

RECEIVED

DEC 17 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. 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?
E 37-8296	Yes ☐	Yes ☐		Yes ☐	Yes ☐
E 37-10198	Yes ☐	Yes ☐		Yes ☐	Yes ☐
NOT PROCESSED	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Douglas S & Janis L Astle

3. New Owner(s)/Claimant(s): TAISI INTERNATIONAL AG DEVELOPMENT INC
 Name of current water right holder/claimant
 New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
1402 N. MERIDIAN RD City MERIDIAN State ID Zip 83642
 Mailing address
208-887-3567 Telephone
JPG@accountserv.com Email
370791661@QQ.COM Zip

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: 2/20/2016
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per undivided water right. \$50 - total
 o \$100 per split water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: (ucl) Date 12/15/25
 Signature of new owner/claimant
Zhong Shi Tang Title, if applicable
 Print name
 Signature: [Signature] Date 12/15/25
 Signature of new owner/claimant
Guangliang Tang Title, if applicable
 Print name

Received by SG Date 12-17-2025 For IDWR Office Use Only: Receipt No. 5046869 Receipt Amt. \$55 -
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
 Name on W-9 _____ Approved by _____ Processed by KW Date 6/15/2026

RETURNED



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RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT

JULY 2016
EDITION



Page 1 of 7

THIS IS A LEGALLY BINDING CONTRACT. READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.

NO WARRANTIES, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF HABITABILITY, AGREEMENTS
OR REPRESENTATIONS NOT EXPRESSLY SET FORTH HEREIN SHALL BE BINDING UPON EITHER PARTY.

1 ID# 846Dietrich DATE 02/20/2016
 2 LISTING AGENCY Fay Ranches - Idaho Office Phone # 208-869-8807 Fax # 406-586-4020
 3 Listing Agent David Halgerson E-Mail dhalgerson@fayranches.com Phone # 208-869-8807
 4 SELLING AGENCY Expert Realty LLC Office Phone # 208-860-6324 Fax # 208-884-4878
 5 Selling Agent Michael Samson E-Mail msamaco@hotmail.com Phone # 208-684-9302

6 1. BUYER: Zhong Shi Tang
 7 (Hereinafter called "BUYER") agrees to purchase, and the undersigned SELLER agrees to sell the following described real estate hereinafter referred to as
 8 "PROPERTY" COMMONLY KNOWN AS 846 E. 470 S.
 9 Dietrich City Lincoln County, ID. Zip 83324 legally described as:
 10 Portions of T.6-S. R. 18-19, Sec 31, 36 as described on intermountain mls listing #98603034
 11 OR Legal Description Attached as exhibit (Exhibit must accompany original offer and be signed or initialed by BUYER
 12 and SELLER.)

13 2. \$ 3,937,840.00 PURCHASE PRICE: Three Million Nine Hundred Thirty-Seven Thousand Six Hundred Forty DOLLARS,
 14 payable upon the following TERMS AND CONDITIONS (not including closing costs):

15 This offer is contingent upon the sale, refinance, and/or closing of any other property ☐ Yes ☒ No

16 3. FINANCIAL TERMS: Note: A+C+D+E must add up to total purchase price.
 17 (A) \$ 200,000.00 EARNEST MONEY: BUYER hereby deposits Two Hundred Thousand
 18 DOLLARS as Earnest Money evidenced by Cash ☐ Personal check ☐ Cashier's check ☐ Note (due date):
 19 Wire Transfer and a receipt is hereby acknowledged.
 20 Earnest Money to be deposited in trust account Upon receipt or Upon acceptance by BUYER and SELLER or Wire Transfer to be
 21 completed no later than March 10, 2016
 22 and shall be held by: ☐ Listing Broker ☐ Selling Broker Planner Title Co., Eagle, Idaho for the benefit of the parties hereto.
 23 THE RESPONSIBLE BROKER SHALL BE: Steven Ellis

24 (B). ALL CASH OFFER: ☐ NO ☒ YES If this is an all cash offer do not complete Sections 3C and 3D, fill blanks with "0" (ZERO). IF CASH
 25 OFFER, BUYER'S OBLIGATION TO CLOSE SHALL NOT BE SUBJECT TO ANY FINANCIAL CONTINGENCY. BUYER agrees to provide SELLER
 26 within business days (five [5] if left blank) from the date of acceptance of this agreement by all parties, evidence of sufficient funds and/or proceeds
 27 necessary to close transaction. Acceptable documentation includes, but is not limited to, a copy of a recent bank or financial statement.

