

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
MAR 21 2023
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. DE

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-9193 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-19496 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: S&W Seed Co.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Vision BioEnergy Oilseeds LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 4819 E Lewis Lane Nampa ID 83686
Mailing address City State Zip
- 208-615-7748 tannon.oyley@visionbioseeds.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: 2016(S&W), 2023(VBO)
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
☐ 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 # 63-9193

8. Signature: Tannon Oyler Station Manager 3/6/2023
Signature of new owner/claimant Title, if applicable Date
Tannon Oyler
Print name
- Signature: _____ _____ _____
Signature of new owner/claimant Title, if applicable Date

Print name

SCANNED
MAY 19 2023

Received by KM Date 3.21.23 For IDWR Office Use Only: Receipt No. C115643 Receipt Amt. 50.00

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 5-19-23

RECEIVED

MAY 12 2023

WATER RESOURCES
WESTERN REGION

When recorded return to:

Vision Bioenergy Oilseeds, LLC
2101 Ken Pratt Boulevard, Suite 101
Longmont, CO 80501

2023-003657
RECORDED
02/06/2023 12:24 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg=8 ADMARTINEZ \$15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

2023-004057
RECORDED
02/09/2023 10:44 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg=11 JWINSLOW \$15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, S&W Seed Company, a Nevada corporation (hereinafter referred to as the "**Grantor**"), hereby grants, bargains, sells and conveys unto Vision Bioenergy Oilseeds, LLC, formerly known as Vision Biofuels LLC, a Delaware limited liability company, whose current address is 2101 Ken Pratt Boulevard, Suite 101, Longmont, CO 80501 (hereinafter referred to as the "**Grantee**"), the following described real property, located in Canyon County, Idaho, to wit (hereinafter referred to as the "**Premises**");

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all of Grantor's right, title and interest in and to the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances, unto Grantee and Grantee's successors, heirs and assigns, forever.

SUBJECT TO: (a) general and special taxes and assessments which are not yet due and payable, (b) matters that would be disclosed by an inspection or survey of the Premises, (c) all existing patent reservations, easements, rights of way, protective covenants, zoning ordinances, applicable building codes, laws and regulations, and all other matters of record, and (d) those exceptions listed on Exhibit B attached hereto and incorporated herein (the foregoing, all collectively, the "**Permitted Exceptions**").

AND Grantor does hereby covenant to and with Grantee, that Grantor is the owner in fee simple of the Premises, that the Premises are free from all encumbrances except the Permitted Exceptions; and that Grantor shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee against all lawful claims whatsoever except as excluded or excepted herein.

[Signature page follows]

When Recorded Return to:

First American Title Insurance Co.

601 Travis, Suite 601

Houston, TX 77002

Attn: Michele Duncan / NCS-1155641



State of Idaho } ss.
County of Canyon }
I hereby certify that the foregoing instrument
is a true and correct copy of the original as
the same appears in this office.

DATED

05/11/23

CHRIS YAMAMOTO, Clerk of the District Court
and Ex Officio Recorder

By

Deputy

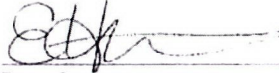
SCANNED

MAY 19 2023

DATED effective as of the 2nd day of February, 2023.

GRANTOR:

S&W Seed Company, a Nevada corporation



By: Betsy Horton

Its: Chief Financial Officer

STATE OF Colorado, County of Boulder

This record was acknowledged before me this 2 day of February, 2023, by Betsy Horton, as Chief Financial Officer of S&W Seed Company, a Nevada corporation.

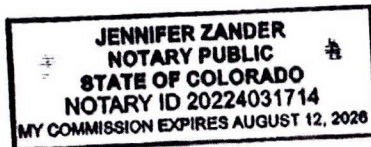

Signature of Notary Public

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 220 FEET OF THE EAST 1022 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO;

AND

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16; THENCE
SOUTH 89°55'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST QUARTER A DISTANCE OF 1022.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°55'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 190.00 FEET TO A POINT; THENCE
NORTH 89°55'04" EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 30.00 FEET; THENCE
SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 190.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16, BEING A P.K. NAIL AND THE CENTERLINE INTERSECTION OF LAKE SHORE DRIVE AND 12TH AVENUE SOUTH; THENCE
SOUTH 89°55'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE CENTERLINE OF LAKE SHORE DRIVE, A DISTANCE OF 1022.00 FEET TO A P.K. NAIL, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING
SOUTH 89°55'04" WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE CENTERLINE OF LAKE SHORE DRIVE, A DISTANCE OF 300.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING A 5/8 INCH STEEL PIN, FROM WHENCE A 1/2 INCH STEEL PIN BEARS NORTH 0°06'20" WEST, A DISTANCE OF 33.00 FEET; THENCE LEAVING SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE CENTERLINE OF LAKE SHORE DRIVE NORTH 0°06'20" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1324.04 FEET TO THE NORTHWEST CORNER OF SAID PARCEL BEING A 5/8 INCH STEEL PIN, AND THE NORTHEAST 1/16 CORNER OF SAID SECTION 16; THENCE
NORTH 89°55'27" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 302.64 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, BEING A 1/2 INCH STEEL PIN; THENCE

SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1324.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16; THENCE
SOUTH 89°55'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1022.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°55'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 390.00 FEET TO A POINT; THENCE
NORTH 89°55'04" EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 30.00 FEET; THENCE
SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 190.00 FEET TO THE TRUE POINT OF BEGINNING.

