

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 29 2024

DEPT. 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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-10608	Yes ☐	Yes ☐	63-4529C	Yes ☐	Yes ☐
63-30224	Yes ☐	Yes ☐	63-34148	Yes ☐	Yes ☐
63-4530B	Yes ☐	Yes ☐	63-2448	Yes ☒	Yes ☐
63-34519	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-31507	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Several - see attached map
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): RBK Frontage LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1125 W Two Rivers Ln Eagle ID 83616
Mailing address City State Zip
- Invest1977@yahoo.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☒ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: September 6, 2023
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
o \$25 per *undivided* water right.
o \$100 per *split* water right.
o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

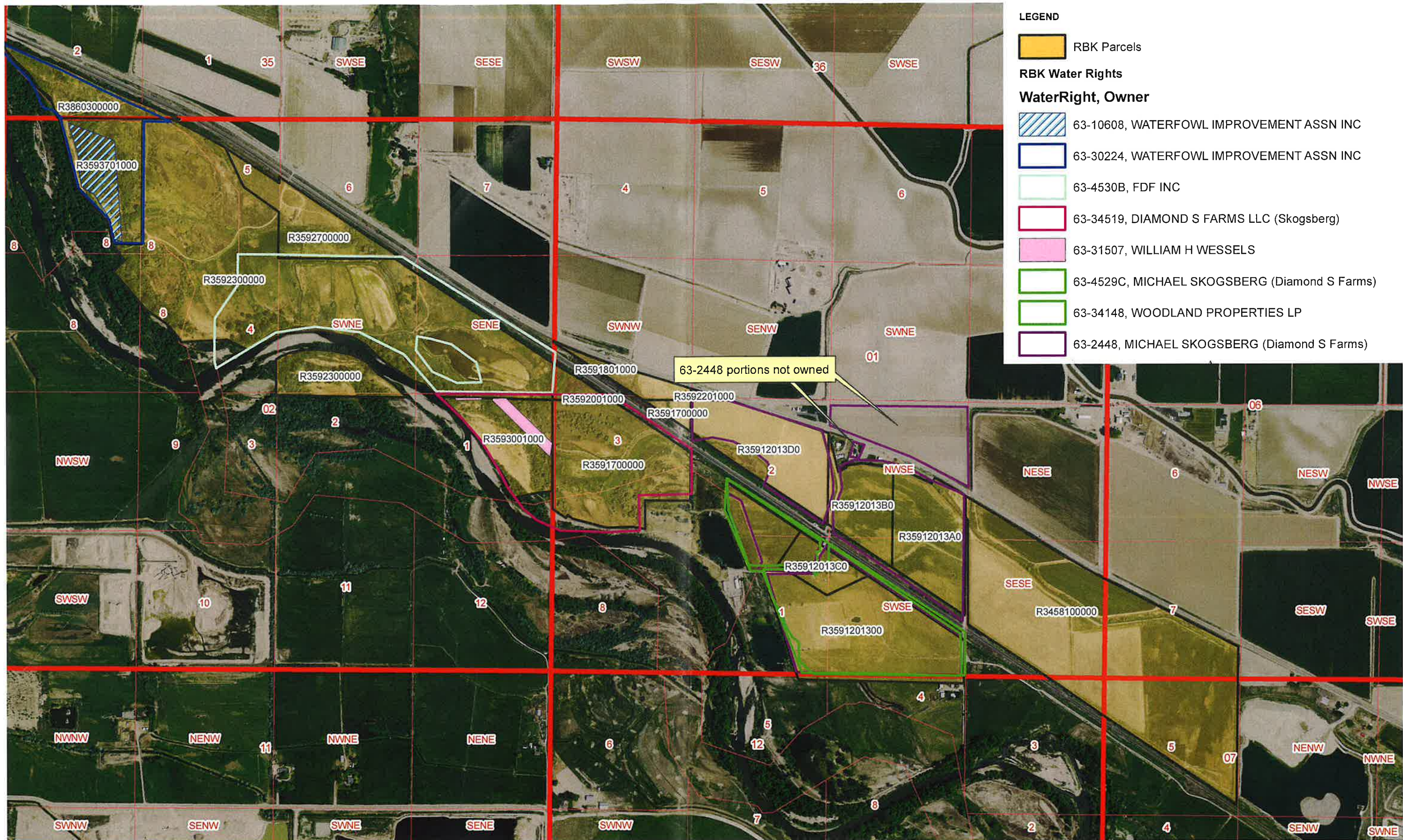
IN FILE # 63-2448

8. Signature: [Signature] Title, if applicable _____ Date 5/29/24
Signature of new owner/claimant Robert Brian Burnett
Print name

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

For IDWR Office Use Only:

Received by KM Date 5.29.24 Receipt No. C118313 Receipt Amt. \$ 275.00
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 [Signature] Date 12-20-24



LEGEND

RBK Parcels

RBK Water Rights

WaterRight, Owner

- 63-10608, WATERFOWL IMPROVEMENT ASSN INC
- 63-30224, WATERFOWL IMPROVEMENT ASSN INC
- 63-4530B, FDF INC
- 63-34519, DIAMOND S FARMS LLC (Skogsberg)
- 63-31507, WILLIAM H WESSELS
- 63-4529C, MICHAEL SKOGSBERG (Diamond S Farms)
- 63-34148, WOODLAND PROPERTIES LP
- 63-2448, MICHAEL SKOGSBERG (Diamond S Farms)

63-2448 portions not owned

RBK FRONTAGE, LLC
PARCEL OWNERSHIP
APPURTENANT WATER RIGHTS





775 S. Rivershore Ln., Ste. 120
Eagle, ID 83616

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

2021-087609
RECORDED
12/27/2021 03:16 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 MBROWN \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 793997 KG/SM

WARRANTY DEED

For Value Received Diamond S. Farms, LLC, an Idaho limited liability company
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

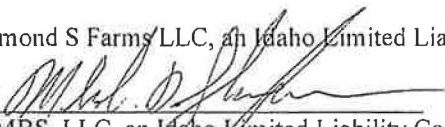
Drake Investments, LLC, an Idaho Limited Liability Company
hereinafter referred to as Grantee, whose current address is 1125 W. Two Rivers Lane Eagle, ID 83616
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 22, 2021

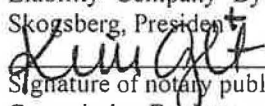
Diamond S Farms LLC, an Idaho Limited Liability Company

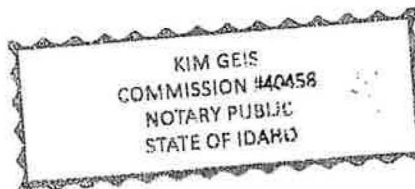
By: 

MBS, LLC, an Idaho Limited Liability Company
By Diamond S. Ranch Corp, an Idaho Corporation, Manager
By Michael D. Skogsberg, President

State of Idaho, County of Ada

This record was acknowledged before me on 12/27/21 by MBS, LLC, an Idaho Limited
Liability Company By Diamond S. Ranch Corp, an Idaho Corporation, Manager By Michael D.
Skogsberg, President


Signature of notary public
Commission Expires:



KIM GEIS
Residing in: Meridian, ID
Commission Expires: 07/30/2027

EXHIBIT A

Parcel I

A parcel of land located in Government Lot 2 of Section 1, T.4N., R.4W., B.M., Canyon County, Idaho more particularly described as follows:

Commencing at the C1/4 corner of said Section 1 from which the West 1/4 corner of said Section bears North 88°57'51" West, 2639.49 feet;
thence along the North boundary line of said Government Lot 2 North 88°57'51" West, 940.52 feet to a point on the southwesterly right-of-way line of State Highway 20/26, said point being the REAL POINT OF BEGINNING;
thence along said southwesterly right-of-way line South 72°30'24" East, 981.41 feet;
thence continuing along said southwesterly right-of-way line 1.09 feet along the arc of a non-tangent curve to the right, said curve having a radius of 5,689.99 feet, a central angle of 00°00'40" and a long chord of 1.09 feet which bears South 72°29'11" East to a point on the East boundary line of said Government Lot 2;
thence leaving said southwesterly right-of-way line and along said East boundary line South 00°40'54" West, 874.51 feet to a point on the northeasterly right-of-way of the Union Pacific Railroad;
thence along said northeasterly right-of-way North 56°09'51" West, 1,575.84 feet to a point on the West boundary line of said Government Lot 2;
thence along said West boundary line North 00°36'08" East, 299.20 feet to the NE corner of said Government Lot 2 (C-W1-16 corner);
thence along the North boundary line of said Government Lot 2 South 88°57'51" East, 379.22 feet to the REAL POINT OF BEGINNING.

Parcel II

Government Lot 3 in Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, EXCEPTING THEREFROM the right-of-way of the Oregon Short Line Railway as now located and constructed.

ALSO EXCEPTING THEREFROM that portion described below.

A parcel of land being a portion of the old Boise River bed as shown on that certain Government Land Office Plat of Township 4 North, Range 4 West, surveyed by Allen Thompson, examined and approved March 5, 1868. Said parcel located in Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin with no cap marking the NW corner of said Government Lot 3, (West 1/4 corner), said corner bears N. 00°28'33" E., a distance of 2620.11 feet from a found 3 inch diameter aluminum cap stamped "1980 LS 832" marking the SW corner of the SW 1/4, (Section corner common to Sections 1, 2, 11 and 12);
Thence along the northerly boundary of said Government Lot 3, S. 89°00'17" E., a distance of 488.27 feet to a set 1/2 inch diameter iron pin stamped "CLS PLS 7732" marking the south westerly right of way of the Union Pacific Railroad;
Thence along said right of way, S. 56°12'24" E., a distance of 994.11 feet to a set 1/2 inch diameter iron pin stamped "CLS PLS 7732" marking the easterly boundary of said Government Lot 3;
Thence along the easterly boundary of said Government Lot 3, S. 00°33'33" W., a distance of 409.61 feet to a set 1/2 inch diameter iron pin stamped "CLS PLS 7732" marking the TRUE POINT OF BEGINNING;
Thence continuing along the easterly boundary of said Government Lot 3, S. 00°33'33" W., a distance of 524.28 feet to a found 1/2 inch diameter iron pin stamped "M&S PLS 9366" marking the ordinary high water line of the northerly bank of the Boise River;
Thence along the ordinary high water line of the northerly bank of the Boise River the following courses and distances;
Thence N. 51°15'00" W., a distance of 100.08 feet to a 1/2 inch diameter iron pin stamped "M&S PLS 9366";
Thence N. 59°24'32" W., a distance of 121.48 feet to a 1/2 inch diameter iron pin stamped "M&S PLS 9366";
Thence N. 75°43'44" W., a distance of 357.36 feet to a 1/2 inch diameter iron pin stamped "M&S PLS 9366";
Thence S. 88°35'50" W., a distance of 248.63 feet to a 1/2 inch diameter iron pin stamped "M&S PLS 9366";
Thence N. 73°14'35" W., a distance of 392.53 feet to a 1/2 inch diameter iron pin stamped "CLS PLS 7732";
Thence N. 50°39'08" W., a distance of 71.98 feet to a 1/2 inch diameter iron pin stamped "CLS PLS 7732";
Thence leaving said ordinary high water line, N. 39°20'52" E., a distance of 60.00 feet to a 1/2 inch diameter iron pin stamped "CLS PLS 7732";

Thence S. $50^{\circ}39'08''$ E., a distance of 60.00 feet to a set 1/2 inch diameter iron pin stamped "CLS PLS 7732";
Thence along a line that is 60.00 feet north of and parallel with the ordinary high water line of the northerly bank of the Boise River the following courses and distances;
Thence S. $73^{\circ}14'35''$ E., a distance of 370.96 feet to a 1/2 inch diameter iron pin stamped "CLS PLS 7732";
Thence N. $88^{\circ}35'50''$ E., a distance of 247.30 feet to a 1/2 inch diameter iron pin stamped "CLS PLS 7732";
Thence S. $75^{\circ}43'44''$ E., a distance of 100.91 feet to a 1/2 inch diameter iron pin stamped "CLS PLS 7732";
Thence parallel with the easterly boundary of said Government Lot 3, N. $00^{\circ}33'33''$ E., a distance of 280.57 feet to a 1/2 inch diameter iron pin stamped "CLS PLS 7732";
Thence S. $89^{\circ}26'27''$ E., a distance of 426.76 feet to the POINT OF BEGINNING.

Parcel III

Government Lot 1, Section 2, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, lying in the Southeast Quarter of said Section 2, EXCEPTING therefrom all of said Lot 1 lying south of the mean high water line of the Boise River, Canyon County, Idaho.



Pioneer Title Co.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

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

File No. 638653 TK/HH

2017-052031

RECORDED

11/29/2017 04:01 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=1 EHOWELL \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received **William H. Wessels, a single person**

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Diamond S Farms, LLC, an Idaho limited liability company

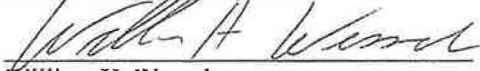
hereinafter referred to as Grantee, whose current address is **23460 Stafford Road Caldwell, ID 83607**

The following described premises, to-wit:

Government Lot 1, Section 2, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, lying in the Southeast Quarter of said Section 2, EXCEPTING therefrom all of said Lot 1 lying south of the mean high water line of the Boise River, Canyon county, Idaho.

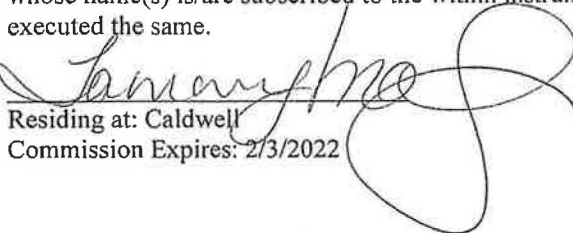
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

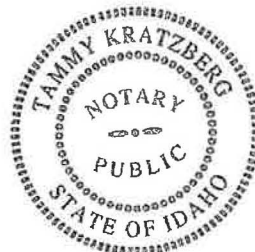
Dated: November 28, 2017


William H. Wessels

State of Idaho, County of Canyon

On this 29th day of November in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared William H. Wessels known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.


