

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 21 2016

**DEPARTMENT OF
WATER RESOURCES**

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-33825	Yes ☒	Yes ☐	63-33829	Yes ☒	Yes ☐
63-33817	Yes ☒	Yes ☐	63-33827	Yes ☒	Yes ☐
63-33823	Yes ☒	Yes ☐	63-33821	Yes ☒	Yes ☐
63-11343	Yes ☒	Yes ☐	63-33831	Yes ☒	Yes ☐
63-33819	Yes ☒	Yes ☐	63-9937	Yes ☒	Yes ☐

2. Previous Owner's Name: Anderson Enterprises
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Nicholson Properties, L.P.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
18106 S. Cloverdale Kuna Idaho 83634
Mailing address City State ZIP
Telephone _____ Email _____
4. If the water rights and/or adjudication claims were split, how did the division occur?
☒ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: October 26, 2015
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.
- APPROPRIATE
SUPPORT DATA
FILE # 63-9937

8. Signature: <u>Carl Nicholson</u>	<u>Mgr., Four-N Farms LLC, Its Gn'l Ptnr</u>	<u>10-20-16</u>
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 VO Date 10/21/16 Receipt No. C102624 Receipt Amt \$1000.00
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by Om Date 11-16-16

63-9937 (Split into 63-9937 and 63-34303)
63-11343 (Split into 63-11343 and 63-34304)
63-33817 (Split into 63-33817 and 63-34305)
63-33819 (Split into 63-33819 and 63-34306)
63-33821 (Split into 63-33821 and 63-34307)
63-33823 (Split into 63-33823 and 63-34308)
63-33825 (Split into 63-33825 and 63-34309)
63-33827 (Split into 63-33827 and 63-34310)
63-33829 (Split into 63-33829 and 63-34311)
63-33831 (Split into 63-33831 and 63-34312)

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=7 LISA BATT 2015-105476
11/17/2015 10:39 AM
ALLIANCE TITLE - BOISE PRODUCTION CENTER \$28.00

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=7 NIKOLA OLSON 2015-098879
10/26/2015 04:21 PM
ALLIANCE TITLE - BOISE PRODUCTION CENTER \$28.00

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=7 DAWN TRIVOLIS 2015-098908
10/27/2015 08:06 AM
ALLIANCE TITLE - BOISE PRODUCTION CENTER \$28.00

****Re-re-recording to correct scrivener's error in legal description.**
****Re-recording to correct recording order**

SPECIAL WARRANTY DEED

Alliance Title & Escrow Corp. Order No.: 287413-2

FOR VALUE RECEIVED

ID SOLAR 1, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto:

NICHOLSON PROPERTIES, L.P., an Idaho limited partnership, ("Grantee"), whose current address is:

18106 S. Cloverdale
Kuna, Idaho 83634

those certain premises, in Ada County, Idaho, described on Exhibit A, which is attached hereto and is incorporated herein by this reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; excluding, however, all rights and interests in and to any oil, gas, hydrocarbons, other minerals and mineral rights, sand, and gravel in, on or under the premises (the "Mineral Rights"), which have been severed under a prior deed.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever, and expressly including the following portions of the following water rights:

Water Right	Diversion Rate	Volume	Acre Limit
63-33825	.68 cfs	171.06 AFA	38.01 acres
63-33817	.08 cfs	20.64 AFA	4.57 acres
63-33823	.27 cfs	60.38 AFA	13.41 acres
63-11343	.22 cfs	50.06 AFA	11.12 acres
63-33819	.62 cfs	258.99 AFA	57.53 acres
63-33829	.72 cfs	270.12 AFA	60.01 acres
63-33827	.29 cfs	63.38 AFA	14.52 acres
63-33821	.09 cfs	30.53 AFA	6.80 acres
63-33882	.84 cfs	NA	NA

Recorded Electronically
 ID 2015-105476
 County Ada
 Date 11/17/15 Time 10:39 am
 Simplifile.com 800.460.5657

ADA COUNTY RECORDER Christopher D. Rich
 BOISE IDAHO Pgs=7 NIKOLA OLSON
 ALLIANCE TITLE - BOISE PRODUCTION CENTER
2015-098879
 10/26/2015 04:21 PM
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63-33827	.29 cfs	65.38 AFA	14.52 acres
63-33821	.09 cfs	30.53 AFA	6.80 acres
63-33882	.84 cfs	NA	NA

4817-9520-33494

47293.0003.7718260.2

ELECTRONICALLY RECORDED - DO NOT
 REMOVE THE COUNTY STAMPED FIRST
 PAGE AS IT IS NOW INCORPORATED AS
 PART OF THE ORIGINAL DOCUMENT.

Recorded Electronically
ID 2015-098879
County Ada
Date 10/27/15 Time 8:06am
Simplifile.com 800.460.5657

**Re-recording to correct recording order

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Kuna, Idaho 83634

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63-33827	.29 cfs	65.38 AFA	14.52 acres
63-33821	.09 cfs	30.53 AFA	6.80 acres
63-33882	.84 cfs	NA	NA

Recorded Electronically

ID 2015-098979

County Ada

Date 10/26/15

Time 4:21 pm

Simplifile.com 800.460.5637

SPECIAL WARRANTY DEED

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18106 S. Clovedale
Kuna, Idaho 83634

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TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; excluding, however, all rights and interests in and to any oil, gas, hydrocarbons, other minerals and mineral rights, sand, and gravel in, on or under the premises (the "Mineral Rights"), which have been severed under a prior deed.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever, and expressly including the following portions of the following water rights:

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63-33821	.09 cfs	30.53 AFA	6.80 acres
63-33882	.84 cfs	NA	NA

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63-33831 .53 cfs 119.58 AFA 26.57 acres

63-9937

Irrigation	.38 cfs	102.9 AFA	22.87 acres
Irrigation Storage	NA	13.41 AFA	
Irrigation from Storage	NA	13.41 AFA	

And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all liens, claims, and encumbrances, arising by, through or under Grantor; provided, however, that Grantor's covenants or warranties with respect to title, express or implied, are subject to any and all easements, restrictions, agreements and encumbrances of record or as would be disclosed by an accurate survey of the land as of the date of this instrument.

The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of the Grantee.

Dated: October 23, 2015.

Grantor:

ID Solar 1, LLC, a Delaware limited liability company

By: Carolina Energy Partners II, LLC
Its Sole Member

By: [Signature]
Name: John J. Fosina
Title: Chief Financial Officer

STATE OF NEW YORK)
COUNTY OF NEW YORK)

On this 23rd day of October, 2015, before me, a Notary Public in and for said state, personally appeared John J. Fosina, known or identified to me to be the CFO of Carolina Energy Partners II, LLC, a Delaware limited liability company, as the sole member of ID Solar 1, LLC, a Delaware limited liability company, who subscribed said limited liability company name to the instrument, and acknowledged to me that he executed the instrument on behalf of said limited liability company, and that such limited liability company executed the same in the name of the limited liability company.

Witness my hand and official seal.

[Signature]
Notary Public
Residing at 767 5th Ave. NY NY 10153
My commission expires: 2/19/19

MARGARET D. MAURO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02MA4977877
Qualified in Nassau County
My Commission Expires 2/19/19 47293 0003 7718260 2

Parcel I

A PARCEL OF PROPERTY BEING IN SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS: THAT PORTION OF SAID SECTION 3 BEING THE SW $\frac{1}{4}$ AND SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, LYING SOUTHERLY OF THE UNION PACIFIC RAILROAD (UPRR), EXCEPTING THE SW $\frac{1}{4}$, OF THE SW $\frac{1}{4}$ OF THE SAID SW $\frac{1}{4}$, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, ALSO BEING THE INTERSECTION OF SOUTH CLOVERDALE ROAD AND WEST BARKER ROAD, THENCE N 0°47'26" W 663.35 FEET ALONG THE WESTERLY BOUNDARY OF THE SW $\frac{1}{4}$ OF SAID SECTION TO A POINT MARKING THE NORTHWEST CORNER OF THE SW $\frac{1}{4}$ OF THE SAID SW $\frac{1}{4}$, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 0°47'26" W 1300.45 FEET ALONG THE WESTERLY BOUNDARY OF SAID SW $\frac{1}{4}$ TO A POINT OF A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY FOR THE UNION PACIFIC RAILROAD (UPRR);

THENCE ALONG SAID UPRR RIGHT-OF-WAY 1935.24 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 8694.37 FEET, THROUGH A CENTRAL ANGLE OF 12°45'12", WITH A CHORD OF 1931.25 FEET BEARING S 70°17'35" E TO A POINT;

THENCE CONTINUING ALONG SAID UPRR RIGHT-OF-WAY S 76°40'11" E 2254.67 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$;

THENCE S 0°49'15" E 844.39 FEET ALONG SAID EASTERLY BOUNDARY TO A POINT MARKING THE SOUTHEAST CORNER OF SAID SW $\frac{1}{4}$, OF THE SE $\frac{1}{4}$;

THENCE N 89°15'42" W 1332.47 FEET ALONG THE SOUTH BOUNDARY OF SAID SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID SW $\frac{1}{4}$ OF SECTION 3;

THENCE N 89°15'22" W 2005.23 FEET ALONG THE SOUTH BOUNDARY OF SAID SW $\frac{1}{4}$, TO A POINT MARKING THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SW $\frac{1}{4}$;

THENCE N 0°30'53" W 663.59 FEET ALONG THE EAST BOUNDARY OF SAID SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SW $\frac{1}{4}$ TO A POINT MARKING THE NE CORNER OF THE SAID SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$;

THENCE N 89°17'03" W 662.88 FEET ALONG THE NORTH BOUNDARY OF SAID SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE SOUTH BOUNDARY OF THE SW $\frac{1}{4}$ OF SECTION 3, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°15'22" E.

Parcel II

A PARCEL OF PROPERTY BEING IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS: THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 11, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE N 0°40'10" E 2657.70 FEET ALONG THE WESTERLY BOUNDARY OF THE SW ¼ OF SAID SECTION TO A POINT MARKING THE SOUTHWEST CORNER OF THE SW ¼ OF THE NW ¼ OF SAID SECTION, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 0°38'21" E 1327.25 FEET ALONG THE WESTERLY BOUNDARY OF SAID SW ¼ OF THE NW ¼ TO A POINT MARKING THE NORTHWEST CORNER OF SAID SW ¼ OF THE NW ¼;

THENCE S 89°26'43" E 1313.53 FEET ALONG THE NORTH BOUNDARY OF SAID SW ¼ OF THE NW ¼ TO A POINT MARKING THE NORTHEAST CORNER OF SAID SW ¼ OF THE NW ¼;

THENCE S 0°31'55" W 1327.28 FEET ALONG THE EAST BOUNDARY OF SAID SW ¼ OF THE NW ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID SW ¼ OF THE NW ¼;

THENCE N 89°26'37" W 1316.01 FEET ALONG THE SOUTH BOUNDARY OF SAID SW ¼ OF THE NW ¼ TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE WEST BOUNDARY OF THE NW ¼ OF SECTION 11, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING N 0°38'21" E.