APN(S): 29584010 0; 29585000 0

PARCEL 3:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO; THENCE
EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 544 FEET TO THE REAL POINT OF BEGINNING; THENCE
SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 179 FEET; THENCE
WEST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 106 FEET; THENCE
SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 156 FEET; THENCE
EAST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 172 FEET; THENCE
NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 156 FEET; THENCE
WEST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 26 FEET; THENCE
NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 179 FEET, MORE OR LESS, TO A POINT IN THE NORTH BOUNDARY LINE OF SAID LOT 1; THENCE
WEST A DISTANCE OF 40 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY LINE OF LOT 1 TO THE REAL POINT OF BEGINNING.

AND

LOT 1 IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO.

EXCEPTING THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 544 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 179 FEET; THENCE WEST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 106 FEET; THENCE SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 156 FEET; THENCE EAST AND PARALLEL TO THE NORTH BOUNDARY LINE OF LOT 1, A DISTANCE OF 172 FEET; THENCE NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 156 FEET; THENCE WEST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 26 FEET; THENCE NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 179 FEET, MORE OR LESS, TO A POINT IN THE NORTH BOUNDARY LINE OF SAID LOT 1; THENCE WEST A DISTANCE OF 40 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY LINE OF LOT 1 TO THE REAL POINT OF BEGINNING.

PARCEL 4:

THE NORTHEAST QUARTER NORTHWEST QUARTER, SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO.

APN: 29584010 0; 29585000 0; 28992000 0; 28992010 0;

EXHIBIT B

PERMITTED EXCEPTIONS

1. Intentionally Deleted.
2. Intentionally Deleted.
3. Intentionally Deleted.
4. Intentionally Deleted.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Intentionally Deleted.
7. Intentionally Deleted.
8. General and special taxes for the year 2022, in the original amounts of \$7,709.48, \$16,229.26, Code Area, A.P. No. 29584010 0; 29585000 0, First half now due and payable, but not delinquent until after December 20, 2022 (Parcels 1 and 2).
9. General and special taxes for the year 2022, in the original amounts of \$8,169.38, \$359.76, Code Area, A.P. No. 28992000 0; 28992010 0; First half now due and payable, but not delinquent until after December 20, 2022 (Parcels 3 and 4)
10. General taxes which may be assessed and extended on any "subsequent" or "occupancy" tax roll, which may escape assessment of the regular tax roll; which are a lien not yet due or payable.
11. Any tax, fee, assessments or charges as may be levied by Nampa Meridian Irrigation District.
12. Rights of the public in and to that portion of the Premises lying within Lake Shore Drive.
Affects: Parcels 1 and 2
13. Rights of the public in and to that portion of the Premises lying within East Lewis Lane.
Affects: Parcels 3 and 4
14. Rights of the public in and to that portion of the Premises lying within Happy Valley Road.
Affects: Parcel 3
15. Right of way for Golden Gulch Lateral and the rights of access thereto for maintenance of said lateral.
Affects: Parcel 4

16. Mineral or water rights, claims or title to mineral or water.

17. Easement, including terms and provisions contained therein:

Recording Information: 587304
In Favor of: Idaho Power Company
For: Public Utilities

Affects: Parcels 1 and 2

18. Easement, including terms and provisions contained therein:

Recording Information: 722431
In Favor of: Idaho Power Company
For: Public Utilities

Affects: Parcel 1

19. Easement, including terms and provisions contained therein:

Recording Information: 938305
In Favor of: The Mountain States Telephone and Telegraph Company
For: Public Utilities

Affects: Parcel 3

20. All matters disclosed by a record of survey recorded April 08, 1992 under recording no. 9106514.

Affects: Parcels 1 and 2

21. Easement, including terms and provisions contained therein:

Recording Information: 9211041
In Favor of: Idaho Power Company
For: Public Utilities

Affects: Parcel 1

22. All matters disclosed by a record of survey recorded September 13, 2006 under recording no. 9603453.

Affects: Parcels 1 and 2

23. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a document

Purpose: Bureau of Reclamation right of way
Recorded: July 18, 2001
Instrument No.: 200128526

Affects: Parcels 1, 2, 3, and 4

24. Easement, including terms and provisions contained therein:

Recording Information: 2008019012
In Favor of: Idaho Power Company
For: Public Utilities

Affects: Parcel 2

25. Easement, including terms and provisions contained therein:

Recording Information: 2022028452
In Favor of: B M K Inc.
For: irrigation pipelines

Affects: Parcels 1 and 2

26. Notwithstanding Paragraph 4 of the covered risks of this policy, this policy does not insure against loss arising by reason of any lack of a right of access to and from the Premises as to that portion lying South and East of Golden Gulch Lateral.

Affects: Parcel 4

27. Intentionally Deleted

28. Intentionally Deleted

29. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.