Residing at: Caldwell
Commission Expires: 2/3/2022



2023-028979

RECORDED

09/06/2023 02:19 PM



00776160202300289790020024

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 MBROWN

\$15.00

DEED

MILLS, ALAN

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Daniel W. Bower
MORRIS BOWER & HAWS, PLLC
1305 12th Ave. Rd.
Nampa, Idaho 83686

(Space Above For Recorder's Use)

QUITCLAIM DEED

Drake Investments, LLC, an Idaho limited liability company ("Grantor"), for good and valuable consideration, hereby conveys, releases, remises, and quitclaims unto RBK Frontage, LLC, an Idaho limited liability company ("Grantee"), whose address is 1125 W. Two Rivers Lane, Eagle, Idaho 83616, the following described real property located in Canyon County, Idaho, more particularly described as follows:

Parcel 2 (R3591201300-East)

Part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho described as:

Commencing at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and running thence S89°39'43"E 379.07 feet along the North line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section to a point on the South right-of-way line of State Highway 20-26; thence S73°12'21"E 528.81 feet along said South right-of-way line to the Point of Beginning; thence S73°12'21"E 452.65 feet along said South right-of-way line to a point of curve; thence Easterly 1.12 feet along said curve to the right (Curve data: Radius= 5690.00', Delta= 00°00'41", S73°12'08"E 1.12 feet) to a point on the East line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section; thence S00°01'25"E 874.41 feet along said East line to a point on the North right-of-way line of the Union Pacific Railroad; thence N56°51'43"W 739.57 feet along said North right-of-way line; thence N17°03'39"E 628.90 feet to the Point of Beginning.

Parcel contains 413,366 square feet or 9.49 acres, more or less.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6 day of ~~August~~, 2023.
SEPTEMBER

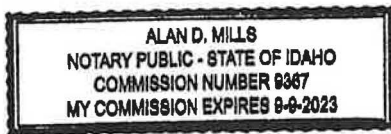
DRAKE INVESTMENTS, LLC,
an Idaho limited liability company

By: [Signature]
Robert Brian Burnett, Member

State of Idaho)
County of Canyon)ss.

On this 6th day of ~~August~~ SEPTEMBER, 2023, before me, the undersigned, a notary public in and for said state, personally appeared **Robert Brian Burnett**, known or identified to me (or proved to me on the oath of **Robert Brian Burnett**), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Member of **DRAKE INVESTMENTS, LLC**, 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 first above written.



[Signature]
NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

2023-028988

RECORDED

09/06/2023 02:21 PM



00776171202300289880020022

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 MBROWN

\$15.00

DEED

MILLS, ALAN

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Daniel W. Bower
MORRIS BOWER & HAWS, PLLC
1305 12th Ave. Rd.
Nampa, Idaho 83686

(Space Above For Recorder's Use)

QUITCLAIM DEED

Drake Investments, LLC, an Idaho limited liability company ("Grantor"), for good and valuable consideration, hereby conveys, releases, remises, and quitclaims unto RBK Frontage, LLC, an Idaho limited liability company ("Grantee"), whose address is 1125 W. Two Rivers Lane, Eagle, Idaho 83616, the following described real property located in Canyon County, Idaho, more particularly described as follows:

Parcel 1 (R35912013D0-West)

Part of the Northeast ¼ of the Southwest ¼ of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho described as:

Beginning at the Northwest corner of the Northeast ¼ of the Southwest ¼ of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and running thence S89°39'43"E 379.07 feet along the North line of the Northeast ¼ of the Southwest ¼ of said Section to a point on the South right-of-way line of State Highway 20-26; thence S73°12'21"E 528.81 feet along said South right-of-way line; thence S17°03'39"W 628.90 feet to a point on the North right-of-way line of the Union Pacific Railroad; thence N56°51'43"W 836.31 feet along said North right-of-way line to a point on the West line of the Northeast ¼ of the Southwest ¼ of said Section; thence N00°05'56"W 299.07 feet along said West line to the Point of Beginning.

Parcel contains 413,428 square feet or 9.49 acres, more or less.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6 day of ~~August~~^{SEPTEMBER}, 2023.

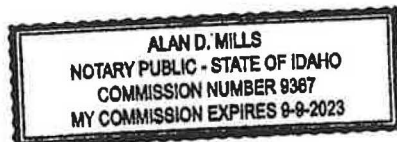
DRAKE INVESTMENTS, LLC,
an Idaho limited liability company

By: [Signature]
Robert Brian Burnett, Member

State of Idaho)
)ss.
County of Canyon)

On this 6th day of ~~August~~^{SEPTEMBER}, 2023, before me, the undersigned, a notary public in and for said state, personally appeared **Robert Brian Burnett**, known or identified to me (or proved to me on the oath of **Robert Brian Burnett**), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Member of **DRAKE INVESTMENTS, LLC**, 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 first above written.



[Signature]
NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

File No.: 200711777

EXHIBIT A

Parcel B-1

A parcel of land located in the West Half of the Southeast Quarter of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a railroad spike marking the Center Quarter corner of said Section 1, from which the South $\frac{1}{4}$ corner of said Section bears South $00^{\circ} 40' 54''$ West, 2,643.52 feet; thence along the mid section line South $00^{\circ} 40' 54''$ West, 278.36 feet to a point lying on the Southerly right of way of State Highway 20/26 said point also marking the REAL POINT OF BEGINNING; thence departing said mid section line South $13^{\circ} 57' 05''$ East, 385.95 feet; thence

North $62^{\circ} 20' 34''$ East, 87.05 feet; thence

North $13^{\circ} 46' 36''$ East, 25.74 feet; thence

North $83^{\circ} 02' 10''$ East, 145.43 feet; thence

South $82^{\circ} 17' 59''$ East, 301.92 feet; thence

South $00^{\circ} 49' 43''$ West, 955.79 feet to a point lying on the Northerly right-of-way of Union Pacific Railroad; thence along said right-of-way

North $56^{\circ} 09' 51''$ West, 742.11 feet to a point intersecting said mid section line; thence along said mid section line

North $00^{\circ} 40' 54''$ East, 874.51 feet; to the POINT OF BEGINNING.

Parcel B-2

A parcel of land located in the South One-Half of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a railroad spike marking the Center Quarter corner of said Section 1, from which the South Quarter corner of said section bears South $00^{\circ} 40' 54''$ West, 2,643.52 feet; thence along the mid section line

South $00^{\circ} 40' 54''$ West, 1,834.53 feet to the REAL POINT OF BEGINNING; thence departing said mid section line

North $57^{\circ} 40' 35''$ West, 554.08 feet; thence

North $33^{\circ} 50' 09''$ East, 385.31 feet to a point lying on the Southerly right-of-way of Union Pacific Railroad; thence along said right-of-way

South $56^{\circ} 09' 51''$ East, 777.94 feet; thence departing said right-of-way

South $64^{\circ} 59' 04''$ West, 433.14 feet to the POINT OF BEGINNING.

2010038718

RECORDED

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

IDAHO ESTATE PLANNING
1155 EAST WINDING CREEK DRIVE
EAGLE, IDAHO 83616
(208) 939-7658

SEND TAX STATEMENTS TO:
MICHAEL AND BARBARA SKOGSBERG
23460 STAFFORD RD
CALDWELL, ID 83644

2010 AUG 19 PM 3 20

WILLIAM H. HURST
CANYON COUNTY RECORDER
BY *[Signature]*

REQUEST
TYPE

Idaho Estate Planning
3700

(SPACE ABOVE LINE FOR RECORDER'S USE)

QUITCLAIM DEED

MICHAEL D. SKOGSBERG AND BARBARA S. SKOGSBERG, husband and wife,
Grantors, 23460 Stafford Road, Caldwell, of Canyon County, Idaho, hereby quitclaims to
Diamond S. Farms, LLC, an Idaho limited liability company, Grantees, 23460 Stafford
Road, Caldwell, Idaho, all of their right, title and interest in and to that certain real
property, a tract of land in Canyon County, Idaho, described on Exhibit A attached
hereto.

Witness the hand of said Grantors this 30 day of July, 2010.

[Signature of Michael D. Skogsberg]
MICHAEL D. SKOGSBERG, Grantor

[Signature of Barbara S. Skogsberg]
BARBARA S. SKOGSBERG, Grantor

STATE OF IDAHO

COUNTY OF

Canyon

)
) ss.
)

On this 30th day of July, 2010 before me, the undersigned, Notary Public in and for said State, personally appeared MICHAEL D. SKOGSBERG AND BARBARA S. SKOGSBERG, Husband and Wife, Grantors known to or identified by me to be the persons who executed said within instrument and acknowledged to me that they executed the same.

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

Alicia S. Grantz
Notary Public

My commission expires:

July 8, 2014



EXHIBIT 'A'

POOR COPY

PARCEL 1:

COMMENCING at the Southeast corner of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, and running
North 0° East 636.8 feet to the INITIAL POINT, which point is 2030.1 feet
South 0° East from the East Quarter corner of Section 1, Township 4 North, Range 4 West of the Boise Meridian; thence
North 79° 43' East 510.0 feet; formerly North 79° 43' East 501.0 feet; thence
North 23° 14' East 74.3 feet; thence
South 63° 50' East 851.5 feet; thence
South 0° 33' West 1472.8 feet to a point on the Northwestern boundary of the right of way of the Oregon Short Line Railroad; thence
North 67° 08' West 1514.8 feet along the said Northwestern boundary, to a point 227.7 feet
South 0° East from the said Southeast corner of Section 1, Township 4 North, Range 4 West of the Boise Meridian; thence
North 57° 08' West 1621.3 feet; along the said Northwestern boundary; thence
North 1° 02' West 989.7 feet; thence
South 36° 21' East 157.7 feet; thence
South 61° 58' East 283.8 feet; thence
South 60° 45' East 308.5 feet; thence
South 30° 21' East 194.2 feet; thence
South 98° 15' East 889.2 feet to the INITIAL POINT.

PARCEL 2:

That part of the East Half of the Southwest Quarter of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 1; thence
South 0° West 2030.1 feet along the East line of said Section 1; thence
North 58° 15' West 889.2 feet; thence
North 30° 21' West 194.2 feet; thence
North 60° 45' West 308.5 feet; thence
North 61° 58' West 283.9 feet; thence
North 36° 21' West 158.9 feet, more or less, to a point in the West line of the Northeast Quarter of the Southwest Quarter of said Section 1; thence
North 1053.4 feet, more or less, to the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence
East 1320 feet, more or less, to the POINT OF BEGINNING.

PARCEL 3:

That part of Lots 6 and 7 of Section 8, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the West Quarter Corner of said Section 8; thence
South along the Section line 2030.1 feet; thence
North 79° 43' East 510 feet; thence
North 23° 14' East 74.3 feet to a point in the South boundary line of the right-of-way of U.S.I.
Highway 20-26; thence

POOR COPY

South 67° 30' East along said boundary line 879 feet; more or less, to a point in the East boundary line of said Lot 7; thence North along the East boundary line of said Lots 7 and 8 a distance of 1811.4 feet, more or less, to a point 634 feet South of the Northeast Corner of said Lot 6; thence Northwesterly 1146.5 feet to a point in the North boundary line of said Lot 6 which is 370 feet East of the point of beginning; thence West 370 feet to the POINT OF BEGINNING.

PARCEL N:

That part of the Northeast Quarter of the Southwest Quarter of Section 6, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the Southwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 6; thence

North along the West boundary line thereof a distance of 710 feet, more or less, to a point which is 610 feet South of the Northwest corner of said Northeast Quarter of the Southwest Quarter, being a point on the North right-of-way line of the Farmer's Cooperative Ditch Company; thence along the North boundary line of the right-of-way of the Farmer's Co-operative Ditch Company Canal

South 42° 30' East 197 feet;

North 87° 45' East 204 feet;

South 87° 28' East 342 feet;

North 42° 34' East 238 feet;

South 87° 57' East 228 feet;

South 5° 20' East 386 feet; and

South 67° 44' East 189 feet, more or less, to a point in the East boundary line of said

Northeast Quarter of the Southwest Quarter; thence

South on said East line to a point 124 feet North of the Southeast Corner of said Northeast Quarter of the Southwest Quarter; thence

West 83 feet; thence

South 124 feet to a point in the South boundary line of said Northeast Quarter of the Southwest Quarter; thence

West 1237 feet, more or less, to the POINT OF BEGINNING.

PARCEL V:

The West One-Half of the Southwest Quarter and Lots 1 and 2 of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM the following described tracts:

EXCEPTED TRACT 1:

BEGINNING at the point of intersection of the North boundary of Lot 2 of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, and the Northwest boundary of the right of way of the State Highway known and designated as U.S. No. 20 and bearing

East 388 feet along the North boundary of the aforesaid Lot 2; thence

South 176.9 feet to the intersection of the Northwest boundary of the aforesaid right of way;

thence

North 79° 15' West 882.2 feet along the Northwest boundary of the aforesaid right of way to the POINT OF BEGINNING.

EXCEPTED TRACT 2:

POOR COPY

A part of the Northwest Quarter of the Southeast Quarter of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence South 0° 10' West 278.19 feet along the West line of the Northwest Quarter of the Southeast Quarter to a point in the South right of way boundary of Highway 20, the INITIAL POINT of this description, said point being a Highway Monument marked Station 211+04.8; thence

Southeasterly along the South boundary of Highway 20, on a curve with a radius of 5890 feet, with a chord bearing

South 72° 03' East 248.85 feet; thence

South 13° 17' West 282.78 feet; thence

South 61° 51' West 87.05 feet; thence

North 14° 29' West 384.75 feet to the INITIAL POINT of this description.

EXCEPTED TRACT 3:

A part of Government Lots 1 and 2, and a portion of adjacent accretion land in Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said Government Lot 1, monumented with a rebar, 30 inches long, 5/8 inches diameter, with a plastic cap marked LS 832; thence

North 89° 08' 57" West 264.60 feet along the South boundary of said Lot 1 to the POINT OF BEGINNING; thence continuing

North 89° 08' 57" West 468.38 feet, along the South boundary of said Lot 1 to a point on a meander line of the mean high water line of the right limit of the Boise River; thence along the meanders of the approximate mean high water line as follows:

(the actual boundary of ownership shall be in accordance with pertinent state codes, regarding riparian boundaries),

North 18° 02' 28" West 201.20 feet; thence

North 6° 53' 21" West 343.39 feet; thence 368.97 feet, along the arc of a 577.79 foot radius curve left; said curve having a chord bearing

North 27° 05' 03" West 360.82 feet; thence

North 45° 18' 44" West 432.46 feet to a point on the West boundary of said Lot 1; thence

North 0° 05' 19" West and leaving said meander line, 946.34 feet along the West boundary of said Lots 1 and 2; thence

South 58° 51' 44" East 415.24 feet along the Southwesterly boundary of the right of way of the Union Pacific Railroad; thence

South 2° 22' 04" East 287.86 feet; thence

South 21° 23' 55" East 593.03 feet; thence

South 88° 08; 41" East 129.12 feet; thence

South 18° 36' 41" East 1095.75 feet to the POINT OF BEGINNING.