28 Cash proceeds from another sale: ☐ Yes ☒ No

29 (C). \$ 0.00 NEW LOAN PROCEEDS: This Agreement is contingent upon BUYER obtaining the following financing:
 30 FIRST LOAN of \$ not including mortgage insurance, through ☐ FHA, ☐ DVA, ☐ CONVENTIONAL, ☐ JHFA, ☐ RURAL
 31 DEVELOPMENT, ☐ OTHER with interest not to exceed % for a period of year(s) at: ☐ Fixed Rate ☐ Other
 32 In the event BUYER is unable, after exercising good faith efforts, to obtain the indicated financing, BUYER's Earnest Money shall be returned to BUYER.
 33 SECOND LOAN of \$ with interest not to exceed % for a period of year(s) at: ☐ Fixed Rate ☐ Other
 34 LOAN APPLICATION: BUYER ☐ has applied OR ☐ shall apply for such loan(s) within business days (five [5] if left blank) of SELLER'S acceptance.
 35 Within business days (ten [10] if left blank) of final acceptance of all parties, BUYER agrees to furnish SELLER with a written confirmation
 36 showing lender approval of credit report, income verification, debt ratios, and evidence of sufficient funds and/or proceeds necessary to
 37 close transaction in a manner acceptable to the SELLER(S) and subject only to satisfactory appraisal and final lender underwriting. If such
 38 written confirmation is not received by SELLER(S) within the strict time allotted, SELLER(S) may at their option cancel this agreement by notifying
 39 BUYER(S) in writing of such cancellation within business days (three [3] if left blank) after written confirmation of lender approval
 40 and shall be deemed to have elected to proceed with the transaction. SELLER'S approval shall not be unreasonably withheld. If an appraisal is
 41 required by lender, the PROPERTY must appraise at not less than purchase price or BUYER'S Earnest Money shall be returned at BUYER'S
 42 request. BUYER may also apply for a loan with different conditions and costs and close transaction provided all other terms and conditions of this
 43 Agreement are fulfilled, and the new loan does not increase the costs or requirements to the SELLER. FHA / VA: If applicable, it is expressly agreed
 44 that notwithstanding any other provisions of this contract, BUYER shall not be obligated to complete the purchase of the PROPERTY described herein or
 45 to incur any penalty or forfeiture of Earnest Money deposits or otherwise unless BUYER has been given in accordance with HUD/FHA or VA
 46 requirements a written statement by the Federal Housing Commissioner, Veterans Administration or a Direct Endorsement lender setting forth the
 47 appraised value of the PROPERTY of not less than the sales price as stated in the contract.

48 (D). \$ ADDITIONAL FINANCIAL TERMS:

49 ☐ Additional financial terms are specified under the heading "OTHER TERMS AND/OR CONDITIONS" (Section 4).
 50 ☐ Additional financial terms are contained in a FINANCING ADDENDUM of same date, attached hereto, signed by both parties.

51 (E). \$ 3737640.00 APPROXIMATE FUNDS DUE FROM BUYERS AT CLOSING (Not including closing costs): Cash at
 52 closing to be paid by BUYER at closing IN GOOD FUNDS, includes: cash, electronic transfer funds, certified check or cashier's check.

53 BUYER'S Initials (WP) Date 2/20/16

54 SELLER'S Initials (MS) Date 2/20/16

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JULY 2016 EDITION

RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT

Page 1 of 7

Instantaneous



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PROPERTY ADDRESS: 846 E. 470 S.

District

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4. OTHER TERMS AND/OR CONDITIONS: This Agreement is made subject to the following special terms, considerations and/or contingencies which must be satisfied prior to closing.

(1) Buyer shall perform any inspections and due diligence that he may desire, allowing for travel and visas from China, at buyers expense.

(2) Buyer may terminate agreement for any reason until the due diligence inspection deadline, without risk or loss, and will receive the full refund of earnest money upon his demand if he terminates this agreement in writing to seller by due diligence deadline.

5. ITEMS INCLUDED & EXCLUDED IN THIS SALE: All existing fixtures and fillings that are attached to the PROPERTY are INCLUDED IN THE PURCHASE PRICE (unless excluded below), and shall be transferred free of liens. These include, but are not limited to, all seller-owned attached floor coverings, attached television antennae, satellite dish, attached plumbing, bathroom and lighting fixtures, window screens, screen doors, storm doors, storm windows, window coverings, garage door opener(s) and transmitter(s), exterior trees, plants or shrubbery, water heating apparatus and fixtures, attached fireplace equipment, awnings, ventilating, cooling and heating systems, all ranges, ovens, built-in dishwashers, fuel tanks and irrigation fixtures and equipment, that are now on or used in connection with the PROPERTY and shall be included in the sale unless otherwise provided herein. BUYER should satisfy himself that the condition of the included items is acceptable. It is agreed that any item included in this section is of nominal value less than \$100.

(A). ADDITIONAL ITEMS SPECIFICALLY INCLUDED IN THIS SALE:

Irrigation Equipment, 11 pivots along with some wheel line and hand lines that are identified.

(B). ITEMS SPECIFICALLY EXCLUDED IN THIS SALE:

6. MINERAL RIGHTS: Any and all mineral rights appurtenant to the PROPERTY are included in and are part of the sale of this PROPERTY unless otherwise agreed to by the parties in writing.

7. WATER RIGHTS: Any and all water rights including but not limited to water systems, wells, springs, lakes, streams, ponds, rivers, ditches, ditch rights, and the like, if any, appurtenant to the PROPERTY are included in and are a part of the sale of this PROPERTY unless otherwise agreed to by the parties in writing.

8. TITLE CONVEYANCE: Title of SELLER is to be conveyed by warranty deed, unless otherwise provided, and is to be marketable and insurable except for rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any governmental unit, and rights of way and easements established or of record. Liens, encumbrances or defects to be discharged by SELLER may be paid out of purchase money at date of closing. No liens, encumbrances or defects which are to be discharged or assumed by BUYER or to which title is taken subject to, exist unless otherwise specified in this Agreement.

