Form 42-248/42-1409(6) Rev. 1/15

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
SEP 12 2016
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?
35-13272 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-14001 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-14004 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: PEP, L.L.C. and Reid Stewart
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Global AG Properties II USA LLC, a Delaware limited liability company c/o Westchester Group Investment Management, Inc.
   New owner(s) as listed on the conveyance document — Name connector ☐ and ☐ or ☐ and/or

   2004 Fox Drive (Mailing address) | Champaign (City) | IL (State) | 61820 (ZIP)

   217-352-6000 (Telephone) | cfisher@wgimglobal.com (Email)

4. If the water rights and/or adjudication claims were split, how did the division occur?
   - ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
   - ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: May 27, 2016.

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.

     SUPPORT DATA IN FILE # 35-13272
   - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
   - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: _____ (Signature of new owner/claimant) | VP, WGIM (Title, if applicable) | 9/1/16 (Date)

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

For IDWR Office Use Only:

Receipted by SC Date 9/16/16 Receipt No. E042450 Receipt Amt. 15.00

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 JB Processed by JB Date 9/19/2016

When recorded return to:

Carolyn Fisher
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

PTC 587140
ATT 301121

Instrument # 676619
BINGHAM COUNTY, IDAHO
2016-05-26 10:52:05 AM No. of Pages: 12
Recorded for: PIONEER TITLE CO OF BONNEVILLE
PAMELA W. ECKHARDT Fee: $43.00
Ex-Officio Recorder Deputy JPulley
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED, PEP, L.L.C., an Idaho limited liability company (*"Grantor"*) hereby grants, bargains, sells and conveys unto GLOBAL AG PROPERTIES II USA LLC, a Delaware limited liability company (*"Grantee"*), the real property located in Bingham 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, that the premises are free from all encumbrances, except for the Permitted Exceptions (as defined below) and that Grantor will forever warrant the title to said premises.

This conveyance is subject to the exceptions set out on Exhibit C attached hereto (which exceptions, together with the easements reserved in Exhibit A hereto, are referred to as the ***"Permitted Exceptions"***).

DATED as of May 24 2016.

Grantor

PEP, L.L.C., an Idaho limited liability company

By: _____
John Pratt, Member

STATE OF IDAHO)
:ss.
COUNTY OF Bonneville

On this 24th day of May, 2016, before me, personally appeared John Pratt, known or identified to me to be the person who executed the instrument on behalf of PEP, L.L.C., an Idaho limited liability company and acknowledged to me that such limited liability company 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)

NOTARY PUBLIC
LENORE J. KATRI
STATE OF IDAHO

NOTARY PUBLIC Residing at Idaho Falls, ID
Residing at: My Commission Expires 01-30-2021
Commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION

THE WEST HALF OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO; EXCEPTING THEREFROM, THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER.

THE SOUTHWEST ¼, THE WEST ½ OF THE SOUTHEAST ¼ AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO.

THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO.

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO.

THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO; EXCEPTING THEREFROM, A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

> COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32, MARKED BY A 1/2 INCH REBAR STAMPED LS 12223, SEE CORNER PERPETUATION INST. NO. 655597, THENCE SOUTH 00°32'52" WEST, ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 32, (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 598.42 FEET TO THE POINT OF BEGINNING.
>
> THENCE CONTINUING SOUTH 00°32'52" WEST, ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 32, A DISTANCE OF 778.00 FEET;
> THENCE SOUTH 89°27'08" EAST A DISTANCE OF 56.00 FEET;
> THENCE NORTH 00°32'52" EAST A DISTANCE OF 778.00 FEET;
> THENCE NORTH 89°27'08" WEST A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING.
> CONTAINING 1 ACRE MORE OF LESS..

THE NORTH HALF OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO.

THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO.

THE WEST HALF OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO.

RESERVING UNTO GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS THE FOLLOWING NON-EXCLUSIVE EASEMENTS:

(1) A 50 FOOT WIDE EASEMENT FOR PRIVATE INGRESS AND EGRESS, FUTURE INSTALLATION AND MAINTENANCE OF IRRIGATION BURIED MAINLINE, AND UTILITIES, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO. THE SIDELINES OF SAID EASEMENT BEING 25 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

> COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 28, MARKED BY A 1.5 INCH ALUMINUM CAP ATTACHED TO A 5/8 INCH REBAR, SEE CORNER PERPETUATION INST. NO. 607698, THENCE SOUTH 89°14'53" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 28, (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.
>
> THENCE NORTH 00°34'25" EAST, 25 FEET EAST AND PARALELL TO THE MERIDIONAL CENTERLINE OF SAID SECTION 28, A DISTANCE OF 2637.18 FEET TO A POINT ON THE LATITUDINAL CENTERLINE OF SAID SECTION 28;
>
> THENCE CONTINUING NORTH 00°34'25" EAST, 25 FEET EAST AND PARALLEL TO THE MERIDIONAL CENTERLINE OF SECTION 28, A DISTANCE OF 50.00 FEET TO THE POINT OF TERMINUS.

(2) A 50 FOOT WIDE EASEMENT FOR PRIVATE INGRESS AND EGRESS, FUTURE INSTALLATION AND MAINTENANCE OF IRRIGATION BURIED MAINLINE, AND UTILITIES, LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO. THE SIDELINES OF SAID EASEMENT BEING 25 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

> COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27, MARKED BY A 1.5 INCH ALUMINUM CAP ATTACHED TO A 5/8 INCH REBAR, SEE CORNER PERPETUATION INST. NO. 607703, THENCE SOUTH 00°34'51" WEST, ALONG THE MERIDIONAL CENTERLINE OF SAID

SECTION 27, (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 1270.48 FEET; THENCE NORTH 89°25'09" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°34'51" WEST, 25 FEET WEST AND PARALLEL TO THE MERIDIONAL CENTERLINE OF SAID SECTION 27, A DISTANCE OF 1370.47 FEET TO A POINT ON THE LATITUDINAL CENTERLINE OF SAID SECTION 27;

THENCE CONTINUING SOUTH 00°34'51" WEST, 25 FEET WEST AND PARALLEL TO THE MERIDIONAL CENTERLINE OF SECTION 27, A DISTANCE OF 50.00 FEET TO THE POINT OF TERMINUS.