30. Intentionally Deleted.

31. The matters disclosed by an ALTA/NSPS survey made by Darin Holzhey, RPLS No. 366, on behalf of Mason & Associates on January 9, 2023, designated Job No. NV0722:

32. The matters disclosed by an ALTA/NSPS survey made by Darin Halzhey, RPLS No. 366, on behalf of Mason & Associates on January 9, 2023, designated Job No. NV0622

THIS DOCUMENT IS BEING RERECORDED TO CORRECT A TYPO IN THE LEGAL DESCRIPTION

PARCEL 1:

THE WEST 220 FEET OF THE EAST 1022 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO;

AND

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16; THENCE
SOUTH 89°55'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST QUARTER A DISTANCE OF 1022.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°55'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTH 89°55'04" EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 30.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 190.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16, BEING A P.K. NAIL AND THE CENTERLINE INTERSECTION OF LAKE SHORE DRIVE AND 12TH AVENUE SOUTH; THENCE SOUTH 89°55'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE CENTERLINE OF LAKE SHORE DRIVE, A DISTANCE OF 1022.00 FEET TO A P.K. NAIL, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°55'04" WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE CENTERLINE OF LAKE SHORE DRIVE, A DISTANCE OF 300.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING A 5/8 INCH STEEL PIN, FROM WHENCE A 1/2 INCH STEEL PIN BEARS NORTH 0°06'20" WEST, A DISTANCE OF 33.00 FEET; THENCE LEAVING SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE CENTERLINE OF LAKE SHORE DRIVE NORTH 0°06'20" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1324.04 FEET TO THE NORTHWEST CORNER OF SAID PARCEL BEING A 5/8 INCH STEEL PIN, AND THE NORTHEAST 1/16 CORNER OF SAID SECTION 16; THENCE
NORTH 89°55'27" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 302.64 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, BEING A 1/2 INCH STEEL PIN; THENCE
SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1324.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16; THENCE
SOUTH 89°55'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1022.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°55'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTH 89°55'04" EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 30.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 190.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO; THENCE
EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 544 FEET TO THE REAL POINT OF BEGINNING; THENCE
SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 179 FEET; THENCE
WEST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 106 FEET; THENCE
SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 156 FEET; THENCE
EAST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 172 FEET; THENCE
NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 156 FEET; THENCE
WEST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 26 FEET; THENCE
NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 179 FEET, MORE OR LESS, TO A POINT IN THE NORTH BOUNDARY LINE OF SAID LOT 1; THENCE
WEST A DISTANCE OF 40 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY LINE OF LOT 1 TO THE REAL POINT OF BEGINNING.

AND

LOT 1 IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO.

EXCEPTING THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO; THENCE
EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 544 FEET TO THE REAL POINT OF BEGINNING; THENCE

SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 179 FEET;
THENCE
WEST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 106 FEET;
THENCE
SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 156 FEET;
THENCE
EAST AND PARALLEL TO THE NORTH BOUNDARY LINE OF LOT 1, A DISTANCE OF 172 FEET; THENCE
NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 156 FEET;
THENCE
WEST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 26 FEET;
THENCE
NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 179 FEET,
MORE OR LESS, TO A POINT IN THE NORTH BOUNDARY LINE OF SAID LOT 1; THENCE
WEST A DISTANCE OF 40 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY LINE OF LOT 1 TO
THE REAL POINT OF BEGINNING.

PARCEL 4:

THE NORTHEAST QUARTER NORTHWEST QUARTER, SECTION 18, TOWNSHIP 2 NORTH, RANGE 1
WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO.

APN: 29584010 0; 29585000 0; 28992000 0; 28992010 0;

RECEIVED

MAY 12 2023

WATER RESOURCES
WESTERN REGION

2014-046720

RECORDED

12/31/2014 02:39 PM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=6 MBROWN

\$25.00

TYPE: DEED

TITLEONE BOISE

ELECTRONICALLY RECORDED

CONFIDENTIAL

When recorded return to:

S&W Seed Company
25552 South Butte Avenue
Five Points, California 93624

14240564515D

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Pioneer Hi-Bred International, Inc., an Iowa corporation (hereinafter referred to as the "Grantor"), hereby grants, bargains, sells, and conveys unto, S&W Seed Company, a Nevada corporation, whose current address is 25552 South Butte Avenue, Five Points, California 93624 (hereinafter referred to as the "Grantee"), the following described real property, located in Canyon County, Idaho, to wit (hereinafter referred to as the "Premises"):

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all of Grantor's right, title and interest in and to the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances unto Grantee, its successors, heirs and assigns, forever.

SUBJECT TO the "Approved Exceptions", which shall mean: (a) general taxes and assessments, which are not yet due and payable, (b) matters that would be disclosed by an inspection or survey of the Premises, and (c) existing patent reservations, easements, rights of way, all other matters of record, and those exceptions listed on Exhibit B attached hereto and incorporated herein.

AND Grantor does hereby covenant to and with Grantee, that Grantor is owner in fee simple of the Premises; that the Premises are free from all encumbrances except the Approved Exceptions; and that Grantor shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, against all lawful claims whatsoever except as excluded or excepted herein.

[Signature page follows]



State of Idaho } ss.
County of Canyon }

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED

05/11/23

CHRIS YAMAMOTO, Clerk of the District Court
and Ex Officio Recorder

By

[Signature]
Deputy

SCANNED

MAY 19 2023

DATED effective as of the 31st day of December, 2014.

