IDAHO DEPARTMENT OF WATER RESOURCES **7/10/2023**

Proof Report

Water Right 34-13978 After Split

Owner Type	**Name and Address**
Current Owner	LITTLE FARM LLC 3237 W 3400 N MOORE, ID 83255-8730 (208) 407-7174

Priority Date: 3/10/1894
Basis: Decreed
Status: Active

Source			**Tributary**	
BIG LOST RIVER			SINKS	
Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	05/01	10/15	0.420 CFS	74.7 AF
	Total Diversion		0.420 CFS	74.7 AF

Source and Point(s) of Diversion:

BIG LOST RIVER NWSESE Sec. 4, Twp 05N, Rge 26E, BUTTE County

Place Of Use:

IRRIGATION within BUTTE County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
05N	26E	15		14.6	24.2											26.5			65.3

POU Total Acres: 65.3

Conditions of Approval:

1.	C18	THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2.		USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 1.83 CFS. COMBINED RIGHT NOS.: 34-13980, 34-13982, AND 34-13984.
3.		WATER IS DELIVERED THROUGH MOORE DIVERSION, ISLAND DITCH.
4.	S34	THE PERIOD OF USE FOR IRRIGATION DESCRIBED ABOVE MAY BE EXTENDED IN SEASONS OF UNUSUAL CHARACTERISTICS TO A BEGINNING DATE OF 04-20 AND AN ENDING DATE OF 10-31 AT THE DISCRETION OF THE DIRECTOR OF THE IDAHO DEPARTMENT OF WATER RESOURCES.
5.		USE OF THIS RIGHT WITH THE RIGHTS LISTED BELOW IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF 65.3 ACRES IN A SINGLE IRRIGATION SEASON. COMBINED RIGHT NOS.: 34-13980, 34-13982, AND 34-13984.

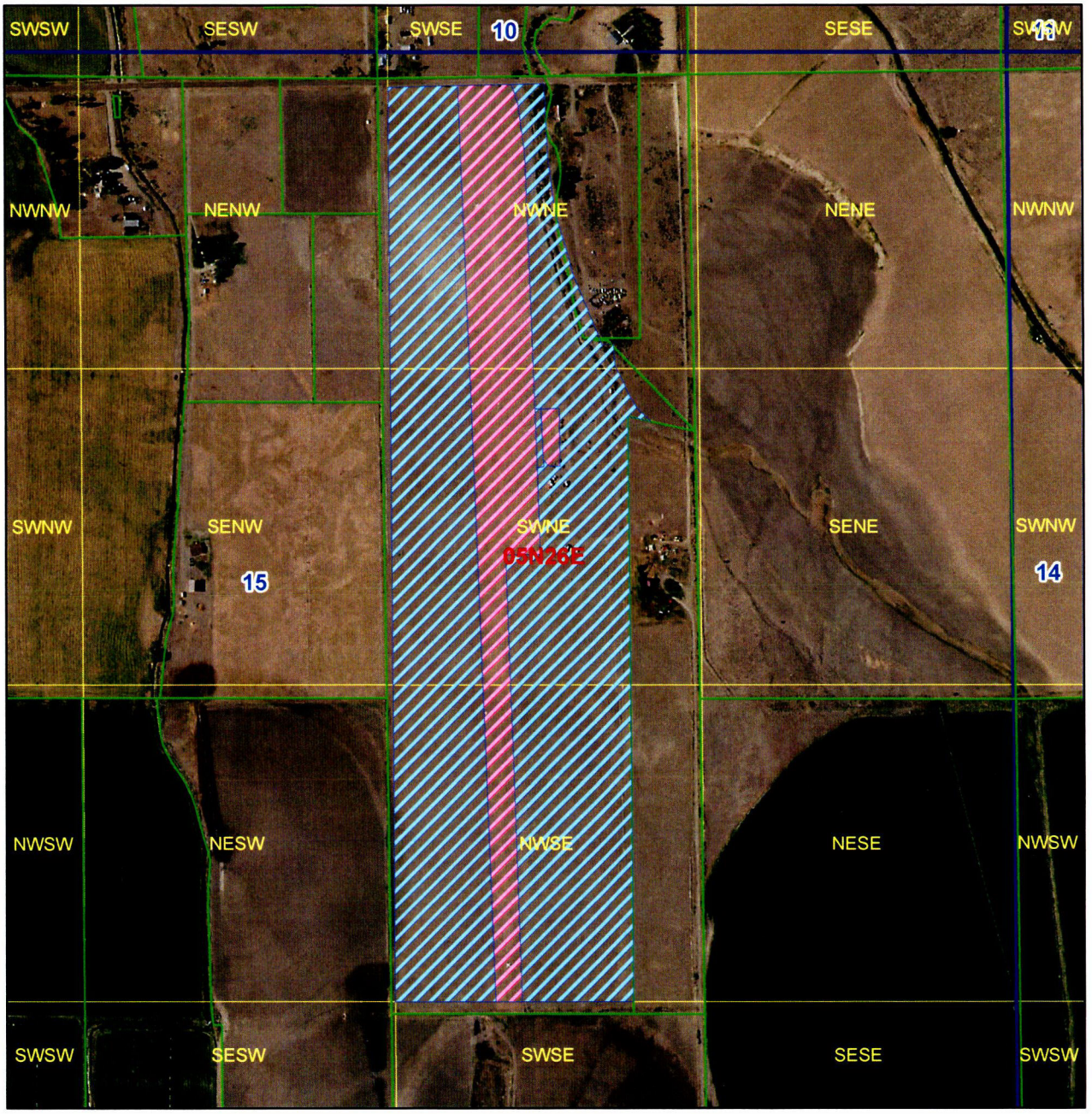
Comments:

6	jbaily	7/10/2023	Ownership change

Water right 34-13978 was split into 34-13978 and 34-14923.

SCANNED
JUL 10 2023

Idaho Department of Water Resources



Legend

- POU 34-14923, 34-14924, 34-14925
- POU 34-13978, 34-13980, 34-13982 After Split
- Parcels
- Township/Range
- Sections
- QQ

IDAHO DEPARTMENT OF WATER RESOURCES **7/7/2023**

Proof Report

Water Right 34-13978 Before Split

Owner Type	**Name and Address**
Current Owner	JOHN A KANGAS 3237 W 3400 N MOORE, ID 83255-8730 (208) 407-7174

Priority Date: 3/10/1894
Basis: Decreed
Status: Active

Source			**Tributary**	
BIG LOST RIVER			SINKS	
Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	05/01	10/15	0.540 CFS	94.9 AF
	Total Diversion		0.540 CFS	94.9 AF

Source and Point(s) of Diversion:

BIG LOST RIVER	NWSESE	Sec. 4, Twp 05N, Rge 26E, BUTTE County

Place Of Use:
IRRIGATION within BUTTE County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
05N	26E	15		22.0	31.0											30.0			83.0

