IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082
Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little **Director Matt Weaver**

February 9, 2024

BOISE PETROLEUM LLC
6869 S FEDERAL WAY
BOISE ID 83716

RE: Change in Ownership for Water Right No(s): 63-7571, 63-10372

Dear Water Right Holder(s):

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on November 03, 2023 for the above referenced water rights, and completed it on November 08, 2023. During a recent review of our files, we found that you had also submitted a Notice for the same water rights on November 20, 2023.

Since the water right records have already been updated to reflect your ownership, the Department is returning your November 20, 2023 Notice and the attachments. A refund of $50 has been requested and will be mailed to BOISE PETROLEUM LLC under separate cover from the Idaho State Controller's Office. We sincerely apologize for the oversight on this matter.

If you have any questions regarding this matter, please contact our office at (208) 287-4800.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist I

Enclosures

Mansfield, Debra

From: Mansfield, Debra
Sent: Friday, February 9, 2024 8:19 AM
To: IdwrPayable
Subject: REFUND - Boise Petroleum LLC

TO: Sascha Marston, Susan Steed

FROM: Debra Mansfield

DATE: February 9, 2024

RE: Refund: Ownership Change

BOISE PETROLEUM LLC submitted a change in ownership for water right 63-7571 & 63-10372 on 11/20/2023. This was a duplicate submission of change in ownership for these water rights and will not be processed. The owner's previous ownership change was submitted on 11/03/2023 and completed by IDWR on 11/08/2023.

Please issue a refund of $50.00 to:

BOISE PETROLEUM LLC
6869 S FEDERAL WAY
BOISE ID 83716

RECEIPT #

W051663

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

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

RECEIVED
FEB 02 2024
DEPT. OF WATER RESOURCES

RECEIVED
NOV 20 2023
WATER RESOURCES
WESTERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-10372	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-7571	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Robert French
   Name of current water right holder/claimant

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

   6869 S Federal Way — Mailing address
   Boise — City
   ID — State
   83716 — Zip
   503-302-4866 — Telephone
   chevron3745@gmail.com — Email

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

5. Date you acquired the water rights and/or claims listed above: 9/28/2023.

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.

8. Signature: _____ Signature of new owner/claimant
   OWNER — Title, if applicable
   NOV-20-2023 — Date
   MEHAR SIDHU — Print name

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

For IDWR Office Use Only:

Receipted by LE Date 11/20/2023 Receipt No. W051663 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 _____ Date _____

COPY

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=4 ANGIE STEELE
ALLIANCE TITLE - BOISE PRODUCTION CENTER
2023-055719
09/28/2023 12:38 PM
$15.00

WARRANTY DEED

Order No.:640158

FOR VALUE RECEIVED

Robert L. French, trustee, under the Robert L. French Separate Property Trust dated March 16, 2001, and any amendments thereto

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Boise Petroleum LLC, an Idaho limited liability company

whose current address is:

6869 S Federal Way, Boise, ID 83716

COPY

the grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 9-28-2023

TRUSTEE

Robert L. French, trustee, or any successors in trust, under the Robert L. French Separate Property Trust dated March 16, 2001, and any amendments thereto

State of Idaho) ss.
County of Ada)

On this 28th day of September 2023 before me, Angelina Monetti, a Notary Public in and for said state, personally appeared Robert L. French, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Robert L. French Separate Property Trust dated March 16, 2001, and any amendments thereto.

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

Angelina Monetti

Notary Public for the State of Idaho
Residing at: Ada County
Commission Expires: 07/17/2029

ANGELINA MONETTI
Notary Public - State of Idaho
Commission Number 20232975
My Commission Expires Jul 17, 2029

File No. 640158

Exhibit 'A'

Parcel 1:

A portion of the Southeast Quarter of Section 29, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, and a portion of the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the quarter corner common to said Sections 29 and 32, Township 1 North, Range 4 East, Boise-Meridian, Ada County, Idaho; thence
South 89°58'00" East along the section line common to said Sections 29 and 32, 1636.00 feet to a point being a right-of-way marker on the West right-of-way of the Orchard off ramp, said point being marked by a concrete and brass cap designated P.O.S.L., said point being the REAL POINT OF BEGINNING; thence South 28°26'54" East along the West right-of-way of the Orchard off ramp, 124.00 feet to a point; thence leaving said right-of-way
South 51°45'40" West 499.40 feet to a point; thence
South 26°22'42" East 442.60 feet to a point on the Northerly right-of-way line of Orchard Road; thence
South 51°45'40" West along the Northerly right-of-way line of Orchard Road, 250.00 feet to a point; thence leaving said right-of-way
North 29°40'17" West 1962.97 feet to a point, said point being station 18 on the Southerly boundary of Indian Creek Reservoir as so designated in a complaint filed November 10, 1928, as Case No. 12138; thence
North 82°35'00" East 370.00 feet to a point, said point being station 17 on the Southerly boundary of Indian Creek Reservoir as so designated in said complaint; thence
South 79°17'00" East 563.27 feet to a point, said point being the intersection of the Southerly boundary of Indian Creek Reservoir and the Westerly boundary of Interstate 84 North right-of-way; thence leaving said Southerly boundary of Indian Creek Reservoir
South 38°14'20" East along the Westerly boundary of said Interstate 84 North, 84.12 feet to a point, said point being a right-of-way marker on the Orchard off ramp; thence
South 28°26'54" East along said Westerly boundary of said Orchard off ramp 697.36 feet to a point, said point being the REAL POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way and any portion lying within Indian Creek Reservoir.