GRANTOR:

Pioneer Hi-Bred International, Inc., an Iowa corporation

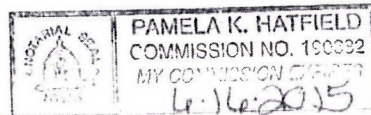
Paul E. Schickler
By: PAUL E. SCHICKLER
Its: PRESIDENT

Alexandro Munoz
By: ALEXANDRO MUNOZ
Its: VICE PRESIDENT

STATE OF IOWA, County of POLK

This record was acknowledged before me this 23RD day of December 2014, by
PAUL E. SCHICKLER
as PRESIDENT
of PIONEER HI-BRED INTERNATIONAL, INC.

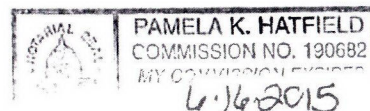
Pamela K. Hatfield
Signature of Notary Public



STATE OF IOWA, County of POLK

This record was acknowledged before me this 23RD day of December 2014, by
ALEXANDRO MUNOZ
as VICE PRESIDENT
of PIONEER HI-BRED INTERNATIONAL, INC.

Pamela K. Hatfield
Signature of Notary Public



GENERAL WARRANTY DEED - 2
2175973_3

SCANNED

MAY 19 2023

EXHIBIT A

LEGAL DESCRIPTION

Parcel I:

The West 220 feet of the East 1022 feet of the Southeast quarter of the Northeast quarter of Section 16, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho; and

A portion of the Southeast quarter of the Northeast quarter of Section 16, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Southeast corner of said Southeast quarter of the Northeast quarter of Section 16; thence South 89°55'04" West along the South line of said Southeast quarter of the Northeast quarter a distance of 1022.00 feet to the True Point of Beginning; thence continuing South 89°55'04" West along said South line, a distance of 30.00 feet to a point; thence North on a line parallel to the East line of said Southeast quarter of the Northeast quarter of Section 16, a distance of 190.00 feet to a point; thence North 89°55'04" East, along a line parallel with the South line of said Southeast quarter of the Northeast quarter, a distance of 30.00 feet; thence South along a line parallel to the East line of said Southeast quarter of the Northeast quarter, a distance of 190.00 feet to the True Point of Beginning.

Parcel II:

A parcel of land located in the Southeast quarter of the Northeast quarter of Section 16, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

Commencing at the East quarter corner of said Section 16, being a P.K. Nail and the centerline intersection of Lake Shore Drive and 12th Avenue South; thence South 89°55'04" West along the South line of said Southeast quarter of the Northeast quarter, and the centerline of Lake Shore Drive, a distance of 1022.00 feet to a P.K. Nail, being the True Point of Beginning; thence continuing South 89°55'04" West along said South line of the Southeast quarter of the Northeast quarter and the centerline of Lake Shore Drive, a distance of 300.20 feet to the Southwest corner of said parcel, being a 5/8 inch steel pin, from whence a 1/2 inch steel pin bears North 0°06'20" West, a distance of 33.00 feet; thence leaving said South line of the Southeast quarter of the Northeast quarter and the centerline of Lake Shore Drive North 0°06'20" West, along the West line of said Southeast quarter of the Northeast quarter, a distance of 1324.04 feet to the Northwest corner of said parcel being a 5/8 inch steel pin, and the Northeast 1/16 corner of said Section 16; thence North 89°55'27" East along the North line of said Southeast quarter of the Northeast quarter, a distance of 302.64 feet to the Northeast corner of said parcel, being a 1/2 inch steel pin; thence South and parallel with the East line of said Southeast quarter of the Northeast quarter, a distance of 1324.01 feet to the True Point of Beginning.

Excepting Therefrom:

A portion of the Southeast quarter of the Northeast quarter of Section 16, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Southeast corner of said Southeast quarter of the Northeast quarter of Section 16; thence South 89°55'04" West along the South line of said Southeast quarter of the Northeast quarter a distance of 1022.00 feet to the True Point of Beginning; thence continuing South 89°55'04" West along said South line, a distance of 30.00 feet to a point; thence

EXHIBIT A (continued)

LEGAL DESCRIPTION

North on a line parallel to the East line of said Southeast quarter of the Northeast quarter of Section 16, a distance of 190.00 feet to a point; thence
North 89°55'04" East, along a line parallel with the South line of said Southeast quarter of the Northeast quarter, a distance of 30.00 feet; thence
South along a line parallel to the East line of said Southeast quarter of the Northeast quarter, a distance of 190.00 feet to the True Point of Beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes, including any assessments collected therewith, for the year 2014 for which the first installment is paid and the second installment is due and payable on or before June 20, 2015.

2. The land described herein is located within the boundaries of Nampa-Meridian Irrigation District (208-466-7861) and is subject to any assessments levied thereby. None are due and payable.
(Affects Parcels I and II)

3. Claims, if any, against, or adverse to, Grantee's title in, or to, water rights or entitlements to use water appurtenant to, or beneficially used upon, the Premises.

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

Granted to: Idaho Power Company, a corporation

Purpose: A right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission, distribution and telephone lines and circuits attached to poles or other supports, together with guys, crossarms and other attachments and incidental equipment thereon and appurtenances, with the right to permit the attachment of the wires and fixtures of other companies or parties

Recorded: October 27, 1966

Instrument No.: 587304

Book 51 of Miscellaneous Records at Page 25, records of Canyon County, Idaho.

(Affects Parcels I and II)

NOTE: The exact location and extent of said easement is not disclosed of record.