EXCEPTED TRACT 4:

Right of way of the Oregon Shortline Railroad Company

EXCEPTED TRACT 5

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

POOR COPY

BEGINNING at a railroad spike marking the Northwest corner of said Southeast Quarter of Section 1; thence

South 00° 05' 20" East 277.99 feet (formerly South 0° 10' West 278.18) to a brass cap marking the Southerly right-of-way line of State Highway 20-28, located 40.00 feet left of P.T. station 211+84.4 as shown on highway plans FAP 144-B, on file in the office of the Idaho Department of Transportation, Boise, Idaho; thence

Southeasterly along a curve to the right along said Southerly right-of-way line 248.87 feet, said curve having a central angle of 2° 29' 08", a radius of 5690.00 feet, tangents of 123.45 feet and a long chord of 248.85 feet bearing South 72° 15' 10" East to an iron pin marking the REAL POINT OF BEGINNING; thence leaving said Southerly right-of-way line

South 12° 47' 21" West 237.02 feet (formerly South 13° 17' West) to the centerline of a drain; thence along the centerline of said drain the following courses and distances;

North 82° 02' 58" East 145.43 feet to a point; thence

South 83° 17' 14" East 357.45 feet to a point; thence

South 65° 41' 42" East 334.21 feet to a point; thence

South 43° 13' 28" East 7.80 feet to a point; thence leaving said centerline of a drain

North 28° 07' 47" East 64.63 feet to an iron pin on said Southerly right-of-way line of Highway 20-28, also said iron pin being a point on curve; thence

Northwesterly along said Southerly right-of-way line along a nontangent curve to the left 858.24 feet, said curve having a central angle of 8° 38' 53", a radius of 5690.00 feet, tangents of 430.24 feet and a long chord of 858.02 feet bearing North 68° 41' 07" West to the POINT OF BEGINNING.

EXCEPTED TRACT 6

All that portion, if any, of Government Lot 1 of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, lying South and West of the Boise River.

EXCEPTED THE FOLLOWING:

A parcel of land being a portion of the NE 1/4 SE 1/4, Section 1, T.4N., R.4W., B.M., Canyon County, Idaho, more particularly described as follows:

Beginning at a 1/2" iron pin marking the Northeast corner of said NE 1/4 SE 1/4, said point being the REAL POINT OF BEGINNING;

thence South 0° 00' 40" East 297.81 feet along the Easterly boundary of said Section 1 to an iron pin on the centerline of a drain ditch;

thence traversing along the centerline of said drain ditch the following courses and distances:

North 79° 12' 43" West 75.29 feet;

North 68° 47' 50" West 612.42 feet;

thence leaving said centerline of the drain ditch North 0° 03' 45" East 62.93 feet to an iron pin on the Northerly boundary of said NE 1/4 SE 1/4;

thence South 89° 56' 15" East 644.80 feet along said Northerly boundary to the point of beginning, comprising 2.77 acres, more or less.

SUBJECT TO:

A 15 foot wide Irrigation easement, lying 7.50 feet either side of the following described centerline;

Beginning at the Northeast corner of said SE 1/4;

thence South 0° 00' 40" East 287.81 feet along the Easterly boundary of said SE 1/4;

POOR COPY

thence South 89°59'20" West 52.39 feet to the REAL POINT OF BEGINNING;

thence North 0°33'08" West 195.30 feet to a point;

thence North 43°18'10" West 117.04 feet to a point, said point being 7.50 feet Southerly of the Northerly boundary of said SE 1/4;

thence North 89°56'15" West 510.32 feet, parallel with the said Northerly boundary, to the point of termination.

SUBJECT TO:

A 25 foot wide Access Road easement, lying 12.50 feet either side of the following described centerline;

Beginning at the Northeast corner of the said SE 1/4;

thence North 89°56'15" West 12.50 feet along the Northerly boundary of said SE 1/4 to the REAL POINT OF BEGINNING;

thence South 0°00'40" East 32.86 feet, parallel with the Easterly boundary of said SE 1/4, to a point;

thence South 89°59'20" West 51.69 feet to a point;

thence South 0°21'24" East 251.70 feet to the point of termination.

SUBJECT TO:

All existing easements and road rights-of-way of record or appearing on the above described parcel of land.

EXCEPTION:

POOR COPY

EXHIBIT A

Parcel B-1

A parcel of land located in the West Half of the Southeast Quarter of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a railroad spike marking the Center Quarter corner of said Section 1, from which the South $\frac{1}{4}$ corner of said Section bears South $00^{\circ} 40' 54''$ West, 2,663.52 feet; thence along the said section line South $08^{\circ} 40' 54''$ West, 278.36 feet to a point lying on the Southerly right of way of State Highway 20256 said point also marking the REAL POINT OF BEGINNING; thence departing said said section line South $13^{\circ} 57' 05''$ East, 385.95 feet; thence

North $62^{\circ} 20' 34''$ East, 87.05 feet; thence

North $13^{\circ} 46' 36''$ East, 25.74 feet; thence

North $83^{\circ} 02' 16''$ East, 145.43 feet; thence

South $82^{\circ} 17' 59''$ East, 301.93 feet; thence

South $00^{\circ} 49' 43''$ West, 955.79 feet to a point lying on the Northerly right-of-way of Union Pacific Railroad; thence along said right-of-way

North $56^{\circ} 09' 51''$ West, 742.11 feet to a point intersecting said said section line; thence along said said section line

North $00^{\circ} 48' 54''$ East, 874.51 feet; to the POINT OF BEGINNING.

Parcel B-2

A parcel of land located in the South One-Half of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a railroad spike marking the Center Quarter corner of said Section 1, from which the South Quarter corner of said section bears South $80^{\circ} 48' 54''$ West, 2,643.52 feet; thence along the said section line South $80^{\circ} 48' 54''$ West, 1,834.53 feet to the REAL POINT OF BEGINNING; thence departing said said section line

North $57^{\circ} 48' 35''$ West, 554.88 feet; thence

North $33^{\circ} 50' 09''$ East, 385.31 feet to a point lying on the Southerly right-of-way of Union Pacific Railroad; thence along said right-of-way

South $56^{\circ} 09' 51''$ East, 777.94 feet; thence departing said right-of-way

South $64^{\circ} 59' 04''$ West, 433.14 feet to the POINT OF BEGINNING.



Project No. 40205
January 29, 2001

J-U-B ENGINEERS, Inc.
ENGINEERS • SURVEYORS • PLANNERS

217 W. Georgia Avenue, Suite 120
Nampa, Idaho 83686
(208) 467-5252
Fax (208) 467-6631

EXCEPTION:

DESCRIPTION FOR
MIKE SKOGSBERG
IN GOVERNMENT LOT 6, SECTION 6,
T.4N., R.3W., B.M.,
CANYON COUNTY, IDAHO,

A portion of Government 6, Section 6, T.4N., R.3W., B.M., Canyon County, Idaho,
more particularly described as follows:

Commencing at the Northwest corner of Government Lot 6, Section 6, T.4N., R.3W.,
B.M., Canyon County, Idaho, said point being the TRUE POINT OF BEGINNING;

thence N. 89°35'44" E. 400.63 feet along the Northerly boundary of said Government
Lot 6, Section 6 to a point on the North bank of the Sebree Canal;

thence along said North bank of the Sebree Canal, the following courses and distances:

S. 57°10'40" E. 789.63 feet to a point;

thence S. 53°59'24" E. 95.46 feet to a point;

thence S. 45°41'05" E. 179.72 feet to a point;

thence S. 38°14'20" E. 49.88 feet to a point on the Easterly boundary of said
Government Lot 6, Section 6;

thence leaving said North bank of the Sebree Canal S. 0°45'57" W. 217.17 feet along
said Easterly boundary of Government Lot 6 to a point;

thence N. 65°58'33" W. 1,422.62 feet to a point on the Westerly boundary of said
Government Lot 6, Section 6;

thence N. 0°17'11" E. 284.00 feet along said Westerly boundary of Government Lot 6,
Section 6 to the Point of Beginning.

Containing 11.10 acres, more or less.



Engineers Surveyors Planners

Project No. 40205
January 29, 2001
DESCRIPTION FOR:
MIKE SKOGSBERG
Page 2

SUBJECT TO:

Existing rights-of-way and easements of record and/or appearing on said above described parcel.

Prepared by:

J-U-B ENGINEERS, Inc.



Dennis A. King, P.L.S.

DAK:dle

Note: This description has been prepared from data of record and without benefit of actual field survey.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Daniel W. Bower
MORRIS BOWER & HAWS, PLLC
1305 12th Ave. Rd.
Nampa, Idaho 83686

2023-028978
RECORDED
09/06/2023 02:18 PM

00776159202300289780020029
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 MBROWN \$15.00
DEED
MILLS, ALAN

(Space Above For Recorder's Use)

QUITCLAIM DEED

Woodland Properties Limited Partnership, an Idaho limited partnership ("Grantor"), for good and valuable consideration, hereby conveys, releases, remises, and quitclaims unto RBK Frontage, LLC, an Idaho limited liability company ("Grantee"), whose address is 1125 W. Two Rivers Lane, Eagle, Idaho 83616, the following described real property located in Canyon County, Idaho, more particularly described as follows:

Parcel 3
(R35912013-West)

Part of the East ½ of the Southwest ¼ of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho described as:

Beginning at the Southeast corner of the Southeast ¼ of the Southwest ¼ of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and running thence N89°09'39"W 264.74 feet along the South line of the Southeast ¼ of the Southwest ¼ of said Section; thence N18°38'00"W 1095.89 feet; thence N88°10'07"W 128.96 feet; thence N21°23'36"W 592.99 feet; thence N02°24'55"W 287.81 feet to a point on the South right-of-way line of the Union Pacific Railroad; thence S56°51'49"E 848.35 feet along said South right-of-way line; thence S33°08'08"W 385.52 feet; thence S58°22'34"E 554.07 feet; thence S00°02'26"E 808.92 feet to the Point of Beginning.

Parcel contains 734,602 square feet or 16.86 acres, more or less.



Order Number: 17290646

2017-030433	
RECORDED	
07/21/2017 04:29 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=2 MBROWN	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

Warranty Deed

For value received,

Diamond S Farms, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Woodland Properties Limited Partnership, an Idaho limited partnership

whose current address is 444 W Karcher Road Nampa, ID 83687

the grantee, the following described premises, in Canyon County, Idaho, to wit:

Unit I:

A parcel of land located in the East half of the Southeast quarter of Section 1 and the Northeast quarter of the Northeast quarter of Section 12, Township 4 North, Range 4 West and in Government Lot 7 in Section 6 and in Government Lot 5 of Section 7, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the C-E 1/16 corner of said Section 1 from which the quarter corner common to said Section 1 and said Section 6 bears South 88°56'53" East, 1321.02 feet; thence along the West boundary line of the East half of the Southeast quarter of said Section 1

South 00°49'43" West, 860.29 feet to a point on the Southwesterly right of way line of State Highway 20/26, said point also being the Real Point of Beginning; thence leaving said West boundary line and along said Southwesterly right of way line for the following three courses and distances:

South 58°29'24" East, 1140.12 feet; thence 456.53 feet along the arc of a curve to the left, said curve having a radius of 5770.00 feet, a central angle of 04°32'00" and a long chord of 456.41 feet which bears South 60°45'24" East; thence

South 63°01'24" East, 1377.50 feet to a point on the East boundary line of said Government Lot 7; thence along said East boundary line

South 01°08'04" West, 387.78 feet to the corner common to said Government Lots 5 and 7 (W 1/16 corner); thence along the East boundary line of said Government Lot 5

South 00°22'42" West, 1114.75 feet to a point on the Northeasterly right of way line of the Union Pacific Railroad; thence along said Northeasterly right of way line

North 56°09'51" West, 3085.13 feet; thence leaving said Northeasterly right of way

North 00°03'19" West, 997.02 feet; thence

North 35°22'19" West, 38.23 feet to a point on the West boundary line of the East half of the Southeast quarter of said Section 1; thence along the said West boundary line

North 00°49'43" East, 200.14 feet to the Real Point of Beginning.

Unit II:

A parcel of land located in Government Lots 1 and 2 and the Southwest quarter of the Southeast quarter of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the South quarter corner of said Section 1 from which the East 1/16 corner of said Section 1 bears South 88°27'45" East, 1314.33 feet; thence along the South boundary line of said Section 1

North 88°27'30" West, 264.48 feet; thence leaving the said South boundary line

North 17°55'24" West, 1095.76 feet; thence

North 87°27'24" West, 129.12 feet; thence

North 20°42'38" West, 593.03 feet; thence

North 01°40'47" West, 287.63 feet to a point on the Southwesterly right of way line of the Union Pacific Railroad; thence along said Southwesterly right of way line

South 56°09'51" East, 848.38 feet; thence leaving said Southwesterly right of way line

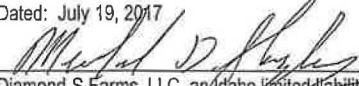
South 33°50'09" West, 385.31 feet; thence

South 57°40'35" East, 554.08 feet; thence

North 64°59'04" East, 433.14 feet to a point on the Southwesterly right of way line of the Union Pacific Railroad;
thence along said Southwesterly right of way line
South 56°09'51" East, 1104.80 feet to a point on the East boundary line of the Southwest quarter of the Southeast
quarter of Section 1; thence along said East boundary line
South 00°49'43" West, 412.23 feet to the East 1/16 corner of said Section 1; thence along the South boundary line of
said Section 1
North 88°27'45" West, 1314.33 feet to the Real Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever.
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 encumbrances except those to which this conveyance is expressly made
subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements,
right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations,
general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not
due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the
context so requires, the singular number includes the plural.

Dated: July 19, 2017


Diamond S Farms, LLC, an Idaho limited liability company
by Michael D. Skogsberg, Authorized Signator

State of Idaho, County of Ada, ss.

On this 20 day of July 2017, before me, the undersigned, a Notary Public in and for said State,
personally appeared Michael D. Skogsberg, known or identified to me to be an authorized signator of the limited
liability company that executed the within instrument and acknowledged to me that he executed the same for and on
behalf of said limited liability company and that such limited liability company executed it.