ALSO EXCEPT any mobile homes or house trailers standing on said land.

Parcel 2:

A tract of land in the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the quarter corner common to Sections 29 and 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho; thence South 89°58' East 1,636 feet to a right-of-way marker on the West right-of-way of the Orchard off ramp, said point being marked by a concrete and brass cap designated P.O.S.L. indicating the POINT on section line; thence South 28°26'54" East a distance of 124 feet along the said right of way line to an iron pin, the TRUE POINT OF BEGINNING; thence
South 51°45'40" West a distance of 499.4 feet to an iron pin; thence
South 26°22'42" East a distance of 442.6 feet to an iron pin on the Northerly right of way line of the Orchard Road; thence
North 51°45'40" East along the Northerly right of way line of the Orchard Road a distance of 453.6 feet to a concrete right of way monument on said right of way; thence
North 16°13'25" East a distance of 86 feet to a right of way monument on the Westerly right of way of the Orchard off ramp; thence
North 28°26'54" West along the Westerly right of way line of the Orchard off ramp, a distance of 389 feet to the TRUE POINT OF BEGINNING.

Parcel 3:

A tract of land consisting of a strip of land approximately 330 feet wide, bordered on one end by the Orchard Road boundary and on the other end by the Indian Creek Reservoir easement boundary and lying immediately West of the following line:

In the Southeast Quarter of Section 29, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, and the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise-Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the quarter corner common to said Sections 29 and 32; thence
North 89°57'50" East along the boundary line common to said Sections 29 and 32, a distance of 1635.03 feet to a right-of-way monument for Interstate Highway 84. The monument is marked station 1053+83 P.O.S.L.; thence
South 30°47'50" East along the boundary of said interstate right-of-way, a distance of 124.0 feet; thence
South 51°17'22" West, a distance of 497.16 feet to an iron pin set in concrete; thence

COPY

South 28°10'13" East, a distance of 437.95 feet to a PK nail set in concrete. This point is on the Northwesterly boundary of the right-of-way for Orchard Road; thence
South 51°45'40" West along the Northwesterly boundary of said Orchard Road, a distance of 250.00 feet to the POINT OF BEGINNING; thence
North 30°23'02" West, a distance of 1963.01 feet to a point on the boundary for the Indian Creek Reservoir.

Parcel 4:

The Northeast Quarter of the Northwest Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

ALSO INCLUDING:

The Northwest Quarter of the Northeast Quarter lying North of Orchard Road and West of the Boise Stage Stop Parcel; Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

ALSO INCLUDING:

The Southwest Quarter of the Southeast Quarter lying West of the Boise Stage Stop Parcel Section 29, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

AS SURVEYED LEGAL DESCRIPTIONS:

COPY

Parcel A:

Located in the S1/2 of the SE1/4 of Section 29, and the N1/2 of the NE1/4 of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a brass cap monument marking the north 1/4 corner of said Section 32, from which a brass cap monument marking the northeast corner of said Section 32 bears S.89°47'23"E., 2649.81 feet; thence, along the west boundary of said S1/2 of the SE1/4,

A) N.00°01'13"W., 354.92 feet; thence,
B) N.13°18'24"E., 214.28 feet to the southerly boundary of the Indian Creek Reservoir as described in Deed of Gift and Conveyance Instrument No. 7541239, records of Ada County, Idaho and the POINT OF BEGINNING; thence continuing along said southerly boundary,
1) N.13°18'24"E., 92.02 feet; thence,
2) N.72°34'39"E., 273.43 feet; thence,
3) N.82°34'16"E., 370.15 feet; thence,
4) S.79°14'28"E., 520.95 feet to the southwesterly right-of-way of Interstate 84; thence, leaving said southerly boundary, along said right-of-way the following courses:
5) S.38°01'30"E., 114.27 feet; thence,
6) S.30°31'27"E., 1210.36 feet to an Idaho Transportation Department brass cap monument; thence,
7) S.16°39'33"W., 86.32 feet to an Idaho Transportation Department brass cap monument at the intersection of the Interstate 84 off ramp and Orchard Access Road; thence, leaving said southwesterly right-of-way, along the north right-of-way of said Orchard Access Road,
8) S.51°57'54"W., 1036.73 feet, from which an Idaho Transportation Department brass cap monument on the north right-of-way of Orchard Access Road bears S.51°57'54"W., a distance of 253.53 feet; thence,
9) N.30°07'00"W., 2002.40 feet to the POINT OF BEGINNING.

