

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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JUL 07 2026

DEPARTMENT OF
WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-10669	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: AR Boise LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Clyde Capital Group, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 730 North 1500 West Orem UT 84057
Mailing address City State Zip
(801)592-6132 niweaver@clydecapitalgroup.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: February 24, 2021
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.
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: Brandon Henrie Manager 6/25/26
Signature of new owner/claimant Title, if applicable Date
Brandon Henrie
Print name

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

Print name

Received by: W Date: 7.07.2026 For IDWR Office Use Only: Receipt No. C127084 Receipt Amt. \$25.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by _____ Date _____

AFFIDAVIT OF CAITLIN SKULAN
RE: OWNERSHIP UPDATE FOR WATER RIGHTS 63-10669

I, Caitlin Skulan, being first duly sworn depose and say:

1. I am over the age of 18.
2. I am a licensed attorney in the State of Idaho and represent GWC Capital, LLC ("GWC"), now Clyde Capital Group, LLC ("Clyde").
3. I make this affidavit in support of Clyde's ownership update for water rights identified as 63-10669.
4. The record owner of 63-10669 is AR Boise, LLC.
5. In 2021 M3 Eagle, LLC, a Texas limited liability company, formerly known as AR Boise, LLC, a Texas limited liability company, conveyed property, including 63-10669 to GWC Capital, LLC, a Utah limited liability company. *See Attachment A.*
6. In 2024 GWC Capital, LLC amended its *Certificate of Organization*, changing the name of the entity to Clyde Capital Group, LLC. *See Attachment B.*
7. The water right is now owned by Clyde Capital Group, LLC who makes this application to change ownership.
8. I reviewed the place of use maps and legal descriptions contained in the Idaho Department of Water Resources files for water rights 63-10669.
9. I compared the places of use for water rights 63-10669 to Ada County parcel maps to determine all properties by Assessor's Parcel Number within or overlapping the places of use.
10. I contacted the Ada County land record's office and confirmed the property owner and contact information on the Assessor's online records reflect the documents submitted to the County Recorder's office.
11. I reviewed the Ada County Assessor's online records to determine the owners of all the parcels within or overlapping the place of use for water rights 63-10669.
12. I compiled the ownership data in a mail merge spreadsheet attached hereto as *Attachment C.*
13. I drafted a form notice letter to all property owners within the places of use for water rights 63-10669. The form letter is attached here as *Attachment D.* The notice advised the landowners that GWC is updating ownership of water rights 63-10669.
14. On June 17, 2026 I caused a copy of the enclosed notice to be provided by US Mail to every landowner in or overlapping the places of use as identified in the Ada County records and as identified in *Attachment C.*

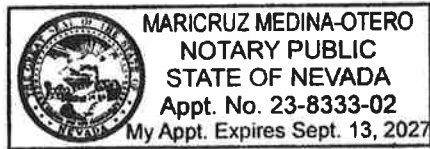
I certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct.

DATED this 22 day of June, 2026.



Caitlin Skulan

SUBSCRIBED AND SWORN to before me by Caitlin Skulan this 22 day of June, 2026.



Notary Public of Nevada

My commission expires:

Attachment A

Affidavit of Caitlin Skulan

RE: Ownership Update for Water Rights 63-10669

Attachment A

Recording Requested by and
After Recording Return to:

The Clyde Companies
730 N 1500 West
Orem, UT 84057

20355210- Ada

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, M3 Eagle L.L.C., a Texas limited liability company, formerly known as AR Boise, L.L.C., a Texas limited liability company ("**Grantor**"), hereby grants, bargains, sells, and conveys unto GWC Capital, LLC, a Utah limited liability company, whose current address is 730 N 1500 W, PO Box 1955, Orem, Utah 84057 ("**Grantee**"), that certain real property located in Ada County, Idaho, as more particularly described in Exhibit A attached hereto and made a part by reference ("**Property**"), together with all water and water rights, mineral rights, easements and hereditaments appurtenant thereto.

TO HAVE AND TO HOLD, unto Grantee, its successors, heirs and assigns forever.

SUBJECT TO the following: (a) general taxes and assessments, which are not yet due and payable; (b) the encumbrances, easements, restrictions and matters set forth on Exhibit B attached hereto and incorporated herein; (c) leases affecting the Property and other parties in possession; and (d) any matter or circumstance that would be visible or apparent by an accurate survey or physical inspection of the Property (collectively the "**Permitted Exceptions**").

Grantor warrants that it is the owner in fee simple of the Property, that the Grantor has not conveyed the same estate, nor any right, title or interest therein to any person other than Grantee, and that the Property is free from all encumbrances created or suffered by Grantor, except the Permitted Exceptions, and that Grantor will warrant and defend the same against any other liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

Except for the warranties specifically set forth herein, the Property is conveyed "AS IS AND WITH ALL FAULTS".

[Signature/notary on following page]

February IN WITNESS WHEREOF, the parties have executed the within instrument as of the 24th day of February, 2021.
March

GRANTOR:

M3 Eagle L.L.C.,
a Texas limited liability company

By: Hearthstone, Inc.,
a California corporation,
Its: Manager

By: 
Steven C. Porath
Sr. Vice President - General Counsel

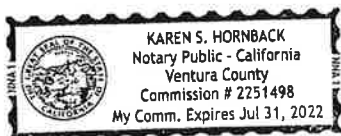
STATE OF CALIFORNIA)

County of Los Angeles)

On Feb 24, 2021, before me, Karen S. Hornback, Notary Public personally appeared Steven C. Porath, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Karen S. Hornback
Notary Public
My commission expires: July 31, 2022

Exhibit A

Legal Description of Property

Parcel 1:

A parcel of land being a portion of Sections 10, 11, 12, 13, 14, 15, 22, 23, 24, 26, 27, 28 and 33, Township 5 North, Range 1 West, Boise Meridian and Sections 7, 17, 18, 19 and 20, Township 5 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 33, Township 5 North, Range 1 West, Boise Meridian, the Real Point of Beginning of this description; thence
South 51°51'16" West 1038.72 feet to a point; thence
South 08°04'51" East 54.22 feet to a point; thence
South 63°02'18" West 382.31 feet to a point; thence
South 67°11'38" West 254.57 feet to a point; thence
South 52°16'06" West 535.08 feet to a point; thence
South 38°40'25" West 715.30 feet to a point; thence
South 21°05'40" West 84.42 feet to a point; thence
North 88°57'16" West 182.70 feet to a point on a curve on the East right of way of Highway 16, along the East right of way of Highway 16 the following:
thence 283.91 feet along a curve to the right, said curve having a radius of 1859.86 feet, a delta angle of 8°44'47", a tangent of 142.23 feet and a chord bearing North 13°10'27" West 283.63 feet to a point of spiral curvature;
thence 355.29 feet along a spiral curve, having a radius of 1897.44 feet, a delta angle of 5°21'51" and a chord bearing North 05°11'06" West 355.15 feet to a point of tangency; thence
North 03°23'51" West 974.07 feet to the Northwest corner of Lot 1 in Block 1 of Gulch Ranch Estates, leaving the East right of way of Highway 16; thence
North 87°34'55" East 181.86 (formerly 181.97) feet to a point; thence
North 68°21'01" East 96.70 feet to a point; thence
North 58°25'55" East 150.01 feet to a point; thence
North 00°37'49" East 303.23 feet to a point; thence
South 67°20'45" East 25.66 feet to a point of curvature; thence 167.31 feet along a curve to the left, said curve having a radius of 140.00 feet, a delta angle of 68°28'28", a tangent of 95.28 feet, a chord bearing North 78°25'01" East 157.53 feet to a point of tangency; thence
North 44°10'47" East 140.31 feet to a point of curvature; thence 25.96 feet along a curve to the left, said curve having a radius of 250.00 feet, a delta angle of 05°57'01", a tangent of 12.99 feet, a chord bearing North 41°12'17" East 25.95 feet to a point on a curve; thence
North 81°23'04" East 27.32 feet to a point; thence
South 68°29'37" East 45.40 feet to a point; thence
North 65°02'00" East 50.04 feet to a point; thence
North 23°32'44" East 64.53 feet to a point; thence
North 20°06'56" East 67.97 feet to a point; thence
North 48°34'57" East 51.57 feet to a point; thence
North 78°24'30" East 51.93 feet to a point; thence
South 86°36'10" East 58.11 feet to a point; thence
South 79°22'07" East 63.34 feet to a point; thence

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit A

15528086 [13110-8]

109940185.1 0054752-00004

North 68°30'06" East 48.40 feet to a point; thence
 North 55°37'43" East 50.14 feet to a point; thence
 North 03°55'40" West 113.44 feet to a point; thence
 North 55°04'43" East 50.18 feet to a point; thence
 South 60°15'33" East 99.46 feet to a point; thence
 North 80°09'11" East 33.37 feet to a point; thence
 North 56°26'36" East 395.71 feet to a point; thence
 South 01°06'40" East 119.64 feet to a point; thence
 North 75°37'00" East 356.02 feet to a point; thence
 North 01°07'57" West 597.00 feet to a point; thence
 South 88°42'53" East 660.70 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of Section 28; thence
 North 00°30'21" East 1315.63 feet to the Northwest corner of the Southwest quarter of Section 27; thence
 South 89°21'49" East 1316.18 feet to the Southwest corner of the Southeast quarter of the Northwest quarter of Section 27; thence
 North 00°28'47" East 1316.75 feet to the Northwest corner of the Southeast quarter of the Northwest quarter of Section 27;
 thence
 South 89°24'56" East 1315.09 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of Section 27;
 thence
 South 89°24'55" East 1321.60 feet to the Northeast corner of the Southwest quarter of the Northeast quarter of Section 27;
 thence
 North 00°06'10" East 1319.18 feet to the Northwest corner of the Northeast quarter of Northeast quarter of Section 27; thence
 South 89°28'02" East 1314.00 feet to the section corner common to Sections 22, 23, 26 and 27; thence
 North 01°29'36" East 1317.12 feet to the Northwest corner of the Southwest quarter of the Southwest quarter of Section 23;
 thence
 North 89°24'31" West 1319.64 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of Section 22;
 thence
 North 01°14'51" East 1318.39 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of Section 22;
 thence
 North 01°14'53" East 2631.45 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of Section 22;
 thence
 North 89°27'52" West 1336.59 feet to the Southwest corner of the Southeast quarter of Section 15; thence
 North 89°12'37" West 2642.31 feet to the section corner common to the Section 15, 16, 21 and 22; thence
 North 00°27'13" East 2630.95 feet to the Northwest corner of the Southwest quarter of Section 15; thence
 South 89°29'08" East 3967.38 feet to the Southwest corner of the Southeast quarter of the Northeast quarter of Section 15;
 thence
 North 00°09'50" East 2626.90 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of Section 15;
 thence
 North 00°16'02" East 2629.59 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of Section 10;
 thence
 South 89°18'05" East 1306.55 feet to the Northeast corner of the Northeast quarter of the Southeast quarter of Section 10;
 thence
 North 00°43'51" East 1313.10 feet to the Northwest corner of the Southwest quarter of the Northwest quarter of Section 11;
 thence
 South 88°48'23" East 2640.93 feet to the Northwest corner of the Southwest quarter of the Northeast quarter of Section 11;
 thence
 South 88°48'22" East 1322.75 feet to the Northeast corner of the Southwest quarter of the Northeast quarter of Section 11;
 thence
 South 00°08'01" West 1315.07 feet to the Southeast corner of the Southwest quarter of the Northeast quarter of Section 11;
 thence
 South 88°46'53" East 1328.84 feet to the Northeast corner of the Southeast quarter of Section 11; thence

