Form 42-248/42-1409(6) Rev. 7/21

RECEIVED
JUN 05 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

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?
37-7393	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-22922	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-7408	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: SOUTH COVE VENTURES LLC C/O GREGORY VIK
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Ryan Porter, Trustee SV Ranch Revocable Living Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

PO Box 1607 | Bellevue | WA | 98009
Mailing address | City | State | Zip

425-460-2504 |
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: August 3, 2020.

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):
  - 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 # 37-7393

- ☐ 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: _____ Trustee 6/3/24
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 SG Date 6/5/2024 Receipt No. 5040248 Receipt Amt. $275

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 7-5-24

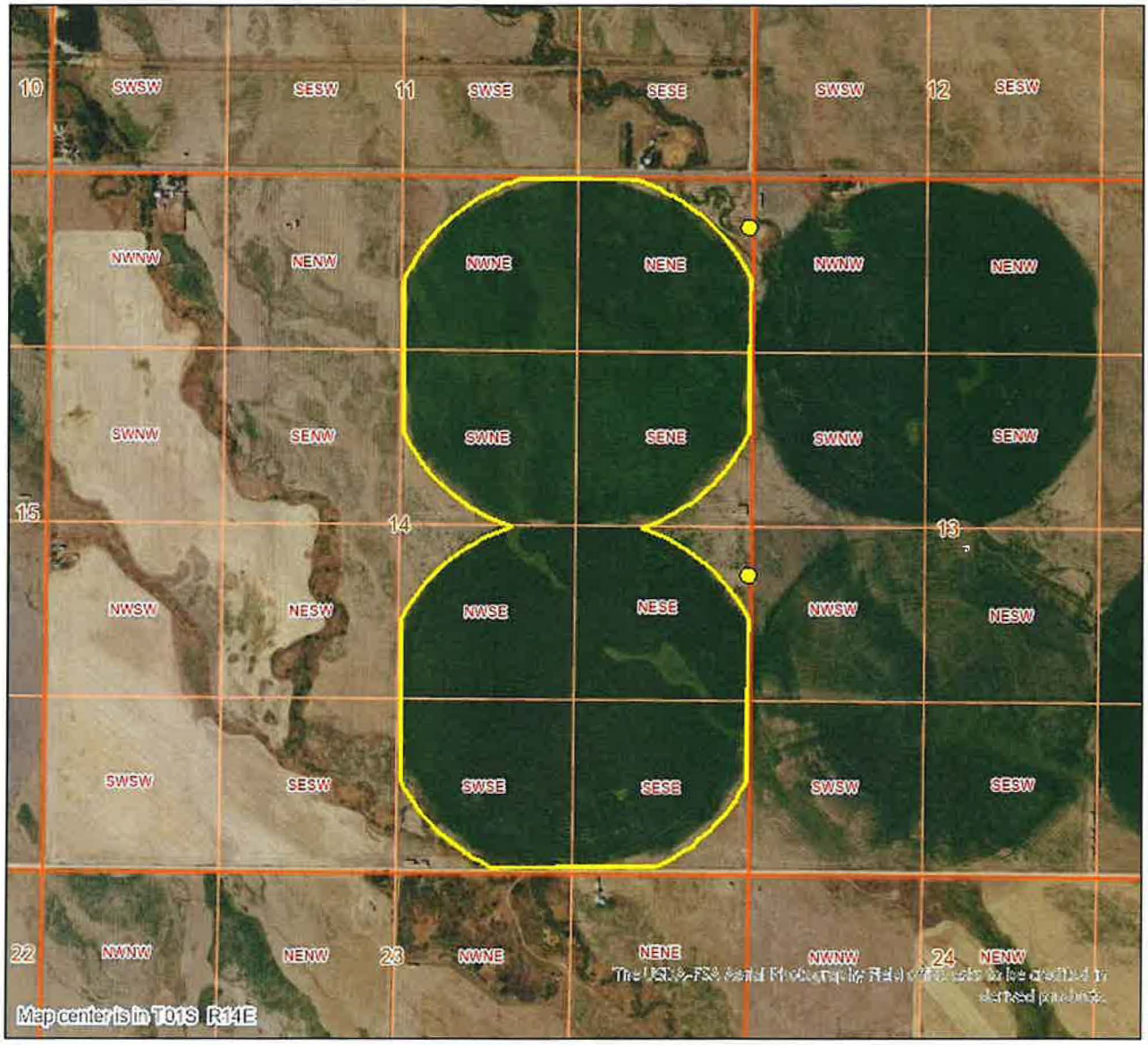
State of Idaho
Department of Water Resources

Water Right

37-7393

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





0 0.07 0.15 0.3 0.45 0.6
Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

Date created: 5/23/2024

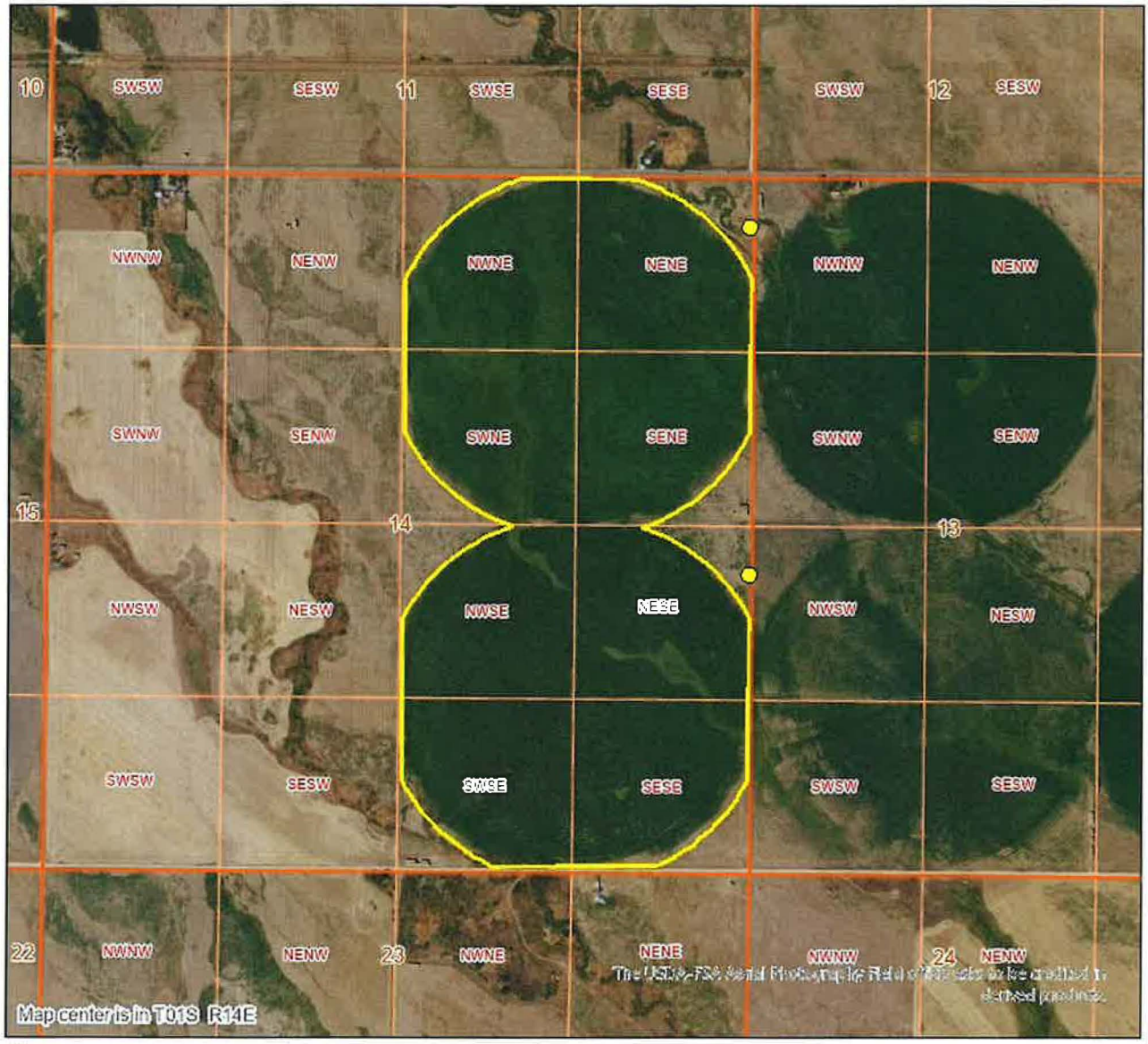
State of Idaho
Department of Water Resources

Water Right

37-22922

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





0 0.07 0.15 0.3 0.45 0.6
Miles

Date created: 5/23/2024

Legend
- Quarter Quarters
- FLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

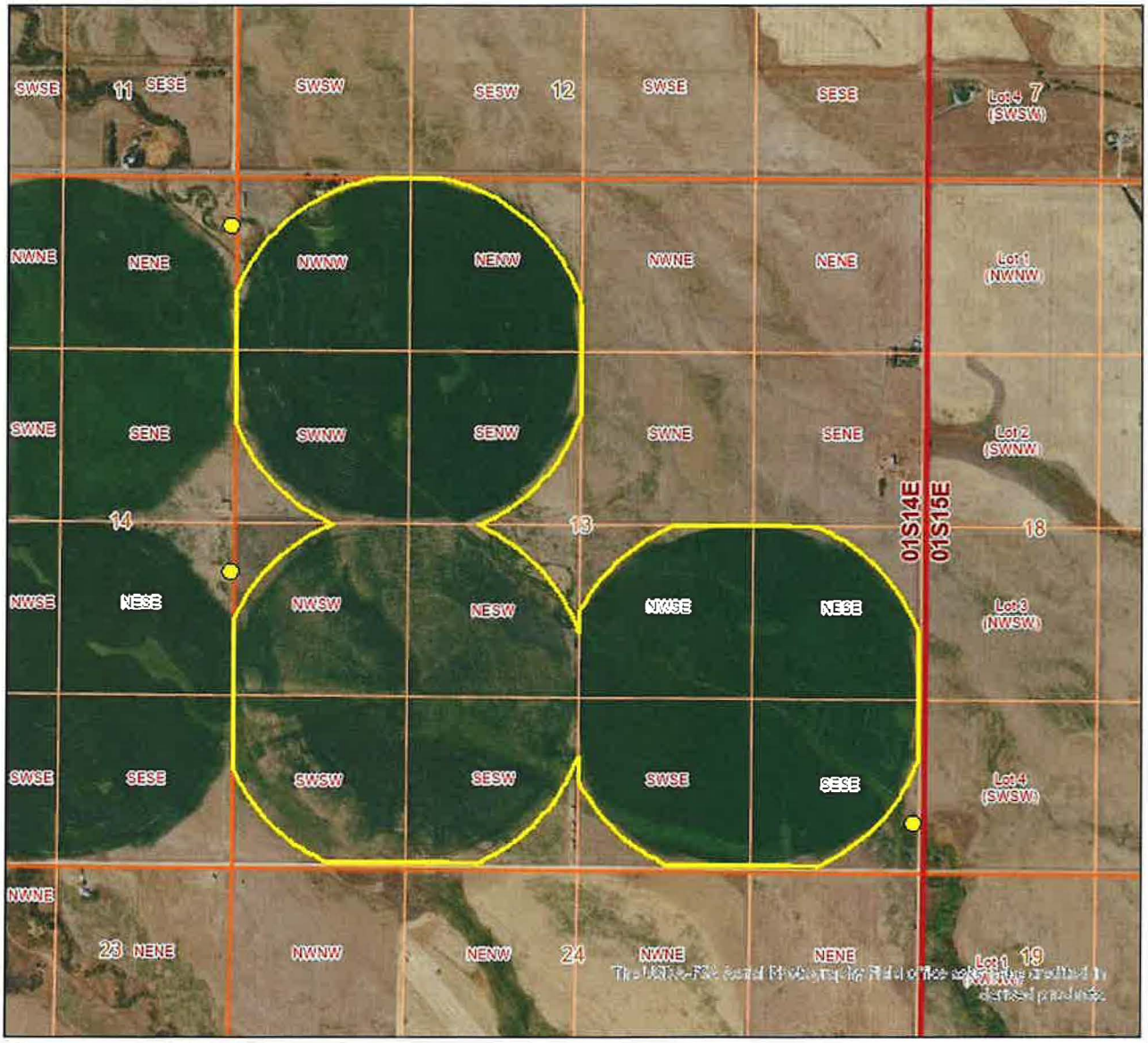
State of Idaho
Department of Water Resources

Water Right

37-7408

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





0 0.07 0.15 0.3 0.45 0.6
Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

Date created: 5/23/2024

RECEIVED

JUL 0 3 2024

DEPARTMENT OF
WATER RESOURCES

Recording Requested By and
When Recorded Return to:

AmeriTitle
1650 Elk Creek Drive
Idaho Falls, ID 83405

CAMAS COUNTY
RECORDED FOR:
Clerk
01:24:15 PM 07-03-2024
2024-092478
No. PAGES: 3 FEE: $15.00
BRIANNA WALTER
COUNTY CLERK
DEPUTY: CC

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

For value received and in consideration of a line adjustment, the grantor South Cove Ventures L.L.C., a Washington limited liability company does hereby grant, bargain, sell and convey unto the grantee Ryan Porter, Trustee, SV Ranch Revocable Living Trust, whose current address is P.O. Box 1607, Bellevue, WA 98009, the following described premises which are more fully described in the attached Exhibit A-24, in ~~Blaine~~* County Idaho, to-wit:

*Camas

~~A Parcel of Land located within Sections 13, 14 and 23, Township 1 South, Range 17 East, Boise Meridian, Blaine County, Idaho~~

See Attached Legal Description

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, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances,

Dated: JUNE 26, 2024.

SOUTH COVE VENTUES L.L.C., a Washington
Limited liability company

By: _____
Chris Pollak, Vice President
Investments Manager LLC, its Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Chris Pollak, to me known to be the Vice President of Investments Manager, Manager of SOUTH COVE VENTURES L.L.C, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the same instrument.

GIVEN under my hand and official seal this 26th day of JUNE, 2024.



Nancy Lukacs
NANCY LUKACS
[print notary's name]
Notary Public in and for the State of Washington
residing at KIRKLAND, WA
My commission expires: 4-29-28

EXHIBIT A-26

DAVENPORT RANCH

Township 1 South, Range 14, East of the Boise Meridian in Camas County, Idaho,
Section 13: SW ¼ and NW ¼ EXCEPT the North 40 feet thereof for highway right-of-way.
Section 14: E ½ EXCEPT the North 40 feet thereof for highway right-of-way.

Together with all water rights appurtenant thereto, including, but not limited to, (1) Water Right No. 37-07393, claimed as A37-07393 in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No. 39576 (the "SRBA"), and (2) 6.32 cfs of Water Right No. 37-07408, claimed as A37-08408 in the SRBA, for the irrigation of 316 acres within the property described above.

SUBJECT TO:

Real estate taxes for the year 2000 which are an accruing lien but not yet due or payable.

A power line easement granted to Prairie Power Cooperative, Inc., recorded July 15, 1992, Instrument No. 66777, Book 5, Miscellaneous , Page 149, records of Camas County, Idaho.