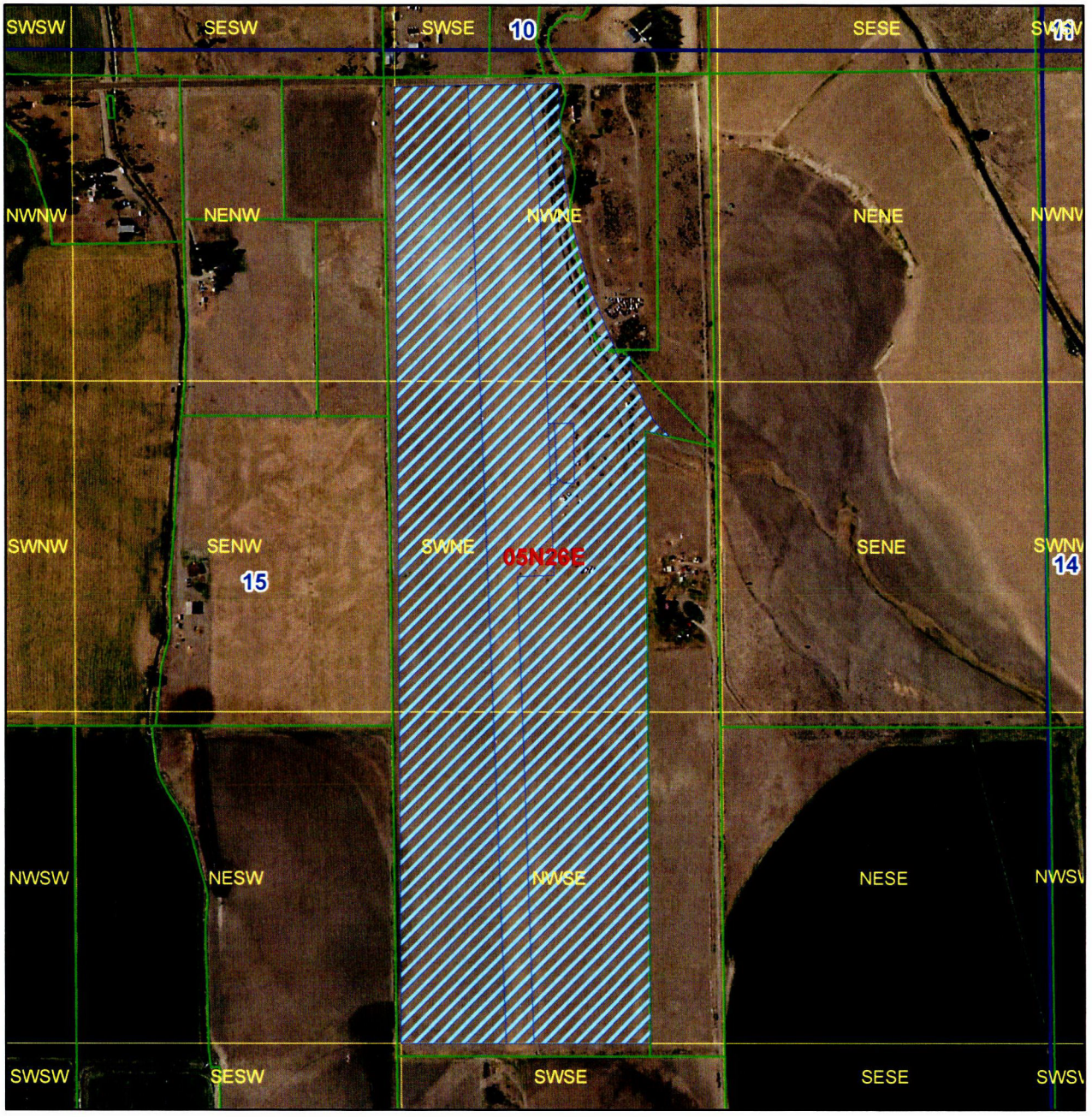
POU Total Acres: 83.0

Conditions of Approval:

1.	C18	THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2.		USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 2.32 CFS. COMBINED RIGHT NOS.: 34-13980, 34-13982, AND 34-13984.
3.		WATER IS DELIVERED THROUGH MOORE DIVERSION, ISLAND DITCH.
4.	S34	THE PERIOD OF USE FOR IRRIGATION DESCRIBED ABOVE MAY BE EXTENDED IN SEASONS OF UNUSUAL CHARACTERISTICS TO A BEGINNING DATE OF 04-20 AND AN ENDING DATE OF 10-31 AT THE DISCRETION OF THE DIRECTOR OF THE IDAHO DEPARTMENT OF WATER RESOURCES.
5.		USE OF THIS RIGHT WITH THE RIGHTS LISTED BELOW IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF 83 ACRES IN A SINGLE IRRIGATION SEASON. COMBINED RIGHT NOS.: 34-13980, 34-13982, AND 34-13984.

SCANNED
JUL 10 2023

Idaho Department of Water Resources



Legend

- POU 34-13978, 34-13980, 34-13982
- Parcels
- Township/Range
- Sections
- QQ

RECEIVED

Form 42-248/42-1409(6) Rev. 6/22

JUL 06 2023

Department of Water Resources
Eastern Region

$425
1 of 2

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "*Yes*" in the "*Split?*" column. If the water right is leased to the Water Supply Bank, check "*Yes*". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
34-13978	Yes ■	Yes ☐		Yes ☐	Yes ☐
34-13980	Yes ■	Yes ☐	34-13978 (Split into 34-13978 and 34-14923)		Yes ☐
34-13982	Yes ■	Yes ☐	34-13980 (Split into 34-13980 and 34-14924) 34-13982 (Split into 34-13982 and 34-14925)		Yes ☐
34-13984	Yes ■	Yes ☐	34-13984 (Split into 34-13984 and 34-14926)		Yes ☐
34-14672	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: John Kangas
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): King Mountain Glider Park Foundation Inc
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

   2315 W Irene St | Boise | ID | 83702
   Mailing address | City | State | Zip

   714.609.4233 | acesharki@gmail.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: 6/21/2023 and 6/8/2023.

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.

   SUPPORT DATA IN FILE # 34-13978

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

8. Signature: [signature] | x Accountant | x 6/30/23
   Signature of new owner/claimant | Title, if applicable | Date

   Print name

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

   Print name

For IDWR Office Use Only:

Receipted by JB Date 7/6/2023 Receipt No. E049333 Receipt Amt. $425.-

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

Name on W-9 _____ Approved by JB Processed by JB Date 7/10/2023

JUL 10 2023

BUTTE COUNTY
Recorded for:
Pioneer Title Pocatello
04:03:23 PM 06-21-2023
0000-061198
No. Pages: 21 Fee: $15.00
SHELLY BLACKNER
County Clerk
Deputy: KG

After recording return to:
Merrill & Merrill, Chtd.
Attn: Nathan J. Cuoio
109 N. Arthur Ave – 5th Floor
Pocatello, ID 83204

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John A. Kangas, an unmarried man, the Grantor herein, hereby grants and conveys to King Mountain Glider Park Foundation Inc, an Idaho non-profit corporation, the Grantee, all of Grantor's right, title and interest in and to real property situated in Butte County, Idaho, and described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Airfield Property"), together with any and all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining, including but not limited to all water rights, and the rents, issues and profits thereof and subject to any easements, covenants and restrictions with this document or of record.

This transfer also includes: (1) Airfield Property ground water right 34-14672, well point of diversion located on the east property line, and (2) the historic surface water rights, including a ditch on the north side of the Airfield Property, which also services neighboring properties. Grantor, for himself, his successors and assigns, retains the right of use of the well point of diversion located on the east property line, without limitation.

Grantor makes the above grant to Grantee and Grantee's heirs, successors, assigns, invitees and licensees, subject to the CONSERVATION EASEMENT, which is attached hereto as **Exhibit B** and incorporated herein by this reference.

Grantor hereby warrants and agrees to defend the title as against all acts of the Grantor herein and no other, subject to the matters set forth above.

Grantee's address is 3237 W 3400 N Moore, ID 83255-8730.

Date: June 21, 2023

John A. Kangas

STATE OF IDAHO)
: ss
COUNTY OF BANNOCK)

On this 21st day of June, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John A. Kangas** known to me to be the person who executed the within instrument and acknowledged to me that he executed the same.

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

(SEAL)

TAYBREE CADWAY
COMMISSION #20215280
NOTARY PUBLIC
STATE OF IDAHO

NOTARY PUBLIC FOR IDAHO
Residing at: Pocatello
My commission expires: ~~01/03/2026~~ 11-29-27

SCANNED
JUL 10 2023

EXHIBIT A

AIRFIELD PROPERTY LEGAL DESRIPTION

A parcel of land located in the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 15, Township 5 North, Range 26 East of the Boise Meridian, Butte County, Idaho, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 15, Township 5 North, Range 26 East of the Boise Meridian, marked with a found ½ inch rebar monument in 3400 North Road. Thence along the Center of Section Line of Section 15 to a ½" x 24" long rebar with plastic cap at the Southerly Right-of-Way line of 3400 North Road and the Northwesterly lot corner of the parcel shown on Record of Survey Instrument Number 49240, records of Butte County, Idaho; thence along the Southerly right-of-way line of 3400 North Road N.89°43'31"E. a distance of 362.85 feet to a ½" by 24" long rebar with plastic cap at the Northwest corner of the King Mountain Glider Park Airfield, the Real Point of Beginning.