South 88°41'55" East 1300.16 feet to the Southwest corner of the Southeast quarter of the Northwest quarter of Section 12; thence
 North 00°14'37" East 1310.85 feet to the Northwest corner of the Southeast quarter of the Northwest quarter of Section 12; thence
 South 88°29'38" East 1308.82 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of Section 12; thence
 South 88°54'05" East 2618.91 feet to the Northeast corner of the Southeast quarter of the Northeast quarter of Section 12; thence
 South 00°38'47" West 2630.61 feet to the Northwest corner of the Southwest quarter of the Southwest quarter of Section 7, Township 5 North, Range 1 East of the Boise Meridian; thence
 North 89°27'42" East 1320.99 feet along the North line of the Southwest quarter of the Southwest quarter to a point on the centerline of Willow Creek Road, along the centerline of Willow Creek Road the following:
 South 17°08'49" East 211.69 feet to an angle point; thence
 South 21°38'20" East 468.10 feet to a point of curvature; thence 170.12 feet along a curve to the right, said curve having a radius of 365.00 feet, a delta angle of 26°42'14", a tangent of 86.63 feet, a chord bearing South 08°17'13" East 168.58 feet to a point of tangency; thence
 South 05°03'53" West 109.20 feet to a point of curvature; thence 190.35 feet along a curve to the left, said curve having a radius of 310.00 feet, a delta angle of 35°10'52", a tangent of 98.28 feet, a chord bearing South 12°31'32" East 187.37 feet to a point of tangency; thence
 South 30°06'58" East 168.08 feet to an angle point; thence
 South 34°03'01" East 298.62 feet to an angle point; thence
 South 10°42'30" East 414.87 feet to a point of curvature; thence 220.70 feet along a curve to the left, said curve having a radius of 225.00 feet, a delta angle of 56°12'00", a tangent of 120.14 feet, a chord bearing South 38°48'30" East 211.96 feet to a point of tangency; thence
 South 66°54'30" East 1186.00 feet to a point of curvature; thence 243.68 feet along a curve to the right, said curve having a radius of 1000.00 feet, a delta angle of 13°57'43", a tangent of 122.45 feet, a chord bearing South 59°55'39" East 243.08 feet to a point of tangency; thence
 South 52°56'47" East 351.88 feet to a point of curvature; thence 214.22 feet along a curve to the right, said curve having a radius of 635.00 feet, a delta angle of 19°19'45", a tangent of 108.14 feet, a chord bearing South 44°01'28" East 213.21 feet to a point of tangency; thence
 South 34°21'35" East 166.76 feet to a point of curvature; thence 205.28 feet along a curve to the right, said curve having a radius of 480.00 feet, a delta angle of 24°30'13", a tangent of 104.23 feet, a chord bearing South 24°11'03" East 203.72 feet to a point of tangency; thence
 South 11°55'56" East 513.68 feet to a point of curvature; thence 177.05 feet along a curve to the left, said curve having a radius of 395.00 feet, a delta angle of 25°40'56", a tangent of 90.04 feet, a chord bearing South 24°46'24" East 175.58 feet to a point of tangency; thence
 South 37°36'51" East 2385.82 feet to a point of curvature; thence 470.67 feet along a curve to the right, said curve having a radius of 720.00 feet, a delta angle 37°27'17", a tangent of 244.09 feet, a chord bearing South 18°53'13" East 462.33 feet to a point of tangency; thence
 South 00°09'34" East 210.73 feet to a point on the North line of said Section 20, leaving said centerline; thence
 North 89°58'31" East 4449.98 feet to the section corner common to Sections 16, 17, 20 and 21; thence
 South 00°15'26" East 1316.05 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of Section 20; thence
 South 00°13'25" East 1316.49 feet to the Southeast corner of the Northeast quarter of Section 20; thence
 North 89°57'10" West 1326.37 feet to Southwest corner of the Southeast quarter of the Northeast quarter of Section 20; thence
 South 00°18'35" East 1314.75 feet to Southeast corner of the Northwest quarter of the Southeast quarter of Section 20; thence
 North 89°57'26" West 827.46 feet to a point on the Westerly right of way of Willow Creek Road, along the Westerly right of way of Willow Creek Road the following:

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit A

15528086 [13110-8]

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North 41°13'22" West 186.71 feet to a point of curvature; thence 208.60 feet along a curve to the left, said curve having a radius of 949.44 feet, a delta angle of 12°35'19", a tangent of 104.72 feet, a chord bearing North 47°31'02" West 208.18 feet to a point of a reversed curvature; thence 204.80 feet along a curve to the right, said curve having a radius of 1297.79 feet, a delta angle of 9°02'30", a tangent of 102.61 feet, a chord bearing North 49°17'26" West 204.59 feet to a point of tangency; thence North 44°46'11" West 411.88 feet to an angle point; thence North 42°05'07" West 231.38 feet to a point of curvature; thence 331.68 feet along a curve to the right, said curve having a radius of 1899.41 feet, a delta angle of 10°00'18", a tangent of 166.26 feet, a chord bearing North 37°04'58" West 331.25 feet to a point of tangency; thence North 32°04'49" West 223.05 feet to a point of curvature; thence 234.81 feet along a curve to the right, said curve having a radius of 1040.80 feet, a delta angle of 12°55'34", a tangent of 117.90 feet, a chord bearing North 25°37'02" West 234.31 feet to a point of reverse curvature; thence 200.60 feet to a curve to the left, said curve having a radius of 573.50 feet, a delta angle of 20°02'27", a tangent of 101.33 feet, a chord bearing North 29°10'29" West 199.58 feet to a point of tangency; thence North 39°11'42" West 233.00 feet to a point of curvature; thence 476.94 feet along a curve to the right, said curve having a radius of 970.55 feet, a delta angle of 28°09'20", a tangent of 243.39 feet, a chord bearing North 25°07'02" West 472.15 feet to a point of tangency; thence North 11°02'22" West 144.76 feet to a point of curvature; thence 113.94 feet along a curve to the left, said curve having a radius of 400.40 feet, a delta angle of 16°18'14", a tangent of 57.36 feet, a chord bearing North 19°11'29" West 113.55 feet to a point of tangency; thence North 27°20'36" West 62.21 feet to a point on the North line of the Southeast quarter of the Northwest quarter of Section 20, leaving the Westerly right of way of Willow Creek Road; thence North 89°59'20" West 9.92 feet to the Northeast corner of the Southwest quarter of the Northwest quarter of Section 20; thence South 00°32'40" East 3941.70 feet to the Southeast corner of the Southwest quarter of the Southwest quarter of Section 20; thence North 89°52'12" West 1321.63 feet to the section corner common to Sections 19, 20, 29 and 30; thence South 89°36'15" West 2663.86 feet to the Southwest corner of the Southeast quarter of Section 19; thence North 00°25'12" West 2625.76 feet to the Northwest corner of the Southeast quarter of Section 19; thence South 89°33'40" West 2335.42 feet to the Southeast corner of the Northeast quarter of Section 24; thence South 00°22'27" West 1312.13 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of Section 24; thence North 89°08'33" West 3934.61 feet to the Southwest corner of the Northeast quarter of the Southwest quarter of Section 24; thence North 00°43'27" East 1309.91 feet to the Southeast corner of the Southwest quarter of the Northwest quarter of Section 24; thence North 89°10'27" West 1309.03 feet to the Southwest corner of the Northwest quarter of Section 24; thence South 00°50'15" West 1309.18 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of Section 23; thence North 88°41'36" West 1322.58 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of Section 23; thence South 01°00'18" West 1311.15 feet to the Southeast corner of the Southwest quarter of the Southeast quarter of Section 23; thence North 88°46'46" West 2652.80 feet to the Southeast corner of the Southwest quarter of the Southwest quarter of Section 23; thence South 00°08'13" West 1318.99 feet to the Southeast corner of the Northwest quarter of the Northwest quarter of Section 26; thence North 88°50'07" West 1318.00 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of Section 26; thence South 00°13'35" East 1320.46 feet to the Southeast corner of the Southeast quarter of the Northeast quarter of Section 27; thence

North 89°21'49" West 1329.19 feet to the Southwest corner of the Southeast quarter of the Northeast quarter of Section 27;
thence
South 00°43'20" West 1316.23 feet to the Southeast corner of the Northwest quarter of the Southeast quarter of Section 27;
thence
North 89°24'53" West 1322.53 feet to the Southeast corner of the Northeast quarter of the Southwest quarter of Section 27;
thence
North 89°19'29" West 1317.26 feet to the Southwest corner of the Northeast quarter of the Southwest quarter of Section 27;
thence
South 00°28'44" West 1316.52 feet to the Southeast corner of the Southwest quarter of the Southwest quarter of Section 27;
thence
North 89°17'09" West 1317.43 feet to the Real Point of Beginning of this description.

Except the following two parcels:

Exception 1:

A parcel of land being Lot 2 in Block 1 of Gulch Ranch Estates in Section 33, Township 5 North, Range 1 West of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 33, Township 5 North, Range 1 West, Boise Meridian; thence
North 88°44'05" West 1749.62 feet along the North line of said Section 33 to an angle point on the boundary of Lot 2 in Block 1 of Gulch Ranch Estates, the Real Point of Beginning of this description; thence
North 88°44'12" West 75.41 feet to a point; thence
South 58°25'55" West 96.28 feet to the Northwest corner of said Lot 2; thence
South 02°12'22" West 845.17 feet to the Southwest corner of said Lot 2; thence
South 89°01'44" East 468.77 feet to the Southeast corner of said Lot 2; thence
North 00°00'35" West 1132.12 feet to the Northeast corner of said Lot 2; thence
South 50°24'32" West 361.44 feet to the Real Point of Beginning of this description.