Parcel III

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

THE NW ¼ OF THE NE ¼ OF SAID SECTION 10, EXCEPT FOR A PARCEL OF PROPERTY BEING 217.8 FEET EAST-WEST AND 200 FEET NORTH SOUTH WHOSE SOUTHWEST CORNER IS SET 407.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NW ¼ OF THE NE ¼ AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF SAID

NW ¼ TO A POINT MARKING THE NORTHWEST CORNER OF THE NW ¼ OF THE NE ¼ OF SAID SECTION, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°15'42" E 1332.47 FEET ALONG THE NORTH BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE NORTHEAST CORNER OF SAID NW ¼ OF THE NE ¼;

THENCE S 0°37'01" W 1327.39 FEET ALONG THE EAST BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID NW ¼ OF THE NE ¼;

THENCE N 89°15'45" W 1331.94 FEET ALONG THE SOUTH BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE SOUTHWEST CORNER OF SAID NW ¼ OF THE NE ¼;

THENCE N 0°35'40" E 407.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT;

THENCE S 89°24'20" E (FORMERLY EAST) 217.80 FEET TO A POINT;

THENCE N 0°35'40" E (FORMERLY NORTH) 200.00 FEET TO A POINT;

THENCE N 89°24'20" W (FORMERLY WEST) 217.80 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID NW ¼ OF THE NE ¼;

THENCE N 0°35'40" E 720.41 FEET ALONG THE SAID WESTERLY BOUNDARY OF NW ¼ OF THE NE ¼ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION 10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.

Parcel IV

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

THE N ½ OF THE SE ¼ OF THE NE ¼ OF SAID SECTION 10, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF NW ¼ OF SAID SECTION TO A POINT MARKING THE NORTHEAST CORNER OF SAID NW ¼; THENCE S 89°15'42" E 1332.47 FEET ALONG THE NORTH BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE NORTHEAST CORNER OF SAID NW ¼ OF THE NE ¼; THENCE S 0°37'01" W 1327.39 FEET ALONG THE EAST BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO

A POINT MARKING THE SOUTHEAST CORNER OF THE SAID NW ¼ OF THE NE ¼, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°15'42" E 1331.99 FEET ALONG THE NORTH BOUNDARY OF SAID SE ¼ OF THE NE ¼ TO A POINT MARKING THE NORTHEAST CORNER OF SAID SE ¼ OF THE NE ¼;

THENCE S 0°38'21" W 663.66 FEET ALONG THE EASTERLY BOUNDARY OF SAID SE ¼ OF THE NE ¼ TO A POINT;

THENCE N 89°15'45" W 1331.77 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID SE ¼ OF THE NE ¼;

THENCE N 0°37'11" E 663.68 FEET ALONG THE SAID WESTERLY BOUNDARY OF SE ¼ OF THE NE ¼ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION 10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.

Parcel V -A:

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

THE SOUTH 1/2 OF THE SOUTHEAST QUARTER 1/4 OF THE NORTH EAST 1/4; AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF SAID NW 1/4 TO A POINT MARKING THE NORTHEAST CORNER OF THE SAID NW 1/4; THENCE S 0°35'40" E 1327.41 FEET ALONG THE EAST BOUNDARY OF THE NE 1/4 OF THE NW 1/4 TO A POINT MARKING THE SOUTHEAST CORNER OF SAID NE 1/4 OF THE NW 1/4; THENCE S 89°15'45" E 106.00 FEET ALONG THE SOUTH BOUNDARY OF SAID NE 1/4 OF THE NW 1/4 TO A POINT, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

**

**1225.92

THENCE S 89°15'45" E ~~1225.92~~ 1225.92 FEET ALONG THE NORTH BOUNDARY OF SAID SW 1/4 OF THE NE 1/4 TO A POINT ON THE EASTERLY BOUNDARY OF SAID SW 1/4 OF THE NE 1/4;

THENCE S 0°37'11" W 663.68 FEET ALONG THE EASTERLY BOUNDARY OF THE SW 1/4 OF THE SAID NE 1/4 TO A POINT;

THENCE S 89°15'45" E 1331.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID SE 1/4 OF THE NE 1/4;

THENCE S 0°38'21" W 663.59 FEET ALONG THE SAID EASTERLY BOUNDARY
TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID SE 1/4 OF
THE NE 1/4;

THENCE N 89°15'59" W 2268.90 FEET ALONG THE SOUTHERLY BOUNDARY
OF SAID NE 1/4 TO A POINT;

THENCE N 3°00'35" E 946.00 FEET A TO A POINT;

THENCE N 39°58'23" W 504.15 FEET TO THE POINT OF BEGINNING OF THIS
DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW 1/4 OF SECTION
10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.

AT-257449

QUIT CLAIM DEED

RECEIVED

THIS DEED, made this 26 day of October, 2015, between LAURA ANDERSON, spouse of Arthur Sidney Anderson, 4110 Rose Hill Road, Boise Idaho 83705 ("Grantor"), and ID Solar 1, LLC, a Delaware limited liability company, whose legal address is 800 Brickell Avenue, Suite 1100, Miami, Florida 33131 ("Grantee");

OCT 25 2016
DEPARTMENT OF
WATER RESOURCES

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby releases and quitclaims unto Grantee all of her right, title, interest, claim and demand, including community property rights pursuant to IDAHO CODE ANN. § 32-901, *et seq.*, and any homestead rights, which Grantor may have in and to the real property in Ada County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof. EXCEPTING AND RESERVING unto the Grantor (i) any and all subsurface rights and interests of Grantor in and to any oil, gas, hydrocarbons, other minerals and geothermal rights (the "Mineral Rights"); and (ii) all Kuna City sewer credits (the "EDUs") that were formerly appurtenant to the premises. Provided, however, that such reservation shall not include, and Grantor hereby disclaims, waives and releases, any rights to enter, access or use the surface of the premises to explore for, extract or produce the minerals or to otherwise exploit such Mineral Rights or to use the EDUs.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, all the estate, right, title, interest and claim whatsoever, including community property and homestead rights, of Grantor, either in law or equity, if any, to the proper use and benefit of Grantee and Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

[SIGNATURE ON THE FOLLOWING PAGE]

Grantor:

Laura Anderson
Laura Anderson

STATE OF IDAHO)
COUNTY OF ADA)

On this 26 day of October, 2015, before me, a Notary Public in and for said state, personally appeared Laura Anderson, known or identified to me to be the person whose name is subscribed to the instrument, and acknowledged to me that she executed the same.

Witness my hand and official seal.



Erin A. Dixon
Notary Public

Residing at Emmett ID

My commission expires: 04-06-18

Exhibit A

Parcel I

A PARCEL OF PROPERTY BEING IN SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS: THAT PORTION OF SAID SECTION 3 BEING THE SW ¼ AND SW ¼ OF THE SE ¼, LYING SOUTHERLY OF THE UNION PACIFIC RAILROAD (UPRR), EXCEPTING THE SW ¼, OF THE SW ¼ OF THE SAID SW ¼, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, ALSO BEING THE INTERSECTION OF SOUTH CLOVERDALE ROAD AND WEST BARKER ROAD, THENCE N 0°47'26" W 663.35 FEET ALONG THE WESTERLY BOUNDARY OF THE SW ¼ OF SAID SECTION TO A POINT MARKING THE NORTHWEST CORNER OF THE SW ¼ OF THE SW ¼ OF THE SAID SW ¼, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 0°47'26" W 1300.45 FEET ALONG THE WESTERLY BOUNDARY OF SAID SW ¼ TO A POINT OF A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY FOR THE UNION PACIFIC RAILROAD (UPRR);

THENCE ALONG SAID UPRR RIGHT-OF-WAY 1935.24 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 8694.37 FEET, THROUGH A CENTRAL ANGLE OF 12°45'12", WITH A CHORD OF 1931.25 FEET BEARING S 70°17'35" E TO A POINT;

THENCE CONTINUING ALONG SAID UPRR RIGHT-OF-WAY S 76°40'11" E 2254.67 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE SW ¼ OF THE SE ¼;

THENCE S 0°49'15" E 844.39 FEET ALONG SAID EASTERLY BOUNDARY TO A POINT MARKING THE SOUTHEAST CORNER OF SAID SW ¼, OF THE SE ¼;

THENCE N 89°15'42" W 1332.47 FEET ALONG THE SOUTH BOUNDARY OF SAID SW ¼ OF THE SE ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID SW ¼ OF SECTION 3;

THENCE N 89°15'22" W 2005.23 FEET ALONG THE SOUTH BOUNDARY OF SAID SW ¼, TO A POINT MARKING THE SOUTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SAID SW ¼;

THENCE N 0°30'53" W 663.59 FEET ALONG THE EAST BOUNDARY OF SAID SW ¼ OF THE SW ¼ OF SAID SW ¼ TO A POINT MARKING THE NE CORNER OF THE SAID SW ¼ OF THE SW ¼ OF THE SW ¼;

THENCE N 89°17'03" W 662.88 FEET ALONG THE NORTH BOUNDARY OF SAID SW ¼ OF THE SW ¼ OF THE SW ¼ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

**BASIS OF BEARING IS THE SOUTH BOUNDARY OF THE SW1/4 OF SECTION 3,
T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°15'22" E.**

Parcel II

**A PARCEL OF PROPERTY BEING IN SECTION 11, TOWNSHIP 1 NORTH,
RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND
GENERALLY DESCRIBED AS: THE SOUTHWEST ¼ OF THE NORTHWEST ¼
OF SAID SECTION 11, AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11,
THENCE N 0°40'10" E 2657.70 FEET ALONG THE WESTERLY BOUNDARY OF
THE SW ¼ OF SAID SECTION TO A POINT MARKING THE SOUTHWEST
CORNER OF THE SW ¼ OF THE NW ¼ OF SAID SECTION, AND ALSO BEING
THE POINT OF BEGINNING OF THIS DESCRIPTION;**

**THENCE N 0°38'21" E 1327.25 FEET ALONG THE WESTERLY BOUNDARY OF
SAID SW ¼ OF THE NW ¼ TO A POINT MARKING THE NORTHWEST
CORNER OF SAID SW ¼ OF THE NW ¼;**

**THENCE S 89°26'43" E 1313.53 FEET ALONG THE NORTH BOUNDARY OF SAID
SW ¼ OF THE NW ¼ TO A POINT MARKING THE NORTHEAST CORNER OF
SAID SW ¼ OF THE NW ¼;**

**THENCE S 0°31'55" W 1327.28 FEET ALONG THE EAST BOUNDARY OF SAID
SW ¼ OF THE NW ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF
THE SAID SW ¼ OF THE NW ¼;**

**THENCE N 89°26'37" W 1316.01 FEET ALONG THE SOUTH BOUNDARY OF
SAID SW ¼ OF THE NW ¼ TO THE REAL POINT OF BEGINNING OF THIS
DESCRIPTION;**

**BASIS OF BEARING IS THE WEST BOUNDARY OF THE NW ¼ OF SECTION 11,
T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING N 0°38'21" E.**

Parcel III

**A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH,
RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND
GENERALLY DESCRIBED AS:**

**THE NW ¼ OF THE NE ¼ OF SAID SECTION 10, EXCEPT FOR A PARCEL OF
PROPERTY BEING 217.8 FEET EAST-WEST AND 200 FEET NORTH SOUTH
WHOSE SOUTHWEST CORNER IS SET 407.0 FEET NORTH OF THE
SOUTHWEST CORNER OF SAID NW ¼ OF THE NE ¼ AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10,
THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF SAID
NW ¼ TO A POINT MARKING THE NORTHWEST CORNER OF THE NW ¼ OF
THE NE ¼ OF SAID SECTION, AND ALSO BEING THE POINT OF BEGINNING
OF THIS DESCRIPTION;

THENCE S 89°15'42" E 1332.47 FEET ALONG THE NORTH BOUNDARY OF SAID
NW ¼ OF THE NE ¼ TO A POINT MARKING THE NORTHEAST CORNER OF
SAID NW ¼ OF THE NE ¼;

THENCE S 0°37'01" W 1327.39 FEET ALONG THE EAST BOUNDARY OF SAID
NW ¼ OF THE NE ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF
THE SAID NW ¼ OF THE NE ¼;

THENCE N 89°15'45" W 1331.94 FEET ALONG THE SOUTH BOUNDARY OF
SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE SOUTHWEST CORNER
OF SAID NW ¼ OF THE NE ¼;

THENCE N 0°35'40" E 407.00 FEET ALONG THE WESTERLY BOUNDARY OF
SAID NW ¼ OF THE NE ¼ TO A POINT;

THENCE S 89°24'20" E (FORMERLY EAST) 217.80 FEET TO A POINT;

THENCE N 0°35'40" E (FORMERLY NORTH) 200.00 FEET TO A POINT;

THENCE N 89°24'20" W (FORMERLY WEST) 217.80 FEET TO A POINT ON THE
WESTERLY BOUNDARY OF SAID NW ¼ OF THE NE ¼;

THENCE N 0°35'40" E 720.41 FEET ALONG THE SAID WESTERLY BOUNDARY
OF NW ¼ OF THE NE ¼ TO THE POINT OF BEGINNING OF THIS
DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION
10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.