9. TITLE INSURANCE: There may be types of title insurance coverages available other than those listed below and parties to this agreement are advised to talk to a title company about any other coverages available that will give the BUYER additional coverage.

(A). PRELIMINARY TITLE COMMITMENT: Within 180 business days (six [6] if left blank) of final acceptance of all parties, SELLER or BUYER shall furnish to BUYER a preliminary commitment of a title insurance policy showing the condition of the title to said PROPERTY. BUYER shall have 10 business days (two [2] if left blank) after receipt of the preliminary commitment, within which to object in writing to the condition of the title as set forth in the preliminary commitment. If BUYER does not so object, BUYER shall be deemed to have accepted the conditions of the title. It is agreed that if the title of said PROPERTY is not marketable, and cannot be made so within 10 business days (two [2] if left blank) after SELLER'S receipt of a written objection and statement of defect from BUYER, then BUYER'S Earnest Money deposit shall be returned to BUYER and SELLER shall pay for the cost of title insurance cancellation fee, escrow and legal fees, if any.

(B). TITLE COMPANY: The parties agree that Pioneer Title Company located at Eagle, Idaho shall provide the title policy and preliminary report of commitment.

(C). STANDARD COVERAGE OWNER'S POLICY: SELLER shall within a reasonable time after closing furnish to BUYER a title insurance policy in the amount of the purchase price of the PROPERTY showing marketable and insurable title subject to the liens, encumbrances and defects elsewhere set out in this Agreement to be discharged or assumed by BUYER unless otherwise provided herein. The risk assumed by the title company in the standard coverage policy is limited to matters of public record. BUYER shall receive a ILTA/ALTA Owner's Policy of Title Insurance. A title company, at BUYER'S request, can provide information about the availability, desirability, coverage and cost of various title insurance coverages and endorsements. If BUYER desires title coverage other than that required by this paragraph, BUYER shall instruct Closing Agency in writing and pay any increase in cost unless otherwise provided herein.

(D). EXTENDED COVERAGE LENDER'S POLICY (Mortgagee policy): The lender may require that BUYER (Borrower) furnish an Extended Coverage Lender's Policy. This extended coverage lender's policy considers matters of public record and additionally insures against certain matters not shown in the public record. This extended coverage lender's policy is solely for the benefit of the lender and only protects the lender.

BUYER'S Initials (CCL) Date 2/20/16

SELLER'S Initials (J, R, SA) Date

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IDA: 84601etich

Instantaneous

PROPERTY ADDRESS: 846 E. 470 S.

Dietrich

ID

83324

ID#:

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12. **MOLD DISCLAIMER:** BUYER is hereby advised that mold and/or other microorganisms may exist at the Property. Upon closing BUYER acknowledges and agrees to accept full responsibility and risk for any matters that may result from mold and/or other microorganisms and to hold SELLER and any Broker or agent representing SELLER or BUYER harmless from any liability or damages (financial or otherwise) relating to such matters.

13. **SQUARE FOOTAGE VERIFICATION:** BUYER IS AWARE THAT ANY REFERENCE TO THE SQUARE FOOTAGE OF THE REAL PROPERTY OR IMPROVEMENTS IS APPROXIMATE. IF SQUARE FOOTAGE IS MATERIAL TO THE BUYER, IT MUST BE VERIFIED DURING THE INSPECTION PERIOD.

14. **SELLER'S PROPERTY CONDITION DISCLOSURE FORM:** If required by Title 55, Chapter 26 Idaho Code SELLER shall within ten (10) calendar days after execution of this Agreement provide to BUYER or BUYER'S agent, "Seller's Property Condition Disclosure Form" or other acceptable form. BUYER has received the "Seller's Property Condition Disclosure Form" or other acceptable form prior to signing this Agreement: ☐ Yes ☒ No ☐ N/A

15. **COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs):** As part of the BUYER'S inspection of the PROPERTY as set forth in Section 10, BUYER is responsible for obtaining and reviewing a copy of any CC&Rs which may affect the PROPERTY. BUYER shall have 180 business days (five [5] if left blank) but in no event shall such time period exceed that time period set forth for inspections in Section 10, to review any CC&Rs that may affect the PROPERTY. Unless BUYER delivers to SELLER a written and signed objection to the terms of any applicable CC&Rs with particularity describing BUYER'S reasonable objections within such time period as set forth above, BUYER shall be deemed to have conclusively waived any objection to the terms of any CC&Rs affecting the PROPERTY, nothing contained herein shall constitute a waiver of BUYER to challenge CC&Rs directly with a homeowners association after closing. If BUYER timely and reasonably objects to a term of the CC&Rs, this Agreement shall terminate and the Earnest Money shall be returned to BUYER.

