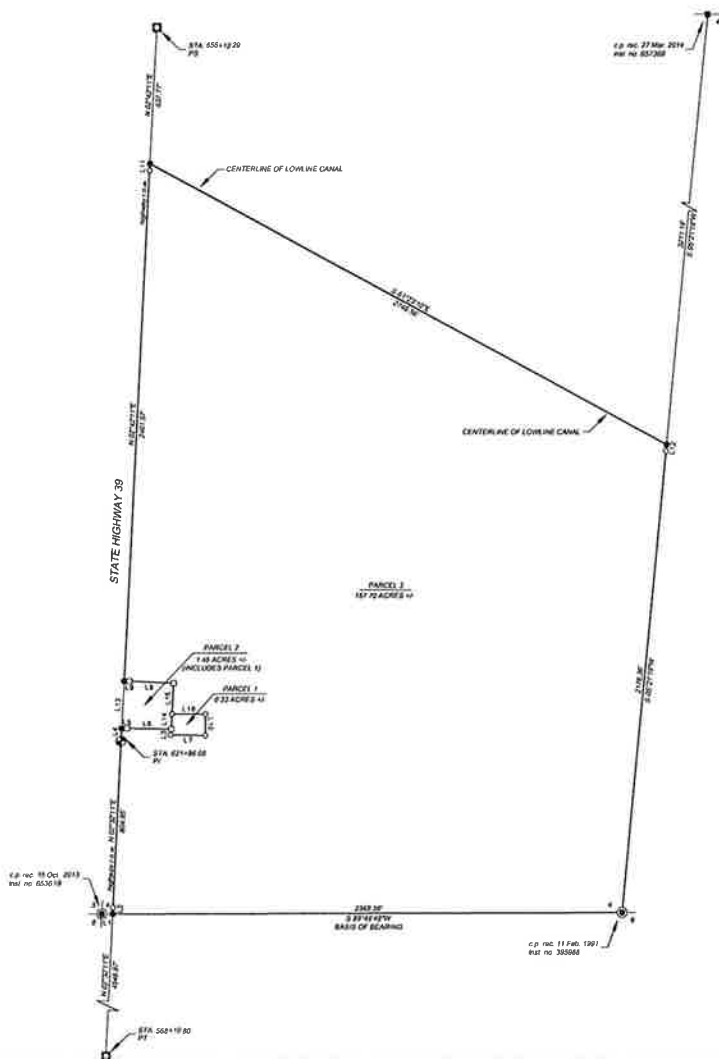
CERTIFICATE OF SURVEY
 I, TREVOR RENO, A LICENSED PROFESSIONAL LAND SURVEYOR, IDAHO LICENSE NO. 15351, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO LAND SURVEYING ACT AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

PREVIOUS RECORD OF SURVEYS
 POWER COUNTY BINGHAM COUNTY
 INST. NO. 21829 INST. NO. 48876
 INST. NO. 151889 INST. NO. 45499
 INST. NO. 151889 INST. NO. 45499
 INST. NO. 152792 INST. NO. 45499
 INST. NO. 152792 INST. NO. 45499



RECORD OF SURVEY for WESTCHESTER AGRICULTURE ASSET MANAGEMENT		
SKYE ROOT PLEASANT VALLEY FARM		
DESERT WEST LAND SURVEYS, P.C.		
2020 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112		
JOB NO:	12447(C)-18C1	DRAWN BY: J. JONES
DATE:	JANUARY 26, 2018	© Desert West Land Surveys, P.C.

SECTIONS 24 & 25
T. 6 S., R. 29 E., B.M.
 POWER COUNTY, IDAHO
 SECTIONS 31 & 32
T. 6 S., R. 30 E., B.M.
 POWER COUNTY, IDAHO



- LEGEND**
- - FIND ALUMINUM CAP
 - - SET 5" REBAR
 - - FIND "V" REBAR
 - - NO MONUMENT FIND (ON SET)
 - - FIND CONCRETE RIGHT OF WAY MARKER
 - - FIND BRASS CAP
 - - FIND BRASS SPINE
 - ⊙ - SET 5/8" x 24" REBAR

Course	Bearing	Distance
L1	S 88°18'48" W	22.86'
L2	S 88°18'48" W	11.14'
L3	N 52°45'48" E	20.23'
L4	N 52°45'48" E	11.83'
L5	S 88°23'48" E	3.81'
L6	S 88°23'48" E	21.25'
L7	N 88°24'30" E	158.25'
L8	N 88°24'30" E	18.11'
L9	N 88°24'30" E	18.11'
L10	S 50°21'08" E	83.58'
L11	N 50°48'11" E	25.85'
L12	S 50°21'14" E	20.84'
L13	N 50°48'11" E	20.84'
L14	N 50°48'11" E	70.44'
L15	N 50°48'11" E	139.15'
L16	N 88°00'00" E	154.22'