Parcel IV

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH,
RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND
GENERALLY DESCRIBED AS:

THE N ½ OF THE SE ¼ OF THE NE ¼ OF SAID SECTION 10, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10,
THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF NW
¼ OF SAID SECTION TO A POINT MARKING THE NORTHEAST CORNER OF
SAID NW ¼; THENCE S 89°15'42" E 1332.47 FEET ALONG THE NORTH
BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE

NORTHEAST CORNER OF SAID NW ¼ OF THE NE ¼; THENCE S 0°37'01" W 1327.39 FEET ALONG THE EAST BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID NW ¼ OF THE NE ¼, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°15'42" E 1331.99 FEET ALONG THE NORTH BOUNDARY OF SAID SE ¼ OF THE NE ¼ TO A POINT MARKING THE NORTHEAST CORNER OF SAID SE ¼ OF THE NE ¼;

THENCE S 0°38'21" W 663.66 FEET ALONG THE EASTERLY BOUNDARY OF SAID SE ¼ OF THE NE ¼ TO A POINT;

THENCE N 89°15'45" W 1331.77 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID SE ¼ OF THE NE ¼;

THENCE N 0°37'11" E 663.68 FEET ALONG THE SAID WESTERLY BOUNDARY OF SE ¼ OF THE NE ¼ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION 10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.

Exhibit A

Parcel V:

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

THE SOUTH ½ OF THE SOUTHEAST QUARTER ¼ OF THE NORTH EAST 1/4; THE SOUTHWEST ¼ OF THE NORTHEAST ¼; THE SOUTHEAST ¼ OF THE NORTHWEST ¼; THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼, AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 10, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF SAID NW ¼ TO A POINT MARKING THE NORTHEAST CORNER OF THE NW ¼; THENCE S 89°15'42" E 1332.47 FEET ALONG THE NORTH BOUNDARY OF THE NW ¼ OF THE NE ¼ TO A POINT MARKING THE NORTHEAST CORNER OF SAID NW ¼ OF THE NE ¼; THENCE S 0°37'01" W 1327.39 FEET ALONG THE EAST BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE SE CORNER OF THE SAID NW ¼ OF THE NE ¼, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 0°37'11" W 663.68 FEET ALONG THE EASTERLY BOUNDARY OF THE SW ¼ OF THE SAID NE ¼ TO A POINT;

THENCE S 89°15'45" E 1331.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID SE ¼ OF THE NE ¼;

THENCE S 0°38'21" W 663.59 FEET ALONG THE SAID EASTERLY BOUNDARY TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID SE ¼ OF THE NE ¼;

THENCE N 89°15'59" W 2662.90 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID NE ¼ TO A POINT MARKING THE SOUTHWEST CORNER OF SAID NE 1/4;

THENCE N 89°16'07" W 1329.28 FEET ALONG THE SOUTHERLY BOUNDARY OF THE SE1/4 OF THE NW ¼ TO A POINT MARKING THE SOUTHWEST CORNER OF SAID SE ¼ OF THE NW ¼;

THENCE N 0°14'37" E 1991.43 FEET ALONG THE WESTERLY BOUNDARY OF THE EAST ½ OF THE NW ¼ TO A POINT;

THENCE S 89°15'34" E 670.73 FEET TO A POINT MARKING THE NORTHWEST CORNER OF THE SE ¼ OF THE NE ¼ OF SAID NW ¼;

THENCE S 0°25'08" W 331.88 FEET ALONG WESTERLY BOUNDARY OF SAID SE ¼ OF THE NE ¼ OF SAID NW ¼ TO A POINT;

THENCE S 89°15'40" E 669.72 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID SE ¼ OF THE NE ¼ OF SAID NW ¼;

THENCE S 0°35'40" W 331.85 FEET ALONG SAID EASTERLY BOUNDARY TO A POINT MARKING THE SOUTHEAST CORNER OF SAID SE ¼ OF THE NE ¼ OF SAID NW ¼;

THENCE S 89°15'45" E 1331.94 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SW ¼ OF THE NE ¼ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION 10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.

Parcel VI:

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

THE WEST ½ OF THE NW ¼; THE NORTH ½ OF THE NE ¼ OF SAID NW ¼; AND THE NORTH ½ OF THE SE ¼ OF THE NE ¼ OF SAID NW ¼, EXCEPTING THEREFROM A PARCEL OF LAND IN THE SAID NE ¼ OF THE NW ¼, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ALSO BEING THE INTERSECTION OF SOUTH CLOVERDALE ROAD AND WEST BARKER ROAD, ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°15'22" E 2384.92 FEET ALONG THE NORTH BOUNDARY OF SAID NW ¼ OF SECTION 10, TO A POINT;

THENCE S 0°35'43" W (FORMERLY S 0°36'05" W) 25.00 FEET TO A POINT;

THENCE N 89°15'22" W (FORMERLY N 89°15'00" W) 220.00 FEET TO A POINT;

THENCE S 0°35'43" W (FORMERLY S 0°36'05" W) 125.00 FEET TO A POINT;

THENCE S 44°24'17" E (FORMERLY S 44°23'55" E) 230.00 FEET TO A POINT;

THENCE S 44°44'34" E (FORMERLY S 44°44'12" E) 209.42 FEET TO A POINT;

THENCE S 13°55'16" E (FORMERLY S 13°54'54" E) 352.72 FEET TO A POINT;

THENCE S 89°24'17" E 100.01 FEET (FORMERLY S 89°23'55" E 100.00 FEET) TO A POINT ON THE EASTERLY BOUNDARY OF THE NE ¼ OF THE NW ¼;

THENCE S 0°35'40" W 195.56 FEET ALONG THE SAID EASTERLY BOUNDARY TO A POINT;

THENCE N 89°15'40" W 669.72 FEET TO A POINT;

THENCE N 0°25'08" E 331.88 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THE NW ¼ OF THE NE ¼ OF THE NW ¼;

THENCE N 89°15'34" W 670.73 FEET ALONG THE SOUTH BOUNDARY OF SAID NW ¼ OF THE NE ¼ OF THE NW ¼ TO A POINT MARKING THE SOUTHWEST CORNER OF SAID NW ¼ OF THE NE ¼ OF THE NW ¼;

THENCE S 0°14'37" W 1991.43 FEET ALONG THE EASTERLY BOUNDARY OF THE W ½ OF THE SAID NW ¼ TO A POINT MARKING THE SE CORNER OF THE SW1/4 OF THE NW1/4;

THENCE N 89°16'07" W 1328.91 FEET ALONG THE SOUTH BOUNDARY OF SAID SW ¼ OF THE NW ¼ TO A POINT MARKING THE SOUTHWEST CORNER OF SAID NW ¼, ALSO SAID POINT BEING ON THE CENTERLINE OF SOUTH CLOVERDALE ROAD;

THENCE N 0°26'57" E 2655.46 FEET ALONG THE WEST BOUNDARY OF SAID NW ¼ TO A POINT BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION 10 BEARING SOUTH 89°15'22" EAST.

Parcel VII:

A PARCEL OF PROPERTY BEING IN SECTIONS 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA AND ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS: A PORTION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 10, , BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ALSO BEING THE INTERSECTION OF SOUTH CLOVERDALE ROAD AND WEST BARKER ROAD, THENCE S 89°15'22" E 2384.92 FEET ALONG THE NORTH BOUNDARY OF THE NW ¼ OF SAID SECTION 10 TO A POINT, ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°15'22" E (FORMERLY S 89°15'00" E) 280.00 FEET ALONG THE SAID NORTH BOUNDARY TO A POINT MARKING THE NORTHEAST CORNER OF THE SAID NW 1/4;

THENCE S 0°35'40" W (FORMERLY S 0°36'05" W) 800.00 FEET ALONG THE EASTERLY BOUNDARY OF THE SAID NW ¼ TO A POINT;

**THENCE N 89°24'17"W 100.01 FEET (FORMERLY N 89°23'55" W 100.00 FEET);
THENCE N 13°55'16" W (FORMERLY N 13°54'54" W) 352.72 FEET;
THENCE N 44°44'34" W (FORMERLY N 44°44'12" W) 209.42 FEET;
THENCE N 44°24'17" W (FORMERLY N 44°23'55" W) 230.00 FEET;
THENCE N 00°35'43" E (FORMERLY N 0°36'05" E) 125.00 FEET;
THENCE S 89°15'22" E (FORMERLY S 89°15'00" E) 220.00 FEET;
THENCE N 0°35'43" E (FORMERLY N 0°36'05" E) 25.00 FEET TO THE POINT OF
BEGINNING;**

**BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION
10 BEARING SOUTH 89°15'22" EAST.**

RECEIVED

OCT 25 2016

DEPARTMENT OF
WATER RESOURCES

SPECIAL WARRANTY DEED

Alliance Title & Escrow Corp. Order Nos.: 287413 and 287449

FOR VALUE RECEIVED

ARTHUR SIDNEY ANDERSON and ANDERSON ENTERPRISES, an Idaho general partnership, (collectively, the "Grantors"), do hereby convey and specially warrant unto:

ID SOLAR 1, LLC, a Delaware limited liability company ("Grantee"), whose current address is

800 Brickell Avenue, Suite 1100
Miami, Florida 33131

those certain premises, in Ada County, Idaho, described on Exhibit A, which is attached hereto and is incorporated herein by this reference.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

BUT RESERVING to the Grantors (i) any and all subsurface rights and interests of Grantors in and to any oil, gas, hydrocarbons, other minerals, and geothermal rights (the "Mineral Rights"), and (ii) all Kuna City sewer credits (the "EDUs") that were formerly appurtenant to the premises; provided, however, that such reservation shall not include, and Grantors hereby disclaim, waive and release, any rights to enter, access or use the surface of the premises to explore for, extract or produce the minerals or to otherwise exploit such Mineral Rights or to use the EDUs.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that Grantors are the owners in fee simple of said premises; that the premises are free from all liens, claims and encumbrances created or suffered by Grantors, excepting those as set forth on Exhibit B, which is attached hereto and incorporated herein by this reference, and excepting those of record, and that Grantors will warrant and defend the same from all lawful claims of or through Grantors, but none other.

[Signature Page Follows]

Dated: October 26, 2015.

GRANTORS:

ANDERSON ENTERPRISES, an Idaho general partnership

By: Boyd Anderson
Boyd Anderson, Managing Partner

Arthur Sidney Anderson
Arthur Sidney Anderson, individually

STATE OF IDAHO)
COUNTY OF ADA)

On this 26 day of October, 2015, before me, a Notary Public in and for said state, personally appeared Boyd Anderson, known or identified to me to be the Managing Partner of Anderson Enterprises, an Idaho general partnership, who subscribed his name to the instrument, and acknowledged to me that he executed the instrument in the name of the general partnership.