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


Notary Public for Idaho
Residing In: _____ Residing at: Meridian, Idaho
My Commission Expires: _____ Commission Expires: 9/13/2018



2023-028973

RECORDED

09/06/2023 02:16 PM



00776154202300289730020025

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 MBROWN

\$15.00

DEED

MILLS, ALAN

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Daniel W. Bower
MORRIS BOWER & HAWS, PLLC
1305 12th Ave. Rd.
Nampa, Idaho 83686

(Space Above For Recorder's Use)

QUITCLAIM DEED

Woodland Properties Limited Partnership, an Idaho limited partnership ("Grantor"), for good and valuable consideration, hereby conveys, releases, remises, and quitclaims unto RBK Frontage, LLC, an Idaho limited liability company ("Grantee"), whose address is 1125 W. Two Rivers Lane, Eagle, Idaho 83616, the following described real property located in Canyon County, Idaho, more particularly described as follows:

Parcel 4
(R35912013-East)

Part of the Southwest ¼ and part of the Southeast ¼ of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho described as:

Beginning at the Southwest corner of the Southwest ¼ of the Southeast ¼ of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and running thence N89°09'49"W 1314.10 feet along the South line of the Southwest ¼ of the Southeast ¼ of said Section to the Southwest corner of the Southwest ¼ of the Southeast ¼ of said Section; thence N00°02'26"W 808.92 feet; thence N64°16'32"E 433.31 feet to a point on the South right-of-way line of the Union Pacific Railroad; thence S56°51'43"E 1104.78 feet along said South right-of-way line to a point on the East line of the Southwest ¼ of the Southeast ¼ of said Section; thence S00°07'44"W 412.24 feet along said East line to the Point of Beginning.

Parcel contains 1,007,639 square feet or 23.13 acres, more or less.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6 day of ~~August~~, 2023.
~~SEPTEMBER~~

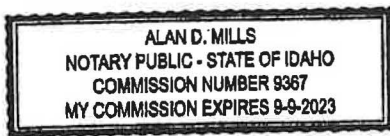
WOODLAND PROPERTIES LIMITED
PARTNERSHIP,
an Idaho limited partnership

By: Randy Wood
Randy Wood, General Partner

State of Idaho)
County of Canyon)ss.

On this 6th day of ~~August~~ ^{SEPTEMBER}, 2023, before me, the undersigned, a notary public in and for said state, personally appeared **Randy Wood**, known or identified to me (or proved to me on the oath of **Randy Wood**), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as General Partner of **WOODLAND PROPERTIES LIMITED PARTNERSHIP**, and acknowledged to me that such limited partnership executed the same.

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



Alan D. Mills
NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Daniel W. Bower
MORRIS BOWER & HAWS, PLLC
1305 12th Ave. Rd.
Nampa, Idaho 83686

2023-028975

RECORDED

09/06/2023 02:16 PM



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CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 MBROWN

\$15.00

DEED

MILLS, ALAN

(Space Above For Recorder's Use)

QUITCLAIM DEED

Woodland Properties Limited Partnership, an Idaho limited partnership ("Grantor"), for good and valuable consideration, hereby conveys, releases, remises, and quitclaims unto RBK Frontage, LLC, an Idaho limited liability company ("Grantee"), whose address is 1125 W. Two Rivers Lane, Eagle, Idaho 83616, the following described real property located in Canyon County, Idaho, more particularly described as follows:

A Parcel of land located in the South one-half of Section 1, Township 4 North, Range 4 West, Boise, Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a railroad spike marking the center quarter corner of said Section 1, from which the South quarter corner of said section bears

South 00°40'54" West, 2,643.52 feet; thence along the mid section line

South 00°40'54" West, 1,834.53 feet to the Real Point of Beginning; thence departing said mid section line

North 57°40'35" West, 554.08 feet; thence

North 33°50'09" East, 385.31 feet to a point lying on the Southerly right-of way of Union Pacific Railroad; thence

along said right-of-way

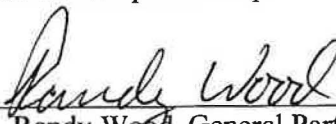
South 56°08'51" East, 777.94 feet; thence departing said right-of-way

South 64°58'04" West, 433.14 feet to the Point of Beginning.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6 day of
August, 2023.
SEPTEMBER

WOODLAND PROPERTIES LIMITED
PARTNERSHIP,
an Idaho limited partnership

By:

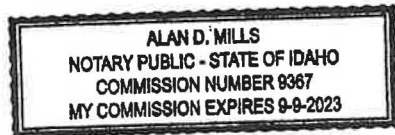

Randy Wood, General Partner

QUITCLAIM DEED - PAGE 1

State of Idaho)
)ss.
County of Canyon)

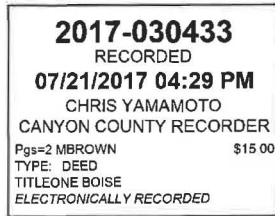
On this 6 day of ~~August~~^{SEPTEMBER}, 2023, before me, the undersigned, a notary public in and for said state, personally appeared **Randy Wood**, known or identified to me (or proved to me on the oath of **Randy Wood**), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as General Partner of **WOODLAND PROPERTIES LIMITED PARTNERSHIP**, and acknowledged to me that such limited partnership executed the same.

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





NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____



Order Number: 17290646

EB/S

Warranty Deed

For value received,

Diamond S Farms, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Woodland Properties Limited Partnership, an Idaho limited partnership

whose current address is 444 W Karcher Road Nampa, ID 83687

the grantee, the following described premises, in Canyon County, Idaho, to wit:

Unit I:

A parcel of land located in the East half of the Southeast quarter of Section 1 and the Northeast quarter of the Northeast quarter of Section 12, Township 4 North, Range 4 West and in Government Lot 7 in Section 6 and in Government Lot 5 of Section 7, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the C-E 1/16 corner of said Section 1 from which the quarter corner common to said Section 1 and said Section 6 bears South 88°56'53" East, 1321.02 feet; thence along the West boundary line of the East half of the Southeast quarter of said Section 1

South 00°49'43" West, 860.29 feet to a point on the Southwesterly right of way line of State Highway 20/26, said point also being the Real Point of Beginning; thence leaving said West boundary line and along said Southwesterly right of way line for the following three courses and distances:

South 58°29'24" East, 1140.12 feet; thence 456.53 feet along the arc of a curve to the left, said curve having a radius of 5770.00 feet, a central angle of 04°32'00" and a long chord of 456.41 feet which bears South 60°45'24" East; thence

South 63°01'24" East, 1377.50 feet to a point on the East boundary line of said Government Lot 7; thence along said East boundary line

South 01°08'04" West, 387.78 feet to the corner common to said Government Lots 5 and 7 (W 1/16 corner); thence along the East boundary line of said Government Lot 5

South 00°22'42" West, 1114.75 feet to a point on the Northeasterly right of way line of the Union Pacific Railroad; thence along said Northeasterly right of way line

North 56°09'51" West, 3085.13 feet; thence leaving said Northeasterly right of way

North 00°03'19" West, 997.02 feet; thence

North 35°22'19" West, 38.23 feet to a point on the West boundary line of the East half of the Southeast quarter of said Section 1; thence along the said West boundary line

North 00°49'43" East, 200.14 feet to the Real Point of Beginning.

Unit II:

A parcel of land located in Government Lots 1 and 2 and the Southwest quarter of the Southeast quarter of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the South quarter corner of said Section 1 from which the East 1/16 corner of said Section 1 bears

South 88°27'45" East, 1314.33 feet; thence along the South boundary line of said Section 1

North 88°27'30" West, 264.48 feet; thence leaving the said South boundary line

North 17°55'24" West, 1095.76 feet; thence

North 87°27'24" West, 129.12 feet; thence

North 20°42'38" West, 593.03 feet; thence

North 01°40'47" West, 287.63 feet to a point on the Southwesterly right of way line of the Union Pacific Railroad; thence along said Southwesterly right of way line

South 56°09'51" East, 848.38 feet; thence leaving said Southwesterly right of way line

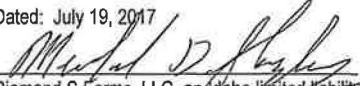
South 33°50'09" West, 385.31 feet; thence

South 57°40'35" East, 554.08 feet; thence

North 64°59'04" East, 433.14 feet to a point on the Southwesterly right of way line of the Union Pacific Railroad;
thence along said Southwesterly right of way line
South 56°09'51" East, 1104.80 feet to a point on the East boundary line of the Southwest quarter of the Southeast
quarter of Section 1; thence along said East boundary line
South 00°49'43" West, 412.23 feet to the East 1/16 corner of said Section 1; thence along the South boundary line of
said Section 1
North 88°27'45" West, 1314.33 feet to the Real Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever.
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 encumbrances except those to which this conveyance is expressly made
subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements,
right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations,
general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not
due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the
context so requires, the singular number includes the plural.

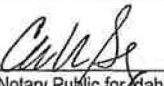
Dated: July 19, 2017


Diamond S Farms, LLC, an Idaho limited liability company
by Michael D. Skogsberg, Authorized Signator

State of Idaho, County of Ada, ss.

On this 20 day of July 2017, before me, the undersigned, a Notary Public in and for said State,
personally appeared Michael D. Skogsberg, known or identified to me to be an authorized signator of the limited
liability company that executed the within instrument and acknowledged to me that he executed the same for and on
behalf of said limited liability company and that such limited liability company executed it.

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


Notary Public for Idaho
Residing In: _____ Residing at: Meridian, Idaho
My Commission Expires: _____ Commission Expires: 9/13/2018



7011030353

7011028563

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

IDAHO ESTATE PLANNING
1155 EAST WINDING CREEK DRIVE
EAGLE, IDAHO 83616
(208) 939-7658

RECORDED

RECORDED

2011 AUG 1 PM 4 17

2011 JUL 19 PM 2 56

SEND TAX STATEMENTS TO:
MICHAEL AND BARBARA SKOGSBERG
23460 STAFFORD RD
CALDWELL, ID 83644

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
BY *[Signature]*
TYPE *Deed* FEE *40.00*

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
BY *[Signature]*
TYPE *Deed* FEE *37.00*

(SPACE ABOVE LINE FOR RECORDER'S USE)

Being re-recorded to correct legal description

QUITCLAIM DEED

MICHAEL D. SKOGSBERG AND BARBARA S. SKOGSBERG, husband and wife,
Grantors, 23460 Stafford Road, Caldwell, of Canyon County, Idaho, hereby quitclaims to
Diamond S. Farms, LLC, an Idaho limited liability company, Grantees, 23460 Stafford
Road, Caldwell, Idaho, all of their right, title and interest in and to that certain real
property, a tract of land in Canyon County, Idaho, described on Exhibit A attached
hereto.

*Correcting Quitclaim Deed recorded on March 29, 2011, under Instrument No.
2011012688.*

Witness the hand of said Grantors this 3rd day of May, 2011.

[Signature]
MICHAEL D. SKOGSBERG, Grantor
[Signature]
BARBARA S. SKOGSBERG, Grantor

STATE OF IDAHO

)

) ss.

COUNTY OF ADA

)

On this 3rd day of May, 2011 before me, the undersigned, Notary Public in and for said State, personally appeared MICHAEL D. SKOGSBERG AND BARBARA S. SKOGSBERG, Husband and Wife, Grantors known to or identified by me to be the persons who executed said within instrument and acknowledged to me that they executed the same.

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

Patricia E. Paz
Notary Public

My commission expires: 03/19/2013



Exhibit A

PARCEL I:

COMMENCING at the Southeast corner of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, and running

North 0° 0' East 636.8 feet to the INITIAL POINT, which point is 2030.1 feet

South 0° 0' East from the East Quarter corner of Section 1, Township 4 North, Range 4 West of the Boise Meridian; thence

North 79° 43' East 510.0 feet; (formerly North 79° 43' East 501.0 feet); thence

North 23° 14' East 74.3 feet; thence

South 63° 50' East 851.5 feet; thence

South 0° 33' West 1478.8 feet to a point on the Northeasterly boundary of the right of way of the Oregon Short Line Railroad; thence

North 57° 08' West 1514.8 feet along the said Northeasterly boundary, to a point 237.7 feet

South 0° 0' East from the said Southeast corner of Section 1, Township 4 North, Range 4 West of the Boise Meridian; thence

North 57° 08' West 1521.3 feet; along the said Northeasterly boundary; thence

North 1° 02' West 989.7 feet; thence

South 36° 21' East 157.7 feet; thence

South 61° 58' East 283.9 feet; thence

South 60° 45' East 306.5 feet; thence

South 30° 21' East 194.2 feet; thence

South 58° 15' East 689.2 feet to the INITIAL POINT.

PARCEL II:

That part of the East Half of the Southeast Quarter of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 1; thence

South 0° West 2030.1 feet along the East line of said Section 1; thence

North 58° 15' West 689.2 feet; thence

North 30° 21' West 194.2 feet; thence

North 60° 45' West 306.5 feet; thence

North 61° 56' West 283.9 feet; thence

North 36° 21' West 198.9 feet, more or less, to a point in the West line of the Northeast Quarter of the Southeast Quarter of said Section 1; thence

North 1056.4 feet, more or less, to the Northwest corner of said Northeast Quarter of the Southeast Quarter; thence

East 1320 feet, more or less, to the POINT OF BEGINNING.

PARCEL V:

The West One-Half of the Southeast Quarter and Lots 1 and 2 of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM the following described tracts:

EXCEPTED TRACT 2:

A part of the Northwest Quarter of the Southeast Quarter of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence

South 0° 10' West 278.19 feet along the West line of the Northwest Quarter of the Southeast Quarter to a point in the South right of way boundary of Highway 20, the INITIAL POINT of this description, said point being a Highway Monument marked Station 211+04.8; thence

Southeasterly along the South boundary of Highway 20, on a curve with a radius of 5890 feet, with a chord bearing

South 72° 03' East 246.85 feet; thence

South 13° 17' West 262.76 feet; thence

South 61° 51' West 87.05 feet; thence

North 14° 29' West 384.75 feet to the INITIAL POINT of this description.