Thence along the Westerly line of said airfield S.01°49'18"E. a distance of 3,854.72 feet to a point N.01°49'18"W 50.05 feet from the South line of the Northwest Quarter of the Southeast Quarter of said Section 15; thence S.89°20'51"E. a distance of 120.11 feet parallel with and 50 feet Northerly of the South line of the Northwest Quarter of the Southeast Quarter of Section 15 to a point; thence along the Easterly line of the airfield N.01°49'18"W. a distance of 1,875.87 feet to a point; thence N.89°16'05"E. a distance of 150.03 feet to a point; thence along the Easterly line of said airfield N.01°49'18"W. a distance of 1,671.21 feet to a point on the Westerly right-of-way line of a 50 feet wide access road; thence along the Westerly right-of-way line of a 50 feet wide access road and parallel with a ditch N.06°42'37"W. a distance of 199.06 feet to a point ; thence continuing along the Westerly right-of-way line of a 50 feet wide access road and parallel with a ditch N.15°30'44"W. a distance of 114.50 feet to a point on the Southerly right-of-way line of 3400 North Road, said point being S.89°43'31"W. a distance of 51.82 feet from a ½" x 24" long rebar with plastic cap marking the center-line of the a ditch and the Northeast property corner of the parcel as shown on Record of Survey Instrument Number 49240, records of Butte County, Idaho; thence along the Southerly right-of-way line of 3400 North Road S.89°43'31"W. a distance of 226.02 feet to a ½"x 24" long rebar with plastic cap at the Northwest corner of the Airfield, The Real Point of Beginning.

Said parcel contains 17.3247 Acres, more or less, and is subject to easements and rights-of-way of use or of record.

SCANNED
JUL 10 2023

BUTTE COUNTY
Recorded for:
Pioneer Title Pocatello
03:15:52 PM 06-08-2023
0000-061168
No. Pages: 14 Fee: $15.00
SHELLY BLACKNER
County Clerk
Deputy: KG

After recording return to:
Merrill & Merrill, Chtd.
Attn: Nathan J. Cuoio
109 N. Arthur Ave – 5th Floor
Pocatello, ID 83204

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John A. Kangas, an unmarried man, the Grantor herein, hereby grants and conveys to King Mountain Glider Park Foundation Inc, an Idaho non-profit corporation, the Grantee, all of Grantor's right, title and interest in and to real property situated in Butte County, Idaho, and described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Gazebo Property"), together with any and all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining, and the rents, issues and profits thereof and subject to any easements, covenants and restrictions with this document or of record.

Grantor makes the above grant to Grantee and Grantee's heirs, successors, assigns, invitees and licensees, along with the GAZEBO AND AIRFIELD ROAD ACCESS EASEMENT, which is attached hereto as **Exhibit B** and incorporated herein by this reference.

Grantor makes the above grant to Grantee and Grantee's heirs, successors, assigns, invitees and licensees, with, subject to and limited by the RESTRICTIVE COVENANT AND RESERVATION OF AVIGATION & CLEARANCE EASEMENT, which is attached hereto as **Exhibit C** and incorporated herein by this reference.

Grantor hereby warrants and agrees to defend the title as against all acts of the Grantor herein and no other, subject to the matters set forth above.

Grantee's address is 3237 W 3400 N Moore, ID 83255-8730.

Date: 6/8/2023

John A. Kangas

STATE OF IDAHO)
: ss
COUNTY OF BANNOCK)

On this 8th day of ~~May~~ June, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John A. Kangas** known to me to be the person who executed the within instrument and acknowledged to me that he executed the same.

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

(SEAL)

NATHAN CUOIO NOTARY PUBLIC STATE OF IDAHO COMMISSION #62846 EXPIRES 01/03/2026

NOTARY PUBLIC FOR IDAHO
Residing at: Pocatello
My commission expires: 01/03/26

SCANNED
JUL 10 2023

EXHIBIT A

A parcel of land located in the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 15, Township 5 North, Range 26 East of the Boise Meridian, Butte County, Idaho, more particularly described as follows:

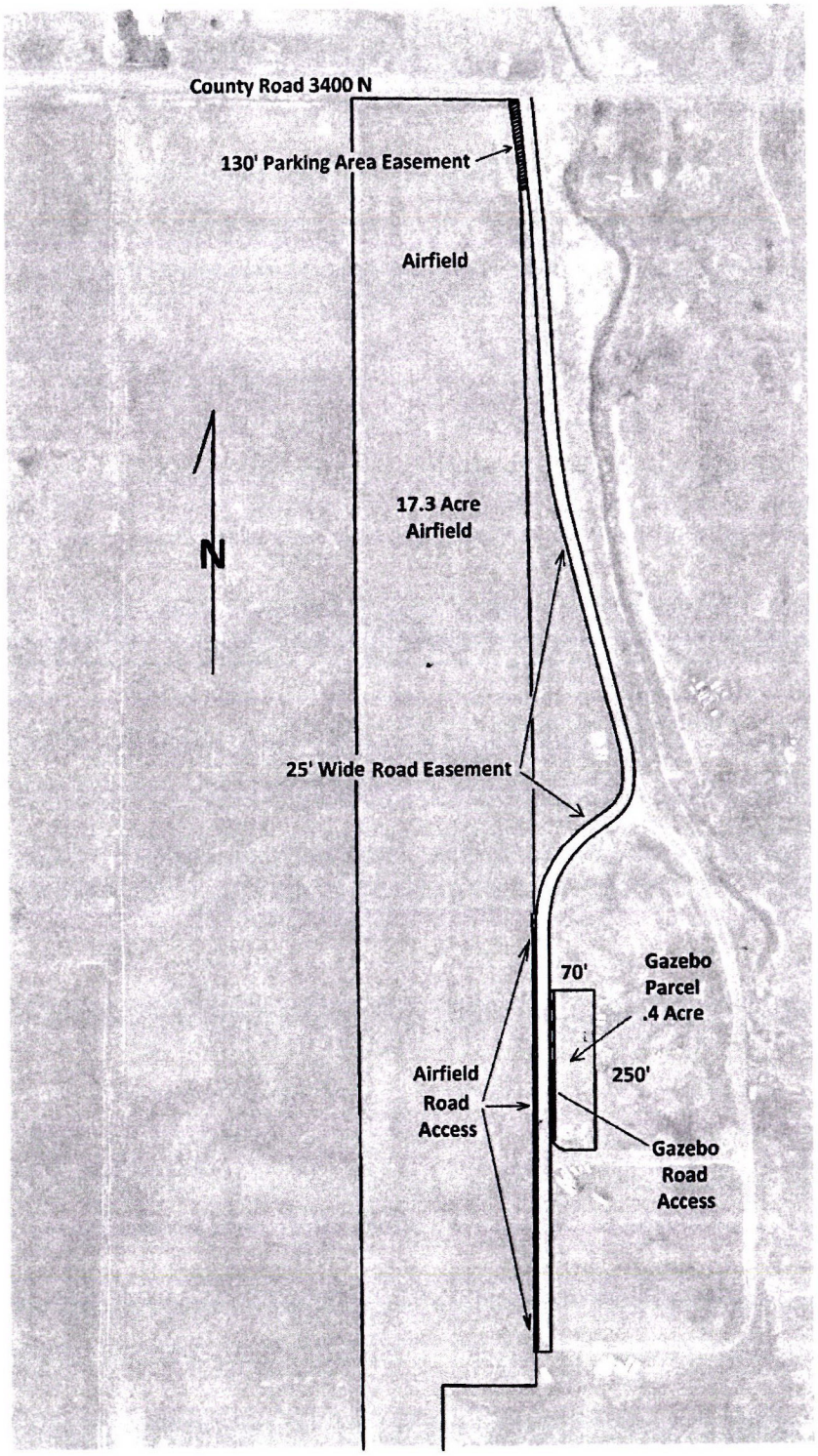
Commencing at the North Quarter Corner of said Section 15, Township 5 North, Range 26 East of the Boise Meridian, marked with a found ½ inch rebar monument in 3400 North Road. Thence along the Center of Section Line of Section 15 to a ½ inch x 24" long rebar with plastic cap at the Southerly Right-of-Way line of 3400 North Road and the Northwesterly lot corner of the parcel shown on the Record of Survey Instrument Number 49240 records of Butte County, Idaho: thence along the Southerly Right-of-Way line of 3400 North Road N.89°43'31"E. a distance of 588.87 to a point on the Northeasterly Corner of the King Mountain Glider Park Airfield, said point being S.89°43'31" W. a distance of 51.82 feet from a ½" x 24" long rebar with plastic cap marking the center-line of a ditch and the Northeasterly property corner of a parcel as shown on the Record of Survey Instrument Number 49240, records of Butte County, Idaho; thence along the Easterly line of said Airfield S.15°30'44" E. a distance of 114.5 feet to a point; thence along the Easterly line of said Airfield S.06°42'37" E. a distance of 199.06 feet to a point; thence along the Easterly line of said Airfield S.01°49'18" E. a distance of 1,054.71 feet to a point; thence N.89°16'05" E. a distance of 25 feet across said access road to a point being the Northwesterly corner of the Parcel and The Real Point of Beginning;