Taxes, assessments, easements, claims of easement or encumbrances, liens or claim of liens not shown as existing liens on the public records. Any facts, interest, rights or claims not shown by public records. Unpatented mining claim, reservations or exceptions in patents or in acts authorizing the issuance thereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, the they are the owners in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that they will warrant and defend the same from all lawful claims whatsoever.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
301 Main Street
Gooding, ID 83330

CAMAS COUNTY
RECORDED FOR:
Clerk
08:41:07 AM 10-18-2022
2022-091581
No. PAGES: 10 FEE: $15.00
KATHERINE RABLIN
COUNTY CLERK
DEPUTY: KR

WARRANTY DEED

File No. _____ Date: 10/07/2022

For Value Received, **Bruce R. McCaw**, a single man, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Ryan Porter, Trustee of the SV Ranch Revocable Living Trust**, hereinafter called Grantee, whose current address is P.O. Box 1607, Bellevue, WA 98009, the premises described on the attached Exhibits A19 through A24, situated in Camas County and Gooding County, Idaho.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
301 Main Street
Gooding, ID 83330

91581
Camas
Date 10-18-22 08:41 AM
Simplifile.com 2.5657

WARRANTY DEED

File No. _____ Date: 10/07/2022

For Value Received, **Bruce R. McCaw**, a single man, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Ryan Porter, Trustee of the SV Ranch Revocable Living Trust**, hereinafter called Grantee, whose current address is P.O. Box 1607, Bellevue, WA 98009, the premises described on the attached Exhibits A19 through A24, situated in Camas County and Gooding County, Idaho.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Bruce R. McCaw

By: _____
Bruce R. McCaw

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Bruce R. McCaw is the person who appeared before me, and said person signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: OCT. 7, 2022

Nancy Lukacs
Printed name: NANCY LUKACS
Notary Public in Washington
Residing at: KIRKLAND, WA
Commission Expires: 4-29-24



EXHIBIT A19

Township 1 South, Range 14 East, Boise Meridian, Camas County, Idaho

Section 33: S½SE¼

Section 34: S½SW¼

EXHIBIT A20

Township 1 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 25: The Southwest Quarter.

SUBJECT TO road easement along the South boundary.

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 1: The Southwest Quarter of the Northwest Quarter; and Government Lot 4.

SUBJECT TO road easements along the North and East boundaries.

Section 2: The South one-half of the North one-half; the North one-half of the Southwest Quarter; Government Lots 1, 2 and 3.

EXCEPTING THEREFROM a portion of Government Lot 3, described as follows:

BEGINNING at the Northwest corner of said Lot 3;
Thence South for a distance of 1,318 feet to the Southwest corner of Lot 3;
Thence East for a distance of 328 feet;
Thence North for a distance of 1,318 feet;
Thence West for a distance of 328 feet to the POINT OF BEGINNING.

SUBJECT TO road easements along the North and West boundaries.

Together with 945 shares of Twin Lakes Reservoir & Irrigation Co.

EXHIBIT 21

Parcel 1

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 11: The Southeast Quarter of the Southeast Quarter.

TOGETHER WITH an easement for road right of way 50 feet in width across the East one-half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, as described in that certain Grant of Easement recorded January 4, 1996 as Instrument No. 69691 in Book 5 of Miscellaneous at Page 619 and Right of Way Easement recorded January 6, 1997 as Instrument No. 70676 in Book 5 of Miscellaneous at Page 776, records of Camas County, Idaho.

Parcel 2

Section 12: The Southwest Quarter of the Southwest Quarter.

Parcel 3

Section 13: The West one-half of the Northwest Quarter; the Southeast Quarter of the Northwest Quarter; the Southwest Quarter; the Southwest Quarter of the Northeast Quarter; and the West one-half of the Southeast Quarter.

Parcel 4

Section 14: The East one-half of the Northeast Quarter.

Parcel 5

Section 24: The Northwest Quarter; and the West one-half of the Northeast Quarter.

EXHIBIT A22

PARCEL NO. 1:

Township 2 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 3: Lots 2, 3, 4, The South one-half of the North one-half;
The North one-half of the South one-half.

Section 4: Lot 1.

PARCEL NO. 2:

Township 1 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 34: The East one-half; The South one-half of the Northwest Quarter;
The North one-half of the Southwest Quarter.

Section 35: The West one-half; The Southeast Quarter.

Section 36: The Southwest Quarter.

EXCEPT a contiguous parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 35 and in the Southwest Quarter of the Southwest Quarter of Section 36, described as follows:

Beginning at a point on the East line of Section 35, 43.75 feet North of the Southeast Section corner of said Section 35;
Thence North 89°35' West 360 feet;
Thence North 191.3 feet;
Thence South 89°35' East, 380 feet to a point in Section 36;
Thence South 191.3 feet;
Thence North 89°35' West, 20 feet to the POINT OF BEGINNING.

continued

Township 1 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 32: The Northwest Quarter, **EXCEPT** Right of way deeded to the State of the Idaho, recorded in Book 19 Deeds, Page 232, records of Camas County, Idaho and **EXCEPT** Right of Way deeded to Camas County, Idaho recorded in Book 20 Deeds Page 44, records of Camas County, Idaho.

Section 33: The Northwest Quarter, **EXCEPT** Right of Way deeded to the State of Idaho recorded in Book 15 Deeds Page 104, records of Camas County, Idaho.

Township 2 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 1: Lots 1, 2, 3; The Southeast Quarter of the Northwest Quarter; The South one-half of the Northeast Quarter; The Southeast Quarter.

Section 2: Lot 4 and all that part of Lot 3, described as follows:

Beginning at the Northwest corner of said Lot 3;
Thence South 1318 feet to the Southwest corner of said Lot 3;
Thence East 328 feet;
Thence North 1318 feet;
Thence West 328 feet to the POINT OF BEGINNING.

Section 3: Lot 1.

Section 12: The West one-half of the East one-half; The Southeast Quarter of the Northwest Quarter; The East one-half of the Southwest Quarter.

Section 13: The Northwest Quarter of the Northeast Quarter; The Northeast Quarter of the Northwest Quarter.

Township 2 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 6: Lots 4, 5, 6 and 7.

CONTINUED

1. A portion of Water Right No. 37-00591 in the amount of 0.667 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No. 39576 (the "SRBA") as A37-00591B;

2. A portion of Water Right No. 37-00592 in the amount of 0.5 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No 39576 (the "SRBA") as A37-00592B;

3. A portion of Water Right No. 37-00593 in the amount of 0.5 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No 39576 (the "SRBA") as A37-00593B;

4. A portion of Water Right No. 37-00594 in the amount of 1.3 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No 39576 (the "SRBA") as A37-00594B;

3. A portion of Water Right No. 37-00595 in the amount of 1.11 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No 39576 (the "SRBA") as A37-00595B;

and any other water rights appurtenant to the premises conveyed by this deed.

EXHIBIT A23

Township 1 South, Range 14, East of the Boise Meridian, Camas County, Idaho.
Section 13: SE ¼.

Together with all water rights appurtenant thereto, including, but not limited to 3.14 cfs of Water Right No. 37-07408, claimed as A37-08408 in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No. 39576, for the irrigation of 157 acres within the property described above.

SUBJECT TO road rights of way along the South and East boundaries.

AND SUBJECT TO:

A power line easement granted to Prairie Power Cooperative, Inc., recorded July 15, 1992, Instrument No. 66777, Book 5, Miscellaneous, Page 149, records of Camas County, Idaho.

EXHIBIT A24

Township 1 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 32: A parcel of land in the Southeast Quarter of the Southeast Quarter, described as follows:

Beginning at a point 300 feet West of the Southeast corner of Section 32;
Thence running North 10 rods;
Thence West 16 rods;
Thence South 10 rods;
Thence East 16 rods to the POINT OF BEGINNING.

Section 33: Southwest Quarter of the Southwest Quarter.

Township 2 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 3: Lots 2 and 4; South one-half of the North one-half; North one-half of the Southeast Quarter; Northeast Quarter of the Southwest Quarter.

Section 4: Lots 1, 3 and 4; South one-half of the North one-half.

Section 5: That portion of Lot 2 lying West of the Highway Right of Way, and Lot 3, South one-half of the Northeast Quarter; Southeast Quarter of Northwest Quarter; Northeast Quarter of the Southwest Quarter; Northwest Quarter of the Southeast Quarter.

EXCEPT Highway Right of Way deeded to the State of Idaho, July 17, 1954, recorded in Book 19 Deeds Page 250 as Instrument No. 31509, records of Camas County, Idaho.

ether with 648 shares of stock of the Twin Lakes Reservoir & Irrigation Company.

ether with State of Idaho, Department of Water Resources Water Right #A-37-02317
Water Right #37-13213.

ject to the final outcome of all proceedings in and the provisions, terms and conditions the decree to be entered in the SRBA.

UBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision strictions and U.S. patent reservations.

SV RANCH REVOCABLE
LIVING TRUST AGREEMENT

This SV Ranch Revocable Living Trust Agreement ("Trust Agreement") is made at Fairfield, Idaho, between BRUCE R. McCAW as the Grantor (the "Grantor") and RYAN PORTER as Trustee.

ARTICLE 1
TRANSFER OF PROPERTY

Grantor hereby transfers, conveys, quitclaims, and delivers to the Trustee the property described and itemized on the attached Schedule A. Grantor intends to provide in this Trust Agreement for the management and disposition of the property transferred hereto, together with any other property that hereafter may be added to this Trust ("Trust Estate").

ARTICLE 2
IDENTIFICATION OF FAMILY

Grantor has three children, SKYE P. McCAW, WYNN McCAW, and BRYS McCAW. References in this Trust Agreement to "Grantor's child" or to "Grantor's children" are intended to include the above-named children and any child or children later born to or legally adopted by Grantor. Except as provided below, Grantor makes no provision in this Trust Agreement for any of Grantor's children who survive Grantor, nor for the descendants of any of Grantor's children who do not survive Grantor.

ARTICLE 3
TRUST AGREEMENT BENEFICIARIES

The Grantor hereby intends to establish this trust primarily for the benefit of his children.

ARTICLE 4
RIGHTS RESERVED BY GRANTOR

The Grantor reserves the right in the property of the Trust Agreement to:

A. Direct the distribution of net income and principal from the trust estate;

B. Add other property to the trust estate;

C. Amend this Trust Agreement in any respect; and

D. Revoke this Trust Agreement entirely or withdraw at any time or from time to time any part of his interest in the trust estate upon reasonable notice to the Trustee.

ARTICLE 5
SUCCESSOR TRUSTEE

5.1. The Grantor has the right at any time to serve as Trustee of this Trust, subject to a determination of incapacity in accordance with Article 10, and the Grantor may remove and replace a Trustee by delivering written notice to the then-serving Trustee.

5.2. Resignation. Any of the persons then serving as the Trustee shall have the right, at any time, to resign. The last person named above then serving as Trustee, or any successor thereof, shall have the right to resign and, if Grantor has not appointed a successor Trustee or Trustees, to appoint a successor Trustee or Trustees, either an individual or individuals or a corporate Trustee, who shall have all rights and powers as though named as the primary Trustee. If, at any time, no person or entity is acting as a Trustee hereunder, the beneficiaries then entitled to the income from this Trust Agreement may select a successor Trustee.

ARTICLE 6
DISTRIBUTIONS AND ADMINISTRATION DURING LIFE OF GRANTOR

6.1. Purpose of Trust. The Trust will hold real property ("Property") set forth on Schedule A from time to time.

6.2. Distributions during Life of Grantor. The Trustee shall distribute to the Grantor or Grantor's order as much of the net income and principal as the Grantor shall hereafter direct in writing. The Grantor shall likewise have the ability to reside at or occupy the Property.

6.3. Distribution upon Death of Grantor.

(a). Upon the death of the Grantor, the Trust Estate shall be distributed to the Trustee of the BRM Revocable Trust of 2007, as amended. If the BRM Revocable Trust is not in existence at the Grantor's death, or if for any other reason this gift shall fail to take effect, then the Trust Estate shall be distributed to the Trustee, as specified in the BRM Revocable Trust, to hold, administer, and distribute on the same terms and conditions and with the same powers as are provided in the BRM Revocable Trust as it reads on the date of Grantor's death, the terms of which are hereby incorporated in this Trust Agreement by this reference.

(b). Testamentary Power of Appointment. The Grantor shall have a testamentary power of appointment over the Trust Estate, and the Trustee shall distribute any or all of the Trust Estate (including both principal and any undistributed income) to or for the benefit of such persons, on such terms and conditions, either outright or in trust, and in such proportions as the Grantor may appoint by Will or trust, specifically referring to and exercising this general power of appointment.

ARTICLE 7
TRUST ADMINISTRATIVE POSITIONS

The following provisions shall apply to all trusts created under this Trust.

7.1. Co-Trustees. If two persons are serving as co-Trustees, then either of them may

exercise their authority independent of the other, but both co-Trustees are encouraged to discuss any decisions together. Either co-Trustee shall have independent authority over (a) banking matters, including opening an account, depositing funds, and drawing on the account for purposes of managing the Property; (b) selling some or all of the Property, including signing any documents related to the sale of some or all of the Property; and (c) any other matter directly related to and necessary to the management and operation of the Property.

7.2. Trust Not Assignable, nor Subject to Claims of Creditors. No interest in the principal or income of any trust created from the assets of the Grantor hereunder shall be anticipated, assigned, or encumbered, or subject to any creditor's claim or to legal process, prior to its actual receipt by the beneficiary. This provision shall not, however, limit any beneficiary's right to disclaim.

7.3. Request for Accounting Information. Upon written request, the Trustee shall submit to each adult income beneficiary of each trust hereunder and to the legal guardian or the person having the care and custody of each income beneficiary who is a minor or under legal disability an annual statement, or statements at more frequent intervals, showing the receipts and disbursements of that trust since the last previous statement and listing the assets of that trust. The Trustee shall be relieved from all duties that would otherwise be imposed by any law relating to accounting by trustees.

7.4. Trustee not to Exercise Tax Sensitive Powers. Subject to the rights reserved by the Grantor over the assets of the trust, no Trustee shall participate in any decision regarding the payment of trust income to or for the benefit of any person for whom that Trustee has a legal support obligation. Any such decision shall be made by the co-Trustee then acting, or, if there is no such co-Trustee, such decision may be made by the successor trustee or trustees named or provided for in this instrument, who shall assume such power and terminate such power by written instrument.

7.5. Protection for Young Beneficiaries. If any person entitled to receive a share hereunder is then under the age of twenty-five (25), the distribution of that person's share shall be postponed until that person attains age twenty-five (25). The Trustee, in the Trustee's discretion, may pay to that person or use for his or her benefit as much of the share or the income from it as the Trustee deems advisable for his or her health, education or support (or any combination of them). The Trustee shall pay and deliver to that person the share then remaining as soon as he or she attains age twenty-five (25). If that person dies before attaining age twenty-five (25), the share then remaining shall thereupon be paid over and delivered by the Trustee to that person's personal representative for inclusion in that person's estate as though owned by him or her at the time of death.

7.6. Trustee Indemnification. Except for gross negligence and willful misconduct, the Grantor shall protect, indemnify, and hold the Trustee harmless against all errors in judgment, acts of omission, claims, losses, liabilities, and expenses that the Trustee may incur in the performance of its duties.

ARTICLE 8
ESTATE TAXES

8.1. Allocation of Death Taxes. Any Death Taxes assessed against the Trust Estate shall be paid out of the Trust Estate and shall be discharged by the Trustee in the manner and in the amount as would be apportioned to such property under applicable law.