EXCEPTED TRACT 3:

A part of the Government Lots 1 and 2, and a portion of adjacent accretion land in Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said Government Lot 1, monumented with a rebar, 30 inches long, 5/8 inches diameter, with a plastic cap marked LS 832; thence

North 89° 08' 57" West 264.60 feet along the South boundary of said Lot 1 to the POINT OF BEGINNING; thence continuing

North 89° 08' 57" West 466.38 feet, along the South boundary of said Lot 1 to a point on a meander line of the mean high water line of the right limit of the Boise River; thence along the meander of the approximate mean high water line as follows:

(the actual boundary of ownership shall be in accordance with pertinent state codes, regarding riparian boundaries),

North 18° 02' 26" West 201.20 feet; thence

North 8° 53' 21" West 343.39 feet; thence 366.97 feet, along the arc of a 577.79 feet radius curve left; said curve having a chord bearing

North 27° 05' 03" West 360.82 feet; thence

North 45° 16' 44" West 432.46 feet to a point on the West boundary of said Lot 1; thence

North 0° 05' 19" West and leaving said meander line, 946.34 feet along the West boundary of said Lots 1 and 2; thence
South 58° 51' 44" East 415.24 feet along the Southwesterly boundary of the right of way of the Union Pacific Railroad; thence
South 2° 22' 04" East 287.86 feet; thence
South 21° 23' 55" East 583.03 feet; thence
South 88° 08' 41" East 129.12 feet; thence
South 18° 36' 41" East 1095.75 feet to the POINT OF BEGINNING.

EXCEPTED TRACT 4:

Right of way of the Oregon Shortline Railroad Company

EXCEPTED TRACT 5:

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

BEGINNING at a railroad spike marking the Northwest corner of said Southeast Quarter of Section 1; thence

South 00° 05' 20" East 277.99 feet (formerly South 0° 10' West 278.19) to a brass cap marking the Southerly right-of-way line of State Highway 20-26, located 40.00 feet left of P.T. station 211+04.4 as shown on highway plans FAP 144-B, on file in the office of the Idaho Department of Transportation, Boise, Idaho; thence

Southeasterly along a curve to the right along said Southerly right-of-way line 246.87 feet, said curve having a central angle of 2° 29' 09", a radius of 5690.00 feet, tangents of 123.45 feet and a long chord of 246.85 feet bearing South 72° 15' 10" East to an iron pin marking the **REAL POINT OF BEGINNING**; thence leaving said Southerly right-of-way line

South 12° 47' 21" West 237.02 feet (formerly South 13° 17' West) to the centerline of a drain; thence along the centerline of said drain the following courses and distances;

North 82° 02' 55" East 145.43 feet to a point; thence

South 83° 17' 14" East 357.45 feet to a point; thence

South 65° 41' 42" East 334.21 feet to a point; thence

South 43° 13' 28" East 7.80 feet to a point; thence leaving said centerline of a drain

North 29° 07' 47" East 64.63 feet to an iron pin on said Southerly right-of-way line of Highway 20-26, also said iron pin being a point on a curve; thence

Northwesterly along said Southerly right-of-way line along a nontangent curve to the left 858.84 feet, said curve having a central angle of 8° 38' 53", a radius of 5690.00 feet, tangents of 430.24 feet and a long chord of 858.02 feet bearing North 68° 41' 07" West to the **POINT OF BEGINNING**.

EXCEPTED TRACT 6

All that portion, if any, of Government Lot 1 of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, lying South and West of the Boise River.

EXCEPTED THE FOLLOWING:

A parcel of land being a portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 1, T 4 N, R 4 W, BM, Canyon County, Idaho, more particularly described as follows:

Beginning at a $\frac{1}{2}$ " iron pin marking the NE corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, said point being the REAL POINT OF BEGINNING; thence South $0^{\circ} 00' 40''$ E 297.81 feet along the Easterly boundary of said Section 1 to an iron pin on the centerline of a drain ditch; thence traversing along the centerline of said drain ditch the following courses and distances: N $79^{\circ} 12' 43''$ W 75.29 feet; N $68^{\circ} 47' 50''$ W 612.42 feet; thence leaving said centerline of the drain ditch N $0^{\circ} 03' 45''$ E 62.93 feet to an iron pin on the Northerly boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence S $89^{\circ} 56' 15''$ E 644.80 feet along said Northerly boundary to the point of beginning, comprising 2.77 acres, more or less.

SUBJECT TO: A 15 foot wide Irrigation easement, lying 7.50 feet either side of the following described centerline; beginning at the NE corner of said SE $\frac{1}{4}$; thence S $0^{\circ} 00' 40''$ E 287.81 feet along the Easterly boundary of said SE $\frac{1}{4}$; thence S $89^{\circ} 59' 20''$ W 52.39 feet to the REAL POINT OF BEGINNING; thence N $0^{\circ} 33' 08''$ W 195.30 feet to a point; thence N $43^{\circ} 18' 10''$ W 117.04 feet to a point, said point being 7.50 feet Southerly of the Northerly boundary of said SE $\frac{1}{4}$; thence N $89^{\circ} 56' 15''$ W 510.32 feet, parallel with the said Northerly boundary to the point of termination.

SUBJECT TO: A 25 foot wide Access Road easement, lying 12.50 feet either, side of the following described centerline; beginning at the NE corner of the said SE $\frac{1}{4}$; thence N $89^{\circ} 56' 15''$ W 12.50 feet along the Northerly boundary of said SE $\frac{1}{4}$ to the REAL POINT OF BEGINNING; thence S $0^{\circ} 00' 40''$ E 32.86 feet, parallel with the Easterly boundary of said SE $\frac{1}{4}$, to a point; thence S $89^{\circ} 59' 20''$ W 51.69 feet to a point; thence S $0^{\circ} 21' 24''$ E 251.70 feet to the point of termination.

SUBJECT TO: All existing easements and road rights-of-way of record appearing on the above described parcel of land.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or used in connection therewith.

EXCEPTION:

Parcel B-1

A parcel of land located in the West half of the Southeast Quarter of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a railroad spike marking the Center Quarter corner of said Section 1, from which the South $\frac{1}{4}$ corner of said Section bears South $00^{\circ} 40' 54''$ West, 2,643.52 feet; thence along the mid section line South $00^{\circ} 40' 54''$ West, 278.36 feet to a point lying on the Southerly right of

way of State Highway 20/26 said point also marking the REAL POINT OF BEGINNING;
thence departing said mid section line South 13° 57' 05" East, 385.95 feet; thence
North 62° 20' 34" East, 87.05 feet; thence
North 13° 46' 36" East, 25.74 feet; thence
North 83° 02' 10" East, 145.43 feet; thence
South 82° 17' 59" East, 301.92 feet; thence
South 00° 49' 43" West, 955.79 feet to a point lying on the Northerly right-of-way of
Union Pacific Railroad; thence along said right-of-way
North 56° 09' 51" West, 742.11 feet to a point intersecting said mid section line; thence
along said mid section line
North 00° 40' 54" East, 874.51 feet; to the POINT OF BEGINNING.

Parcel B-2

A parcel of land located in the South One-Half of Section 1, Township 4 North, Range 4 West,
Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a railroad spike marking the Center Quarter corner of said Section 1, from which
the South Quarter corner of said section bears South 00° 40' 54" West, 2643.52 feet; thence
along the mid section line

South 00° 40' 54" West, 1834.53 feet to the REAL POINT OF BEGINNING; thence
departing said mid section line

North 57° 40' 35" West, 554.08 feet; thence

North 33° 50' 09" East, 385.31 feet to a point lying on the Southerly right-of-way of
Union Pacific Railroad; thence along said right-of-way

South 56° 09' 51" East, 777.94 feet; thence departing said right-of-way

South 64° 59' 04" west, 433.14 feet to the POINT OF BEGINNING.

EXCEPTION:

A portion of Government 6, Section 6, T.4N., R.3W., B.M., Canyon County, Idaho, more
particularly described as follows:

Commencing at the Northwest corner of Government Lot 6, Section 6, T.4N., R.3W.,
B.M., Canyon County, Idaho, said point being the TRUE POINT OF BEGINNING;

thence N. 89° 35' 44" E. 400.63 feet along the Northerly boundary of said Government
Lot 6, Section 6 to a point on the North bank of the Sebree Canal;

thence along said North bank of the Sebree Canal, the following courses and distances:

S. 57° 10' 40" E. 789.63 feet to a point;

thence S. 53° 59' 24" E. 95.46 feet to a point;

thence S. 45° 41' 05" E. 179.72 feet to a point;

thence S. 38° 14' 20" E. 49.88 feet to a point on the Easterly boundary of said Government Lot 6, Section 6;

thence leaving said North bank of the Sebree Canal S. 0° 45' 57" W. 217.17 feet along said Easterly boundary of Government Lot 6 to a point;

thence N. 65° 58' 33" W. 1,422.62 feet to a point on the Westerly boundary of said Government Lot 6, Section 6 to the Point of Beginning.

Containing 11.10 acres, more or less.

SUBJECT TO:

Existing rights-of-way and easements of record and/or appearing on said above described parcel.

Exception from Parcel V:

POOR COPY

BEGINNING at the point of intersection of the North boundary of Lot 2, Section 1 in Township 4 North, Range 4 West, Boise Meridian, in Canyon County, Idaho, and the Northeast boundary of the right-of-way of the State Highway known and designated as U.S. No. 20 and bearing

East 558 feet along the North boundary of the aforesaid Lot 2; thence

South 170.3 feet to the intersection of the Northeast boundary of the aforesaid right-of-way; thence

North 73° 15' West 593.2 feet along the Northeast boundary of the aforesaid right-of-way to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

A parcel of land being on the Northeasterly side of the centerline of U.S. Highway No. 20, Project No. F-3241(1) Highway Survey as shown on the plans thereof now on file in the Office of the Idaho Transportation Department, and being a portion of Government Lot 2 of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

BEGINNING at the intersection of the Southerly right-of-way line of existing Mink Road, and the Northeasterly right-of-way line of existing U.S. Highway No. 20, as shown on the plans of said U.S. Highway No. 20, Project No. F-3241(1) Highway Survey, which is East approximately 717.0 feet and South approximately 25.0 feet from the Northwest corner of Government Lot 2 of Section 1, Township 4 North, Range 4 West, Boise Meridian; thence

Easterly along said existing Southerly right-of-way line 81.0 feet; thence

South 24.36 feet to a point in the Northeasterly right-of-way line of existing U.S. Highway No. 20; thence

North 73° 15' 00" West along said existing Northeasterly right-of-way line 84.59 feet to the POINT OF BEGINNING.

POOR COPY

Exception from Parcel V:

POOR COPY

A parcel of land located in the West 1/2 of the SE 1/4 of Section 1, T. 4N., R. 4W., B.M., Canyon County, Idaho, more particularly described as follows:

Commencing at a railroad spike marking the center of said Section 1, from which the East 1/4 corner of said Section bears South 88° 56' 53" East, 2642.04 feet; thence along the mid-section line South 88° 56' 53" East, 1,321.02 feet to a 5/8" rebar marking the Center-East 1/16 corner; thence South 00° 49' 43" West, 860.29 feet along the East line of said West 1/2 of the SE 1/4 to a point on the South right-of-way of State Highway 20/26, said point also being the REAL POINT OF BEGINNING; thence continuing South 00° 49' 43" West, 1,143.61 feet along said line to a point lying on the Northerly right-of-way of the Union Pacific Railroad; thence along said right-of-way North 56° 09' 51" West, 829.61 feet; thence departing said right-of-way North 00° 49' 43" East, 955.79 feet; thence South 82° 17' 59" East, 55.53 feet; thence South 64° 42' 27" East, 334.21 feet; thence South 42° 14' 13" East, 7.80 feet; thence North 30° 07' 02" East, 64.32 feet to a 5/8" rebar lying on the South right-of-way of said State Highway, being also a point on a non-tangent curve to the right; thence 284.85 feet along said right-of-way and along the arc of said non-tangent curve to the right, having a radius of 5,689.99 feet, a central angle of 02° 52' 06", and a long chord bearing of South 59° 55' 27" East, 284.82 feet to a brass cap monument marking P.C. station 197+02.3 on said right-of-way; thence continuing along said right-of-way South 58° 29' 24" East, 59.38 feet to the REAL POINT OF BEGINNING.

POOR COPY

EXCEPTION FROM PARCEL II:

A PARCEL OF LAND BEING A PORTION OF THE NE1/4 SE1/4, SECTION 1, T.4N., R.4 W., B.M., CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN MARKING THE NORTHEAST CORNER OF SAID NE1/4 SE1/4, SAID POINT BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH 0°00'40" EAST 297.81 FEET ALONG THE EASTERLY BOUNDARY OF SAID SECTION 1 TO AN IRON PIN ON THE CENTERLINE OF A DRAIN DITCH;

THENCE TRAVERSING ALONG THE CENTERLINE OF SAID DRAIN DITCH THE FOLLOWING COURSES AND DISTANCES:

NORTH 79°12'43" WEST 75.29 FEET;

NORTH 68°47'50" WEST 612.42 FEET;

THENCE LEAVING SAID CENTERLINE OF THE DRAIN DITCH NORTH 0°03'45" EAST 62.93 FEET TO AN IRON PIN ON THE NORTHERLY BOUNDARY OF SAID NE1/4 SE1/4;

THENCE SOUTH 89°56'15" EAST 644.80 FEET ALONG SAID NORTHERLY BOUNDARY TO THE POINT OF BEGINNING, COMPRISING 2.77 ACRES, MORE OR LESS.

2023-028974

RECORDED

09/06/2023 02:16 PM



00776155202300289740020022

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 MBROWN

\$15.00

DEED

MILLS, ALAN

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Daniel W. Bower
MORRIS BOWER & HAWS, PLLC
1305 12th Ave. Rd.
Nampa, Idaho 83686

(Space Above For Recorder's Use)

QUITCLAIM DEED

Woodland Properties Limited Partnership, an Idaho limited partnership ("Grantor"), for good and valuable consideration, hereby conveys, releases, remises, and quitclaims unto RBK Frontage, LLC, an Idaho limited liability company ("Grantee"), whose address is 1125 W. Two Rivers Lane, Eagle, Idaho 83616, the following described real property located in Canyon County, Idaho, more particularly described as follows:

A parcel of land located in the West half of the Southeast quarter of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a railroad spike marking the center quarter corner of said Section 1, from which the South quarter corner of said section bears

South 00°40'54" West, 2,643.52 feet; thence along the mid section line

South 00°40'54" West, 278.36 feet to a point lying on the Southerly right of way of State Highway 20/26 said point also marking the Real Point of Beginning; thence departing said mid section line

South 13°57'05" East, 385.95 feet; thence

North 62°20'34" East, 87.05 feet; thence

North 13° 46' 36" East, 25.74 feet; thence

North 83° 02' 10" East, 145.43 feet; thence

South 82°17'58" East, 301.92 feet; thence

South 00°49'43" West, 955.79 feet to a point lying on the Northerly right-of-way of Union Pacific Railroad; thence along said right-of-way

North 56°09'51" West, 742.11 feet to a point intersecting said mid section line; thence along said mid section line

North 00° 40' 54" East, 874.51 feet to the Point of Beginning.