16. **SUBDIVISION HOMEOWNER'S ASSOCIATION:** BUYER is aware that membership in a Home Owner's Association may be required and BUYER agrees to abide by the Articles of Incorporation, Bylaws and rules and regulations of the Association. BUYER is further aware that the PROPERTY may be subject to assessments levied by the Association described in full in the Declaration of Covenants, Conditions and Restrictions. BUYER has reviewed Homeowner's Association Documents: ☐ Yes ☐ No ☒ N/A. Association fees/dues are \$ 0 per year. ☐ BUYER ☒ SELLER ☒ N/A to pay Homeowner's Association SET UP FEE of \$ 0 and/or PROPERTY TRANSFER FEES of \$ 0 at closing.

17. **COSTS PAID BY:** The parties agree to pay the following costs as indicated below. None of the costs to be paid by the parties in this section creates an inspection or performance obligation other than strictly for the payment of costs. There may be other costs incurred in addition to those set forth below. Such costs may be required by the lender, by law, or by other such circumstances.

SELLER agrees to pay up to \$ 0 (\$0 if left blank) of lender required repair costs only. BUYER or SELLER has the option to pay any lender required repair costs in excess of this amount.

Upon closing SELLER agrees to pay EITHER 0 % (N/A if left blank) of the purchase price OR \$ 0 (N/A if left blank) of lender-approved BUYER'S closing costs, lender fees, prepaid costs and any fees associated with completing the transaction which includes but is not limited to those items in BUYER columns marked below.

	BUYER	SELLER	Shared Equally	N/A		BUYER	SELLER	Shared Equally	N/A
Appraisal Fee				☒	Title Ins. Standard Coverage Owner's Policy	☒			
Appraisal Re-Inspection Fee				☒	Title Ins. Extended Coverage Lender's Policy - Mortgagee Policy				☒
Closing Escrow Fee			☒		Additional Title Coverage				☒
Lender Document Preparation Fee				☒	Domestic Well Water Potability Test		☒		
Tax Service Fee				☒	Domestic Well Water Productivity Test		☒		
Flood Certification/Tracking Fee				☒	Septic Inspections		☒		
Lender Required Inspections				☒	Septic Pumping		☒		
Attorney Contract Preparation or Review Fee				☒	Survey		☒		
				☒					☒
				☒					☒

18. **OCCUPANCY:** BUYER ☐ does ☒ does not intend to occupy PROPERTY as BUYER'S primary residence.

BUYER'S Initials

Date

2/26/16

SELLER'S Initials

Date

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PROPERTY ADDRESS: 046 E. 470 S.

Dietrich

ID

83324

ID#

848Dietrich

19. **RISK OF LOSS OR NEGLECT:** Prior to closing of this sale, all risk of loss shall remain with SELLER. In addition, should the PROPERTY be materially damaged by fire, neglect, or other destructive cause prior to closing, this agreement shall be voidable at the option of the BUYER.

20. **FINAL WALK THROUGH:** The SELLER grants BUYER and any representative of BUYER reasonable access to conduct a final walk through inspection of the PROPERTY approximately 5 calendar days (three (3) if left blank) prior to close of escrow, NOT AS A CONTINGENCY OF THE SALE, but for purposes of notifying BUYER that any repairs agreed to in writing by BUYER and SELLER have been completed and PROPERTY is in substantially the same condition as on the date this offer is made. SELLER shall make PROPERTY available for the final walk through and agrees to accept the responsibility and expense for making sure all the utilities are turned on for the walk through except for phone and cable. If BUYER does not conduct a final walk through, BUYER specifically releases the SELLER and Broker(s) of any liability.

21. **SINGULAR AND PLURAL** terms each include the other, when appropriate.

22. **FORECLOSURE NOTICE:** If the PROPERTY described above is currently involved in a foreclosure proceeding (pursuant to Idaho Code §46-1606) any contract or agreement with the owner or owners of record that involves the transfer of any interest in residential real property, as defined in §46-525(5)(b), Idaho Code, subject to foreclosure must be in writing and must be accompanied by and affixed to RE-42 Property Foreclosure Disclosure Form.

23. **MECHANIC'S LIENS - GENERAL CONTRACTOR DISCLOSURE STATEMENT NOTICE:** BUYER and SELLER are hereby notified that, subject to Idaho Code §45-525 et seq., a "General Contractor" must provide a Disclosure Statement to a homeowner that describes certain rights afforded to the homeowner (e.g. lien waivers, general liability insurance, extended policies of title insurance, surety bonds, and sub-contractor information). The Disclosure Statement must be given to a homeowner prior to the General Contractor entering into any contract in an amount exceeding \$2,000 with a homeowner for construction, alteration, repair, or other improvements to real property, or with a residential real property purchaser for the purchase and sale of newly constructed property. Such disclosure is the responsibility of the General Contractor and it is not the duty of your agent to obtain this information on your behalf. You are advised to consult with any General Contractor subject to Idaho Code §46-525 et seq. regarding the General Contractor Disclosure Statement.

24. **SALES PRICE INFORMATION:** Pursuant to Idaho Code §54-2083(5)(d), a "sold" price of real property is not confidential client information.

25. **TRANSMISSION OF DOCUMENTS:** Facsimile or electronic transmission of any signed original document, and retransmission of any signed facsimile or electronic transmission shall be the same as delivery of an original. At the request of either the BUYER or SELLER, or the LENDER, or the Closing Agency, the BUYER and SELLER will conform facsimile or electronic transmitted signatures by signing an original document.