Exception 2:

A parcel of land being the Southeast quarter of the Southeast quarter of Section 14, Township 5 North, Range 1 West of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast corner of Section 14, Township 5 North, Range 1 West, Boise Meridian, the Real Point of Beginning of this description; thence
North 88°25'48" West 1311.65 feet to the Southwest corner of the Southeast quarter of the Southeast quarter; thence
North 00°11'03" West 1312.45 feet to the Northwest corner of the Southeast quarter of the Southeast quarter; thence
South 88°17'02" East 1305.96 feet to the Northeast corner of the Southeast quarter of the Southeast quarter; thence
South 00°26'15" East 1309.31 feet to the Real Point of Beginning of this description.

Parcel 2:

A parcel of land located in the Southeast quarter of Section 21 and the Northeast quarter of Section 28, Township 5 North, Range 1 West of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast corner of Section 21, Township 5 North, Range 1 West of the Boise Meridian, the Real Point of Beginning of this description; thence

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit A

15528086 [13110-8]

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North 88°39'16" West 1325.31 feet along the South line to the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 21; thence
 South 00°26'35" West 2632.13 feet to the Southeast corner of the Southwest quarter of the Northeast quarter of Section 28; thence
 North 88°41'42" West 933.28 feet along the South line of said Southwest quarter of the Northeast quarter to a point on the right-of-way of Highway 16, along the right-of-way of Highway 16 the following:
 North 12°48'04" East 1004.84 feet to a point; thence
 North 13°45'48" West 22.36 feet to a point; thence
 North 12°48'04" East 1748.40 feet to a point of spiral curvature; thence 208.46 feet along a spiral curve having a radius of 3342.70 feet, a delta angle of 1°47'12" and a chord bearing North 12°12'20" East 208.45 feet to a point; thence
 North 37°30'45" East 108.57 feet to a point of tangency; thence 946.18 feet along a curve to the left, said curve having a radius of 2401.85 feet, a delta angle of 22°34'16", a tangent of 479.31 feet and a chord bearing North 02°14'04" West 940.08 feet to a point on a curve on the North line of the South half of the Southeast quarter of said Section 21, leaving the right-of-way of Highway 16; thence
 South 88°48'04" East 1619.66 feet to the Northeast corner of the South half of the Southeast quarter of said Section 21; thence
 South 00°49'56" West 1322.34 feet to the Real Point of Beginning of this description.

Parcel 3:

A parcel of land located in the Southwest quarter of Section 15, the North half of Section 21 and the Northwest quarter of the Northwest quarter of Section 22, Township 5 North, Range 1 East of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the corner common to Sections 15, 16, 21 and 22, Township 5 North, Range 1 East of the Boise Meridian, the Real Point of Beginning of this description; thence
 North 00°26'10" East 2637.96 feet to the Northwest corner of the Southwest quarter of Section 15; thence
 South 89°13'00" East 2637.98 feet to the Northeast corner of the Southwest quarter of Section 15; thence
 South 00°04'45" West 2611.85 feet to the Southeast corner of the Southwest quarter of Section 15; thence
 North 89°47'01" West 1326.69 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of Section 22; thence
 South 00°11'26" East 1318.17 feet to the Southeast corner of the Northwest quarter of the Northwest quarter of Section 22; thence
 North 89°49'56" West 1324.65 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of Section 22; thence
 North 89°52'48" West 3978.22 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of Section 22; thence
 North 00°17'22" West 1318.61 feet to the Northwest corner of the Northeast quarter of the Northwest quarter of Section 21; thence
 South 89°53'23" East 3977.62 feet to the Real Point of Beginning of this description.

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit A

15528086 [13110-8]

109940185.1 0054752-00004

Exhibit B

Permitted Exceptions

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I— Requirements are met, and which does not arise by, through or under Grantor.
2. Rights or claims of parties in possession not shown by the public records, and which do not arise by, through or under Grantor, except for those residential and farm leases currently existing, which will be assigned to Grantee.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records, and which does not arise by, through or under Grantor.
4. Easements, or claims of easements, not shown by the public records, and which do not arise by, through or under Grantor.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records, and which does not arise by, through or under Grantor.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
8. Taxes, including any assessments collected therewith, for the year 2020 for which the first installment is paid, and the second installment is due and payable on or before June 21, 2021.
9. Taxes, including any assessments collected therewith, for the year 2021 which are a lien not yet due and payable.
10. The land described herein is located within the boundaries of the City of Eagle (208-939-6813) and is subject to any assessments levied thereby.
11. The land described herein is located within the boundaries of Eagle Sewer District (208-939-0132) and is subject to any assessments levied thereby.
12. The land described herein is located within the boundaries of Eagle Water District (208-939-0242) and is subject to any assessments levied thereby.
13. The land described herein is located within the boundaries of Farmers Union Ditch Company, Ltd. (208-345-2510) and is subject to any assessments levied thereby.
14. Right-of-way for Farmers Union Canal and the rights of access thereto for maintenance of said Canal.
15. Rights of the State of Idaho in and to that portion of said premises, if any, lying in the bed or former bed of the Big Gulch Creek, if it is navigable.

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit B

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109940185.1 0054752-00004

16. Rights of the State of Idaho in and to that portion of said premises, if any, lying in the bed or former bed of the Little Gulch Creek, if it is navigable.

17. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the land or to use any portion of the land which is now or may formerly have been covered by water.

18. Right-of-way for Willow Creek Road.

19. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded May 17, 1906 in Book 4 of Patents, at Page 322, records of Ada County, Idaho. (Affects S1/2 of the NE 1/4 Section 33 5N 1W)

20. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded December 28, 1912 in Book 5 of Patents, at Page 19, records of Ada County, Idaho. (Affects S1/2 of the NE1/4; SE1/4 of the NW1/4; NW1/4 of the SE1/4 Section 27 5N 1W)

21. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded July 3, 1914 in Book 5 of Patents, at Page 112, records of Ada County, Idaho. (Affects S1/2 of the SW1/4 Section 23 5N 1W; NW1/4 of the NW1/4 Section 26 5N 1W; NE1/4 of the NE1/4 Section 27 5N 1W)

22. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded November 26, 1915 in Book 5 of Patents, at Page 273, records of Ada County, Idaho. (Affects W1/2 of the SE1/4; NE1/4 of the SE1/4 Section 13 5N 1W and Lot 3 (NW1/4 of the SW1/4) Section 18 5N 1E)

23. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded April 11, 1916 in Book 5 of Patents, at Page 329, records of Ada County, Idaho. (Affects SE1/4 of the SW1/4 Section 7 5N 1E and Lot 1 (NW1/4 of the NW1/4); Lot 2 (SW1/4 of the NW1/4); E1/2 of the NW1/4; NW1/4 of the NE1/4 Section 18 5N 1E)

24. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded March 18, 1918 in Book 5 of Patents, at Page 524, records of Ada County, Idaho. (Affects S1/2 of the NE1/4; NE1/4 of the SE1/4 Section 23 5N 1W and SW1/4 of the NW1/4 Section 24 5N 1W)

25. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded November 6, 1916 in Book 5 of Patents, at Page 383, records of Ada County, Idaho. (Affects W1/2 of the SE1/4 Section 28 5N 1W)

26. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded March 26, 1919 in Book 5 of Patents, at Page 573, records of Ada County, Idaho. (Affects W1/2 of the SW1/4; NE1/4 of the SW1/4 Section 27 5N 1W and SE1/4 of the SE1/4 Section 28 5N 1W)

27. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded May 6, 1919 in Book 5 of Patents, at Page 580, records of Ada County, Idaho. (Affects N1/2 of the NE1/4 Section 33 5N 1W)

28. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded July 7, 1919 in Book 5 of Patents, at Page 588, records of Ada County, Idaho.

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit B

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109940185.1 0054752-00004

(Affects SW1/4 Section 15 5N 1E; and N1/2 of the NE1/4; NE1/4 of the NW1/4 Section 21 5N 1E; and NW1/4 of the NW1/4 Section 22 5N 1E)

29. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded March 1, 1920 in Book 6 of Patents, at Page 18, records of Ada County, Idaho. (Affects NE1/4; SE1/4 of the NW1/4; E1/2 of the SW1/4; NW1/4 of the SE1/4 Section 20 5N 1E)

30. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded April 2, 1920 in Book 6 of Patents, at Page 29, records of Ada County, Idaho. (Affects SW1/4 of the SW1/4 Section 17 5N 1E; and N1/2 of the NW1/4 Section 20 5N 1E)

31. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded May 20, 1920 in Book 6 of Patents, at Page 40, records of Ada County, Idaho. (Affects SE1/4 of the NE1/4; NE1/4 of the SE1/4 Section 22 5N 1W; and S1/2 of the NW1/4; N1/2 of the SW1/4; W1/2 of the SE1/4 Section 23 5N 1W)

32. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded August 16, 1920 in Book 6 of Patents, at Page 57, records of Ada County, Idaho. (Affects S1/2 of the S1/2; NW1/4 of the SW1/4 Section 15 5N 1W)

33. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded September 22, 1921 in Book 6 of Patents, at Page 122, records of Ada County, Idaho. (Affects S1/2 of the NW1/4; SE1/4 of the NE1/4; N1/2 of the SE1/4; SW1/4 of the SE1/4; NE1/4 of the SW1/4 Section 14 5N 1W; and NW1/4 of the NE1/4 Section 23 5N 1W)

34. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded June 30, 1922 in Book 6 of Patents, at Page 181, records of Ada County, Idaho. (Affects SE1/4 of the NE1/4; SE1/4 Section 19 5N 1E; and W1/2 of the SW1/4; SW1/4 of the NW1/4 Section 20 5N 1E)

35. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded August 5, 1922 in Book 6 of Patents, at Page 188, records of Ada County, Idaho. (Affects W1/2 of the NW1/4; N1/2 of the SW1/4 Section 13 5N 1W)

36. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded March 21, 1923 in Book 6 of Patents, at Page 217, records of Ada County, Idaho. (Affects SW1/4 of the NE1/4 Section 18 5N 1E)

37. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded August 4, 1923 in Book 6 of Patents, at Page 246, records of Ada County, Idaho. (Affects S1/2 of the SW1/4 Section 13 5N 1W; and NE1/4 of the NE1/4 Section 23 5N 1W; and NW1/4 of the NW1/4 Section 24 5N 1W)

38. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded August 4, 1923 in Book 6 of Patents, at Page 247, records of Ada County, Idaho. (Affects NW1/4 of the NE1/4; S1/2 of the NE1/4; SE1/4 of the NW1/4 Section 13 5N 1W)

39. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded November 30, 1925 in Book 6 of Patents, at Page 309, records of Ada County, Idaho. (Affects S1/2 of the SE1/4 Section 21 5N 1W; and W1/2 of the NE1/4 Section 28 5N 1W)

40. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded October 23, 1926 in Book 6 of Patents, at Page 333, records of Ada County, Idaho.