Thence N.89°16'05" E. a distance of 70 feet along the Northerly Line of said Parcel to a point being the Northeasterly corner of the Parcel; thence S.01°49'18" E. a distance of 250 feet along the Easterly Line of said Parcel to a point on the Northerly side of a road and being the Southeasterly corner of the Parcel; thence S.89°16'05 W. a distance of 45 feet along the Northerly side of a road to a point forming a Southwesterly radius of the Parcel; thence right along a 25 foot radius to a point the Easterly side of said 25 foot access road with said point being S.01°49'18" E. a distance of 225 feet from the Real Point of Beginning; thence N.01°49'18" W. a distance of 225 feet along the Westerly side of said Parcel and on the Easterly side of said 25 foot access road to the Northwesterly corner of the Parcel and The Real Point of Beginning.

Said Gazebo Parcel contains .4 Acres More or Less.

SCANNED
JUL 10 2023

Attachment 1 – Gazebo Road Access Easement



SCANNED
JUL 10 2023

Form 42-248/42-1409(6) Rev. 6/22

RECEIVED
JUN 30 2023
Department of Water Resources
Eastern Region

$100
2 of 2

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "*Yes*" in the "*Split?*" column. If the water right is leased to the Water Supply Bank, check "*Yes*". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
34-13978	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-13980	Yes ☐	Yes ☐	34-13978 (Split into 34-13978 and 34-14923)		Yes ☐
34-13982	Yes ☐	Yes ☐	34-13980 (Split into 34-13980 and 34-14924)		Yes ☐
34-13984	Yes ☐	Yes ☐	34-13982 (Split into 34-13982 and 34-14925)		Yes ☐
	Yes ☐	Yes ☐	34-13984 (Split into 34-13984 and 34-14926)	Yes ☐	Yes ☐

2. Previous Owner's Name: John Kangas
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Little Farm LLC
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

   3237 W 3400 N | Moore | ID | 83255
   Mailing address | City | State | Zip

   208.407.7174 | j_kangas@msn.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: 6/8/2023.

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.

   SUPPORT DATA IN FILE #34-13978

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

8. Signature: _____ Manager 6/26/23
   Signature of new owner/claimant | Title, if applicable | Date
   John Kangas
   Print name

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

For IDWR Office Use Only:

Receipted by JB Date 6/30/2023 Receipt No. E049324 Receipt Amt. $100.-

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

Name on W-9 _____ Approved by JB Processed by JB Date 7/10/2023

JUL 10 2023

BUTTE COUNTY
Recorded for:
Pioneer Title Pocatello
03:16:23 PM 06-08-2023
0000-061170
No. Pages: 46 Fee: $63.00
SHELLY BLACKNER
County Clerk
Deputy: KG

After recording return to:
Merrill & Merrill, Chtd.
Attn: Nathan J. Cuoio
109 N. Arthur Ave – 5th Floor
Pocatello, ID 83204

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John A. Kangas, an unmarried man, the Grantor herein, hereby grants and conveys to Little Farm LLC, an Idaho limited liability company, the Grantee, all of Grantor's right, title and interest in and to real property situated in Butte County, Idaho, and described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Residential Property"), together with any and all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining, and the rents, issues and profits thereof and subject to any easements, covenants and restrictions with this document or of record.

Grantor makes the above grant to Grantee and Grantee's heirs, successors, assigns, invitees and licensees, with, appurtenant, subject to and limited by the RESIDENCE TO AIRFIELD THROUGH THE FENCE EASEMENT AGREEMENT, which is attached hereto as **Exhibit B** and incorporated herein by this reference.

Grantor makes the above grant to Grantee and Grantee's heirs, successors, assigns, invitees and licensees, with, appurtenant, subject to and limited by the RESTRICTIVE COVENANT AND RESERVATION OF AVIGATION & CLEARANCE EASEMENT, which is attached hereto as **Exhibit C** and incorporated herein by this reference.

Grantor further makes the above grant to Grantee and Grantee's heirs, successors, assigns, invitees and licensees, along with the UTILITY EASEMENT, which is attached hereto as **Exhibit D** and incorporated herein by this reference.

Grantor hereby warrants and agrees to defend the title as against all acts of the Grantor herein and no other, subject to the matters set forth above.

Grantee's address is 3237 W 3400 N Moore, ID 83255-8730.

Date: June 8, 2023

John A. Kangas

SCANNED
JUL 10 2023

STATE OF IDAHO)
:ss
COUNTY OF BANNOCK)

On this 8th day of June, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John A. Kangas** known to me to be the person who executed the within instrument and acknowledged to me that he executed the same.

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

(SEAL)



NOTARY PUBLIC FOR IDAHO
Residing at: Pocatello
My commission expires: 01/03/2026

SCANNED
JUL 10 2023

EXHIBIT A

A parcel of land which is the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 15, Township 5 North, Range 26 East of the Boise Meridian, Butte County, Idaho.

Except #1 A Tract of Land Described as follows: Beginning at a Point that is S.00°25'03"E. a distance of 25.00 Feet and S89°43'31"W. a distance of 250.00 feet of the NE Corner of the Northwest Quarter of the Northeast Quarter of Said Section 15; Thence S.00°25'03"E. a distance of 1,100 Feet; Thence S.89°43'31"W. a distance of 199.42 (Formerly 200.00) Feet to a Center-Line of a Public Ditch; Thence along said Ditch Center-Line in a Northwesterly Direction to a Point that Bears S.89°43'31"W. a distance of 431.26 Feet (Formerly 400 feet) from the Point of Beginning: Thence N.89°43'31"E. a distance of 431.26 Feet to the Point of Beginning. Said Tract of Land Containing 8.461 Acres, More or Less;

Also Except #2 A Tract of Land Described as Follows: Beginning at a Point that is S.00°25'03"E. a distance of 25.00 Feet of the Northeast Corner of the West One-Half of the Northeast Quarter of said Section 15; Thence S89°43'31"W. a distance of 250.00 Feet to a Point; Thence S.00°25'03"E. a Distance of 1,100 Feet to a Point; Thence S.89°43'31"W. a distance of 199.42 (Formerly 200.00) Feet to a Center-Line of a Public Ditch; Thence S.27°37'55"E. a Distance of 12.00 Feet along the Center-Line of a Said Public Ditch; Thence N.89°43'31"E. a Distance of 50.06 Feet (Formerly 50 Feet) to Center of Spring Creek; Thence Southeasterly Along the Center of Spring Creek to a Point that is 1,515.00 Feet S.00°25'03"E. of the Point of Beginning; Thence 1,515.00 Feet N.00°25'03"W. to the Point of Beginning. Said Tract of Land Containing 9.016 Acres, More or Less;