26. **BUSINESS DAYS:** A business day is herein defined as Monday through Friday, 8:00 A.M. to 5:00 P.M. in the local time zone where the subject real PROPERTY is physically located. A business day shall not include any Saturday or Sunday, nor shall a business day include any legal holiday recognized by the state of Idaho as found in Idaho Code §73-108. The time in which any act required under this agreement is to be performed shall be compelled by excluding the date of execution and including the last day. The first day shall be the day after the date of execution. If the last day is a legal holiday, then the time for performance shall be the next subsequent business day.

27. **CALENDAR DAYS:** A calendar day is herein defined as Monday through Sunday, midnight to midnight, in the local time zone where the subject real PROPERTY is physically located. A calendar day shall include any legal holiday. The time in which any act required under this agreement is to be performed shall be computed by excluding the date of execution and including the last day, thus the first day shall be the day after the date of execution. Any reference to "day" or "days" in this agreement means the same as calendar day, unless specifically enumerated as a "business day."

28. **ATTORNEY'S FEES:** If either party initiates or defends any arbitration or legal action or proceedings which are in any way connected with this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney's fees, including such costs and fees on appeal.

29. **DEFAULT:** If BUYER defaults in the performance of this Agreement, SELLER has the option of: (1) accepting the Earnest Money as liquidated damages or (2) pursuing any other lawful right and/or remedy to which SELLER may be entitled. If SELLER elects to proceed under (1), SELLER shall make demand upon the holder of the Earnest Money, upon which demand said holder shall pay from the Earnest Money the costs incurred by SELLER'S Broker on behalf of SELLER and BUYER related to the transaction, including, without limitation, the costs of title insurance, escrow fees, appraisal, credit report fees, inspection fees and attorney's fees; and said holder shall pay any balance of the Earnest Money, one-half to SELLER and one-half to SELLER'S Broker, provided that the amount to be paid to SELLER'S Broker shall not exceed the Broker's agreed-to commission. SELLER and BUYER specifically acknowledge and agree that if SELLER elects to accept the Earnest Money as liquidated damages, such shall be SELLER'S sole and exclusive remedy, and such shall not be considered a penalty or forfeiture. If SELLER elects to proceed under (2), the holder of the Earnest Money shall be entitled to pay the costs incurred by SELLER'S Broker on behalf of SELLER and BUYER related to the transaction, including, without limitation, the costs of brokerage fee, title insurance, escrow fees, appraisal, credit report fees, inspection fees and attorney's fees, with any balance of the Earnest Money to be held pending resolution of the matter. If SELLER defaults, having approved said sale and fails to consummate the same as herein agreed, BUYER'S Earnest Money deposit shall be returned to him/her and SELLER shall pay for the costs of title insurance, escrow fees, appraisals, credit report fees, inspection fees, brokerage fees and attorney's fees, if any. This shall not be considered as a waiver by BUYER of any other lawful right or remedy to which BUYER may be entitled.

30. **EARNEST MONEY DISPUTE / INTERPLEADER:** Notwithstanding any termination or breach of this Agreement, BUYER and SELLER agree that in the event of any controversy regarding the Earnest Money and things of value held by Broker or closing agency, Broker may reasonably rely on the terms of this Agreement or other written documents signed by both parties to determine how to disburse the disputed money. However, Broker or closing agency shall not be required to take any action but may await any proceeding, or at Broker's or closing agency's option and sole discretion, may interplead all parties and deposit any moneys or things of value into a court of competent jurisdiction and shall recover all costs which were incurred as a result of the dispute including, but not limited to, reasonable attorney's fees. If either parties' Broker incurs attorney's fees as a result of any Earnest Money dispute, whether or not formal legal action is taken, said Broker is entitled to recover actual fees incurred from either BUYER or SELLER.

BUYER'S Initials (JES) Date 2/24/16

SELLER'S Initials (JES) Date

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PROPERTY ADDRESS: 846 E. 470 S.

Dietrich

ID

83324

ID#

848Dietrich

310 31. COUNTERPARTS: This Agreement may be executed in counterparts. Executing an agreement in counterparts shall mean the signature of two
 311 identical copies of the same agreement. Each identical copy of an agreement signed in counterparts is deemed to be an original, and all identical copies
 312 shall together constitute one and the same instrument.

313 32. "NOT APPLICABLE" DEFINED: The letters "n/a," "N/A," "n.s.," and "N.A." as used herein are abbreviations of the term "not applicable." Where this
 314 agreement uses the term "not applicable" or an abbreviation thereof, it shall be evidence that the parties have contemplated certain facts or conditions and
 315 have determined that such facts or conditions do not apply to the agreement or transaction herein.

316 33. SEVERABILITY: In the case that any one or more of the provisions contained in this Agreement, or any application thereof, shall be invalid, illegal or
 317 unenforceable in any respect, the validity, legality or enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

318 34. REPRESENTATION CONFIRMATION: Check one (1) box in Section 1 and one (1) box in Section 2 below to confirm that in this transaction, the
 319 brokerage(s) involved had the following relationship(s) with the BUYER(S) and SELLER(S).