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(Affects S1/2 of the NE1/4; N1/2 of the SE1/4; SE1/4 of the NW1/4; NE1/4 of the SW1/4 Section 24 5N 1W; and Lot 1 (NW1/4 of the NW1/4); Lot 2 (SW1/4 of the NW1/4) Section 19 5N 1E)

41. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded February 24, 1927 in Book 6 of Patents, at Page 335, records of Ada County, Idaho. (Affects SW1/4 of the SW1/4 Section 14 5N 1W; and N1/2 of the SE1/4; NE1/4 of the SW1/4; SE1/4 of the NE1/4 Section 14 5N 1W; and NE1/4 of the NE1/4 Section 22 5N 1W; and N1/2 of the NW1/4 Section 23 5N 1W)

42. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded March 27, 1928 in Book 6 of Patents, at Page 355, records of Ada County, Idaho. (Affects SE1/4 of the NE1/4; E1/2 of the SE1/4 Section 18 5N 1E; and N1/2 of the NE1/4; E1/2 of the NW1/4; SW1/4 of the NE1/4 Section 19 5N 1E)

43. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded May 26, 1939 in Book 6 of Patents, at Page 437, records of Ada County, Idaho. (Affects S1/2 of the SW1/4 Section 12 5N 1W; and NE1/4 of the NW1/4; SE1/4 of the SE1/4 Section 13 5N 1W; and NE1/4 of the NW1/4; N1/2 of the NE1/4 Section 24 5N 1W; and Lot 4 (SW1/4 of the SW1/4) Section 18 5N 1E)

44. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded July 7, 1943 in Book 6 of Patents, at Page 457, records of Ada County, Idaho. (Affects NW1/4 of the SW1/4 Section 17 5N 1E)

45. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded December 4, 1944 in Book 6 of Patents, at Page 470, records of Ada County, Idaho. (Affects SE1/4 Section 10 5N 1W; and N1/2 of the NW1/4; SW1/4 of the NE1/4; SE1/4 of the SW1/4 Section 14 5N 1W; and N1/2 of the NE1/4 Section 15 5N 1W)

46. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, Record of Patent Number 534913, records of Ada County, Idaho. (Affects S1/2 of the NE1/4; SE1/4 Section 12 5N 1W; and NE1/4 of the NE1/4 Section 13 5N 1W; and Lot 4 (SW1/4 of the SW1/4) Section 7 5N 1E)

47. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, Record of Patent Number 534920, records of Ada County, Idaho. (Affects E1/2 of the SE1/4; SW1/4 of the SE1/4 Section 11 5N 1W; and SE1/4 of the NW1/4; N1/2 of the SW1/4 Section 12 5N 1W; and N1/2 of the NE1/4 Section 14 5N 1W)

48. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, Record of Patent Number 594414, records of Ada County, Idaho. (Affects E1/2 of the SW1/4; W1/2 of the SE1/4 Section 18 5N 1E)

49. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, Record of Patent Number 851738, records of Ada County, Idaho. (Affects SW1/4; S1/2 of the NW1/4; NW1/4 of the SE1/4 Section 11 5N 1W)

50. Reservation of an undivided One half interest in any or all mineral or oil deposits, together with the appurtenant rights to use the surface of the Land as set forth in a Warranty Deed.

Recorded: April 7, 1937

Instrument No.: 176301

Book 222 of Deeds at Page 279, records of Ada County, Idaho.

The Company makes no representation as to the present ownership of this interest.

(Affects SW1/4 of the SW1/4 Section 14 5N 1W; and SE1/4 of the NE1/4; S1/2 Section 15 5N 1W; and NE1/4 of the NE1/4 Section 22 5N 1W; and N1/2 of the NW1/4 Section 23 5N 1W)

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit B

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51. A grant of an undivided one half interest in all oil, gas and minerals of every kind and nature underlying the surface of the property, together with the appurtenant rights to use the surface of the Land as set forth in a Grant Deed and Decree of Distribution of Estate.

Recorded: May 26, 1939

Instrument No.: 190148 and 190153

Book 16 of Miscellaneous Records at Pages 270 and 271 and Book 235 of Deeds at Pages 183 and 184, records of Ada County, Idaho.

The Company makes no representation as to the present ownership of this interest.

(Affects Lot 3 (NW1/4 of the SW1/4) Section 18 5N 1E)

52. An easement for the purpose shown below and rights incidental thereto as set forth in an Easement.

Granted to: American Telephone and Telegraph Company of Wyoming

Purpose: construct, operate, maintain, replace and remove a communication system consisting of such poles, fixtures, guys, anchors, wires, cables, testing-terminals, conduits, manholes, markers and other appurtenances

Recorded: October 11, 1941

Instrument No.: 207985

Book 17 of Miscellaneous Records at Page 489, records of Ada County, Idaho.

(Affects NW1/4 of the NW1/4 Section 26 5N 1W; and NE1/4 of the NE1/4 Section 27 5N 1W)

53. An easement for the purpose shown below and rights incidental thereto as set forth in a Grant of Right of Way and Easement.

Granted to: American Telephone and Telegraph Company of Wyoming

Purpose: construct, reconstruct, operate, maintain and remove a communication system consisting of such poles, fixtures, guys, anchors, wires, cables, testing-terminals, conduits, manholes, markers, repeaters, repeater and filter housings and other appurtenances

Recorded: October 27, 1941

Instrument No.: 208341

Book 17 of Miscellaneous Records at Page 557, records of Ada County, Idaho.

(Affects NW1/4 of the NW1/4 Section 26 5N 1W; and NE1/4 of the NE1/4 Section 27 5N 1W)

54. An easement for the purpose shown below and rights incidental thereto as set forth in an Easement.

Granted to: American Telephone and Telegraph Company of Wyoming

Purpose: construct, operate, maintain, replace and remove such communication system consisting of such poles, fixtures, guys, anchors, wires, cables, testing-terminals, conduits, manholes, markers and other appurtenances

Recorded: December 26, 1941

Instrument No.: 209587

Book 17 of Miscellaneous Records at Page 625, records of Ada County, Idaho.

(Affects SW1/4 Section 15 5N 1W)

55. An easement for the purpose shown below and rights incidental thereto as set forth in a Power Line Easement.

Granted to: Idaho Power Company

Purpose: erection and continued operation, maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission, distribution and telephone lines and circuits

Recorded: April 16, 1942

Instrument No.: 211656

Book 18 of Miscellaneous Records at Page 73, records of Ada County, Idaho.

(Affects NE1/4 Section 33 5N 1W; and Lots 1, 3 and 4 Block 1 Gulch Ranch Estates)

56. An easement for the purpose shown below and rights incidental thereto as set forth in a Power Line Easement.

Granted to: Idaho Power Company

Purpose: erection and continued operation, maintenance, repair, alteration, inspection, relocation and replacement of the electric

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transmission, distribution and telephone lines and circuits

Recorded: July 15, 1942

Instrument No.: 213256

Book 18 of Miscellaneous Records at Page 142, records of Ada County, Idaho.

(Affects SE1/4 of the SE1/4 Section 28 5N 1W)

57. Reservation of all gas, oil and mineral rights and the rights of ingress and egress to the herein described real property for the purpose of gas, oil or mineral exploration, together with the appurtenant rights to use the surface of the Land as set forth in a Quitclaim Deed.

Recorded: February 19, 1945

Instrument No.: 233997

Book 283 of Deeds at Page 120, records of Ada County, Idaho.

The Company makes no representation as to present ownership of this interest.

(Affects SW1/4 of the SW1/4 Section 17 5N 1E; and N1/2 of the NW1/4 Section 20 5N 1E)

58. An easement for the purpose shown below and rights incidental thereto as set forth in a Power Line Easement.

Granted to: Idaho Power Company

Purpose: erection and continued operation, maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission, distribution and telephone lines and circuits

Recorded: February 1, 1947

Instrument No.: 259460

Book 20 of Miscellaneous Records at Page 126, records of Ada County, Idaho.

(Affects S1/2 of the NW1/4 of the NW1/4 Section 19 5N 1E)

59. An easement for the purpose shown below and rights incidental thereto as set forth in an Easement.

Granted to: Salt Lake Pipe Line Company, a Nevada corporation

Purpose: lay, construct, reconstruct, replace, renew, repair, maintain, operate, change the size of, increase the number of and remove pipe lines and appurtenances for the transportation of oil, petroleum, gas, gasoline, water or other substances, and to erect, install, maintain, operate, repair, renew, add to and remove telegraph, telephone or power lines and appurtenances and right of ingress and egress

Recorded: October 17, 1949

Instrument No.: 292527

Book 22 of Miscellaneous Records at Page 20, records of Ada County, Idaho.

(Affects W1/2 of the NE1/4 Section 28 5N 1W)

60. An easement for the purpose shown below and rights incidental thereto as set forth in an Easement.

Granted to: Salt Lake Pipe Line Company, a Nevada corporation

Purpose: lay, construct, reconstruct, replace, renew, repair, maintain, operate, change the size of, increase the number of and remove pipe lines and appurtenances for the transportation of oil, petroleum, gas, gasoline, water or other substances, and to erect, install, maintain, operate, repair, renew, add to and remove telegraph, telephone or power lines and appurtenances and right of ingress and egress

Recorded: November 14, 1949

Instrument No.: 293651

Book 22 of Miscellaneous Records at Page 109, records of Ada County, Idaho.

(Affects SW1/4 of the SE1/4 Section 28 5N 1W)

Assignment and Assumption of Right of Way Interest

Recorded: June 25, 2013

Instrument No.: 113070724

Re-Recorded: July 3, 2013

Instrument No.: 113074621, records of Ada County, Idaho.

61. An easement for the purpose shown below and rights incidental thereto as set forth in an Easement.

Granted to: Salt Lake Pipe Line Company, a Nevada corporation

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Purpose: lay, construct, reconstruct, replace, renew, repair, maintain, operate, change the size of, increase the number of and remove pipe lines and appurtenances for the transportation of oil, petroleum, gas, gasoline, water or other substances, and to erect, install, maintain, operate, repair, renew, add to and remove telegraph, telephone or power lines and appurtenances and right of ingress and egress

Recorded: March 1, 1950

Instrument No.: 298077

Book 22 of Miscellaneous Records at Page 340, records of Ada County, Idaho.

(Affects SW1/4 of the SW1/4; N1/2 of the SW1/4 Section 27 5N 1W; and SE1/4 of the SE1/4 Section 28 5N 1W)

Assignment and Assumption of Right of Way Interest

Recorded: June 25, 2013

Instrument No.: 113070724

Re-Recorded: July 3, 2013

Instrument No.: 113074621, records of Ada County, Idaho.