Witness my hand and official seal.



Erin A. Dixon
Notary Public

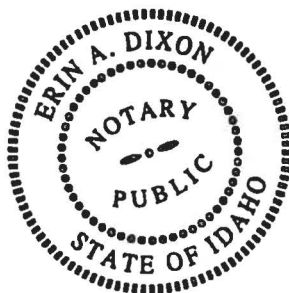
Residing at Emmett, ID

My commission expires: 01-06-18

STATE OF IDAHO)
COUNTY OF ADA)

On this 26 day of October, 2015, before me, a Notary Public in and for said state, personally appeared Arthur Sidney Anderson, known or identified to me to be the person whose name is subscribed to the instrument, and acknowledged to me that he executed the same.

Witness my hand and official seal.



Erin A. Dixon
Notary Public

Residing at Emmett, ID

My commission expires: 01-06-18

Exhibit A

Parcel I

A PARCEL OF PROPERTY BEING IN SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS: THAT PORTION OF SAID SECTION 3 BEING THE SW $\frac{1}{4}$ AND SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, LYING SOUTHERLY OF THE UNION PACIFIC RAILROAD (UPRR), EXCEPTING THE SW $\frac{1}{4}$, OF THE SW $\frac{1}{4}$ OF THE SAID SW $\frac{1}{4}$, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, ALSO BEING THE INTERSECTION OF SOUTH CLOVERDALE ROAD AND WEST BARKER ROAD, THENCE N 0°47'26" W 663.35 FEET ALONG THE WESTERLY BOUNDARY OF THE SW $\frac{1}{4}$ OF SAID SECTION TO A POINT MARKING THE NORTHWEST CORNER OF THE SW $\frac{1}{4}$ OF THE SAID SW $\frac{1}{4}$, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 0°47'26" W 1300.45 FEET ALONG THE WESTERLY BOUNDARY OF SAID SW $\frac{1}{4}$ TO A POINT OF A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY FOR THE UNION PACIFIC RAILROAD (UPRR);

THENCE ALONG SAID UPRR RIGHT-OF-WAY 1935.24 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 8694.37 FEET, THROUGH A CENTRAL ANGLE OF 12°45'12", WITH A CHORD OF 1931.25 FEET BEARING S 70°17'35" E TO A POINT;

THENCE CONTINUING ALONG SAID UPRR RIGHT-OF-WAY S 76°40'11" E 2254.67 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$;

THENCE S 0°49'15" E 844.39 FEET ALONG SAID EASTERLY BOUNDARY TO A POINT MARKING THE SOUTHEAST CORNER OF SAID SW $\frac{1}{4}$, OF THE SE $\frac{1}{4}$;

THENCE N 89°15'42" W 1332.47 FEET ALONG THE SOUTH BOUNDARY OF SAID SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID SW $\frac{1}{4}$ OF SECTION 3;

THENCE N 89°15'22" W 2005.23 FEET ALONG THE SOUTH BOUNDARY OF SAID SW $\frac{1}{4}$, TO A POINT MARKING THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SW $\frac{1}{4}$;

THENCE N 0°30'53" W 663.59 FEET ALONG THE EAST BOUNDARY OF SAID SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SW $\frac{1}{4}$ TO A POINT MARKING THE NE CORNER OF THE SAID SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$;

THENCE N 89°17'03" W 662.88 FEET ALONG THE NORTH BOUNDARY OF SAID SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

**BASIS OF BEARING IS THE SOUTH BOUNDARY OF THE SW1/4 OF SECTION 3,
T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°15'22" E.**

Parcel II

**A PARCEL OF PROPERTY BEING IN SECTION 11, TOWNSHIP 1 NORTH,
RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND
GENERALLY DESCRIBED AS: THE SOUTHWEST ¼ OF THE NORTHWEST ¼
OF SAID SECTION 11, AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11,
THENCE N 0°40'10" E 2657.70 FEET ALONG THE WESTERLY BOUNDARY OF
THE SW ¼ OF SAID SECTION TO A POINT MARKING THE SOUTHWEST
CORNER OF THE SW ¼ OF THE NW ¼ OF SAID SECTION, AND ALSO BEING
THE POINT OF BEGINNING OF THIS DESCRIPTION;**

**THENCE N 0°38'21" E 1327.25 FEET ALONG THE WESTERLY BOUNDARY OF
SAID SW ¼ OF THE NW ¼ TO A POINT MARKING THE NORTHWEST
CORNER OF SAID SW ¼ OF THE NW ¼;**

**THENCE S 89°26'43" E 1313.53 FEET ALONG THE NORTH BOUNDARY OF SAID
SW ¼ OF THE NW ¼ TO A POINT MARKING THE NORTHEAST CORNER OF
SAID SW ¼ OF THE NW ¼;**

**THENCE S 0°31'55" W 1327.28 FEET ALONG THE EAST BOUNDARY OF SAID
SW ¼ OF THE NW ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF
THE SAID SW ¼ OF THE NW ¼;**

**THENCE N 89°26'37" W 1316.01 FEET ALONG THE SOUTH BOUNDARY OF
SAID SW ¼ OF THE NW ¼ TO THE REAL POINT OF BEGINNING OF THIS
DESCRIPTION;**

**BASIS OF BEARING IS THE WEST BOUNDARY OF THE NW ¼ OF SECTION 11,
T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING N 0°38'21" E.**

Parcel III

**A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH,
RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND
GENERALLY DESCRIBED AS:**

**THE NW ¼ OF THE NE ¼ OF SAID SECTION 10, EXCEPT FOR A PARCEL OF
PROPERTY BEING 217.8 FEET EAST-WEST AND 200 FEET NORTH SOUTH
WHOSE SOUTHWEST CORNER IS SET 407.0 FEET NORTH OF THE
SOUTHWEST CORNER OF SAID NW ¼ OF THE NE ¼ AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10,
THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF SAID
NW ¼ TO A POINT MARKING THE NORTHWEST CORNER OF THE NW ¼ OF
THE NE ¼ OF SAID SECTION, AND ALSO BEING THE POINT OF BEGINNING
OF THIS DESCRIPTION;

THENCE S 89°15'42" E 1332.47 FEET ALONG THE NORTH BOUNDARY OF SAID
NW ¼ OF THE NE ¼ TO A POINT MARKING THE NORTHEAST CORNER OF
SAID NW ¼ OF THE NE ¼;

THENCE S 0°37'01" W 1327.39 FEET ALONG THE EAST BOUNDARY OF SAID
NW ¼ OF THE NE ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF
THE SAID NW ¼ OF THE NE ¼;

THENCE N 89°15'45" W 1331.94 FEET ALONG THE SOUTH BOUNDARY OF
SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE SOUTHWEST CORNER
OF SAID NW ¼ OF THE NE ¼;

THENCE N 0°35'40" E 407.00 FEET ALONG THE WESTERLY BOUNDARY OF
SAID NW ¼ OF THE NE ¼ TO A POINT;

THENCE S 89°24'20" E (FORMERLY EAST) 217.80 FEET TO A POINT;

THENCE N 0°35'40" E (FORMERLY NORTH) 200.00 FEET TO A POINT;

THENCE N 89°24'20" W (FORMERLY WEST) 217.80 FEET TO A POINT ON THE
WESTERLY BOUNDARY OF SAID NW ¼ OF THE NE ¼;

THENCE N 0°35'40" E 720.41 FEET ALONG THE SAID WESTERLY BOUNDARY
OF NW ¼ OF THE NE ¼ TO THE POINT OF BEGINNING OF THIS
DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION
10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.

Parcel IV

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH,
RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND
GENERALLY DESCRIBED AS:

THE N ¼ OF THE SE ¼ OF THE NE ¼ OF SAID SECTION 10, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10,
THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF NW
¼ OF SAID SECTION TO A POINT MARKING THE NORTHEAST CORNER OF
SAID NW ¼; THENCE S 89°15'42" E 1332.47 FEET ALONG THE NORTH
BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE

NORTHEAST CORNER OF SAID NW ¼ OF THE NE ¼; THENCE S 0°37'01" W 1327.39 FEET ALONG THE EAST BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID NW ¼ OF THE NE ¼, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°15'42" E 1331.99 FEET ALONG THE NORTH BOUNDARY OF SAID SE ¼ OF THE NE ¼ TO A POINT MARKING THE NORTHEAST CORNER OF SAID SE ¼ OF THE NE ¼;

THENCE S 0°38'21" W 663.66 FEET ALONG THE EASTERLY BOUNDARY OF SAID SE ¼ OF THE NE ¼ TO A POINT;

THENCE N 89°15'45" W 1331.77 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID SE ¼ OF THE NE ¼;

THENCE N 0°37'11" E 663.68 FEET ALONG THE SAID WESTERLY BOUNDARY OF SE ¼ OF THE NE ¼ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION 10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.

EXHIBIT 'A'

ID SOLAR 1

LEGAL DESCRIPTION FOR PARCEL A-V DIVISION – EAST PARCEL, '2'

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

THE SOUTH ¼ OF THE SOUTHEAST QUARTER ¼ OF THE NORTH EAST ¼ ; AND A PORTION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 10, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF SAID NW ¼ TO A POINT MARKING THE NORTHEAST CORNER OF THE SAID NW ¼; THENCE S 0°35'40" E 1327.41 FEET ALONG THE EAST BOUNDARY OF THE NE ¼ OF THE NW ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF SAID NE ¼ OF THE NW ¼; THENCE S 89°15'45" E 106.02 FEET ALONG THE NORTH BOUNDARY OF SAID SW ¼ OF THE NE ¼ TO A POINT, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°15'45" E 1225.92 FEET ALONG THE NORTH BOUNDARY OF SAID SW ¼ OF THE NE ¼ TO A POINT ON THE EASTERLY BOUNDARY OF SAID SW ¼ OF THE NE ¼;

THENCE S 0°37'11" W 663.68 FEET ALONG THE EASTERLY BOUNDARY OF THE SW ¼ OF THE SAID NE ¼ TO A POINT;

THENCE S 89°15'45" E 1331.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID SE ¼ OF THE NE ¼;

THENCE S 0°38'21" W 663.59 FEET ALONG THE SAID EASTERLY BOUNDARY TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID SE ¼ OF THE NE ¼;

THENCE N 89°15'59" W 2268.90 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID NE ¼ TO A POINT;

THENCE N 3°00'35" E 946.00 FEET A TO A POINT;

THENCE N 39°58'23" W 504.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

SAID PARCEL CONTAINS 49.516 ACRES MORE OR LESS.

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION 10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.