8.2. Taxes Attributable to Property Not Passing in Accordance with the Terms of this Instrument. To the extent that Death Taxes are attributable to property not passing under this instrument, such Death Taxes shall be allocated to and recovered by the Grantor's Personal Representative or the Trustee from the recipients of such nonprobate property in the manner and in the amount as would be apportioned to such property under the laws of the state of Idaho.

8.3. Generation-Skipping Transfer Taxes. With respect to the generation-skipping transfer tax imposed by Chapter 13 of the Code, and any similar tax imposed by applicable state, foreign, or local law, and interest or penalties thereon (collectively, "Generation-Skipping Tax"), the following shall apply:

(a). Generation-Skipping Tax, unless otherwise directed by the governing instrument, shall be charged to the property constituting a generation-skipping transfer of property.

(b). By way of addition and not by way of limitation, a Grantor's Personal Representative or the Trustee established hereunder shall have the power, exercisable without court approval, to allocate any federal, state, or other exemption or exclusion from the applicable Generation-Skipping Tax to any property with respect to which a Grantor is the transferor (or so deemed), for purposes of such tax and to exclude any such property from such allocation.

ARTICLE 9
AUTHORITY OF THE TRUSTEE

9.1. Idaho Trust Act. To carry out the purposes of this Trust Agreement, and subject to any limitations stated elsewhere in this Trust Agreement, the Trustees or Trustee, as the case may be, shall have all the rights, powers and duties given by law including, but not limited to, those given to trustees under the Idaho Trust Act, Chapter 68 of the Idaho Statutes, which act (together with any amendments hereafter enacted) is incorporated by this reference as if fully set forth herein.

9.2. Trustee May Rely upon Instructions of the Grantor. During the existence of this trust, the Trustee may act with acquittance upon the instructions of the Grantor as to the assets of the trust.

9.3. Trustee May Delegate Powers to another Trustee. Any co-Trustee shall have the power to delegate from time to time his or her powers as co-Trustee to one or more of the other co-Trustees despite that such delegation might include powers that are considered discretionary and not necessarily merely administrative or ministerial.

9.4. Power to Employ Investment Advisor. In addition to powers otherwise granted by law, the Trustee is specifically empowered to employ a registered investment advisor and to rely with acquittance upon his advice and counsel.

9.5. Purchases and Sales of Securities. The Trustee may buy, sell, and trade in securities of any nature, including short sales, on margin, and for such purposes may maintain and operate margin accounts with brokers, and may pledge any securities held or purchased by them with such brokers as security for loans and advances made to the Trustee.

9.6. Special Trustee Powers Regarding Investment In Options. The Trustee may trade in all types of options, including, without limitation, the purchase of puts and calls and the writing (sale) of covered and uncovered puts and calls.

9.7. Separate Trusts May be Evidenced by Maintaining Separate Accounting. There need be no physical segregation or division of the various trusts except that segregation or division which may be required by the termination of any of the trusts, but the Trustee shall keep separate accounts for the different undivided interests.

9.8. Consolidation. The Trustee may consolidate one or more trusts which the Trustee is administering for the same beneficiary if such consolidation would be practicable, would not have any adverse tax implications (such as jeopardizing the allowance of the marital deduction or altering the exclusion ratio of any trust subject to the generation skipping transfer tax), and would not be to the substantial disadvantage of a beneficiary.

9.9. Division of Trust for Purpose of the Generation Skipping Transfer Tax. The Trustee may divide any trust hereunder into two separate trusts or so allocate property in the distribution of the trust property so as to create separate trusts in order that the federal generation skipping transfer tax inclusion ratio under Section 2642 of the Code for each such trust shall either be zero or one; provided, however, that separate trusts shall not be created, if the applicable law, United States Treasury Regulations, or Internal Revenue Service revenue rulings provide that the creation of separate trusts will not result in an inclusion ratio of either zero or one.

9.10. Termination Where Value $50,000 or Less. The Trustee may terminate any Trust hereunder by payment of the Trust Estate to the adult persons then entitled to receive or have the benefit of the income, if such Trust has a market value (as determined by Trustee) of Fifty Thousand Dollars ($50,000) or less.

ARTICLE 10
INCAPACITY

10.1. Protection of Grantor in Event of Incapacity. During the life of the Grantor, should the Grantor become incapacitated, as defined in Paragraph 10.2 below, the Trustee may, in the Trustee's discretion:

(a). Pay the entire net income of the Trust Estate in monthly or other convenient installments to the remaining competent Grantor.

(b). Apply such portion or all of the net income of the Trust Estate as the Trustee

may deem in his or her absolute discretion as reasonable and proper for the benefit of the adjudged incompetent Grantor.

(c). Declare void and without effect any attempt by the incompetent Grantor to exercise the reserved rights of revocation, amendment, withdrawal of assets, control over Trustee, etc., unless a court of competent jurisdiction determines otherwise or that a Grantor's disappearance constitutes incapacity.

During any period of the Grantor's incapacity, the Grantor cannot revoke or amend this Trust Agreement in any way.

10.2. Incapacity. The Grantor may be deemed incapacitated for purposes of Paragraph 10.1 if any Trustee or any beneficiary hereunder comes into possession of any of the following:

(a). A determination of incapacity as provided in, and in accordance with, a current and valid power of attorney that addresses how and by whom incapacity shall be determined; or

(b). A court order, which such Trustee or beneficiary deems to be jurisdictionally proper and concurrently applicable, holding the Grantor to be legally incapacitated to act on his or her own behalf or appointing a guardian to act for him or her; or

(c). Duly executed, witnessed, acknowledged written certificates, at least one of which is then unrevoked, of two licensed physicians (each of whom represents that he or she is certified by a recognized medical board), each certifying that such physician has examined the Grantor and has concluded that, by reason of accident, mental deterioration, or similar cause, such person has, at that date, become incapacitated to act rationally and prudently in his own financial best interests; or

(d). Evidence, which such Trustee or beneficiary deems to be credible and currently applicable, that the Grantor has disappeared, is unaccountably absent, or is being detained under duress where he is unable effectively and prudently to look after his own best interests. In that event and under those circumstances, (i) such person shall be deemed to have thereupon become incapacitated, as that term is used in and for all of the purposes of this instrument, and (ii) such incapacity shall be deemed to continue until such court order, certificates, and/or circumstances have become inapplicable or have been revoked.

Any physician's certificate may be revoked by a similar certificate, to the effect that the person is no longer incapacitated, executed either (i) by the originally certifying physician or (ii) by two other licensed, board certified physicians. No Trustee shall be under any duty to institute any inquiry into a person's possible incapacity, but the expense of any such inquiry reasonably instituted may be paid from the Trust Estate. Payment for such inquiry refers both to a reasonable inquiry as to the incapacity of such individual and to that inquiry as to the revocation of such a certificate.

ARTICLE 11
MEMORANDUM OF TRUST

Any transfer agent or other party involved in the transfer of assets to the Trust, the sale to or the purchase of assets from the Trust, the mortgage or lease of Trust property, or any other transaction involving the Trust, may request and rely upon a Memorandum of Trust furnished by the Trustee or the attorney for the Trust confirming the Trust's existence, the Trustee's appointment, and the Trustee's authority to act on behalf of the Trust, and providing copies of the pertinent pages of the Trust, including the first page, the page showing the Trustee's appointment and powers, and the signature page, which Memorandum shall be certified to be correct by the Trustee or the attorney for the Trustee.

ARTICLE 12
MISCELLANEOUS

12.1. Governing Law. This trust and the administration thereof shall be governed by the laws of the State of Idaho.

12.2. Construction. In construing this instrument, singular references shall include the plural and masculine shall include the feminine, unless such inclusions would be contrary to the obvious meaning.

12.3. Counterparts. This Trust Agreement may be signed in counterparts, any one of which shall be deemed to be an original.

12.4. Definitions.

(a). All references herein to "child," "children," and "descendants" shall include persons adopted prior to reaching the age of twenty-one (21) years.

(b). The term "Code" shall mean the Internal Revenue Code of 1986, as amended.

(c). "Death Taxes" means any estate, inheritance, succession or other death or transfer taxes, other than generation-skipping transfer taxes, imposed under the laws of any jurisdiction at or by reason of Grantor's death.

(d). Whenever provision is made in this Trust for payment for the education of a beneficiary, the term "education" shall be construed to include vocational and other specialized study and the arts, as well as college and post-graduate study, as long as pursued to advantage by the beneficiary at an institution of the beneficiary's choice. In determining payments to be made for education, the Trustee may take into consideration the beneficiary's related expenses to the extent they are reasonable.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -- SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF Grantor has set his hand and, in acceptance thereof, the Trustee has set his hand, all effective as of the 3rd day of AUG., 2020.

Grantor:

BRUCE R. McCAW

Trustee:

RYAN PORTER

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me BRUCE R. McCAW, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of AUG., 2020.

NANCY LUKACS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
16661
1-29-24

Nancy Lukacs
NANCY LUKACS
[Print notary's name]
Notary Public in and for the State of Washington
residing at KIRKLAND WA
My commission expires: 1-29-24

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me RYAN PORTER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of AUG., 2020.



Nancy Lukacs
NANCY LUKACS
[Print notary's name]
Notary Public in and for the State of WA
residing at KIRKLAND
My commission expires: 4-29-24

SCHEDULE A

1. Real property located at – See Schedules A-1 through A-24 attached.

SCHEDULE A
SV RANCH REVOCABLE
LIVING TRUST AGREEMENT

SCHEDULE	PROPERTY NAME	LOCATION
A-1	Kranz Ranch	Owyhee County, ID
A-2	Lemon Ranch	Owyhee County, ID
A-3	Wilson Ranch	Camas County, ID
A-4	Sun Valley/Lazy A Ranch	Camas County, ID
A-5	Shaw Shaw & Carraway	Camas & Gooding Counties, ID
A-6	Patterson Ranch	Camas County, ID
A-7	Hiatt Ranch	Camas County, ID
A-8	Windmill Ranch	Camas County, ID
A-9	France Ranch	Camas County, ID
A-10	Los Caballeros Ranch	Camas County, ID
A-11	Steffens Ranch	Camas County, ID
A-12	Sneddon Ranch	Camas County, ID
A-13	Stevenson Ranch	Camas County, ID
A-14	Smith Ranch I	Camas County, ID
A-15	Smith Ranch II	Camas County, ID
A-16	Ashcraft	Camas County, ID
A-17	Gould/Hash Springs 1 & II	Camas & Gooding Counties, ID
A-18	Gonsales Scenic Parcel	Camas County, ID
A-19	Wheeler Ranch	Camas County, ID
A-20	Wolf Ranch	Camas County, ID
A-21	Dale Smith Ranch	Camas County, ID
A-22	Double G Ranch	Camas County, ID
A-23	Davenport Ranch	Camas County, ID
A-24	Spring Creek/Pisces	Camas County, ID

SCHEDULE A-1
SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
KRANZ RANCH

Parcel I

IN TOWNSHIP 3 SOUTH, RANGE 1 EAST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO

Section 35: Lots 7, 8, 9, West One-Half of the Southwest Quarter, Southeast Quarter of the Southwest Quarter, South One-Half of the Southeast Quarter

Parcel II

IN TOWNSHIP 3 SOUTH, RANGE 1 EAST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO

Section 36: Government Lots 5 and 6

Parcel III

IN TOWNSHIP 3 SOUTH, RANGE 1 EAST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO

Section 36: South One-Half of the Southwest Quarter, Southwest Quarter of the Southeast Quarter, Government Lot 7, West One-Half of the Southeast Quarter of the Southeast Quarter

Parcel IV

IN TOWNSHIP 3 SOUTH, RANGE 1 EAST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO

Section 36: The West Half of Government Lot 8, EXCEPTING THEREFROM any portion thereof lying within the following described parcel:

A parcel of Lot 8 described as BEGINNING at the Southeast corner of said Lot 8, thence West on the South line of the Lot a distance of 660 feet; thence North to a meander line of the Snake River; thence in a Southeasterly direction along said river to the East line of said Section 36; thence South to the POINT OF BEGINNING.

Parcel V

IN TOWNSHIP 4 SOUTH, RANGE 1 EAST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO

Section 2: East One-Half Northeast Quarter, Northeast Quarter Southeast Quarter Southeast Quarter Southeast Quarter lying North of irrigation ditch

Parcel VI

IN TOWNSHIP 4 SOUTH, RANGE 1 EAST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO

Section 1: A portion of West One-Half Northwest Quarter, Southwest Quarter that lies Westerly of a line and Northerly of said irrigation ditch, said line and ditch being more particularly described as follows:

Commencing at the Northwest corner of said Section 1; thence
South 89°47'40" East along the North boundary of said Northwest Quarter Northwest Quarter, Section 1, a distance of 434.91 feet to the TRUE POINT OF BEGINNING; thence
South 50°18'33" East a distance of 205.14 feet; thence
South 46°15'23" East a distance of 108.41 feet; thence
South 20°46'08" East a distance of 95.00 feet thence
South 0°14'15" West a distance of 377.58 feet; thence
South 25°11'43" West a distance of 88.00 feet; thence
South 9°52'00" West a distance of 54.43 feet; thence
South 21°16'02" East a distance of 77.07 feet; thence
South 39°18'21" East a distance of 281.33 feet; thence
South 18°37'25" East a distance of 96.39 feet; thence
South 9°29'26" West a distance of 41.48 feet; thence
South 31°37'45" West a distance of 113.25 feet; thence
South 19°16'38" West a distance of 142.14 feet; thence
South 36°22'41" West a distance of 74.77 feet; thence
South 44°45'57" West a distance of 112.82 feet; thence
South 30°19'46" West a distance of 52.82 feet; thence
South 15°33'05" West a distance of 153.08 feet; thence
South 8°29'25" East a distance of 88.15 feet; thence
South 27°55'28" East a distance of 64.90 feet; thence
South 53°16'26" East a distance of 116.21 feet; thence
South 20°00'03" East a distance of 66.60 feet; thence
South 14°56'58" West a distance of 143.75 feet; thence
South 8°26'21" West a distance of 189.05 feet; thence
South 26°22'53" West a distance of 133.97 feet; thence
South 11°44'55" West a distance of 71.65 feet; thence
South 7°28'01" East a distance of 74.74 feet; thence
South 27°46'00" East a distance of 152.71 feet; thence
South 44°58'50" East a distance of 95.27 feet; thence
South 30°06'37" East a distance of 167.45 feet; thence
South 42°30'56" East a distance of 138.78 feet; thence
South 59°32'09" East a distance of 93.42 feet; thence
South 32°29'34" East a distance of 53.36 feet; thence
South 14°28'42" East a distance of 275.44 feet; thence
South 22°46'37" East a distance of 162.18 feet; thence
South 44°29'47" East a distance of 100.85 feet; thence
South 31°02'08" East a distance of 151.32 feet; thence
South 17°40'53" East a distance of 126.46 feet; thence
South 9°14'17" West a distance of 177.88 feet; thence
South 26°29'36" West a distance of 115.23 feet; thence
South 16°05'10" West a distance of 105.81 feet; thence
South 64°18'04" West a distance of 111.56 feet; thence
North 68°53'24" West a distance of 46.89 feet; thence
North 46°55'15" West a distance of 58.00 feet; thence
North 40°27'42" West a distance of 102.14 feet; thence
North 74°03'10" West a distance of 86.46 feet; thence
South 19°23'50" West a distance of 23.75 feet to the centerline of an irrigation easement; thence
South 64°16'59" West along said centerline a distance of 1568.15 feet; thence
South 86°13'09" West along said centerline a distance of 925.84 feet; thence
North 85°01'46" West along said centerline a distance of 70.00 feet, more or less, to a point on the West boundary of Southeast Quarter Southeast Quarter.