(3) A 50 FOOT WIDE EASEMENT FOR PRIVATE INGRESS AND EGRESS, FUTURE INSTALLATION AND MAINTENANCE OF IRRIGATION BURIED MAINLINE, AND UTILITIES, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, THE NORTH 1/2 OF SECTION 33, AND THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO. THE SIDELINES OF SAID EASEMENT BEING 25 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, MARKED BY A 1.5 INCH ALUMINUM CAP ATTACHED TO A 5/8 INCH REBAR, SEE CORNER PERPETUATION INST. NO. 607701 AND 607516, THENCE SOUTH 00°37'02" WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 33, (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 21.87 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 78°56'05" WEST A DISTANCE OF 36.97 FEET;

THENCE NORTH 58°55'31" WEST A DISTANCE OF 205.59 FEET TO A POINT OF CURVATURE OF A 300.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 31°04'29" WEST;

THENCE FOLLOWING SAID CURVE IN A COUNTER CLOCKWISE DIRECTION FOR AN ARC LENGTH OF 270.59 FEET, THROUGH A CENTRAL ANGLE OF 51°40'43", (THE CHORD OF SAID CURVE BEARS NORTH 84°45'52" WEST A DISTANCE OF 261.51 FEET), TO A POINT OF TANGENCY;

THENCE SOUTH 69°23'46" WEST A DISTANCE OF 214.08 FEET TO A POINT OF CURVATURE OF A 300.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 20°36'14" WEST;

THENCE FOLLOWING SAID CURVE IN A CLOCKWISE DIRECTION FOR AN ARC LENGTH OF 121.65 FEET, THROUGH A CENTRAL ANGLE OF 23°14'02",

(THE CHORD OF SAID CURVE BEARS SOUTH 81°00'47" WEST A DISTANCE OF 120.82 FEET), TO A POINT OF TANGENCY;

THENCE NORTH 87°22'12" WEST A DISTANCE OF 235.60 FEET;

THENCE SOUTH 81°00'51" WEST A DISTANCE OF 256.10 FEET;

THENCE NORTH 89°14'53" WEST, 25 FEET SOUTH AND PARALELL TO THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1362.60 FEET TO A POINT ON THE MERIDIONAL CENTERLINE OF SAID SECTION 33;

THENCE NORTH 89°17'40" WEST, 25 FEET SOUTH AND PARALELL TO THE NORTH LINE OF SECTION 33, A DISTANCE OF 2644.93 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SECTION 33;

THENCE NORTH 89°27'51" WEST, 25 FEET SOUTH AND PARALELL TO THE NORTH LINE OF SECTION 32, A DISTANCE OF 2617.96 FEET TO A POINT 25 FEET EAST OF THE MERIDIONAL CENTERLINE OF SAID SECTION 32;

THENCE SOUTH 00°32'52" WEST, 25 EAST AND PARALELL TO THE MERIDIONAL CENTERLINE OF SAID SECTION 32, A DISTANCE OF 573.43 FEET TO THE POINT OF TERMINUS.

(4) A 50 FOOT WIDE EASEMENT FOR PRIVATE INGRESS AND EGRESS, FUTURE INSTALLATION AND MAINTENANCE OF IRRIGATION BURIED MAINLINE, AND UTILITIES LOCATED IN THE NORTHEAST 1/4 OF SECTION 32, AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO. THE EASEMENT IS AFFECTING THE PROPERTY DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 645113, THE SIDELINES OF SAID EASEMENT BEING 25 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 33, MARKED BY A 1.5 INCH ALUMINUM CAP ATTACHED TO A 5/8 INCH REBAR, SEE CORNER PERPETUATION INST. NO. 607698, THENCE SOUTH 00°33'16" WEST, ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 33, (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89°17'40" WEST, 25 FEET SOUTH AND PARALELL TO THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 2644.93 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID SECTION 33;

THENCE NORTH 89°27'51" WEST, 25 FEET SOUTH AND PARALELL TO THE NORTH LINE OF SECTION 32, A DISTANCE OF 2617.96 FEET TO A POINT 25 FEET EAST OF THE MERIDIONAL CENTERLINE OF SAID SECTION 32;

THENCE SOUTH 00°32'52" WEST, 25 EAST AND PARALELL TO THE MERIDIONAL CENTERLINE OF SAID SECTION 32, A DISTANCE OF 1301.47 FEET;

THENCE SOUTH 89°27'08" EAST A DISTANCE OF 31.00 FEET TO THE POINT OF TERMINUS,

EXHIBIT B

LIST OF WATER RIGHTS

Water Right 35-2128

Water Right 35-7228

Water Right 35-7229

Water Right 35-14003

Water Right 35-8362

Water Right 35-7246B

Water Right 35-14002

EXHIBIT C

PERMITTED EXCEPTIONS

1. Taxes, including any assessments collected therewith, for the year 2016 which are a lien not yet due and payable.

2. Non-delinquent levies and assessments of the American Falls - Aberdeen Ground Water, and the rights, powers and easements of said district as by law provided.

3. Right of way for ditches, tunnels, telephone and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

4. Right of the public in and to that portion of the premises lying within the right-of-way of public roads

5. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.

Recorded: September 15, 1965.
Instrument No.: 118045
Official Records: Bingham County.

Excepting and reserving, also, to the United States all the oil and gas in the land so patented, and to it or persons authorized from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509)

Affects: Section 35

6. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Granted To: Idaho Power Company
Purpose: Power lines
Recorded: April 23, 1969
Instrument No.: 146445
Book 8
Affects: Section 27

7. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Granted To: Idaho Power Company
Purpose: Power lines
Recorded: April 23, 1969

Instrument No.: 146451
Book 8
Affects: Section 27 and additional property

8. 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: February 26, 1973
Instrument No.: 178077
Affects: Section 35

9. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Granted To: Idaho Power Company
Purpose: Power lines
Recorded: March 11, 1974
Instrument No.: 198968
Affects: Section 25, 26, 27 and additional property

10. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Granted To: Idaho Power Company
Purpose: Power lines
Recorded: August 9, 1990
Instrument No.: 391268
Affects: Section 27 and additional property

11. Exceptions and reservations contained in the deed from the State of Idaho wherein mineral rights are reserved to the state. (47-701 Idaho Code).

Recorded: April 10, 1968
Instrument No.: 138170
Affects: Section 36

12. The provisions contained in Warranty Deed,

Recorded: August 12, 2008,
Instrument No.: 597682.
As follows: Except all oil and gas and easement rights of other matter relating to Section 35.

