State of Idaho
DEPARTMENT OF WATER RESOURCES
900 N. Skyline Dr., Suite A, Idaho Falls, ID 83402-1718 • Phone: (208) 525-7161 FAX: (208) 525-7177
EASTERN REGION

DIRK KEMPTHORNE
Governor
KARL J. DREHER
Director

September 25, 2003

EAGLE RIDGE RANCH LLC
2880 N 55 W
IDAHO FALLS ID 83402

RE: NOTICE(S) OF CHANGE OF WATER RIGHT OWNERSHIP
NOTICE(S) OF CLAIM TO A WATER RIGHT 21-4126, 21-4140

Dear Eagle Ridge Ranch LLC:

The request for Change of Water Right Ownership concerning the above-referenced Notice(s) of Claim has been processed and the Department's records updated to reflect you as the new claimant.

The enclosed report shows this change along with listing the elements of the water right being claimed. Please review this report and contact this office if there are corrections or questions.

Respectfully yours,

Kristen Forsgren

Kristen Forsgren
Office Specialist 1

Enclosure

cc: Kent W. Foster

Law Offices
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.

KENT W. FOSTER
ROBERT E. FARNAM
WILLIAM D. FALER
CHARLES A. HOMER
GARY L. MEIKLE
DONALD L. HARRIS
DALE W. STORER
MARIE T. TYLER
ROBERT M. FOLLETT
FREDERICK J. HAHN, III
KARL R. DECKER
THEL W. CASPER*
SHAN B. PERRY
AMELIA A. SHEETS
DeANNE CASPERSON**

*Also Licensed in Utah and Arizona
**Also Licensed in Missouri & Kansas

US BANK BUILDING
330 SHOUP AVENUE, THIRD FLOOR
P.O. BOX 50130
IDAHO FALLS, IDAHO 83405

TELEPHONE (208) 523-0620
FACSIMILE (208) 523-9518
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Arthur W. Holden
(1877-1967)
Robert B. Holden
(1911-1971)
Terry L. Crapo
(1939-1982)
William S. Holden
(1907-1988)

Of Counsel
Fred J. Hahn

RECEIVED
AUG 07 2003
Department of Water Resources
Eastern Region

August 6, 2003

Idaho Department of Water Resources
900 N. Skyline Dr., Ste. A
Idaho Falls, ID 83402

Dear Ladies and Gentlemen:

We are enclosing with this letter a completed Notice of Change in Water Right Ownership for water rights numbers 21-4126 and 21-4140. As nearly as we can tell, the rights are still showing in the Department records in the name of F. Mitchell Jacobs and Valynn H. Jacobs. We have enclosed copies of three (3) deeds which reflect the changes of ownership that have occurred. The first is a deed from F. Mitchell Jacobs and Valynn H. Jacobs to Triple Creek Ranches, Inc., the second is a copy of a deed from Triple Creek Ranches, Inc. to Natural Guardian Limited Partnership and the third is an amended Warranty Deed from Triple Creek Ranches, Inc. and Natural Guardian Limited Partnership to Eagle Ridge Ranch, LLC. We have also enclosed a map showing the property and some of the features of that property.

We have not enclosed a filing fee because we understand these rights to be pending the Snake River Basin Adjudication proceeding and we don't believe a partial decree has yet been entered for these rights. Please let us know if any adjustment needs to be made. Thank you for your kind attention to this matter.

Yours very truly,

Kent W. Foster

Enclosures

G:\WPDATA\KWF\11129 Eagle Ridge ranch, LLC\IDWR ltr 080603.wpd:cdv

OK DC 9/24/03

Form 42-248/42-1409(6) July, 2000

RECEIVED
AUG 07 2003
Department of Water Resources
Eastern Region

STATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
	21-4126				
	21-4140				

2. The following **REQUIRED** information must be submitted with this form:

A. The appropriate **FILING FEE.** See instructions for fee amounts.

B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water rights(s) or claims(s) in question, **WITH ATTACHED LEGAL DESCRIPTION.**

C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use your water rights(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county.)

