

September 18, 2020

Re: mAgma Farmland Investment Process

Dear Investor:

This letter is to help provide instructions as to how to complete an investment in one of mAgma's farmland offerings. These offerings are being made in reliance on Rule 506 of Regulation D and are only available to those investors who meet the SEC's suitability requirements to be an "accredited investor."

#### ACCESSING THE OFFERINGS AND VIEWING OFFERING DOCUMENTS

1. Go to mAgma's website, <https://magmaland.com>, and click on the 'Invest Now' button. This will take you to mAgma's secure transaction platform.
2. Once on the platform, you will need to establish an account by clicking on 'Sign Up Here.' You will be prompted to enter your email address and establish your password.
3. You will be asked to choose whether you are:
  - a. **An Individual** investor managing an individual account, or;
  - b. **An Entity** – Registered Investment Advisors, Financial Advisors, Family Offices, Trusts, or those investing on behalf of an entity (including LLCs, partnerships, corporations and banks), and enter your name and entity name (if applicable) and make certain representations to establish that you are an "accredited investor" who meets certain income or net worth requirements set forth by the SEC.
4. You will then have access to the secure platform for all of mAgma's farmland investment offerings. Once you click on the details for a specific farm, you will see the **Offering Summary** as well be able to view the **Video, Offering Documents, Updates** and **Contact Us** sections. On the **Offering Documents** page, you will be able to view and download the following:
  - a. The Business Plan for the farm
  - b. The Private Placement Memorandum and the Subscription Agreement
  - c. Other relevant documents, including the Partnership Agreement for the Special Purchase Vehicle ("SPV") in which the farmland is held.

#### INITIATING INVESTMENT IN MAGMA FARMLAND

Once you are ready to initiate the investment process, please enter your desired investment amount (\$5k minimum) where indicated on the upper right-hand side and click '**Invest Now**.' You will then be taken through the investment steps.

**Step 1 – Verify Identity.** All investors must complete this section so that mAgma remains legally compliant with KYC/AML (Know Your Customer/Anti-Money Laundering) regulations.

**Step 2 – Accreditation Status.** You will be asked to upload documentation to prove that you meet the SEC's suitability requirements to be an accredited investor. Based on the specific requirement category that you choose, specific guidance will be provided as to which documents should be submitted. mAgma's verification agent, North Capital Private Securities Corporation, will perform the accreditation check and confirm that you meet the accredited investor requirements (process anticipated to take up to 48 hours after payment is initiated).

**Step 3 – Sign Subscription Agreement.** Investors are required to complete and submit a two-part subscription document (made available in eSign format):

a. Confidential Investor Suitability Questionnaire, which includes:

- Providing the complete legal name of purchaser
- Confirming your investment suitability
- Providing required tax information

b. Subscription Agreement, which will be reviewed and then approved/rejected by the General Partner (process anticipated to take 3 to 5 business days). Again, please make sure to execute the Agreement using the complete legal name of purchaser.

**Step 4 – Provide Payment.** Investors may submit payment via wire transfer, check, or ACH. Funds will be held in an escrow account at North Capital until your Subscription Agreement has been accepted and verification has been received that you meet the suitability requirements to be an accredited investor.

If at any time you would like to review the offering documents, please return to the Home page (house symbol in the top left corner), re-click on the offer details for the farmland, and select the Offering Documents tab in the middle of the screen. (*Note: the Documents tab on the menu to the far left houses your personal documents*). Once you are ready to proceed with the investment process, please enter the amount you are investing and click 'Invest Now' again. Any steps that you have already completed will still be filled out, and any documents you have already signed will be skipped over and not shown again.

#### **POST-CLOSING OF INVESTMENT**

**Ownership Units** – As a Limited Partner in the SPV, your ownership units will be reflected in your account on the mA<sup>g</sup>ma platform. No physical certificates will be issued.

**Schedule K-1s** – The Partnership will provide each Limited Partner a Form K-1 during the first quarter of each calendar year for use in preparing personal income tax returns.

**Distributions to Investors** – Distributions will be made at such times as the General Partner determines and will be made to the Limited Partners in proportion to their respective ownership interest.

#### **CONTACT DURING THE INVESTMENT PROCESS**

Questions can be submitted through the 'Contact Us' section of the mA<sup>g</sup>ma platform. If you are unable to register for an account at magmaland.com or complete the electronic verification and document submission process on the platform, you may also email [info@magmaland.com](mailto:info@magmaland.com) or call 515.222.1347.

Thank you for becoming a  
farmland owner with mA<sup>g</sup>ma!

Sincerely,  
Dave Muth  
Managing Partner