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

Recorded: September 3, 2009

Instrument No.: 610553
Affects: Section 27

14. 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: March 18, 2013
Instrument No.: 647392
Affects: Sections 27, 28, 33 and 34

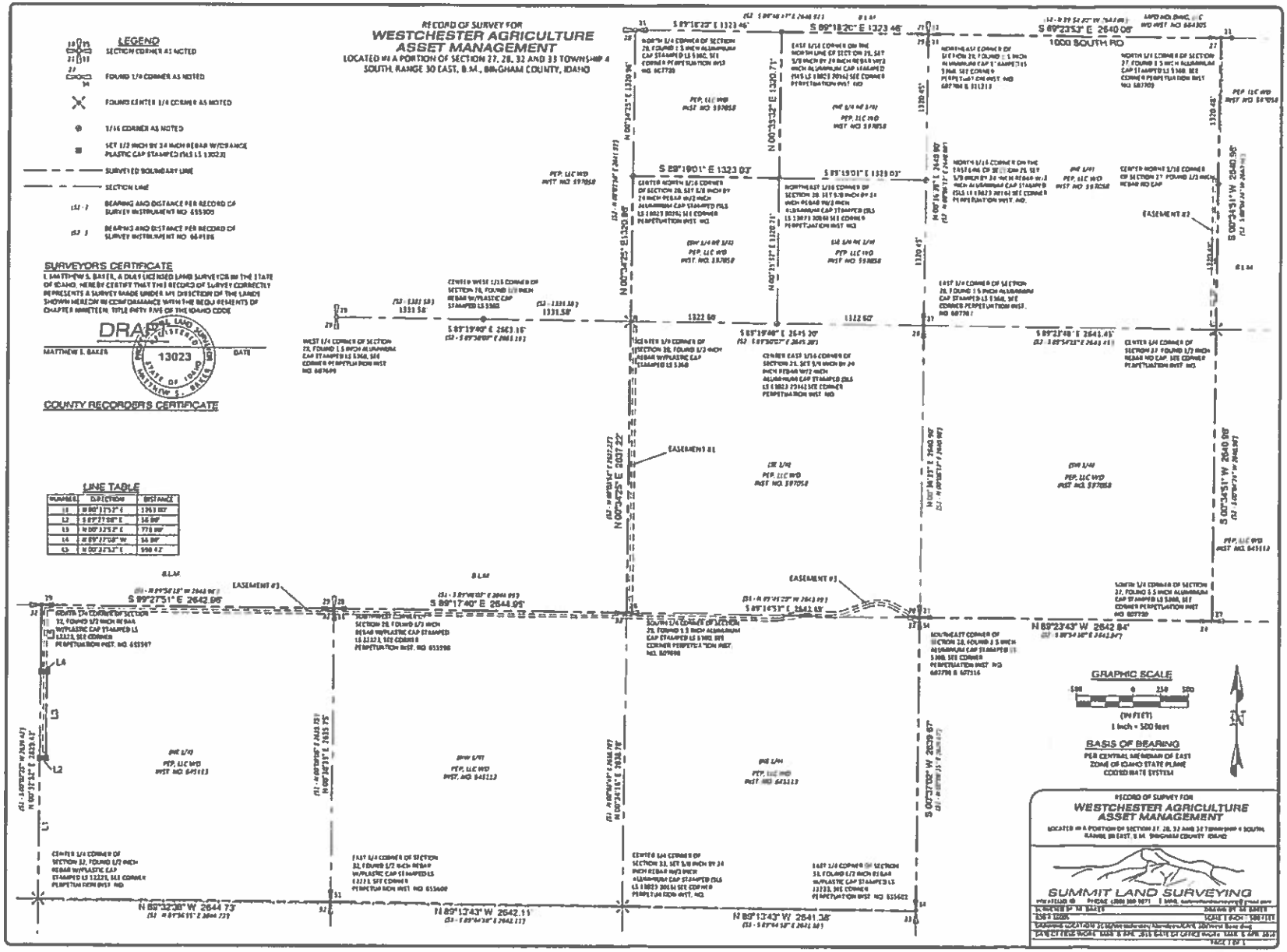
15. Rights, interests or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Westchester Agriculture Asset Management dated: March and April 2016, prepared by: Summit Land Surveying