TOGETHER WITH WATER RIGHT NUMBERS 2-2100A, 2-2357B, 2-7046E, 2-7086, 57-7034A AND 57-10148

SCHEDULE A-2
SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
LEMON RANCH

Parcel 1:

In Township 4 South, Range 1 East, Boise Meridian, Owyhee County, Idaho

Section 1:

Lots 3 and 4, the South Half of the Northwest Quarter, The Southwest Quarter, and the West Half of the West Half of the Southeast Quarter EXCEPTING THEREFROM a portion of the West Half of the Northwest Quarter, and the Southwest Quarter that lies Westerly of a line and Northerly of said irrigation ditch, said line and ditch being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 1; thence
South 89°47'40" East along the North boundary of said Northwest Quarter of the Northwest Quarter, Section 1, a distance of 434.91 feet to the TRUE POINT OF BEGINNING; thence
South 50°18'33" East a distance of 205.14 feet; thence
South 46°15'23" East a distance of 108.41 feet; thence
South 33°02'08" East a distance of 72.67 feet; thence
South 20°46'08" East a distance of 95.00 feet; thence
South 0°14'15" West a distance of 377.58 feet; thence
South 25°11'43" West a distance of 88.00 feet; thence
South 9°52'00" West a distance of 54.43 feet; thence
South 21°16'02" East a distance of 77.07 feet; thence
South 39°18'21" East a distance of 281.33 feet; thence
South 18°37'25" East a distance of 96.39 feet; thence
South 9°29'26" West a distance of 41.48 feet; thence
South 31°37'45" West a distance of 113.25 feet; thence
South 19°16'38" West a distance of 142.14 feet; thence
South 36°22'41" West a distance of 74.77 feet; thence
South 44°45'57" West a distance of 112.82 feet; thence
South 30°19'46" West a distance of 52.82 feet; thence
South 15°33'05" West a distance of 153.08 feet; thence
South 8°29'25" East a distance of 88.15 feet; thence
South 27°55'28" East a distance of 64.90 feet; thence
South 53°16'26" East a distance 116.21 feet; thence
South 20°00'03" East a distance of 66.60 feet; thence
South 14°56'58" West a distance of 143.75 feet; thence
South 8°26'21" West a distance of 189.05 feet; thence
South 26°25'53" West a distance of 133.97 feet; thence
South 11°44'55" West a distance of 71.65 feet; thence
South 7°28'01" East a distance of 74.74 feet; thence
South 27°46'00" East a distance of 152.71 feet; thence
South 44°58'50" East a distance of 95.27 feet; thence
South 30°06'37" East a distance of 167.45 feet; thence
South 42°30'55" East a distance of 138.78 feet; thence

South 59°32'09" East a distance of 93.42 feet; thence
South 32°29'34" East a distance 53.36 feet; thence
South 14°28'42" East a distance of 275.44 feet; thence
South 22°46'37" East a distance of 162.18 feet; thence
South 44°29'47" East a distance of 100.85 feet; thence
South 31°02'08" East a distance of 151.32 feet; thence
South 17°40'53" East a distance of 126.46 feet; thence
South 9°14'17" West a distance of 177.88 feet; thence
South 26°29'36" West a distance of 115.23 feet; thence
South 16°05'10" West a distance of 105.81 feet; thence
South 64°18'04" West a distance of 111.56 feet; thence
North 68°53'24" West a distance of 46.89 feet; thence
North 46°55'15" West a distance of 58.00 feet; thence
North 40°27'42" West a distance of 102.14 feet; thence
North 74°03'10" West a distance of 80.46 feet; thence
South 19°25'50" West a distance of 23.75 feet to the centerline of an irrigation easement; thence
South 64°16'59" West along said centerline a distance of 1,568.15 feet; thence
South 86°13'09" West along said centerline a distance of 925.84 feet; thence
North 85°01'46" West along said centerline a distance of 70.00 feet, more or less, to a point on the West boundary of Southeast Quarter of the Southeast Quarter.

Parcel 2:

Section 2: Township 4 South, Range 1 East

Lots 2 and 3, the Southwest Quarter of the Northeast Quarter, the South Half of the Northwest Quarter, the Southwest Quarter, the West Half of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter, lying South of the irrigation ditch.

Parcel 3:

Section 11: Township 4 South, Range 1 East

The Northeast Quarter, the Northeast Quarter of the Northwest Quarter, and the West Half of the Southeast Quarter.

Parcel 4:

Section 12: Township 4 South, Range 1 East

The West Half of the West Half of the East Half, the Northwest Quarter, the North Half of the Southwest Quarter.

Parcel 5:

Section 12: Township 4 South, Range 1 East

South Half Southwest Quarter

Parcel 6:

Section 13: Township 4 South, Range 1 East

The West Half of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter.

In Township 4 South, Range 1 East, Boise Meridian, Owyhee County, Idaho.

Parcel 7:

Section 13: Southwest Quarter Northwest Quarter, West Half of the Southwest Quarter

Parcel 8:

Section 14: Southeast Quarter Southeast Quarter, Township 4 South, Range 1 East

Northeast Quarter Southeast Quarter lying East of Wees Road

A portion of the South Half Southeast Quarter Northeast Quarter lying East of Wees Road described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter Northeast Quarter; thence
North along the West boundary of the Southeast Quarter Northeast Quarter a distance of 469 feet to a point; thence
Easterly along a line that lies parallel to the South boundary line of the Southeast Quarter Northeast Quarter to a point on the section line between Sections 13 and 14; thence
South along said section line a distance of approximately 469 feet to the Southeast corner of the Southeast Quarter Northeast Quarter; thence
West along the South boundary line to the POINT OF BEGINNING.

Parcel 9:

Section 23: Northeast Quarter Northeast Quarter, Township 4 South, Range 1 East

Parcel 10:

Section 24: Northwest Quarter Northwest Quarter, Township 4 South, Range 1 East

Parcel 11:

Section 11: East One-Half Southeast Quarter

Parcel 12:

Section 13: Northwest Quarter Northwest Quarter

Parcel 13:

Section 14: North One-Half Northeast Quarter Northeast Quarter

In Township 4 South, Range 1 East, Boise Meridian, Owyhee County, Idaho:

Parcel 14:

Section 14: South One-Half Northeast Quarter Northeast Quarter, Northeast Quarter Southeast Quarter lying West of Wees Road, Southeast Quarter Northeast Quarter

Less a portion of the South One-Half Southeast Quarter Northeast Quarter lying East of Wees Road described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter Northeast Quarter; thence
North along the West boundary a distance of 469 feet to a point; thence
Easterly along a line that lies parallel to the South boundary line to a point on the section line between Sections 13 and 14; thence
South along said section line a distance of approximately 469 feet to the Southeast corner of the Southeast Quarter Northeast Quarter; thence
West along the South boundary line to the TRUE POINT OF BEGINNING.

SCHEDULE A-3
SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
WILSON RANCH

TOWNSHIP 1 SOUTH, RANGE 13 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 27: NW¼, N½SW¼.
SECTION 28: SE¼, E½NE¼.

TOGETHER with water right number 37-20373

SCHEDULE A-4

SV RANCH REVOCABLE

LIVING TRUST AGREEMENT

SUN VALLEY/LAZY A

PARCEL NO. 1:

Township 1 South, Range 13 East of the Boise Meridian, Camas County, Idaho

Section 15: South one-half.

Section 16: Southeast Quarter; North one-half, EXCEPT the North 40 feet thereof.

Section 21: North one-half; Southeast Quarter.

Section 22: North one-half; Southeast Quarter.

Section 26: Southwest Quarter.

Section 27: East one-half; Southeast Quarter of the Southwest Quarter.

Section 28: Southwest Quarter.

Section 29: East one-half of the Southwest Quarter; South one-half of the Southeast Quarter, EXCEPT the North 5 acres.

Section 32: East one-half; East one-half of the Southwest Quarter.

Section 33: Northwest Quarter; South one-half of the Northeast Quarter; South one-half.

Section 34: Northeast Quarter of the Northwest Quarter; South one-half of the Northwest Quarter; Northeast Quarter; South one-half.

Section 35: All.

Township 2 South, Range 13 East of the Boise Meridian, Camas County, Idaho

Section 1: All.

Section 2: All.

continued

Section 3: Lots 1, 2, 3, and 4; South one-half of the Northeast Quarter; Northwest Quarter of the Southwest Quarter; Southwest Quarter of the Northwest Quarter.

Section 4: Lots 1, 2, 3, and 4; South one-half of the North one-half; Northeast Quarter of the Southeast Quarter; Northwest Quarter of the Southwest Quarter.

Section 5: Lots 1, 2; South one-half of the Northeast Quarter; Southeast Quarter.

Section 11: North one-half of the North one-half.

Section 12: Northwest Quarter of the Northeast Quarter; North one-half of the Northwest Quarter.

Township 1 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 31: Lots 2, 3, and 4; Southeast Quarter of the Northwest Quarter; East one-half of the Southwest Quarter.

Township 2 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 6: Lots 3, 4, 5, 6 and 7; Southeast Quarter of the Northwest Quarter; East one-half of the Southwest Quarter.

PARCEL NO. 2:

Township 1 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 31: Lots 3 and 4; East one-half of the Southwest Quarter; East one-half.

Section 32: West one-half of the Southwest Quarter.

continued

Township 2 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 5: Lot 4.

Section 6: Lots 1, 2 and 3; South one-half of the Northeast Quarter; North one-half of the Southeast Quarter; Southeast Quarter of the Northwest Quarter; Northeast Quarter of the Southwest Quarter.

PARCEL NO. 3:

Township 2 South, Range 13 East of the Boise Meridian, Camas County, Idaho

Section 3: Southeast Quarter of the Northwest Quarter; Northeast Quarter of the Southwest Quarter; South one-half of the Southwest Quarter; Southeast Quarter.

Section 14: SE1/4NW1/4, NE1/4SW1/4, SE1/4SW1/4, NW1/4NE1/4, SW1/4NE1/4, SE1/4

Section 23: Lots 1, 2 and 3; South one-half of the Northeast Quarter; Southeast Quarter of the Northwest Quarter; East one-half Southwest Quarter; Southeast Quarter.

PARCEL NO. 4:

Township 1 South, Range 13 East of the Boise Meridian, Camas County, Idaho

Section 33: North one-half of the Northeast Quarter

TONSHIP 1 SOUTH, RANGE 13 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 34: NW1/4NW1/4

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL.

A LEGAL DESCRIPTION FOR A PARCEL OF LAND LOCATED WITHIN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 13 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN ALUMINUM CAP ON 5/8" REBAR, MARKING THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33, & 34, FROM WHICH AN ALUMINUM CAP ON A 5/8" REBAR, MARKING THE ¼ CORNER COMMON TO SECTIONS 27 & 34, LIES S88°59'38"E 2616.56 FEET DISTANT, AND SAID POINT BEING THE TRUE POINT OF BEGINNING:
THENCE S88°59'38"E, 1308.28 FEET, ALONG THE BOUNDARY COMMON TO SECTIONS 27 & 34, TO A 5/8" REBAR BY LS16670;
THENCE S01°01'14"W, 488.27 FEET, ALONG THE WESTERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TO A 5/8" REBAR BY LS16670;
THENCE N88°59'38"W, 1309.47 FEET, TO A 5/8" REBAR BY LS16670, THAT LIES ALONG THE WESTERLY BOUNDARY OF SECTION 34, WITNESSED BY A 5/8" REBAR BY LS16670 THAT LIES S88°59'38"E, 37.00 FEET DISTANT;
THENCE N01°09'35"E, 488.27 FEET, ALONG THE WESTERLY BOUNDARY OF SECTION 34, TO THE TRUE POINT OF BEGINNING.

SUN VALLEY/LAZY A

(Page 5 of 6)

PARCEL NO. 5:

TONSHIP 1 SOUTH, RANGE 13 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 27: NW1/4, N1/2SW1/4

EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:

TRACT I

TOWNSHIP 1 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, CAMAS COUNTY, IDAHO
SECTION 27: SW¼SW¼, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND RUNNING NORTH ALONG THE WEST BOUNDARY LINE OF SECTION 27, 850 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF SECTION 27, 500 FEET;
THENCE NORTH AND PARALLEL WITH THE WEST BOUNDARY LINE OF SECTION 27, 250 FEET;
THENCE WEST AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF SECTION 27, 500 FEET;
THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF SECTION 27, 250 FEET TO THE TRUE POINT OF BEGINNING.
AND ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHWEST CORNER OF THE S½SW¼ OF SECTION 27, T1S, R13E, BOISE MERIDIAN, CAMAS COUNTY, IDAHO;
THENCE SOUTH 89°35'22", 1320.00 FEET ALONG THE NORTH LINE OF THE S½SW¼ OF SECTION 27;
THENCE SOUTH 00°20'00" WEST, 481.53 FEET;
THENCE NORTH 89°23'16" WEST, 1320.00 FEET TO A POINT ON THE WEST LINE OF SECTION 27;
THENCE NORTH 00°20'00" EAST, 7.89 FEET ALONG THE WEST LINE OF SECTION 27 TO THE SOUTHWEST CORNER OF THAT TRACT RECORDED IN BOOK 33 DEEDS, PAGE 496;
THENCE SOUTH 89°37'13" EAST, 500.00 FEET ALONG THE SOUTH LINE THAT TRACT OF RECORD IN BOOK 33 DEEDS, PAGE 496;
THENCE NORTH 00°20'00" EAST, 250.00 FEET ALONG THE EAST LINE OF THAT TRACT OF RECORD IN BOOK 33 DEED, PAGE 496;
THENCE NORTH 89°37'13" WEST, 500.00 FEET ALONG THE NORTH LINE OF THAT TRACT OF RECORD IN BOOK 33 DEEDS, PAGE 496 TO A POINT ON THE WEST LINE OF SECTION 27;
THENCE NORTH 00°20'00" EAST, 219.00 FEET ALONG THE WEST LINE OF SECTION 27 TO THE POINT OF BEGINNING.

TRACT II

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND RUNNING NORTH ALONG THE WEST BOUNDARY LINE OF SECTION 27, 850 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF SECTION 27, 500 FEET;
THENCE NORTH AND PARALLEL WITH THE WEST BOUNDARY LINE OF SECTION 27, 250 FEET;
THENCE WEST AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF SECTION 27, 500 FEET;
THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF SECTION 27, 250 FEET TO THE TRUE POINT OF BEGINNING.