Parcel B:

Located in the S1/2 of the SE1/4 of Section 29, the NW1/4 of the NE1/4 of Section 32, and the NE1/4 of the NW1/4 of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a brass cap monument marking the north 1/4 corner of said Section 32, from which a brass cap monument marking the northeast corner of said Section 32 bears S.89°47'23"E., 2649.81 feet; thence, along the west boundary of said S1/2 of the SE1/4 of Section 29,

1) N.00°01'13"W., 354.92 feet to the southerly boundary of the Indian Creek Reservoir as described in Deed of Gift and Conveyance Instrument No. 7541239, records of Ada County, Idaho; thence, along said boundary,
2) N.13°18'24"E., 214.28 feet; thence, leaving said boundary,
3) S.30°07'00"E., 2002.40 feet to the north right-of-way of Orchard Access Road; thence along said right-of-way,
4) S.51°57'54"W., 253.53 feet to an Idaho Transportation Department brass cap monument on the south boundary of said NW1/4 of the NE1/4; thence along said south boundary,

5) N.89°47'51"W., 858.20 feet to the southeast corner of said NE1/4 of the NW1/4 (center-north 1/16); thence along the south boundary of said NE1/4 of the NW1/4,

6) N.89°50'30"W., 1326.34 feet to the southwest corner of said NE1/4 of the NW1/4 (northwest 1/16); thence along the west boundary of said NE1/4 of the NW1/4,

7) N.00°11'00"E., 1322.86 feet to the northwest corner of said NE1/4 of the NW1/4 (west 1/16); thence along the north boundary of said NE1/4 of the NW1/4,

8) S.89°47'48"E., 1076.22 feet so said southerly boundary of Instrument No. 7541239; thence, along said boundary,

9) S.63°39'29"E., 165.81 feet; thence,

10) N.13°18'24"E., 75.00 feet to the north boundary of said NE1/4 of the NW1/4; thence, along said boundary

11) S.89°47'48"E., 84.00 feet to the POINT OF BEGINNING.

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°18'24"E	214.28'
L2	N43°18'24"E	82.03'
L3	N13°18'24"E	75.00'
L4	S02°47'48"E	84.00'

LEGEND

- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- FENCE LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- WATER EDGE
- TOP EDGE OF BANK
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- ELECTRIC LINE LOCATE
- TELEPHONE LINE LOCATE
- WATER LINE LOCATE
- EDGE OF FARMED FIELD
- RETAINING WALL
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- SET 5/8" REBAR, PLS 13765
- CALCULATED POINT
- BOLLARD
- CONCRETE BARRIER
- MAILBOX
- SIGN
- FIBER OPTIC MARKER POST
- GAS METER
- NATURAL GAS MARKER POST
- PROPANE TANK
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- ELECTRICAL TRANSFORMER
- UTILITY POLE
- GUY ANCHOR
- TELEPHONE RISER
- TELEPHONE MARKER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- UTILITY MANHOLE/VAULT
- STORM DRAIN CATCH BASIN
- PRESSURE IRRIGATION VALVE
- FUEL PUMP
- CLEANOUT
- SEPTIC VENT
- FLAG
- LIGHT POLE
- S00°12'29"W 573.15' MEASURED DIMENSION

NOTES

1. This ALTA/NSPS survey was originally conducted by Ardurra from 4/11/2023 to 4/24/2023. Field notes are contained in Ardurra Field Book No. 230163. A site visit was made on 8/30/23 to verify the existing conditions were substantial the same. No new site conditions were apparent
2. Utility locations are based on Ardurra performed UAV imagery from utility mark outs (by others) and field observed locations dated 4/24/2023. Utility locations are not (2) inclusive and should be considered approximate only. Sub-surface utilities were not located during the field survey.
3. No information regarding proposed changes in street right of way lines was made available or provided by the insurer. No evidence of recent street or sidewalk construction or repairs were observed in the course of the field survey.
4. Current record descriptions of adjoiners to the surveyed property, except where such adjoiners are lots in platted, recorded subdivisions, were not provided in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Section 4.C.i.
5. The gross land area of parcels shown hereon is 110.118 Acres
6. The current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property were not set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative.
7. A total of 135 marked parking spaces were observed on the property in the course of the field survey. 3 spaces were marked for disabled parking, and 2 spaces were marked as electrical vehicle charging locations. Tractor trailer parking was not marked by individual spaces and were not counted in this total.
8. No determination of a relationship or location of certain division or party walls with respect to adjoining properties is shown. Dimension from closest building corner to subject property is dimensioned as shown.
9. No evidence of recent earth moving work, building construction, or building additions were observed in the process of conducting the field work. The agricultural field(s) within Parcel A were recently tilled.
10. The existing monuments recovered during this survey were determined to be the monuments created by in the record deeds and records of survey(s) mentioned and based on located lines of occupation, fence lines, roadways, etc. appear to have been set where the original surveyor intended, in many cases the monuments do not fit record dimensions of some of all record documents within respective tolerances. Raw preliminary parcel descriptions were provided to the client and title company and are referenced in Exhibit "A" of the Title Commitment