62. An easement for the purpose shown below and rights incidental thereto as set forth in a Pipe Line Right of Way Agreement.

Granted to: Salt Lake Pipe Line Company, a Nevada corporation

Purpose: lay, construct, reconstruct, replace, renew, repair, maintain, operate, change the size of, increase the number of and remove pipe lines and appurtenances for the transportation of oil, petroleum, gas, gasoline, water or other substances, and to erect, install, maintain, operate, repair, renew, add to and remove telegraph, telephone or power lines and appurtenances and right of ingress and egress

Recorded: June 3, 1950

Instrument No.: 302516

Book 22 of Miscellaneous Records at Page 555, records of Ada County, Idaho.

(Affects N1/2 of the SW1/4; SW1/4 of the SW1/4 Section 27 5N 1W; and SE1/4 of the SE1/4 Section 28 5N 1W)

Assignment and Assumption of Right of Way Interest

Recorded: June 25, 2013

Instrument No.: 113070724

Re-Recorded: July 3, 2013

Instrument No.: 113074621, records of Ada County, Idaho.

63. Terms and provisions contained in an Agreement by and between Farmers Union Ditch Company, Limited and R. A. Bodily and Amy H. Bodily, husband and wife.

Recorded: May 28, 1951

Instrument No.: 318212, records of Ada County, Idaho.

(Affects N1/2 of the NE1/4 Section 33 5N 1W)

64. Terms and provisions contained in an Agreement by and between Farmers Union Ditch Company, Limited and Edward D. Parkinson and Beth A. Parkinson, husband and wife.

Recorded: May 28, 1951

Instrument No.: 318236, records of Ada County, Idaho.

(Affects NW1/4 of the NE1/4; NE1/4 of the NW1/4 Section 21 5N 1E)

65. Terms and provisions contained in an Agreement by and between Farmers Union Ditch Company, Limited and Kenneth and Mildred Jennings, husband and wife.

Recorded: June 7, 1951

Instrument No.: 318661, records of Ada County, Idaho.

(Affects W1/2 of the SW1/4; NE1/4 of the SW1/4 Section 27 5N 1W; and SE1/4 of the SE1/4 Section 28 5N 1W)

66. Easement for relocation of all irrigation and drainage ditches and structures and such surface drain ditches. Restriction that no buildings or structures, except irrigation or drainage structures, will be

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permitted to be constructed within 20 feet of State Highway No. 16. Restriction that no bill boards or other advertising signs will be permitted closer than 100 feet from State Highway No. 16, excepting signs pertaining to business.

Disclosed by: Warranty Deed.

Recorded: May 9, 1956

Instrument No.: 394249

Book 415 of Deeds at Page 479, records of Ada County, Idaho.

(Affects S1/2 of the SE1/4 Section 21 5N 1W; and W1/2 of the NE1/4 Section 28 5N 1W)

67. An easement for the purpose shown below and rights incidental thereto as set forth in a Warranty Deed and Quitclaim Deeds.

Granted to: State of Idaho

Purpose: relocation of all irrigation and drainage ditches and structures and such surface drain ditches as may be necessary to the proper construction of the Highway to be constructed

Recorded: July 5, 1956

Instrument No.: 397111, 397112 and 397113

Book 417 of Deeds at Pages 542, 543, 544, 545, 546, and 547, records of Ada County, Idaho.

(Affects NE1/4 Section 33 5N 1W)

68. Exceptions and reservations from the State of Idaho, wherein mineral rights are reserved to the state (47-701 Idaho Code), and subject to the right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code as set forth in a State of Idaho Deed

Recorded: April 13, 1973

Instrument No.: 842529, records of Ada County, Idaho.

(Affects W1/2 of the SW1/4; NE1/4 of the SW1/4 Section 27 5N 1W; and SE1/4 of the SE1/4 Section 28 5N 1W)

69. An easement for the purpose shown below and rights incidental thereto as set forth in a Right of Way Easement.

Purpose: road purposes for ingress and egress

Recorded: May 14, 1973

Instrument No.: 846172, records of Ada County, Idaho.

(Affects SE1/4 Section 28 5N 1W; and NE1/4 Section 33 5N 1W)

Terms and provisions set forth in a Partial Vacation of Right of Way Easement

Recorded: December 27, 2012

Instrument No.: 112136614. Records of Ada County, Idaho.

70. An easement for the purpose shown below and rights incidental thereto as set forth in a Power Line Easement.

Granted to: Idaho Power Company

Purpose: erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric

transmission, distribution and telephone lines and circuits

Recorded: July 17, 1978

Instrument No.: 7838163, records of Ada County, Idaho.

(Affects SE1/4 Section 28 5N 1W)

71. An easement for the purpose shown below and rights incidental thereto as set forth in an Easement Deed.

Purpose: ingress, egress and public utility

Recorded: August 28, 1980

Instrument No.: 8040734, records of Ada County, Idaho.

(Affects NE1/4 Section 33 5N 1W)

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit B

15528086 [13110-8]

109940185.1 0054752-00004

72. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Purpose: ingress and egress to the portion of Big Gulch Road
Recorded: May 17, 1990
Instrument No.: 9025925, records of Ada County, Idaho.
(Affects SW1/4 of the SE1/4 Section 28 5N 1W)

73. An easement with terms and provisions set forth in an Easement and Maintenance Agreement by and between David L. Wetherell and Carol K. Wetherell, husband and wife and Logan B. Schirmer and Doris F. Schirmer, husband and wife, Glenn W. Stillwell and Mary G. Stillwell, husband and wife, and Victor D. Loewen, a single man.
Recorded: September 24, 1992
Instrument No.: 9264934, records of Ada County, Idaho.
(Affects NE1/4 Section 33 5N 1W)

74. Easements, reservations, restrictions, and dedications as shown on the official plat of Gulch Ranch Estates recorded January 7, 1993 as Instrument No. 9301343, records of Ada County, Idaho.
(Affects Lots 1, 3 and 4 Block 1 Gulch Ranch Estates)

75. Covenants, Conditions, and Restrictions, and Easements but omitting any covenants or restrictions, if any, to the extent that such covenants, conditions or restrictions violate 42 USC 3604 (c) or any other ordinance, statute or regulation.
Recorded: January 13, 1993
Instrument No.: 9303166, records of Ada County, Idaho.
(Affects Lots 1, 3 and 4 Block 1 Gulch Ranch Estates)

76. An easement for the purpose shown below and rights incidental thereto as set forth in a Warranty Deed.
Purpose: power line easement
Recorded: July 16, 1993
Instrument No.: 9356607
Re-Recorded: September 29, 1993
Instrument No.: 9380408, records of Ada County, Idaho.
(Affects SW1/4 of the SE1/4 Section 28 5N 1W)

77. An easement for the purpose shown below and rights incidental thereto as set forth in a Grant of Easement.
Granted to: Larry E. Kling and Colleen K. Kling, husband and wife
Purpose: ingress and egress
Recorded: November 3, 1993
Instrument No.: 9392219, records of Ada County, Idaho.
(Affects Lots 1 and 2 Block 1 Gulch Ranch Estates)

78. An easement for the purpose shown below and rights incidental thereto as set forth in a Grant of Easement.
Granted to: Leonard Erdman and Kathleen Estolin, both unmarried persons
Purpose: ingress and egress
Recorded: January 11, 1994
Instrument No.: 94002648, records of Ada County, Idaho.
(Affects Lot 1 Block 1 Gulch Ranch Estates)

79. An easement with certain terms and provisions set forth in a Grant of Easement Agreement by and between Logan B. Schirmer and Doris Faye Schirmer, husband and wife and Larry E. Kling and Colleen K. Kling, husband and wife.
Recorded: April 19, 1994
Instrument No.: 94036259, records of Ada County, Idaho.
(Affects SE1/4 Section 28 5N 1W; and NE1/4 Section 33 5N 1W; and Lot 2 Block 1 Kling Estates Sub)

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit B
15528086 [13110-8]
109940185.1 0054752-00004

80. Easements, reservations, restrictions, and dedications as shown on the official plat of Kling Estates Subdivision recorded April 21, 1994 as Instrument No. 94036984, records of Ada County, Idaho.
(Affects Lot 2 Block 1 Kling Estates Sub)

81. The following matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 2949 recorded August 11, 1994 as Instrument No. 94074258, records of Ada County, Idaho.
a. existing road.
(Affects SE1/4 of the SE1/4 Section 28 5N 1W)

82. An easement for the purpose shown below and rights incidental thereto as set forth in an Underground Power Line Easement.
Granted to: Idaho Power Company
Purpose: right of way sufficient in width to install and maintain an underground electric power line
Recorded: December 23, 1996
Instrument No.: 96104806, records of Ada County, Idaho.
(Affects Lot 4 Block 1 Gulch Ranch Estates)

83. An easement for the purpose shown below and rights incidental thereto as set forth in a Warranty Deed.
Granted to: Jay Richard Green and Kimberly Ann Green, husband and wife
Purpose: ingress and egress and maintenance, repair and replacement of the pump and filter of irrigation works
Recorded: March 31, 1999
Instrument No.: 99031066, records of Ada County, Idaho.
(Affects NE1/4 Section 33 5N 1W)

84. An easement for the purpose shown below and rights incidental thereto as set forth in a Grant of Easement.
Granted to: Jay Richard Green and Kimberly Ann Green, husband and wife
Purpose: 10 foot easement
Recorded: March 31, 1999
Instrument No.: 99031067, records of Ada County, Idaho.
(Affects Lot 3 Block 1 Gulch Ranch Estates)

85. An easement for the purpose shown below and rights incidental thereto as set forth in a Married Couple Easement.
Granted to: Intermountain Gas Company
Purpose: right of way and easement to construct and maintain a gas distribution line
Recorded: September 30, 1999
Instrument No.: 99097026, records of Ada County, Idaho.
(Affects Lots 1 and 3 Block 1 Gulch Ranch Estates)

86. An easement for the purpose shown below and rights incidental thereto as set forth in a Married Couple Easement.
Granted to: Intermountain Gas Company
Purpose: right of way and easement to construct and maintain a gas distribution line
Recorded: September 30, 1999
Instrument No.: 99097027, records of Ada County, Idaho.
(Affects Lots 1 and 3 Block 1 Gulch Ranch Estates)

87. An easement for the purpose shown below and rights incidental thereto as set forth in a Married Couple Easement.
Granted to: Intermountain Gas Company
Purpose: right of way and easement to construct and maintain a gas distribution line
Recorded: September 30, 1999

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit B
15528086 [13110-8]
109940185.1 0054752-00004

Instrument No.: 99097028, records of Ada County, Idaho.
(Affects Lots 1 and 3 Block 1 Gulch Ranch Estates)

88. An easement for the purpose shown below and rights incidental thereto as set forth in a Married Couple Easement.

Granted to: Intermountain Gas Company

Purpose: right of way and easement to construct and maintain a gas distribution line

Recorded: September 30, 1999

Instrument No.: 99097029, records of Ada County, Idaho.
(Affects Lots 1 and 3 Block 1 Gulch Ranch Estates)

89. An easement with terms and provisions set forth in the Highland Road/Utility Easement Agreement by and between Douglas A. Fuller and Nancy D. Fuller, husband and wife and Highland Livestock & Land Company, Limited, an Idaho limited partnership.