EXHIBIT 'A'

ID SOLAR 1

LEGAL DESCRIPTION FOR PARCEL A-V DIVISION – WEST PARCEL, '1'

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$; THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; THE SOUTH $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, AND THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 10, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF SAID NW $\frac{1}{4}$ TO A POINT MARKING THE NORTHEAST CORNER OF THE SAID NW $\frac{1}{4}$; THENCE S 0°35'40" E 1327.41 FEET ALONG THE EAST BOUNDARY OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ TO A POINT MARKING THE SOUTHEAST CORNER OF SAID NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$; THENCE S 89°15'45" E 106.02 FEET ALONG THE NORTH BOUNDARY OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ TO A POINT, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 39°58'18" E 504.14 FEET TO A POINT;

THENCE S 3°00'35" W 946.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, SAID SECTION 10;

THENCE N 89°15'59" W 394.00 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID NE $\frac{1}{4}$ TO A POINT MARKING THE SOUTHWEST CORNER OF SAID NE $\frac{1}{4}$;

THENCE N 89°16'07" W 1329.28 FEET ALONG THE SOUTHERLY BOUNDARY OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ TO A POINT MARKING THE SOUTHWEST CORNER OF SAID SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$;

THENCE N 0°14'37" E 1991.43 FEET ALONG THE WESTERLY BOUNDARY OF THE EAST $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ TO A POINT MARKING THE NORTHWEST CORNER OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID NW $\frac{1}{4}$ OF SECTION 10;

THENCE S 89°15'34" E 670.73 FEET ALONG THE NORTH BOUNDARY OF SAID SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ TO A POINT MARKING THE NORTHWEST CORNER OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID NW $\frac{1}{4}$;

THENCE S 0°25'08" W 331.88 FEET ALONG WESTERLY BOUNDARY OF SAID SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID NW $\frac{1}{4}$ TO A POINT;

THENCE S 89°15'40" E 669.72 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID NW $\frac{1}{4}$;

THENCE S 0°35'40" W 331.85 FEET ALONG SAID EASTERLY BOUNDARY TO A POINT MARKING THE SOUTHEAST CORNER OF SAID SE ¼ OF THE NE ¼ OF SAID NW ¼;

THENCE S 89°15'45" E 106.02 FEET ALONG SAID NORTHERLY BOUNDARY OF THE SW ¼ OF THE NE ¼ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

SAID PARCEL CONTAINS 67.288 ACRES MORE OR LESS.

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION 10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.



Parcel VI:

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

THE WEST ½ OF THE NW ¼; THE NORTH ½ OF THE NE ¼ OF SAID NW ¼; AND THE NORTH ½ OF THE SE ¼ OF THE NE ¼ OF SAID NW ¼, EXCEPTING THEREFROM A PARCEL OF LAND IN THE SAID NE ¼ OF THE NW ¼, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ALSO BEING THE INTERSECTION OF SOUTH CLOVERDALE ROAD AND WEST BARKER ROAD, ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°15'22" E 2384.92 FEET ALONG THE NORTH BOUNDARY OF SAID NW ¼ OF SECTION 10, TO A POINT;

THENCE S 0°35'43" W (FORMERLY S 0°36'05" W) 25.00 FEET TO A POINT;

THENCE N 89°15'22" W (FORMERLY N 89°15'00" W) 220.00 FEET TO A POINT;

THENCE S 0°35'43" W (FORMERLY S 0°36'05" W) 125.00 FEET TO A POINT;

THENCE S 44°24'17" E (FORMERLY S 44°23'55" E) 230.00 FEET TO A POINT;

THENCE S 44°44'34" E (FORMERLY S 44°44'12" E) 209.42 FEET TO A POINT;

THENCE S 13°55'16" E (FORMERLY S 13°54'54" E) 352.72 FEET TO A POINT;

THENCE S 89°24'17" E 100.01 FEET (FORMERLY S 89°23'55" E 100.00 FEET) TO A POINT ON THE EASTERLY BOUNDARY OF THE NE ¼ OF THE NW ¼;

[Space intentionally left blank]

THENCE S 0°35'40" W 195.56 FEET ALONG THE SAID EASTERLY BOUNDARY TO A POINT;

THENCE N 89°15'40" W 669.72 FEET TO A POINT;

THENCE N 0°25'08" E 331.88 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THE NW ¼ OF THE NE ¼ OF THE NW ¼;

THENCE N 89°15'34" W 670.73 FEET ALONG THE SOUTH BOUNDARY OF SAID NW ¼ OF THE NE ¼ OF THE NW ¼ TO A POINT MARKING THE SOUTHWEST CORNER OF SAID NW ¼ OF THE NE ¼ OF THE NW ¼;

THENCE S 0°14'37" W 1991.43 FEET ALONG THE EASTERLY BOUNDARY OF THE W ½ OF THE SAID NW ¼ TO A POINT MARKING THE SE CORNER OF THE SW1/4 OF THE NW1/4;

THENCE N 89°16'07" W 1328.91 FEET ALONG THE SOUTH BOUNDARY OF SAID SW ¼ OF THE NW ¼ TO A POINT MARKING THE SOUTHWEST CORNER OF SAID NW ¼, ALSO SAID POINT BEING ON THE CENTERLINE OF SOUTH CLOVERDALE ROAD;

THENCE N 0°26'57" E 2655.46 FEET ALONG THE WEST BOUNDARY OF SAID NW ¼ TO A POINT BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION 10 BEARING SOUTH 89°15'22" EAST.

Parcel VII:

A PARCEL OF PROPERTY BEING IN SECTIONS 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA AND ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS: A PORTION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 10, , BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ALSO BEING THE INTERSECTION OF SOUTH CLOVERDALE ROAD AND WEST BARKER ROAD, THENCE S 89°15'22" E 2384.92 FEET ALONG THE NORTH BOUNDARY OF THE NW ¼ OF SAID SECTION 10 TO A POINT, ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°15'22" E (FORMERLY S 89°15'00" E) 280.00 FEET ALONG THE SAID NORTH BOUNDARY TO A POINT MARKING THE NORTHEAST CORNER OF THE SAID NW 1/4;

THENCE S 0°35'40" W (FORMERLY S 0°36'05" W) 800.00 FEET ALONG THE EASTERLY BOUNDARY OF THE SAID NW ¼ TO A POINT;

**THENCE N 89°24'17"W 100.01 FEET (FORMERLY N 89°23'55" W 100.00 FEET);
THENCE N 13°55'16" W (FORMERLY N 13°54'54" W) 352.72 FEET;
THENCE N 44°44'34" W (FORMERLY N 44°44'12" W) 209.42 FEET;
THENCE N 44°24'17" W (FORMERLY N 44°23'55" W) 230.00 FEET;
THENCE N 00°35'43" E (FORMERLY N 0°36'05" E) 125.00 FEET;
THENCE S 89°15'22" E (FORMERLY S 89°15'00" E) 220.00 FEET;
THENCE N 0°35'43" E (FORMERLY N 0°36'05" E) 25.00 FEET TO THE POINT OF
BEGINNING;**

**BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION
10 BEARING SOUTH 89°15'22" EAST.**

EXHIBIT B

EXISTING ENCUMBRANCES

1. Taxes, including any assessments collected therewith, for the year 2015 which are a lien not yet due and payable.
2. Taxes which may be assessed and extended on any subsequent roll for the tax year 2015, with respect to new improvements and the first occupancy of subject premises during 2015, which may not be included on the regular assessment roll and which are a lien not yet due or payable.
3. The rights of others to the unobstructed flow of the water of Sand Creek and Indian Creek extending through the premises. NOTE: Any stream alteration is protected by the Idaho Stream Channel Protection Act and the Idaho Department of Water Resources should be consulted relating to the above referenced rivers or creeks which cross the premises.
4. Right of the public in and to that portion of the premises lying within the right-of way of Cloverdale Road.
5. Right of the public in and to that portion of the premises lying within the right-of way of Barker Road.
6. Right of the public in and to that portion of the premises lying within the right-of way of Chiefs Farm Lane
7. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: January 24, 1956.
Instrument No.: 389181
Official Records: Ada County.
Affects: NW1/4 of Section 10
8. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: October 3, 1936.
Book: 6 of Patents at Page: 413
Official Records: Ada County.
Affects: W1/2NE1/4 and SE1/4NE1/4 of Section 10
9. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: October 22, 1962
Instrument No.: 540619
Affects: Parcel VI
10. Reservation of one-half (1/2) oil, gas, and/or other minerals, and, unless specifically excluded or waived, rights of surface access for the development or extraction thereof, and all other rights, title and interests reserved and excepted in deed:
In Favor of: Eva Lorena Howard and Floy M. Poe, Executrices of the Will of Lucy Florence Poe, deceased; Newman H. Clark, Executor of the Will of E. H. Poe, deceased; and Ed Natrass and Margaret Natrass, husband and wife
Recorded: June 20, 1967
Instrument No.: 666761
Affects: S1/2NW1/4 and NE1/4NW1/4 of Section 10 (Parcel VII and portions of Parcels V and VI)

11. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: October 6, 1972
Instrument No.: 822654
Affects: Parcels VI and VII
12. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: June 7, 1974
Instrument No.: 888367
Affects: Parcel VI

Amended Correction of Power Line Easement:
Recorded: August 28, 2006
Instrument No.: 106138692

Amended Correction of Power Line Correction Easement:
Recorded: October 23, 2006
Instrument No.: 106167464
13. Agreement and the terms and conditions contained therein
Between: H. John Hayes
And: Boyd W. Anderson
Purpose: Maintenance of private road (Barker Road extension)
Recorded: May 21, 1988
Instrument No.: 8826079
14. Agreement and the terms and conditions contained therein
Between: City of Kuna
And: Osprey Ridge Partners LLLP
Purpose: Development Agreement
Recorded: June 23, 2008
Instrument No.: 108073049
Re-recorded: July 8, 2008
Instrument No.: 108078451
15. Assignment of Sewer Connection Credits:
Recorded: November 21, 2012
Instrument No.: 112122866
Assignment of Sewer Connection Rights:
Recorded: September 6, 2013
Instrument No.: 113101686
16. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: May 20, 1914.
Book: 5 of Patents at Page: 101
Official Records: Ada County.
Affects: N 1/2 SW 1/4 of Section 3
17. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: October 5, 1914.
Book: 5 of Patents at Page: 150
Official Records: Ada County.

Affects: SW 1/4 SW 1/4 of Section 3

18. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: September 22, 1921.
Book: 6 of Patents at Page: 121
Official Records: Ada County.
Affects: SE 1/4 SW 1/4 and SW 1/4 SE 1/4 of Section 3
19. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: September 25, 2011.
Book: 2 of Patents at Page: 589
Official Records: Ada County.
Affects: SW 1/4 NW 1/4 of Section 11
and as amended by Patent No. 473986 to remove mineral reservations
20. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: August 5, 1960
Instrument No.: 484698
(Affects Parcel I)
21. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: Terry J. Nordstrom and Gayle L. Nordstrom
Purpose: Ingress and egress
Recorded: May 22, 1972
Instrument No.: 806885
(Affects: Parcel III)
22. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: October 6, 1972
Instrument No.: 822653
(Affects: Parcel III)
23. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: October 6, 1972
Instrument No.: 822654
(Affects: Parcel I)
24. Rights, interests or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Job Number 150516 for Boise City Solar
Dated: July 20, 2015 and last revised October 5, 2015
Prepared by: Briggs Engineering, Inc.
Fact(s):
 - a) Irrigation control boxes located in the Northwest corner of the NW1/4 of Section 10;
 - b) Overhead power lines and guy wire located outside easement in the Westerly portion of land;
 - c) Power pole with transformers at a portion of the West boundary of the NW1/4 of Section 10, without an apparent easement;

- d) Electrical meter and pump located in Southwest portion of the S1/2 of the NE1/4 of Section 10, without apparent easement;
- e) delineation of FEMA flood zone areas along creeks; and
- f) Rights of others in and to roads traversing the Easterly portion of the land, without an apparent easement.