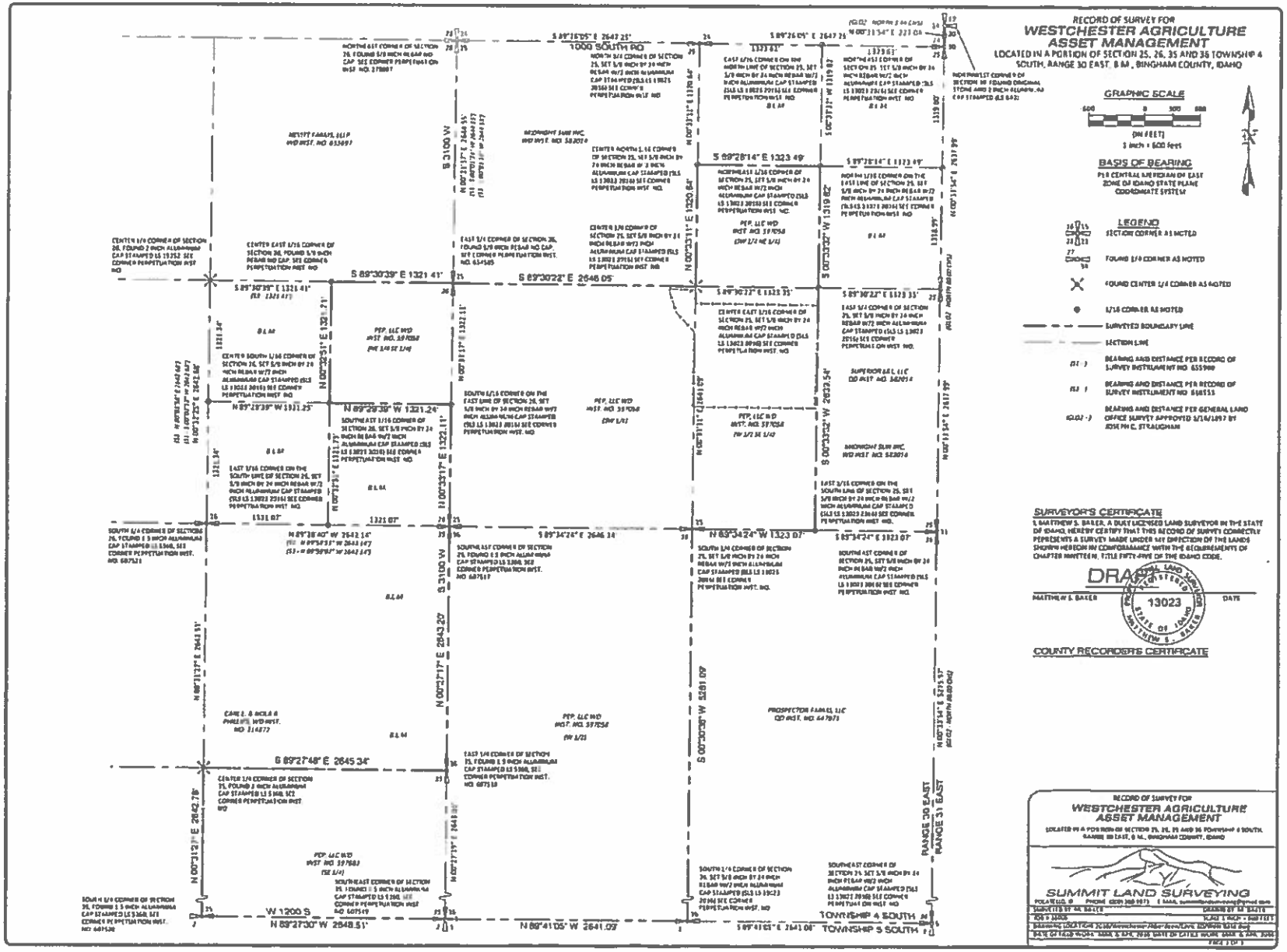
A. Overhead Power lines serving others inside the West boundary of Section 27
B. Pipe end of Pivot line encroachment 1.5 feet over the N1/2 centerline of Section 27 (wheels do not encroach)
C. Overhead Power lines serving others along the North line and inside Center line of section 33
D. 10 foot fence encroachment over the South boundary of subject property in the NE ¼ of Section 32 and the NW1/4 of Section 33 down to a 1 foot fence encroachment over the South boundary of the NE ¼ of Section 33.
E. Pipe end of Pivot encroachments 2 feet over the South boundary of the NE ¼ of Section 32 and 3 feet over the South boundary of the NW ¼ of section 33 (wheels do not encroach)
F. Fence line encroachment inside and then outside of the East line of the NW1/4SW1/4 of Section 25
G. Overhead power lines serving others inside the South boundary of Section 25, along the center of the West ½ of Section 36, inside the South boundary of Section 1 and inside the South boundary of Section 35
H. Underground Irrigation mainline runs through the middle of the Southwest ¼ of Section 25, then encroaches 3 feet over the South boundary of the NE1/4SE1/4 of Section 26 and extends past the West boundary of the NE1/4SE1/4 of Section 26 to encroach further West 48 feet
I. Section 26 NE1/4NE1/4 farm use encroachment over West boundary
J. 13 foot Pipe end of Pivot line encroachment onto subject property over the North line of the NE1/4SE1/4 of Section 26 (wheels do not encroach)
K. Shared use roads around farms with neighboring properties in all Sections.

17. 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: May 16, 2016
Instrument No.: 676374


RECORD OF SURVEY FOR
WESTCHESTER AGRICULTURE ASSET MANAGEMENT
LOCATED IN A PORTION OF SECTION 27, 28, 32 AND 33 TOWNSHIP 4 SOUTH, RANGE 30 EAST, B.M., BINGHAM COUNTY, IDAHO
LEGEND
SECTION CORNER AS NOTED
FOUND 1/4 CORNER AS NOTED
FOUND CENTER 1/4 CORNER AS NOTED
1/16 CORNER AS NOTED
SET 1/2 INCH BY 24 INCH REBAR W/CERTANCE PLASTIC CAP STAMPED PLS LS 13023
SURVEYED BOUNDARY LINE
SECTION LINE
BEARING AND DISTANCE PER RECORD OF SURVEY INSTRUMENT NO. 655905
BEARING AND DISTANCE PER RECORD OF SURVEY INSTRUMENT NO. 681186
SURVEYORS CERTIFICATE
I, MATTHEW S. BAKER, A DULY LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY CERTIFY THAT THIS RECORD OF SURVEY CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF THE LANDS SHOWN HEREON IN CONFORMANCE WITH THE RECQUIREMENTS OF CHAPTER 8 IDAHO CODE
DRAFT
MATTHEW S. BAKER
13023
DATE
COUNTY RECORDER'S CERTIFICATE
LINE TABLE
NUMBER
DIRECTION
DISTANCE
L1
L2
L3
L4
L5
1000 SOUTH RD
S 89°23'53" E 2640.06'
S 89°18'26" E 1323.46'
S 89°19'01" E 1323.03'
S 89°19'01" E 1323.03'
N 00°35'32" E 1320.71'
N 00°34'25" E 1320.96'
N 00°34'25" E 2037.22'
S 00°34'51" W 2640.96'
S 89°19'40" E 2643.16'
S 89°19'40" E 2645.20'
S 89°22'48" E 2641.45'
S 89°27'51" E 2642.96'
S 89°17'40" E 2644.95'
S 89°17'43" E 2642.48'
N 89°23'43" W 2642.84'
N 89°32'38" W 2644.73'
N 89°17'43" W 2642.11'
N 89°17'43" W 2641.38'
S 00°37'02" W 2639.87'
EASEMENT #1
EASEMENT #2
EASEMENT #3
GRAPHIC SCALE
(IN FEET)
1 inch = 500 feet
BASIS OF BEARING
PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM
RECORD OF SURVEY FOR
WESTCHESTER AGRICULTURE ASSET MANAGEMENT
SUMMIT LAND SURVEYING



RECORD OF SURVEY FOR

WESTCHESTER AGRICULTURE ASSET MANAGEMENT

LOCATED IN A PORTION OF SECTION 25, 26, 35 AND 36 TOWNSHIP 4 SOUTH, RANGE 30 EAST, B.M., BINGHAM COUNTY, IDAHO

GRAPHIC SCALE

(IN FEET)

1 inch = 600 feet

BASIS OF BEARING

PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM

LEGEND

- SECTION CORNER AS NOTED
- FOUND 1/16 CORNER AS NOTED
- FOUND CENTER 1/4 CORNER AS NOTED
- 1/16 CORNER AS NOTED
- SURVEYED BOUNDARY LINE
- SECTION LINE
- (S1) BEARING AND DISTANCE PER RECORD OF SURVEY INSTRUMENT NO. 655999
- (S3) BEARING AND DISTANCE PER RECORD OF SURVEY INSTRUMENT NO. 616555
- (GLO1 -) BEARING AND DISTANCE PER GENERAL LAND OFFICE SURVEY APPROVED 5/16/1897 BY JOSE PH C. STRAUGHAN

SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, A DULY LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY CERTIFY THAT THIS RECORD OF SURVEY CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF THE LANDS SHOWN HEREON IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER NINETEEN, TITLE FIFTY-FIVE OF THE IDAHO CODE.