CERTIFICATION

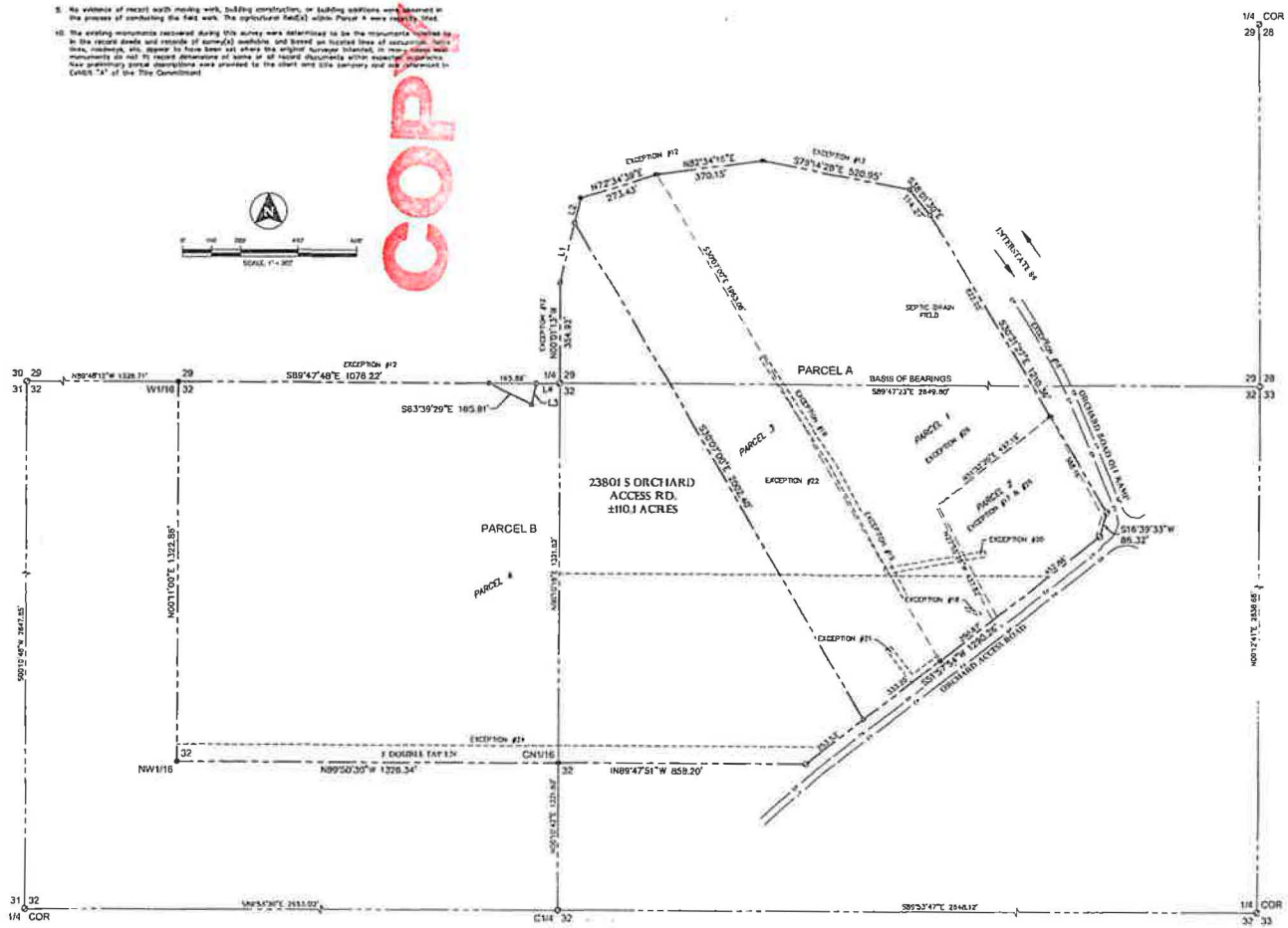
To: Boise Petroleum LLC.
Chicago Title Insurance Company.
Alliance Title & Escrow Company.
Umpqua Bank.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 6(a), 6(b), 8, 9, 10, 11(a), 13, 17, and 18 of Table A thereof. The initial field work was completed on 04/24/2023, 2023 and a site visit to review any changes was made on August 30, 2023.

Date of Plat or Map: 8/29/2023
Rob O'Malley
Idaho License PLS 13765

ROB O'MALLEY
IDAHO NO. 13765

PROFESSIONAL LAND SURVEYOR LICENSED 13765 STATE OF IDAHO ROB O'MALLEY



SCALE: 1" = 300'

COPY

REVISIONS					
NO.	DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED
1	UPDATED COMPANION ALTA SURVEY DESCRIPTIONS	9/12/23			

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-8300 | WWW.ARDURRA.COM

ALTA / NSPS LAND TITLE SURVEY
FOR BOISE PETROLEUM, LLC

LOCATED IN A PORTION OF THE S1/2 SE1/4 OF SECTION 29,
AND IN PORTIONS OF THE N1/2 NE1/4 & NE1/4 NW1/4 OF SECTION 32
TOWNSHIP 1 NORTH, RANGE 4 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO

DATE: 08/29/2023
PROJECT: 230164
SHEET: 1 OF 4

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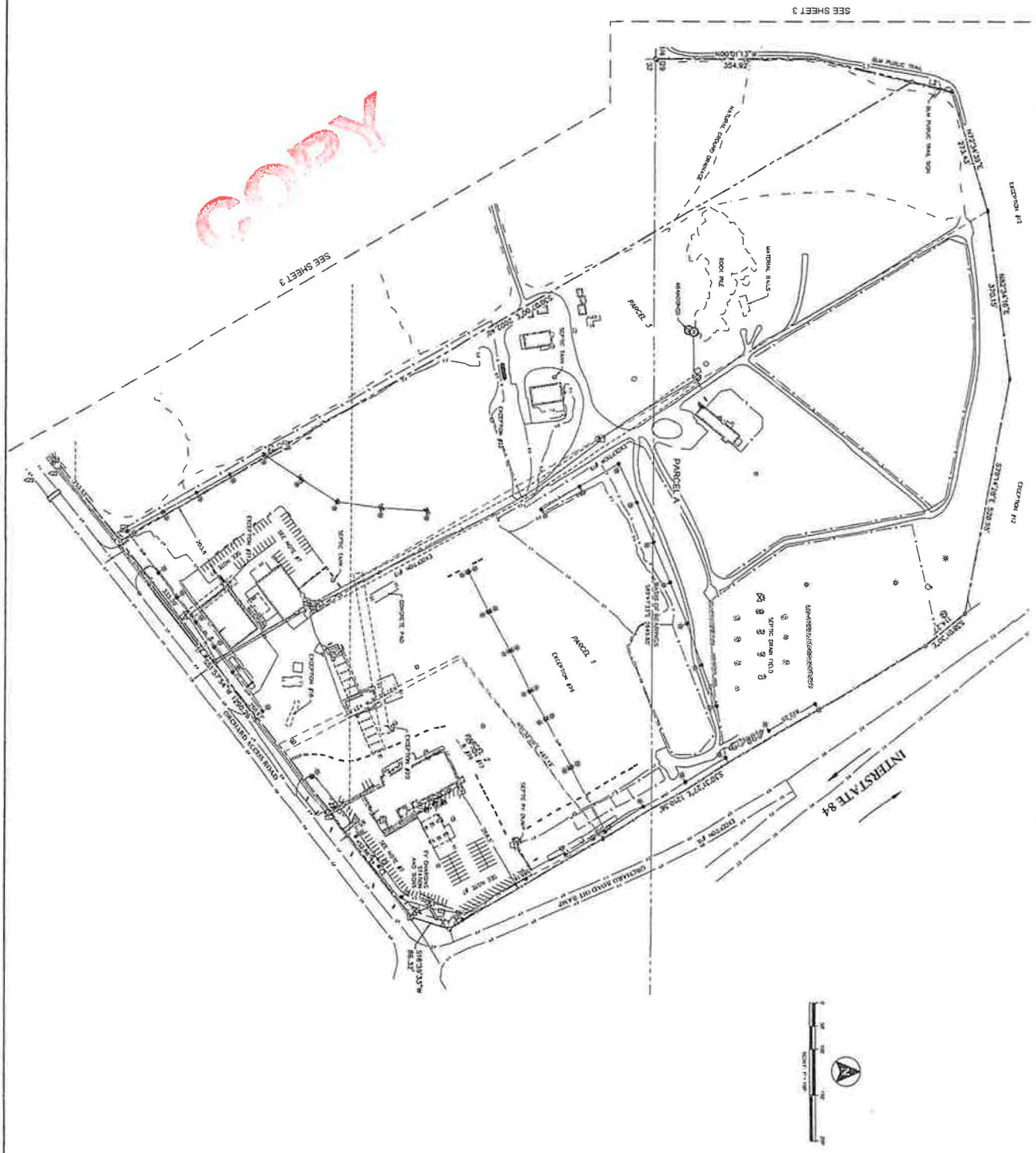

ALTA / NSPS LAND TITLE SURVEY

FOR BOISE PETROLEUM, LLC

LOCATED IN A PORTION OF THE S1/2 SE1/4 OF SECTION 29,
AND IN PORTIONS OF THE N1/2 NE1/4 & NE1/4 NW1/4 OF SECTION 32
TOWNSHIP 1 NORTH, RANGE 4 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