Water Right
63-9937

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

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



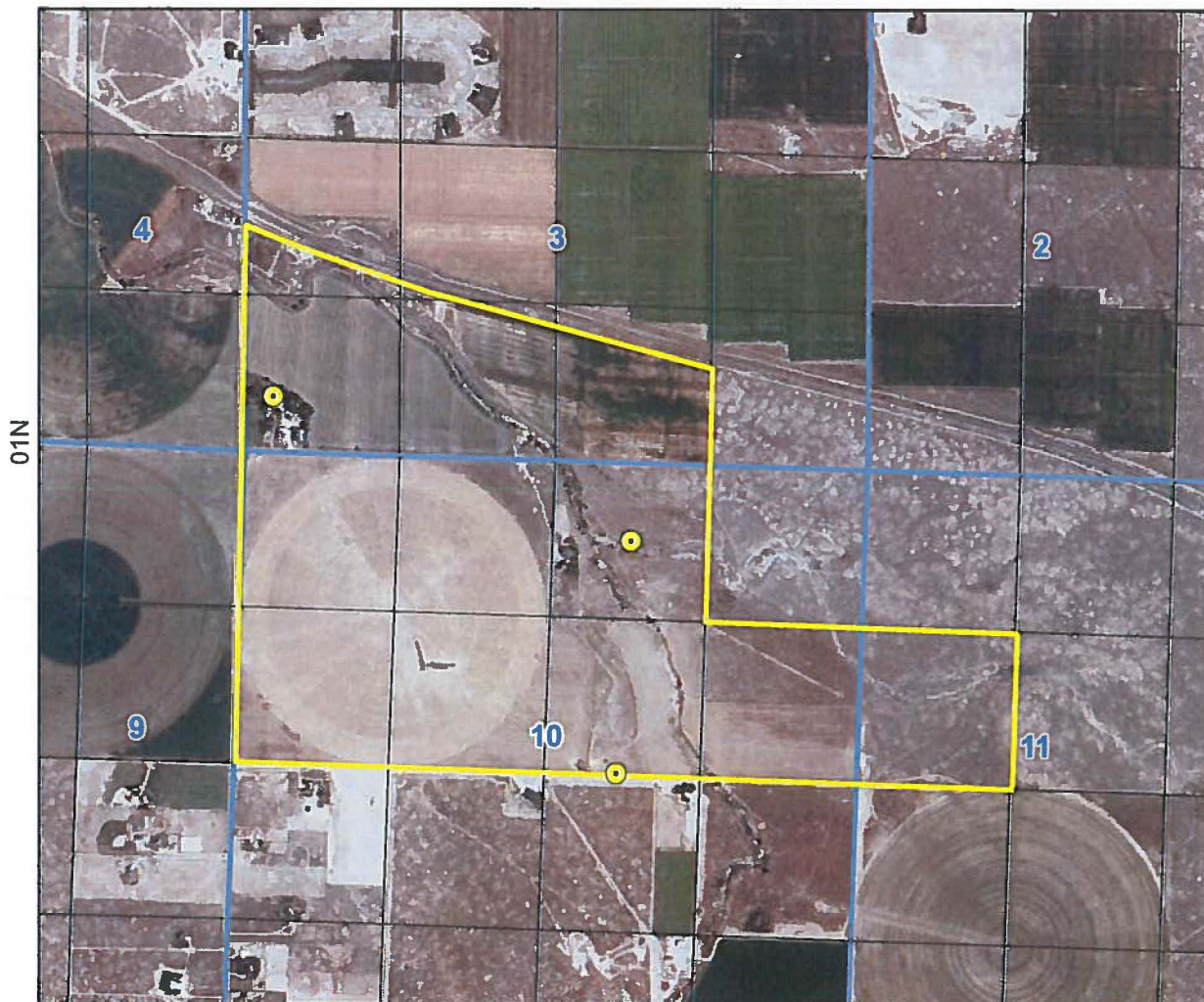
State of Idaho
Department of Water Resources

Water Right
63-11343

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

01E



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

0 0.175 0.35 0.7 Miles



State of Idaho
Department of Water Resources

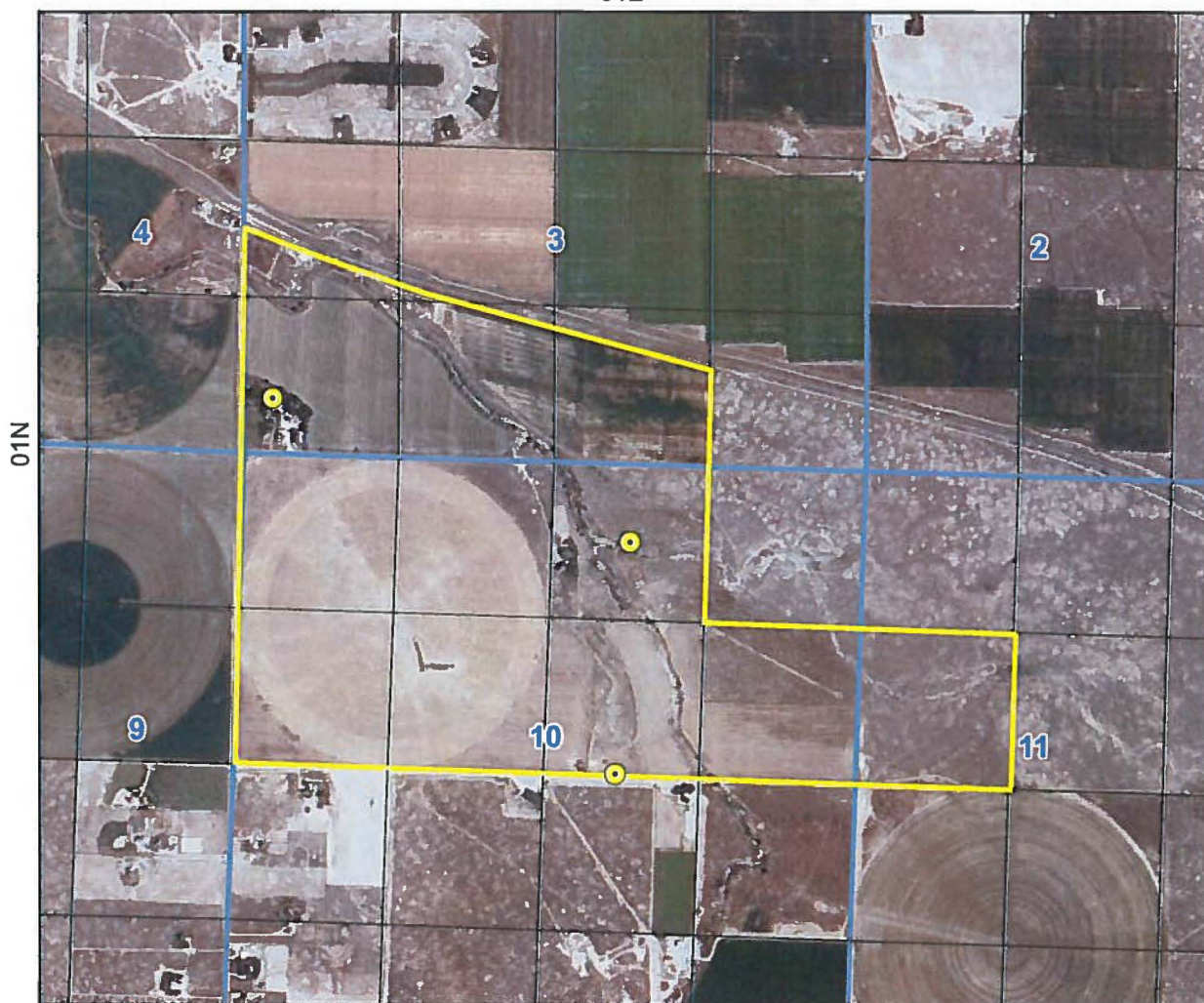
Water Right

63-33817

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

01E



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

0 0.175 0.35 0.7 Miles



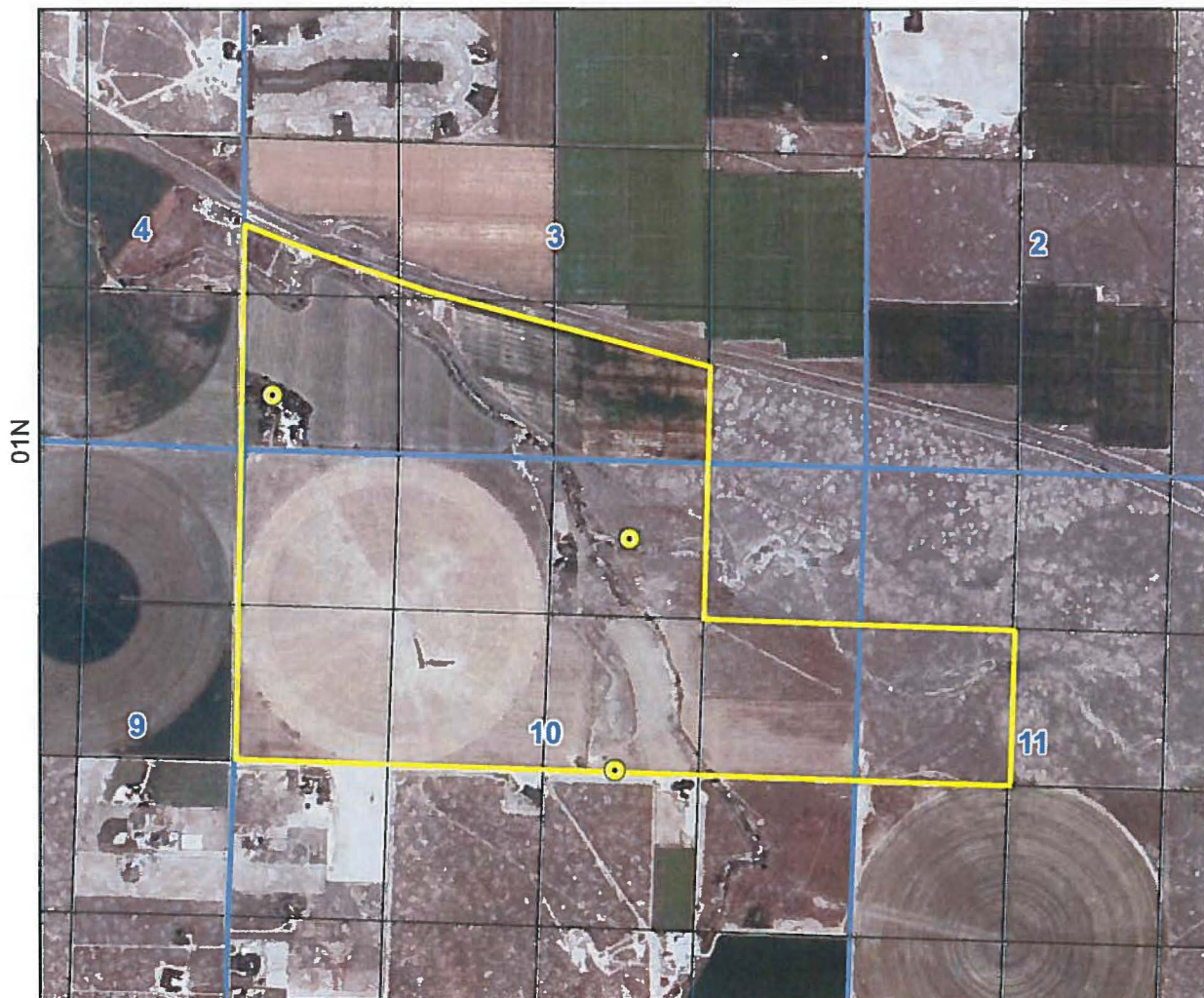
State of Idaho
Department of Water Resources