QUITCLAIM DEED - PAGE 1

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6 day of ~~August~~, 2023.
~~SEPTEMBER~~

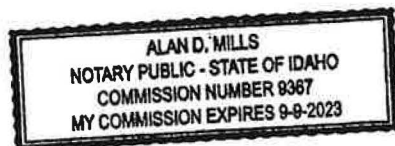
WOODLAND PROPERTIES LIMITED
PARTNERSHIP,
an Idaho limited partnership

By: Randy Wood
Randy Wood, General Partner

State of Idaho)
County of Canyon)ss.

On this 6th day of ~~August~~ ^{SEPTEMBER}, 2023, before me, the undersigned, a notary public in and for said state, personally appeared **Randy Wood**, known or identified to me (or proved to me on the oath of **Randy Wood**), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as General Partner of **WOODLAND PROPERTIES LIMITED PARTNERSHIP**, and acknowledged to me that such limited partnership executed the same.

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



Alan D. Mills
NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

2023-028972

RECORDED

09/06/2023 02:16 PM



00776153202300289720020028

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 MBROWN

\$15.00

DEED

MILLS, ALAN

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Daniel W. Bower
MORRIS BOWER & HAWS, PLLC
1305 12th Ave. Rd.
Nampa, Idaho 83686

(Space Above For Recorder's Use)

QUITCLAIM DEED

Woodland Properties Limited Partnership, an Idaho limited partnership ("Grantor"), for good and valuable consideration, hereby conveys, releases, remises, and quitclaims unto RBK Frontage, LLC, an Idaho limited liability company ("Grantee"), whose address is 1125 W. Two Rivers Lane, Eagle, Idaho 83616, the following described real property located in Canyon County, Idaho, more particularly described as follows:

A parcel of land located in the West half of the Southeast quarter of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at a railroad spike marking the center of said Section 1, from which the East quarter corner of said section bears

South 88°56'53" East, 2642.04 feet; thence along the mid-section line

South 88°56'53" East, 1,321.02 feet to a 5/8 inch rebar marking the center-east 1/16 corner; thence

South 00°49'43" West, 880.29 feet along the East line of said West half of the Southeast quarter to a point on the

South right-of-way of State Highway 20/26, said point also being the Real Point of Beginning; thence continuing

South 00°49'43" West, 1,143.81 feet along said line to a point lying on the Northerly right-of-way of the Union Pacific

Railroad; thence along said right-of-way

North 56°09'51" West, 829.81 feet; thence departing said right-of-way

North 00°49'43" East, 955.79 feet; thence

South 82°17'59" East, 55.53 feet; thence

South 64°42'27" East, 334.21 feet; thence

South 42°14'13" East, 7.80 feet; thence

North 30°07'02" East, 64.32 feet to a 5/8 inch rebar lying on the South right-of-way of said State Highway, being also

a point on a non-tangent curve to the right; thence 284.85 feet along said right-of-way and along the arc of said non-

tangent curve to the right, having a radius of 5,689.99 feet, a central angle of 02°52'06", and a long chord bearing of

South 59°55'27" East, 284.82 feet to a brass cap monument marking P.C. Station 197+02.3 on said right-of-way;

thence continuing along said right-of-way

South 58°29'24" East, 59.38 feet to the Real Point of Beginning.

QUITCLAIM DEED - PAGE 1

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6 day of ~~August~~, 2023.
~~SEPTEMBER~~

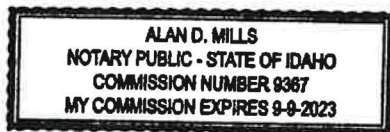
WOODLAND PROPERTIES LIMITED
PARTNERSHIP,
an Idaho limited partnership

By: Randy Wood
Randy Wood, General Partner

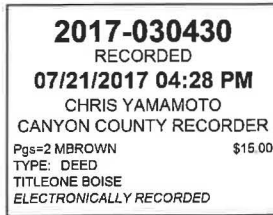
State of Idaho)
)ss.
County of Canyon)

On this 6th day of ~~August~~ ^{SEPTEMBER}, 2023, before me, the undersigned, a notary public in and for said state, personally appeared **Randy Wood**, known or identified to me (or proved to me on the oath of **Randy Wood**), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as General Partner of **WOODLAND PROPERTIES LIMITED PARTNERSHIP**, and acknowledged to me that such limited partnership executed the same.

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



Alan D. Mills
NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____



Order Number: 17290653

AKS

Warranty Deed

For value received,

Triple Crown Development, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Woodland Properties Limited Partnership, an Idaho limited partnership

RW

whose current address is 444 W. Karcher Road Nampa Idaho 83687

the grantee, the following described premises, in Canyon County, Idaho, to wit:

Parcel I:

A parcel of land located in the West half of the Southeast quarter of Section 1, Township 4 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at a railroad spike marking the center of said Section 1, from which the East quarter corner of said section bears
South 88°56'53" East, 2642.04 feet; thence along the mid-section line
South 88°56'53" East, 1,321.02 feet to a 5/8 inch rebar marking the center-east 1/16 corner; thence
South 00°49'43" West, 860.29 feet along the East line of said West half of the Southeast quarter to a point on the
South right-of-way of State Highway 20/26, said point also being the Real Point of Beginning; thence continuing
South 00°49'43" West, 1,143.61 feet along said line to a point lying on the Northerly right-of-way of the Union Pacific
Railroad; thence along said right-of-way
North 56°09'51" West, 829.61 feet; thence departing said right-of-way
North 00°49'43" East, 955.79 feet; thence
South 82°17'59" East, 55.53 feet; thence
South 64°42'27" East, 334.21 feet; thence
South 42°14'13" East, 7.80 feet; thence
North 30°07'02" East, 64.32 feet to a 5/8 inch rebar lying on the South right-of-way of said State Highway, being also
a point on a non-tangent curve to the right; thence 284.85 feet along said right-of-way and along the arc of said non-
tangent curve to the right, having a radius of 5,689.99 feet, a central angle of 02°52'06", and a long chord bearing of
South 59°55'27" East, 284.82 feet to a brass cap monument marking P.C. Station 197+02.3 on said right-of-way;
thence continuing along said right-of-way
South 58°29'24" East, 59.38 feet to the Real Point of Beginning.

Parcel II:

A parcel of land located in the West half of the Southeast quarter of Section 1, Township 4 North, Range 4 West of
the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a railroad spike marking the center quarter corner of said Section 1, from which the South quarter
corner of said section bears
South 00°40'54" West, 2,643.52 feet; thence along the mid section line
South 00°40'54" West, 278.36 feet to a point lying on the Southerly right of way of State Highway 20/26 said point
also marking the Real Point of Beginning; thence departing said mid section line
South 13°57'05" East, 385.95 feet; thence
North 62°20'34" East, 87.05 feet; thence
North 13° 46' 36" East, 25.74 feet; thence
North 83° 02' 10" East, 145.43 feet; thence
South 82°17'59" East, 301.92 feet; thence
South 00°49'43" West, 955.79 feet to a point lying on the Northerly right-of-way of Union Pacific Railroad; thence
along said right-of-way
North 56°09'51" West, 742.11 feet to a point intersecting said mid section line; thence along said mid section line
North 00° 40' 54" East, 874.51 feet to the Point of Beginning.

Parcel III:

A Parcel of land located in the South one-half of Section 1, Township 4 North, Range 4 West, Boise, Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a railroad spike marking the center quarter corner of said Section 1, from which the South quarter corner of said section bears

South 00°40'54" West, 2,643.52 feet; thence along the mid section line

South 00°40'54" West, 1,834.53 feet to the Real Point of Beginning; thence departing said mid section line

North 57°40'35" West, 554.08 feet; thence

North 33°50'09" East, 385.31 feet to a point lying on the Southerly right-of way of Union Pacific Railroad; thence along said right-of-way

South 56°09'51" East, 777.94 feet; thence departing said right-of-way

South 64°59'04" West, 433.14 feet to the Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. 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 encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: July 19, 2017



Triple Crown Development, LLC, an Idaho limited liability company
by Lance Thueson, Member

State of Idaho, County of Ada, ss.

On this 20 day of July 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Lance Thueson, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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



Notary Public for Idaho

Residing In:

My Commission Expires:

Residing at: Meridian, Idaho
Commission Expires: 9/13/2018





100 10th Avenue South / Nampa, Idaho
83651 / (208) 466-6100

REQUEST
TYPE Deed Fee

PIONEER - NAMPA

CANYON
PIONEER
FINDER

NOV 30 PM 4 49

RECORDED

200695473

200613736

WARRANTY DEED

For Value Received Michael D. Skogsberg and Barbara S. Skogsberg, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Triple Crown Development, LLC, a limited liability company

hereinafter referred to as Grantee, whose current address is 455 SOUTH KINGS ROAD, NAMPA,
IDAHO 83687

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs
and assigns forever. 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 said premises are free from all encumbrances except current
years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record,
and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims
whatsoever.

Dated: November 30, 2006

Michael D. Skogsberg

Barbara S. Skogsberg

State of Idaho

ss.

County of Canyon

On this 30 day of November, 2006, before me, the undersigned, a Notary Public, in and for said State, personally
appeared Michael D. Skogsberg and Barbara S. Skogsberg known to me, and/or identified to me on the basis of
satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public Amy Beck
Residing at: Nampa
Commission Expires: 4/21/12



File No.: 200613736

EXHIBIT A

A parcel of land located in the West 1/2 of the SE 1/4 of Section 1, T. 4N., R. 4W., B.M., Canyon County, Idaho, more particularly described as follows:

Commencing at a railroad spike marking the center of said Section 1, from which the East 1/4 corner of said Section bears South 88° 56' 53" East, 2642.04 feet; thence along the mid-section line South 88° 56' 53" East, 1,321.02 feet to a 5/8" rebar marking the Center-East 1/16 corner; thence South 00° 49' 43" West, 860.29 feet along the East line of said West 1/2 of the SE 1/4 to a point on the South right-of-way of State Highway 20/26, said point also being the **REAL POINT OF BEGINNING**; thence continuing South 00° 49' 43" West, 1,143.61 feet along said line to a point lying on the Northerly right-of-way of the Union Pacific Railroad; thence along said right-of-way North 56° 09' 51" West, 829.61 feet; thence departing said right-of-way North 00° 49' 43" East, 955.79 feet; thence South 82° 17' 59" East, 55.53 feet; thence South 64° 42' 27" East, 334.21 feet; thence South 42° 14' 13" East, 7.80 feet; thence North 30° 07' 02" East, 64.32 feet to a 5/8" rebar lying on the South right-of-way of said State Highway, being also a point on a non-tangent curve to the right; thence 284.85 feet along said right-of-way and along the arc of said non-tangent curve to the right, having a radius of 5,689.99 feet, a central angle of 02° 52' 06", and a long chord bearing of South 59° 55' 27" East, 284.82 feet to a brass cap monument marking P.C. station 197+02.3 on said right-of-way; thence continuing along said right-of-way South 58° 29' 24" East, 59.38 feet to the **REAL POINT OF BEGINNING**.



Deed Chain
Water Rights 63-10608 & 63-30224

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Daniel W. Bower
MORRIS BOWER & HAWS, PLLC
1305 12th Ave. Rd.
Nampa, Idaho 83686

2023-028981

RECORDED

09/06/2023 02:19 PM



00776162202300289810020028

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 MBROWN \$15.00
DEED
MILLS, ALAN

(Space Above For Recorder's Use)

QUITCLAIM DEED

Drake Investments, LLC, an Idaho limited liability company ("Grantor"), for good and valuable consideration, hereby conveys, releases, remises, and quitclaims unto RBK Frontage, LLC, an Idaho limited liability company ("Grantee"), whose address is 1125 W. Two Rivers Lane, Eagle, Idaho 83616, the following described real property located in Canyon County, Idaho, more particularly described as follows:

A part of Government Lot 5 and a portion of accretion land above the Mean High Water line in Section 2, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Lot 5 (North 1/4 corner), with a rebar, 30 inches long, 5/8 inches diameter, with a plastic cap marked LS 832;
Thence North 89°57'09" West 1309.95 feet along the North boundary of said Lot 5 to the West 1/16th corner, the POINT OF BEGINNING;
Thence continuing North 89°57'09" West 798.12 feet along the North boundary of said Lot 5 to a point on the meander line of the approximate Mean High Water Line of the right limit of the Boise River;
Thence traversing said meander line as follows:
South 14°35'30" East 695.26 feet;
Thence South 44°12'20" East 415.74 feet;
Thence South 14°19'37" East 225.17 feet;
Thence South 89°39'29" East 267.76 feet;
Thence North 0°27'48" East 1190.00 feet to the POINT OF BEGINNING.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6 day of ~~August~~^{September}, 2023.

DRAKE INVESTMENTS, LLC,
an Idaho limited liability company

By: _____

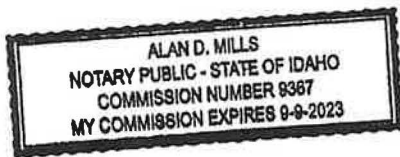
Robert Brian Burnett, Member

QUITCLAIM DEED - PAGE 1

State of Idaho)
)ss.
County of Canyon)

On this 6th day of ~~August~~ ^{SEPTEMBER}, 2023, before me, the undersigned, a notary public in and for said state, personally appeared **Robert Brian Burnett**, known or identified to me (or proved to me on the oath of **Robert Brian Burnett**), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Member of **DRAKE INVESTMENTS, LLC**, 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 first above written.





NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Daniel W. Bower
MORRIS BOWER & HAWS, PLLC
1305 12th Ave. Rd.
Nampa, Idaho 83686

2023-028980

RECORDED

09/06/2023 02:19 PM



00776161202300289800020021

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 MBROWN

\$15.00

DEED

MILLS, ALAN

(Space Above For Recorder's Use)

QUITCLAIM DEED

Drake Investments, LLC, an Idaho limited liability company ("Grantor"), for good and valuable consideration, hereby conveys, releases, remises, and quitclaims unto RBK Frontage, LLC, an Idaho limited liability company ("Grantee"), whose address is 1125 W. Two Rivers Lane, Eagle, Idaho 83616, the following described real property located in Canyon County, Idaho, more particularly described as follows:

All that part of Government Lot 2 in Section 35, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, lying South and West of the Right of Way of the Oregon Short Line Rail Road Company, now known as the Union Pacific Rail Road, records of Canyon County, Idaho.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6 day of ~~August~~, 2023.
~~SEPTEMBER~~

DRAKE INVESTMENTS, LLC,
an Idaho limited liability company

By: 

Robert Brian Burnett, Member

State of Idaho)
)ss.
County of Canyon)

On this 6th day of ~~August~~ ^{SEPTEMBER}, 2023, before me, the undersigned, a notary public in and for said state, personally appeared **Robert Brian Burnett**, known or identified to me (or proved to me on the oath of **Robert Brian Burnett**), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Member of **DRAKE INVESTMENTS, LLC**, 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 first above written.





NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____



775 S. Rivershore Ln., Ste. 120
Eagle, ID 83616

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

2021-087478	
RECORDED	
12/27/2021 11:47 AM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=2 TYOUREN	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

File No. 790250 KG/

WARRANTY DEED

For Value Received Waterfowl Improvement Association, Inc., an Idaho corporation
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

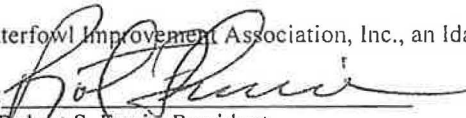
Drake Investments, LLC, an Idaho Limited Liability Company
hereinafter referred to as Grantee, whose current address is 1125 W. Two Rivers Lane Eagle, ID 83616
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

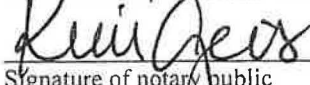
Dated: December 10, 2021

Waterfowl Improvement Association, Inc., an Idaho Corporation

By: 
Robert S. Farris, President

State of Idaho, County of Ada

This record was acknowledged before me on 12/14/21 by Robert S. Farris, as President of
Waterfowl Improvement Association, Inc., an Idaho Corporation


Signature of notary public
Commission Expires:

KIM GEIS
Residing in: Meridian, ID
Commission Expires: 07/30/2027

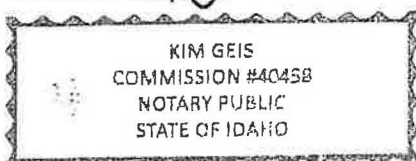


EXHIBIT A

Parcel No. 1:

A part of Government Lot 5 and a portion of accretion land above the Mean High Water line in Section 2, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Lot 5 (North 1/4 corner), with a rebar, 30 inches long, 5/8 inches diameter, with a plastic cap marked LS 832;
Thence North 89°57'09" West 1309.95 feet along the North boundary of said Lot 5 to the West 1/16th corner, the POINT OF BEGINNING;
Thence continuing North 89°57'09" West 798.12 feet along the North boundary of said Lot 5 to a point on the meander line of the approximate Mean High Water Line of the right limit of the Boise River;
Thence traversing said meander line as follows:
South 14°35'30" East 695.26 feet;
Thence South 44°12'20" East 415.74 feet;
Thence South 14°19'37" East 225.17 feet;
Thence South 89°39'29" East 267.76 feet;
Thence North 0°27'48" East 1190.00 feet to the POINT OF BEGINNING.

Parcel No. 2:

All that part of Government Lot 2 in Section 35, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, lying South and West of the Right of Way of the Oregon Short Line Rail Road Company, now known as the Union Pacific Rail Road, records of Canyon County, Idaho.

Deed Chain
Water Right 63-4530B

2023-028990

RECORDED

09/06/2023 02:22 PM



00776174202300289900030032

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 MBROWN

\$15.00

DEED

MILLS, ALAN

*RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:*

Daniel W. Bower
MORRIS BOWER & HAWS, PLLC
1305 12th Ave. Rd.
Nampa, Idaho 83686

(Space Above For Recorder's Use)

QUITCLAIM DEED

Drake Investments, LLC, an Idaho limited liability company ("Grantor"), for good and valuable consideration, hereby conveys, releases, remises, and quitclaims unto RBK Frontage, LLC, an Idaho limited liability company ("Grantee"), whose address is 1125 W. Two Rivers Lane, Eagle, Idaho 83616, the following described real property located in Canyon County, Idaho, more particularly described as follows:

PARCEL II:

All that part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 4 North, Range 4 West of the Boise Meridian, lying South and West of the Oregon Short Line Railroad Company as deeded in Book 1 of Deeds at Page 619, records of Canyon County, Idaho.

PARCEL III:

All of the Southwest Quarter of the Northeast Quarter of Section 2, all being in Township 4 North, Range 4 West of the Boise Meridian, excepting the land granted to the Oregon Short Line Railroad Company by instruments not of record.

PARCEL IV:

A part of Government Lots 4, 5 and a portion of accretion land above the Mean High Water Line in Section 2, Township 4 North, Range 4 West, Boise Meridian, more particularly described as follows:

QUITCLAIM DEED - PAGE 1

Commencing at the Northeast corner of said Lot 5 (North quarter corner), monumented with a rebar, 30 inches long, 5/8 inches in diameter, with a plastic cap marked LS 832; thence South 0° 22' 58" West 866.30 feet along the East boundary of said Lot 5 to the POINT OF BEGINNING; thence continuing South 0° 22' 58" West 1,191.60 feet along the East boundary of said Lots 5 and 4 to a point on a meander line of the approximate Mean High Water Line of the right limit of the Boise River; thence traversing said meander line as follows:
South 58° 50' 16" West 275.49 feet; thence
North 64° 40' 35" West 265.05 feet; thence
South 86° 11' 12" West 429.24 feet; thence
North 39° 10' 17" West 210.41 feet; thence
North 55° 04' 12" West 266.64 feet; thence
North 41° 16' 55" West 470.84 feet; thence
North 45° 00' 00" East 150.00 feet; thence
North 36° 38' 15" West 190.83 feet; thence
North 14° 19' 37" West 225.17 feet; thence
North 44° 12' 20" West 415.74 feet; thence
North 14° 35' 30" West 695.26 feet; thence

South 89° 57' 09" East and leaving said meander line. 1,079.65 feet along the North boundary of said Government Lot 5 to a point on the right-of-way of the Union Pacific Railroad; thence 551.51 feet along the arc of a 5,108.79 foot radius curve right on said right-of-way, said curve having a chord bearing South 62° 35' 09" East 551.24 feet; thence 22.52 feet along the arc of a Union Pacific 85 MPH spiral curve right, said spiral having a chord bearing South 59° 22' 51" East 22.52 feet; thence South 25° 49' 07" East 408.28 feet; thence South 55° 03' 32" East 410.00 feet to the POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED REAL PROPERTY

A part of Government Lot 5 and a portion of accretion land above the Mean High Water Line in Section 2, Township 4 North, Range 4 West, Boise Meridian, more particularly described as follows:

Commencing at the Northeast corner of said Lot 5 (North quarter corner), monumented with a rebar, 30 inches long, 5/8 inches in diameter, with a plastic cap marked LS 832; thence North 89° 57' 09" West 1,309.95 feet along the North boundary of said Lot 5 to the West 1/16 corner, the POINT OF BEGINNING; thence continuing North 89° 57' 09" West 798.12 feet along the North boundary of said Lot 5 to point on a meander line of the approximate Mean High Water Line of the right limit of the Boise River; thence traversing said meander line as follows:
South 14° 35' 30" East 695.26 feet; thence
South 44° 12' 20" East 415.74 feet; thence
South 14° 19' 37" East 225.17 feet; thence
South 89° 39' 29" East 267.76 feet; thence
North 0° 27' 48" East 1,190.00 feet to the POINT OF BEGINNING.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6 day of ~~August~~, 2023.
SEPTEMBER

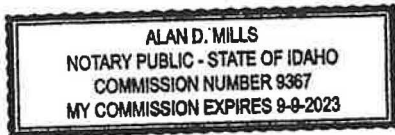
DRAKE INVESTMENTS, LLC,
an Idaho limited liability company

By: [Signature]
Robert Brian Burnett, Member

State of Idaho)
)ss.
County of Canyon)

On this 6th day of ~~August~~ September, 2023, before me, the undersigned, a notary public in and for said state, personally appeared **Robert Brian Burnett**, known or identified to me (or proved to me on the oath of **Robert Brian Burnett**), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Member of **DRAKE INVESTMENTS, LLC**, 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 first above written.



[Signature]
NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

2023-028990

RECORDED

09/06/2023 02:22 PM



00776174202300289900030032

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 MBROWN

\$15.00

DEED

MILLS, ALAN

*RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:*

Daniel W. Bower
MORRIS BOWER & HAWS, PLLC
1305 12th Ave. Rd.
Nampa, Idaho 83686

(Space Above For Recorder's Use)

QUITCLAIM DEED

Drake Investments, LLC, an Idaho limited liability company ("Grantor"), for good and valuable consideration, hereby conveys, releases, remises, and quitclaims unto RBK Frontage, LLC, an Idaho limited liability company ("Grantee"), whose address is 1125 W. Two Rivers Lane, Eagle, Idaho 83616, the following described real property located in Canyon County, Idaho, more particularly described as follows:

PARCEL II:

All that part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 4 North, Range 4 West of the Boise Meridian, lying South and West of the Oregon Short Line Railroad Company as deeded in Book 1 of Deeds at Page 619, records of Canyon County, Idaho.

PARCEL III:

All of the Southwest Quarter of the Northeast Quarter of Section 2, all being in Township 4 North, Range 4 West of the Boise Meridian, excepting the land granted to the Oregon Short Line Railroad Company by instruments not of record.

PARCEL IV:

A part of Government Lots 4, 5 and a portion of accretion land above the Mean High Water Line in Section 2, Township 4 North, Range 4 West, Boise Meridian, more particularly described as follows:

QUITCLAIM DEED - PAGE 1

Commencing at the Northeast corner of said Lot 5 (North quarter corner), monumented with a rebar, 30 inches long, 5/8 inches in diameter, with a plastic cap marked LS 832; thence South 0° 22' 58" West 866.30 feet along the East boundary of said Lot 5 to the POINT OF BEGINNING; thence continuing South 0° 22' 58" West 1,191.60 feet along the East boundary of said Lots 5 and 4 to a point on a meander line of the approximate Mean High Water Line of the right limit of the Boise River; thence traversing said meander line as follows:
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North 64° 40' 35" West 265.05 feet; thence
South 86° 11' 12" West 429.24 feet; thence
North 39° 10' 17" West 210.41 feet; thence
North 55° 04' 12" West 266.64 feet; thence
North 41° 16' 55" West 470.84 feet; thence
North 45° 00' 00" East 150.00 feet; thence
North 36° 38' 15" West 190.83 feet; thence
North 14° 19' 37" West 225.17 feet; thence
North 44° 12' 20" West 415.74 feet; thence
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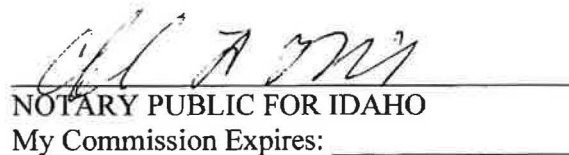
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South 14° 19' 37" East 225.17 feet; thence
South 89° 39' 29" East 267.76 feet; thence
North 0° 27' 48" East 1,190.00 feet to the POINT OF BEGINNING.

SEPTEMBER

By: Robert Brian Burnett, Member

On this 6th day of September, 2010

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



Recording Requested By and
When Recorded Return to:

DRAKE INVESTMENTS, LLC
1125 W Two Rivers Lane
Eagle, ID 83616
17401-ID

2022-024014	
RECORDED	
05/04/2022 04:29 PM	
CHRIS YAMAMOTO CANYON COUNTY RECORDER	
Pgs=4 JWINSLOW	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

743739

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of January 5, 2022, is between #653 **PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC**, an Idaho limited liability company ("Grantor"), and Drake Investments, LLC, an Idaho limited liability company ("Grantee"), whose legal address is: 1125 W Two Rivers Lane, Eagle, ID 83616

WITNESSETH, That Grantor, for and in consideration of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of Canyon, State of Idaho, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "Property").

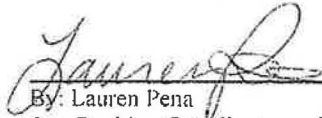
TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, as of 7th day of July, 2021.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof BY, THROUGH OR UNDER Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above.

#653 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC,
an Idaho limited liability company

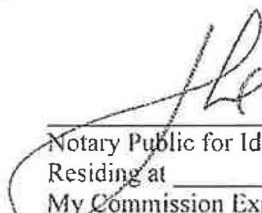
By: Pioneer 1031 Company, Sole Member


By: Lauren Pena
Its: Banking Coordinator and Assistant Accommodator

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this January 5, 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared Lauren Pena, known to me to be the Banking Coordinator and Assistant Accommodator of Pioneer 1031 Company, an Idaho corporation, which corporation is the Sole Member of #653 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company, and acknowledged to me that she/he executed the within and foregoing instrument for and on behalf of said corporation as Sole Member of said limited liability company and in said corporation's name as Sole Member of said limited liability company.

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


Notary Public for Idaho
Residing at _____, Idaho
My Commission Expires: Josh Stafford
Commission Expires 6-15-2023
Residing Boise, ID

(NOTARIAL SEAL)



EXHIBIT A

PARCEL I:

All that part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, lying South and West of the Oregon Shortline Railroad Company as deeded in Book 1 of Deeds at Page 619, records of Canyon County, Idaho.

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South 89° 39' 29" East 267.76 feet; thence
North 0° 27' 48" East 1,190.00 feet to the POINT OF BEGINNING.



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

2021-047480	
RECORDED	
07/06/2021 10:14 AM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=4 SCARDENAS	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

File No. 743739 CH/HH

WARRANTY DEED

For Value Received FDF-Brown Cabin LLC, an Idaho limited liability company as and Thomas Welsh, as his separate estate each as their interests appear of record hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

#653 Pioneer Exchange Accommodation Titleholder, LLC

hereinafter referred to as Grantee, whose current address is 1125 W Two Rivers Lane Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

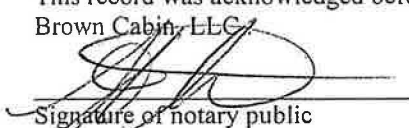
Dated: June 28, 2021

FDF- Brown Cabin LLC

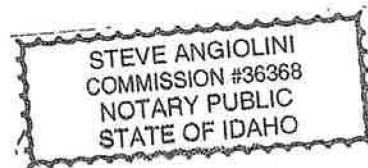
by: 
Michael P. Naeve, Manager

State of IDAHO, County of ADA

This record was acknowledged before me on June 29th, 2021 by Michael P. Naeve, Manager of FDF-Brown Cabin LLC


Signature of notary public
Commission Expires:

RESIDING IN MERIDIAN
COMMISSION EXPIRES: 11/21/2026



TL Welsh

Thomas ~~Welsh~~ WELSH

State of IDAHO, County of Canyon

This record was acknowledged before me on June 30, 2021 by Thomas Welsh

April Wilke

Signature of notary public
Commission Expires:



EXHIBIT A

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INSTRUMENT NO. 2007082353



Pioneer Title Co.