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

Granted to: Idaho Power Company, a corporation

Purpose: A right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission, distribution and telephone lines and circuits attached to poles or other supports, together with guys, crossarms and other attachments and incidental equipment thereon and appurtenances, with the right to permit the attachment of the wires and fixtures of other companies or parties

Recorded: February 4, 1974

Instrument No.: 722431, records of Canyon County, Idaho.

(Affects Parcel I)

NOTE: The exact location and extent of said easement is not disclosed of record.

6. Record of Survey recorded April 8, 1991 as Instrument No. 9106514, records of Canyon County, Idaho.

(Affects Parcel II)

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

Granted to: Idaho Power Company, a corporation

Purpose: A permanent and perpetual easement and right of way, sufficient in width to install and maintain an underground electric power line, including the perpetual right to enter upon the real estate, at all reasonable times, to construct, maintain and repair underground power lines over, through, under and across said lands, together with the right to excavate and refill ditches and trenches for the location of said power lines, and the further right to remove trees, bushes, sod, flowers and shrubbery

Recorded: May 20, 1992

Instrument No.: 9211041, records of Canyon County, Idaho.

(Affects Parcel II)

EXHIBIT B (CONTINUED)

PERMITTED EXCEPTIONS

8. Record of Survey recorded January 31, 1996 as Instrument No. 9603453, records of Canyon County, Idaho.
(Affects Parcels I and II)

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

Granted to: Idaho Power Company, a corporation

Purpose: Right-of-way and easement for the crection and continued operation, maintenance, repair, alteration (including but not limited to, voltage or capacity upgrades and additional structures, and/or new structure locations), inspection and replacement of overhead and/or underground electrical transmissions, distribution, and communications lines and circuits attached to towers, poles, props, guys, or other supports, together with crossarms and other attachments and incidental equipment thereon

Recorded: April 8, 2008

Instrument No.: 2008019012, records of Canyon County, Idaho.
(Affects Parcel II)

10. Rights of tenants in possession, as tenants only, under prior unrecorded leases.

11. The following matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by an ALTA/ACSM Land Title Survey made by Mason & Stanfield, Inc. on December 10, 2014, designated as Job No. SE0514:

- a. Ditch crossing the northerly boundary of the subject parcels;
- b. 3' Drain Ditch crossing the northerly boundary of the subject parcels;
- c. 3' Concrete Ditch crossing the northerly boundary of the subject parcels;
- d. Gravel Road crossing the westerly and northerly boundaries of the subject parcels;
- e. 25.0' prescriptive easement for the existing road (Lake Shore Drive).

CONTRIBUTION AND MEMBERSHIP INTEREST PURCHASE AGREEMENT

BY AND BETWEEN

EQUILON ENTERPRISES LLC

AND

S&W SEED COMPANY

DATED AS OF February 06, 2023

SCANNED
MAY 19 2023

TABLE OF CONTENTS

	Page
ARTICLE I DEFINITIONS AND RELATED MATTERS	5
Section 1.1 Certain Defined Terms.....	5
Section 1.2 Construction.....	16
ARTICLE II CONTRIBUTIONS BY SHELL	17
Section 2.1 Shell Closing Contribution.	17
Section 2.2 Post-Closing Contribution	17
Section 2.3 Transfer of Contribution Units.....	17
ARTICLE III CONTRIBUTIONS BY S&W	18
Section 3.1 Tangible Property Contribution	18
Section 3.2 Intangible Property Contribution	18
Section 3.3 Employee Contribution.....	18
Section 3.4 S&W Contracts Contribution.....	18
Section 3.5 Assignment of Permits.....	19
Section 3.6 Non-Solicitation.....	19
ARTICLE IV PURCHASE AND SALE OF UNITS	19
Section 4.1 Transfer of Purchased Units.....	19
Section 4.2 Purchase Price	20
Section 4.3 Debt Contribution	20
Section 4.4 Post-Closing Payment.....	20
ARTICLE V CLOSING.....	20
Section 5.1 Closing	20
Section 5.2 Deliveries at the Closing.....	21
Section 5.3 Conditions to Closing	22
ARTICLE VI REPRESENTATIONS AND WARRANTIES OF SHELL	23
Section 6.1 Existence.	24
Section 6.2 Qualification	24
Section 6.3 Authorization; Enforceability.	24
Section 6.4 No Conflicts	24
Section 6.5 Governmental Approvals; Consent; Litigation and Legal Proceedings; Compliance with Law.	24
Section 6.6 Investor Qualifications.....	25
Section 6.7 Certain Fees	25
Section 6.8 Ethics and Compliance. In relation to the Transaction:.....	25
Section 6.9 Independent Investigation.....	26
Section 6.10 Disclaimer of Other Representations and Warranties.....	26
ARTICLE VII REPRESENTATIONS AND WARRANTIES OF S&W.....	26
Section 7.1 In Respect of the Company.....	26
Section 7.2 In respect of S&W.	30