Section 1:

- 320 ☒ A. The brokerage working with the BUYER(S) is acting as an AGENT for the BUYER(S).
 321 ☐ B. The brokerage working with the BUYER(S) is acting as a LIMITED DUAL AGENT for the BUYER(S), without an ASSIGNED AGENT.
 322 ☐ C. The brokerage working with the BUYER(S) is acting as a LIMITED DUAL AGENT for the BUYER(S) and has an ASSIGNED AGENT
 323 acting solely on behalf of the BUYER(S).
 324 ☐ D. The brokerage working with the BUYER(S) is acting as a NONAGENT for the BUYER(S).

Section 2:

- 325 ☒ A. The brokerage working with the SELLER(S) is acting as an AGENT for the SELLER(S).
 326 ☐ B. The brokerage working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLER(S), without an ASSIGNED AGENT.
 327 ☐ C. The brokerage working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLER(S) and has an ASSIGNED AGENT
 328 acting solely on behalf of the SELLER(S).
 329 ☐ D. The brokerage working with the SELLER(S) is acting as a NONAGENT for the SELLER(S).

330 Each party signing this document confirms that he has received, read and understood the Agency Disclosure Brochure adopted or approved by the Idaho
 331 real estate commission and has consented to the relationship confirmed above. In addition, each party confirms that the brokerage's agency office policy
 332 was made available for inspection and review. EACH PARTY UNDERSTANDS THAT HE IS A "CUSTOMER" AND IS NOT REPRESENTED BY A
 333 BROKERAGE UNLESS THERE IS A SIGNED WRITTEN AGREEMENT FOR AGENCY REPRESENTATION.

334 35. CLOSING: On or before the closing date, BUYER and SELLER shall deposit with the closing agency all funds and instruments necessary to complete
 335 this transaction. Closing means the date on which all documents are either recorded or accepted by an escrow agent and the sale proceeds are
 336 available to SELLER. The closing shall be no later than (Date) 12/31/2016.

337 The parties agree that the CLOSING AGENCY for this transaction shall be Pioneer Title Company
 338 located at Eagle, Idaho

339 If a long-term escrow / collection is involved, then the long-term escrow holder shall be Pioneer Title Company.

340 36. POSSESSION: BUYER shall be entitled to possession ☒ upon closing or ☐ date _____ time _____ A.M. P.M.

341 37. PRORATIONS: Property taxes and water assessments (using the last available assessment as a basis), rents, interest and reserves, liens,
 342 encumbrances or obligations assumed, and utilities shall be prorated as of actual closing
 343 BUYER to reimburse SELLER for fuel in tank ☐ Yes ☒ No (Not Applicable if left blank). Dollar amount may be determined by SELLER's supplier.

344 38. ASSIGNMENT: This Agreement and any rights or interests created herein ☒ may ☐ may not be sold, transferred, or otherwise assigned.

345 39. ENTIRE AGREEMENT: This Agreement contains the entire Agreement of the parties respecting the matters herein set forth and supersedes all prior
 346 Agreements between the parties respecting such matters.

347 40. TIME IS OF THE ESSENCE IN THIS AGREEMENT.

348 41. AUTHORITY OF SIGNATORY: If BUYER or SELLER is a corporation, partnership, trust, estate, or other entity, the person executing this
 349 agreement on its behalf warrants his or her authority to do so and to bind BUYER or SELLER.

350 42. ACCEPTANCE: This offer is made subject to the acceptance of SELLER and BUYER on or before (Date) 02/22/2016 at (Local Time in
 351 which PROPERTY is located) 4:00 ☐ A.M. ☒ P.M.

352 BUYER'S Initials CDP Date 2/24/16

353 SELLER'S Initials CDP Date _____

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PROPERTY ADDRESS: 846 E. 470 S. Dietrich ID 83324 ID# 846Dietrich

43. BUYER'S SIGNATURES:

SEE ATTACHED BUYER'S ADDENDUM(S): 1 (Specify number of BUYER addendum(s) attached.)
 SEE ATTACHED BUYER'S EXHIBIT(S): (1) A (Specify number of BUYER exhibit(s) attached.)

☐ BUYER does currently hold an active Idaho real estate license. ☐ BUYER is related to agent.

BUYER Signature [Signature] BUYER (Print Name) Zhong Shi Tang
 Date 2/20/16 Time 1:00 ☐ A.M. ☐ P.M. Phone # 1-393-418-6888 Cell # _____
 Address 53 Xi Huang Zhong Road E-Mail 370791661@QQ.com
 City TaiGu City, ShanXi Province, State Zip China Fax # _____

☐ BUYER does currently hold an active Idaho real estate license. ☐ BUYER is related to agent.

BUYER Signature _____ BUYER (Print Name) _____
 Date _____ Time _____ ☐ A.M. ☐ P.M. Phone # _____ Cell # _____
 Address _____ E-Mail _____
 City _____ State _____ Zip _____ Fax # _____

44. SELLER'S SIGNATURES: On this date, I/We hereby approve and accept the transaction set forth in the above Agreement and agree to carry out all the terms thereof on the part of the SELLER.

☒ SIGNATURE(S) SUBJECT TO ATTACHED COUNTER OFFER
☒ SIGNATURE(S) SUBJECT TO ATTACHED ADDENDUM(S) # 1
☐ SIGNATURE(S) SUBJECT TO ATTACHED EXHIBIT(S) # _____

☐ SELLER does currently hold an active Idaho real estate license. ☐ SELLER is related to agent.