Water Right
63-33819

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

01E



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

0 0.175 0.35 0.7 Miles



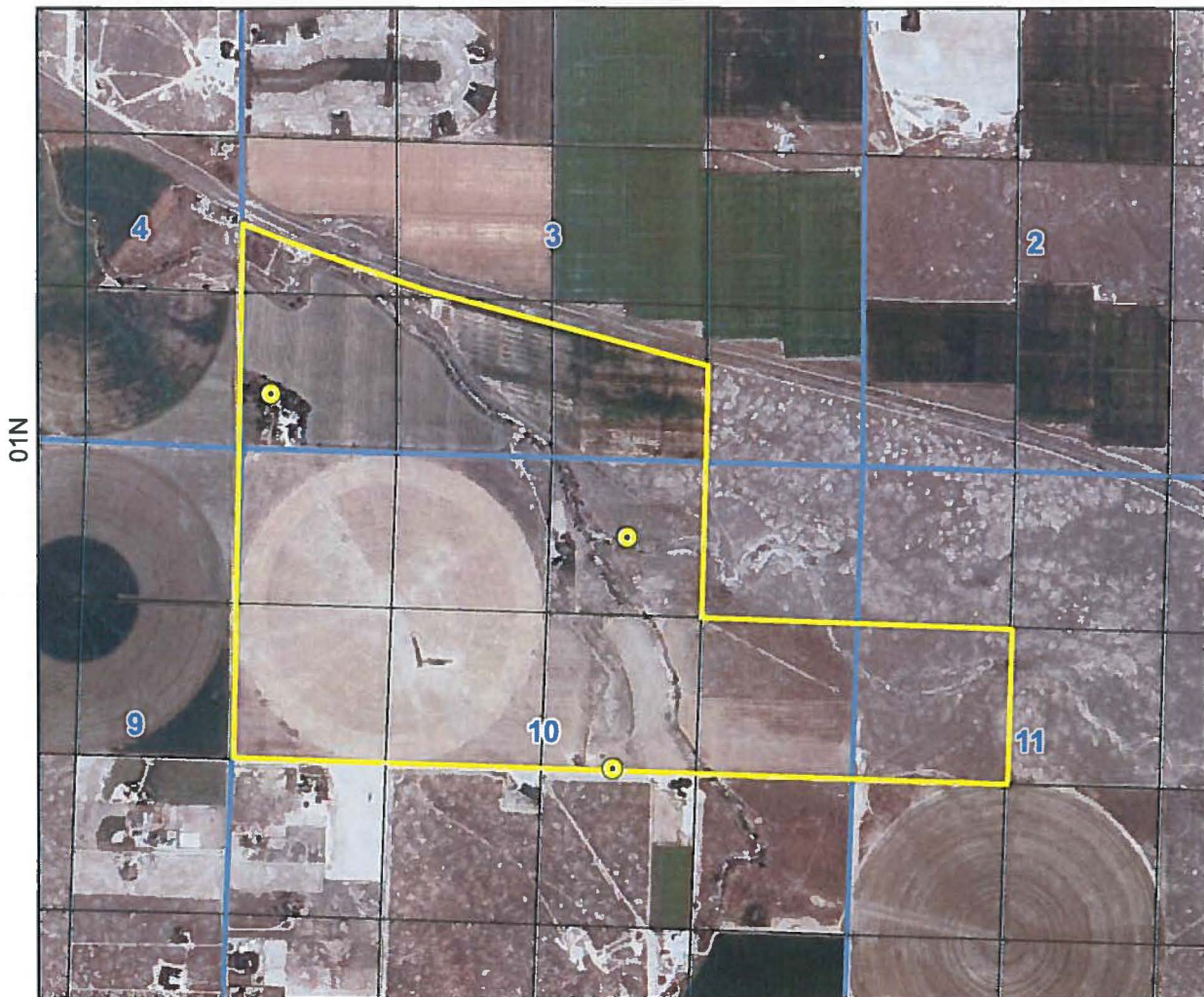
State of Idaho
Department of Water Resources

Water Right
63-33821

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

01E



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

0 0.175 0.35 0.7 Miles



State of Idaho
Department of Water Resources

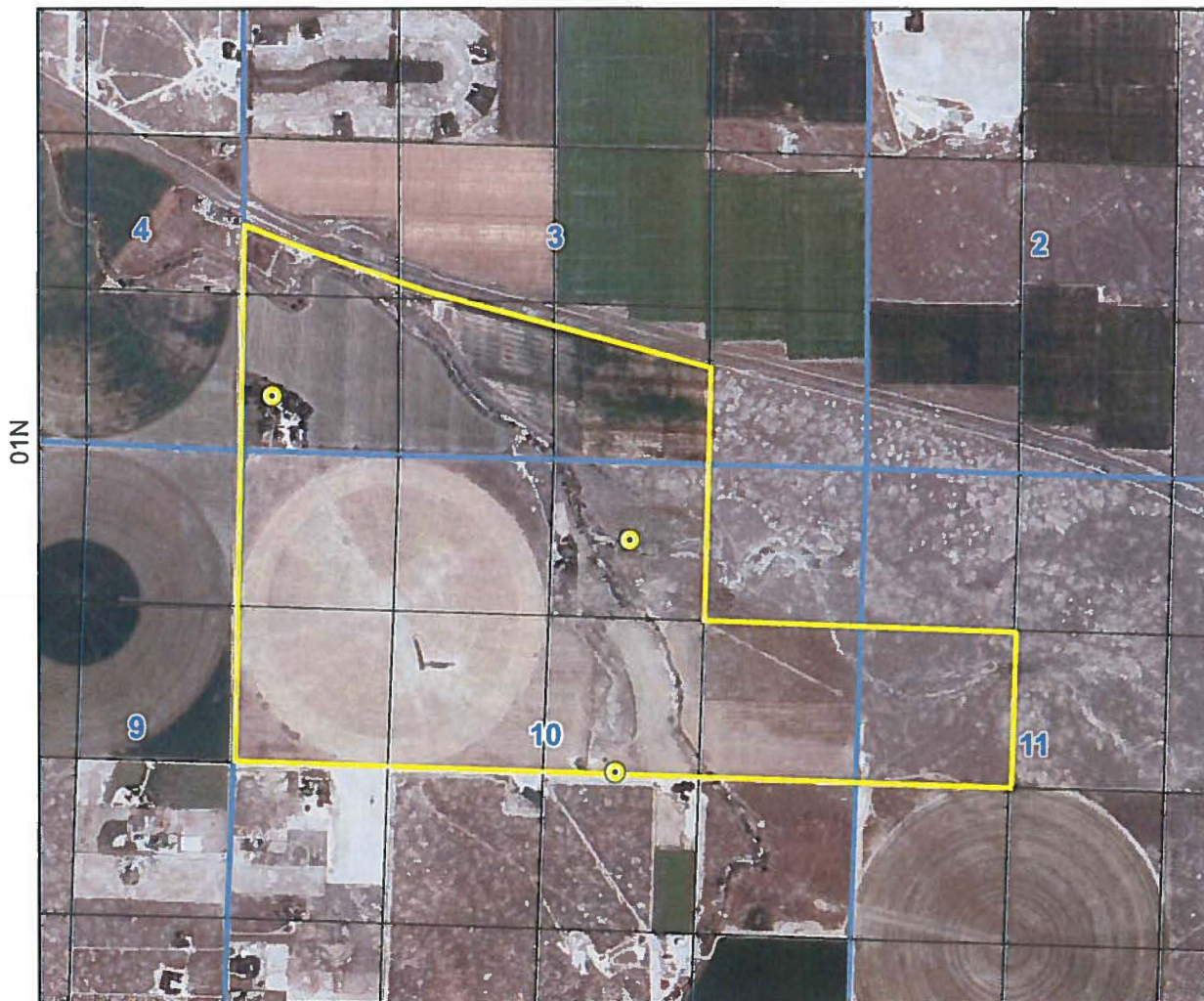
Water Right

63-33823

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

01E



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

0 0.175 0.35 0.7 Miles



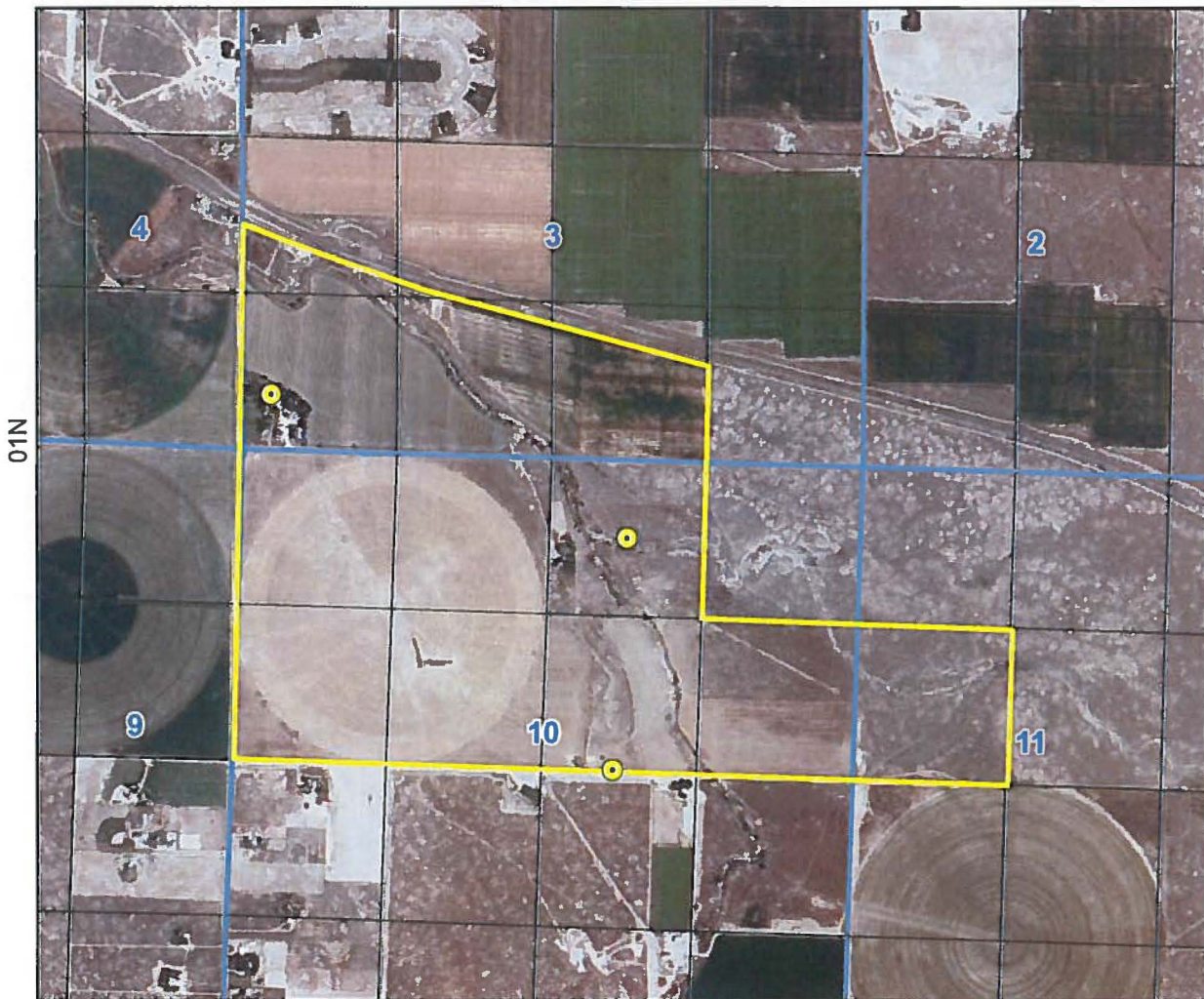
State of Idaho
Department of Water Resources