Section 7.3	Disclaimer of Other Representations and Warranties.....	42
ARTICLE VIII POST-CLOSING COVENANTS		42
Section 8.1	Conditional Post-Closing Membership Interest Transfer.	42
Section 8.2	Membership Interest Re-Purchase Option	43
ARTICLE IX ADDITIONAL AGREEMENTS		43
Section 9.1	Release of Information.....	43
Section 9.2	Cooperation; Further Assurances.....	43
Section 9.3	Tax Matters	44
ARTICLE X SURVIVAL OF REPRESENTATIONS; INDEMNIFICATION		45
Section 10.1	Survival.....	45
Section 10.2	Indemnification by Shell.....	45
Section 10.3	Indemnification by S&W	46
Section 10.4	Procedure for Indemnification—Third Party Claims	46
Section 10.5	Specific Performance; Exclusive Remedy	47
Section 10.6	Limitations on Indemnification.....	47
Section 10.7	Waiver of Certain Damages.....	48
ARTICLE XI TERMINATION		48
Section 11.1	Termination.....	48
Section 11.2	Effect of Termination.....	49
ARTICLE XII MISCELLANEOUS		49
Section 12.1	Notices	49
Section 12.2	Entire Agreement	50
Section 12.3	Binding Effect; Assignment; No Third Party Benefit.....	50
Section 12.4	Severability	50
Section 12.5	Governing Law	50
Section 12.6	Dispute Resolution.....	51
Section 12.7	Amendment.....	54
Section 12.8	No Recourse	54
Section 12.9	Waiver.....	55
Section 12.10	Counterparts	55
Section 12.11	Confidentiality	55

SCANNED

MAY 19 2023

Exhibit A	Form of LLC Agreement
Exhibit B	Form of Offtake Agreement
Exhibit C	Form of Assignment of Membership Interest
Exhibit D	Form of S&W Secondment Agreement
Exhibit E	Form of S&W Service Agreement
Exhibit F	Form of Escrow Agreement
Exhibit G	Form of Offer of Employment
Exhibit H	Form of General Warranty Deed
Exhibit I	Form of Bill of Sale
Exhibit J	Description of S&W Real Property
Exhibit K	Description of S&W Personal Property
Exhibit L	Description of S&W Intellectual Property
Exhibit M	Details of Company Account
Exhibit N	Form of Employment Agreement
Exhibit O	Membership Interest Re-Purchase Option Buy-Back Schedule
Exhibit P	True-Up Payment Calculation
Exhibit Q	Form of Assignment of Intellectual Property Rights
Exhibit R	Form of Company Service Agreement
Exhibit S	Employee Contribution
Exhibit T	Form of Assignment and Assumption
Exhibit U	Methodology for Allocation of Purchase Price
Exhibit V	Form of Assignment of Permits
Exhibit W	Settlement Statement
Schedules	Schedules 7.1 and 7.2

EXHIBIT J

**Attached to and made part of that certain
Contribution and Membership Interest Purchase Agreement dated February 06, 2023
by and between Equilon Enterprises LLC
and S&W Seed Company**

Description of S&W Real Property

A. Lake Shore Drive

PARCEL 1:

THE WEST 220 FEET OF THE EAST 1022 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO;

AND

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16; THENCE SOUTH 89°55'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST QUARTER A DISTANCE OF 1022.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°55'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTH 89°55'04" EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 30.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 190.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16, BEING A P.K. NAIL AND THE CENTERLINE INTERSECTION OF LAKE SHORE DRIVE AND 12TH AVENUE SOUTH; THENCE SOUTH 89°55'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE CENTERLINE OF LAKE SHORE DRIVE, A DISTANCE OF 1022.00 FEET TO A P.K. NAIL, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°55'04" WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE CENTERLINE OF LAKE SHORE DRIVE, A DISTANCE OF 300.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING A 5/8 INCH STEEL PIN, FROM WHENCE A 1/2 INCH STEEL PIN BEARS NORTH 0°06'20" WEST, A DISTANCE OF 33.00 FEET; THENCE LEAVING SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE CENTERLINE OF LAKE SHORE DRIVE NORTH 0°06'20" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1324.04 FEET TO THE NORTHWEST CORNER OF SAID

PARCEL BEING A 5/8 INCH STEEL PIN, AND THE NORTHEAST 1/16 CORNER OF SAID SECTION 16;
THENCE

NORTH 89°55'27" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER, A DISTANCE OF 302.64 FEET TO THE NORTHEAST CORNER OF SAID PARCEL,
BEING A 1/2 INCH STEEL PIN; THENCE

SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER, A DISTANCE OF 1324.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 16; THENCE

SOUTH 89°55'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER A DISTANCE OF 1022.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE
CONTINUING SOUTH 89°55'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A
POINT; THENCE NORTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 390.00 FEET TO A POINT; THENCE
NORTH 89°55'04" EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST
QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 30.00 FEET; THENCE

SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER, A DISTANCE OF 190.00 FEET TO THE TRUE POINT OF BEGINNING.

APN(S): 29584010 0; 29585000 0

B. Lewis LanePARCEL 3:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 544 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 179 FEET; THENCE WEST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 106 FEET; THENCE SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 156 FEET; THENCE EAST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 172 FEET; THENCE NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 156 FEET; THENCE WEST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 26 FEET; THENCE NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 179 FEET, MORE OR LESS, TO A POINT IN THE NORTH BOUNDARY LINE OF SAID LOT 1; THENCE WEST A DISTANCE OF 40 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY LINE OF LOT 1 TO THE REAL POINT OF BEGINNING.

AND

LOT 1 IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO.