SELLER Signature [Signature] SELLER (Print Name) Joy Asstle
 Date 3-22-16 Time 3:57 ☐ A.M. ☐ P.M. Phone # _____ Cell # _____
 Address _____ E-Mail _____
 City _____ State _____ Zip _____ Fax # _____

CONTRACTOR REGISTRATION # (if applicable) _____

☐ SELLER does currently hold an active Idaho real estate license. ☐ SELLER is related to agent.

SELLER Signature [Signature] SELLER (Print Name) Janis Asstle
 Date 3-22-16 Time 3:57 ☐ A.M. ☐ P.M. Phone # _____ Cell # _____
 Address _____ E-Mail _____
 City _____ State _____ Zip _____ Fax # _____

CONTRACTOR REGISTRATION # (if applicable) _____

LATE ACCEPTANCE

If acceptance of this offer is received after the time specified, it shall not be binding on the BUYER unless BUYER approves of said acceptance within 3 calendar days (three (3) if left blank) by BUYER initialing HERE _____. If BUYER timely approves of SELLER's late acceptance, an initialed copy of this page shall be immediately delivered to SELLER.

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对双方达成的最后条件

ADDENDUM #6

ACCEPTED BY ZHONG SHI TANG

ACCEPTED BY DOUG AND JANIS ASTLE



扫描全能王 创建

ADDENDUM # Six (6) (All addendums shall be numbered sequentially.) JULY 2016 EDITION
Page 1 of 1

RE-11 ADDENDUM

THIS IS A LEGALLY BINDING CONTRACT. READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.

Today's Date: 07/05/2016

This is an ADDENDUM to the ☐ Purchase and Sale Agreement ☒ Other: Addendum (5)

("Addendum" means that the information below is added material for the agreement (such as lists or descriptions) and/or means the form is being used to change, correct or revise the agreement (such as modification, addition or deletion of a term))

AGREEMENT DATED: 2/20/2016 ID # 846Dietrich

ADDRESS: 846 E. E.470 S. Dietrich Id 83324

BUYER(S): Zhong Shi Tang

SELLER(S): Doug Astle Janis Astle

The undersigned parties hereby agree as follows

3. FINANCIAL TERMS:

(B) ALL CASH OFFER TO READ: NO

(E) Owner will carry- With \$1,680,000.00 USD Down, due at Closing. A Balance of: \$2,400,000.00 USD to be Owner Carry. With Three (3) equal installments of \$800,000.00 USD Each. Commencing on:

December 1st, 2017: \$800,000.00 USD 1st Payment

December 1st, 2018: \$800,000.00 USD 2nd Payment

December 1st, 2019: \$800,000.00 USD 3rd Payment

35 Closing to be now later than 09/30/2016. All crops and cattle are the property of the seller and will have until Nov. 15, 2016 to finish Harvest.

All due diligence is completed.

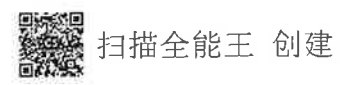
To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement including all prior Addendums or Counter Offers, these terms shall control. All other terms of the Purchase and Sale Agreement including all prior Addendums or Counter Offers not modified by this ADDENDUM shall remain the same. Upon its execution by both parties, this agreement is made an integral part of the aforementioned Agreement.

BUYER: Zhong Shi Tang *[Signature]* Date: 7/7/16

BUYER: _____ Date: _____

SELLER: Doug Astle *[Signature]* Date: 7-9-16

SELLER: Janis Astle *[Signature]* Date: 7-9-16



No. C 211112		Due no later than Sep 30, 2017		2. Registered Agent and Address (NO PO BOX)	
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		Annual Report Form		ZHONGSHI TANG 10518 W FAIRVIEW AVE BOISE ID 83704	
		1. Mailing Address: Correct in this box if needed. TAISU INTERNATIONAL AGRICULTURAL DEVELOPMENT INC JIAN JIA 5033 JADE TERRACE CHINO CA 91709		3. <u>New</u> Registered Agent Signature:*	
4. Corporations: Enter Names and Business Addresses of President, Secretary, and Directors. Treasurer (optional).					
Office Held	Name	Street or PO Address	City	State	Country Postal Code
DIRECTOR	ZHONGSHI TANG	10518 W FAIRVIEW AVE	BOISE	ID	USA 83704
5. Organized Under the Laws of: ID C 211112		6. Annual Report must be signed.* Signature: Zhongshi Tang Name (type or print): Zhongshi Tang Date: 12/18/2017 Title: Director			
Processed 12/18/2017		* Electronically provided signatures are accepted as original signatures.			

Inactive - 2019



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 15, 2026

TAISU INTERNATIONAL AG DEVELOPMENT INC
1402 N MERIDIAN RD
MERIDIAN ID 83642-2251

RE: Change in Ownership Water Right No(s): 37-8296 and 37-10198

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on December 12, 2025 for the above referenced water rights. The Notice could not be processed because we are not able to accept a Real Estate Purchase and Sale Agreement as proof of ownership because it does not confirm that the property has been legally conveyed. Sufficient proof of ownership can be any Warranty deed(s); Quitclaim deed(s); Court Decree(s), or other legal documents. The conveyance documents must include the legal description of the property, or description of the water right(s), if no land is conveyed.