GOING BEYOND

100 10th Avenue South / Nampa, Idaho
83651 / (208) 466-6100



12-21-07

200711777

WARRANTY DEED

For Value Received Michael D. Skogsberg and Barbara S. Skogsberg, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Triple Crown Development, LLC, an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is 455 Kings Road, Nampa ID 83687
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs
and assigns forever. 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 said premises are free from all encumbrances except current
years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record,
and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims
whatsoever.

Dated: December 21, 2007

Michael D. Skogsberg

Barbara S. Skogsberg

2007082353

RECORDED

2007 DEC 21 PM 4 40

WILLIAM H. HURST
CANYON COUNTY RECORDER
BY

PIONEER TITLE COMPANY

REQUEST
TYPE Doc FEE 9-

State of Idaho

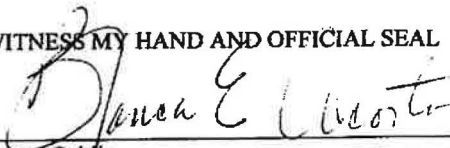
ss.

County of Canyon

On this 21st day of December, 2007, before me, the undersigned, a Notary Public, in and for said State, personally appeared Michael D. Skogsbert and Barbara S. Skogsberg known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)



Notary Public

Residing at:

Commission Expires:

Bianca E. Acosta

Residing in Nampa, Idaho

My Commission Expires 9/16/2011

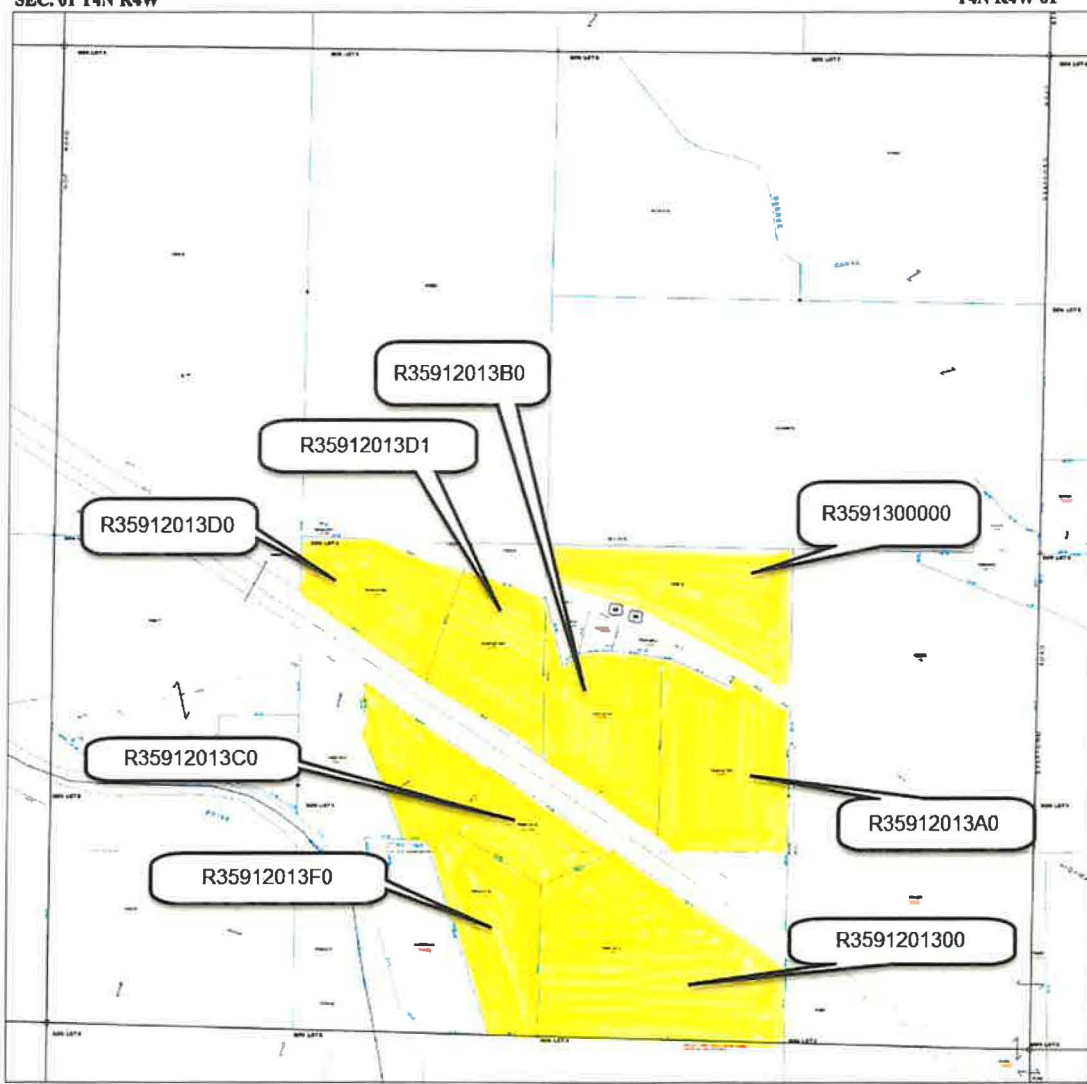
T4N R4W 01

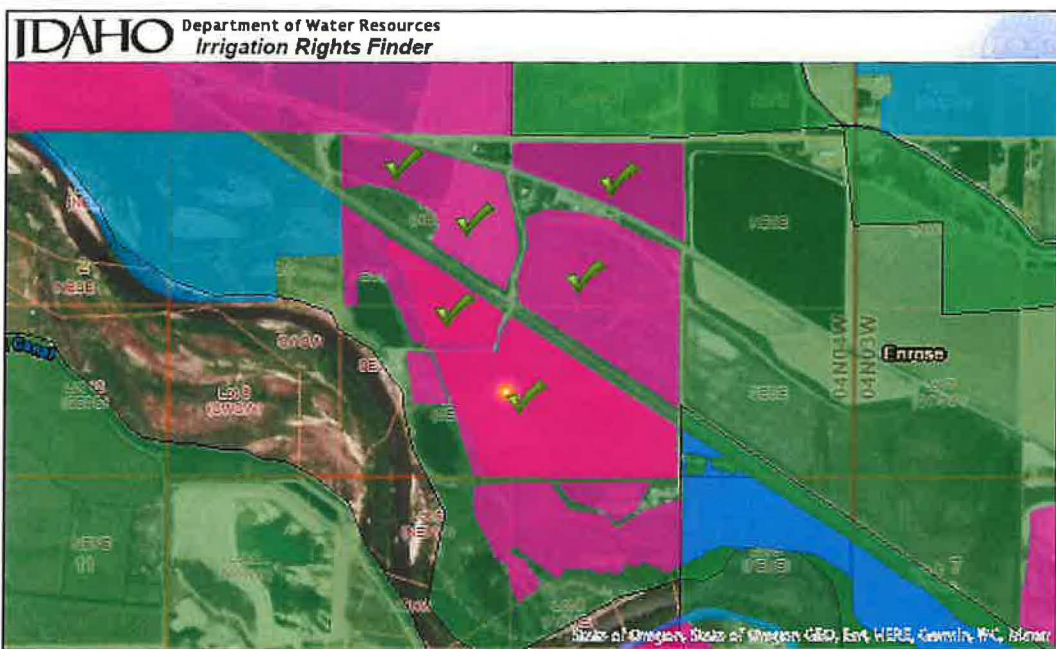
[illegible]

Legend

- **HYDROGRAPHIC RIGHT-OF-WAY LINE**
 - **HYDROLOGICAL BOUNDARY LINE**
 - **HYDROLOGICAL FEATURE BOUNDARY LINE**
 - **INTERIOR TITLE RIGHT-OF-WAY**
 - **LEGAL DESCRIPTION ERROR OR DISCREPANCY**
 - **PARCEL BOUNDARY LINE**
 - **PLAT SECTION LINE**
 - **PROPOSED RIGHT-OF-WAY FOR DISCREPANCY**
 - **RAILROAD BOUNDARY LINE**
 - **RAILROAD RIGHT-OF-WAY FOR DISCREPANCY**
 - **RIGHT-OF-WAY BOUNDARY**
 - **STATE ROAD OR STATE HIGHWAY BOUNDARY LINE**
 - **SECTION BOUNDARY**
 - **SECTIONED HYDROLOGICAL BOUNDARY**
 - **SECTIONED RAILROAD BOUNDARY**
 - **SECTIONED RIGHT-OF-WAY**
 - **SUBDIVISION SECTION LINE**
 - **TAX MAPPER LINE FROM BOUNDARY**
- LEGENDS**
- **Center of Section**
 - **One-eighth Corner**
 - **Quarter Corner**
 - **Section Corner**

-  LAKE LOWELL
 KINGS RIVER
 CALEWELL
 GREENLEAF
 MELBA
 NICKLETON
 TAMPA
 MOBILE
 PARRIS
 ST. LOUIS
 MILWAUKEE





Legend

- Water Right Place of Use
- Recommendation Place of Use
- Water Permit Place of Use
- Irrigation Company

Search type: Identify



State of Idaho

Department of
Water Resources
322 East Front Street
Boise, Idaho 83720-0098
Phone: (208) 287-4800
Fax: (208) 287-6700

Scale: 1" = 850 feet

Search Results

Water Right Number	Process	Owner
63-4529C	Water Right	MICHAEL SKOGSBERG
63-2448	Water Right	MICHAEL SKOGSBERG

Irrigation Companies
FARMERS COOPERATIVE DITCH CO

Disclaimer: Shapes represent an approximation of the water right extent. Please review each water right of interest either on-line (choose the Details link) or by contacting IDWR (208-287-4800). All land within the irrigation company boundary may not have water delivery. Please contact the irrigation company for more information regarding water delivery to your area of interest.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 20, 2024

RBK FRONTAGE LLC
1125 W TWO RIVERS LN
EAGLE ID 83616-7129

Re: Change in Water Right Ownership: 63-2448 (Split into 63-2448 and **63-35649**), 63-4529C, 63-4530B, 63-10608, 63-30224, 63-31507, 63-34148 & 63-34519

Dear Water Right Holder(s):

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

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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

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

If you have any questions concerning the enclosed information, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Michael Skogsberg
Barbara Skogsberg
Water District No. 63

Hersley, Jean

From: Graves, Lori <Lori.Graves@hdrinc.com>
Sent: Wednesday, December 18, 2024 4:00 PM
To: Hersley, Jean
Cc: invest1977@yahoo.com
Subject: RE: additional information needed for ownership change for RBK Frontage LLC
Attachments: 35912013 0.pdf; 35912013A0.pdf; 35912013B0.pdf; 35912013C0.pdf; 35912013D0.pdf; 35912013D1.pdf; 35912013F0.pdf; 35913000 0.pdf; Map.pdf; IrrigationRights 63-4529C and 63-2448.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Here you go Jean.

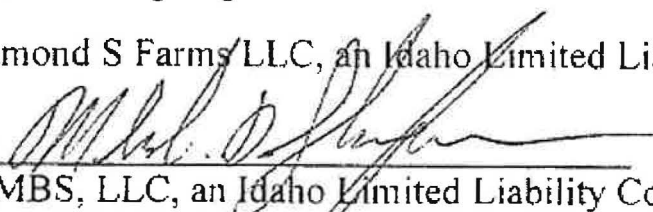
Lori Graves, Sr. Water Rights Specialist
D 208.872.9519 M 208.850.4601

hdrinc.com/follow-us

From: Graves, Lori <Lori.Graves@hdrinc.com>
Sent: Friday, December 6, 2024 9:47 AM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>; invest1977@yahoo.com
Subject: RE: additional information needed for ownership change for RBK Frontage LLC

Please see warranty deeds included in the attachments for those water rights from Diamond S Farms to Woodland. Mike Skogsberg is President of

Diamond S Farms LLC, an Idaho Limited Liability Company

By: 

MBS, LLC, an Idaho Limited Liability Company

By Diamond S. Ranch Corp, an Idaho Corporation, Manager

By Michael D. Skogsberg, President

Lori Graves, Sr. Water Rights Specialist
D 208.872.9519 M 208.850.4601

hdrinc.com/follow-us

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Friday, December 6, 2024 8:19 AM
To: invest1977@yahoo.com; Graves, Lori <Lori.Graves@hdrinc.com>
Subject: additional information needed for ownership change for RBK Frontage LLC

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached letter. Let me know if you have any questions. Thank you.



Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 06, 2024

RBK FRONTAGE LLC
1125 W TWO RIVERS LN
EAGLE ID 83616-7129

RE: Change in Ownership Water Right No(s): 63-2448 & 63-4529C

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: the current owner of water rights 63-2448 and 63-4529C is Michael Skogsberg and Barbara Skogsberg. You provided quitclaim deeds for the property appurtenant to these water rights. The Department will need a chain of title from the Skogsberg's to either Woodland Properties LP or Drake Investments LLC.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments, and your notice will not be processed.

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)



RECEIVED

MAY 29 2024

DEPT. OF WATER RESOURCES

May 29, 2024

Amanda Veibell & Jean Hersley
IDWR State Office
PO Box 83720
Boise, ID 83720-0098

Subject: Permit Extension Request – 63-34519; Ownership Change Notice – 8 Water Rights

Dear Amanda & Jean,

Enclosed on behalf of RBK Frontage LLC, is a *Request for Extension of Time* for water right permit 63-34519 that RBK has recently purchased. Proof due date is June 1, 2024. Filing fee is \$50.

Also enclosed is a *Notice of Change in Water Right Ownership* for eight water rights (including permit 63-34519) appurtenant to property now own by RBK. Since one right involves a split, filing fee is \$275.

Check No. 2952 for \$325 is included for the filing fees. Please let me know if there are any questions. Thanks Amanda and Jean.

Sincerely,

HDR Engineering, Inc.

Lori Graves
Sr. Water Rights Specialist

Cc: RBK Frontage LLC

Enclosers: extension request, ownership change notice, check #2952

Project: 10401755