Recorded: November 1, 1999

Instrument No.: 99106563, records of Ada County, Idaho.
(Affects SW1/4 of the SW1/4 Section 15 5N 1W)

90. An easement with terms and provisions set forth in a Fuller/Highland Access Easement Agreement by and between Douglas A. Fuller and Nancy D. Fuller, husband and wife and Highland Livestock & Land Company, Limited, an Idaho limited partnership.

Recorded: November 1, 1999

Instrument No.: 99106564, records of Ada County, Idaho.

(Affects SE1/4 of the NE1/4 Section 14 5N 1W; and SE1/4 of the NE1/4; S1/2 Section 15 5N 1W; and NE1/4 of the NE1/4 Section 22 5N 1W; and N1/2 of the NW1/4 Section 23 5N 1W)

91. An easement with terms and provisions set forth in an Easement Agreement by and between Spring Valley Livestock Company, Inc., Colin McLeod III, Individually and IDA-VUE, LLC.

Recorded: December 17, 1999

Instrument No.: 99119886

Re-Recorded: December 31, 2003

Instrument No.: 103212741, records of Ada County, Idaho.

(Affects S1/2 of the SW1/4 Section 12 5N 1W; and All Section 13 5N 1W; and W1/2 Section 18 5N 1E; and N1/2 of the NE1/4; NE1/4 of the NW1/4 Section 24 5N 1W)

92. An easement with terms and provisions set forth in an Agricultural Easement Agreement by and between Spring Valley Livestock Company, Inc., Colin McLeod III, Individually and IDA-VUE, LLC.

Recorded: December 17, 1999

Instrument No.: 99119887, records of Ada County, Idaho.

(Affects S1/2 of the SW1/4 Section 12 5N 1W; and NW1/4; SE1/4; N1/2 of the SW1/4; SE1/4 of the SW1/4 Section 13 5N 1W; and W1/2 of the SW1/4 Section 18 5N 1E; and N1/2 of the NE1/4; NE1/4 of the NW1/4 Section 24 5N 1W)

93. An easement for the purpose shown below and rights incidental thereto as set forth in a Grant of Avigation Easements.

Granted to: Boise City, a municipal corporation

Purpose: use of the air space above

Recorded: August 23, 2000

Instrument No.: 100067293, records of Ada County, Idaho.

(Affects SW1/4 of the SW1/4 Section 14 5N 1W; and SE1/4 of the NE1/4; S1/2 Section 15 5N 1W; and S1/2 of the SE1/4 Section 21 5N 1W; and NE1/4 of the NE1/4 Section 22 5N 1W; and N1/2 of the NE1/4 Section 23 5N 1W; and W1/2 of the NE1/4 Section 28 5N 1W; and N1/2 of the NE1/4; NE1/4 of the NW1/4 Section 21 5N 1E; and NW1/4 of the NW1/4 Section 22 5N 1E)

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit B

15528086 [13110-B]

109940185.I 0054752-00004

94. The following matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 5229 recorded December 22, 2000 as Instrument No. 100102515, records of Ada County, Idaho.

a. Antenna Site;

b. Power/Telephone Easement;

c. Access Road Easement

(Affects SE1/4 of the SE1/4 Section 21 5N 1W; and NW1/4 of the NE1/4 Section 28 5N 1W)

95. An easement for the purpose shown below and rights incidental thereto as set forth in a Power Line Easement.

Granted to: Idaho Power Company

Purpose: erection and continued operation, maintenance, repair, alteration, inspection and replacement of th electric transmission, distribution and telephone lines and circuits

Recorded: January 3, 2001

Instrument No.: 101000444, records of Ada County, Idaho.

(Affects SW1/4 of the SW1/4 Section 15 5N 1W)

96. Terms and provisions related to the grantor's reservations as set forth in a Special Warranty Deed.

Recorded: March 3, 2003

Instrument No.: 103034609, records of Ada County, Idaho.

(Affects Section 20 5N 1E)

97. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded May 2, 2003 as Instrument No. 103073429, records of Ada County, Idaho.

(Affects NW1/4 of the SW1/4 Section 14 5N 1W)

98. Covenants, Conditions, and Restrictions, and Easements but omitting any covenants or restrictions, if any, to the extent that such covenants, conditions or restrictions violate 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: August 13, 2003

Instrument No.: 103136434, records of Ada County, Idaho.

(Affects Lot 2 Block 1 Kling Estates Sub)

First Amendment to Restrictive Covenants for Kling Estates Subdivision.

Recorded: October 1, 2014

Instrument No.: 2014-080352, records of Ada County, Idaho.

99. An easement for the purpose shown below and rights incidental thereto as set forth in a Grant of Easement.

Granted to: John T. and Christine M. Fiorino

Purpose: buried water lines for geothermal water

Recorded: August 13, 2003

Instrument No.: 103136435, records of Ada County, Idaho.

(Affects Lot 2 Block 1 Kling Estates Sub)

100. An easement with terms and provisions contained in an Easement Agreement by and between Larry E. Kling and Colleen K. Kling, husband and wife and M&H Development, LLC, an Idaho limited liability company.

Recorded: January 7, 2005

Instrument No.: 105002730, records of Ada County, Idaho.

(Affects NW1/4 of the SW1/4; NE1/4 of the SW1/4; SW1/4 of the SW1/4 Section 27 5N 1W; and SE1/4 of the SE1/4 Section 28 5N 1W)

101. The following matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 6891 recorded March 18, 2005 as Instrument No. 105032592, records of Ada County, Idaho.

a. right-of-way for Farmers Union Canal.

(Affects S1/2 of the SE1/4 Section 28 5N 1W; and N1/2 of the NE1/4 Section 33 5N 1W)

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit B

15528086 [13110-8]

109940185.I 0054752-00004

102. An easement for the purpose shown below and rights incidental thereto as set forth in Water/Power Line Easement.

Granted to: Brian Harm and Lisa Harm, husband and wife

Purpose: underground water/power line and canal weir for obtaining irrigation water

Recorded: October 4, 2005

Instrument No.: 105148035, records of Ada County, Idaho.

(Affects SE1/4 of the SE1/4 Section 28 5N 1W)

103. Terms and provisions as set forth in the Memorandum of Declaration.

Recorded: March 15, 2006

Instrument No.: 106040139, records of Ada County, Idaho.

(Affects All Sections)

104. Terms and provisions as set forth in the Right-of-Way Encroachment Application and Permit Approaches and Other Encroachments.

Recorded: March 2, 2007

Instrument No.: 107030589 and 107030590, records of Ada County, Idaho.

(Affects All Sections)

105. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 8110 recorded November 1, 2007 as Instrument No. 107148923, records of Ada County, Idaho.

(Affects All Sections)

Affidavit of Correction.

Recorded: November 7, 2007

Instrument No.: 107151165, records of Ada County, Idaho.

106. Terms and provisions as set forth in an Ordinance No. 634.

Recorded: November 9, 2009

Instrument No.: 109129735

Re-Recorded: December 9, 2009

Instrument No.: 109137262

Re-Re-Recorded: January 28, 2010

Instrument No.: 110008350, records of Ada County, Idaho.

(Affects E1/2 of the SE1/4 Section 10 5N 1W)

107. Terms and provisions as set forth in the District Development Agreement No. 1 by and between City of Eagle, Idaho; Spring Valley Community Infrastructure District No. 1 and M3 Eagle, LLC.

Recorded: April 25, 2012

Instrument No.: 112038229

Re-Recorded: June 13, 2012

Instrument No.: 112056870, records of Ada County, Idaho.

(Affects All Sections)

Amended and Restated District Development Agreement No. 1

Recorded: December 21, 2012

Instrument No.: 112134984, records of Ada County, Idaho.

108. Terms and provisions as set forth in an Ordinance No. 681.

Recorded: September 27, 2012

Instrument No.: 112099711, records of Ada County, Idaho.

(Affects Lot 1 Block 1 Gulch Ranch Estates)

109. An easement with terms and provisions as set forth in an Easement Agreement by and between M3 Eagle, L.L.C., a Texas limited liability company and Brian L. Harm and Lisa L. Harm, husband and wife.

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit B

15528086 [13110-8]

109940185.1 0054752-00004

Recorded: December 14, 2012
Instrument No.: 112132216, records of Ada County, Idaho.
(Affects S1/2 of the SE1/4 Section 28 5N 1W)

110. Terms and provisions as set forth in a Resolution No. 12-01.
Recorded: April 26, 2013
Instrument No.: 113045540, records of Ada County, Idaho.
(Affects Lot 1 Block 1 Gulch Ranch Estates)

111. Terms and provisions as set forth in a Crossing Agreement by and between Famers Union Ditch Company, Inc., an Idaho corporation and M3 Eagle L.L.C., a Texas limited liability company.
Recorded: August 15, 2013
Instrument No.: 113093684, records of Ada County, Idaho.
(Affects SW1/4 of the SW1/4 Section 27 5N 1W)

112. Terms and provisions as set forth in an Amended and Restated Development Agreement by and between City of Eagle and M3 Eagle L.L.C.
Recorded: January 24, 2014
Instrument No.: 114006036, records of Ada County, Idaho.
(Affects All Sections)

113. Terms and provisions as set forth in Resolution No. 14-07.
Recorded: April 28, 2014
Instrument No.: 114031478, records of Ada County, Idaho.
(Affects All Sections)

114. Terms and provisions as set forth in a Spring Valley Wastewater Agreement by and between Eagle Sewer District and M3 Eagle L.L.C., a Texas limited liability company.
Recorded: April 28, 2014
Instrument No.: 114031479, records of Ada County, Idaho.
(Affects All Sections)

115. Terms and provisions as set forth in a Revised Order Annexing M3's Properties into the Eagle Fire Protection District.
Recorded: May 22, 2014
Instrument No.: 114039132, records of Ada County, Idaho.
(Affects All Sections)

116. An unrecorded lease with certain terms, covenants, conditions, options, and provisions set forth therein.
Lessor: Highland Livestock & Land Company, an Idaho corporation
Lessee: SBA Towers, Inc., a Florida corporation
Disclosed by: Memorandum of Land Lease
Recorded: November 7, 2000
Instrument No.: 100089710, records of Ada County, Idaho.
(Affects SE1/4 of the SE1/4 Section 21 5N 1W; and NW1/4 of the NE1/4 Section 28 5N 1W)

Assignment and Assumption of Ground Lease
Assignor: SBA Towers, Inc., a Florida corporation
Assignee: SBA Properties, Inc.
Recorded: December 1, 2000
Instrument No.: 100097180, records of Ada County, Idaho.