DRAFT

MATTHEW S. BAKER — 13023 — DATE

PROFESSIONAL LAND SURVEYOR — STATE OF IDAHO — MATTHEW S. BAKER

COUNTY RECORDER'S CERTIFICATE

RECORD OF SURVEY FOR

WESTCHESTER AGRICULTURE ASSET MANAGEMENT

LOCATED IN A PORTION OF SECTIONS 25, 26, 35 AND 36 TOWNSHIP 4 SOUTH, RANGE 30 EAST, B.M., BINGHAM COUNTY, IDAHO

SUMMIT LAND SURVEYING

SURVEYED BY M. BAKER — DRAWN BY M. BAKER

JOB # 24005 — SCALE 1 INCH = 600 FEET

BEARING LOCATION: N 00°30'36" W BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 30 EAST, B.M.

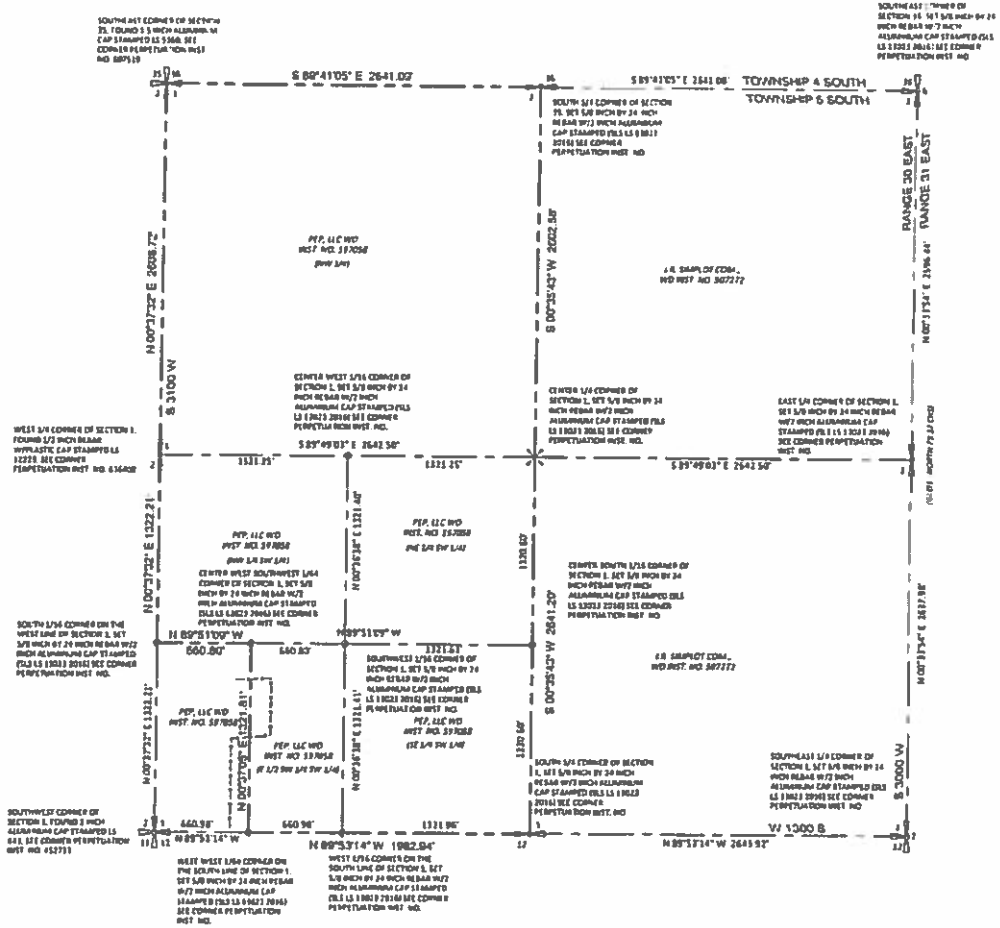
BASIS OF HEARING: NAD 83 (2011) STATE PLANE, EAST ZONE, IDAHO

SHEET 1 OF 1

RECORD OF SURVEY FOR

WESTCHESTER AGRICULTURE ASSET MANAGEMENT

LOCATED IN A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 30 EAST, B.M., BINGHAM COUNTY, IDAHO



GRAPHIC SCALE

500 0 250 500

(IN FEET)

1 inch = 500 feet

BASIS OF BEARING

PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM

LEGEND

- SECTION CORNER AS NOTED
- FOUND 1/4 CORNER AS NOTED
- FOUND CENTER 1/4 CORNER AS NOTED
- 1/16 CORNER AS NOTED
- SURVEYED BOUNDARY LINE
- SECTION LINE
- BEARING AND DISTANCE PER GENERAL LAND OFFICE SURVEY APPROVED 1/16/1917 BY JOSEPH C. STRAUGHAN

SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, A DULY LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY CERTIFY THAT THIS RECORD OF SURVEY CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF THE LANDS SHOWN HEREON IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER NINETEEN, TITLE FIFTY-FIVE OF THE IDAHO CODE

DRAFT

MATTHEW S. BAKER — DATE

PROFESSIONAL LAND SURVEYOR 13023 STATE OF IDAHO MATTHEW S. BAKER

COUNTY RECORDER'S CERTIFICATE

RECORD OF SURVEY FOR

WESTCHESTER AGRICULTURE ASSET MANAGEMENT

LOCATED IN A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 30 EAST, B.M., BINGHAM COUNTY, IDAHO