Water Right
63-33825

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

01E



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

0 0.175 0.35 0.7 Miles



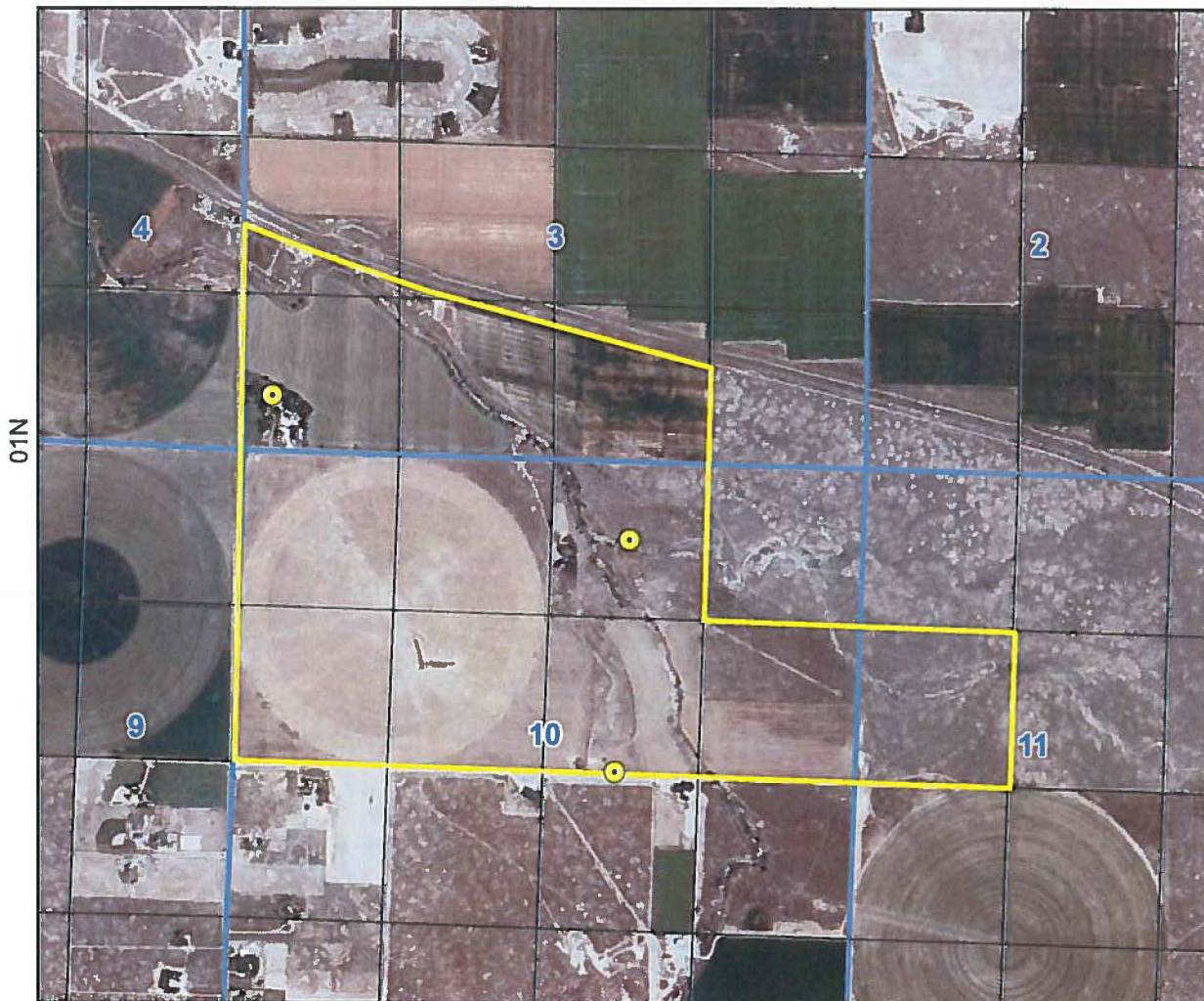
State of Idaho
Department of Water Resources

Water Right
63-33827

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

01E



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

0 0.175 0.35 0.7 Miles



State of Idaho
Department of Water Resources

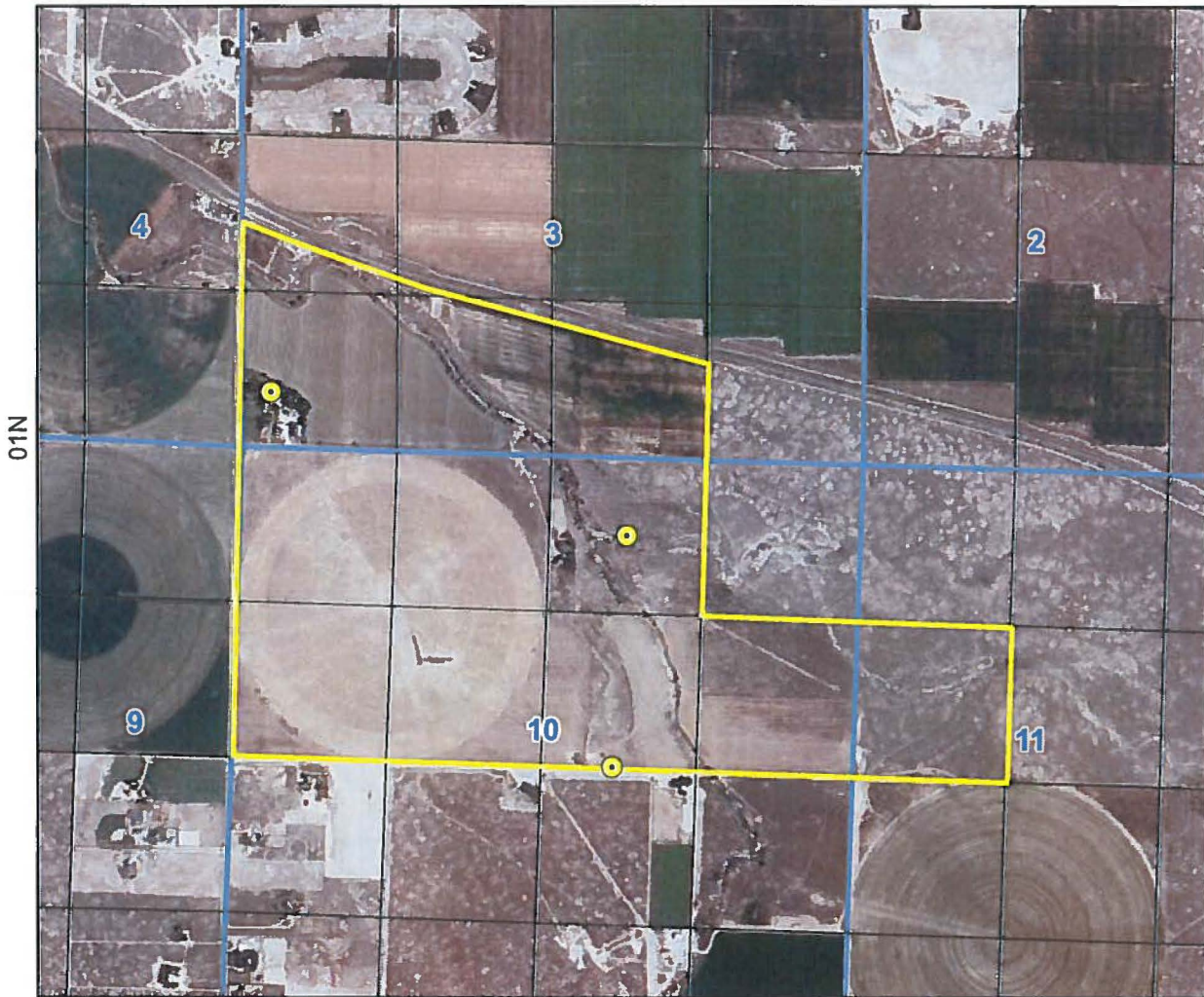
Water Right

63-33829

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

01E



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

0 0.175 0.35 0.7 Miles



State of Idaho
Department of Water Resources

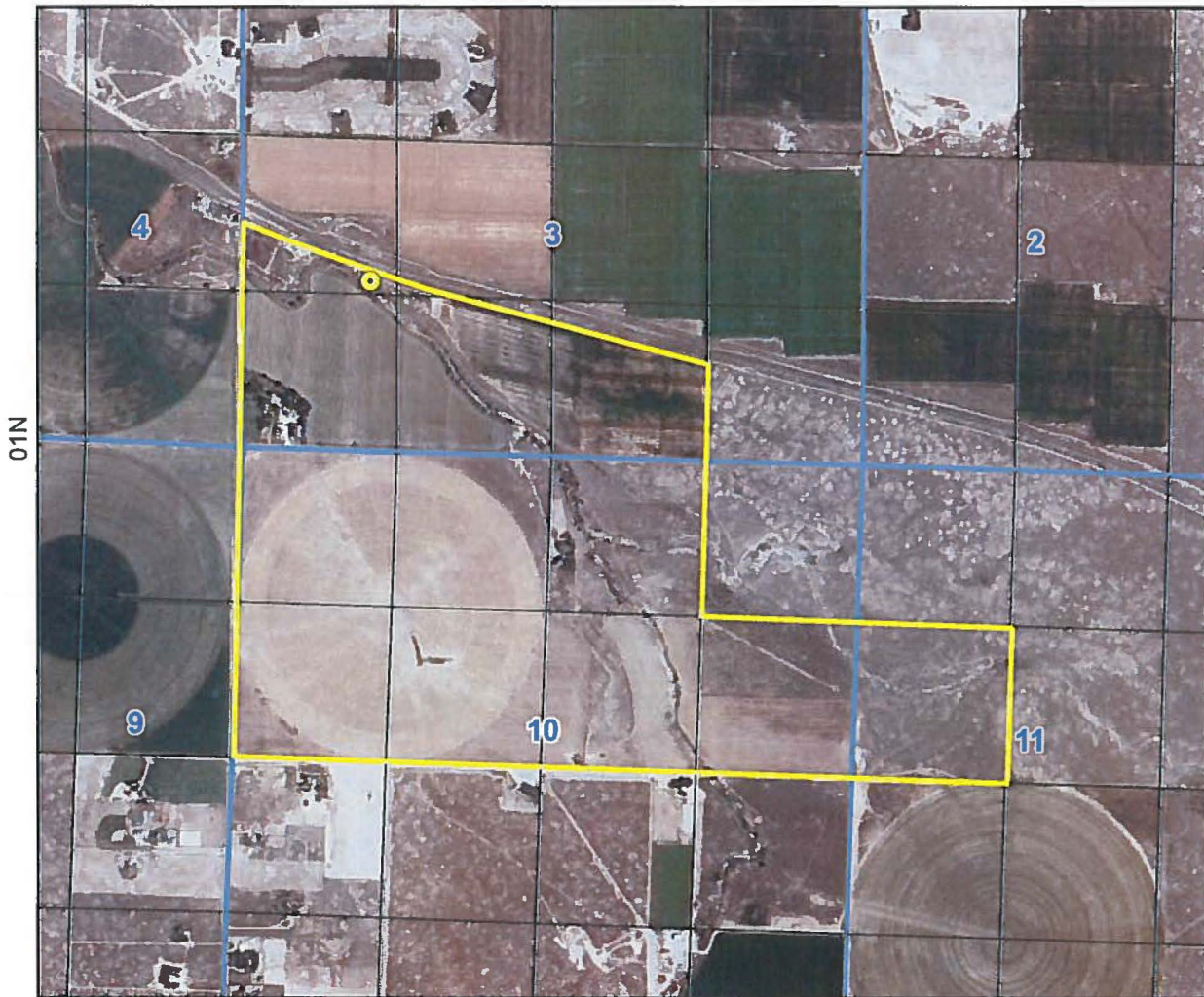
Water Right

63-33831

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

01E



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

0 0.175 0.35 0.7 Miles