TRACT III

BEGINNING AT THE NORTHWEST CORNER OF THE S½SW¼ OF SECTION 27, T1S, R13E, BOISE MERIDIAN, CAMAS COUNTY, IDAHO;
THENCE SOUTH 89°35'22", 1320.00 FEET ALONG THE NORTH LINE OF THE S½SW¼ OF SECTION 27;
THENCE SOUTH 00°20'00" WEST, 481.53 FEET;
THENCE NORTH 89°23'16" WEST, 1320.00 FEET TO A POINT ON THE WEST LINE OF SECTION 27;
THENCE NORTH 00°20'00" EAST, 7.89 FEET ALONG THE WEST LINE OF SECTION 27 TO THE SOUTHWEST CORNER OF THAT TRACT RECORDED IN BOOK 33 DEEDS, PAGE 496;
THENCE SOUTH 89°37'13" EAST, 500.00 FEET ALONG THE SOUTH LINE THAT TRACT OF RECORD IN BOOK 33 DEEDS, PAGE 496;
THENCE NORTH 00°20'00" EAST, 250.00 FEET ALONG THE EAST LINE OF THAT TRACT OF RECORD IN BOOK 33 DEED, PAGE 496;
THENCE NORTH 89°37'13" WEST, 500.00 FEET ALONG THE NORTH LINE OF THAT TRACT OF RECORD IN BOOK 33 DEEDS, PAGE 496 TO A POINT ON THE WEST LINE OF SECTION 27;
THENCE NORTH 00°20'00" EAST, 219.00 FEET ALONG THE WEST LINE OF SECTION 27 TO THE POINT OF BEGINNING.

TRACT IV

TOWNSHIP 1 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 27: A TRACT OF LAND LOCATED IN THE N½SW¼, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE N½SW¼ OF SECTION 27, T1S, R13E, BOISE MERIDIAN, CAMAS COUNTY, IDAHO;
THENCE NORTH 00°20'00" EAST, 843.11 FEET ALONG THE WEST LINE OF SECTION 27;
THENCE SOUTH 89°23'16" EAST, 1320.00 FEET;
THENCE SOUTH 00°20'00" WEST, 838.47 FEET TO A POINT ON THE SOUTH LINE OF THE N½SW¼ OF SECTION 27;
THENCE NORTH 89°35'22" WEST, 1320.00 FEET ALONG THE SOUTH LINE OF THE N½SW¼ OF SECTION 27 TO THE POINT OF BEGINNING.

SCHEDULE A-5
SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
SHAW SHAW & CARRAWAY

CAMAS COUNTY

Township 2 South, Range 12 East, Boise Meridian, Camas County, Idaho

Section 23: SW¼; W½SE¼; SE¼SE¼

Section 26: N½; NW¼SW¼

GOODING COUNTY

Township 5 South, Range 12 East, Boise Meridian, Gooding County, Idaho

Section 4: S½N½; S½

Section 5: SE¼ and a parcel of land in the E½SW¼, described as follows:

Beginning at the Northeast corner of said SW¼; Thence South one-half mile to the Southeast corner of said SW¼; Thence West 780 feet along the South boundary line of said SW¼; Thence in a Northeasterly direction to the Point of Beginning.

SCHEDULE A-6
SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
PATTERSON RANCH

Township 2 South, Range 14 East, B.M., Camas County, Idaho
Section 5: SW1/4NW1/4
Section 6: S1/2NE1/4; N1/2SE1/4; and SE1/4SE1/4,

TOGETHER WITH the any and all water rights appurtenant thereto;

SUBJECT TO the all easements and restrictions of record;

SCHEDULE A-7
SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
HIATT RANCH

PARCEL NO. 1:

Township 1 South, Range 13 East of the Boise Meridian, Camas County, Idaho

Section 15: The Northwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter.

EXCEPTING THEREFROM that part deeded to the State of Idaho for right of way for the public highway by Right of Way Deed recorded November 19, 1935 in Book 15 Deeds Page 537 as Instrument No. 17742, Camas County records.

PARCEL NO. 2:

Township 1 South, Range 13 East of the Boise Meridian, Camas County, Idaho

Section 15: The Northeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter.

EXCEPTING THEREFROM that part deeded to the State of Idaho for right of way for the public highway by Right of Way Deed recorded November 19, 1935 in Book 15 Deeds Page 537 as Instrument No. 17742, Camas County records.

SCHEDULE A-8
SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
WINDMILL RANCH

PARCEL 1:

Township 1 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 31: The Southeast Quarter; and the South one-half of the Northeast Quarter.

EXCEPTING THEREFROM that part of the South one-half of the Northeast Quarter lying North of the centerline of Camas Creek.

Section 32: The South one-half of the Northwest Quarter; the Southwest Quarter; and the Southwest Quarter of the Southeast Quarter.

PARCEL 2:

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 5: Government Lots 2, 3 and 4.

Section 6: Government Lots 1 and 2.

TOGETHER WITH an easement contained in Grant of Road Easement Deed, recorded October 23, 2001 as Instrument No. 74828, in Book 6 of Miscellaneous at page 346.

SCHEDULE A-9
SV RANCH REVOCABLE LIVING TRUST AGREEMENT
FRANCE RANCH

Township 1 South, Range 13 East, Boise Meridian, Camas County, Idaho

Section 22: SW¼

SCHEDULE A-10
SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
LOS CABALLEROS

PARCEL 1.

Township 2 South, Range 12 East of the Boise Meridian, Camas County, Idaho

Section 11: The West one-half of the Southeast Quarter, lying South of the County Road

Section 13: The Southeast Quarter

Section 14: The East one-half of the Northwest Quarter
The West one-half of the Northeast Quarter
The Southeast Quarter of the Northeast Quarter
The Southeast Quarter
The East one-half of the Southwest Quarter
The Southwest Quarter of the Southwest Quarter

Section 15: The South one-half of the Southeast Quarter
The Southeast Quarter of the Southwest Quarter

Section 21: The East one-half except easement and right of way recorded in Book 3 of Miscellaneous at page 476

Section 22: All

Section 23: The North one-half
The Northeast Quarter of the Southeast Quarter

Section 24: The East one-half
The Northwest Quarter
The North one-half of the Southwest Quarter

Section 25: The North one-half of the Northeast Quarter

Section 27: The North one-half of the North one-half

Section 28: The North one-half of the Northeast Quarter

Township 2 South, Range 13 East of the Boise Meridian, Camas County, Idaho

Section 5: The South one-half of the Southwest Quarter

Section 7: The East one-half of the West one-half
The East one-half

Section 8: The Southwest Quarter
The North one-half of the Northeast Quarter
The Northeast Quarter of the Northwest Quarter
The Southeast Quarter of the Northeast Quarter
The East one-half of the Southeast Quarter

Section 17: The Southeast Quarter of the Northwest Quarter
The Northeast Quarter of the Southwest Quarter
The West one-half of the Northeast Quarter

Section 18: Government Lots 1, 2, 3, and 4
The East one-half of the West one-half
The East one-half

Section 19: Government Lots 2, 3, 4, 5, 6, and 7
The Southwest Quarter of the Northeast Quarter
The Southeast Quarter of the Northwest Quarter
The East one-half of the Southwest Quarter
The Northwest Quarter of the Southeast Quarter

Section 20: Government Lots 1, 2, and 3
The South one-half of the Northeast Quarter
The North one-half of the Southeast Quarter
The Southeast Quarter of the Northwest Quarter
The Northeast Quarter of the Southwest Quarter

Section 21: Government Lots 1, 2, 3, and 4
The South one-half of the North one-half
The North one-half of the Southeast Quarter
The Northwest Quarter of the Southwest Quarter

Section 22: Government Lots 1, 2, 3, and 4
The South one-half of the North one-half
The Southeast Quarter
The North one-half of the Southwest Quarter

Section 23: Government Lot 4
The Southwest Quarter of the Northwest Quarter
The West one-half of the Southwest Quarter

Section 26: The West one-half

Section 27: The East one-half of the Northeast Quarter
The Northeast Quarter of the Southeast Quarter

PARCEL 2.

Township 2 South, Range 12 East of the Boise Meridian, Camas County, Idaho

Section 11: The Southeast Quarter of the Southeast Quarter

Section 12: The South one-half of the Southwest Quarter

~~Section 13: The West one-half~~
The Southwest Quarter of the Northeast Quarter

Section 14: The Northeast Quarter of the Northeast Quarter

SCHEDULE A-11
SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
STEFFENS RANCH

Township 1 South, Range 13 East, Boise Meridian, Camas County, Idaho

Section 26: SE¼

SCHEDULE A-12

SV RANCH REVOCABLE

LIVING TRUST AGREEMENT

SNEDDON RANCH

Township 1 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 30: Tax Lot 1373 Less Tax Lot 1846

Section 31: GOVERNMENT LOT 1 Less Tax Lot #1847

NE4NW4

SCHEDULE A-13

SV RANCH REVOCABLE

LIVING TRUST AGREEMENT

STEVENSON RANCH

Township 1 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 30: The South one-half of the Northeast Quarter and the Southeast Quarter.

EXCEPTING THEREFROM a parcel of land located within the East half of Section 30, Township 1 South, Range 14 East, Boise Meridian, Camas County, more particularly described as follows:

COMMENCING at a 5/8" Rebar which marks the Southeast corner of said Section 30;
Thence North 90°00'00" West, 1682.45 feet along the South boundary of said Section 30 to the TRUE POINT OF BEGINNING;
Thence North 00°00'00" East, 373.03 feet;
Thence South 88°54'27" East, 401.52 feet;
Thence South 00°07'56" West, 139.67 feet;
Thence South 82°40'22" East, 143.08 feet;
Thence South 00°00'00" East, 207.46 feet to a point on the South boundary of said Section 30;
Thence North 90°00'00" West, 543.04 feet along said South boundary of the TRUE POINT OF BEGINNING.

Section 30: The South one-half of the Southeast Quarter, more particularly described as follows:

COMMENCING at a 5/8" Rebar which marks the Southeast corner of said Section 30;
Thence North 90°00'00" West, 1682.45 feet along the South boundary of said Section 30 to the TRUE POINT OF BEGINNING;
Thence North 00°00'00" East, 373.03 feet;
Thence South 88°54'27" East, 401.52 feet;
Thence South 00°07'56" West, 139.67 feet;
Thence South 82°40'22" East, 143.08 feet;
Thence South 00°00'00" East, 207.46 feet to a point on the South boundary of said Section 30;
Thence North 90°00'00" West, 543.04 feet along said South boundary of the TRUE POINT OF BEGINNING.

SCHEDULE A-14

SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
SMITH RANCH 1

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 3: The Southeast Quarter of the Southwest Quarter.

Section 10: The Northwest Quarter of the Northwest Quarter.

SUBJECT TO EASEMENT ALONG THE SOUTHERLY BOUNDARY.

SCHEDULE A-15

SV RANCH REVOCABLE LIVING TRUST AGREEMENT SMITH RANCH 2

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 4: Government Lots 3 and 4 and the Southwest Quarter of the Northwest Quarter.

SUBJECT TO unimproved road rights of way along the East boundary of Government Lot 3 of said Section 4.

Section 5: Government Lot 1 and the Southeast Quarter of the Northeast Quarter.

SCHEDULE A-16

SV RANCH REVOCABLE LIVING TRUST AGREEMENT ASHCRAFT

TOWNSHIP 2 SOUTH, RANGE 14, EAST OF THE BOISE MERIDIAN, CAMAS COUNTY, IDAHO.

SECTION 5: THE SOUTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; AND THE WEST ONE-HALF OF THE ~~SOUTHWEST~~ SOUTHEAST QUARTER.

SUBJECT TO A PRIMITIVE ROAD AS SET FORTH ON THE GENERAL HIGHWAY MAP FOR CAMAS COUNTY, IDAHO.

SECTION 8: THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER.

SCHEDULE A-17

SV RANCH REVOCABLE LIVING TRUST AGREEMENT GOULD/HASH SPRINGS 1 CAMAS COUNTY

Camas County

Township 2 South, Range 15 East of the Boise Meridian, Camas County, Idaho.

Section 19: Government Lot 3; the East one-half of the Southwest Quarter and the Southeast Quarter.

Section 20: The Southeast Quarter of the Northeast Quarter and the South one-half.

Section 21: All

SUBJECT TO State Highway 46 rights of way.

Section 27: The Southwest Quarter of the Southwest Quarter.

SUBJECT TO State Highway 46 rights of way.

Section 28: The Southeast Quarter of the Southeast Quarter; the West one-half of the Southeast Quarter; and the East one-half of the Southwest Quarter.

SUBJECT TO State Highway 46 rights of way.

Section 29: The Southwest Quarter

Section 32: The North one-half of the Northwest Quarter; the Southeast Quarter of the Northwest Quarter; the East one-half of the Southwest Quarter the Southeast Quarter.

Section 33: The Southwest Quarter; and the West one-half of the Southeast Quarter; and the Northeast Quarter of the Northeast Quarter.

Section 34: The Northwest Quarter of the Northwest Quarter.

SUBJECT TO State Highway 46 rights of way.

SCHEDULE A-17 CONTINUED

SV RANCH REVOCABLE LIVING TRUST AGREEMENT GOULD/HASH SPRINGS 1 GOODING COUNTY

Gooding County

Township 3 South, Range 15 East of the Boise Meridian, Gooding County, Idaho.

Section 4: Government Lots 2, 3, and 4; the Southwest Quarter of the Northeast Quarter; and the South one-half of the Northwest Quarter.

SCHEDULE A-18

SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
GONSALES SCENIC PARCEL
PAGE 1 OF 3

PARCEL 1

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 14: The Southwest Quarter of the Southwest Quarter

PARCEL 2

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 15: The Southeast Quarter of the Southeast Quarter

PARCEL 3

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 22: The Northeast Quarter of the Northeast Quarter

PARCEL 4

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 22: The Southeast Quarter of the Northeast Quarter

PARCEL 5

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 22: The Northeast Quarter of the Southeast Quarter

PARCEL 6

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 23: The Northwest Quarter of the Northwest Quarter

PARCEL 7

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 23: The Southwest Quarter of the Northwest Quarter

SCHEDULE A-18

SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
GONSALES SCENIC PARCEL
PAGE 2 OF 3

PARCEL 8

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 23: The Northwest Quarter of the Southwest Quarter

PARCEL 9

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 14: The Southwest Quarter of the Northwest Quarter; and a parcel of land located in the Northwest Quarter of the Northwest Quarter, described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Northwest Quarter;
Thence North along the West boundary of the Northwest Quarter of Northwest a distance of 270 feet to a point;
Thence East and parallel with the South boundary of the Northwest Quarter of the Northwest Quarter a distance of 1,320 feet to a point on the East boundary of the Northwest Quarter of the Northwest Quarter;
Thence South along the West boundary of the Northwest Quarter of the Northwest Quarter a distance of 270 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter;
Thence West along the South boundary of the Northwest Quarter of the Northwest Quarter a distance of 1,320 feet to the POINT OF BEGINNING.

PARCEL 10

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 14: The Northwest Quarter of the Southwest Quarter

PARCEL 11

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 15: The Northeast Quarter of the Northeast Quarter

PARCEL 12

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 15: The Southeast Quarter of the Northeast Quarter

SCHEDULE A-18

SV RANCH REVOCABLE
LIVING TRUST AGREEMENT
GONSALES SCENIC PARCEL
PAGE 3 OF 3

PARCEL 13

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 15: The Northeast Quarter of the Southeast Quarter

ALL 13 PARCELS ARE TOGETHER WITH an easement for road right of way being 50 feet in width over and across the North one-half of the Southwest Quarter of Section 11 and the Northwest Quarter of the Northwest Quarter of Section 14, Township 2 South, Range 14, East of the Boise Meridian, the center line of which is described as follows:

BEGINNING at a point on the County Road 25 feet North of the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 11;
Thence West and parallel with the South boundary of the North one-half of the Southwest Quarter of said Section 11 a distance of 1,345 feet to a point;
Thence South and parallel to the West boundary of the Southwest Quarter of the Southwest Quarter of said Section 11 and the Northwest Quarter of the Northwest Quarter of said Section 14 a distance of 2,370 feet to the POINT OF TERMINATION.

AND ALL 13 PARCELS ARE TOGETHER WITH AND SUBJECT TO an easement for road right of way being 50 feet in width over and across the East one-half of the East one-half of Section 15, part of the West one-half of the West one-half of Section 14, the East one-half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 22, and the West one-half of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 23, all in Township 2 South, Range 14, East of the Boise Meridian, the center line of which is described as follows:

BEGINNING at a point 1,050 feet South of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 14;
Thence South along the East boundary of the Northwest Quarter of the Northwest Quarter of said Section 14 for a distance of 25 feet to a point;
Thence West parallel with the South boundary of the Northwest Quarter of the Northwest Quarter of said Section 14 for a distance of 1,320 feet to a point on the East boundary of said Northwest Quarter of the Northwest Quarter of Section 14;
Thence South along the West boundary of the West one-half of the West one-half of Section 14, and the West one-half of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 23, all in Township 2 South, Range 14, EBM, to the POINT OF TERMINATION.

SCHEDULE A-19

SV RANCH

REVOCABLE LIVING TRUST AGREEMENT

WHEELER RANCH

Township 1 South, Range 14 East, Boise Meridian, Camas County, Idaho

Section 33: S½SE¼

Section 34: S½SW¼

SCHEDULE A-20

SV RANCH

REVOCABLE LIVING TRUST AGEEMENT

WOLF RANCH

Township 1 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 25: The Southwest Quarter.

SUBJECT TO road easement along the South boundary.

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 1: The Southwest Quarter of the Northwest Quarter; and Government Lot 4.

SUBJECT TO road easements along the North and East boundaries.

Section 2: The South one-half of the North one-half; the North one-half of the Southwest Quarter; Government Lots 1, 2 and 3.

EXCEPTING THEREFROM a portion of Government Lot 3, described as follows:

BEGINNING at the Northwest corner of said Lot 3;
Thence South for a distance of 1,318 feet to the Southwest corner of Lot 3;
Thence East for a distance of 328 feet;
Thence North for a distance of 1,318 feet;
Thence West for a distance of 328 feet to the POINT OF BEGINNING.

SUBJECT TO road easements along the North and West boundaries.

Together with 945 shares of Twin Lakes Reservoir & Irrigation Co.

SCHEDULE A-21

SV RANCH

REVOCABLE LIVING TRUST AGEEMENT

DALE SMITH RANCH

Parcel 1

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 11: The Southeast Quarter of the Southeast Quarter.

TOGETHER WITH an easement for road right of way 50 feet in width across the East one-half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, as described in that certain Grant of Easement recorded January 4, 1996 as Instrument No. 69691 in Book 5 of Miscellaneous at Page 619 and Right of Way Easement recorded January 6, 1997 as Instrument No. 70676 in Book 5 of Miscellaneous at Page 776, records of Camas County, Idaho.

Parcel 2

Section 12: The Southwest Quarter of the Southwest Quarter.

Parcel 3

Section 13: The West one-half of the Northwest Quarter; the Southeast Quarter of the Northwest Quarter; the Southwest Quarter; the Southwest Quarter of the Northeast Quarter; and the West one-half of the Southeast Quarter.

Parcel 4

Section 14: The East one-half of the Northeast Quarter.

Parcel 5

Section 24: The Northwest Quarter; and the West one-half of the Northeast Quarter.

SCHEDULE A-22

SV RANCH

REVOCABLE LIVING TRUST AGEEMENT

DOUBLE G RANCH

PARCEL NO. 1:

Township 2 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 3: Lots 2, 3, 4, The South one-half of the North one-half;
The North one-half of the South one-half.

Section 4: Lot 1.

PARCEL NO. 2:

Township 1 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 34: The East one-half; The South one-half of the Northwest Quarter;
The North one-half of the Southwest Quarter.

Section 35: The West one-half; The Southeast Quarter.

Section 36: The Southwest Quarter.

EXCEPT a contiguous parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 35 and in the Southwest Quarter of the Southwest Quarter of Section 36, described as follows:

Beginning at a point on the East line of Section 35, 43.75 feet North of the Southeast Section corner of said Section 35;
Thence North 89°35' West 360 feet;
Thence North 191.3 feet;
Thence South 89°35' East, 380 feet to a point in Section 36;
Thence South 191.3 feet;
Thence North 89°35' West, 20 feet to the POINT OF BEGINNING.

continued

Township 1 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 32: The Northwest Quarter, EXCEPT Right of way deeded to the State of the Idaho, recorded in Book 19 Deeds, Page 232, records of Camas County, Idaho and EXCEPT Right of Way deeded to Camas County, Idaho recorded in Book 20 Deeds Page 44, records of Camas County, Idaho.

Section 33: The Northwest Quarter, EXCEPT Right of Way deeded to the State of Idaho recorded in Book 15 Deeds Page 104, records of Camas County, Idaho.

Township 2 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 1: Lots 1, 2, 3; The Southeast Quarter of the Northwest Quarter; The South one-half of the Northeast Quarter; The Southeast Quarter.

Section 2: Lot 4 and all that part of Lot 3, described as follows:

Beginning at the Northwest corner of said Lot 3;
Thence South 1318 feet to the Southwest corner of said Lot 3;
Thence East 328 feet;
Thence North 1318 feet;
Thence West 328 feet to the POINT OF BEGINNING.

Section 3: Lot 1.

Section 12: The West one-half of the East one-half; The Southeast Quarter of the Northwest Quarter; The East one-half of the Southwest Quarter.

Section 13: The Northwest Quarter of the Northeast Quarter; The Northeast Quarter of the Northwest Quarter.

Township 2 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 6: Lots 4, 5, 6 and 7.

CONTINUED

1. A portion of Water Right No. 37-00591 in the amount of 0.667 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No. 39576 (the "SRBA") as A37-00591B;

2. A portion of Water Right No. 37-00592 in the amount of 0.5 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No 39576 (the "SRBA") as A37-00592B;

3. A portion of Water Right No. 37-00593 in the amount of 0.5 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No 39576 (the "SRBA") as A37-00593B;

4. A portion of Water Right No. 37-00594 in the amount of 1.3 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No 39576 (the "SRBA") as A37-00594B;

3. A portion of Water Right No. 37-00595 in the amount of 1.11 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No 39576 (the "SRBA") as A37-00595B;

and any other water rights appurtenant to the premises conveyed by this deed.

SCHEDULE A-23

SV RANCH

REVOCABLE LIVING TRUST AGEEMENT

DAVENPORT RANCH

Township 1 South, Range 14, East of the Boise Meridian, Camas County, Idaho.
Section 13: SE ¼.

Together with all water rights appurtenant thereto, including, but not limited to 3.14 cfs of Water Right No. 37-07408, claimed as A37-08408 in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No. 39576, for the irrigation of 157 acres within the property described above.

SUBJECT TO road rights of way along the South and East boundaries.

AND SUBJECT TO:

A power line easement granted to Prairie Power Cooperative, Inc., recorded July 15, 1992, Instrument No. 66777, Book 5, Miscellaneous, Page 149, records of Camas County, Idaho.

SCHEDULE A-24

SV RANCH

REVOCABLE LIVING TRUST AGREEMENT

SPRING CREEK/PISCES

Township 1 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 32: A parcel of land in the Southeast Quarter of the Southeast Quarter, described as follows:

Beginning at a point 300 feet West of the Southeast corner of Section 32;
Thence running North 10 rods;
Thence West 16 rods;
Thence South 10 rods;
Thence East 16 rods to the POINT OF BEGINNING.

Section 33: Southwest Quarter of the Southwest Quarter.

Township 2 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 3: Lots 2 and 4; South one-half of the North one-half; North one-half of the Southeast Quarter; Northeast Quarter of the Southwest Quarter.

Section 4: Lots 1, 3 and 4; South one-half of the North one-half.

Section 5: That portion of Lot 2 lying West of the Highway Right of Way, and Lot 3, South one-half of the Northeast Quarter; Southeast Quarter of Northwest Quarter; Northeast Quarter of the Southwest Quarter; Northwest Quarter of the Southeast Quarter.

EXCEPT Highway Right of Way deeded to the State of Idaho, July 17, 1954, recorded in Book 19 Deeds Page 250 as Instrument No. 31509, records of Camas County, Idaho.

ether with 648 shares of stock of the Twin Lakes Reservoir & Irrigation Company.

ether with State of Idaho, Department of Water Resources Water Right #A-37-02317
l Water Right #37-13213.

bject to the final outcome of all proceedings in and the provisions, terms and conditions the decree to be entered in the SRBA.

UBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision strictions and U.S. patent reservations.

CONFIDENTIAL

FIRST AMENDED OPERATING AGREEMENT OF SOUTH COVE VENTURES L.L.C.

This First Amended Limited Liability Company Agreement of South Cove Ventures L.L.C. (the "Agreement") is entered into as of September 23, 2016, by the company, Bruce R. McCaw, its sole member, and Investments Manager LLC, its manager, as the limited liability company agreement of South Cove Ventures L.L.C., a Washington limited liability company, in replacement of the Operating Agreement of South Cove Ventures Limited Liability Company entered into on May 20, 1996.

ARTICLE I-- FORMATION

1.1 Organization. The Member has organized the Company as a Washington limited liability company pursuant to the provisions of the Act. The Member hereby confirms that he has appointed Investments Manager as Manager of the Company.

1.2 Agreement, Effect of Inconsistencies with Act. For and in consideration of the mutual covenants herein contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Member, the Manager and the Company hereby agree to the terms and conditions of this Operating Agreement, as it may from time to time be amended according to its terms. The Member and Manager shall be entitled to rely on the provisions of this Operating Agreement, and the Member and Manager shall not be liable to the Company for any action or refusal to act taken in good faith reliance on the terms of this Operating Agreement. The Member and the Company hereby agree that the duties and obligations imposed on the Member as such shall be those set forth in this Operating Agreement, which is intended to govern the relationship between the Company, the Manager, and the Member, notwithstanding any provision of the Act or common law to the contrary.

1.3 Name. The name of the Company is SOUTH COVE VENTURES L.L.C., and all business of the Company shall be conducted under that name or under any other name, but in any case, only to the extent permitted by applicable law.

1.4 Effective Date. This Operating Agreement shall become effective upon the filing of the Certificate of Formation with the Secretary of State of Washington.

1.5 Term. The term of the Company shall be perpetual until dissolved and its affairs wound up in accordance with the Act or this Operating Agreement.

1.6 Registered Agent and Office. The registered agent for the service of

process and the registered office shall be PR Corp. Services, Inc., 10900 N.E. 4th Street, Suite 1850, Bellevue, Washington 98004-8341. The Manager may, from time to time, change the registered agent or office through appropriate filings with the Secretary of State. In the event the registered agent ceases to act as such for any reason or the registered office shall change, the Manager shall promptly designate a replacement registered agent or file a notice of change of address as the case may be. If the Manager shall fail to designate a replacement registered agent or change of address of the registered office, any Member may designate a replacement registered agent or file a notice of change of address.

1.7 Principal Office. The principal office of the Company shall be located at 10900 N.E. 4th Street, Suite 1850, Bellevue, Washington 98004. The Manager may, from time to time, change the principal office and make appropriate filings with the Secretary of State to reflect that fact.

ARTICLE II -- DEFINITIONS

For purposes of this Operating Agreement, unless the context clearly indicates otherwise, the following terms shall have the following meanings:

2.1 Act. The Washington Limited Liability Company Act and all amendments to the Act.

2.2 Additional Member. A Member other than the initial Member who has acquired a Membership Interest from the Company.

2.3 Admission (Admit). The act of becoming a Member and obtaining the rights appurtenant to a Membership Interest.

2.4 Capital Contribution. Any Contribution or contribution of services made by or on behalf of a Member as consideration for a Membership Interest.

2.5 Certificate. The Certificate of Formation of the Company as properly adopted and amended from time to time by the Member and filed with the Secretary of State of Washington.

2.6 Code. The Internal Revenue Code of 1986 as amended from time to time.

2.7 Company. SOUTH COVE VENTURES L.L.C., a limited liability company formed under the laws of Washington, and any successor limited liability company.

2.8 Company Property. Any Property owned by the Company.

2.9 Contribution. Any contribution of Property made by or on behalf of a Member as consideration for a Membership Interest or as a contribution to the capital of the Company.

2.10 Distribution. A transfer of Company Property to a Member on account of a Membership Interest regardless of whether the transfer occurs on the liquidation of the Company, in exchange for the Member's interest, or otherwise.

2.11 Disposition (Dispose). Any sale, assignment, transfer, exchange, mortgage, pledge, grant, hypothecation, or other transfer, absolute or as security or encumbrance (including dispositions by operation of law).

2.12 Manager. One or more managers of the Company. Specifically, Manager shall mean Investments Manager LLC or any Entity, Person or Persons who succeed it in that capacity. References to the Manager in the singular or as him, her, it, itself, or other like references shall also, where the context so requires, be deemed to include the plural or the masculine or feminine reference, as the case may be. In the event there is more than one Manager, any action to be taken by the Manager under this Operating Agreement may be taken with the consent of a majority of the Managers.

2.13 Member. The member executing this Operating Agreement, any transferee of a Member or any Additional Member. At any time there is more than one Member, the term "Member" shall mean all Members, and any action that may be taken under this Operating Agreement by the Member may be taken by any Member, provided that any dispute with respect to any action shall be decided by a majority of the Members.

2.14 Membership Interest. A Member's entire interest in the Company including such Member's rights in the Company's profits, losses and Distributions pursuant to this Operating Agreement and the Act and such other rights and privileges that the Member may enjoy by being a Member.

2.15 Operating Agreement. This operating agreement including all amendments adopted in accordance with this Operating Agreement and the Act.

2.16 Person. An individual, trust, estate, or any incorporated or unincorporated organization permitted to be a member of a limited liability company under the laws of Washington.

2.17 Proceeding. Any judicial or administrative trial, hearing or other activity, civil criminal or investigative, the result of which may be that a court, arbitrator, or governmental agency may enter a judgment, order, decree, or other determination which,

if not appealed and reversed, would be binding upon the Company, a Member or other Person subject to the jurisdiction of such court, arbitrator, or governmental agency.

2.18 Property. Any property real or personal, tangible or intangible (including goodwill), including money and any legal or equitable interest in such property, but excluding services and promises to perform services in the future.

2.19 Taxing Jurisdiction. Any state, local, or foreign government that collects tax, interest or penalties, however designated, on any Member's share of the income or gain attributable to the Company.

ARTICLE III -- NATURE OF BUSINESS

The business of the Company is to invest in and own real property. The Company shall have the authority to do all things necessary or convenient to accomplish its purpose. The Company exists only for the purpose specified in this Article III, and may not conduct any other business without the consent of the Member.

ARTICLE IV -- ACCOUNTING AND RECORDS

4.1 Records to be Maintained. The Manager shall maintain the following records at the principal office of the Company:

4.1.1 The full name and business address of the Member;

4.1.2 A copy of the Certificate of Formation and all amendments thereto;

4.1.3 Copies of the Company's federal, foreign, state and local income tax returns and reports (or the portions of the returns of others showing the taxable income deductions, gain, loss, and credits of the Company), if any, for the three most recent years;

4.1.4 Copies of this Operating Agreement including all amendments thereto;

4.1.5 Any financial statements of the Company for the three most recent years; and

4.1.6 The amount of cash and a description and statement of the agreed value of the other property or services contributed by the Member and which the Member has agreed to contribute.

ARTICLE V -- NAMES AND ADDRESSES OF MEMBERS

The name and address of the Member is Bruce R. McCaw, P.O. Box 1607, Bellevue, Washington 98009.

ARTICLE VI -- MANAGEMENT

Management Rights. Subject to Section 6.2 of this Article VI, the business of the Company shall be conducted by the Manager and all management of the Company shall be vested in the Manager. The Manager shall have power and authority to take the following actions on behalf of the Company:

6.1.1 The location or relocation of a place of business for the Company;

6.1.2 The execution, or appointment of officers and agents with such designation as the Manager may determine to execute, on behalf of the Company, all instruments and documents, including, without limitation, checks, drafts, notes and other negotiable instruments; mortgages or deeds of trust; security agreements; financing statements; documents providing for the acquisition, mortgage, investment or disposition of property, including the licensing of intellectual property;

6.1.3 The appointment and fixing of compensation for officers and other agents for the Company;

6.1.4 The determination of the amount of, and the making of, Distributions;

6.1.5 The acquisition of property from any Person as the Manager may determine. The fact that the Manager or Member is directly or indirectly affiliated or connected with any such Person shall not prohibit the Manager from dealing with that Person subject to other provisions of this Operating Agreement;

6.1.6 The borrowing of money for the Company from banks or other lending institutions;

6.1.7 The purchase of liability and other insurance to protect the Company's property and business;

6.1.8 The investment of any Company funds (by way of example but not limitation) in time deposits, short-term governmental obligations, commercial paper or other investments;

6.1.9 The confession of a judgment against the Company;

6.1.10 The making of any capital expenditure;

6.1.11 The employment of accountants, legal counsel, managing agents or other experts to perform services for the Company and to compensate them from Company funds; and

6.1.12 The doing and performance of all other acts as may be necessary or appropriate to carry out the Company's business purpose.

6.2 **Certain Powers of Managers and Restrictions on Authority of the Managers**. Notwithstanding Section 6.1 of this Article VI, only the Member may take the following actions or may direct the Manager to take the following actions:

6.2.1 The Admission of an Additional Member;

6.2.2 The initiation or a proceeding for the bankruptcy of the Company;

6.2.3 A change in the purpose of the Company;

6.2.4 The approval of a merger, conversion or the application of any statute (the application of which is elective) to the Company;

6.2.5 The taking of any act which would make it impossible to fulfill the purpose of the Company;

6.2.6 The amendment of this Operating Agreement or the taking of any action in violation of this Agreement;

6.2.7 The causing of the Company to voluntarily initiate a proceeding under which the Company would become a debtor under the United States Bankruptcy Code; or

6.2.8 The sale, exchange or other Disposition of all, or substantially all, of the Company Property other than in the ordinary course of the Company's business.

6.3 **Liability of Member and Manager.** Neither the Member nor the Manager shall be liable as Member or Manager for the liabilities of the Company. The failure of the Company to observe any formalities or requirements relating to the exercise of its powers or management of its business or affairs under this Operating Agreement or the

Act shall not be grounds for imposing personal liability on the Member or Manager for liabilities of the Company.

6.4 **Indemnification.** The Company shall indemnify the Member and the Manager for all costs, losses, liabilities, and damages paid or accrued by the Member (either as Member or as agent) or Manager in connection with the business of the Company or because such Person is a Member or Manager, to the fullest extent provided or allowed by Washington law. In addition, the Manager shall cause the Company to advance costs of participation in any Proceeding to the Manager or Member. The Manager may, with the consent of the Member, indemnify all other employees and agents of the Company for all costs, losses, liabilities, and damages paid or accrued by the agent or employee in connection with the business of the Company or because such Person is an agent or employee, to the fullest extent provided or allowed by Washington law.

6.5 Conflicts of Interest.

6.5.1 The Member or Manager shall be entitled to enter into transactions that may be considered to be competitive with, or a business opportunity that may be beneficial to, the Company, it being expressly understood that the Member or Manager may enter into transactions that are similar to the transactions into which the Company may enter.

6.5.2 A Member or Manager does not violate a duty or obligation to the Company merely because the Member's conduct furthers the Member's own interest. A Member or Manager may lend money to and transact other business with the Company. The rights and obligations of a Member or Manager who lends money to or transacts business with the Company are the same as those of a Person who is not a Member, subject to other applicable law. No transaction with the Company shall be voidable solely because a Member or Manager has a direct or indirect interest in the transaction if either the transaction is fair to the Company or the Member (in the case of a transaction in which the Manager but not the Member is personally interested) or the Manager (in the case of a transaction in which the Member but not the Manager is personally interested) with knowledge of the interest of the Member or Manager as the case may be.

6.6 **Compensation of Member and Manager.** The Member and Manager shall be reimbursed for all reasonable expenses incurred on behalf of the Company and shall be entitled to reasonable compensation, in an amount to be determined from time to time by the Member.

6.7 **Standard of Care of Member and Manager.** The Member's duty of care in the discharge of the Member's duties to the Company is limited to refraining from engaging in grossly negligent or reckless conduct, intentional misconduct, or a knowing

violation of law. In discharging its duties, the Member shall be fully protected in relying in good faith upon the records required to be maintained under Article IV and upon such information, opinions, reports or statements by any of its agents, or by any other Person, as to matters the Member reasonably believes are within such other Person's professional or expert competence and who has been selected with reasonable care by or on behalf of the Company, including information, opinions, reports or statements as to the value and amount of the assets, liabilities, profits or losses of the Company or any other facts pertinent to the existence and amount of assets from which distributions to the Member might properly be paid.

ARTICLE VII -- CONTRIBUTIONS

7.1 Initial Contributions. The Member shall make the Contribution described for that Member on Exhibit A at the time and on the terms specified on Exhibit A. If no time for the Contribution is specified, the Contributions shall be made upon execution of this Operating Agreement. The value of the Contributions shall be as set forth on Exhibit A. No interest shall accrue on any Contribution, and the Member shall not have the right to withdraw or be repaid any Contribution except as provided in this Operating Agreement.

7.2 Additional Contributions. In addition to the initial Contribution, the Member may make additional contributions. The Member shall not be obligated to make any additional contributions.

ARTICLE VIII -- DISTRIBUTIONS

8.1 Distributions. Except as provided in Section 8.2 and in the Act, the Company may make Distributions as determined by the Manager from time to time in accordance with this Operating Agreement.

8.2 Limitations on Distributions. No Distribution shall be declared and paid unless, after the distribution is made, the assets of the Company are in excess of all liabilities of the Company.

ARTICLE IX -- TAXES

9.1 Elections. The Manager may make any tax elections for the Company allowed under the Code or the tax laws of any state or other jurisdiction having taxing jurisdiction over the Company.

9.2 Taxes of Taxing Jurisdictions. To the extent the laws of any Taxing Jurisdiction require, the Manager will prepare and the Member will execute and submit

an agreement indicating that the Member will make timely income tax payments to the Taxing Jurisdiction and that the Member accepts personal jurisdiction of the Taxing Jurisdiction with regard to the collection of income taxes attributable to the Member's income, and interest, and penalties assessed on such income, if such agreement is required by the Taxing Jurisdiction. If the Member fails to provide such agreement, the Company may withhold and pay over to such Taxing Jurisdiction the amount of tax, penalty and interest determined under the laws of the Taxing Jurisdiction with respect to such income. Any such payments with respect to the income of a Member shall be treated as a distribution for purposes of Article IX.

9.3 Method of Accounting. The records of the Company shall be maintained on the same method of accounting as that of the Member.

ARTICLE X -- DISPOSITION OF MEMBERSHIP INTEREST AND ADMISSION OF ASSIGNEES AND ADDITIONAL MEMBERS

10.1 Disposition. The Member's Membership Interest is transferable either voluntarily or by operation of law. The Member may Dispose of all or a portion of the Member's Membership Interest. Notwithstanding any provision of the Act to the contrary, upon the Disposition of the Member's Membership Interest, the transferee shall be admitted upon the completion of the transfer without further action. Upon the transfer of the Member's entire Membership Interest (other than a temporary transfer or transfer as a pledge or security interest), the Member shall cease to be a Member and shall have no further rights or obligations under this Operating Agreement, except that the Member shall have the right to such information as may be necessary for the computation of the Member's tax liability.

10.2 Admission of Additional Members. The Member may Admit Additional Members and determine the Capital Contributions of such additional Members.

ARTICLE XI -- DISSOLUTION AND WINDING UP

11.1 Dissolution. The Company shall be dissolved and its affairs wound up, upon the will of the Member. Notwithstanding any provision of the Act to the contrary, the Company shall continue and not dissolve as a result of the death, retirement, resignation, expulsion, bankruptcy, or dissolution of any Member or any other event that terminates the continued membership of the Member.

11.2 Effect of Dissolution. Upon dissolution, the Company shall cease carrying on as distinguished from the winding up of the Company business, but the Company is not terminated, but continues until the winding up of the affairs of the Company is

completed and the Certificate of Cancellation has been issued by the Secretary of State of Washington.

11.3 Distribution of Assets on Dissolution. Upon the winding up of the Company, the Company Property shall be distributed:

11.3.1 To creditors, including the Member if it is a creditor, to the extent permitted by law, in satisfaction of Company liabilities; and then

11.3.2 To the Member. Such distributions shall be in cash, Property other than cash, or partly in both, as determined by the Manager.

11.4 Winding Up and Certificate of Cancellation. The winding up of a limited liability company shall be completed when all debts, liabilities, and obligations of the limited liability company have been paid and discharged or reasonably adequate provision therefor has been made, and all of the remaining property and assets of the limited liability company have been distributed to the Member. Upon the completion of winding up of the Company, a Certificate of Cancellation shall be delivered by the Manager to the Secretary of State of Washington for filing. The Certificate of Cancellation shall set forth the information required by the Act.

ARTICLE XII -- AMENDMENT

This Operating Agreement may be modified or amended from time to time only by a written instrument adopted by the Member and the Company and executed by the Member and the Company.

ARTICLE XIII -- MISCELLANEOUS PROVISIONS

13.1 **Entire Agreement.** This Operating Agreement represents the entire agreement between the Member and the Company.

13.2 **Rights of Creditors and Third Parties under Operating Agreement.** This Operating Agreement is entered into between the Company and the Member for the exclusive benefit of the Company, its Member, and their successors and assignees. This Operating Agreement is expressly not intended for the benefit of any creditor of the Company or any other Person. Except and only to the extent provided by applicable statute, no such creditor or third party shall have any rights under this Operating Agreement or any agreement between the Company and the Member with respect to any Capital Contribution or otherwise.

IN WITNESS WHEREOF, we have hereunto set our hand and seals on the date set forth beside our names.

COMPANY:

SOUTH COVE VENTURES L.L.C.
A Washington limited liability company,

By its Manager:
Investments Manager LLC,
A Washington limited liability company

Date: September 23, 2016 By: _____
Greg Vik, Manager

MEMBER:

Date: September 23, 2016 _____
Bruce R. McCaw

EXHIBIT A

Member	Initial Capital Contribution
Bruce R. McCaw	$_____

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
301 Main Street
Gooding, ID 83330

CAMAS COUNTY
RECORDED FOR:
Clerk
08:41:04 AM 10-18-2022
2022-091580
No. PAGES: 10 FEE: $15.00
KATHERINE RABLIN
COUNTY CLERK
DEPUTY: KR

WARRANTY DEED

File No. _____ Date: 10/07/2022

For Value Received, **South Cove Ventures L.L.C.**, a Washington limited liability company, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Bruce R. McCaw**, a single man as his sole and separate property, hereinafter called the Grantee, whose current address is P.O. Box 1607, Bellevue, WA 98009, the premises described on the attached Exhibits A19 through A24, situated in Camas County and Gooding County, Idaho.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
301 Main Street
Gooding, ID 83330

91580
Camas
Date 10-18-22 08:41AM
Simplifile.com .5657

WARRANTY DEED

File No. _____ Date: 10/07/2022

For Value Received, **South Cove Ventures L.L.C.**, a Washington limited liability company, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Bruce R. McCaw**, a single man as his sole and separate property, hereinafter called the Grantee, whose current address is P.O. Box 1607, Bellevue, WA 98009, the premises described on the attached Exhibits A19 through A24, situated in Camas County and Gooding County, Idaho.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

South Cove Ventures L.L.C., a Washington limited liability company

By: _____
Chris Pollak, Vice President
Investments Manager LLC, its manager

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this 7th day of October, 2022, before me, a Notary Public in and for said State, personally appeared **Chris Pollak**, known or identified to me to be the person whose name is subscribed to the within Instrument, as the Vice President of Investments Manager LLC, a Washington limited liability company, manager of South Cove Ventures L.L.C., a Washington limited liability company, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

NANCY LUKACS NOTARY PUBLIC 16661 COMMISSION EXPIRES 4-29-24 STATE OF WASHINGTON

_____
Printed name: NANCY LUKACS
Notary Public in Washington
Residing at: KIRKLAND, WA
Commission Expires: 4-29-24

EXHIBIT A19

Township 1 South, Range 14 East, Boise Meridian, Camas County, Idaho

Section 33: S½SE¼

Section 34: S½SW¼

EXHIBIT A20

Township 1 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 25: The Southwest Quarter.

SUBJECT TO road easement along the South boundary.

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 1: The Southwest Quarter of the Northwest Quarter; and Government Lot 4.

SUBJECT TO road easements along the North and East boundaries.

Section 2: The South one-half of the North one-half; the North one-half of the Southwest Quarter; Government Lots 1, 2 and 3.

EXCEPTING THEREFROM a portion of Government Lot 3, described as follows:

BEGINNING at the Northwest corner of said Lot 3;
Thence South for a distance of 1,318 feet to the Southwest corner of Lot 3;
Thence East for a distance of 328 feet;
Thence North for a distance of 1,318 feet;
Thence West for a distance of 328 feet to the POINT OF BEGINNING.

SUBJECT TO road easements along the North and West boundaries.

Together with 945 shares of Twin Lakes Reservoir & Irrigation Co.

EXHIBIT 21

Parcel 1

Township 2 South, Range 14, East of the Boise Meridian, Camas County, Idaho

Section 11: The Southeast Quarter of the Southeast Quarter.

TOGETHER WITH an easement for road right of way 50 feet in width across the East one-half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, as described in that certain Grant of Easement recorded January 4, 1996 as Instrument No. 69691 in Book 5 of Miscellaneous at Page 619 and Right of Way Easement recorded January 6, 1997 as Instrument No. 70676 in Book 5 of Miscellaneous at Page 776, records of Camas County, Idaho.

Parcel 2

Section 12: The Southwest Quarter of the Southwest Quarter.

Parcel 3

Section 13: The West one-half of the Northwest Quarter; the Southeast Quarter of the Northwest Quarter; the Southwest Quarter; the Southwest Quarter of the Northeast Quarter; and the West one-half of the Southeast Quarter.

Parcel 4

Section 14: The East one-half of the Northeast Quarter.

Parcel 5

Section 24: The Northwest Quarter; and the West one-half of the Northeast Quarter.

EXHIBIT A22

PARCEL NO. 1:

Township 2 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 3: Lots 2, 3, 4, The South one-half of the North one-half;
The North one-half of the South one-half.

Section 4: Lot 1.

PARCEL NO. 2:

Township 1 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 34: The East one-half; The South one-half of the Northwest Quarter;
The North one-half of the Southwest Quarter.

Section 35: The West one-half; The Southeast Quarter.

Section 36: The Southwest Quarter.

EXCEPT a contiguous parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 35 and in the Southwest Quarter of the Southwest Quarter of Section 36, described as follows:

Beginning at a point on the East line of Section 35, 43.75 feet North of the Southeast Section corner of said Section 35;
Thence North 89°35' West 360 feet;
Thence North 191.3 feet;
Thence South 89°35' East, 380 feet to a point in Section 36;
Thence South 191.3 feet;
Thence North 89°35' West, 20 feet to the POINT OF BEGINNING.

continued

Township 1 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 32: The Northwest Quarter, EXCEPT Right of way deeded to the State of the Idaho, recorded in Book 19 Deeds, Page 232, records of Camas County, Idaho and EXCEPT Right of Way deeded to Camas County, Idaho recorded in Book 20 Deeds Page 44, records of Camas County, Idaho.

Section 33: The Northwest Quarter, EXCEPT Right of Way deeded to the State of Idaho recorded in Book 15 Deeds Page 104, records of Camas County, Idaho.

Township 2 South, Range 14 East of the Boise Meridian, Camas County, Idaho

Section 1: Lots 1, 2, 3; The Southeast Quarter of the Northwest Quarter; The South one-half of the Northeast Quarter; The Southeast Quarter.

Section 2: Lot 4 and all that part of Lot 3, described as follows:

Beginning at the Northwest corner of said Lot 3;
Thence South 1318 feet to the Southwest corner of said Lot 3;
Thence East 328 feet;
Thence North 1318 feet;
Thence West 328 feet to the POINT OF BEGINNING.

Section 3: Lot 1.

Section 12: The West one-half of the East one-half; The Southeast Quarter of the Northwest Quarter; The East one-half of the Southwest Quarter.

Section 13: The Northwest Quarter of the Northeast Quarter; The Northeast Quarter of the Northwest Quarter.

Township 2 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 6: Lots 4, 5, 6 and 7.

CONTINUED

1. A portion of Water Right No. 37-00591 in the amount of 0.667 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No. 39576 (the "SRBA") as A37-00591B;

2. A portion of Water Right No. 37-00592 in the amount of 0.5 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No 39576 (the "SRBA") as A37-00592B;

3. A portion of Water Right No. 37-00593 in the amount of 0.5 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No 39576 (the "SRBA") as A37-00593B;

4. A portion of Water Right No. 37-00594 in the amount of 1.3 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No 39576 (the "SRBA") as A37-00594B;

3. A portion of Water Right No. 37-00595 in the amount of 1.11 cfs and claimed in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No 39576 (the "SRBA") as A37-00595B;

and any other water rights appurtenant to the premises conveyed by this deed.

EXHIBIT A23

Township 1 South, Range 14, East of the Boise Meridian, Camas County, Idaho.
Section 13: SE ¼.

Together with all water rights appurtenant thereto, including, but not limited to 3.14 cfs of Water Right No. 37-07408, claimed as A37-08408 in In Re the General Adjudication of Rights to the Use of Water From the Snake River Basin Water System, Twin Falls District Court Case No. 39576, for the irrigation of 157 acres within the property described above.

SUBJECT TO road rights of way along the South and East boundaries.

AND SUBJECT TO:

A power line easement granted to Prairie Power Cooperative, Inc., recorded July 15, 1992, Instrument No. 66777, Book 5, Miscellaneous, Page 149, records of Camas County, Idaho.

EXHIBIT A24

Township 1 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 32: A parcel of land in the Southeast Quarter of the Southeast Quarter, described as follows:

Beginning at a point 300 feet West of the Southeast corner of Section 32;
Thence running North 10 rods;
Thence West 16 rods;
Thence South 10 rods;
Thence East 16 rods to the POINT OF BEGINNING.

Section 33: Southwest Quarter of the Southwest Quarter.

Township 2 South, Range 15 East of the Boise Meridian, Camas County, Idaho

Section 3: Lots 2 and 4; South one-half of the North one-half; North one-half of the Southeast Quarter; Northeast Quarter of the Southwest Quarter.

Section 4: Lots 1, 3 and 4; South one-half of the North one-half.

Section 5: That portion of Lot 2 lying West of the Highway Right of Way, and Lot 3, South one-half of the Northeast Quarter; Southeast Quarter of Northwest Quarter; Northeast Quarter of the Southwest Quarter; Northwest Quarter of the Southeast Quarter.

EXCEPT Highway Right of Way deeded to the State of Idaho, July 17, 1954, recorded in Book 19 Deeds Page 250 as Instrument No. 31509, records of Camas County, Idaho.

ether with 648 shares of stock of the Twin Lakes Reservoir & Irrigation Company.

ether with State of Idaho, Department of Water Resources Water Right #A-37-02317
l Water Right #37-13213.

ject to the final outcome of all proceedings in and the provisions, terms and conditions the decree to be entered in the SRBA.

UBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision strictions and U.S. patent reservations.

IDAHO DEPARTMENT OF
WATER RESOURCES

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

Governor Brad Little Director Mathew Weaver

July 05, 2024

SV RANCH REVOCABLE LIVING TRUST
PO BOX 1607
BELLEVUE WA 98009-1607

Re: Change in Ownership for Water Right No(s): 37-7393, 37-7408 & 37-22922

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)

c: Water District No. 37B

Hersley, Jean

From:	Nancy Lukacs <nancyl@pistolcreek.com>
Sent:	Wednesday, July 3, 2024 1:49 PM
To:	greg.sullivan@brockwayeng.com; Hersley, Jean
Subject:	Change in Ownership Water Right No(s): 37-7393, 37-21720, 37-22922
Attachments:	Document 1.pdf

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

Hello Greg and Jean –

As you know, we requested to transfer ownership of the above referenced water rights from South Cove Ventures LLC to SV Ranch Revocable Living Trust, but it was discovered that the water rights span property owned by the LLC and property owned by the Trust. This led to our discovery that when we conveyed the property from the LLC to the Trust, a portion of the legal description of South Cove's property was not included. Attached is a deed conveying that portion to the Trust. Hopefully this resolves the issue. Please let me know if we need to do anything further. Thank you so much.

Nancy Lukacs
Strategic Projects Manager

****
CONFIDENTIALITY NOTICE:
This message (including attachments) contains information which is intended for the use of the addressee(s) only. It is confidential, privileged or otherwise protected. If you are not the intended recipient, you are prohibited from reviewing, using, copying, or disclosing it to anyone. This message or any information contained in the message may not be posted to any social networking site, blog or internet site. If you have received this message in error, please notify the sender immediately by replying to the email and deleting it from your computer. Thank you.

Hersley, Jean

From: Greg Sullivan <greg.sullivan@brockwayeng.com>
Sent: Monday, June 17, 2024 2:12 PM
To: Hersley, Jean
Subject: RE: SV Ranch Revocable Living Trust Ownership Change

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.

Jean,

You can update the rights that we have warranty deeds for but hold off on refunding the others. The Company had not contacted me today yet regarding the missing warranty deeds.

Greg Sullivan
Brockway Engineering
2016 North Washington Street, Suite 4
Twin Falls, Idaho 83301
208-736-8543

All information, calculations, maps, drawings, or other documents transmitted via e-mail are preliminary unless explicitly stated in the e-mail text or in the documents themselves.

From: Hersley, Jean [mailto:Jean.Hersley@idwr.idaho.gov]
Sent: Monday, June 17, 2024 12:41 PM
To: Greg Sullivan <greg.sullivan@brockwayeng.com>
Subject: RE: SV Ranch Revocable Living Trust Ownership Change

Do you want me to update the rights that I can and refund the others?

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

From: Greg Sullivan <greg.sullivan@brockwayeng.com>
Sent: Friday, June 14, 2024 4:09 PM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Subject: RE: SV Ranch Revocable Living Trust Ownership Change

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.

I think the intent is to eventually convey all of the property and water rights into the name of Ryan Porter, Trustee SV Ranch Revocable Living Trust. And no one wants the water rights split. The Company staff will be figuring this out early next week and I will let you know how they want us to proceed.

Thank you for your help.

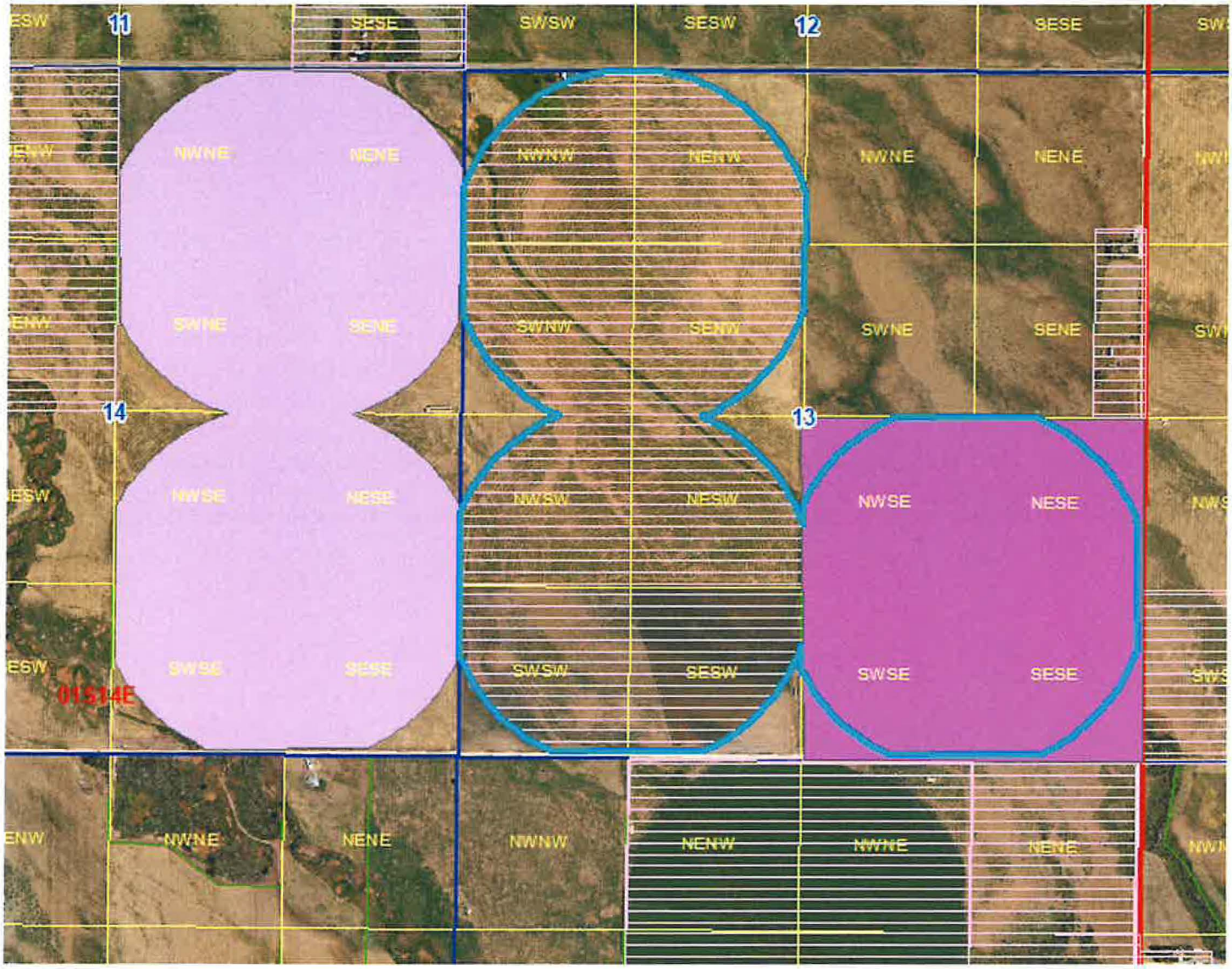
Greg Sullivan
Brockway Engineering
2016 North Washington Street, Suite 4
Twin Falls, Idaho 83301
208-736-8543

All information, calculations, maps, drawings, or other documents transmitted via e-mail are preliminary unless explicitly stated in the e-mail text or in the documents themselves.

From: Hersley, Jean [mailto:Jean.Hersley@idwr.idaho.gov]
Sent: Friday, June 14, 2024 2:56 PM
To: Greg Sullivan <greg.sullivan@brockwayeng.com>
Subject: SV Ranch Revocable Living Trust Ownership Change

I did make a mistake with water right 37-21720. I can update the ownership of that one.

However, water right 37-7408 will need to be split. The picture below shows the POU for 37-7408 outlined in blue and the land conveyed to SV Ranch Revocable Living Trust in purple. The lilac color shape is the POU for 37-7393 and 37-22922. If I need to split 37-7408 and not update the ownership for 37-7393 and 37-22922, the Department will need another $25 for the split.



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

IDAHO DEPARTMENT OF
WATER RESOURCES

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

Governor Brad Little Director Mathew Weaver

June 13, 2024

SV RANCH REVOCABLE LIVING TRUST
PO BOX 1607
BELLEVUE WA 98009-1607

RE: Change in Ownership Water Right No(s): 37-7393, 37-21720, 37-22922

Dear Interested Parties:

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

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

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights 37-7393, 37-21720 & 37-22922. The deeds provided do not include property in the place of use description for these water rights (water right reports attached).
- Water right 37-7408 will need to be split unless additional deeds can be provided. This will require additional filing fees as well, $75, unless additional deeds are not provided for water rights 37-7393, 37-21720 & 37-22922.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days, we will return your notice and all attachments and your notice will not be processed. You can provide the information by email to jean.hersley@idwr.idaho.gov or mailing to: IDWR, PO Box 83720, Boise, ID, 83720-0098.

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

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

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

RECEIVED
JUN 05 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

RECEIVED
JUN 13 2024
DEPT. OF WATER RESOURCES

BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics
Hydrology
Water Resources

June 3, 2024

Corey Skinner
Idaho Department of Water Resources
650 Addison Ave. W., Ste. 500
Twin Falls, ID 83301

Re: Ryan Porter, Trustee SV Ranch Revocable Living Trust

Dear Mr. Skinner:

It is requested that the ownership of the identified eleven water rights be updated by the Idaho Department of Water Resources.

Attached to this letter is are three Notice of Change in Water Right Ownership that identifies the eleven water rights, warranty deeds, Ryan Porter's authority to sign the change of ownership request forms.

Please contact me if you have any questions.

Sincerely,

Greg Sullivan, M.S., Engineer

Cc: Nancy Lukacs
Enc: Aerial Maps, Warranty Deeds, Change of Ownership Form, Brockway Engineering Check #_____ for $275.00.

CHARLES E. BROCKWAY, PH.D., P.E.

CHARLES G. BROCKWAY, PH.D., P.E.

2016 NORTH WASHINGTON STREET • SUITE 4

TWIN FALLS, IDAHO 83301

208•736•8543

FAX: 736•8506