EXCEPTING THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 544 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 179 FEET; THENCE WEST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 106 FEET; THENCE SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 156 FEET; THENCE EAST AND PARALLEL TO THE NORTH BOUNDARY LINE OF LOT 1, A DISTANCE OF 172 FEET; THENCE NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 156 FEET; THENCE WEST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 26 FEET; THENCE NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 179 FEET, MORE OR LESS, TO A POINT IN THE NORTH BOUNDARY LINE OF SAID LOT 1; THENCE WEST A DISTANCE OF 40 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY LINE OF LOT 1 TO THE REAL POINT OF BEGINNING.

PARCEL 4:

SCANNED

MAY 19 2023

THE NORTHEAST QUARTER NORTHWEST QUARTER, SECTION 18, TOWNSHIP 2 NORTH, RANGE 1
WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO.

APN: 29584010 0; 29585000 0; 28992000 0; 28992010 0;

[End of Exhibit J]

SCANNED

MAY 19 2023

Find a Well Map

Use the map below to view well locations layered with areas of drilling concern in addition to nitrate priority areas, groundwater management areas, and more.

Wells and Groundwater Management
 in Idaho

[IDWR Home](#)
[IDWR Map Hub](#)

Customize

Layer List

Layers

- Injection Wells
- Wells
- Administrative Regions
- Areas of Drilling Concern
- Areas Of Groundwater Concern
- Eastern Snake Plain Aquifer
- Rathdrum Aquifer
- Nitrate Priority Areas
- Critical Groundwater Areas
- Groundwater Management Areas
- Groundwater Districts
- Counties
- PLS

Enter Well #, TR (08N13E)

Wells: CANYON

WellID	300305
PermitID	728048
MetalTagNumber	
CurrentStatus	
ConstructionDate	3/6/1994
Owner	LARRY CONGER
AppType	
WellUse	
BasinNumber	63
CountyName	CANYON
Township	02N
Range	01W
Section	18

[Zoom to](#)

All rights reserved

Need a larger map?

Click here to view a full-size interactive map of the wells.

(<https://maps.idwr.idaho.gov/agol/WellsandGroundwaterManagement/>)

SCANNED

MAY 19 2023



Customize

Layer List

Layers

- Injection Wells
- Wells
- Administrative Regions
- Areas of Drilling Concern
- Areas Of Groundwater Concern
- Eastern Snake Plain Aquifer
- Rathdrum Aquifer
- Nitrate Priority Areas
- Critical Groundwater Areas
- Groundwater Management Areas
- Groundwater Districts
- Counties
- PLS