Also Except #3 A Tract of Land Described as Follows: Beginning at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Said Section 15; Thence S.00°25'03"E. a Distance of 1,540.00 Feet to the Real point of Beginning; Thence S.00°25'03"E. a Distance of 1,078.28 Feet and S.00°24'27"E. a distance of 1,324.05 Feet Along the East Boundary of Said West One-Half of the East One-Half to the Southeast Corner of the Northwest Quarter of the Southeast Quarter; Thence S.89°20'51"W.a distance of 290.00 Feet to a ½" x 24" Long Rebar with a Cap; Thence N.00°24'25"W. a Distance of 1,324.69 Feet and N.00°25'09"W. a Distance of 1,158.74 Feet to a ½" x 24" Long Rebar with Cap at the Center of Spring Creek; Thence Southeasterly Along the Center of Said Spring Creek to the Real Point of Beginning. Said Tract of Land Containing 16.336 Acres, More or Less; Subject to 30 Feet Utility Easement Described as Follows:

A 30 Feet Utility Easement the Center-Line of which is Described as Beginning at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Said Section 15; Thence S.00°25'03"E. a Distance of 1,540.00 Feet to the Real point of Beginning of the Exception Tract #3; Thence S.00°25'03"E. a Distance of 1,078.28 Feet Along the East Boundary of the Southwest Quarter of the Northeast Quarter of Said West One-Half of Center-East Sixteenth Corner; Thence

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Along the East-Center of Section Line N.89°13'16"W. a Distance of 290.00 Feet to a ½" x 24" Long Rebar with Cap; Thence N.00°25'09"W. a Distance of 611.86 Feet to The Real Point of Beginning. Thence Along of the Center-Line of a 30 Feet Utility Easement , Which Easement is 25 Feet North and 5 Feet South of Said Center-Line N.89°14'25"E. a Distance of 289.960 Feet to a Point on the Easterly Boundary of the Southwest Quarter of the Northeast Quarter, Said Point Being S.00°25'03"E. a Distance of 458.63 Feet from the Real Point of Beginning of the Exception Tract #3

Said 30 Foot Easement being previously described in Butte County records 0044851 as;

Said utility easement is depicted in the attached aerial photograph exhibit A. The utility easement is more specifically described as: Beginning on the west property line of the 16-acre parcel from five (5) feet south of the main irrigation line to 25 feet north of the main pump irrigation line, a thirty-foot (30-foot) easement parallel to the main line and extending in an eastward direction approximately two hundred ninety (290) feet to the pump and the east boundary of W ½ E ½ of section 5.

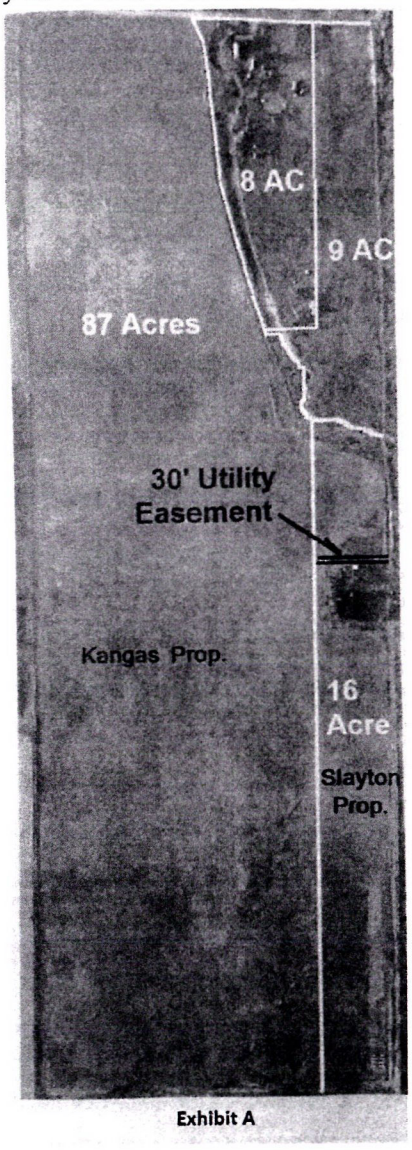


Exhibit A

Also Except #4 The Airfield Property Described as Follows:

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Commencing at the North Quarter Corner of said Section 15, Township 5 North, Range 26 East of the Boise Meridian, marked with a found ½ inch rebar monument in 3400 North Road. Thence along the Center of Section Line of Section 15 S.00°30'31"E. a distance of 25.00 feet to a ½" x 24" long rebar with plastic cap at the Southerly Right-of-Way line of 3400 North Road and the Northwesterly lot corner of the parcel shown on Record of Survey Instrument Number 49240, records of Butte County, Idaho; thence along the Southerly right-of-way line of 3400 North Road N.89°43'31"E. a distance of 362.85 feet to a ½" by 24" long rebar with plastic cap at the Northwest corner of the King Mountain Glider Park Airfield, the Real Point of Beginning.

Thence along the Westerly line of said airfield S.01°49'18"E. a distance of 3,854.72 feet to a point N.01°49'18"W 50.05 feet from the South line of the Northwest Quarter of the Southeast Quarter of said Section 15; thence S.89°20'51"E. a distance of 120.11 feet parallel with and 50 feet Northerly of the South line of the Northwest Quarter of the Southeast Quarter of Section 15 to a point; thence along the Easterly line of the airfield N.01°49'18"W. a distance of 1,875.87 feet to a point; thence N.89°16'05"E. a distance of 150.03 feet to a point; thence along the Easterly line of said airfield N.01°49'18"W. a distance of 1,671.21 feet to a point on the Westerly right-of-way line of a 50 feet wide access road; thence along the Westerly right-of-way line of a 50 feet wide access road and parallel with a ditch N.06°42'37"W. a distance of 199.06 feet to a point ; thence continuing along the Westerly right-of-way line of a 50 feet wide access road and parallel with a ditch N.15°30'44"W. a distance of 114.50 feet to a point on the Southerly right-of-way line of 3400 North Road, said point being S.89°43'31"W. a distance of 51.82 feet from a ½" x 24" long rebar with plastic cap marking the center-line of the a ditch and the Northeast property corner of the parcel as shown on Record of Survey Instrument Number 49240, records of Butte County, Idaho; thence along the Southerly right-of-way line of 3400 North Road S.89°43'31"W. a distance of 226.02 feet to a ½"x 24" long rebar with plastic cap at the Northwest corner of the Airfield, The Real Point of Beginning.

Said parcel contains 17.3247 Acres, more or less

Also except #5 The Concessionaire Property described as follows:
A parcel of land located in the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 15, Township 5 North, Range 26 East of the Boise Meridian, Butte County, Idaho, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 15, Township 5 North, Range 26 East of the Boise Meridian, marked with a found ½ inch rebar monument in 3400 North Road. Thence along the Center of Section Line of Section 15 S.00°30'31"E. a distance of 25.00 feet to a ½" x 24" long rebar with plastic cap at the Southerly Right-of-Way line of 3400 North Road and the Northwesterly lot corner of the parcel shown on Record of Survey Instrument Number 49240, records of Butte County, Idaho; thence along the Southerly right-of-way line of 3400 North Road N.89°43'31"E. a distance of 588.87 feet to a point that is S.89°43'31"W. a distance of 51.82 feet from a ½"dia. x 24" long rebar with plastic cap at the Northeast corner of the parcel of land shown on Record of Survey No. 49240, records of Butte County, Idaho and the center-line of a ditch; thence along the Easterly line of the Airfield and the Westerly edge of a 50 feet Access Right-of- Way S.15°30'44"E. a distance of 114.50 feet to a point and S.06°42'37"E. a distance of 199.06 feet to a point on the Easterly Line of the Airfield

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and the Westerly Line of a 50 feet Access Right-of-Way to the most Northerly point of the Concessionaire Property, the Real Point of Beginning.