On March 18, 2026, the Department requested the required information from you. As of the date of this letter, the Department has not received the required information.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$50 has been requested and will be mailed to TAISU INTERNATIONAL AGRICULTURE under separate cover from the Idaho State Controller's Office. You may re-submit your request with the appropriate documents and fees.

If you have any questions regarding this matter, please contact me at 208-293-9912.

Sincerely,

Tyler Wallace
Engineer Associate

Enclosure(s)

Wallace, Tyler

From: Wallace, Tyler
Sent: Monday, June 15, 2026 4:26 PM
To: IdwrPayable
Subject: Request for refund on notice of change in water right ownership

On December 17, 2025 the Department received a *Notice of Change in Water Right Ownership* to update the ownership of a water rights 37-8296 and 37-10198 into the name of Taisu International Ag Development Inc. The fee paid was \$50. However, the notice cannot be processed because proper documentation was not submitted to show sufficient evidence of ownership. Therefore, I will be returning the application and requesting a refund.

Could you issue a refund for the \$50.00? The fee was paid by Taisu International Agriculture. The address listed on the notice is:

TAISU INTERNATIONAL AGRICULTURE
1402 N MERIDIAN RD
MERIDIAN ID, 83642

They paid for the notice with check #1001, and the IDWR receipt number is S040869. Thank you and let me know if you need any more information.

-Tyler



Tyler Wallace, Engineer Associate
Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 736-3033

Wallace, Tyler

From: Wallace, Tyler
Sent: Wednesday, March 18, 2026 4:46 PM
To: '370791661@qq.com'; 'jpg@accountserv.com'
Subject: Notice of Change in Water Right Ownership (37-8296 and 37-10198)
Attachments: Proof Reports.docx; Notice of change in water right ownership submitted.pdf; notice-of-change-of-water-right-ownership.pdf

Dear Mr. Tang,

I am trying to process a notice of change in water right ownership that you submitted on December 17, 2025. However, there are a few things that need to be addressed before I can process the notice.

We are not able to accept a Real Estate Purchase and Sale Agreement as proof of ownership because it does not confirm that the property has been legally conveyed.

- Sufficient proof of ownership can be any Warranty deed(s); Quitclaim deed(s); Court Decree(s), or other legal documents. The conveyance documents must include the legal description of the property, or description of the water right(s), if no land is conveyed.

Additionally, the contact information does not appear to be correct. I attempted to call the phone number listed on the form, but was unable to get a hold of someone who recognized the submitted ownership change.

Please resubmitted a form with the correct contact information, as well as sufficient evidence of ownership of the water rights as described above.

I have attached a copy of the original form, a replacement form, and copy of the proof reports for the identified water rights.

Let me know if you have any questions.



Tyler Wallace, Engineer Associate
Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 736-3033
tyler.wallace@idwr.idaho.gov



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

October 17, 2025

TAISU INTERNATIONAL AG DEVELOPMENT INC.
1402 N MERIDIAN RD
MERIDIAN ID 83642

Re: Current Ownership for Water Right No(s). 37-8296 & 37-10198 (Dietrich, Idaho)

Dear Property Owner(s):

The Department is working to clean up water right records and has discovered that the ownership may need to be updated for the water right(s) referenced above. The water rights referenced above are currently in the name of Douglas & Janis Astle, however after further research, it was discovered that you may be the current of the property associated with that water right. Enclosed is additional information for your review.

In order to update our records to reflect your ownership of this water right, you will need to file the enclosed Notice of Change in Water Right Ownership. Please complete the form and return to this office with all of the required information within sixty (60) days of the date of this letter.

Thank you in advance for your cooperation. If you have any questions regarding this letter, please feel free to contact our office.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant

Enclosures

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
650 Addison Ave. W., Ste. 500
Twin Falls, ID 83301-5858

BOISE ID RPD 837

14 JAN 2025 PM 1:18

FIRST-CLASS



US POSTAGE TM PITNEY BOWES



ZIP 83301 \$ 000.69⁰
02 7H
0006196983 JAN 13 2025

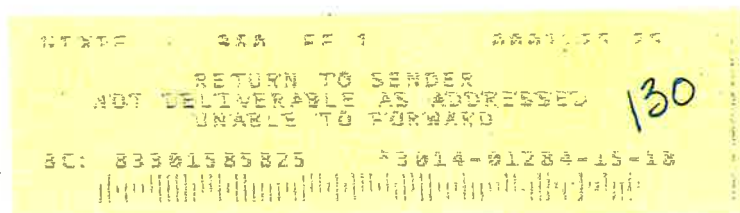
RECEIVED

JAN 28 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

DOUGLAS D AND JANIS L ASTLE
846 E 470 S
DIETRICH ID 83324

83324-538846
83301-5858



Water District 130 Annual Meeting Notice

36-8296 & 36-10198

Per tax parcel info: Taisu International Ag Development Inc., 1402 N Meridian Rd,
Meridian ID 83642

Ownership change request sent 10-17-2025