SUMMIT LAND SURVEYING

POCATELLO, ID — PHONE (208) 238-9671 — E-MAIL: summitlandsurveying@gmail.com

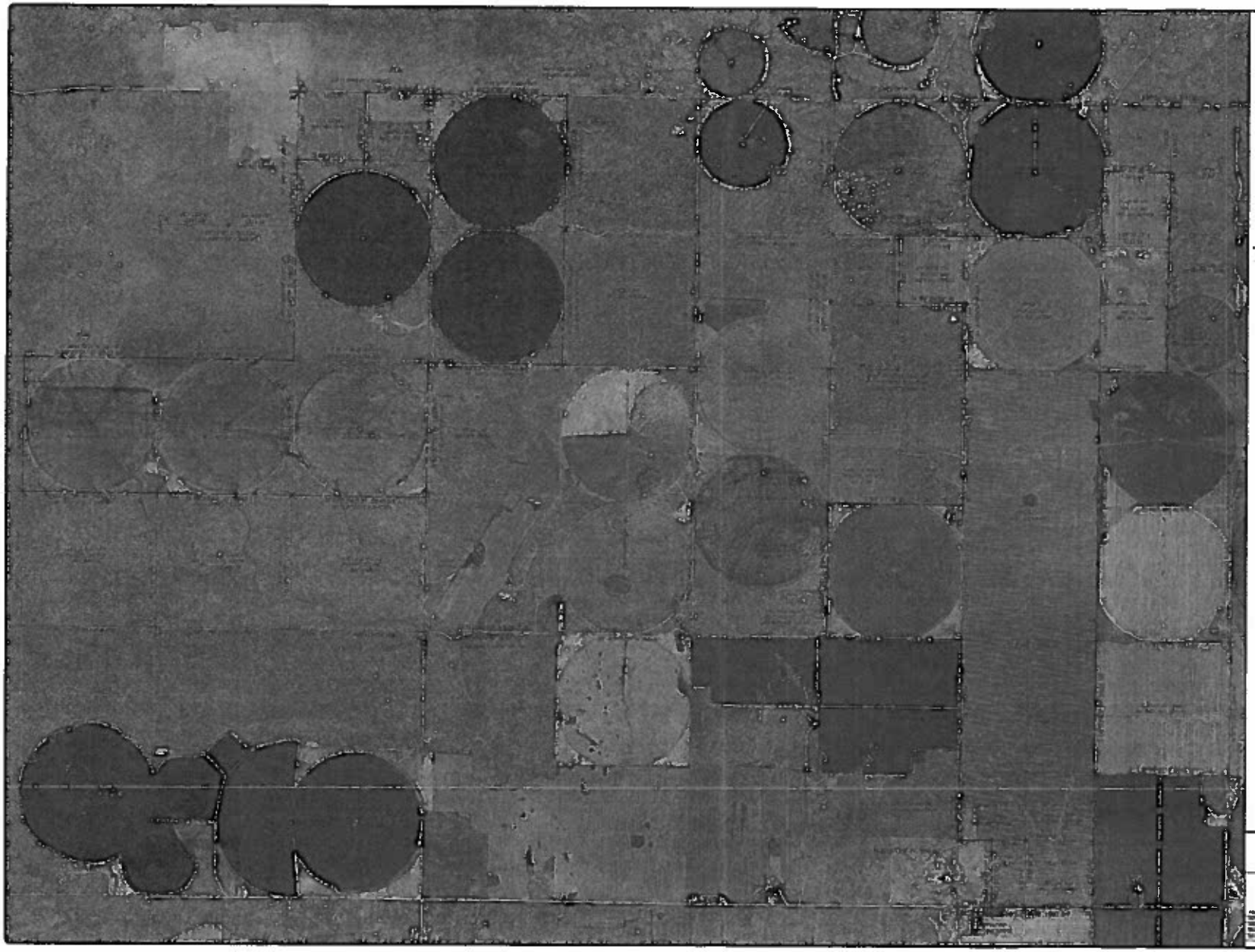
SURVEYED BY: M. BAKER — DRAWN BY: M. BAKER

JOB #: 16065 — SCALE: 1 INCH = 500 FEET

DRAWING LOCATION: P:\16_Surveys\16065 Westchester Ranch\Dwg\16065 Base.dwg

DATE OF FIELD WORK: MAR. 8, APR. 2016 — DATE OF OFFICE WORK: MAR. 8, APR. 2016

PAGE 1 OF 1



GRAPHIC SCALE

BASIS OF BEARING

LEGEND

NOTES

LINE TABLE

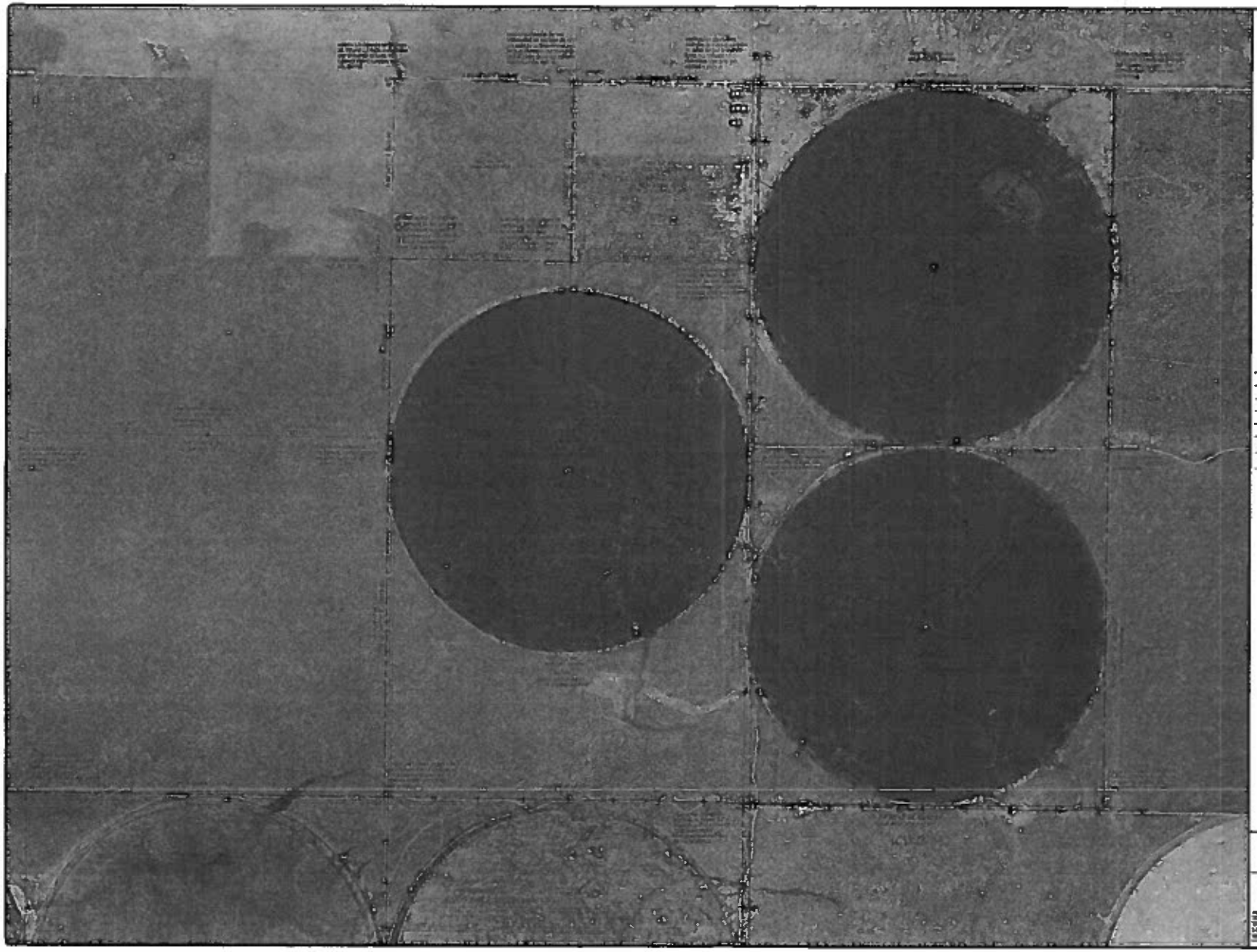
LINE	DIRECTION	DISTANCE
L1		
L2		
L3		
L4		
L5		