Thence continuing along the Easterly Line of the Airfield and the Westerly Line of the Concessionaire Property S.01°49'18"E. a distance of 1,671.21 feet to a point at the Southwest Corner of Concessionaire Property; thence along the South Line of the Concessionaire Property N.89°16'05"E. a distance of 300.54 feet to a point at the Southeast Corner of the Concessionaire Property, said point on the Westerly Right-of Way Line of the 50 Feet Access Right-of-way; thence along the Easterly Line of the Concessionaire Property and the Westerly Right-of-Way of the 50 feet Access Road N.00°25'09"W. a distance of 385.28 feet to a point; thence continuing along the Easterly Line of the Concessionaire Property along the following three described lines; N.07°06'45"W. a distance of 180.00 feet; N.17°25'18"W. a distance of 220.00 feet; N.42°05'12"W. a distance of 92.00 feet to a point, said point on the Easterly Line of the Concessionaire Property and Westerly Right-of Way Line of the 50 Feet Access Right-of-way; thence along the Easterly Line of the Concessionaire Property and the Westerly Line of the 50 feet Access Right-of-way N.28°06'23"W. a distance of 68.10 feet; thence along the Easterly Line of the Concessionaire Property and the Westerly Line of the 50 feet Access Right-of-way N.15°44'37"W. a distance of 499.66 feet; thence along the Easterly Line of the Concessionaire Property and the Westerly Line of the 50 feet Access Right-of-way N.6°42'36"W. a distance of 285.42 feet to the Real Point of Beginning.

Except A Tract of Land Described as Follows: Commencing at the North Quarter Corner of said Section 15, Township 5 North, Range 26 East of the Boise Meridian, marked with a found ½ inch rebar monument in 3400 North Road. Thence along the Center of Section Line of Section 15 to a ½ inch x 24" long rebar with plastic cap at the Southerly Right-of-Way line of 3400 North Road and the Northwesterly lot corner of the parcel shown on the Record of Survey Instrument Number 49240 records of Butte County, Idaho: thence along the Southerly Right-of-Way line of 3400 North Road N.89°43'31"E. a distance of 588.87 to a point on the Northeasterly Corner of the King Mountain Glider Park Airfield, said point being S.89°43'31" W. a distance of 51.82 feet from a ½" x 24" long rebar with plastic cap marking the center-line of a ditch and the Northeasterly property corner of a parcel as shown on the Record of Survey Instrument Number 49240, records of Butte County, Idaho; thence along the Easterly line of said Airfield S.15°30'44" E. a distance of 114.5 feet to a point; thence along the Easterly line of said Airfield S.06°42'37" E. a distance of 199.06 feet to a point; thence along the Easterly line of said Airfield S.01°49'18" E. a distance of 1,054.71 feet to a point; thence N.89°16'05" E. a distance of 25 feet across said access road to a point being the Northwesterly corner of the Parcel and the Real Point of Beginning;

Thence N.89°16'05" E. a distance of 70 feet along the Northerly Line of said Parcel to a point being the Northeasterly corner of the Parcel; thence S.01°49'18" E. a distance of 250 feet along the Easterly Line of said Parcel to a point on the Northerly side of a road and being the Southeasterly corner of the Parcel; thence S.89°16'05 W. a distance of 45 feet along the Northerly side of a road to a point forming a Southwesterly radius of the Parcel; thence right along a 25 foot radius to a point the Easterly side of said 25 foot

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access road with said point being S.01°49'18" E. a distance of 225 feet from the Real Point of Beginning; thence N.01°49'18" W. a distance of 225 feet along the Westerly side of said Parcel and on the Easterly side of said 25 foot access road to the Northwesterly corner of the Parcel and the Real Point of Beginning.
Said Parcel contains .4 Acres More or Less.

Said Concessionaire Property parcel contains 6.1635 Acres, more or less.

Also except #6 The Gazebo Property described as follows; Commencing at the North Quarter Corner of said Section 15, Township 5 North, Range 26 East of the Boise Meridian, marked with a found ½ inch rebar monument in 3400 North Road. Thence along the Center of Section Line of Section 15 to a ½ inch x 24" long rebar with plastic cap at the Southerly Right-of-Way line of 3400 North Road and the Northwesterly lot corner of the parcel shown on the Record of Survey Instrument Number 49240 records of Butte County, Idaho: thence along the Southerly Right-of-Way line of 3400 North Road N.89°43'31"E. a distance of 588.87 to a point on the Northeasterly Corner of the King Mountain Glider Park Airfield, said point being S.89°43'31" W. a distance of 51.82 feet from a ½" x 24" long rebar with plastic cap marking the center-line of a ditch and the Northeasterly property corner of a parcel as shown on the Record of Survey Instrument Number 49240, records of Butte County, Idaho; thence along the Easterly line of said Airfield S.15°30'44" E. a distance of 114.5 feet to a point; thence along the Easterly line of said Airfield S.06°42'37" E. a distance of 199.06 feet to a point; thence along the Easterly line of said Airfield S.01°49'18" E. a distance of 1,054.71 feet to a point; thence N.89°16'05" E. a distance of 25 feet across said access road to a point being the Northwesterly corner of the Parcel and the Real Point of Beginning;

Thence N.89°16'05" E. a distance of 70 feet along the Northerly Line of said Parcel to a point being the Northeasterly corner of the Parcel; thence S.01°49'18" E. a distance of 250 feet along the Easterly Line of said Parcel to a point on the Northerly side of a road and being the Southeasterly corner of the Parcel; thence S.89°16'05 W. a distance of 45 feet along the Northerly side of a road to a point forming a Southwesterly radius of the Parcel; thence right along a 25 foot radius to a point the Easterly side of said 25 foot access road with said point being S.01°49'18" E. a distance of 225 feet from the Real Point of Beginning; thence N.01°49'18" W. a distance of 225 feet along the Westerly side of said Parcel and on the Easterly side of said 25 foot access road to the Northwesterly corner of the Parcel and the Real Point of Beginning.

Said Gazebo Parcel contains .4 Acres More or Less.

And Also Excepting A 25 Feet Right-Of-Way for 3400 North Road South the North Line of the Northwest Quarter of the Northwest Quarter Containing .759 Acre More or Less.

Said Parcel of Land Contains 60.5828 Acres, More or Less

SCANNED

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BUTTE COUNTY
Recorded for:
Pioneer Title Pocatello
03:16:02 PM 06-08-2023
0000-061169
No. Pages: 39 Fee: $42.00
SHELLY BLACKNER
County Clerk
Deputy: KG

After recording return to:
Merrill & Merrill, Chtd.
Attn: Nathan J. Cuoio
109 N. Arthur Ave – 5th Floor
Pocatello, ID 83204

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John A. Kangas, an unmarried man, the Grantor herein, hereby grants and conveys to Little Farm LLC, an Idaho limited liability company, the Grantee, all of Grantor's right, title and interest in and to real property situated in Butte County, Idaho, and described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Concessionaire Property"), together with any and all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining, and the rents, issues and profits thereof and subject to any easements, covenants and restrictions with this document or of record.

Grantor makes the above grant to Grantee and Grantee's heirs, successors, assigns, invitees and licensees, with, subject to and limited by the CONCESSIONAIRE TO AIRFIELD ACCESS EASEMENT AGREEMENT, which is attached hereto as **Exhibit B** and incorporated herein by this reference.

Grantor makes the above grant to Grantee and Grantee's heirs, successors, assigns, invitees and licensees, with, subject to and limited by the RESTRICTIVE COVENANT AND RESERVATION OF AVIGATION & CLEARANCE EASEMENT, which is attached hereto as **Exhibit C** and incorporated herein by this reference.