Assignment and Assumption of Ground Lease
Assignor: SBA Properties, Inc., a Florida corporation

SPECIAL WARRANTY DEED (SPRING VALLEY) – Exhibit B
15528086 [13110-8]
109940185.1 0054752-00004

Assignee: AAT Communications Corp., a New York corporation
Recorded: August 7, 2003
Instrument No.: 103132005, records of Ada County, Idaho.

An unrecorded lease with certain terms, covenants, conditions, options, and provisions set forth therein.
Lessor: Highland Livestock & Land Company, an Idaho corporation
Lessee: AAT Communications Corp., a New York corporation
Disclosed by: Amended and Restated Memorandum of Land Lease
Recorded: December 2, 2005
Instrument No.: 105183335, records of Ada County, Idaho.

117. An unrecorded lease with certain terms, covenants, conditions, options, and provisions set forth therein.

Lessor: SBA Structures, Inc., a Florida corporation
Lessee: Cricket Communications, Inc., a Delaware corporation
Disclosed by: Memorandum of Antenna Site Agreement
Recorded: August 26, 2008
Instrument No.: 108096955, records of Ada County, Idaho.
(Affects SE1/4 of the SE1/4 Section 21 5N 1W; and NW1/4 of the NE1/4 Section 28 5N 1W)

118. Notwithstanding Paragraph 4 of the insuring clauses of the policy or policies to be issued, the policy or policies when issued, will not insure against loss arising by reason of any lack of a right of access to and from the land.

(Affects NE1/4 of the NW1/4, and N1/2 of the NE1/4 Section 21 5N 1E; NW1/4 of the NW1/4 Section 22 5N 1E; and SW1/4 of Section 15 5N 1E)

119. Terms and provisions contained in Quitclaim Mineral Deed and Assignment of Interest in Wells.

Grantor: QEP Energy Company
Grantee: (50%) Missouri River Royalty Corporation and (50%) Northern Energy Corporation
Recorded: June 15, 2020
Instrument No.: 2020-072484, records of Ada County, Idaho.
(Affects SW1/4 of the NE1/4; S1/2NW1/4; SW1/4; and NW1/4SE1/4 Section 11 5N 1W)

Attachment B

Affidavit of Caitlin Skulan

RE: Ownership Update for Water Rights 63-10669

Attachment B

10/07/24. 10:06:23

Filed in the Office of <i>Adam Watson</i> Director, Division of Corporations and Commercial Code Filed in the state of Utah	Filing Number 241005049308 Filed On October 7, 2024 11:59 AM Entity ID 9190774-0160 Number of Pages 1
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**SECOND AMENDMENT
TO
CERTIFICATE OF ORGANIZATION
OF
GWC CAPITAL, LLC**

The undersigned entity, as sole member of GWC Capital, LLC, a Utah limited liability company (the "Company"), pursuant to the provisions of Section 48-3a-202 of the Utah Revised Uniform Limited Liability Company Act, hereby submits this Second Amendment to the Certificate of Organization:

1. Entity Number: 9190774-0160
2. The name of the Company is GWC Capital, LLC
3. The Certificate of Organization shall be amended to change the name of the Company to **Clyde Capital Group, LLC**.
4. The filing date of the initial certificate is October 14, 2014, which was previously amended on May 13, 2019.
5. The foregoing amendment was adopted by the sole Member on September 24, 2024.

Dated this 7th day of October, 2024.

MEMBER:

Clyde Companies, Inc.

By: _____

Title: _____

BAT
Secretary

OCT 7 '24 AM 11:59

Attachment C

Affidavit of Caitlin Skulan

RE: Ownership Update for Water Rights 63-10669

Attachment C

Parcel Number	First Name	Last Name	Address	Mailing Address
S0328449915	City of Eagle		N HWY 16, Eagle, ID 83616	c/o Norman M. Semanko, Parson Behle & Latimer, 800. W. Main Street, Suite 1300, Boise, ID 83702
S0327336420	GWC Capital LLC		N HWY 16, Eagle, ID 83616	869 N 1500 W, Orem, UT 84057
S0328449100	John Paul	Hazen	8603 W High Ridge Lane, Eagle, ID 83616	8603 W High Ridge Lane, Eagle, ID 83616
S0328449400	Thomas J.	Kress	5002 N HWY 16, Eagle, ID 83616	5002 N HWY 16, Eagle, ID 83616
S0328449310	GWC Capital LLC		N HWY 16, Eagle, ID 83616	869 N 1500 W, Orem, UT 84057
S0328449125	GWC Capital LLC		N HWY 16, Eagle, ID 83616	869 N 1500 W, Orem, UT 84057
R8954700100	Eagle Sewer District		7545 W Glencara Ct., Eagle, ID 83616	44 N Palmeto Ave., Eagle, ID 83616-5149
R8954700200	GWC Capital LLC		7544 W Glencara Ct., Eagle, ID 83616	869 N 1500 W, Orem, UT 84057
S0327449200	USA (Bureau of Land Management)		N HWY 16, Eagle, ID 83616	1387 S Vinnell Way, Boise, ID 83709
R8954700300	Spring Valley Community Infrastructure Dist. #1		W Glencara Ct., Eagle, ID 83616	P.O. Box 1520, Eagle, ID 83616
R8954700400	GWC Capital LLC		7349 W Glencara Ct., Eagle, ID 83616	869 N 1500 W, Orem, UT 84057
R8954700500	Spring Valley Community Infrastructure Dist. #1		W Glencara Ct., Eagle, ID 83616	P.O. Box 1520, Eagle, ID 83616
R8954701350	Spring Valley Community Infrastructure Dist. #1		W Glencara Ct., Eagle, ID 83616	P.O. Box 1520, Eagle, ID 83616
R8954701000	GWC Capital LLC		7120 W Glencara Ct., Eagle, ID 83616	869 N 1500 W, Orem, UT 84057

Attachment D

Affidavit of Caitlin Skulan

RE: Ownership Update for Water Rights 63-10669

Attachment D

Laura A. Schroeder

Oregon, Idaho,
Nevada, Washington & Utah

Therese A. Ure Stix

Oregon & Nevada

Caitlin R. Skulan

Nevada & Idaho



SCHROEDER

LAW OFFICES, P.C.

William F. Schroeder

(1928 - 2015)

James Browitt

Of Counsel
Idaho & Washington

June 17, 2026

VIA CERTIFIED U.S. MAIL

City of Eagle
c/o Norman M. Semanko
Parsons Behle & Latimer
800 W. Main Street, Suite 1300
Boise, ID 83702

**RE: Notice Pursuant to Idaho Code § 42-248(6) of Application for Change in
Water Right Ownership for Water Right 63-10669**

To Whom It May Concern:

Schroeder Law Offices, P.C. represents Clyde Capital Group, LLC in the above captioned matter. If you are represented by counsel, please forward this letter to your attorney with our contact information.

You are in receipt of this correspondence because Ada County tax records identify you as a property owner within the place of use for Idaho Water Right 63-10669. Water Right 63-10669 is currently held in the name of AR Boise LLC, but was purchased by Clyde Capital Group, LLC.

The Idaho Department of Water Resources ("IDWR") and Idaho Code § 42-248(6) require the owner of a water right to provide notice of their ownership update to any property owners with the water right's "place of use." This notice is provided pursuant to this statutory requirement for the submission of an application to change ownership of a water right. Following this notice, Clyde Capital Group will submit an application to change ownership of Water Right 63-10669 from AR Boise LLC.

No action is required by you for the Change in Water Right Ownership as a property owner within the place of use of Water Right 63-10669. However, we recommend that you contact IDWR or your counsel if you have any questions.

Very truly yours,
SCHROEDER LAW OFFICES, P.C.


Caitlin R. Skulan
Partner

CRS:mmo

1915 NE Cesar E. Chavez Boulevard, Portland, Oregon 97212 (503) 281-4100

10615 Double R Boulevard, Suite 100, Reno, Nevada 89521 (775) 786-8800

www.water-law.com counsel@water-law.com

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- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

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Total Postage and Fees

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City of Eagle c/o Norman M. Semanko

Street and Apt. No., or P.O. Box No.

800 W. Main Street, Suite 1300

City, State, ZIP+4®

Boise, ID 83702

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

City of Eagle
c/o Norman M. Semanko
Parsons Behle & Latimer
800 W. Main Street, Suite 1300
Boise, ID 83702



9590 9402 0037 6058 8929 03

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from Item 1? ☐ Yes
- If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
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- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
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PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Laura A. Schroeder
Oregon, Idaho,
Nevada, Washington & Utah
Therese A. Ure Stix
Oregon & Nevada
Caitlin R. Skulan
Nevada & Idaho



SCHROEDER
LAW OFFICES, P.C.

William F. Schroeder
(1928 - 2015)
James Browitt
Of Counsel
Idaho & Washington

June 17, 2026

VIA CERTIFIED U.S. MAIL

John Paul Hazen
8603 W High Ridge Lane
Eagle, ID 83616

**RE: Notice Pursuant to Idaho Code § 42-248(6) of Application for Change in
Water Right Ownership for Water Right 63-10669**

To Whom It May Concern:

Schroeder Law Offices, P.C. represents Clyde Capital Group, LLC in the above captioned matter. If you are represented by counsel, please forward this letter to your attorney with our contact information.

You are in receipt of this correspondence because Ada County tax records identify you as a property owner within the place of use for Idaho Water Right 63-10669. Water Right 63-10669 is currently held in the name of AR Boise LLC, but was purchased by Clyde Capital Group, LLC.

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Very truly yours,
SCHROEDER LAW OFFICES, P.C.


Caitlin R. Skulan
Partner

CRS:mmo

9509 0710 5270 0568 6125 82

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

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9509 0710 5270 0568 6125 82

9509 0710 5270 0568 6125 82

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Certified Mail Fee

\$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ 0.74

Total Postage and Fees

\$ 6.04

Sent To

John Paul Hazen

Street and Apt. No., or PO Box No.