REVISIONS			
NO.	DESCRIPTION	DATE	DESIGNED
			DRAWN
			CHECKED
			APPROVED

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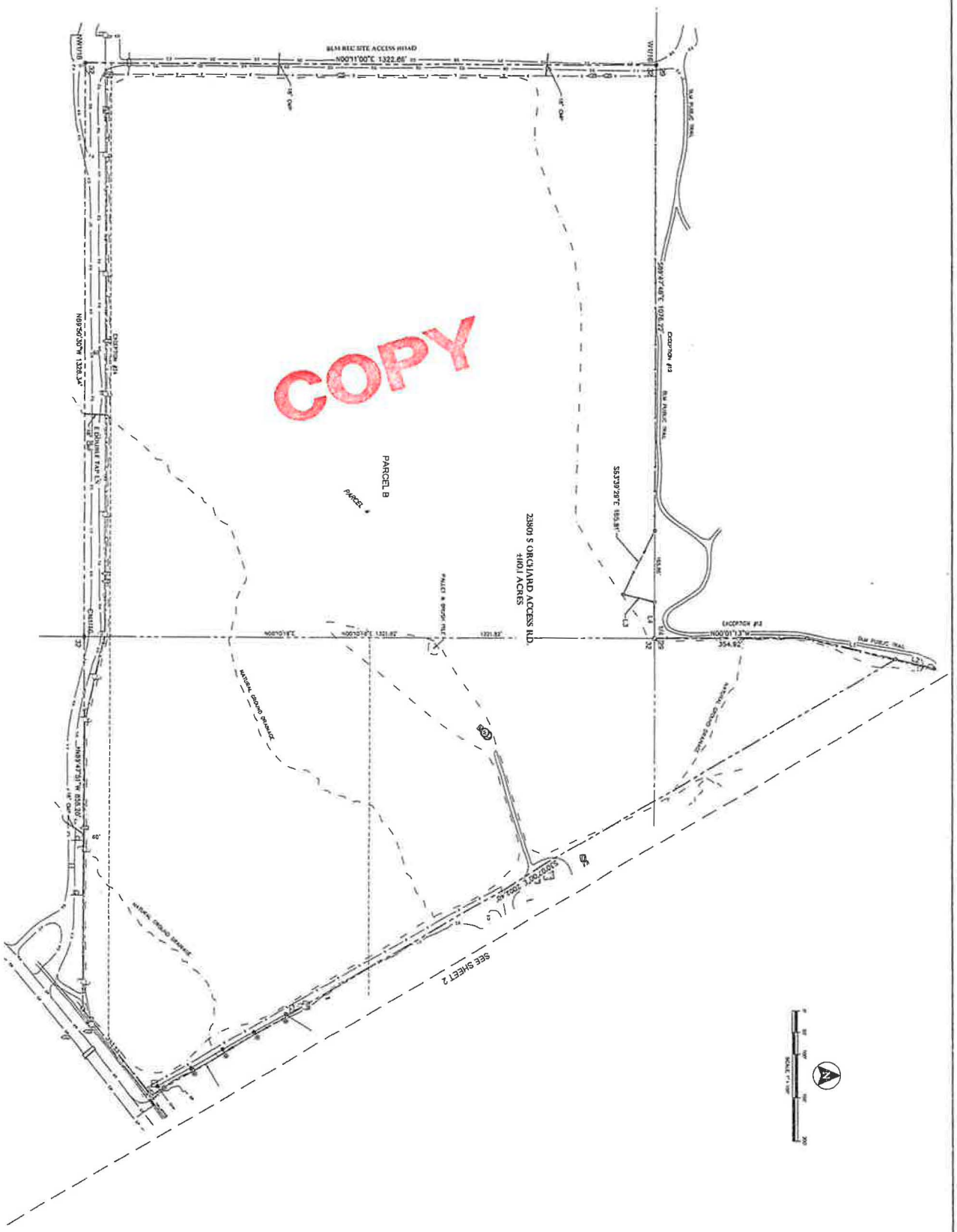

ALTA / NSPS LAND TITLE SURVEY

FOR BOISE PETROLEUM, LLC

LOCATED IN A PORTION OF THE S1/2 SE1/4 OF SECTION 29,
AND IN PORTIONS OF THE N1/2 NE1/4 & NE1/4 NW1/4 OF SECTION 32
TOWNSHIP 1 NORTH, RANGE 4 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-5300 | WWW.ARDURRA.COM

REVISIONS			
NO.	DESCRIPTION	DATE	

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TITLE COMMITMENT INFORMATION

SCHEDULE A

ISSUED BY
Chicago Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Alliance Title & Escrow, LLC
Issuing Office: 250 S 5th St., Ste 100, Boise, ID 83702
Issuing Office's ALTA® Registry ID: 0050412
Loan Number:
Issuing Office File Number: 640158
Property Address: 2300 S. Orchard Access Road, Boise, ID 83716
Revision Number: 3 to add "as surveyed" descriptions, to intentionally delete requirements 8, 10, & 11, to intentionally delete exception 27 and to add exception 30.

1. Commitment Date: September 7, 2023 at 7:30 AM
2. Policy to be issued:
   (a) 2021 ALTA® Owner's Policy — X Standard / Extended — Amount: $9,700,000.00 — Premium: $22,418.00

Proposed Insured:
Boise Petroleum LLC
   (b) 2021 ALTA® Loan Policy — Standard / X Extended — Amount: $7,830,000.00 — Premium: $5,528.00

Endorsements: 17-06, 18.1-06, 22-06, 8.2-06, 9-06, 9.6-06, $2,175.00 Arbitration Endorsement

Proposed Insured:
Umpqua Bank, its successors and/or assigns

3. The estate or interest in the Land at the Commitment Date is:
   Fee Simple
4. The Title is, at the Commitment Date, vested in:
   Robert L. French, trustee, or any successors in trust, under the Robert L. French Separate Property Trust dated March 18, 2001, and any amendments thereto
5. The Land is described as follows:

   See attached Exhibit "A"

SCHEDULE B, PART II
EXCEPTIONS

12. Any question of location, boundary or area related to the Indian Creek Reservoir, including, but not limited to, any past or future changes in it.
LOCATION OF RESERVOIR NOT PLOTTED. ADJACENT ACCESS PATHS PLOTTED

13. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, commercial users, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.
NOT A SURVEY MATTER

14. Negative easements, conditions, restrictions, and access rights contained in the deed to the State of Idaho
Recorded: May 21, 1952
Instrument No.: 331718
NOT PLOTTED. DEEDED LAND NOT A PART OF SURVEYED PROPERTY

15. Negative easements, conditions, restrictions, and access rights contained in the deed to the State of Idaho
Recorded: May 21, 1952
Instrument No.: 331720
NOT PLOTTED. DEEDED LAND NOT A PART OF SURVEYED PROPERTY

16. Conditions, restrictions, and access rights contained in the deed to the State of Idaho.
Recorded: June 15, 1959
Instrument No.: 458804
PLOTTED

17. The provisions contained in Warranty Deed
Recorded: May 28, 1972
Instrument No.: 807426
As follows: Mineral rights.
PLOTTED, PARCEL 2

18. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: May 3, 1985
Instrument No.: 8523625
PLOTTED

19. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: October 14, 1986
Instrument No.: 8662086
PLOTTED

20. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: November 22, 1994
Instrument No.: 94102478
PLOTTED

21. An easement for the purpose shown below and rights incidental thereto as set forth in document
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: May 19, 1999
Instrument No.: 99050414
PLOTTED

22. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: Boise City
Purpose: Avigation easements
Recorded: May 2, 2000
Instrument No.: 100033414
NOT PLOTTED. PORTIONS DESCRIBED IN INSTRUMENT ARE ALL SOUTHEAST OF THE SITE

23. Intentionally deleted

24. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: Silverstone Development, LLC, an Idaho Limited liability company; Cloudbase Inc. Pension Plan and Arthur Emerson L.P., a Nevada limited partnership
Purpose: Ingress, egress and utilities
Recorded: August 3, 2017
Instrument No.: 2017-071919
PLOTTED

25. Intentionally deleted.

26. The community property interest of the spouse of the former owner named herein, at the date of acquiring title under the document set forth herein. The official records do not disclose the name of the spouse at such acquisition date
Former Owner: Robert L. French
Document: United States Marshals Deed
Dated: October 21, 1999
Recorded: October 21, 1999
Instrument No.: 99103592
PLOTTED, PARCELS 1 AND 2

27. Intentionally deleted

28. The Land described in this commitment/policy shall not be deemed to include any house trailer or mobile home standing on the Land.
NOT A SURVEY MATTER

29. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term
NOT A SURVEY MATTER

COPY

TITLE COMMITMENT INFORMATION (CONT.)

Exhibit A

Parcel 1:

A portion of the Southeast Quarter of Section 29, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho and a portion of the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:
Commencing at the quarter corner common to said Sections 29 and 32, Township 1 North, Range 4 East, Boise-Meridian, Ada County, Idaho; thence
South 89°58'00" East along the section line common to said Sections 29 and 32, 1636.00 feet to a point being a right-of-way marker on the West right-of-way of the Orchard off ramp, said point being marked by a concrete and brass cap designated P.O.S.L., said point being the REAL POINT OF BEGINNING; thence
South 28°28'54" East along the West right-of-way of the Orchard off ramp, 124.00 feet to a point; thence leaving said right-of-way
South 51°45'40" West 499.40 feet to a point; thence
South 28°22'42" East 442.80 feet to a point on the Northerly right-of-way line of Orchard Road; thence
South 51°45'40" West along the Northerly right-of-way line of Orchard Road, 250.00 feet to a point; thence leaving said right-of-way
North 28°40'17" West 1082.97 feet to a point, said point being station 18 on the Southerly boundary of Indian Creek Reservoir as so designated in a complaint filed November 13, 1928, as Case No. 12130; thence
North 82°35'00" East 370.00 feet to a point, said point being station 17 on the Southerly boundary of Indian Creek Reservoir as so designated in said complaint; thence
South 79°17'00" East 583.27 feet to a point, said point being the intersection of the Southerly boundary of Indian Creek Reservoir and the Westerly boundary of Interstate 84 North right-of-way; thence leaving said Southerly boundary of Indian Creek Reservoir
South 38°14'35" East along the Westerly boundary of said Interstate 84 North, 34.17 feet to a point, said point being a right-of-way marker on the Orchard off ramp; thence
South 28°28'54" East along said Westerly boundary of said Orchard off ramp 687.36 feet to a point, said point being the REAL POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way and any portion lying within Indian Creek Reservoir.

ALSO EXCEPT any mobile homes or house trailers standing on said land

Parcel 2:

A tract of land in the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:
Beginning at the quarter corner common to Sections 29 and 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho; thence South 89°58' East 1,636 feet to a right-of-way marker on the West right-of-way of the Orchard off ramp, said point being marked by a concrete and brass cap designated P.O.S.L. indicating the POINT on section line; thence South 28°28'54" East a distance of 124 feet along the said right of way line to an iron pin, the TRUE POINT OF BEGINNING; thence
South 51°45'40" West a distance of 499.4 feet to an iron pin; thence
South 28°22'42" East a distance of 442.5 feet to an iron pin on the Northerly right of way line of the Orchard Road; thence
North 51°45'40" East along the Northerly right of way line of the Orchard Road a distance of 453.6 feet to a concrete right of way monument on said right of way; thence
North 16°13'25" East a distance of 88 feet to a right of way monument on the Westerly right of way of the Orchard off ramp; thence
North 28°28'54" West along the Westerly right of way line of the Orchard off ramp, a distance of 389 feet to the TRUE POINT OF BEGINNING

Parcel 3:

A tract of land consisting of a strip of land approximately 330 feet wide, bordered on one end by the Orchard Road boundary and on the other end by the Indian Creek Reservoir easement boundary and lying immediately West of the following line:
In the Southeast Quarter of Section 29, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, and the Northeast Quarter of Section 32, Township 1 North, Range 4 East, Boise-Meridian, Ada County, Idaho, more particularly described as follows:
COMMENCING at the quarter corner common to said Sections 29 and 32; thence
North 89°57'50" East along the boundary line common to said Sections 29 and 32, a distance of 1535.03 feet to a right-of-way monument for Interstate Highway 84. The monument is marked station 1053+83 P.O.S.L.; thence
South 30°47'50" East along the boundary of said Interstate right-of-way, a distance of 124.0 feet; thence
South 51°17'27" West, a distance of 487.18 feet to an iron pin set in concrete; thence
South 28°10'13" East, a distance of 437.55 feet to a PK nail set in concrete. This point is on the Northeasterly boundary of the right-of-way for Orchard Road; thence
South 51°45'40" West along the Northeasterly boundary of said Orchard Road, a distance of 250.00 feet to the POINT OF BEGINNING; thence
North 30°23'07" West, a distance of 1953.07 feet to a point on the boundary for the Indian Creek Reservoir.