Grantor further makes the above grant to Grantee and Grantee's heirs, successors, assigns, invitees and licensees, subject to the RETAINED UTILITY EASEMENT AND NON-EXCLUSIVE ASSIGNMENT OF RIGHTS AGREEMENT, which is attached hereto as **Exhibit D** and incorporated herein by this reference.

Grantor hereby warrants and agrees to defend the title as against all acts of the Grantor herein and no other, subject to the matters set forth above.

Grantee's address is 3237 W 3400 N Moore, ID 83255-8730.

Date: June 8, 2023

John A. Kangas

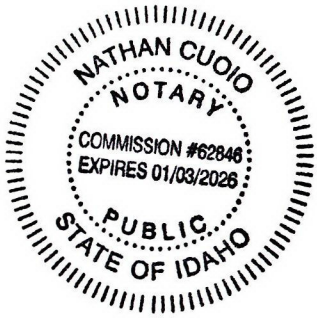
SCANNED
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STATE OF IDAHO)
:ss
COUNTY OF BANNOCK)

On this 8th day of June, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John A. Kangas** known to me to be the person who executed the within instrument and acknowledged to me that he executed the same.

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

(SEAL)



NOTARY PUBLIC FOR IDAHO
Residing at: Pocatello
My commission expires: 01/03/2026

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EXHIBIT A

A parcel of land located in the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 15, Township 5 North, Range 26 East of the Boise Meridian, Butte County, Idaho, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 15, Township 5 North, Range 26 East of the Boise Meridian, marked with a found ½ inch rebar monument in 3400 North Road. Thence along the Center of Section Line of Section 15 S.00°30'31"E. a distance of 25.00 feet to a ½" x 24" long rebar with plastic cap at the Southerly Right-of-Way line of 3400 North Road and the Northwesterly lot corner of the parcel shown on Record of Survey Instrument Number 49240, records of Butte County, Idaho; thence along the Southerly right-of-way line of 3400 North Road N.89°43'31"E. a distance of 588.87 feet to a point that is S.89°43'31"W. a distance of 51.82 feet from a ½"dia. x 24" long rebar with plastic cap at the Northeast corner of the parcel of land shown on Record of Survey No. 49240, records of Butte County, Idaho and the center-line of a ditch; thence along the Easterly line of the Airfield and the Westerly edge of a 50 feet Access Right-of- Way S.15°30'44"E. a distance of 114.50 feet to a point and S.06°42'37"E. a distance of 199.06 feet to a point on the Easterly Line of the Airfield and the Westerly Line of a 50 feet Access Right-of-Way to the most Northerly point of the Concessionaire Property, the Real Point of Beginning.

Thence continuing along the Easterly Line of the Airfield and the Westerly Line of the Concessionaire Property S.01°49'18"E. a distance of 1,671.21 feet to a point at the Southwest Corner of Concessionaire Property; thence along the South Line of the Concessionaire Property N.89°16'05"E. a distance of 300.54 feet to a point at the Southeast Corner of the Concessionaire Property, said point on the Westerly Right-of Way Line of the 50 Feet Access Right-of-way; thence along the Easterly Line of the Concessionaire Property and the Westerly Right-of-Way of the 50 feet Access Road N.00°25'09"W. a distance of 385.28 feet to a point; thence continuing along the Easterly Line of the Concessionaire Property along the following three described lines; N.07°06'45"W. a distance of 180.00 feet; N.17°25'18"W. a distance of 220.00 feet; N.42°05'12"W. a distance of 92.00 feet to a point, said point on the Easterly Line of the Concessionaire Property and Westerly Right-of Way Line of the 50 Feet Access Right-of-way; thence along the Easterly Line of the Concessionaire Property and the Westerly Line of the 50 feet Access Right-of-way N.28°06'23"W. a distance of 68.10 feet; thence along the Easterly Line of the Concessionaire Property and the Westerly Line of the 50 feet Access Right-of-way N.15°44'37"W. a distance of 499.66 feet; thence along the Easterly Line of the Concessionaire Property and the Westerly Line of the 50 feet Access Right-of-way N.6°42'36"W. a distance of 285.42 feet to the Real Point of Beginning.

Except A Tract of Land Described as Follows: Commencing at the North Quarter Corner of said Section 15, Township 5 North, Range 26 East of the Boise Meridian, marked with a found ½ inch rebar monument in 3400 North Road. Thence along the Center of Section Line of Section 15 to a ½ inch x 24" long rebar with plastic cap at the

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Southerly Right-of-Way line of 3400 North Road and the Northwesterly lot corner of the parcel shown on the Record of Survey Instrument Number 49240 records of Butte County, Idaho: thence along the Southerly Right-of-Way line of 3400 North Road N.89°43'31"E. a distance of 588.87 to a point on the Northeasterly Corner of the King Mountain Glider Park Airfield, said point being S.89°43'31" W. a distance of 51.82 feet from a ½" x 24" long rebar with plastic cap marking the center-line of a ditch and the Northeasterly property corner of a parcel as shown on the Record of Survey Instrument Number 49240, records of Butte County, Idaho; thence along the Easterly line of said Airfield S.15°30'44" E. a distance of 114.5 feet to a point; thence along the Easterly line of said Airfield S.06°42'37" E. a distance of 199.06 feet to a point; thence along the Easterly line of said Airfield S.01°49'18" E. a distance of 1,054.71 feet to a point; thence N.89°16'05" E. a distance of 25 feet across said access road to a point being the Northwesterly corner of the Parcel and the Real Point of Beginning;

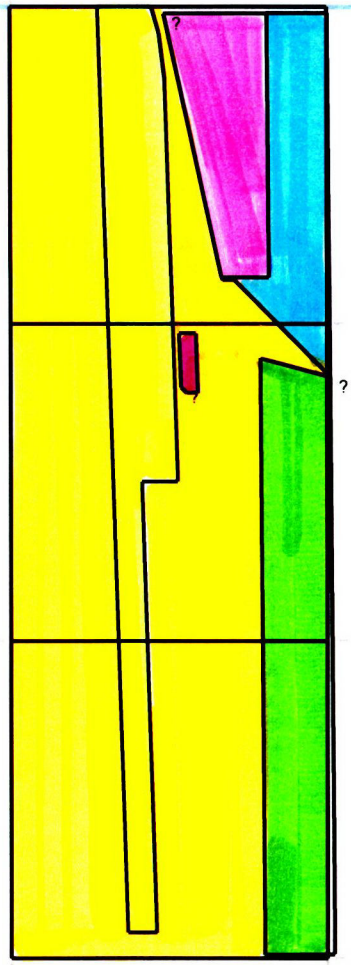
Thence N.89°16'05" E. a distance of 70 feet along the Northerly Line of said Parcel to a point being the Northeasterly corner of the Parcel; thence S.01°49'18" E. a distance of 250 feet along the Easterly Line of said Parcel to a point on the Northerly side of a road and being the Southeasterly corner of the Parcel; thence S.89°16'05 W. a distance of 45 feet along the Northerly side of a road to a point forming a Southwesterly radius of the Parcel; thence right along a 25 foot radius to a point the Easterly side of said 25 foot access road with said point being S.01°49'18" E. a distance of 225 feet from the Real Point of Beginning; thence N.01°49'18" W. a distance of 225 feet along the Westerly side of said Parcel and on the Easterly side of said 25 foot access road to the Northwesterly corner of the Parcel and the Real Point of Beginning.
Said Parcel contains .4 Acres More or Less.

Said Concessionaire Property parcel contains 6.1635 Acres, more or less.

SCANNED

DEC 1 0 2023

Little Farm LLC
King Mountain Glider Park Foundation
King Mountain Glider Park Foundation



except # 1
except # 2
except # 3

	7/6/2023
Scale: 1 inch= 800 feet	File: little farm.ndp

Tract 1: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 2: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 3: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 4: 7.9631 Acres (346873 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2855 ft.
Tract 5: 8.2504 Acres (359387 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/927688), Perimeter=3692 ft.
Tract 6: 16.2633 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5477 ft.
Tract 7: 17.3246 Acres, Closure: s02.0452e 0.01 ft. (1/999999), Perimeter=8212 ft.
Tract 8: 0.3945 Acres (17184 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=626 ft.