8603 W High Ridge Lane

City, State, ZIP+4®

Eagle, ID 83616

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John Paul Hazen
8603 W High Ridge Lane
Eagle, ID 83616



9590 9402 0037 6058 8930 16

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
- If YES, enter delivery address below: ☐ No

3. Service Type

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- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
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- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Laura A. Schroeder
Oregon, Idaho,
Nevada, Washington & Utah

Therese A. Ure Stix
Oregon & Nevada

Caitlin R. Skulan
Nevada & Idaho



SCHROEDER
LAW OFFICES, P.C.

William F. Schroeder
(1928 - 2015)

James Browitt
Of Counsel
Idaho & Washington

June 17, 2026

VIA CERTIFIED U.S. MAIL

Thomas J. Kress
5002 N HWY 16
Eagle, ID 83616

**RE: Notice Pursuant to Idaho Code § 42-248(6) of Application for Change in
Water Right Ownership for Water Right 63-10669**

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Very truly yours,
SCHROEDER LAW OFFICES, P.C.


Caitlin R. Skulan
Partner

CRS:mmo

9589 0710 5270 0568 6125 99

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.CERTIFIED MAIL[®]

9589 0710 5270 0568 6125 99

9589 0710 5270 0568 6125 99

U.S. Postal Service[™]
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Certified Mail Fee

\$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ 0.74

Total Postage and Fees

\$ 6.04

Sent To

Thomas J. Kress

Street and Apt. No., or PO Box No.

5002 N HWY 16

City, State, ZIP+4[®]
Eagle, ID 83616

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Thomas J. Kress
5002 N HWY 16.
Eagle, ID 83616



9590 9402 0037 6058 8930 09

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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- ☐ Adult Signature Restricted Delivery
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- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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- ☐ Insured Mail Restricted Delivery (over \$500)
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- ☐ Registered Mail Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Laura A. Schroeder
Oregon, Idaho,
Nevada, Washington & Utah
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Nevada & Idaho



SCHROEDER
LAW OFFICES, P.C.

William F. Schroeder
(1928 - 2015)
James Browitt
Of Counsel
Idaho & Washington

June 17, 2026

VIA CERTIFIED U.S. MAIL

Eagle Sewer District
44 N Palmeto Ave.
Eagle, ID 83616-5149

**RE: Notice Pursuant to Idaho Code § 42-248(6) of Application for Change in
Water Right Ownership for Water Right 63-10669**

To Whom It May Concern:

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Very truly yours,
SCHROEDER LAW OFFICES, P.C.

Caitlin R. Skulan
Partner

CRS:mmo

9589 0710 5270 0568 6126 29

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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U.S. Postal Service™
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Certified Mail Fee

\$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ 0.74

Total Postage and Fees

\$ 6.04

Sent To

Eagle Sewer District

Street and Apt. No., or PO Box No.

44 N Palmeto Ave

City, State, ZIP+4®

Eagle, ID 83616-5149

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eagle Sewer District
44 N Palmeto Ave
Eagle, ID 83616



9590 9402 9345 5002 5716 27

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
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☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Laura A. Schroeder
Oregon, Idaho,
Nevada, Washington & Utah

Therese A. Ure Stix
Oregon & Nevada

Caitlin R. Skulan
Nevada & Idaho



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LAW OFFICES, P.C.

William F. Schroeder
(1928 - 2015)

James Browitt
Of Counsel
Idaho & Washington

June 17, 2026

VIA CERTIFIED U.S. MAIL

USA (Bureau of Land Management)
1387 S Vinnell Way
Boise, ID 83709

**RE: Notice Pursuant to Idaho Code § 42-248(6) of Application for Change in
Water Right Ownership for Water Right 63-10669**

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SCHROEDER LAW OFFICES, P.C.


Caitlin R. Skulan
Partner

CRS:mmo

9589 0710 5270 0568 6126 43

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
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Extra Services & Fees (check box, add fee as appropriate)

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- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$ 0.74

Total Postage and Fees

\$ 6.04

Sent To

USA (Bureau of Land Management)

Street and Apt. No., or PO Box No.

1387 S Vinnell Way

City, State, ZIP+4®

Boise, ID 83709

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
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1. Article Addressed to:

USA (Bureau of Land
Management)
1387 S Vinnell Way
Boise, ID 83616



9590 9402 0037 6058 8929 96

2. Article Number (Transfer from service label)

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A. Signature

X

☐ Agent☐ Addressee

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- D. Is delivery address different from item 1? ☐ Yes
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- ☐ Insured Mail Restricted Delivery (over \$500)
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PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Laura A. Schroeder
Oregon, Idaho,
Nevada, Washington & Utah
Therese A. Ure Stix
Oregon & Nevada
Caitlin R. Skulan
Nevada & Idaho



SCHROEDER
LAW OFFICES, P.C.

William F. Schroeder
(1928 - 2015)
James Browitt
Of Counsel
Idaho & Washington

June 17, 2026

VIA CERTIFIED U.S. MAIL

Spring Valley Community Infrastructure Dist. #1
P.O. Box 1520
Eagle, ID 83616

**RE: Notice Pursuant to Idaho Code § 42-248(6) of Application for Change in
Water Right Ownership for Water Right 63-10669**

To Whom It May Concern:

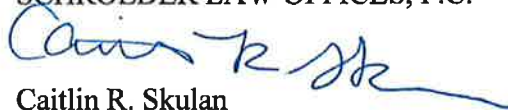
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SCHROEDER LAW OFFICES, P.C.


Caitlin R. Skulan
Partner

CRS:mmo

9589 0710 5270 0568 6126 50

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

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9589 0710 5270 0568 6126 50

U.S. Postal Service™
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Domestic Mail OnlyFor delivery information, visit our website at www.usps.com®.

Certified Mail Fee

\$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ 0.74

Total Postage and Fees

\$ 6.04

Sent To

Spring Valley Community Infrastructure Dist. #1

Street and Apt. No., or PO Box No.

P.O. Box 1520

City, State, ZIP+4®
Eagle, ID 83616

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Spring Valley Community Infrastructure
Dist. #1

P.O. Box 1520

Eagle, ID 83616



9590 9402 9345 5002 5716 03

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
- If YES, enter delivery address below: ☐ No

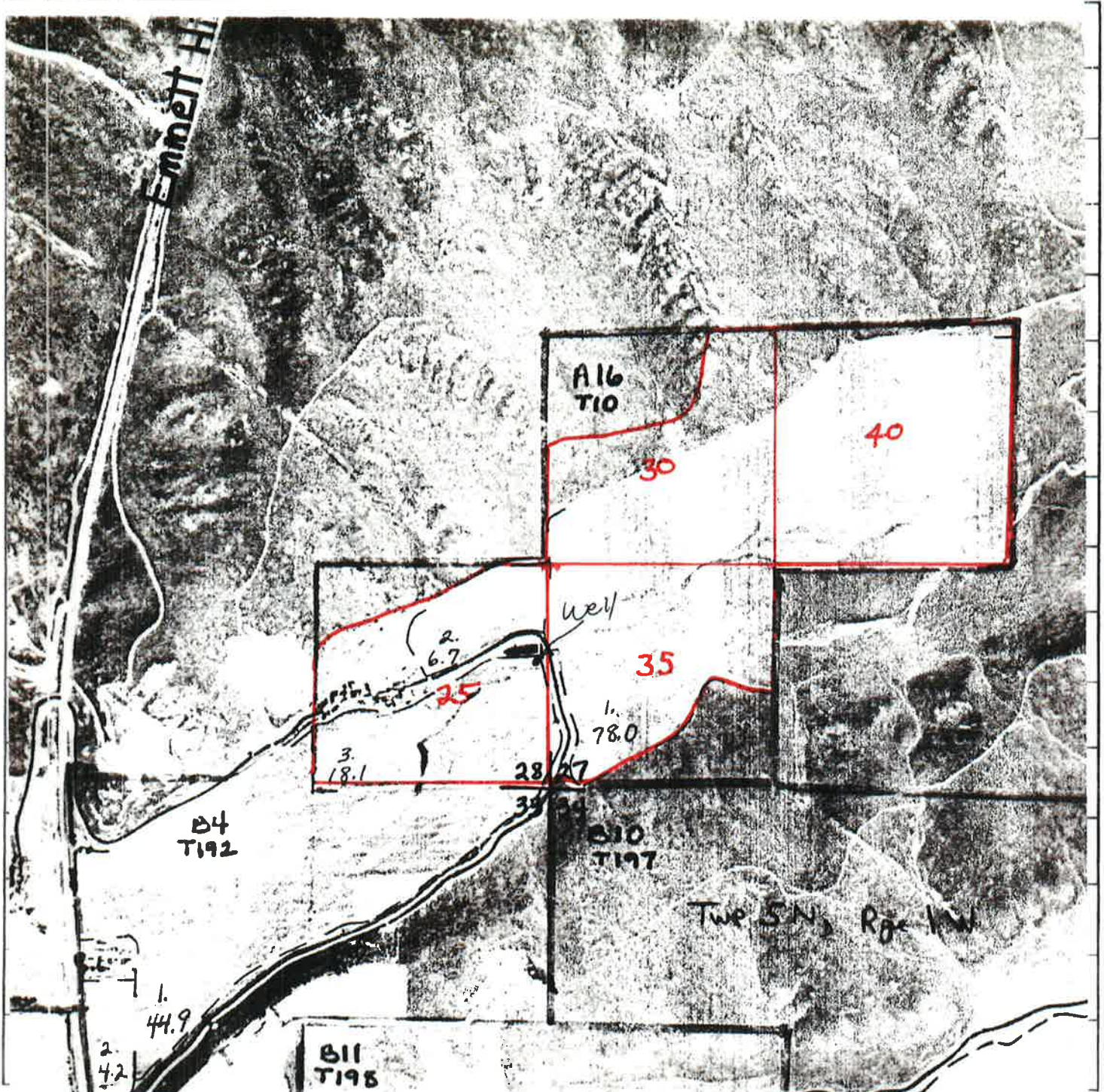
3. Service Type

- ☐ Adult Signature
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- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

13. Map of proposed project: show clearly the proposed point of diversion, place of use, section number, township and range number.



Scale: 2 inches equal 1 mile

BE IT KNOWN that the undersigned hereby makes application for permit to appropriate the public waters of the State of Idaho as herein set forth.

DEC 08 1988

Donald J. Jensen
(Applicant)

IRRIGATION

[illegible]



IDAHO DEPARTMENT OF
WATER RESOURCES

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

Governor Brad Little

Director Mathew Weaver

July 11, 2026

CLYDE CAPITAL GROUP
482 W 800 N STE 204
OREM UT 84057-3728

Re: Change in Ownership for Water Right No(s): 63-10669

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at 208-287-4963.

Sincerely,

Darin Vrem
Technical Records Specialist 2

Enclosure(s):

c: Schroeder Law Offices, P.C.