DRAFT

SHEET 1 OF 6

WESTCHESTER AGRICULTURE ASSET MANAGEMENT

SUMMIT LAND SURVEYING



SECTION 28: NE 1/4 NE 1/4;
E1/2 NE 1/4; SE 1/4;
SECTION 27: W 1/2;
TOWNSHIP 4 SOUTH
RANGE 30 EAST W.M.

GRAPHIC SCALE

BASIS OF BEARING

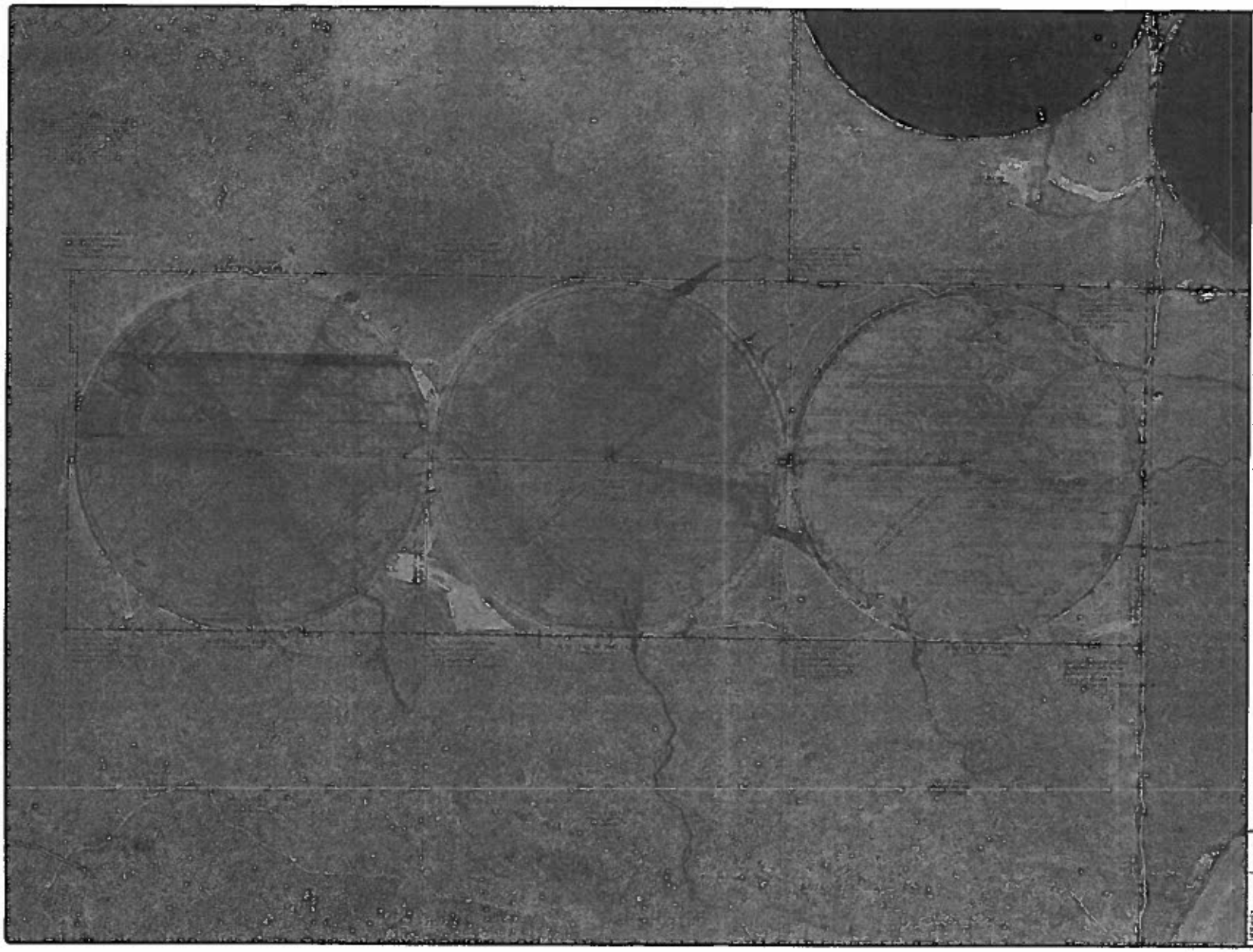
LEGEND

NOTES

SHEET 2 OF 5

WESTCHESTER AGRICULTURE ASSET MANAGEMENT

SUMMIT LAND SURVEYING



SECTION 32: NE 1/4;
SECTION 33: N 1/2;
TOWNSHIP 4 SOUTH
RANGE 30 EAST W.M.