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Tract Data and Deed Calls: File= little farm.ndp

Tract 01: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 02: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 03: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 04: 7.9631 Acres (346873 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2855 ft.
Tract 05: 8.2504 Acres (359387 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/927688), Perimeter=3692 ft.
Tract 06: 16.2633 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5477 ft.
Tract 07: 17.3246 Acres, Closure: s02.0452e 0.01 ft. (1/999999), Perimeter=8212 ft.
Tract 08: 0.3945 Acres (17184 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=626 ft.
Tract 08: 0.3945 Acres (17184 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=626 ft.

1: /ne,nw,ne,15,5n,26e
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8: s0w 1320.00
9: s90w 1320.00
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32: s27.3755e 12.00
33: n89.4331e 50.06
34: s44.3547e 565.17 ;?
35: n00.2503w 1515.00
36: @0
37: /ne,nw,ne,15,5n,26e
38: /s00.2503e 1540.00
39: s00.2503e 1078.28
40: s00.2427e 1324.05
41: s89.2051w 290.00
42: n00.2425w 1324.69
43: n00.2509w 1158.74
44: s75.0046e 300.83 ;?
45: @0
46: /ne,nw,15,5n,26e
47: /n89.4331e 362.85
48: s01.4918e 3854.72
49: s89.2051e 120.11
50: n01.4918w 1875.87
51: n89.1605e 150.03
52: n01.4918w 1671.21

Tract Data and Deed Calls: File= little farm.ndp

53: n06.4237w 199.06
54: n15.3044w 114.50
55: s89.4331w 226.02
56: @0
57: /ne,nw,15,5n,26e
58: /n89.4331e 588.78
59: /s15.3044e 114.5
60: /s06.4237e 199.06
61: /s01.4918e 1054.71
62: /n89.1605e 25.00
63: n89.1605e 70
64: s01.4918e 250
65: s89.1605w 45.00
66: n46.1637w 35.69 ;?
67: n01.4918w 225.00

SCANNED
JUL 1 0 2023

Form 42-248/42-1409(6) Rev. 6/22

RECEIVED
Feb 27, 2023
DEPARTMENT OF WATER RESOURCES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "*Yes*" in the "*Split?*" column. If the water right is leased to the Water Supply Bank, check "*Yes*". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
34-13978	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-13980	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-13982	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-13984	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-14672	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kangas, John A Kangas, Rae L
   Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Kangas, John A
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

3237 W 3400 N	Moore	ID	83255
Mailing address	City	State	Zip

Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
   - ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
   - ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 9/19/2020.
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.

SUPPORTING DOC IN FILE # 34-13978

8. Signature: _____ _____ 2/27/23
   Signature of new owner/claimant Title, if applicable Date
   John A Kangas
   Print name

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

For IDWR Office Use Only:

Receipted by_____ Date_____ Receipt No. NA Receipt Amt.

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing. W9 received? Yes ☐ No ☐

Name on W-9_____ Approved by_____ Processed by_____ Date

CERTIFICATE OF DEATH

STATE OF HAWAII
DEPARTMENT OF HEALTH

CERTIFICATE NO. 151 2020 - 008747

RECEIVED
Feb 27, 2023
DEPARTMENT OF
WATER RESOURCES

Name of Decedent
RAE LYNN KANGAS

City, Town or Location of Death
Lahaina

County of Death
MAUI

Island of Death
MAUI

Actual or Presumed Date of Death
September 19, 2020

Actual or Presumed Time of Death
12:40 AM

Date of Birth
February 28, 1958

Age at Death
62 YEAR(s)

Sex
FEMALE

Race
SICILIAN, GERMAN

Citizenship
UNITED STATES

Ever in Armed Forces?
NO

Social Security Number
[redacted]

Marital Status
MARRIED

Surviving Spouse (If Wife, Name Prior to First Marriage)
JOHN ALLEN KANGAS

Father's Name
LARRY GENE MANN

Mother's Name (Prior to First Marriage)
BARBARA ROSE SARDELLA

Disposition
BURIAL
Date: October 15, 2020
Permit #: 241775

Cemetery/Crematory: Ocean Body Burial between Lanai and Ka'ho'olawe
Location: Lahaina, HI 96761
Funeral Home: DOORWAY INTO LIGHT

Certifier: Chad Farmer PRIVATE PHYSICIAN
Date Certified: September 30, 2020
Original Date Certified: September 30, 2020

Cause of Death:
a. Malignant neoplasm of the breast with metastatic disease to the lung

Manner of Death: NATURAL CAUSES

SCANNED
FEB 28 2023

Date Filed by State Registrar: September 30, 2020

OHSM 1 2 (Rev 1/2013) This copy serves as prima facie evidence of the fact of death in any court proceeding. [HRS 338-13(b), 338-19] 1273001

ANY ALTERATIONS INVALIDATE THIS CERTIFICATE

IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718
Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little **Director Gary Spackman**

July 10, 2023

KING MOUNTIAN GLIDER FOUNDATION INC
2315 W IRENE ST
BOISE ID 83702

Re: Change in Water Right Ownership: 34-14672 (No Split), 34-13978 (Split into 34-13978 and 34-14923), 34-13980 (Split into 34-13980 and 34-14924), 34-13982 (Split into 34-13982 and 34-14925), 34-13984 (Split into 34-13984 and 34-14926),

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) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: LITTLE FARM LLC
BIG LOST RIVER GROUND WATER DISTRICT
WATER DISTRICT 34

SCANNED
SCANNED
JUL 10 2023
JUL 10 2023

IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718
Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little **Director Gary Spackman**

July 10, 2023

LITTLE FARM LLC
3237 W 3400 M
MOORE ID 83255

Re: Change in Water Right Ownership: 34-13978 (Split into 34-13978 and 34-14923), 34-13980 (Split into 34-13980 and 34-14924), 34-13982 (Split into 34-13982 and 34-14925), 34-13984 (Split into 34-13984 and 34-14926),

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.

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If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: KING MOUNTAIN GLIDER FOUNDATION INC
BIG LOST RIVER GROUND WATER DISTRICT
WATER DISTRICT 34

SCANNED
JUL 10 2023

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 Gary Spackman**

February 28, 2023

JOHN A KANGAS
3237 W 3400 N
MOORE ID 83255-8730

Re: Change in Ownership for Water Right No(s): 34-13978, 34-13980, 34-13982, 34-13984 & 34-14672

Dear Water Right Holder(s):

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

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

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

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

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

SCANNED
FEB 28 2023

Hersley, Jean

From: JOHN A KANGAS <j_kangas@msn.com>
Sent: Monday, February 27, 2023 4:07 PM
To: Hersley, Jean
Subject: RE: Name change on John Kangas water rights
Attachments: Name Change due to Rae's passing.jpg

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.

Hello Jean,

Attached is a photocopy of the form. In section 5, I used Rae's date of passing.

Thank You,

John,

From: Hersley, Jean
Sent: Monday, February 27, 2023 7:18 AM
To: JOHN A KANGAS
Subject: RE: Name change on John Kangas water rights

I can help with that. I will need you to fill out the attached form and return it to me, signed. You can email the form also.

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

From: JOHN A KANGAS <J_KANGAS@msn.com>
Sent: Sunday, February 26, 2023 5:11 PM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Subject: Name change on John Kangas water rights

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.

Dear Ms. Hersley,

SCANNED
FEB 28 2023

Sandy in your office indicated that you could help me to change the name on our water rights owing to the death of my wife Rae.

I would like to have the following 5 rights listed in just my name – KANGAS, JOHN A

KANGAS, JOHN A; KANGAS, RAE L
34-13978
34-13980
34-13982
34-13984
34-14672

Attached is Rae's death certificate.

Thank You,

John A Kangas,
208-407-7174

SCANNED
FEB 28 2023