PREVIOUS RECORDS OF SURVEY

INST. NO. 821364
INST. NO. 871418
INST. NO. 873489
INST. NO. 827940
INST. NO. 388716

CERTIFICATE OF SURVEY

I, TREVOR RENO, A LICENSED PROFESSIONAL LAND SURVEYOR, IDAHO LICENSE NO. 15351, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

SECTION 4
T. 6 S., R. 31 E., B.M.
BINGHAM COUNTY, IDAHO

RECORD OF SURVEY
for
WESTCHESTER AGRICULTURE ASSET MANAGEMENT

DESERET WEST LAND SURVEYS, P.C.		
200 OVERLAND AVENUE, BUTLEY, IDAHO 83318	208-578-7740	
JOE RENO, 02/10/1987	DESKTOP: J. RENO	
DATE: JANUARY 25, 2018	Deseret West Land Surveys, P.C.	



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718

Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

C.L. "Butch" Otter
Governor

Gary Spackman
Director

June 1, 2018

Global AG Properties II USA LLC
2004 Fox Dr Ste L
Champaign IL 61820

Re: Change in Ownership for Water Right No(s): 35-13811, 35-13812, 35-13813, 35-14418, 35-7825 & 35-7926

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.

Please note the filing fee received was \$350.00. During our review we only found 13 water rights listed on your application. The total filing fee to change 13 water rights is \$325.00. There for you are entitled to a \$25.00 refund, the department has initiated the refund and it should arrive from the state office in a couple of weeks.

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) 525-7161.

Sincerely,

Jonie Barg
Technical Records Spec I

Enclosure(s)

cc: Water District 120
Aberdeen American Falls Ground Water District
Pepple Cantu Schmidt PLLC

Barg, Jonie

From: Barg, Jonie
Sent: Wednesday, May 30, 2018 1:44 PM
To: Pline, Treva; Steed, Susan
Subject: Refund Request
Attachments: E044031

Treva & Susan,

Good morning!!

I have a refund request as follows:

Receipt number: E044031
Amount: \$25.00
Payable to: Pepple Cantu Schmidt PLLC
1000 2nd Ave Ste 2950
Seattle WA 98104

Reason: Total filing fee received \$350.00 for an ownership change application. There were 13 water rights listed on 2 application. ($13 \times 25 = 325$) Therefore the applicant is entitled to a partial refund.

Let me know if you need additional information.

Thank you so much for your time. Let me know if you have any questions.

Have a great day!!!

Jonie Barg

Jonie Barg
Technical Records Specialist
Idaho Department of Water Resources
900 N Skyline Ste A
Idaho Falls ID 83402
phone: (208) 525-7161
fax: (208) 525-7177
email: jonie.barg@idwr.idaho.gov

PEPPLE CANTU SCHMIDT PLLC

1000 Second Avenue, Suite 2950, Seattle, WA 98104

Jayna N. Paradise

(206) 625-1715 Direct

jparadise@pcslegal.com

RECEIVED

MAY 21 2018

Department of Water Resources
Eastern Region

May 17, 2018

VIA OVERNIGHT COURIER

Idaho Department of Water Resources

Eastern Region

900 N Skyline Dr., Ste A

Idaho Falls, ID 83402-1718

Re: Notice of Change in Water Right Ownership

Previous Owner: Lance Donald Funk and Lisa Irigoyen Funk

New Owner: Global AG Properties USA LLC

Pleasant Valley Farms (Lance Funk Farms)

Notice of Change in Water Right Ownership

Previous Owner: Monty Melvin Funk and Carolene Kay Funk

New Owner: Global AG Properties USA LLC

Pleasant Valley Farms (Monty Funk Farms)

To Whom It May Concern:

Enclosed please find the following documents for changes in water right ownership for the above-referenced matters.

Lance Funk Farms

1. One (1) original executed Notice of Change in Water Right Ownership Form;
2. One (1) copy of the recorded Special Warranty Deed (Midnight Sun Inv.)
3. One (1) copy of the recorded Warranty Deed;
4. One (1) copy of the Bill of Sale and Assignment of Intangible Property;
5. One (1) copy of the Record of Survey; and

Florida Office

2430 Estancia Boulevard, Suite 114

Clearwater, FL 33761

(727) 724-8585

Web

PCSLEGAL.COM

Monty Funk Farms

1. One (1) original executed Notice of Change in Water Right Ownership Form;
2. One (1) copy of the recorded Warranty Deed (Power County, Idaho);
3. One (1) copy of the recorded Warranty Deed (Bingham County, Idaho);
4. One (1) copy of the Bill of Sale and Assignment of Intangible Property;
5. One (1) copy of the Record of Survey; and

Also enclosed is a check in the amount of \$350.00 for filing fee. If you have any questions or need any additional information, please contact me.

Very truly yours,

A handwritten signature in cursive script that reads "J. Paradise".

Jayna N. Paradise
Paralegal

Enclosures

cc: Heidi Katzer (copy included in closing binder)