Basemap Gallery

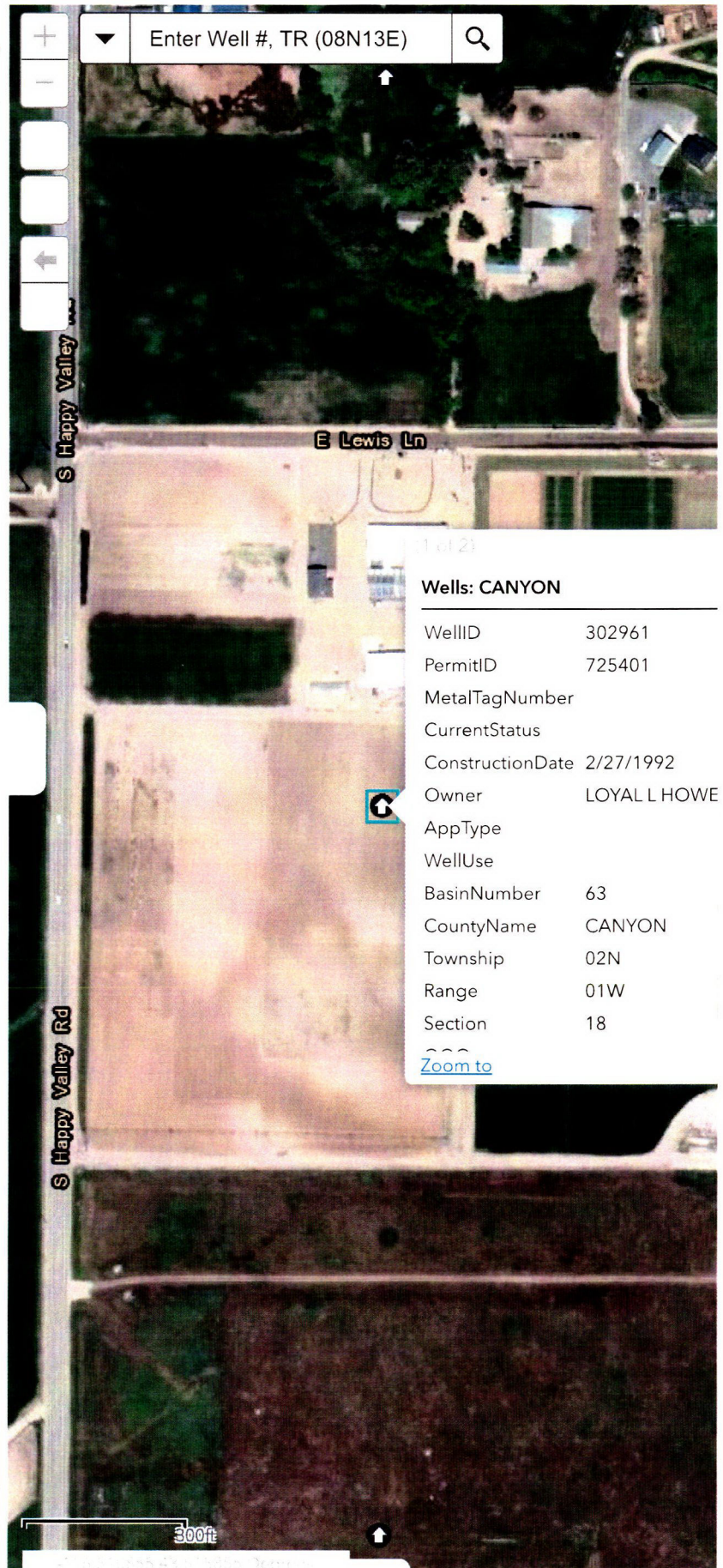
Filter

Add Data

Draw

Print or Download

Help and About





Customize



Layer List

Layers

- Injection Wells
- Wells
- Administrative Regions
- Areas of Drilling Concern
- Areas Of Groundwater Concern
- Eastern Snake Plain Aquifer
- Rathdrum Aquifer
- Nitrate Priority Areas
- Critical Groundwater Areas
- Groundwater Management Areas
- Groundwater Districts
- Counties
- PLS



Basemap Gallery



Filter



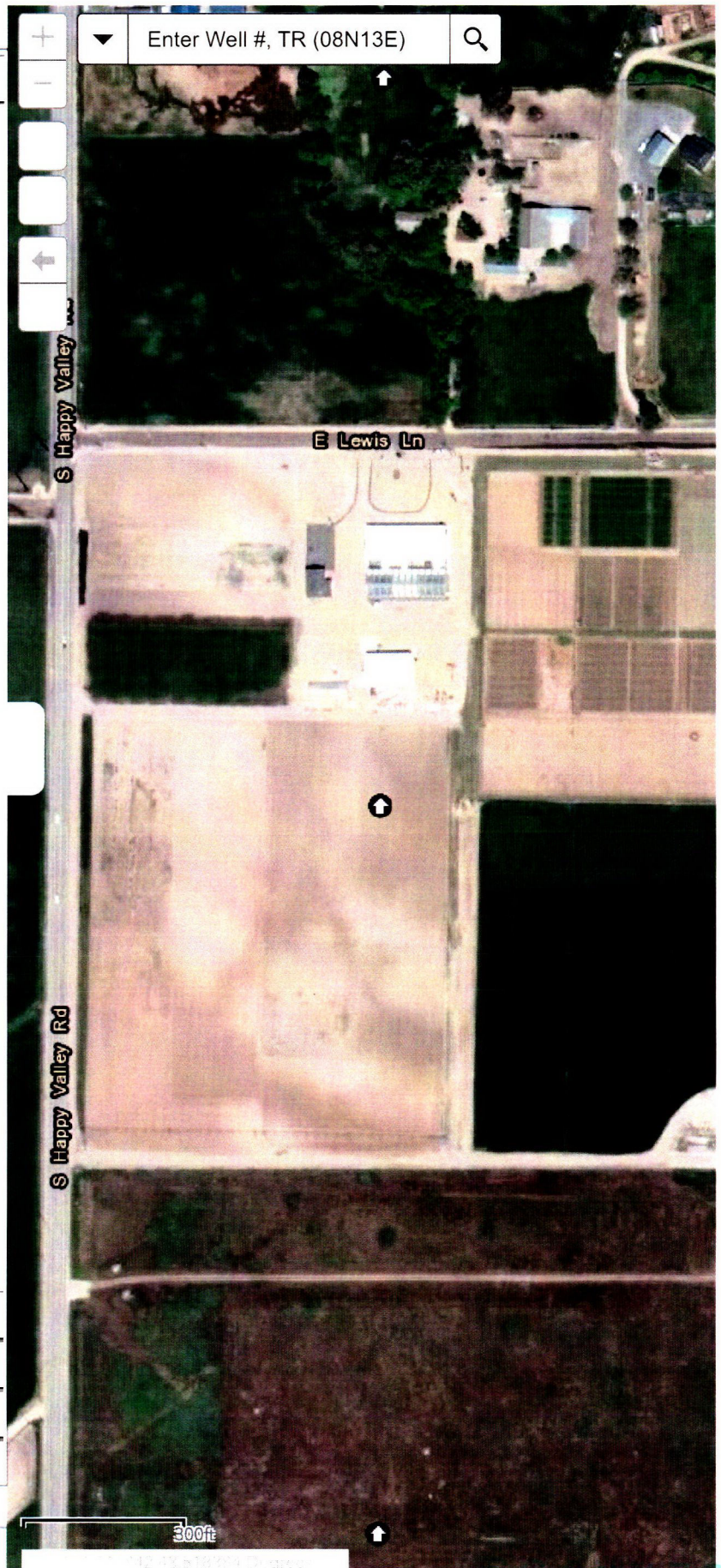
Add Data



Draw

[Print or Download](#)

[Help and About](#)





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

May 19, 2023

VISION BIOENERGY OILSEEDS LLC
4819 E LEWIS LN
NAMPA ID 83686-9009

Re: Change in Ownership for Water Right No(s): 63-9193 & 63-19496

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,

A handwritten signature in black ink that reads "Jean Hersley". The signature is fluid and cursive.

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

SCANNED

MAY 19 2023