Parcel 4:

The Northeast Quarter of the Northwest Quarter of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.
ALSO INCLUDING:
The Northwest Quarter of the Northeast Quarter lying North of Orchard Road and West of the Boise Stage Stop Parcel; Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

ALSO INCLUDING:
The Southwest Quarter of the Southeast Quarter lying West of the Boise Stage Stop Parcel Section 29, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho.

AS SURVEYED LEGAL DESCRIPTIONS

Parcel A:
Located in the S1/2 of the SE1/4 of Section 29, and the N1/2 of the NE1/4 of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:
COMMENCING at a brass cap monument marking the north 1/4 corner of said Section 32, from which a brass cap monument marking the northeast corner of said Section 32 bears S.89°47'23"E., 2649.81 feet; thence, along the west boundary of said S1/2 of the SE1/4,
A) N.00°01'13"W., 354.92 feet; thence,
B) N.13°18'24"E., 214.28 feet to the southerly boundary of the Indian Creek Reservoir as described in Deed of Gift and Conveyance Instrument No. 7541239, records of Ada County, Idaho and the POINT OF BEGINNING; thence continuing along said southerly boundary,
1) N.13°18'24"E., 92.02 feet; thence,
2) N.72°34'39"E., 273.43 feet; thence,
3) N.82°34'18"E., 370.15 feet; thence,
4) S.79°14'28"E., 520.95 feet to the southwesterly right-of-way of Interstate 84; thence, leaving said southerly boundary, along said right-of-way the following courses
5) S.38°01'30"E., 114.27 feet; thence,
6) S.30°31'27"E., 1210.36 feet to an Idaho Transportation Department brass cap monument; thence,
7) S.14°39'33"W., 88.32 feet to an Idaho Transportation Department brass cap monument at the intersection of the Interstate 84 off ramp and Orchard Access Road; thence, leaving said southwesterly right-of-way, along the north right-of-way of said Orchard Access Road,
8) 8) S.51°37'34"W., 1038.73 feet, from which an Idaho Transportation Department brass cap monument on the north right-of-way of Orchard Access Road bears S.51°57'54"W., a distance of 253.53 feet; thence,
9) 9) N.30°07'00"W., 2002.40 feet to the POINT OF BEGINNING.

Parcel B:
Located in the S1/2 of the SE1/4 of Section 29, the NW1/4 of the NE1/4 of Section 32, and the NE1/4 of the NW1/4 of Section 32, Township 1 North, Range 4 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:
BEGINNING at a brass cap monument marking the north 1/4 corner of said Section 32, from which a brass cap monument marking the northeast corner of said Section 32 bears S.89°47'23"E., 2649.81 feet; thence, along the west boundary of said S1/2 of the SE1/4 of Section 29,
1) N.00°01'13"W., 354.92 feet to the southerly boundary of the Indian Creek Reservoir as described in Deed of Gift and Conveyance Instrument No. 7541239, records of Ada County, Idaho; thence, along said boundary,
2) N.13°18'24"E., 214.28 feet; thence, leaving said boundary,
3) S.30°07'00"E., 2002.40 feet to the north right-of-way of Orchard Access Road; thence along said right-of-way,
4) S.51°37'34"W., 253.53 feet to an Idaho Transportation Department brass cap monument on the south boundary of said NW1/4 of the NE1/4; thence along said south boundary,
5) N.89°47'31"W., 858.20 feet to the southwest corner of said NE1/4 of the NW1/4 (center-north 1/16); thence along the south boundary of said NE1/4 of the NW1/4,
6) N.89°50'30"W., 1326.34 feet to the southwest corner of said NE1/4 of the NW1/4 (northwest 1/16); thence along the west boundary of said NE1/4 of the NW1/4,
7) N.00°11'00"E., 1322.86 feet to the northwest corner of said NE1/4 of the NW1/4 (west 1/16); thence along the north boundary of said NE1/4 of the NW1/4,
8) S.89°47'48"E., 1078.27 feet to said southerly boundary of Instrument No. 7541238, thence, along said boundary,
9) S.63°39'29"E., 165.87 feet; thence,
10) N.13°18'24"E., 75.00 feet to the north boundary of said NE1/4 of the NW1/4; thence, along said boundary
11) S.89°47'48"E., 81.00 feet to the POINT OF BEGINNING.

REVISIONS			
NO.	DESCRIPTION	DATE	

SURVEY DATE: 3/2023 — DESIGNED: — DRAWN: — CHECKED: — APPROVED:

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

ALTA / NSPS LAND TITLE SURVEY
FOR BOISE PETROLEUM, LLC
LOCATED IN A PORTION OF THE S1/2 SE1/4 OF SECTION 29,
AND IN PORTIONS OF THE N1/2 NE1/4 & NE1/4 NW1/4 OF SECTION 32
TOWNSHIP 1 NORTH, RANGE 4 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO

DATE: 3/2023 — PROJECT: — SHEET: