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

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
AUG 12 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

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?
37-2493	Yes ☐	Yes ■	37-7309	Yes ☐	Yes ☐
37-2747	Yes ☐	Yes ☐	37-11811	Yes ☐	Yes ☐
37-7002	Yes ☐	Yes ☐	37-11813	Yes ☐	Yes ☐
37-7210	Yes ☐	Yes ☐	37-11814	Yes ☐	Yes ☐
37-7225	Yes ☐	Yes ☐	37-11815	Yes ☐	Yes ☐

2. Previous Owner's Name: Lakeside Industries Inc.
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Steadfast Wood River Ranch LLC
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

18100 Von Karman Ave., Suite 500 | Irvine | CA | 92612
Mailing address | City | State | Zip

949-852-0700 | rod.emery@steadfastco.com and legal@steadfastco.com
Telephone | Email

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

5. Date you acquired the water rights and/or claims listed above: 8/8/2024.

6. Do you own the land identified as the water right place of use? Yes ■ No ☐
   - If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:
   ■ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
   ■ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
   ■ Filing fee (see instructions for further explanation):
     - $25 per *undivided* water right.
     - $100 per *split* water right.
     - No fee is required for pending adjudication claims.

   SUPPORT DATA
   IN FILE # 37-2493

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

8. Signature: _____ | Manager | 8/6/2024
   Signature of new owner/claimant | Title, if applicable | Date
   Dinesh Davar
   Print name

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

For IDWR Office Use Only:

Receipted by SG Date 8/12/2024 Receipt No. 5040320 Receipt Amt. #775 –

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 Steadfast Wood River Ranch Approved by _____ Processed by _____ Date 8-20-24

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-11816	Yes ☐	Yes ☐	37-11821	Yes ☐	Yes ■
37-11817	Yes ☐	Yes ☐	37-11822	Yes ☐	Yes ■
37-11818	Yes ☐	Yes ☐	37-11823	Yes ☐	Yes ■
37-11819	Yes ☐	Yes ☐	37-11824	Yes ☐	Yes ☐
37-11820	Yes ☐	Yes ☐	37-11825	Yes ☐	Yes ☐

2. Previous Owner's Name: Lakeside Industries Inc.
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Steadfast Wood River Ranch LLC
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

   18100 Von Karman Ave., Suite 500 | Irvine | CA | 92612
   Mailing address | City | State | Zip

   949-852-0700 | rod.emery@steadfastco.com and legal@steadfastco.com
   Telephone | Email

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

5. Date you acquired the water rights and/or claims listed above: 8/8/2024.

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.
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     - No fee is required for pending adjudication claims.
   - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
   - ■ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: _____ | Manager | 8/6/2024
   Signature of new owner/claimant | Title, if applicable | Date
   Dinesh Davar
   Print name

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

For IDWR Office Use Only:

Receipted by SG Date 8/12/2024 Receipt No. 5040322 Receipt Amt. $775 –

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 Steadfast Wood River Ranch Approved by _____ Processed by _____ Date _____

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-11826	Yes ☐	Yes ☐	37-11856 ✓	Yes ☐	Yes ☐
37-11827 ✓	Yes ☐	Yes ☐	37-11857	Yes ☐	Yes ☐
37-11834 ✓	Yes ☐	Yes ☐	37-11863	Yes ☐	Yes ☐
37-11835	Yes ☐	Yes ☐	37-11868	Yes ☐	Yes ☐
37-11841	Yes ☐	Yes ☐	37-11917	Yes ☐	Yes ☐

2. Previous Owner's Name: Lakeside Industries Inc.
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Steadfast Wood River Ranch LLC
   New owner(s) as listed on the conveyance document — Name connector ☐ and ☐ or

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8. Signature: _____ | Manager | 8/6/2024
   Signature of new owner/claimant | Title, if applicable | Date
   Dinesh Davar
   Print name

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

For IDWR Office Use Only:

Receipted by SG Date 8/12/2024 Receipt No. 5040322 Receipt Amt. $775

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 Steadfast Wood River Ranch Approved by _____ Processed by _____ Date _____

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RECEIVED ✓
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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-12089 /	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lakeside Industries Inc.
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Steadfast Wood River Ranch LLC
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

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   Mailing address | City | State | Zip

   949-852-0700 | rod.emery@steadfastco.com and legal@steadfastco.com
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8. Signature: _____ Manager 8/6/2024
   Signature of new owner/claimant | Title, if applicable | Date
   Dinesh Davar
   Print name

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

For IDWR Office Use Only:

Receipted by SG Date 8/12/2024 Receipt No. 5040322 Receipt Amt. $ 775 –

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 Steadfast Wood River Ranch Approved by _____ Processed by _____ Date _____

Instrument # 707532
HAILEY, BLAINE, IDAHO
08-08-2024 2:00:19 PM No. of Pages: 8
Recorded for: FLYING S TITLE AND ESCROW - KETCHUM
STEPHEN MCDOUGALL GRAHAM Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

Recording Requested By
And When Recorded Mail To:
Steadfast Wood River Ranch, LLC
18100 Von Karman Ave., Ste. 500
Irvine, CA 92612

File #1098513

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **Lakeside Industries, Inc.**, a Washington corporation, successor by merger to Lakeside Industries, a Washington joint venture ("Grantor") does hereby grant, bargain, sell and convey to **Steadfast Wood River Ranch, LLC, a Delaware limited liability company** ("Grantee"), whose mailing address is 18100 Von Karman Ave., Ste. 500, Irvine, CA 92612, all of Grantor's right, title, and interest in and to eleven (11) separate parcels of real property located in Blaine County, Idaho, described on the attached **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

TOGETHER WITH all estate, right, title and interest in and to the Property, in law as well as in equity, including, but not limited to (i) Grantor's right, title, and interest in appurtenant water and water rights, ditch or irrigation company shares, expressly including but not limited to those water rights on Exhibit B for the respective Places of Use identified in the water rights, and including but not limited to any ground water wells and well permits and rights, any surface water ditches and ditch permits and rights, and facilities of any kind related thereto, (ii) streets, alleys and rights of way adjacent thereto, (iii) all of Grantor's interests in the mineral rights appurtenant thereto, and (iv) all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To have and to hold the described Property to Grantee, Grantee's heirs, and assigns forever, EXPRESSLY SUBJECT to those certain encumbrances listed on Exhibit C - Permitted Exceptions attached hereto (collectively, the "***Permitted Exceptions***"), and all rights, reservations, exceptions and easements of record.

Grantor, for Grantor's successors and assigns, hereby covenants with and to Grantee and Grantee's heirs and assigns that Grantor is lawfully seized in fee simple of the described Property; that Grantor has the right and authority to convey said Property to Grantee; that the described Property is free from all encumbrances except for the Permitted Exceptions, for general taxes and assessments for the current year, which are not yet due and payable, and for all other rights, reservations, exceptions and easements of record and that Grantor will warrant and defend the same forever from all other lawful claims; that Grantor and Grantor's successors and assigns, and all persons acquiring any interest in the Property granted by, through, or for Grantor, on demand of Grantee or Grantee's heirs or assigns will execute any instrument necessary for the further assurance of the title to the Property that may be reasonably required.

Executed this 7th day of August, 2024.

GRANTOR:

Lakeside Industries, Inc.,
a Washington corporation

By: Dax Woolston
Its: CFO / Secretary / Treasurer

STATE OF WASHINGTON)
) ss.
County of King)

On this day of August 7, 2024, before me personally appeared Dax Woolston, to me known to be the CFO / Secretary / Treasurer of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

(Seal)

JULIE C LESTER
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 165773
My Commission Expires 03/10/2025

Julie C Lester
Notary Public in and for the State of Washington
Residing at 1610 254th Ave SE, Monroe, WA. 98272
My Commission Expires: 03/10/2025

EXHIBIT A

PARCEL 1
A parcel of land described as:
TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 26: SW¼

Section 26: S½NW¼
EXCEPTING the portion of Lot 8A1, Block 1, Poverty Flat Subdivision Amended that falls within said Section 26, as shown on Instrument #452450 on file in the Office of the Clerk of Blaine County, Idaho, and more particularly described as follows:
Commencing at the W¼ Section 26 as described in CPF Instrument #159316 on file in said Clerk's office;
Thence N00°00'00"W along the west section line, 1215.94 feet to a point, also being the SW corner of said Lot 8A1, and the Point of Beginning;
Thence continuing N00°00'00"W along the west section line, a distance of 79.49 feet to a point;
Thence N89°44'44"E along the north 1/16 line of said section, a distance of 717.65 feet to a point;
Thence S00°00'00"E, 77.26 feet to a point;
Thence S89°34'01"W, 717.66 feet to the Point of Beginning.

Section 27: NE¼SE¼

Parcel No: RP01N180260830

PARCEL 3
A parcel of land described as:
TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 27: SW¼, W½SE¼, SW¼NE¼, S½NW¼, NW¼NW¼

Parcel No: RP01N18027083A

PARCEL 5
A parcel of land described as:
TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 28: E½SE¼ and all the part of the W½SE¼ lying south and east of the County Road.

Parcel No. RP01N180280850

PARCEL 6
A parcel of land described as:
TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 28: All that portion of the SE¼NE¼, except for Tax Lot 4974.
Tax Lot 4974 is more particularly described as Section 28, Township 1 North Range 18 East, Boise Meridian, Blaine County, Idaho commencing at a point S1°0"W, 1114.45 feet from the NW corner of SE¼NE¼ the point of beginning;
Thence N1°07'W, 1114.45 feet;
Thence S89°52'45"E, 1141.34 feet;
Thence S45°12'W 1377.88 feet to the POINT OF BEGINNING.

Parcel No. RP01N18028085A

PARCEL 7
A parcel of land described as:
TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 28: A parcel of land more particularly described as follows:
Beginning at the Southeast corner of the NE¼NE¼ of Section 28;
North 00°53'23" West along the East line of said NE¼NE¼, 109.85 feet to the Southeasterly side of an existing County Road;
Thence South 45°40'00" West along said County Road, 156.82 feet to the South line of said NE¼NE¼;
Thence South 89°52'45" East, 113.89 feet to the POINT OF BEGINNING.

Section 28: A parcel of land more particularly described as follows:
Beginning at the Southeast corner of the SW¼NE¼ of said Section 28;
North 01°07'00" West along the East line of said SW¼NE¼, 129.19 feet to the Southeasterly side of an existing County Road;
Thence South 45°12'00" West along said County Road, 183.22 feet to the South line of said SW¼NE¼;
Thence South 89°58'20" East, 132.53 feet to the POINT OF BEGINNING.

Parcel No.RP01N18028086C

PARCEL 10
A parcel of land described as:
TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 34: NW¼, NE¼, SW¼, NW¼SE¼

Parcel No: RP01N18034091A

PARCEL 11
A parcel of land described as:
TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 34: NE¼SE¼, S½SE¼

Section 35: W½SW¼, W½NW¼

Parcel No: RP01N18034091B

PARCEL 13
A parcel of land described as:
TOWNSHIP 1 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 1: SW¼SW¼
EXCEPTING THEREFROM A parcel of land located within the Southwest 1/4 of the Southwest 1/4, Section 1, Township 1 South, Range 18 East, B.M., Blaine County, Idaho, currently known as Tax Lot 8333, said parcel being more particularly described as follows:

COMMENCING at a Brass Cap marking the section corner common to Sections 1, 2, 11 & 12, said point falling South 00°11'47" East, 2678.28 feet from a Brass Cap marking the West 1/4 Corner for Section 1; thence North 00°11'47" West, 1339.34 feet along the westerly boundary of said Section to the South 1/16th corner common to Sections 1 & 2, thence North 89°36' 10" East, 1159.00 feet along the northerly boundary of the Southwest 1/4 of the Southwest 1/4 to a point, said point being the POINT OF BEGINNING:
Thence continuing North 89°36' 10" East, 163.17 feet to a 5/8" rebar marking the Southwest 1/16th corner for said Section;
Thence South 00°11'34" East, 764.78 feet along the easterly boundary of the Southwest 1/4 of the Southwest 1/4 to its point of intersection with the westerly right of way for the State Highway 75;
Thence South 21°29'09" West, 441.73 feet along said right of way to a point;
Thence North 00°11'34" West, 1174.68 feet to the POINT OF BEGINNING.

Section 2: S½SE¼, S½SW¼, NW¼SE¼

Parcel No: RP01S180010370

PARCEL 15
A parcel of land described as:
TOWNSHIP 1 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 2: Lots 2, 3, 4 and N½SW¼

Parcel No: RP01S180020400

PARCEL 16
A parcel of land described as:
TOWNSHIP 1 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 3: Lots 1, 2, 3 and 4; SW¼, N½SE¼, SW¼SE¼

Parcel No: RP01S18003040A

PARCEL 17
A parcel of land described as:
TOWNSHIP 1 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 3: SE¼SE¼

Parcel No: RP01S18003040B

Exhibit B Water Rights

Basin	Sequence	Basis	Status	Priority Date	Div. Rate	Source	Water Use
37	2493	Decreed	Active	12/21/1948	2	Ground Water	Irrigation
37	2747	Decreed	Active	8/11/1966	1.06	Ground Water	Irrigation
37	7002	Decreed	Active	8/5/1967	1.24	Ground Water	Irrigation
37	7210	Decreed	Active	3/14/1973	0.89	Ground Water	Irrigation
37	7225	Decreed	Active	5/4/1973	4.62	Ground Water	Irrigation
37	7309	Decreed	Active	10/31/1973	3.93	Ground Water	Irrigation, Stockwater
37	11811	Decreed	Active	10/15/1884	2.88	Big Wood River	Irrigation, Mitigation
37	11813	Decreed	Active	6/15/1885	2.6	Big Wood River	Irrigation
37	11814	Decreed	Active	10/31/1889	1.6	Big Wood River	Irrigation
37	11815	Decreed	Active	10/31/1889	3.2	Big Wood River	Irrigation
37	11816	Decreed	Active	3/24/1883	0.2	Big Wood River	Irrigation
37	11817	Decreed	Active	4/17/1883	0.08	Big Wood River	Irrigation
37	11818	Decreed	Active	6/20/1884	0.68	Big Wood River	Irrigation
37	11819	Decreed	Active	6/2/1890	0.15	Big Wood River	Irrigation
37	11820	Decreed	Active	6/1/1901	1.97	Big Wood River	Irrigation
37	11821	Decreed	Active	5/15/1882	3	Big Wood River	Irrigation
37	11822	Decreed	Active	8/1/1884	1.4	Big Wood River	Irrigation
37	11823	Decreed	Active	5/15/1895	1	Big Wood River	Irrigation
37	11824	Decreed	Active	3/24/1883	1.49	Big Wood River	Irrigation, Mitigation
37	11825	Decreed	Active	6/15/1883	7.7	Big Wood River	Irrigation
37	11826	Decreed	Active	6/26/1883	2.7	Big Wood River	Irrigation
37	11827	Decreed	Active	10/26/1886	1.6	Big Wood River	Irrigation
37	11834	Decreed	Active	1/1/1959	0.07	Ground Water	Stockwater
37	11835	Decreed	Active	1/1/1928	0.11	Ground Water	Domestic, Stockwater
37	11841	Decreed	Active	1/1/1959	0.27	Ground Water	Domestic, Stockwater
37	11856	Decreed	Active	1/25/1981	0.27	Ground Water	Domestic, Stockwater
37	11857	Decreed	Active	1/1/1973	0.08	Ground Water	Domestic, Stockwater
37	11863	Decreed	Active	1/1/1923	0.27	Ground Water	Domestic, Stockwater
37	11868	Decreed	Active	6/1/1960	0.23	Springs	Stockwater
37	11917	Decreed	Active	6/1/1957	0.23	Ground Water	Stockwater
37	12089	Decreed	Active	5/1/1981	3.93	Ground Water	Irrigation

Water Rights Held By Water Delivery Entities

1. **Baseline Canal Company – Lakeside**
   - **a. 154 inches for Baseline By-Pass**
   - **b. 154 shares for Baseline Pump No. 1**
   - **c. 154 shares for Baseline Pump No. 2**
2. 510 shares in Glendale Lateral Water Users Association
3. **6 6 3** shares in the Upper Wood River Water Users Association

EXHIBIT C

PERMITTED EXCEPTIONS

The following matters of record to the extent applicable to the Property:

1. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.

2. Right-of-way or easement of Glendale Road, Highway 75 aka Highway 93 and Baseline Road.

3. Exceptions and reservations contained in Deed from the State of Idaho, recorded as Instrument No. 101843, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A, Idaho Code

4. Terms and conditions as contained in the Articles of Association of the Base Line Pump Association, recorded April 17, 1964, as Instrument No. 120205.

5. Agreement upon the terms, conditions and provisions contained therein:
   Parties: Margaret M. Shanaman, and Wayne Clark and Ival D. Clark, husband and wife
   Recorded: April 23, 1973, Instrument No. 148923

6. Agreement upon the terms, conditions and provisions contained therein:
   Parties: Margaret M. Shanaman and Base Line Canal Company
   Recorded: April 23, 1973, Instrument No. 148924

7. The following matters, and any covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by survey recorded June 12, 1989, as Instrument No. 415329.
   a. State Highway 75
   b. Baseline Road

8. Memorandum of Understanding, recorded March 25, 2005, as Instrument No. 517876.

9. Order on Petition to Form South Valley Ground Water District, recorded March 24, 2015, as Instrument No. 625385.

10. Notice of Intent to Preserve Mineral Rights, recorded November 8, 2021, as Instrument No. 688512.

11. Right, title and interest of the State of Idaho within the natural bed of the Big Wood River, if any, below the ordinary high water mark, and also excepting any artificial accretions waterward of said ordinary low water line.

Instrument # 707533
HAILEY, BLAINE, IDAHO
08-08-2024 2:00:19 PM No. of Pages: 5
Recorded for: FLYING S TITLE AND ESCROW - KETCHUM
STEPHEN MCDOUGALL GRAHAM Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

Recording Requested By
And When Recorded Mail To:
Steadfast Wood River Ranch, LLC
18100 Von Karman Ave., Ste. 500
Irvine, CA 92612

File #1098513

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **Lakeside Industries, Inc.**, a Washington corporation, successor by merger to Lakeside Industries, a Washington joint venture ("Grantor") does hereby grant, bargain, sell and convey to **Steadfast Wood River Ranch, LLC, a Delaware limited liability company** ("Grantee"), whose mailing address is 18100 Von Karman Ave., Ste. 500, Irvine, CA 92612, all of Grantor's right, title, and interest in and to one (1) separate parcel of real property located in Blaine County, Idaho, described on the attached **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

TOGETHER WITH all estate, right, title and interest in and to the Property, in law as well as in equity, including, but not limited to (i) Grantor's right, title, and interest in appurtenant water and water rights, ditch or irrigation company shares, expressly including but not limited to those water rights on Exhibit B for the respective Places of Use identified in the water rights, and including but not limited to any ground water wells and well permits and rights, any surface water ditches and ditch permits and rights, and facilities of any kind related thereto, (ii) streets, alleys and rights of way adjacent thereto, (iii) all of Grantor's interests in the mineral rights appurtenant thereto, and (iv) all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To have and to hold the described Property to Grantee, Grantee's heirs, and assigns forever, EXPRESSLY SUBJECT to those certain encumbrances listed on Exhibit C - Permitted Exceptions attached hereto (collectively, the "***Permitted Exceptions***"), and all rights, reservations, exceptions and easements of record.

Grantor, for Grantor's successors and assigns, hereby covenants with and to Grantee and Grantee's heirs and assigns that Grantor is lawfully seized in fee simple of the described Property; that Grantor has the right and authority to convey said Property to Grantee; that the described Property is free from all encumbrances except for the Permitted Exceptions, for general taxes and assessments for the current year, which are not yet due and payable, and for all other rights, reservations, exceptions and easements of record and that Grantor will warrant and defend the same forever from all other lawful claims; that Grantor and Grantor's successors and assigns, and all persons acquiring any interest in the Property granted by, through, or for Grantor, on demand of Grantee or Grantee's heirs or assigns will execute any instrument necessary for the further assurance of the title to the Property that may be reasonably required.

Executed this 7th day of August, 2024.

GRANTOR:

Lakeside Industries, Inc.,
a Washington corporation

By: Dax Woolston
Its: CFO / Secretary / Treasurer

STATE OF WASHINGTON)
) ss.
County of King)

On this day of August 7, 2024, before me personally appeared Dax Woolston, to me known to be the CFO / Secretary / Treasurer of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

(Seal)

JULIE C LESTER
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 165773
My Commission Expires 03/10/2025

Julie C Lester

Notary Public in and for the State of Washington
Residing at 13610 254th Ave SE, Monroe, WA 98272
My Commission Expires: 03/10/2025

EXHIBIT A

PARCEL 2

A parcel of land described as:
TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 27: SE¼SE¼

Parcel No: RP01N18027082A

Exhibit B Water Rights

Basin	Sequence	Basis	Status	Priority Date	Div. Rate	Source	Water Use
37	2493	Decreed	Active	12/21/1948	2	Ground Water	Irrigation
37	2747	Decreed	Active	8/11/1966	1.06	Ground Water	Irrigation
37	7002	Decreed	Active	8/5/1967	1.24	Ground Water	Irrigation
37	7210	Decreed	Active	3/14/1973	0.89	Ground Water	Irrigation
37	7225	Decreed	Active	5/4/1973	4.62	Ground Water	Irrigation
37	7309	Decreed	Active	10/31/1973	3.93	Ground Water	Irrigation, Stockwater
37	11811	Decreed	Active	10/15/1884	2.88	Big Wood River	Irrigation, Mitigation
37	11813	Decreed	Active	6/15/1885	2.6	Big Wood River	Irrigation
37	11814	Decreed	Active	10/31/1889	1.6	Big Wood River	Irrigation
37	11815	Decreed	Active	10/31/1889	3.2	Big Wood River	Irrigation
37	11816	Decreed	Active	3/24/1883	0.2	Big Wood River	Irrigation
37	11817	Decreed	Active	4/17/1883	0.08	Big Wood River	Irrigation
37	11818	Decreed	Active	6/20/1884	0.68	Big Wood River	Irrigation
37	11819	Decreed	Active	6/2/1890	0.15	Big Wood River	Irrigation
37	11820	Decreed	Active	6/1/1901	1.97	Big Wood River	Irrigation
37	11821	Decreed	Active	5/15/1882	3	Big Wood River	Irrigation
37	11822	Decreed	Active	8/1/1884	1.4	Big Wood River	Irrigation
37	11823	Decreed	Active	5/15/1895	1	Big Wood River	Irrigation
37	11824	Decreed	Active	3/24/1883	1.49	Big Wood River	Irrigation, Mitigation
37	11825	Decreed	Active	6/15/1883	7.7	Big Wood River	Irrigation
37	11826	Decreed	Active	6/26/1883	2.7	Big Wood River	Irrigation
37	11827	Decreed	Active	10/26/1886	1.6	Big Wood River	Irrigation
37	11834	Decreed	Active	1/1/1959	0.07	Ground Water	Stockwater
37	11835	Decreed	Active	1/1/1928	0.11	Ground Water	Domestic, Stockwater
37	11841	Decreed	Active	1/1/1959	0.27	Ground Water	Domestic, Stockwater
37	11856	Decreed	Active	1/25/1981	0.27	Ground Water	Domestic, Stockwater
37	11857	Decreed	Active	1/1/1973	0.08	Ground Water	Domestic, Stockwater
37	11863	Decreed	Active	1/1/1923	0.27	Ground Water	Domestic, Stockwater
37	11868	Decreed	Active	6/1/1960	0.23	Springs	Stockwater
37	11917	Decreed	Active	6/1/1957	0.23	Ground Water	Stockwater
37	12089	Decreed	Active	5/1/1981	3.93	Ground Water	Irrigation

Water Rights Held By Water Delivery Entities

1. **Baseline Canal Company – Lakeside**
   - **a. 154 inches for Baseline By-Pass**
   - **b. 154 shares for Baseline Pump No. 1**
   - **c. 154 shares for Baseline Pump No. 2**
2. 510 shares in Glendale Lateral Water Users Association
3. **663** shares in the Upper Wood River Water Users Association

EXHIBIT C

PERMITTED EXCEPTIONS

The following matters of record to the extent applicable to the Property:

1. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.

2. Right-of-way or easement of Glendale Road, Highway 75 aka Highway 93 and Baseline Road.

3. Exceptions and reservations contained in Deed from the State of Idaho, recorded as Instrument No. 101843, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A. Idaho Code

4. Terms and conditions as contained in the Articles of Association of the Base Line Pump Association, recorded April 17, 1964, as Instrument No. 120205.

5. Agreement upon the terms, conditions and provisions contained therein:
   Parties: Margaret M. Shanaman, and Wayne Clark and Ival D. Clark, husband and wife
   Recorded: April 23, 1973, Instrument No. 148923

6. Agreement upon the terms, conditions and provisions contained therein:
   Parties: Margaret M. Shanaman and Base Line Canal Company
   Recorded: April 23, 1973, Instrument No. 148924

7. The following matters, and any covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by survey recorded June 12, 1989, as Instrument No. 415329.
   a. State Highway 75
   b. Baseline Road

8. Memorandum of Understanding, recorded March 25, 2005, as Instrument No. 517876.

9. Order on Petition to Form South Valley Ground Water District, recorded March 24, 2015, as Instrument No. 625385.

10. Notice of Intent to Preserve Mineral Rights, recorded November 8, 2021, as Instrument No. 688512.

11. Right, title and interest of the State of Idaho within the natural bed of the Big Wood River, if any, below the ordinary high water mark, and also excepting any artificial accretions waterward of said ordinary low water line.

Instrument # 707534
HAILEY, BLAINE, IDAHO
08-08-2024 2:00:19 PM No. of Pages: 5
Recorded for: FLYING S TITLE AND ESCROW - KETCHUM
STEPHEN MCDOUGALL GRAHAM Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

Recording Requested By
And When Recorded Mail To:
Steadfast Wood River Ranch, LLC
18100 Von Karman Ave., Ste. 500
Irvine, CA 92612
File #1098513

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **Lakeside Industries, Inc.**, a Washington corporation, successor by merger to Lakeside Industries, a Washington joint venture ("Grantor") does hereby grant, bargain, sell and convey to **Steadfast Wood River Ranch, LLC, a Delaware limited liability company** ("Grantee"), whose mailing address is 18100 Von Karman Ave., Ste. 500, Irvine, CA 92612, all of Grantor's right, title, and interest in and to two (2) separate parcels of real property located in Blaine County, Idaho, described on the attached **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

TOGETHER WITH all estate, right, title and interest in and to the Property, in law as well as in equity, including, but not limited to (i) Grantor's right, title, and interest in appurtenant water and water rights, ditch or irrigation company shares, expressly including but not limited to those water rights on Exhibit B for the respective Places of Use identified in the water rights, and including but not limited to any ground water wells and well permits and rights, any surface water ditches and ditch permits and rights, and facilities of any kind related thereto, (ii) streets, alleys and rights of way adjacent thereto, (iii) all of Grantor's interests in the mineral rights appurtenant thereto, and (iv) all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To have and to hold the described Property to Grantee, Grantee's heirs, and assigns forever, EXPRESSLY SUBJECT to those certain encumbrances listed on Exhibit C - Permitted Exceptions attached hereto (collectively, the "***Permitted Exceptions***"), and all rights, reservations, exceptions and easements of record.

Grantor, for Grantor's successors and assigns, hereby covenants with and to Grantee and Grantee's heirs and assigns that Grantor is lawfully seized in fee simple of the described Property; that Grantor has the right and authority to convey said Property to Grantee; that the described Property is free from all encumbrances except for the Permitted Exceptions, for general taxes and assessments for the current year, which are not yet due and payable, and for all other rights, reservations, exceptions and easements of record and that Grantor will warrant and defend the same forever from all other lawful claims; that Grantor and Grantor's successors and assigns, and all persons acquiring any interest in the Property granted by, through, or for Grantor, on demand of Grantee or Grantee's heirs or assigns will execute any instrument necessary for the further assurance of the title to the Property that may be reasonably required.

Executed this 7th day of August, 2024.

GRANTOR:

Lakeside Industries, Inc.,
a Washington corporation

By: Dax Woolston
Its: CFO / Secretary / Treasurer

STATE OF WASHINGTON)
) ss.
County of King)

On this day of August 7, 2024, before me personally appeared Dax Woolston, to me known to be the CFO / Secretary / Treasurer of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

(Seal)

JULIE C LESTER
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 165773
My Commission Expires 03/10/2025

Julie C Lester
Notary Public in and for the State of Washington
Residing at 13610 254th Ave SE, Monroe, WA 98272
My Commission Expires: 03/10/2025

EXHIBIT A

PARCEL 4
A parcel of land described as:
TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 28: SE¼SW¼ and all of the SW¼SW¼ lying South of the County Road
EXCEPTING THEREFROM a parcel of land within the SE¼SW¼, described as follows:
Commencing at the northeast corner of said SE¼SW¼ Section 28, said northeast corner being coincident with the Southeast corner of Lot 1 of said Hillside Ranch Subdivision No. 2;
Thence South 89°54'16" West along the North boundary of said SE¼SW¼, 876.62 feet to the Southwest corner of said Lot 1, said point being the REAL POINT OF BEGINNING;
Thence continuing along said North boundary South 89°54'16" West, 433.56 feet to the Northwest corner of said SE¼SW¼, said point being coincident with an angle point of Lot 2 of said Hillside Ranch Subdivision No. 2;
Thence South 1°18'37" East along the Westerly boundary of said SE¼SW¼, 243.27 feet to an angle point of said Lot 2 which is on the Northerly side of Glendale Road;
Thence North 60°19'11" East along the Northerly side of Glendale Road 492.63 feet more or less to the REAL POINT OF BEGINNING.

Section 28: W½SE¼ lying West of the County Road.

Parcel No. RP01N18028084A

PARCEL 8
A parcel of land described as:
TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 32: SE¼; NE¼NE¼

Parcel No. RP01N180320920

Exhibit B Water Rights

Basin	Sequence	Basis	Status	Priority Date	Div. Rate	Source	Water Use
37	2493	Decreed	Active	12/21/1948	2	Ground Water	Irrigation
37	2747	Decreed	Active	8/11/1966	1.06	Ground Water	Irrigation
37	7002	Decreed	Active	8/5/1967	1.24	Ground Water	Irrigation
37	7210	Decreed	Active	3/14/1973	0.89	Ground Water	Irrigation
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37	11822	Decreed	Active	8/1/1884	1.4	Big Wood River	Irrigation
37	11823	Decreed	Active	5/15/1895	1	Big Wood River	Irrigation
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37	11857	Decreed	Active	1/1/1973	0.08	Ground Water	Domestic, Stockwater
37	11863	Decreed	Active	1/1/1923	0.27	Ground Water	Domestic, Stockwater
37	11868	Decreed	Active	6/1/1960	0.23	Springs	Stockwater
37	11917	Decreed	Active	6/1/1957	0.23	Ground Water	Stockwater
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Water Rights Held By Water Delivery Entities

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   - **a. 154 inches for Baseline By-Pass**
   - **b. 154 shares for Baseline Pump No. 1**
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2. 510 shares in Glendale Lateral Water Users Association
3. **663** shares in the Upper Wood River Water Users Association

EXHIBIT C

PERMITTED EXCEPTIONS

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5. Agreement upon the terms, conditions and provisions contained therein:
   Parties: Margaret M. Shanaman, and Wayne Clark and Ival D. Clark, husband and wife
   Recorded: April 23, 1973, Instrument No. 148923

6. Agreement upon the terms, conditions and provisions contained therein:
   Parties: Margaret M. Shanaman and Base Line Canal Company
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   a. State Highway 75
   b. Baseline Road

8. Memorandum of Understanding, recorded March 25, 2005, as Instrument No. 517876.

9. Order on Petition to Form South Valley Ground Water District, recorded March 24, 2015, as Instrument No. 625385.

10. Notice of Intent to Preserve Mineral Rights, recorded November 8, 2021, as Instrument No. 688512.

11. Right, title and interest of the State of Idaho within the natural bed of the Big Wood River, if any, below the ordinary high water mark, and also excepting any artificial accretions waterward of said ordinary low water line.

Instrument # 707535
HAILEY, BLAINE, IDAHO
08-08-2024 2:00:19 PM No. of Pages: 5
Recorded for: FLYING S TITLE AND ESCROW - KETCHUM
STEPHEN MCDOUGALL GRAHAM Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

Recording Requested By
And When Recorded Mail To:
Steadfast Wood River Ranch, LLC
18100 Von Karman Ave., Ste. 500
Irvine, CA 92612

File #1098513

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **Lakeside Industries, Inc.**, a Washington corporation, successor by merger to Lakeside Industries, a Washington joint venture ("Grantor") does hereby grant, bargain, sell and convey to **Steadfast Wood River Ranch, LLC, a Delaware limited liability company** ("Grantee"), whose mailing address is 18100 Von Karman Ave., Ste. 500, Irvine, CA 92612, all of Grantor's right, title, and interest in and to one (1) separate parcel of real property located in Blaine County, Idaho, described on the attached **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

TOGETHER WITH all estate, right, title and interest in and to the Property, in law as well as in equity, including, but not limited to (i) Grantor's right, title, and interest in appurtenant water and water rights, ditch or irrigation company shares, expressly including but not limited to those water rights on Exhibit B for the respective Places of Use identified in the water rights, and including but not limited to any ground water wells and well permits and rights, any surface water ditches and ditch permits and rights, and facilities of any kind related thereto, (ii) streets, alleys and rights of way adjacent thereto, (iii) all of Grantor's interests in the mineral rights appurtenant thereto, and (iv) all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To have and to hold the described Property to Grantee, Grantee's heirs, and assigns forever, EXPRESSLY SUBJECT to those certain encumbrances listed on Exhibit C - Permitted Exceptions attached hereto (collectively, the "***Permitted Exceptions***"), and all rights, reservations, exceptions and easements of record.

Grantor, for Grantor's successors and assigns, hereby covenants with and to Grantee and Grantee's heirs and assigns that Grantor is lawfully seized in fee simple of the described Property; that Grantor has the right and authority to convey said Property to Grantee; that the described Property is free from all encumbrances except for the Permitted Exceptions, for general taxes and assessments for the current year, which are not yet due and payable, and for all other rights, reservations, exceptions and easements of record and that Grantor will warrant and defend the same forever from all other lawful claims; that Grantor and Grantor's successors and assigns, and all persons acquiring any interest in the Property granted by, through, or for Grantor, on demand of Grantee or Grantee's heirs or assigns will execute any instrument necessary for the further assurance of the title to the Property that may be reasonably required.

Executed this 7th day of August, 2024.

GRANTOR:

Lakeside Industries, Inc.,
a Washington corporation

By: Dax Woolston
Its: CFO / Secretary / Treasurer

STATE OF WASHINGTON)
) ss.
County of King)

On this day of August 7, 2024, before me personally appeared Dax Woolston, to me known to be the CFO / Secretary / Treasurer of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

(Seal)

Julie C. Lester

Notary Public in and for the State of Washington
Residing at 13610 254th Ave SE, Monroe, WA 98272
My Commission Expires: 03/10/2025

JULIE C LESTER
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 165773
My Commission Expires 03/10/2025

EXHIBIT A

PARCEL 14
A parcel of land described as:
TOWNSHIP 1 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 1: NW¼SW¼ and Lot 4

Section 1: A parcel of land located within the Southwest 1/4 of the Southwest 1/4, Section 1, Township 1 South, Range 18 East, B.M., Blaine County, Idaho, currently known as Tax Lot 8333, said parcel being more particularly described as follows:

COMMENCING at a Brass Cap marking the section corner common to Sections 1, 2, 11 & 12, said point falling South 00°11'47" East, 2678.28 feet from a Brass Cap marking the West 1/4 Corner for Section 1; thence North 00°11'47" West, 1339.34 feet along the westerly boundary of said Section to the South 1/16th corner common to Sections 1 & 2, thence North 89°36' 10" East, 1159.00 feet along the northerly boundary of the Southwest 1/4 of the Southwest 1/4 to a point, said point being the POINT OF BEGINNING:
Thence continuing North 89°36' 10" East, 163.17 feet to a 5/8" rebar marking the Southwest 1/16th corner for said Section;
Thence South 00°11'34" East, 764.78 feet along the easterly boundary of the Southwest 1/4 of the Southwest 1/4 to its point of intersection with the westerly right of way for the State Highway 75;
Thence South 21°29'09" West, 441.73 feet along said right of way to a point;
Thence North 00°11'34" West, 1174.68 feet to the POINT OF BEGINNING.

Section 2: Lot 1, NE¼SE¼

Parcel No: RP01S18001038B

Exhibit B Water Rights

Basin	Sequence	Basis	Status	Priority Date	Div. Rate	Source	Water Use
37	2493	Decreed	Active	12/21/1948	2	Ground Water	Irrigation
37	2747	Decreed	Active	8/11/1966	1.06	Ground Water	Irrigation
37	7002	Decreed	Active	8/5/1967	1.24	Ground Water	Irrigation
37	7210	Decreed	Active	3/14/1973	0.89	Ground Water	Irrigation
37	7225	Decreed	Active	5/4/1973	4.62	Ground Water	Irrigation
37	7309	Decreed	Active	10/31/1973	3.93	Ground Water	Irrigation, Stockwater
37	11811	Decreed	Active	10/15/1884	2.88	Big Wood River	Irrigation, Mitigation
37	11813	Decreed	Active	6/15/1885	2.6	Big Wood River	Irrigation
37	11814	Decreed	Active	10/31/1889	1.6	Big Wood River	Irrigation
37	11815	Decreed	Active	10/31/1889	3.2	Big Wood River	Irrigation
37	11816	Decreed	Active	3/24/1883	0.2	Big Wood River	Irrigation
37	11817	Decreed	Active	4/17/1883	0.08	Big Wood River	Irrigation
37	11818	Decreed	Active	6/20/1884	0.68	Big Wood River	Irrigation
37	11819	Decreed	Active	6/2/1890	0.15	Big Wood River	Irrigation
37	11820	Decreed	Active	6/1/1901	1.97	Big Wood River	Irrigation
37	11821	Decreed	Active	5/15/1882	3	Big Wood River	Irrigation
37	11822	Decreed	Active	8/1/1884	1.4	Big Wood River	Irrigation
37	11823	Decreed	Active	5/15/1895	1	Big Wood River	Irrigation
37	11824	Decreed	Active	3/24/1883	1.49	Big Wood River	Irrigation, Mitigation
37	11825	Decreed	Active	6/15/1883	7.7	Big Wood River	Irrigation
37	11826	Decreed	Active	6/26/1883	2.7	Big Wood River	Irrigation
37	11827	Decreed	Active	10/26/1886	1.6	Big Wood River	Irrigation
37	11834	Decreed	Active	1/1/1959	0.07	Ground Water	Stockwater
37	11835	Decreed	Active	1/1/1928	0.11	Ground Water	Domestic, Stockwater
37	11841	Decreed	Active	1/1/1959	0.27	Ground Water	Domestic, Stockwater
37	11856	Decreed	Active	1/25/1981	0.27	Ground Water	Domestic, Stockwater
37	11857	Decreed	Active	1/1/1973	0.08	Ground Water	Domestic, Stockwater
37	11863	Decreed	Active	1/1/1923	0.27	Ground Water	Domestic, Stockwater
37	11868	Decreed	Active	6/1/1960	0.23	Springs	Stockwater
37	11917	Decreed	Active	6/1/1957	0.23	Ground Water	Stockwater
37	12089	Decreed	Active	5/1/1981	3.93	Ground Water	Irrigation

Water Rights Held By Water Delivery Entities

1. **Baseline Canal Company – Lakeside**
   - **a. 154 inches for Baseline By-Pass**
   - **b. 154 shares for Baseline Pump No. 1**
   - **c. 154 shares for Baseline Pump No. 2**
2. 510 shares in Glendale Lateral Water Users Association
3. **663** shares in the Upper Wood River Water Users Association

EXHIBIT C

PERMITTED EXCEPTIONS

The following matters of record to the extent applicable to the Property:

1. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.

2. Right-of-way or easement of Glendale Road, Highway 75 aka Highway 93 and Baseline Road.

3. Exceptions and reservations contained in Deed from the State of Idaho, recorded as Instrument No. 101843, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A. Idaho Code

4. Terms and conditions as contained in the Articles of Association of the Base Line Pump Association, recorded April 17, 1964, as Instrument No. 120205.

5. Agreement upon the terms, conditions and provisions contained therein:
   Parties: Margaret M. Shanaman, and Wayne Clark and Ival D. Clark, husband and wife
   Recorded: April 23, 1973, Instrument No. 148923

6. Agreement upon the terms, conditions and provisions contained therein:
   Parties: Margaret M. Shanaman and Base Line Canal Company
   Recorded: April 23, 1973, Instrument No. 148924

7. The following matters, and any covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by survey recorded June 12, 1989, as Instrument No. 415329.
   a. State Highway 75
   b. Baseline Road

8. Memorandum of Understanding, recorded March 25, 2005, as Instrument No. 517876.

9. Order on Petition to Form South Valley Ground Water District, recorded March 24, 2015, as Instrument No. 625385.

10. Notice of Intent to Preserve Mineral Rights, recorded November 8, 2021, as Instrument No. 688512.

11. Right, title and interest of the State of Idaho within the natural bed of the Big Wood River, if any, below the ordinary high water mark, and also excepting any artificial accretions waterward of said ordinary low water line.

Instrument # 707536
HAILEY, BLAINE, IDAHO
08-08-2024 2:00:19 PM No. of Pages: 5
Recorded for: FLYING S TITLE AND ESCROW - KETCHUM
STEPHEN MCDOUGALL GRAHAM Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

Recording Requested By
And When Recorded Mail To:
Steadfast Wood River Ranch, LLC
18100 Von Karman Ave., Ste. 500
Irvine, CA 92612

File #1098513

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **Lakeside Industries, Inc.**, a Washington corporation, successor by merger to Lakeside Industries, a Washington joint venture ("Grantor") does hereby grant, bargain, sell and convey to **Steadfast Wood River Ranch, LLC, a Delaware limited liability company** ("Grantee"), whose mailing address is 18100 Von Karman Ave., Ste. 500, Irvine, CA 92612, all of Grantor's right, title, and interest in and to one (1) separate parcel of real property located in Blaine County, Idaho, described on the attached **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

TOGETHER WITH all estate, right, title and interest in and to the Property, in law as well as in equity, including, but not limited to (i) Grantor's right, title, and interest in appurtenant water and water rights, ditch or irrigation company shares, expressly including but not limited to those water rights on Exhibit B for the respective Places of Use identified in the water rights, and including but not limited to any ground water wells and well permits and rights, any surface water ditches and ditch permits and rights, and facilities of any kind related thereto, (ii) streets, alleys and rights of way adjacent thereto, (iii) all of Grantor's interests in the mineral rights appurtenant thereto, and (iv) all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To have and to hold the described Property to Grantee, Grantee's heirs, and assigns forever, EXPRESSLY SUBJECT to those certain encumbrances listed on Exhibit C - Permitted Exceptions attached hereto (collectively, the "***Permitted Exceptions***"), and all rights, reservations, exceptions and easements of record.

Grantor, for Grantor's successors and assigns, hereby covenants with and to Grantee and Grantee's heirs and assigns that Grantor is lawfully seized in fee simple of the described Property; that Grantor has the right and authority to convey said Property to Grantee; that the described Property is free from all encumbrances except for the Permitted Exceptions, for general taxes and assessments for the current year, which are not yet due and payable, and for all other rights, reservations, exceptions and easements of record and that Grantor will warrant and defend the same forever from all other lawful claims; that Grantor and Grantor's successors and assigns, and all persons acquiring any interest in the Property granted by, through, or for Grantor, on demand of Grantee or Grantee's heirs or assigns will execute any instrument necessary for the further assurance of the title to the Property that may be reasonably required.

Executed this 7th day of August, 2024.

GRANTOR:

Lakeside Industries, Inc.,
a Washington corporation

By: Dax Woolston
Its: CFO / Secretary / Treasurer

STATE OF WASHINGTON)
) ss.
County of King)

On this day of August 7, 2024, before me personally appeared Dax Woolston, to me known to be the CFO / Secretary / Treasurer of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

(Seal)

JULIE C LESTER
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 165773
My Commission Expires 03/10/2025

Julie C. Lester
Notary Public in and for the State of Washington
Residing at 13610 254th Ave SE, Monroe, WA 98272
My Commission Expires: 03/10/2025

EXHIBIT A

PARCEL 18
A parcel of land described as:

TOWNSHIP 1 SOUTH RANGE 19 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 6: All that part described as follows:
Commencing at a point 4037.2 feet West from the Northeast corner of Section 6;
Thence running West along said Section line 1405.1 feet to the Northwest corner of said Section 6;
Thence South 3282.2 feet, more or less, to the Southwest corner of said Section 6;
Thence East along said Section line 1405.1 feet;
Thence North 3282.2 feet, more or less to the place of beginning.

Parcel No: RP01S19006110A

Exhibit B Water Rights

Basin	Sequence	Basis	Status	Priority Date	Div. Rate	Source	Water Use
37	2493	Decreed	Active	12/21/1948	2	Ground Water	Irrigation
37	2747	Decreed	Active	8/11/1966	1.06	Ground Water	Irrigation
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37	12089	Decreed	Active	5/1/1981	3.93	Ground Water	Irrigation

Water Rights Held By Water Delivery Entities

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   - **a. 154 inches for Baseline By-Pass**
   - **b. 154 shares for Baseline Pump No. 1**
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EXHIBIT C

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The following matters of record to the extent applicable to the Property:

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3. Exceptions and reservations contained in Deed from the State of Idaho, recorded as Instrument No. 101843, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A. Idaho Code

4. Terms and conditions as contained in the Articles of Association of the Base Line Pump Association, recorded April 17, 1964, as Instrument No. 120205.

5. Agreement upon the terms, conditions and provisions contained therein:
   Parties: Margaret M. Shanaman, and Wayne Clark and Ival D. Clark, husband and wife
   Recorded: April 23, 1973, Instrument No. 148923

6. Agreement upon the terms, conditions and provisions contained therein:
   Parties: Margaret M. Shanaman and Base Line Canal Company
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7. The following matters, and any covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by survey recorded June 12, 1989, as Instrument No. 415329.
   a. State Highway 75
   b. Baseline Road

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9. Order on Petition to Form South Valley Ground Water District, recorded March 24, 2015, as Instrument No. 625385.

10. Notice of Intent to Preserve Mineral Rights, recorded November 8, 2021, as Instrument No. 688512.

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Instrument # 707537
HAILEY, BLAINE, IDAHO
08-08-2024 2:00:19 PM No. of Pages: 5
Recorded for: FLYING S TITLE AND ESCROW – KETCHUM
STEPHEN MCDOUGALL GRAHAM Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

Recording Requested By
And When Recorded Mail To:
Steadfast Wood River Ranch, LLC
18100 Von Karman Ave., Ste. 500
Irvine, CA 92612
File #1098513

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **Lakeside Industries, Inc.**, a Washington corporation, successor by merger to Lakeside Industries, a Washington joint venture ("Grantor") does hereby grant, bargain, sell and convey to **Steadfast Wood River Ranch, LLC, a Delaware limited liability company** ("Grantee"), whose mailing address is 18100 Von Karman Ave., Ste. 500, Irvine, CA 92612, all of Grantor's right, title, and interest in and to one (1) separate parcel of real property located in Blaine County, Idaho, described on the attached **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

TOGETHER WITH all estate, right, title and interest in and to the Property, in law as well as in equity, including, but not limited to (i) Grantor's right, title, and interest in appurtenant water and water rights, ditch or irrigation company shares, expressly including but not limited to those water rights on Exhibit B for the respective Places of Use identified in the water rights, and including but not limited to any ground water wells and well permits and rights, any surface water ditches and ditch permits and rights, and facilities of any kind related thereto, (ii) streets, alleys and rights of way adjacent thereto, (iii) all of Grantor's interests in the mineral rights appurtenant thereto, and (iv) all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To have and to hold the described Property to Grantee, Grantee's heirs, and assigns forever, EXPRESSLY SUBJECT to those certain encumbrances listed on Exhibit C - Permitted Exceptions attached hereto (collectively, the "***Permitted Exceptions***"), and all rights, reservations, exceptions and easements of record.

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Executed this 7th day of August, 2024.

GRANTOR:
Lakeside Industries, Inc.,
a Washington corporation

By: Dax Woolston
Its: CFO / Secretary / Treasurer

STATE OF WASHINGTON)
) ss.
County of King)

On this day of August 7, 2024, before me personally appeared Dax Woolston, to me known to be the CFO / Secretary / Treasurer of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

(Seal)

JULIE C LESTER
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 165773
My Commission Expires 03/10/2025

Julie C Lester

Notary Public in and for the State of Washington
Residing at 13610 254th Ave SE, Monroe, WA 98272
My Commission Expires: 03/10/2025

EXHIBIT A

PARCEL 9
A parcel of land described as:
TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 33: E½NE¼, SW¼NE¼, NW¼, SE¼SW¼, N½SW¼, SE¼, NW¼NE¼.

Parcel No: RP01N180330920

Exhibit B Water Rights

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Instrument # 707538
HAILEY, BLAINE, IDAHO
08-08-2024 2:00:19 PM No. of Pages: 6
Recorded for: FLYING S TITLE AND ESCROW - KETCHUM
STEPHEN MCDOUGALL GRAHAM Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

Recording Requested By
And When Recorded Mail To:
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In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

(Seal)

JULIE C LESTER
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 165773
My Commission Expires 03/10/2025

Notary Public in and for the State of Washington
Residing at 13610 254th Ave SE Monroe, WA 98272
My Commission Expires: 3/10/2025

EXHIBIT A

PARCEL 12
A parcel of land described as:
TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 35: NE¼; E½NW¼
EXCEPTING THEREFROM a parcel of land located in a portion of NE¼, more particularly described as follows:
Beginning at the Section corner common to 25, 26, 35 & 36, also being the TRUE POINT OF BEGINNING;
Thence along the Northerly boundary of said Section 35 North 88°57'56" West, 50.00 feet;
Thence South 00°55'19" West, 1723.02 feet;
Thence South 61°23'16" East, 101.33 feet to the Easterly boundary of said Section 35;
Thence along the said Easterly boundary of said Section 35 North 00°21'50" West, 1770.46 feet to the TRUE POINT OF BEGINNING.

Section 35: E½SW¼

Section 35: All that portion of land within the SE¼ of Section 35, Township 1 North, Range 18 East, Boise Meridian, Blaine County, Idaho lying west of the westerly Idaho State Highway No. 75 right-of-way and EXCEPTING a parcel of land more particularly described as follows:

Commencing at the S¼ corner of said Section, as described on CP&F Instrument No. 531119 on record in the Office of the Clerk of Blaine County, Idaho;
Thence, S89°34'13"E along the section line, 1875.54 feet to a point monumented by a 5/8" rebar with no cap, also being the True Point of Beginning;
Thence, N00°29'16E departing said section line, 709.94 feet to a point monumented by a 1/2" rebar with no cap;
Thence, S88°53'05"E, 281.87 feet to a point monumented by a 1/2" rebar with illegible cap;
Thence, S88°50'33"E, 442.92 feet to a point on the westerly right-of-way of said Highway 75 monumented by a 1/2" rebar inscribed "LS907";
Thence, S00°01'11"E along said right-of-way, 276.40 feet to a point of curvature monumented by a 3.5" brass-capped monument inscribed "Idaho Public Works";
Thence, continuing along said right-of-way 425.28 feet along a curve to the right having a radius of 3776.63 feet, an angle of curvature of 6°27'07" and a chord bearing S03°14'39"W, 425.06 feet to a point intersecting the south line of said Section 35 monumented by a 5/8" rebar with no cap;
Thence, N89°34'13"W along said section line, 706.75 feet to the True Point of Beginning. Excepted parcel also commonly known as Tax Lot 4741 and Tax Lot 4801.
The basis of bearings for this description is the line between Blaine County GIS Monuments "Puchner" and "Mabel" bearing N77°23'26"E with all other bearings contained herein relative thereto. All distances are ground distances in feet.

Section 36: A parcel of land located within Section 36, Township 1 North, Range 18 East, Boise Meridian, Blaine County, Idaho and more particularly described as follows:
Commencing at the NW corner of said Section 36;
Thence S00°21'50"E along the section line, 1770.46 feet to the Point of Beginning;
Thence S00°21'50"E continuing along said section line, 565.38 feet to a point being the intersection of the westerly right-of-way of Idaho State Highway 75;
Thence departing said section line, northeasterly along said highway right-of-way 478.52 feet along a curve to the right having a radius of 1943.64 feet, a central angle of 14°06'22" and a chord of N15°50'54"E, 477.31 feet to a point of tangency;
Thence continuing along said right-of-way N22°54'12"E, 29.46 feet to a point;
Thence departing said right-of-way N61°23'16"W, 165.73' to the Point of Beginning.

Parcel No: RP01N180350920

Exhibit B Water Rights

Basin	King Sequence	Basis	Status	Priority Date	Div. Rate	Source	Water Use
37	2493	Decreed	Active	12/21/1948	2	Ground Water	Irrigation
37	2747	Decreed	Active	8/11/1966	1.06	Ground Water	Irrigation
37	7002	Decreed	Active	8/5/1967	1.24	Ground Water	Irrigation
37	7210	Decreed	Active	3/14/1973	0.89	Ground Water	Irrigation
37	7225	Decreed	Active	5/4/1973	4.62	Ground Water	Irrigation
37	7309	Decreed	Active	10/31/1973	3.93	Ground Water	Irrigation, Stockwater
37	11811	Decreed	Active	10/15/1884	2.88	Big Wood River	Irrigation, Mitigation
37	11813	Decreed	Active	6/15/1885	2.6	Big Wood River	Irrigation
37	11814	Decreed	Active	10/31/1889	1.6	Big Wood River	Irrigation
37	11815	Decreed	Active	10/31/1889	3.2	Big Wood River	Irrigation
37	11816	Decreed	Active	3/24/1883	0.2	Big Wood River	Irrigation
37	11817	Decreed	Active	4/17/1883	0.08	Big Wood River	Irrigation
37	11818	Decreed	Active	6/20/1884	0.68	Big Wood River	Irrigation
37	11819	Decreed	Active	6/2/1890	0.15	Big Wood River	Irrigation
37	11820	Decreed	Active	6/1/1901	1.97	Big Wood River	Irrigation
37	11821	Decreed	Active	5/15/1882	3	Big Wood River	Irrigation
37	11822	Decreed	Active	8/1/1884	1.4	Big Wood River	Irrigation
37	11823	Decreed	Active	5/15/1895	1	Big Wood River	Irrigation
37	11824	Decreed	Active	3/24/1883	1.49	Big Wood River	Irrigation, Mitigation
37	11825	Decreed	Active	6/15/1883	7.7	Big Wood River	Irrigation
37	11826	Decreed	Active	6/26/1883	2.7	Big Wood River	Irrigation
37	11827	Decreed	Active	10/26/1886	1.6	Big Wood River	Irrigation
37	11834	Decreed	Active	1/1/1959	0.07	Ground Water	Stockwater
37	11835	Decreed	Active	1/1/1928	0.11	Ground Water	Domestic, Stockwater
37	11841	Decreed	Active	1/1/1959	0.27	Ground Water	Domestic, Stockwater
37	11856	Decreed	Active	1/25/1981	0.27	Ground Water	Domestic, Stockwater
37	11857	Decreed	Active	1/1/1973	0.06	Ground Water	Domestic, Stockwater
37	11863	Decreed	Active	1/1/1923	0.27	Ground Water	Domestic, Stockwater
37	11868	Decreed	Active	6/1/1960	0.23	Springs	Stockwater
37	11917	Decreed	Active	6/1/1957	0.23	Ground Water	Stockwater
37	12089	Decreed	Active	5/1/1981	3.93	Ground Water	Irrigation

Water Rights Held By Water Delivery Entities

1. **Baseline Canal Company – Lakeside**
   a. **154 inches for Baseline By-Pass**
   b. **154 shares for Baseline Pump No. 1**
   c. **154 shares for Baseline Pump No. 2**
2. 510 shares in Glendale Lateral Water Users Association
3. **663** shares in the Upper Wood River Water Users Association

EXHIBIT C

PERMITTED EXCEPTIONS

The following matters of record to the extent applicable to the Property:

1. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.

2. Right-of-way or easement of Glendale Road, Highway 75 aka Highway 93 and Baseline Road.

3. Exceptions and reservations contained in Deed from the State of Idaho, recorded as Instrument No. 101843, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A. Idaho Code

4. Terms and conditions as contained in the Articles of Association of the Base Line Pump Association, recorded April 17, 1964, as Instrument No. 120205.

5. Agreement upon the terms, conditions and provisions contained therein:
   Parties: Margaret M. Shanaman, and Wayne Clark and Ival D. Clark, husband and wife
   Recorded: April 23, 1973, Instrument No. 148923

6. Agreement upon the terms, conditions and provisions contained therein:
   Parties: Margaret M. Shanaman and Base Line Canal Company
   Recorded: April 23, 1973, Instrument No. 148924

7. The following matters, and any covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by survey recorded June 12, 1989, as Instrument No. 415329.
   a. State Highway 75
   b. Baseline Road

8. Memorandum of Understanding, recorded March 25, 2005, as Instrument No. 517876.

9. Order on Petition to Form South Valley Ground Water District, recorded March 24, 2015, as Instrument No. 625385.

10. Notice of Intent to Preserve Mineral Rights, recorded November 8, 2021, as Instrument No. 688512.

11. Right, title and interest of the State of Idaho within the natural bed of the Big Wood River, if any, below the ordinary high water mark, and also excepting any artificial accretions waterward of said ordinary low water line.

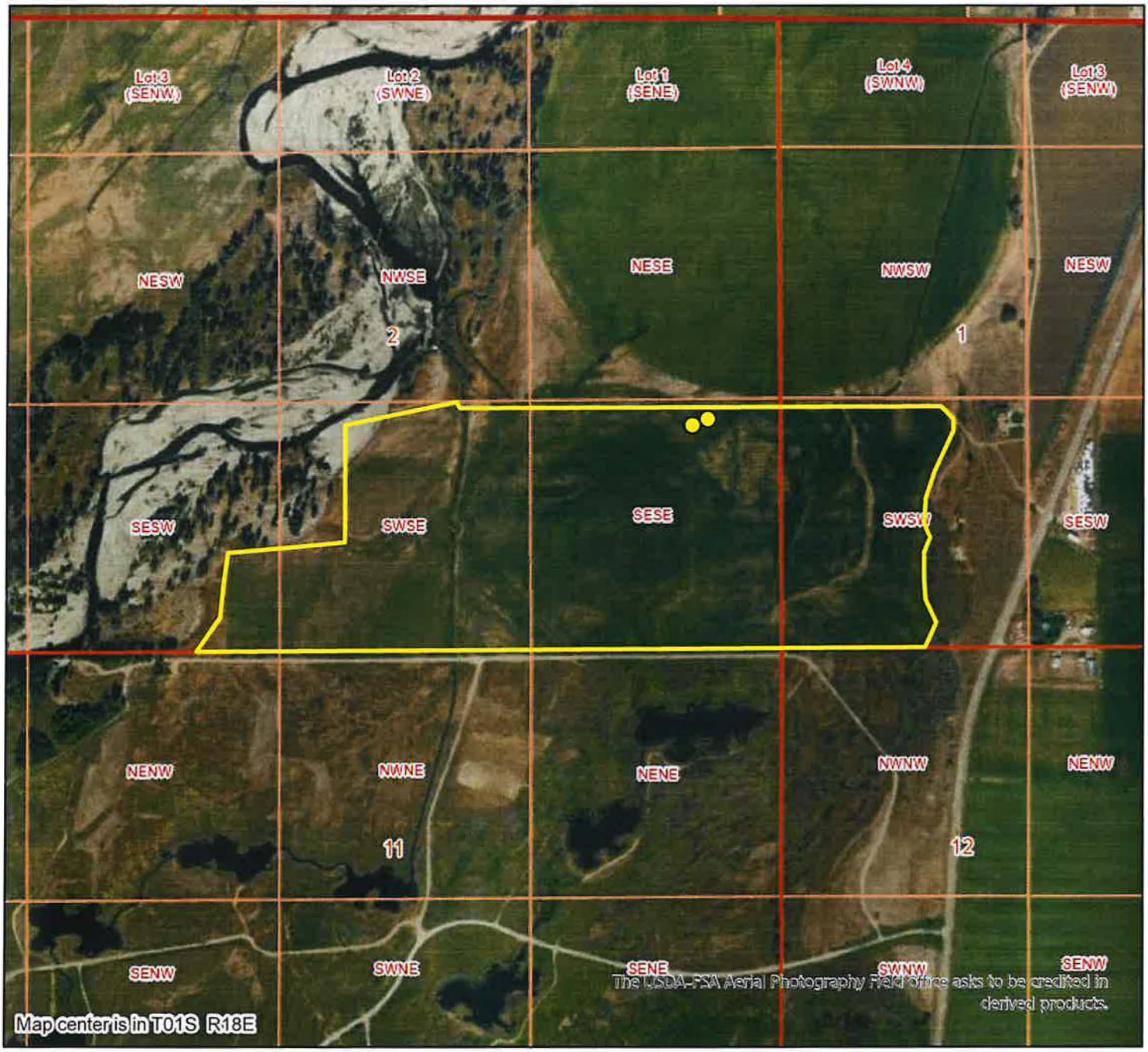
State of Idaho
Department of Water Resources

Water Right

37-2493

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 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created: 4/18/2024

State of Idaho
Department of Water Resources

Water Right

37-2747

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 0.03 0.07 0.13 0.2 0.26

Miles

Legend

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

N

Date created: 4/18/2024

State of Idaho
Department of Water Resources

Water Right

37-7002

IRRIGATION

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0 0.13 0.25 0.5 0.75 1
Miles

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

N

Date created: 4/19/2024

State of Idaho
Department of Water Resources

Water Right

37-7210

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 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created: 4/19/2024

State of Idaho
Department of Water Resources

Water Right

37-7225

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 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created: 4/22/2024

State of Idaho
Department of Water Resources

Water Right

37-7309

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.



Date created: 4/22/2024

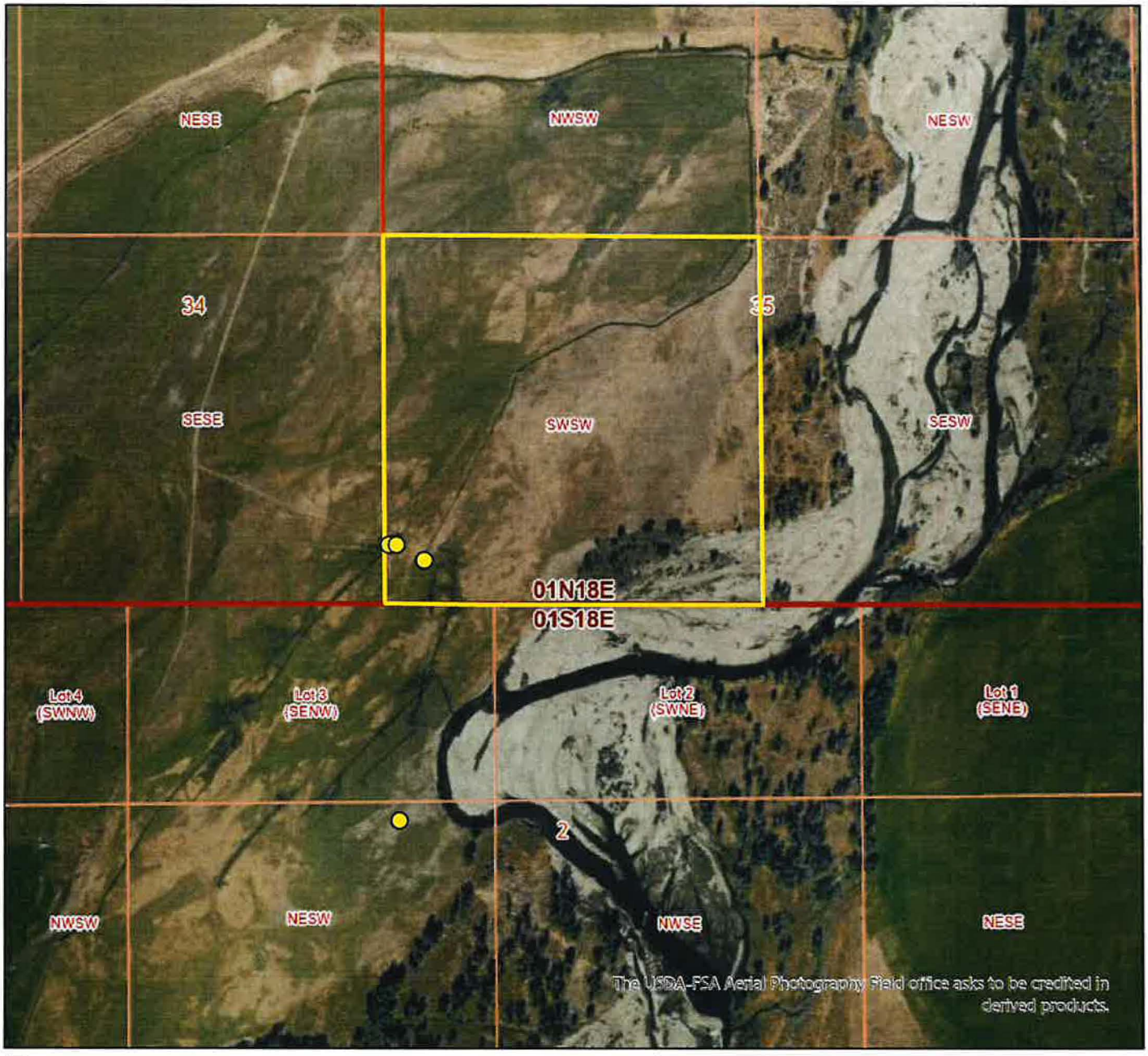
State of Idaho
Department of Water Resources

Water Right

37-7309

STOCKWATER

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 0.04 0.07 0.15 0.22 0.3
Miles

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

N

Date created: 4/22/2024

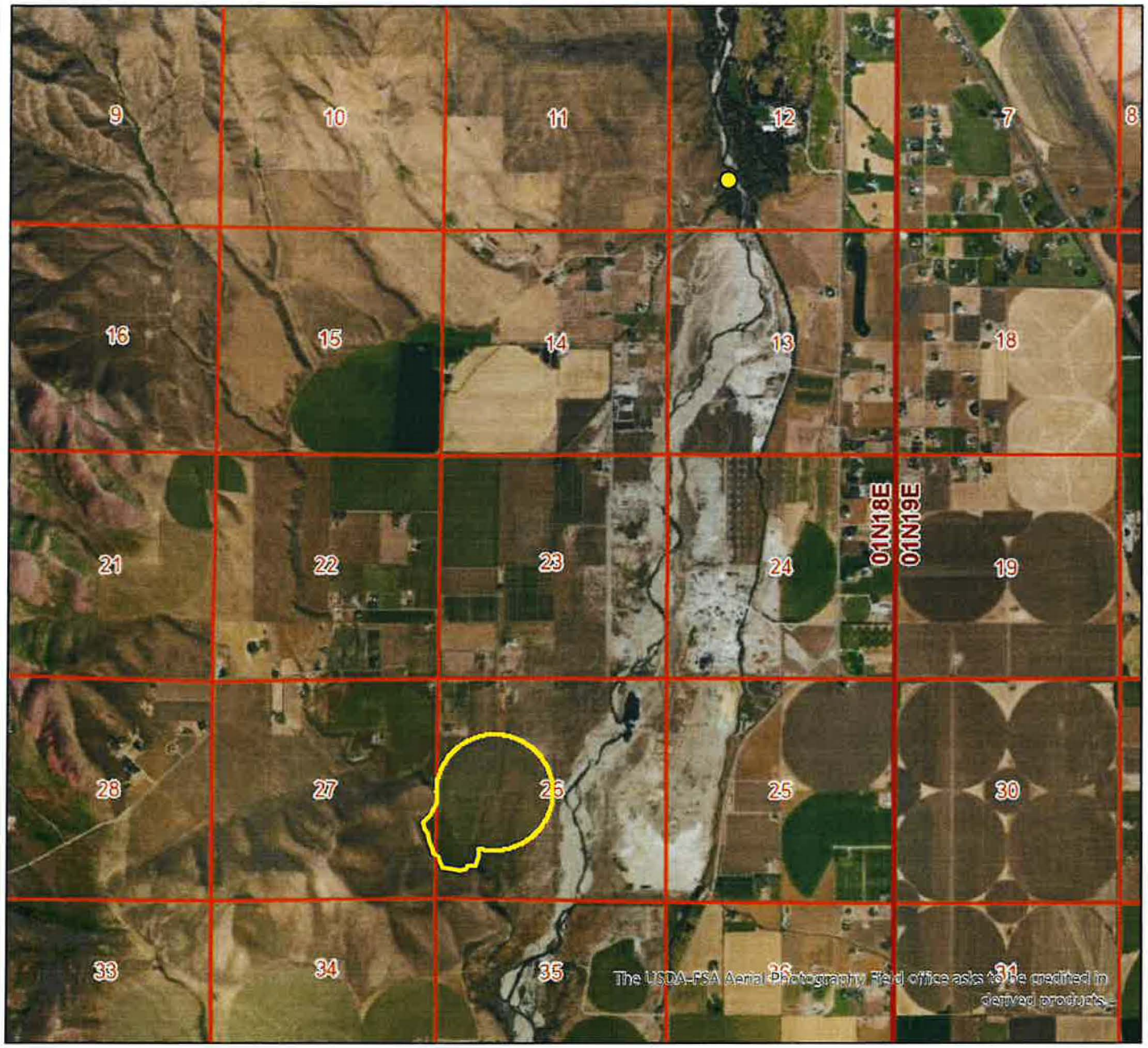
State of Idaho
Department of Water Resources

Water Right

37-11811

IRRIGATION

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0 0.23 0.45 0.9 1.35 1.8
Miles

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

N

Date created: 4/22/2024

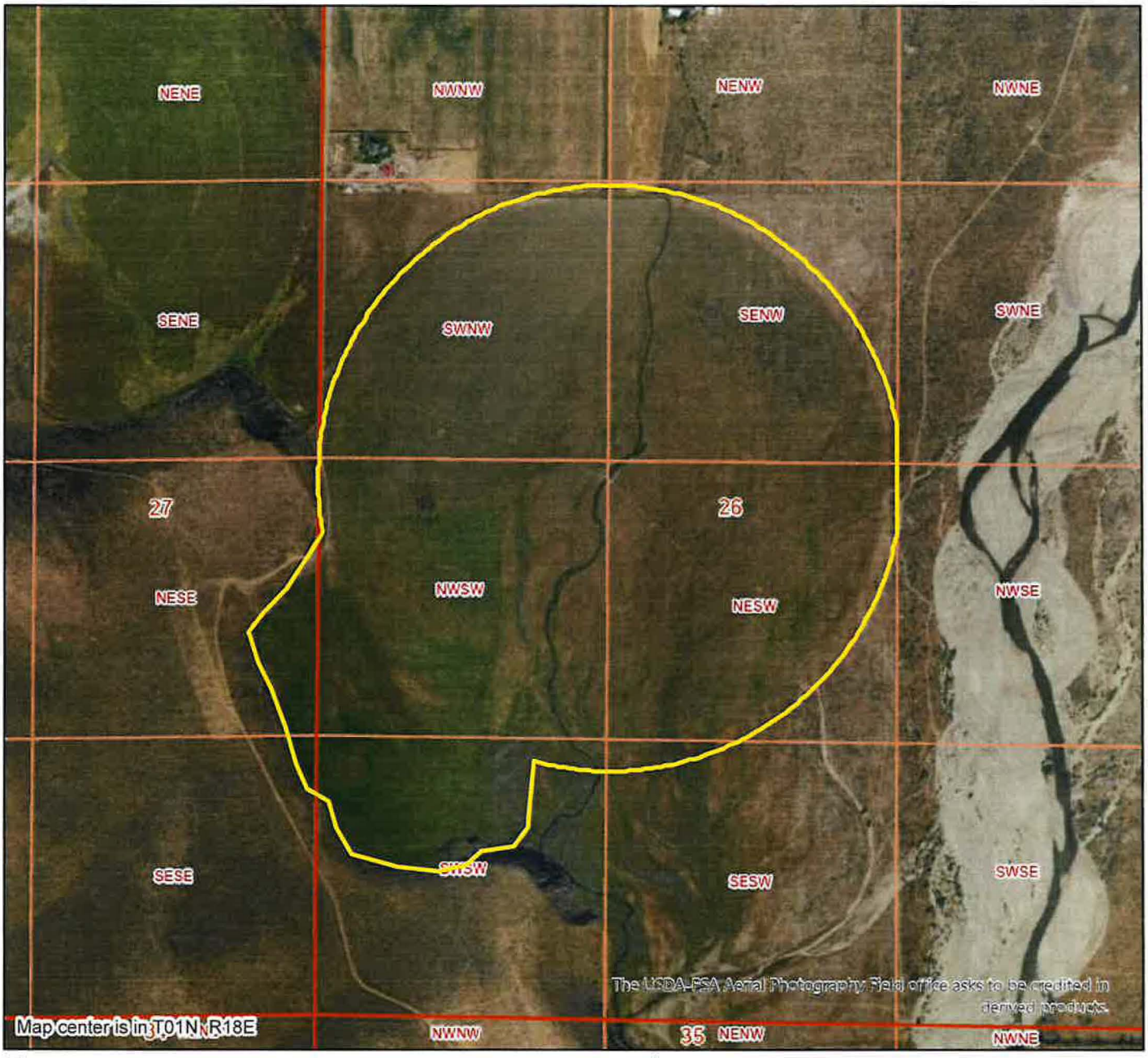
State of Idaho
Department of Water Resources

Water Right

37-11811

IRRIGATION

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0 0.05 0.1 0.19 0.29 0.38
Miles

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

N

Date created: 4/22/2024

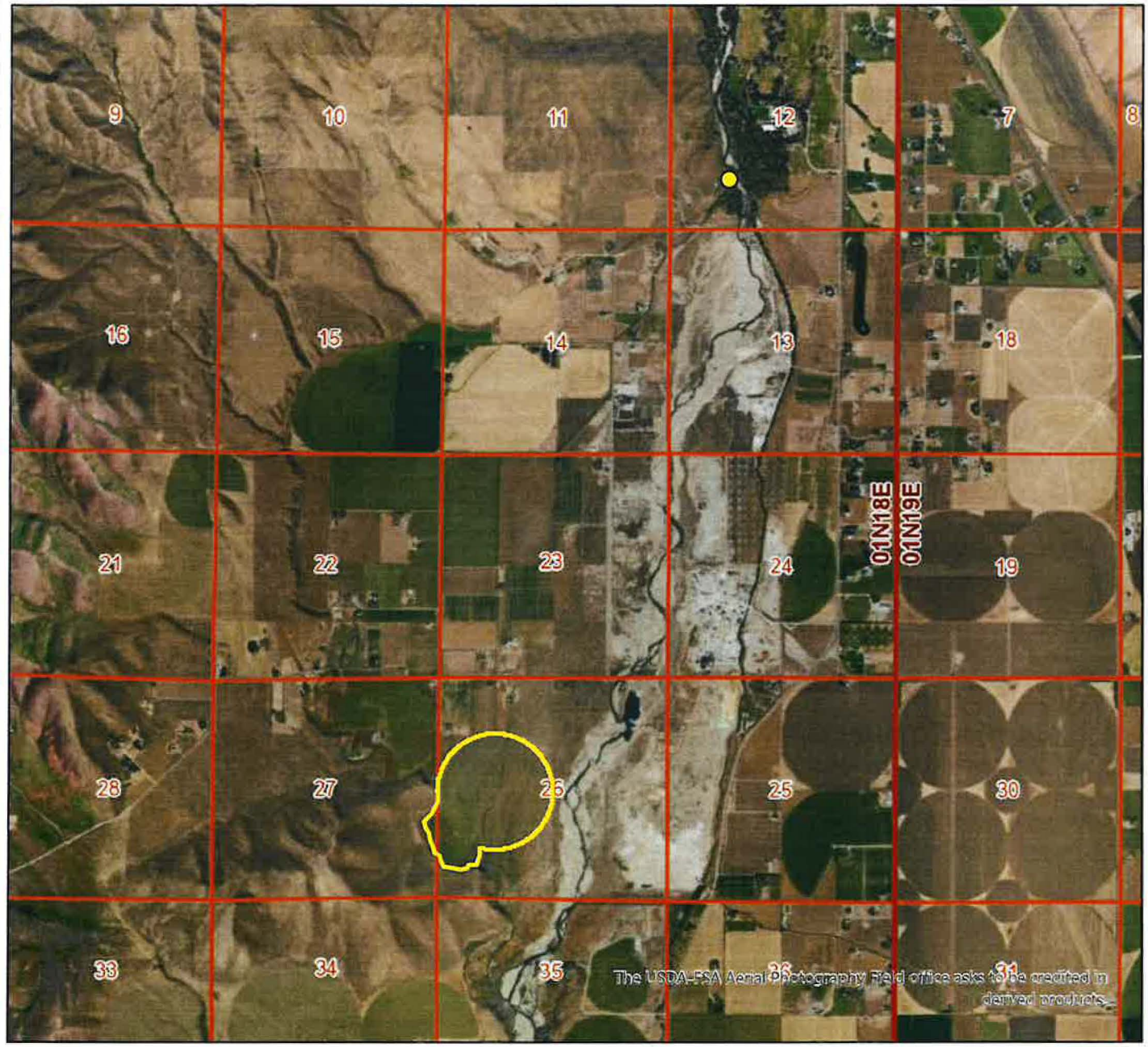
State of Idaho
Department of Water Resources

Water Right

37-11813

IRRIGATION

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0 0.23 0.45 0.9 1.35 1.8
Miles

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

N

Date created: 4/22/2024

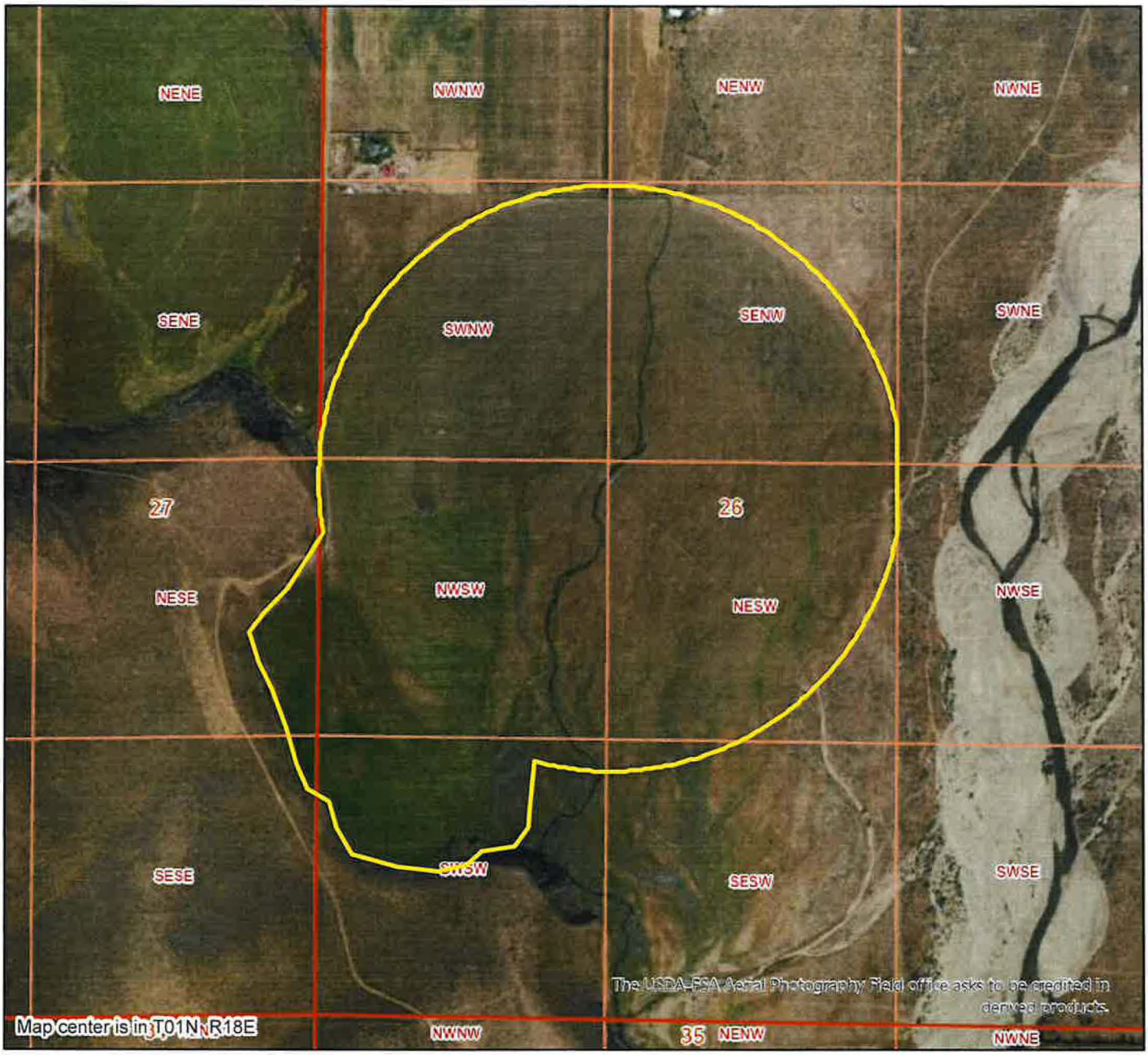
State of Idaho
Department of Water Resources

Water Right

37-11813

IRRIGATION

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0 0.05 0.1 0.19 0.29 0.38

Miles

Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary

N

Date created: 4/22/2024

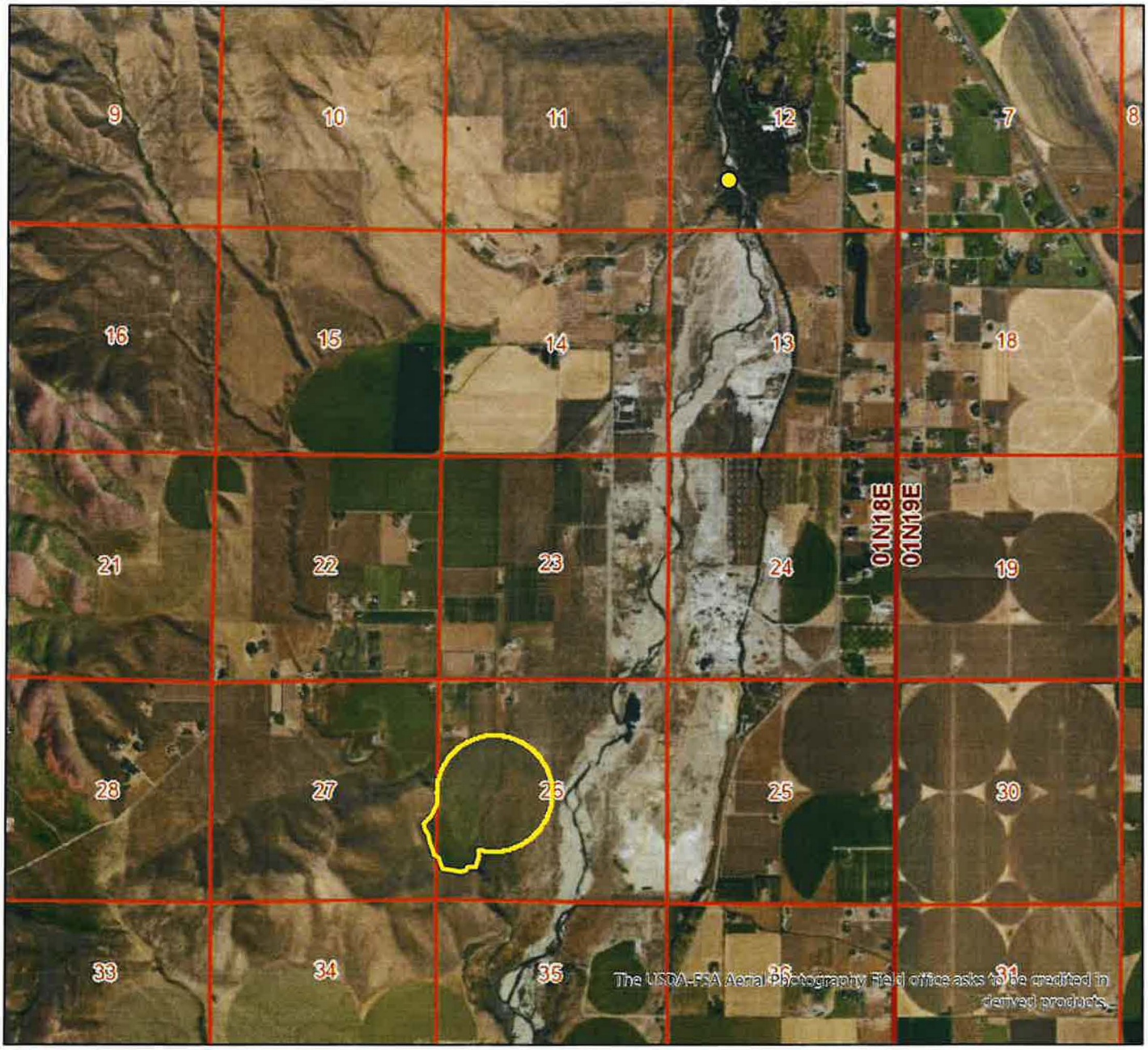
State of Idaho
Department of Water Resources

Water Right

37-11814

IRRIGATION

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0 0.23 0.45 0.9 1.35 1.8
Miles

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

N

Date created: 4/22/2024

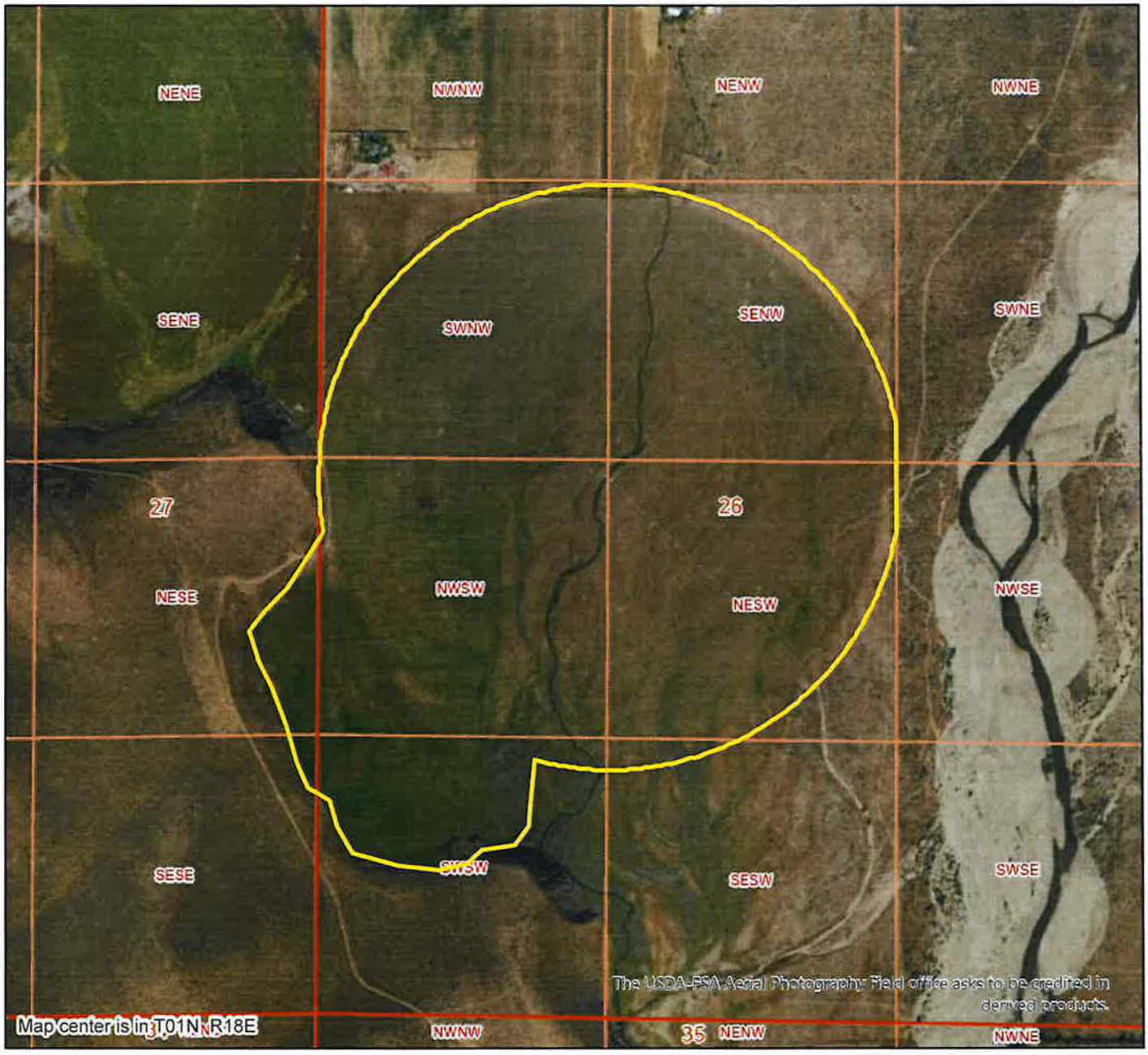
State of Idaho
Department of Water Resources

Water Right

37-11814

IRRIGATION

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0 0.05 0.1 0.19 0.29 0.38

Miles

Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary

N

Date created 4/22/2024

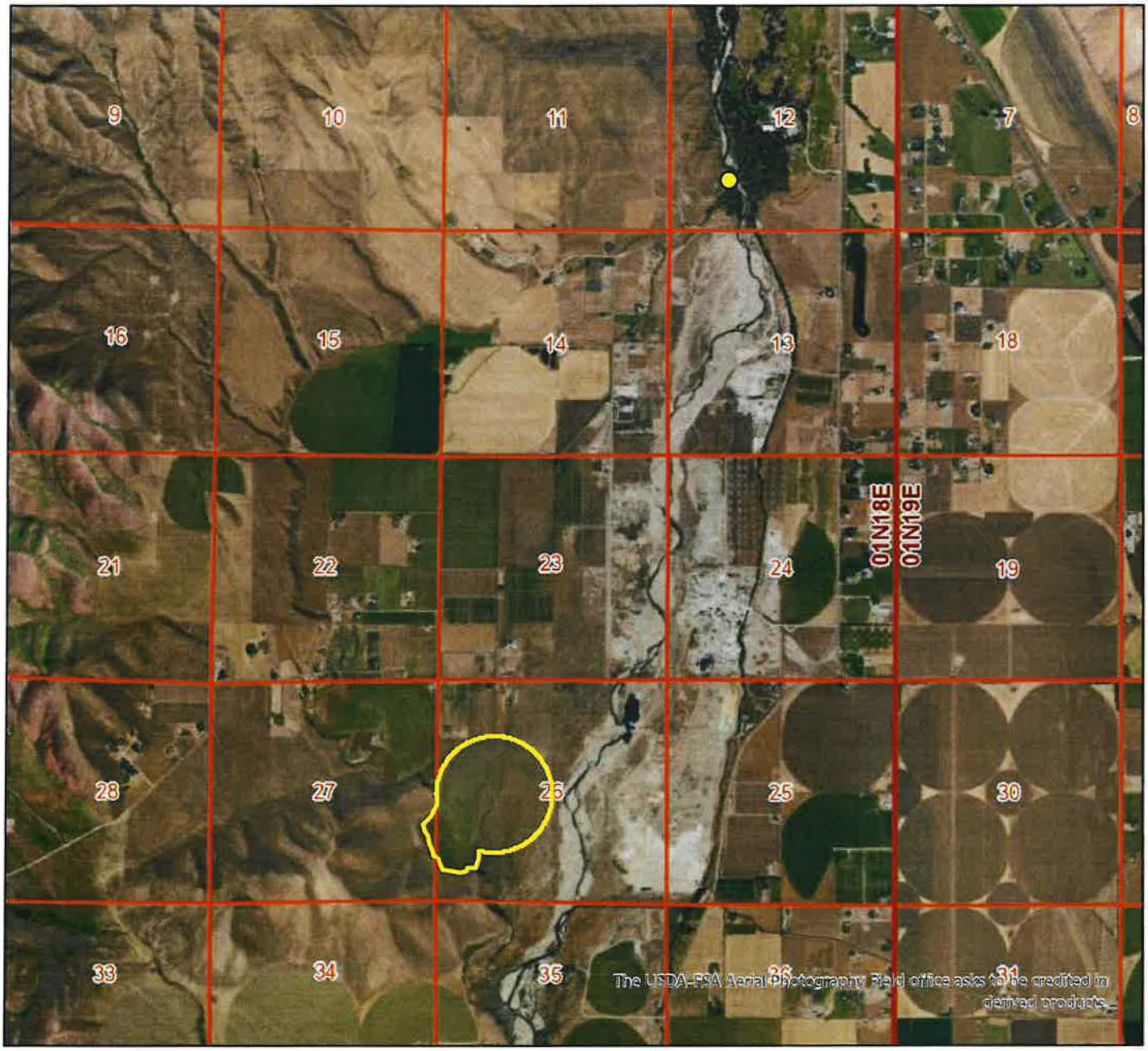
State of Idaho
Department of Water Resources

Water Right

37-11815

IRRIGATION

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0 0.23 0.45 0.9 1.35 1.8
Miles

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

N

Date created: 4/22/2024

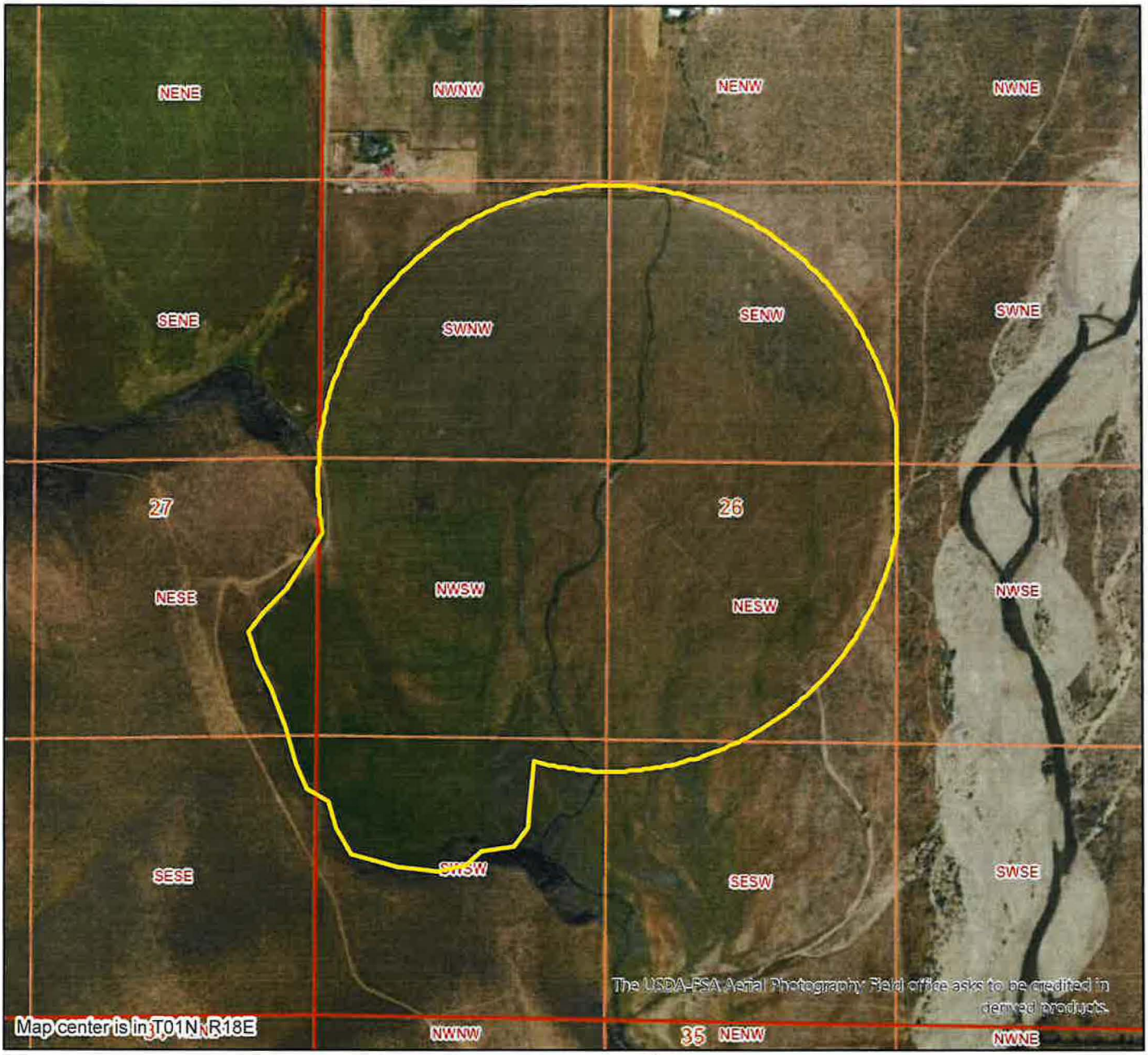
State of Idaho
Department of Water Resources

Water Right

37-11815

IRRIGATION

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0 0.05 0.1 0.19 0.29 0.38

Miles

Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary

N

Date created: 4/22/2024

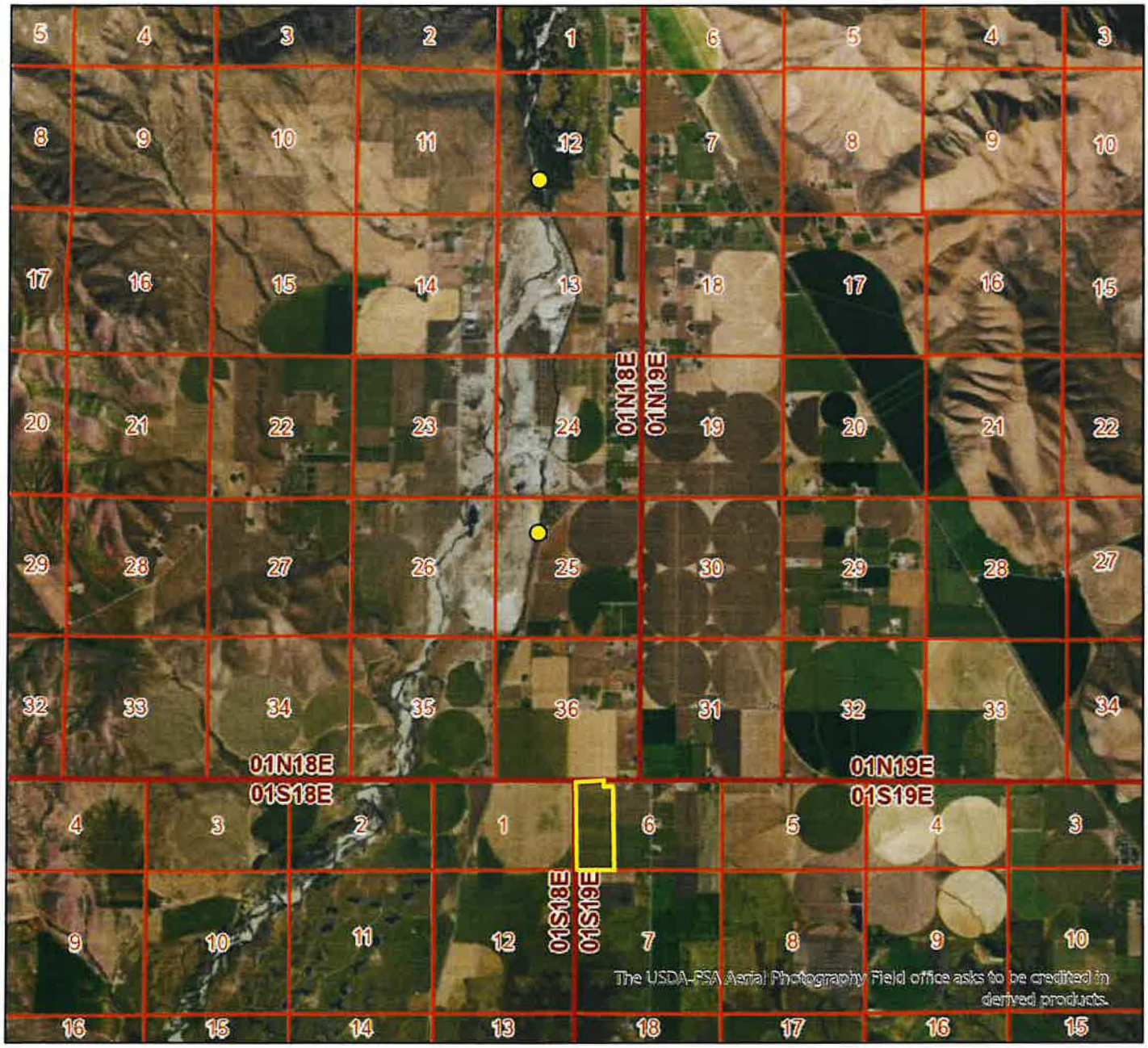
State of Idaho
Department of Water Resources

Water Right

37-11816

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 0.38 0.75 1.5 2.25 3
Miles

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

N

Date created: 4/22/2024

State of Idaho
Department of Water Resources

Water Right

37-11816

IRRIGATION

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0 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created: 4/22/2024

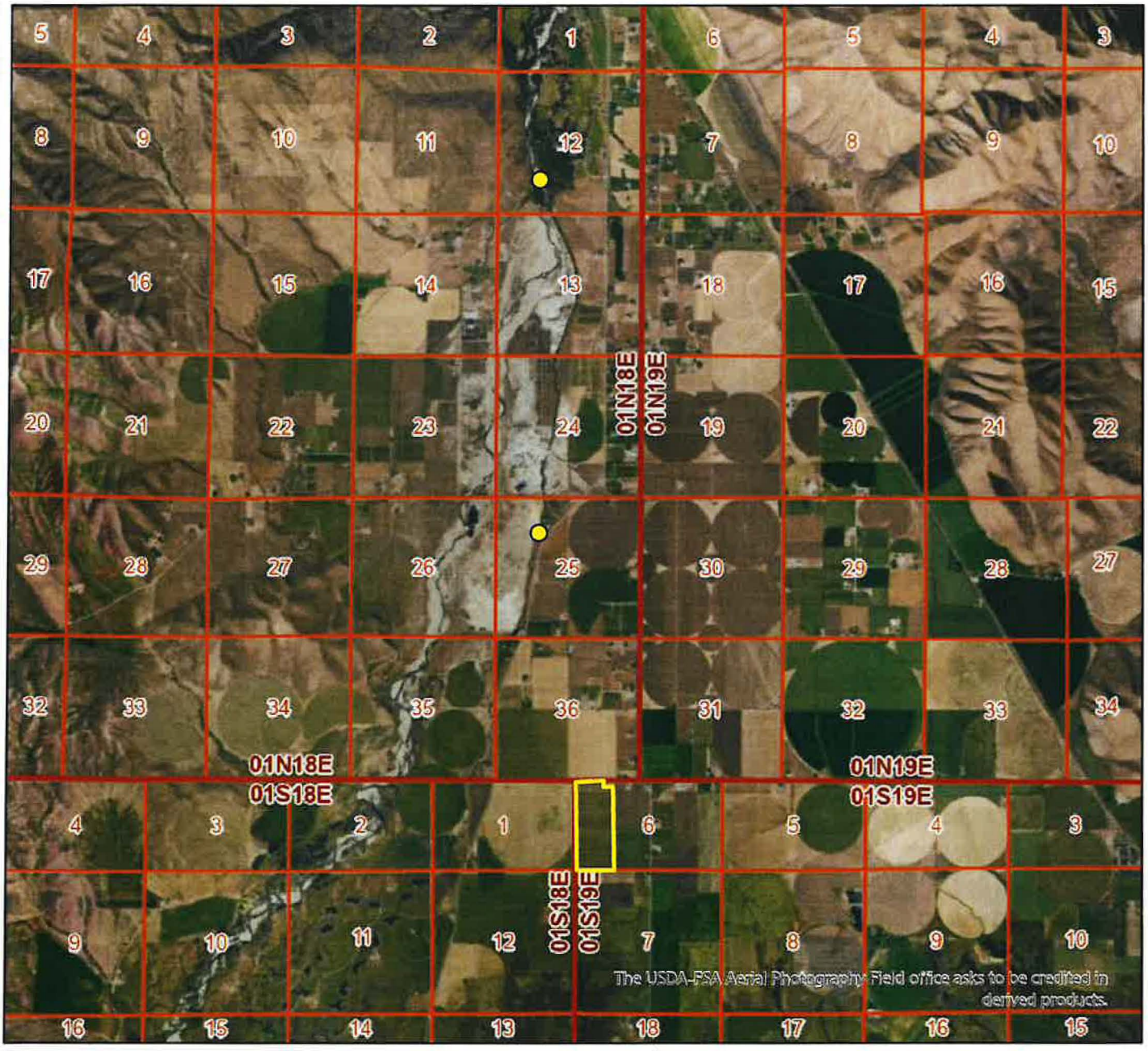
State of Idaho
Department of Water Resources

Water Right

37-11817

IRRIGATION

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0 0.38 0.75 1.5 2.25 3
Miles

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

N

Date created: 4/22/2024

State of Idaho
Department of Water Resources

Water Right

37-11817

IRRIGATION

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0 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created 4/22/2024

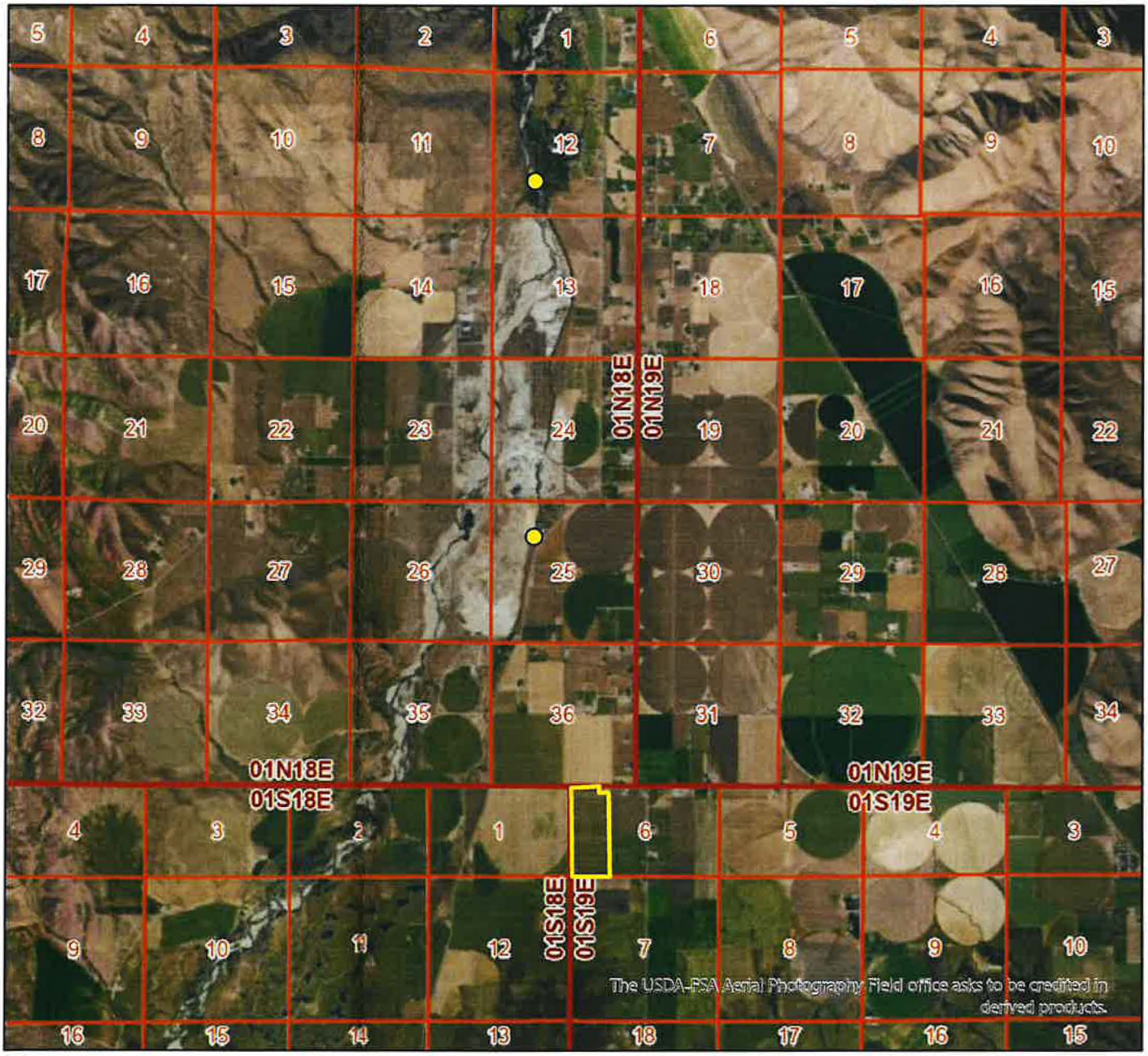
State of Idaho
Department of Water Resources

Water Right

37-11818

IRRIGATION

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Date created: 4/22/2024

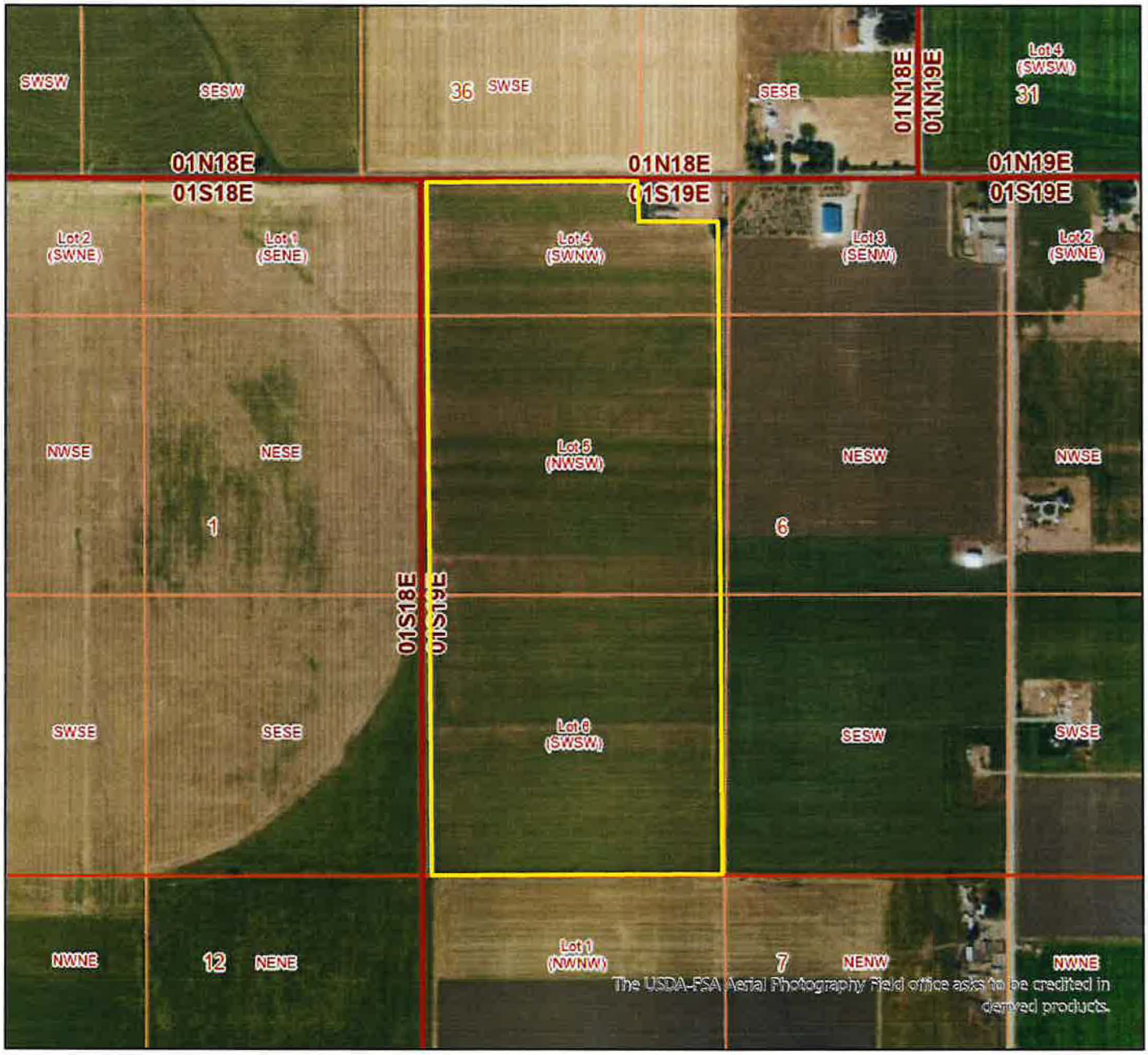
State of Idaho
Department of Water Resources

Water Right

37-11818

IRRIGATION

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0 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created: 4/22/2024

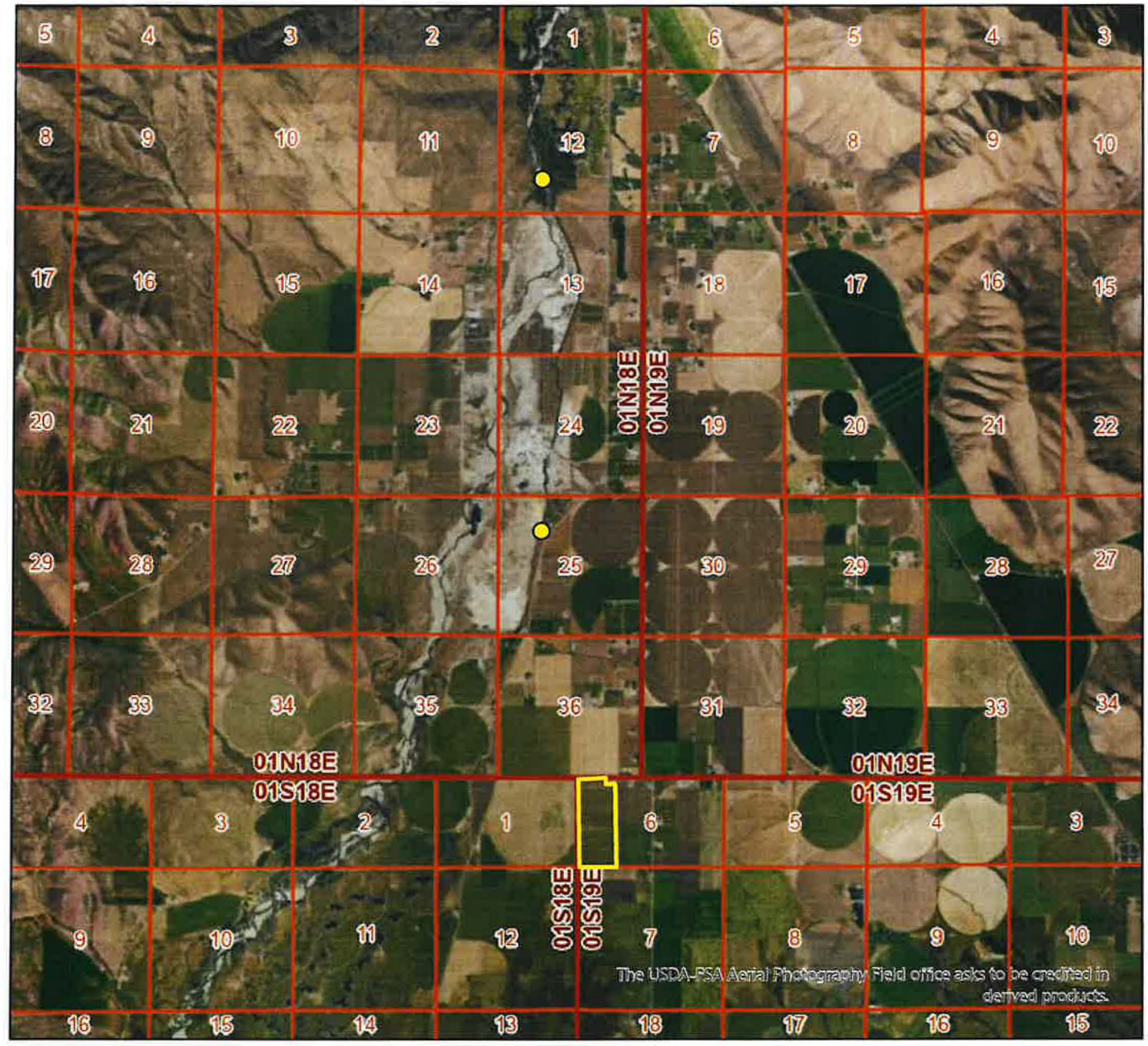
State of Idaho
Department of Water Resources

Water Right

37-11819

IRRIGATION

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0 0.38 0.75 1.5 2.25 3
Miles

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

N

Date created: 4/22/2024

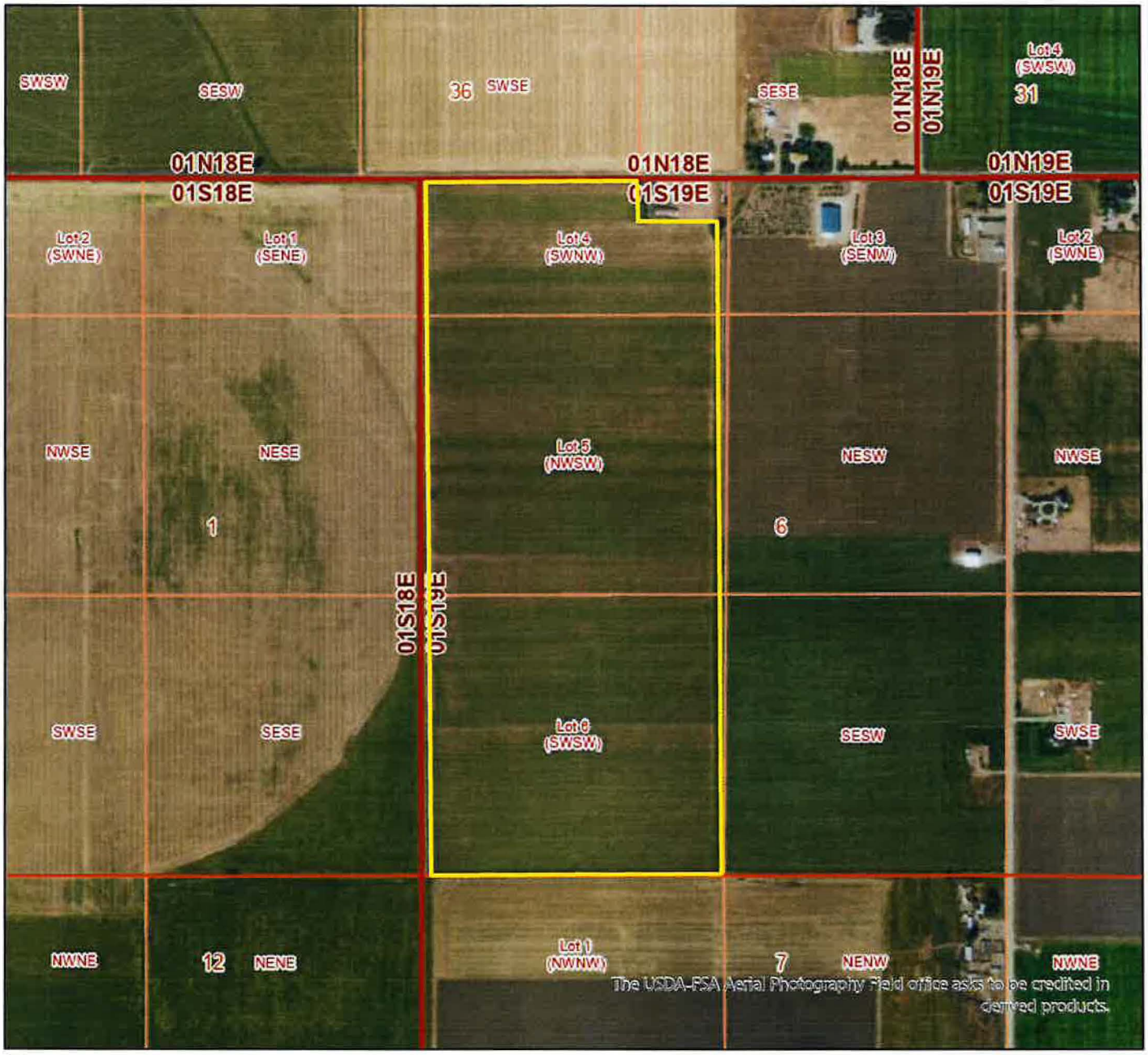
State of Idaho
Department of Water Resources

Water Right

37-11819

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 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created: 4/22/2024

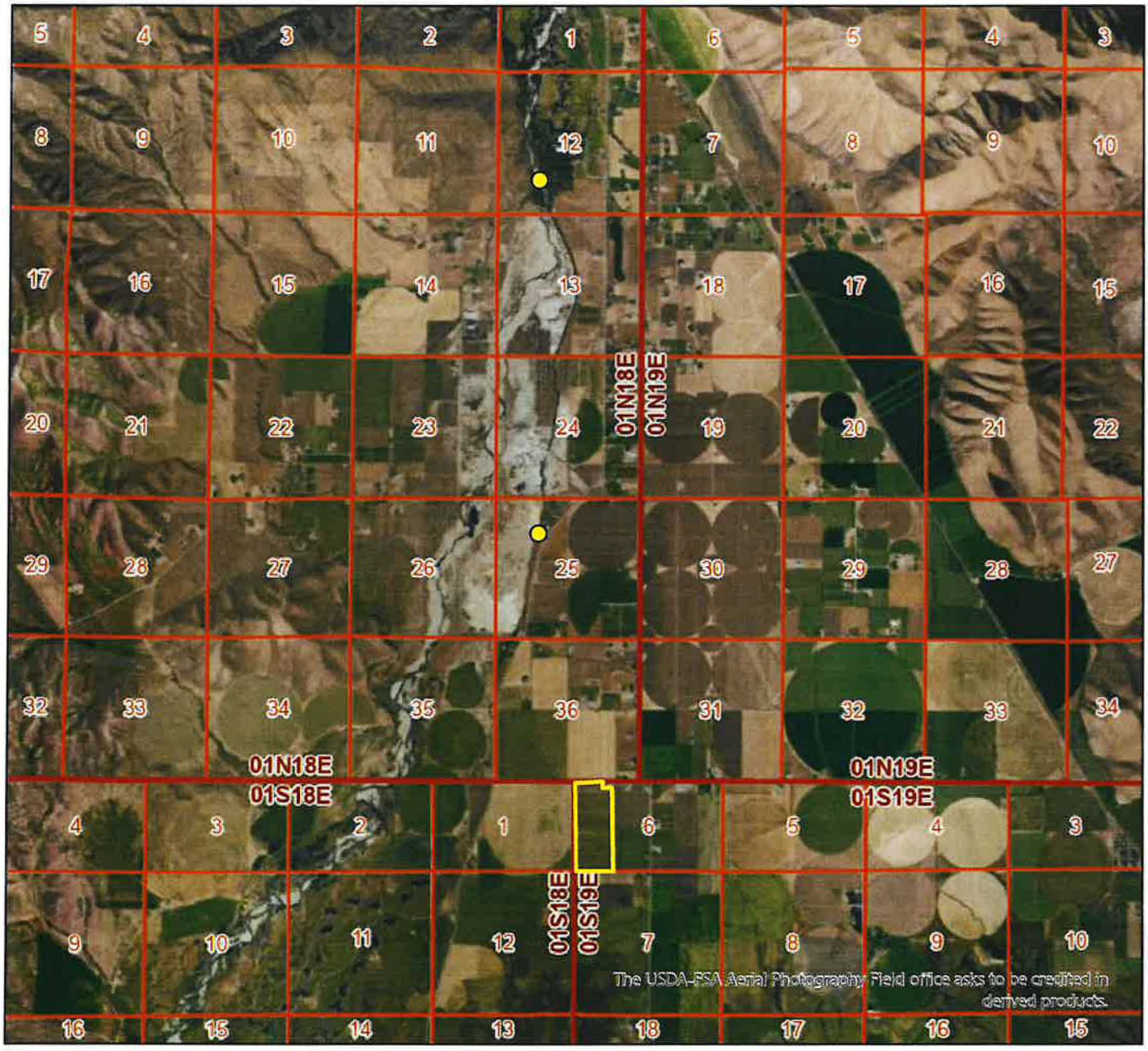
State of Idaho
Department of Water Resources

Water Right

37-11820

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.



Date created: 4/22/2024

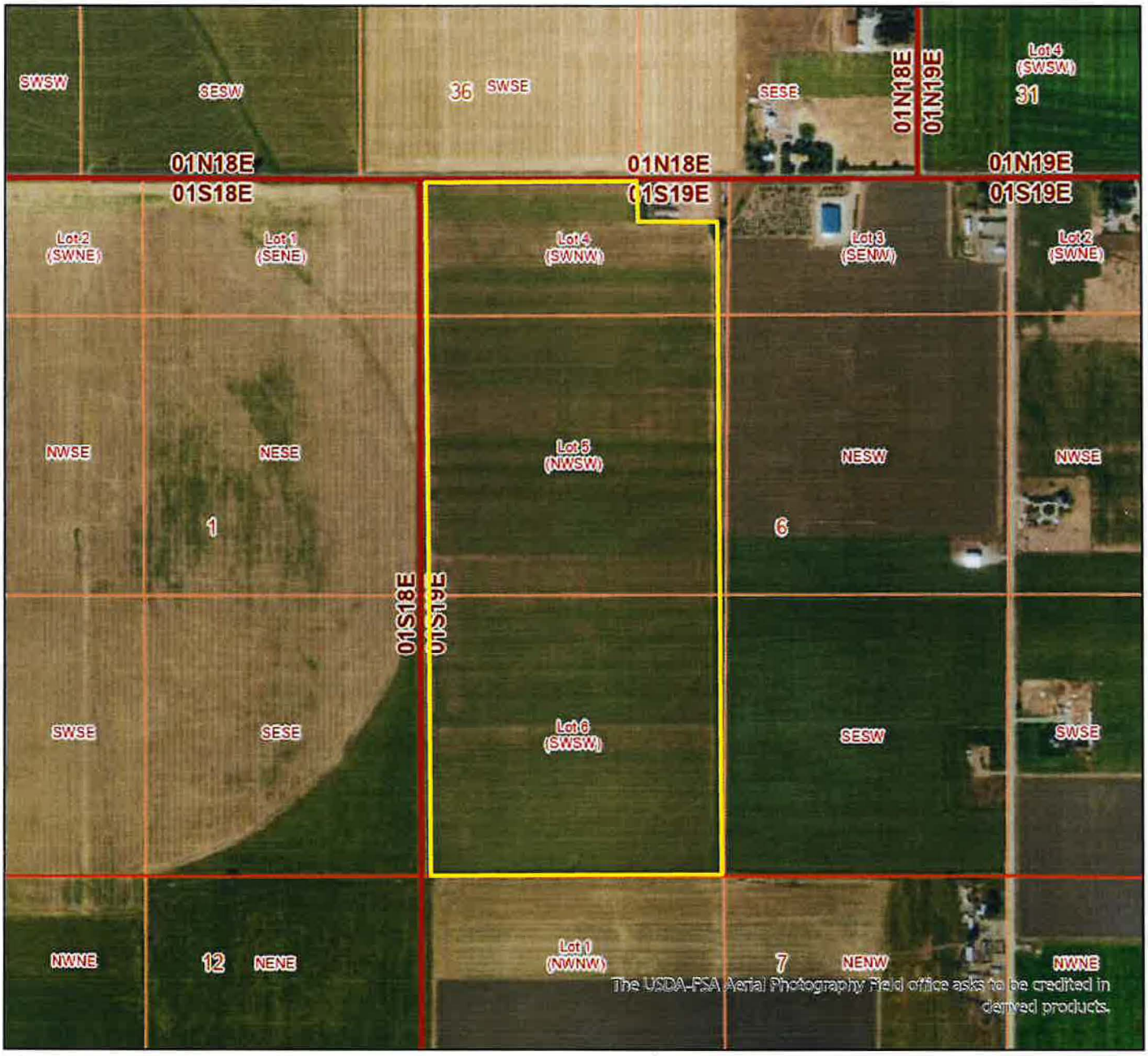
State of Idaho
Department of Water Resources

Water Right

37-11820

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 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created: 4/22/2024

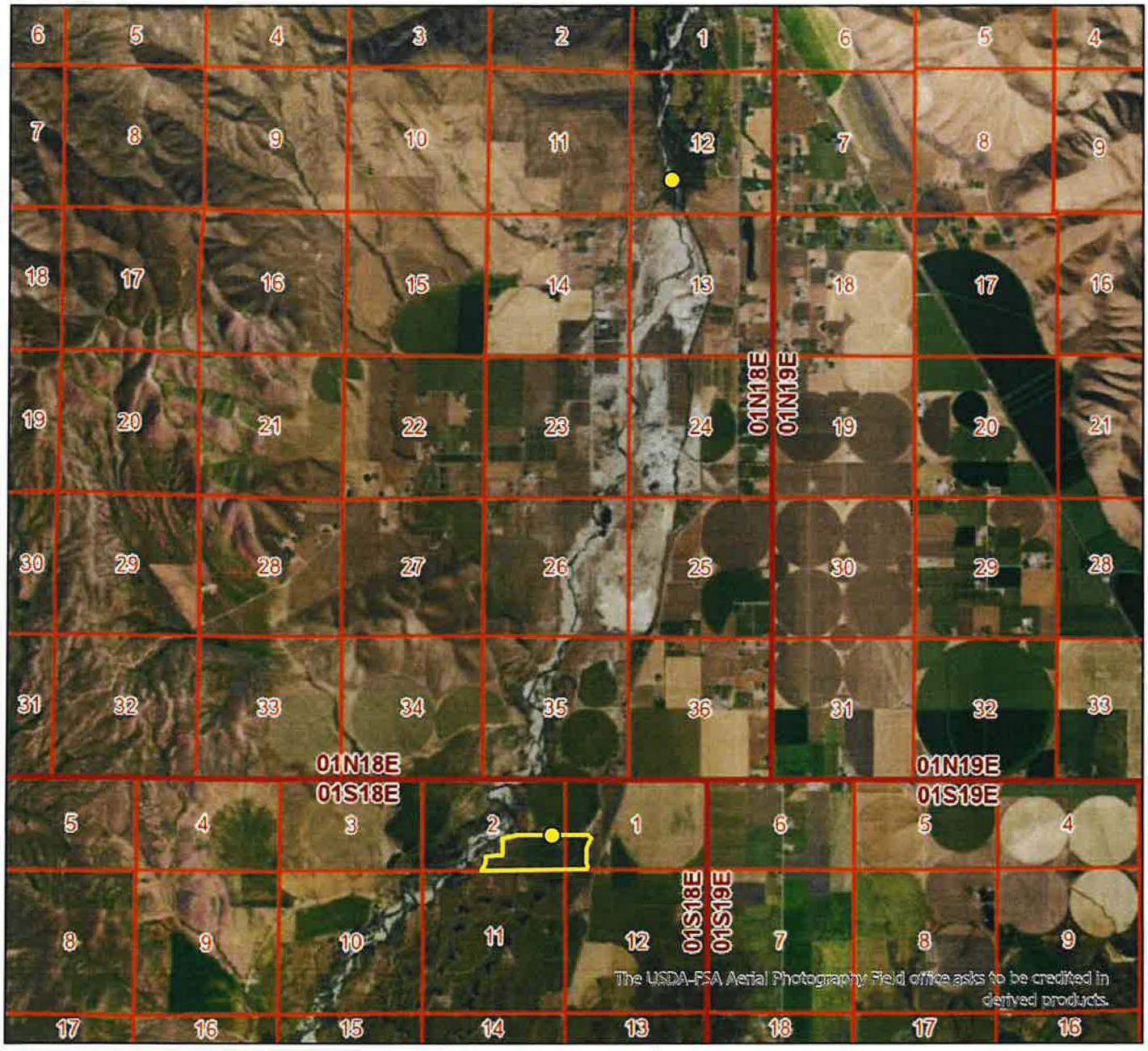
State of Idaho
Department of Water Resources

Water Right

37-11821

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 0.38 0.75 1.5 2.25 3
Miles

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

N

Date created: 4/22/2024

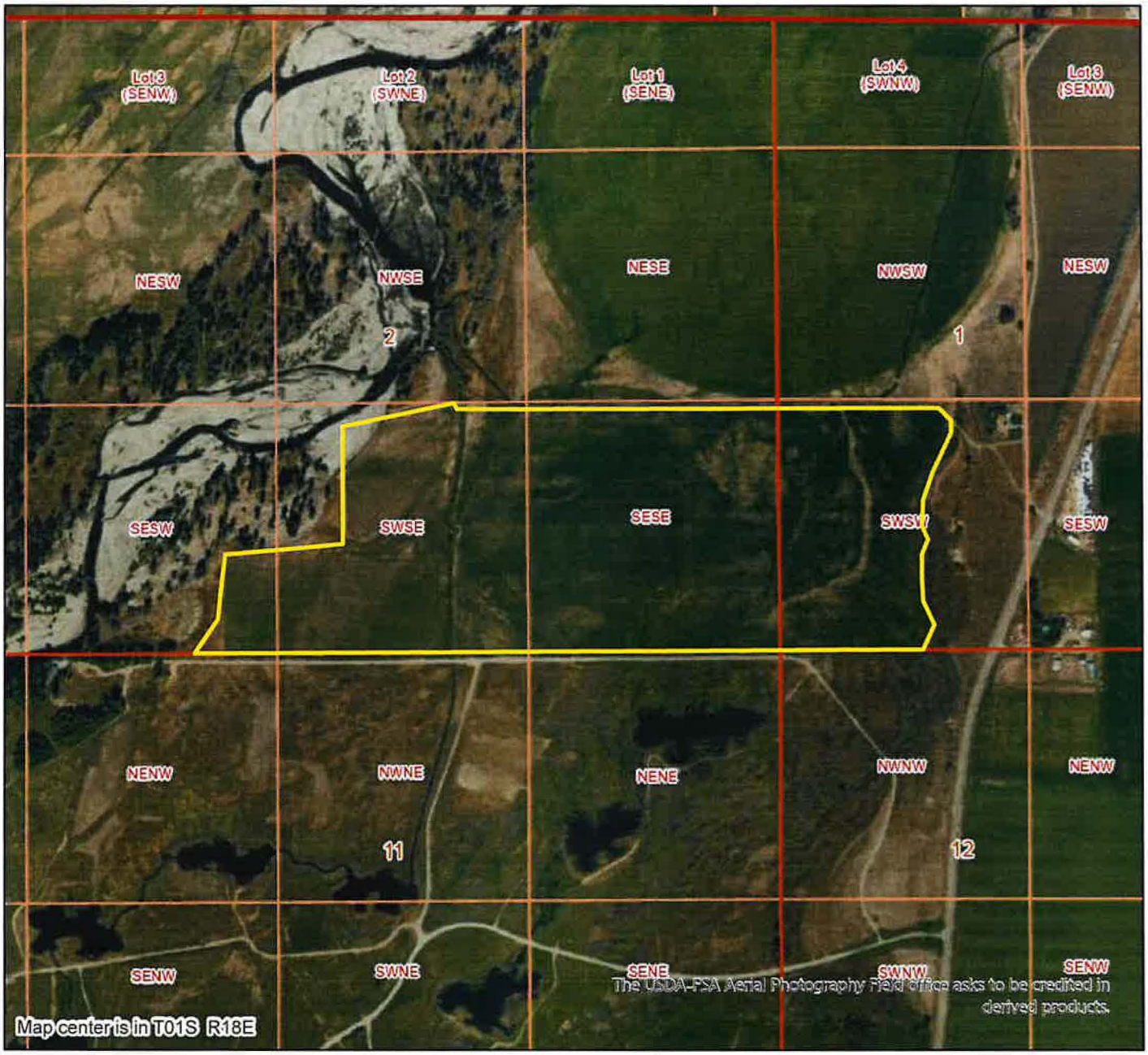
State of Idaho
Department of Water Resources

Water Right

37-11821

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 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created: 4/22/2024

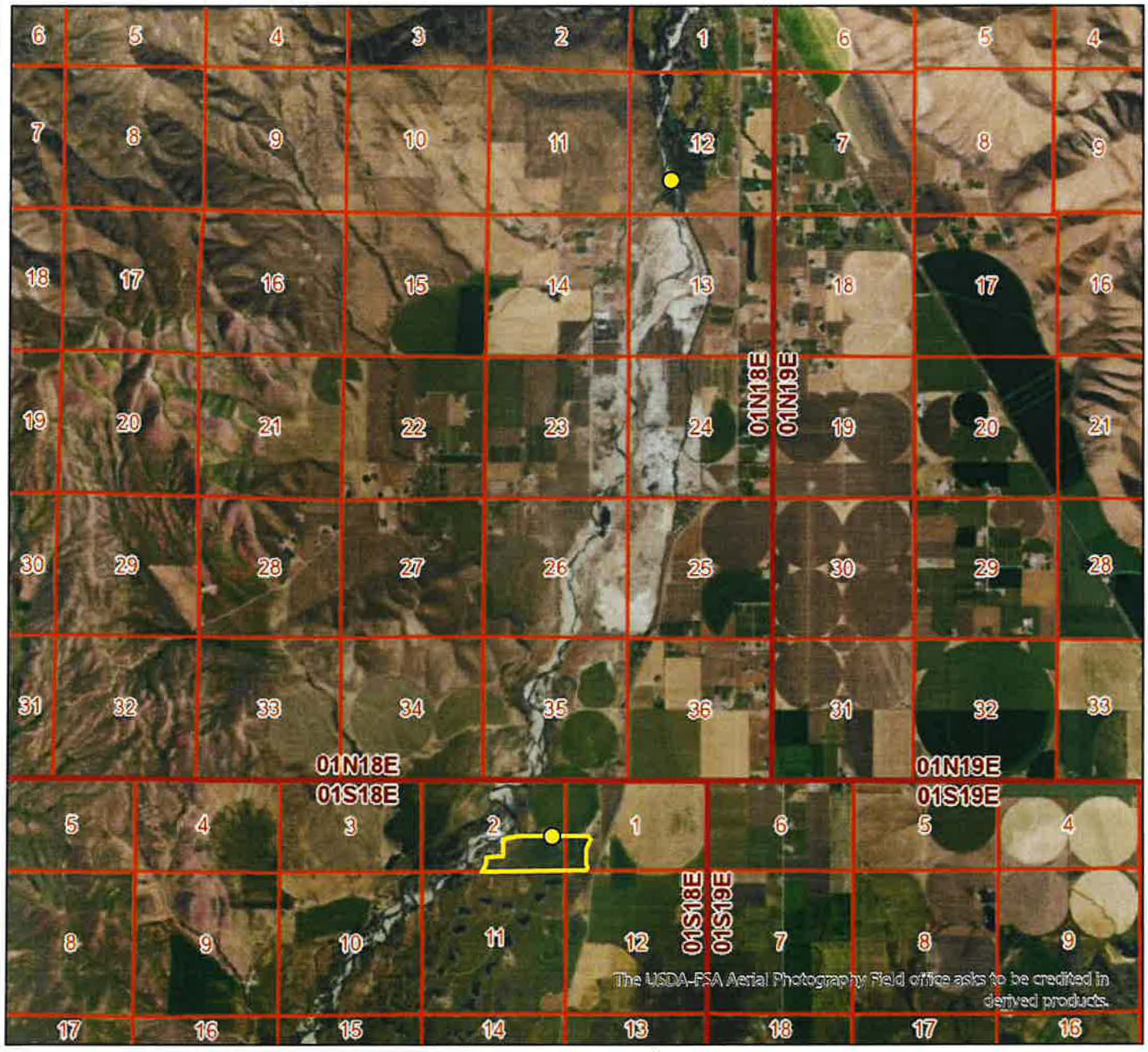
State of Idaho
Department of Water Resources

Water Right

37-11822

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.



Date created: 4/22/2024

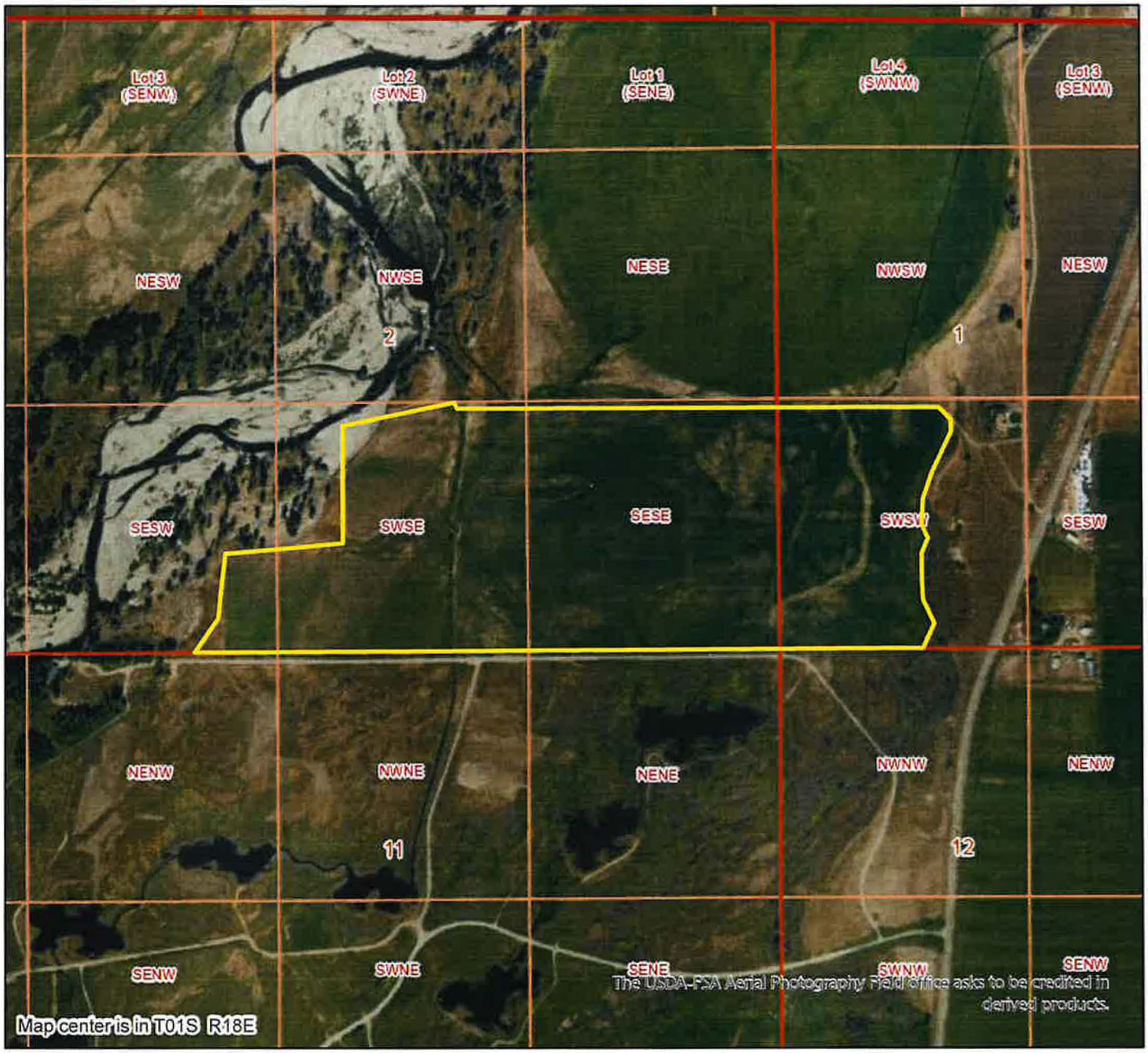
State of Idaho
Department of Water Resources

Water Right

37-11822

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 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created: 4/22/2024

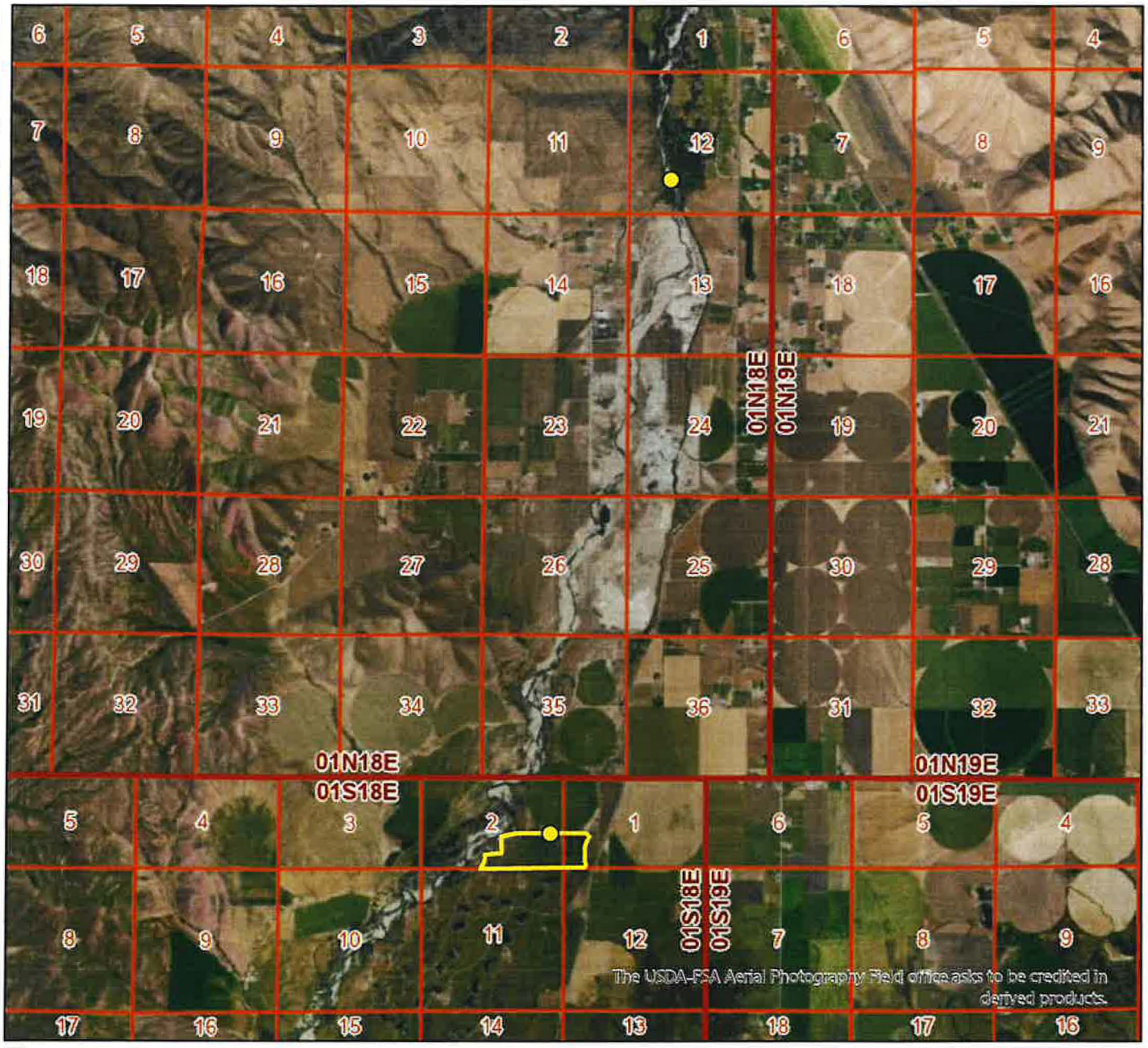
State of Idaho
Department of Water Resources

Water Right

37-11823

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 0.38 0.75 1.5 2.25 3
Miles

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

N

Date created: 4/22/2024

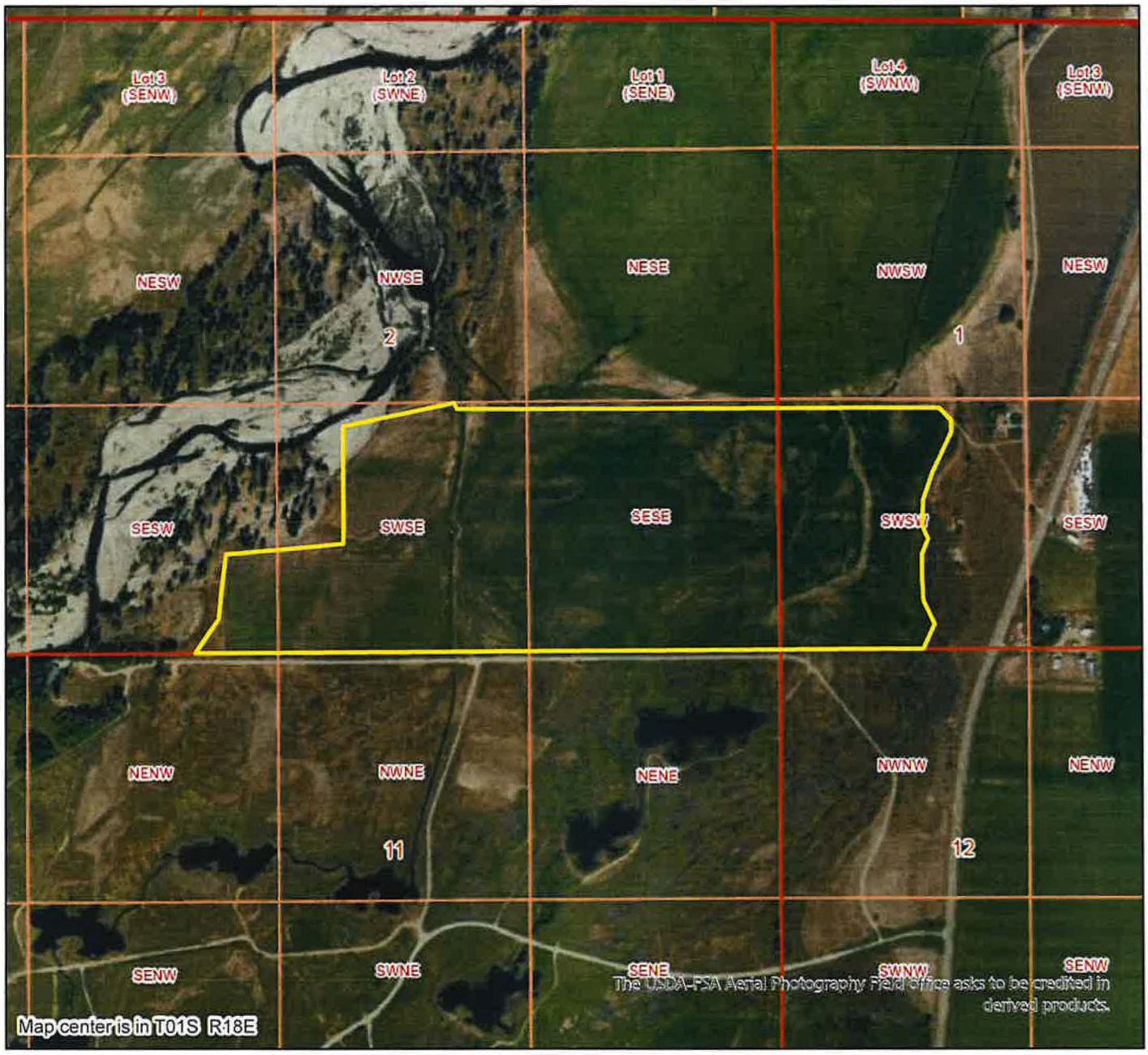
State of Idaho
Department of Water Resources

Water Right

37-11823

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 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created: 4/22/2024

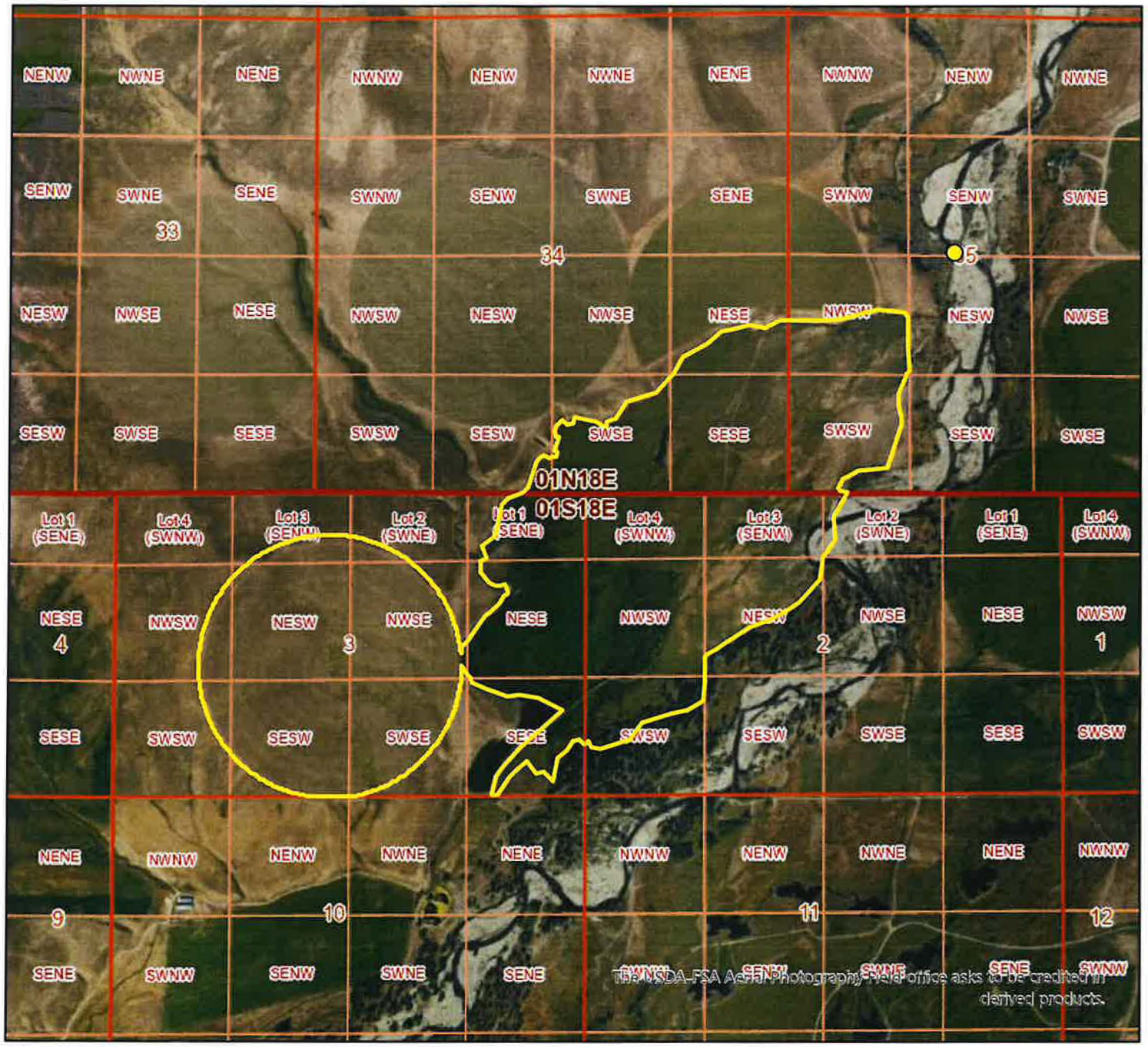
State of Idaho
Department of Water Resources

Water Right

37-11824

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 0.1 0.2 0.4 0.6 0.8
Miles

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

N

Date created: 4/22/2024

State of Idaho
Department of Water Resources

Water Right

37-11825

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 0.1 0.2 0.4 0.6 0.8
Miles

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

N

Date created: 4/22/2024

State of Idaho
Department of Water Resources

Water Right

37-11826

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 0.1 0.2 0.4 0.6 0.8
Miles

Date created: 4/22/2024

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

N

State of Idaho
Department of Water Resources

Water Right

37-11827

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 0.1 0.2 0.4 0.6 0.8
Miles

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

N

Date created: 4/22/2024

State of Idaho
Department of Water Resources

Water Right

37-11834

STOCKWATER

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 0.03 0.06 0.11 0.17 0.22

Miles

Legend

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

N

Date created: 4/22/2024

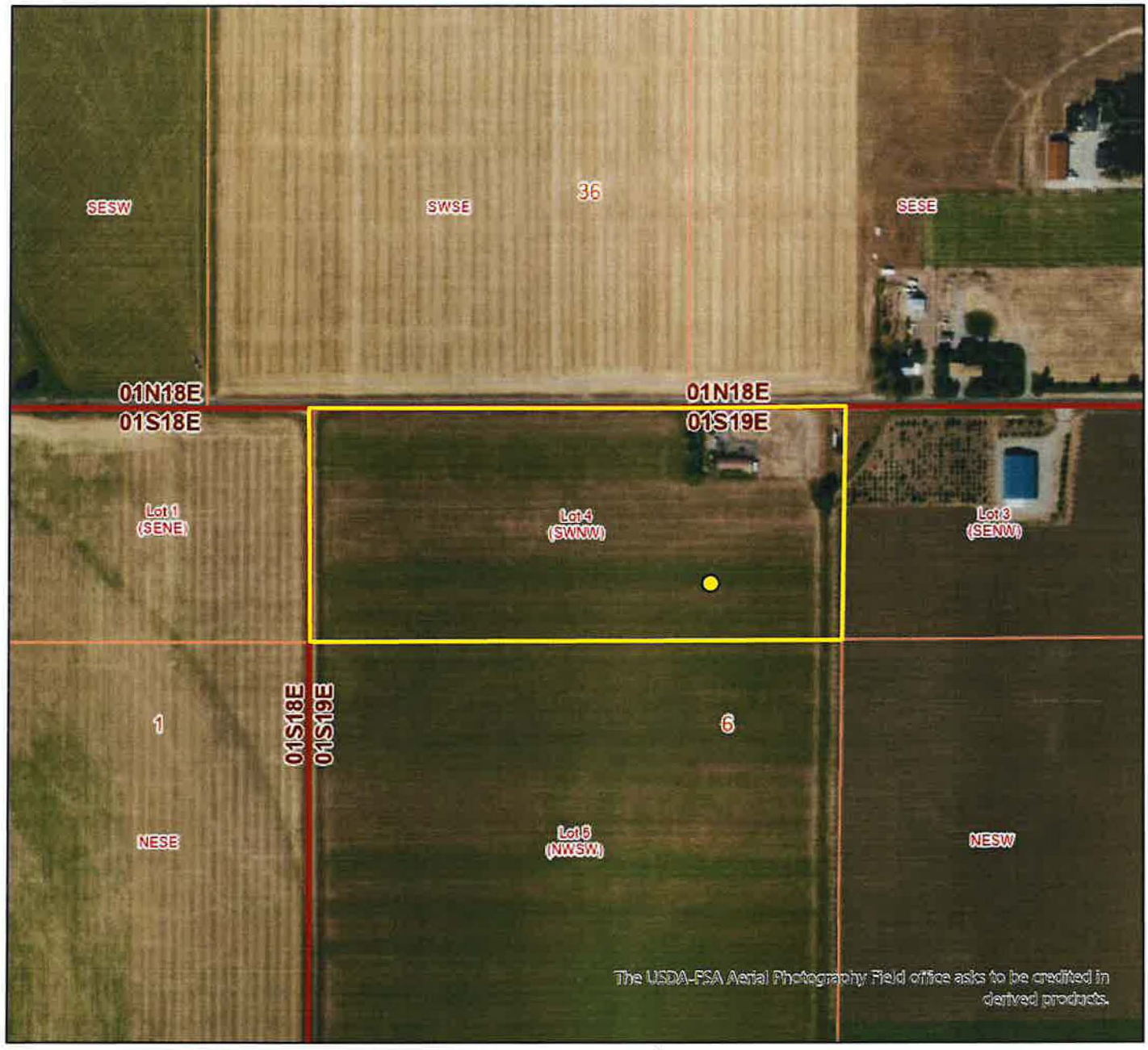
State of Idaho
Department of Water Resources

Water Right

37-11835

STOCKWATER

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 0.03 0.06 0.11 0.17 0.22
Miles

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

N

Date created: 4/22/2024

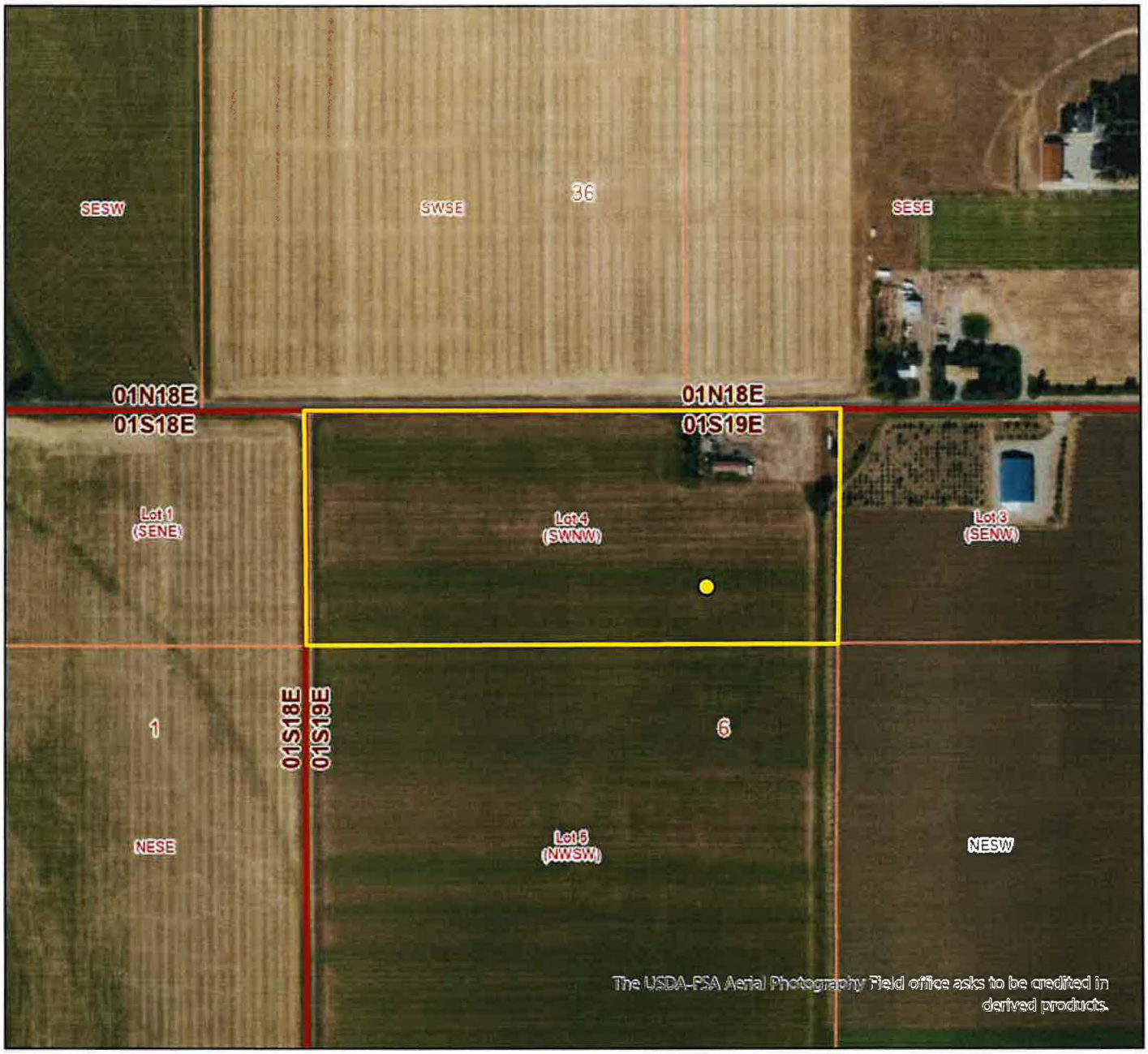
State of Idaho
Department of Water Resources

Water Right

37-11835

DOMESTIC

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 0.03 0.06 0.11 0.17 0.22
Miles

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

N

Date created: 4/22/2024

State of Idaho
Department of Water Resources

Water Right

37-11841

STOCKWATER

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 0.03 0.06 0.11 0.17 0.22
Miles

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

N

Date created: 4/22/2024

State of Idaho
Department of Water Resources

Water Right

37-11841

DOMESTIC

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 0.03 0.06 0.11 0.17 0.22
Miles

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

N

Date created: 4/22/2024

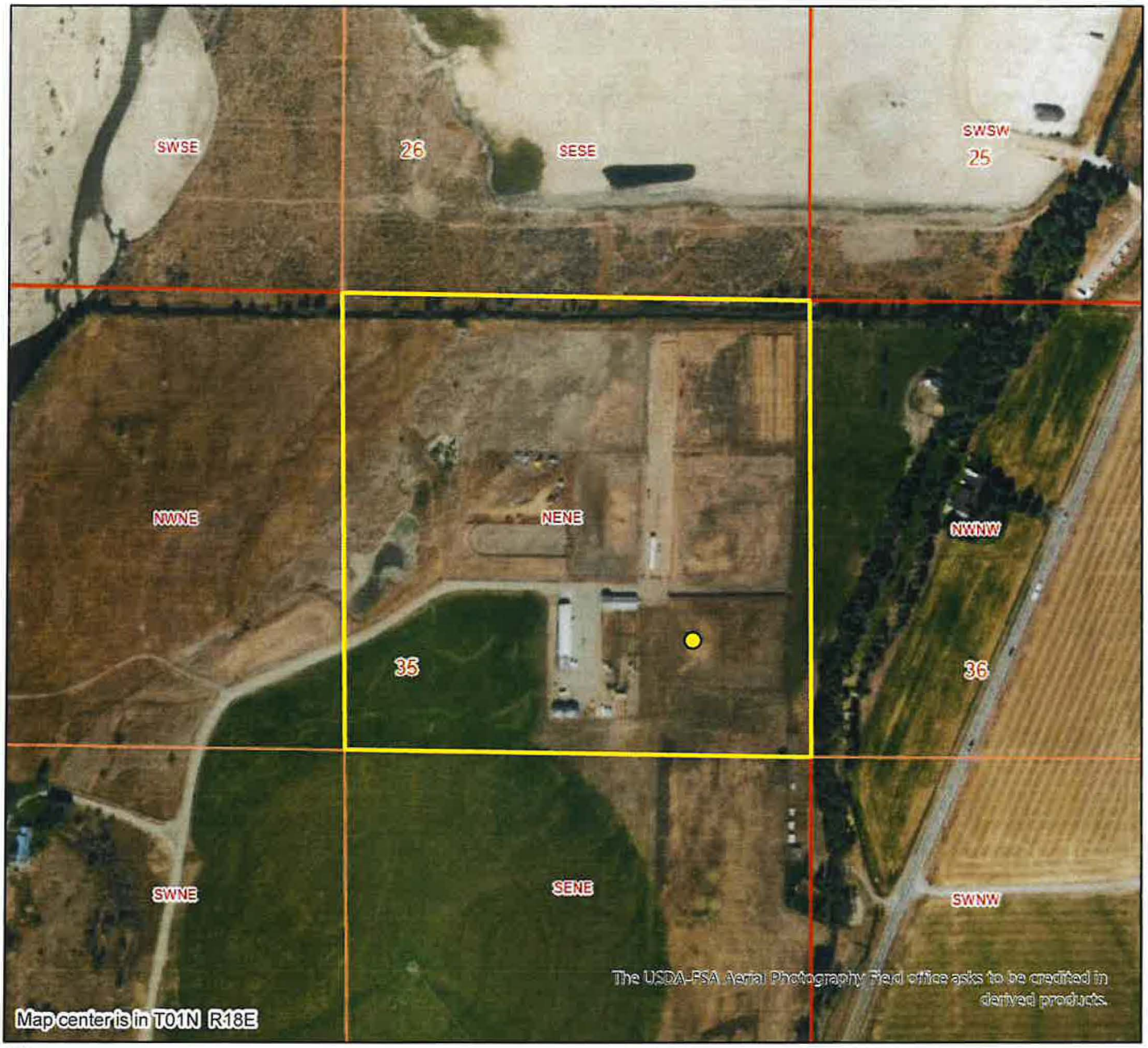
State of Idaho
Department of Water Resources

Water Right

37-11856

STOCKWATER

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 0.03 0.06 0.11 0.17 0.22

Miles

Legend

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

N

Date created: 4/22/2024

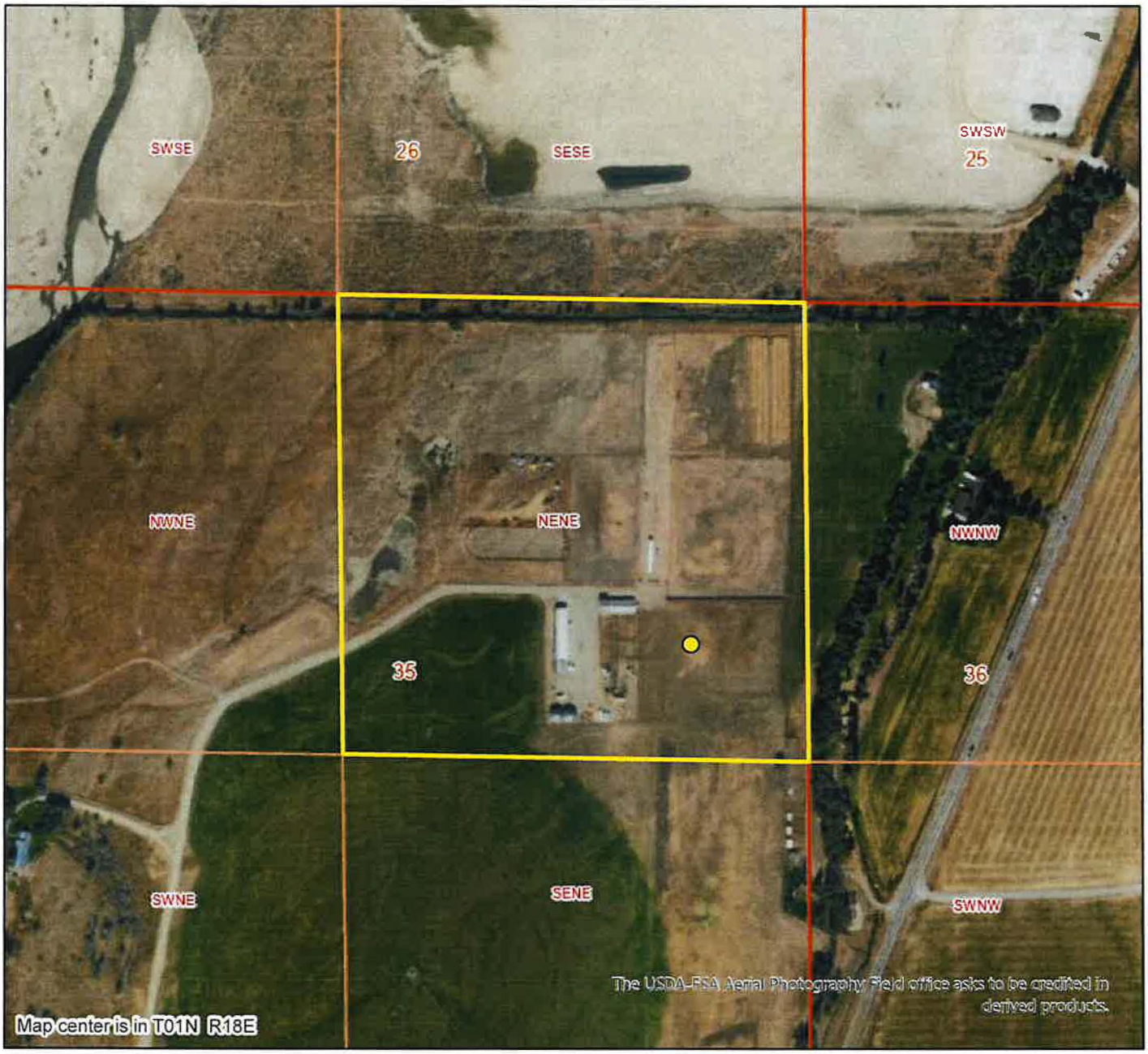
State of Idaho
Department of Water Resources

Water Right

37-11856

DOMESTIC

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 0.03 0.06 0.11 0.17 0.22
Miles

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

N

Date created 4/22/2024

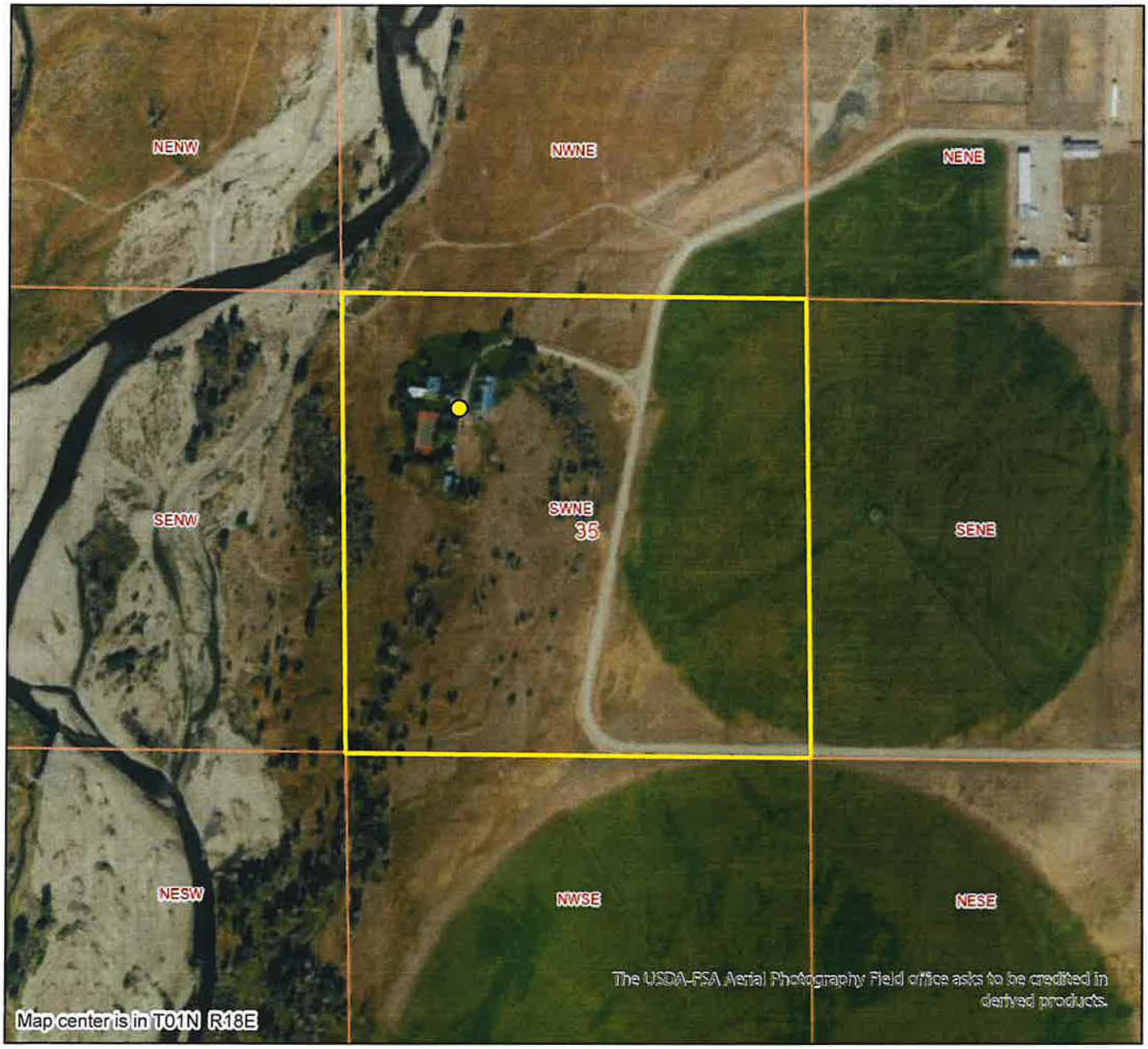
State of Idaho
Department of Water Resources

Water Right

37-11857

STOCKWATER

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 0.03 0.06 0.11 0.17 0.22

Miles

Legend

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

N

Date created: 4/22/2024

State of Idaho
Department of Water Resources

Water Right

37-11857

DOMESTIC

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 0.03 0.06 0.11 0.17 0.22
Miles

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

N

Date created: 4/22/2024

State of Idaho
Department of Water Resources

Water Right

37-11863

STOCKWATER

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 0.03 0.06 0.11 0.17 0.22
Miles

Date created: 7/9/2024

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

N

State of Idaho
Department of Water Resources

Water Right

37-11863

DOMESTIC

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 0.03 0.06 0.11 0.17 0.22

Miles

Legend

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

N

Date created: 7/9/2024

State of Idaho
Department of Water Resources

Water Right

37-11863

STOCKWATER

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 0.03 0.06 0.11 0.17 0.22
Miles

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

N

Date created: 7/9/2024

State of Idaho
Department of Water Resources

Water Right

37-11863

DOMESTIC

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 0.03 0.06 0.11 0.17 0.22

Miles

Legend

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

N

Date created: 7/9/2024

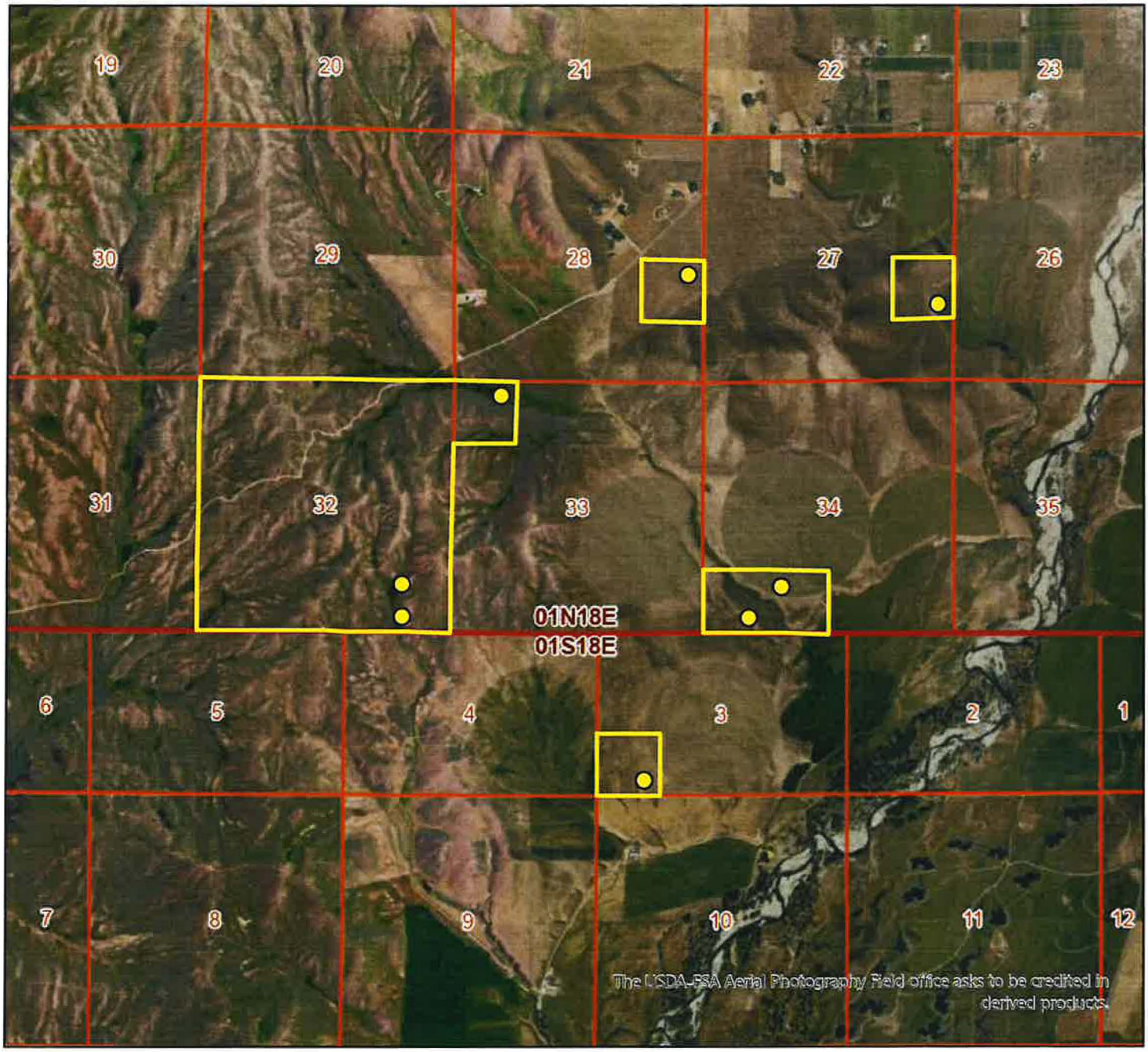
State of Idaho
Department of Water Resources

Water Right

37-11868

STOCKWATER

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 0.2 0.4 0.8 1.2 1.6
Miles

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

N

Date created: 4/22/2024

State of Idaho
Department of Water Resources

Water Right

37-11917

STOCKWATER

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 0.03 0.06 0.11 0.17 0.22

Miles

Legend

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

N

Date created: 4/22/2024

State of Idaho
Department of Water Resources

Water Right

37-12089

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 0.13 0.25 0.5 0.75 1
Miles

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

N

Date created: 4/22/2024

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

August 20, 2024

STEADFAST WOOD RIVER RANCH LLC
18100 VON KARMAN AVE STE 500
IRVINE CA 92612-0196

Re: Change in Ownership for Water Right No(s): 37-2493, 37-2747, 37-7002, 37-7210, 37-7225, 37-7309, 37-11811, 37-11813, 37-11814, 37-11815, 37-11816, 37-11817, 37-11818, 37-11819, 37-11820, 37-11821, 37-11822, 37-11823, 37-11824, 37-11825, 37-11826, 37-11827, 37-11834, 37-11835, 37-11841, 37-11856, 37-11857, 37-11863, 37-11868, 37-11917 and 37-12089

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(s) **37-2493, 37-11821, 37-11822 and 37-11823** were leased to the Water Supply Bank (bank) in **2023.** In accordance with the bank lease acceptance, the lessor/current right holder (right holder) may not use the right(s) while it is in the bank, even if the right(s) is not rented from the bank. The right(s) will remain in the bank until **December 31, 2027,** unless released earlier by the Water Resource Board or upon request by the right holder. To reduce the term of the lease, the right holder must submit a written request to the department. The department will verify if the right is rented or available for release and notify the right holder of the release date.

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. 37, Water Supply Bank & Flying S Title & Escrow of Idaho, Inc