GRAPHIC SCALE

BASIS OF BEARING

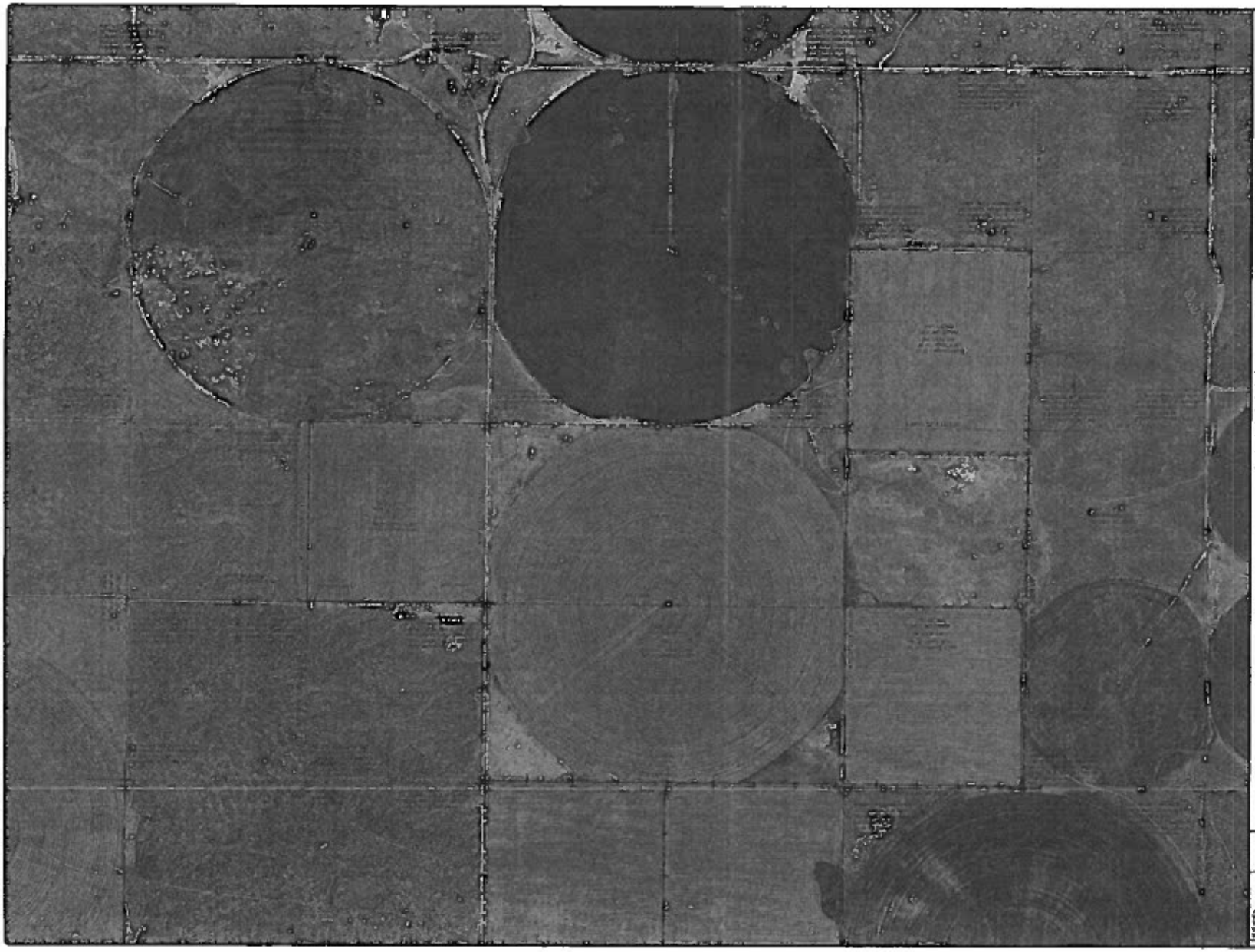
LEGEND

NOTES

SHEET 2 OF 6

WESTCHESTER AGRICULTURE
ASSET MANAGEMENT

SUMMIT LAND SURVEYING



SECTION 26: NE 1/4 SE 1/4;
SECTION 23: SW 1/4; SW 1/4 NE 1/4; W 1/2 SE 1/4;
TOWNSHIP 4 SOUTH
RANGE 36 EAST B.M.

DRAWING SCALE

0 370 740

(IN FEET)
1 inch = 370 feet

BASIS OF BEARINGS

LEGEND

SECTION CORNER AS NOTED

1/4 CORNER AS NOTED

1/16 CORNER AS NOTED

STATE'S 1/4 CORNER AS NOTED

MONUMENTED BOUNDARY LINE

EXISTING SECTION LINE/ROAD CENTERLINE

EXISTING FARM ACCESS ROAD

EXISTING FENCE LINES

EXISTING UNDERGROUND POWER LINES

EXISTING UNDERGROUND GAS LINE

EXISTING ENCROACHMENT OF POWER POLE GUY WIRE ONTO SUBJECT PROPERTY

EXISTING EASEMENT

EXISTING POWER POLE

(M 1) BEARING AND DISTANCE PER RECORD OF SURVEY INSTRUMENT NO. 532000

(M 2) BEARING AND DISTANCE PER RECORD OF SURVEY INSTRUMENT NO. 540012

(M 3) BEARING AND DISTANCE PER RECORD OF SURVEY INSTRUMENT NO. 548000

(Short 1) BEARING AND DISTANCE PER GENERAL LAND OFFICE SURVEY APPROVED 1/08/1883 BY EDWIN C. BRADFORD

(Short 2) BEARING AND DISTANCE PER GENERAL LAND OFFICE SURVEY APPROVED 2/24/1883 BY EDWIN C. BRADFORD

NOTES

THE AERIAL PHOTOGRAPHY SHOWN ON THIS MAP WAS PLACED TO SHOW THE GENERAL LAY OF THE LAND AND NOT BE SHOWN AS TRUE REPRESENTATION AND SCALE AND BOUNDARIES WERE NOT BE A FULL ACCURATE REPRESENTATION OF LAND OWNERSHIP. THE AERIAL PHOTOGRAPHY WAS TAKEN FROM A GOOGLE EARTH IMAGE DATED 2019

DRAFT

SHEET 4 OF 6

WESTCHESTER AGRICULTURE ASSET MANAGEMENT

SUMMIT LAND SURVEYING

SECTION 33: SE 1/4;
SECTION 28: W 1/2;
TOWNSHIP 4 SOUTH
RANGE 30 EAST B.M.

DRAWING SCALE

0 750 1500

SCALE OF BEARINGS

LEGEND

NOTES

SHEET 3 OF 5

WESTCHESTER AGRICULTURE
ASSET MANAGEMENT

SUMMIT LAND SURVEYING

SECTION 1: NW 1/4; N 1/2 SW1/4; SE 1/4 SW 1/4;E 1/2 SW 1/4 SW1/4;
TOWNSHIP 5 SOUTH
RANGE 30 EAST B.M.

GRAPHIC SCALE

BASIS OF BEARINGS

LEGEND

NOTES

DRAFT

SHEET 5 OF 6

WESTCHESTER AGRICULTURE ASSET MANAGEMENT

SUMMIT LAND SURVEYING