OR

If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant: F. Mitchell Jacobs and Valynn Hill Jacobs, Triple Creek Ranches, Inc., 2490 N. 2375 E. Hamer, Idaho 83425

Natural Guardian Limited Partnership, 2880 N. 55 W., Idaho Falls, ID 83402

4. New Owner/Claimant(s): Eagle Ridge Ranch,LLC

Name connector (check one): [ ] and [ ] or, [ ] and/or

New Mailing Address: 2880 N. 55 W.

City, State and ZIP Code: Idaho Falls, ID 83402

New Telephone Number: 208- 552-1162

5. Date you acquired the property: February 28, 2003

Form 42-208(42-1409(6) July, 2000

6. **If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7.** If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number _____

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc.)
Irrigation		
Stock		
Domestic		
Other _____		
TOTAL		

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number _____

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc.)
Irrigation		
Stock		
Domestic		
Other _____		
TOTAL		

7. Signature of New Owner(s) Or Claimant(s) (include title if applicable) Eagle Ridge Ranch LLC, by natural Guardian LP, member, by Tesoro enterprises Inc, member, by David E Kl, secretary

For Snake River Basin Adjudication Claims: Please attached a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him or her for all matters related to your claims.

For Office Use Only

Received by _____ Date _____ Fee _____
Receipted by _____ Date _____ Receipt No. _____
Processed by _____ Date _____ WR _____ Date _____

GRANT DEED

THIS INDENTURE is made this 2 day of July, 1991, between F. MITCHELL JACKIS and VALYNN HILL JACKIS a/k/a VALYNN H. JACKIS, husband and wife the Grantor, and TRIPPLE CREEK RANCHES, INC., an Idaho corporation, whose mailing address is 2490 North 2375 East, Hamer, Idaho, 83425, the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's heirs and assigns forever, the following described real property in the County of Fremont, State of Idaho, to wit:

TRACT 1:

Township 13 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: S1/2, LESS: Road Right of Way

Section 14: SW1/4, LESS: Road Right of Way

Section 15: NW1/4SW1/4; S1/2S1/2; NE1/4; N1/2NW1/4

Section 22: E1/2, LESS: Road Right of Way

Section 23: W1/2, LESS: Road Right of Way

Section 26: W1/2NW1/4

Including any Bureau of Land Management and/or private leases pertinent to the property, if any; as well as any and all water rights pertinent to the property.

TRACT 2:

[illegible] as platted and shown on the official plat of Last Hill Island Homesites, Plats No. 1 and 2, as filed by the recorded plat thereof.

419233

8/16/91

American Title Company

ALSO: The unplatted Lot No. 35, as shown on said plat, being all lands lying between the Southerly line of said Lot 35E and the shore line of the Island Park Reservoir and within the extension of the Easterly and Westerly lines of Lot 35E, Fremont County, Idaho.

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD, the premises and the appurtenances unto the Grantee, and to Grantee's heirs and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

F. Mitchell Jacobs

Valynn H. Jacobs

42[illegible]3

STATE OF IDAHO)
) ss.
County of [illegible])

On the [illegible] day of [illegible], in the year of 1991, before me, the undersigned, a Notary Public, in and for said State, personally appeared F. MITCHELL JACOBS and VALYNN H. JACOBS, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(Seal)

[illegible]
Notary Public for Idaho
Residing at: [illegible]
My Commission Expires: [illegible]

0282j/as

RKJ11 1W

First American Title Company

CORPORATION WARRANTY DEED

THIS INDENTURE is made this 10th day of January, 2003, by TRIPPLE CREEK RANCHES, INC., an Idaho corporation, the "Grantor", to NATURAL GUARDIAN LIMITED PARTNERSHIP, an Idaho limited partnership, whose mailing address is 2880 North 55 West, Idaho Falls, Idaho 83402, the "Grantee".

WITNESSETH, that the Grantor having been duly authorized by resolution of its Board of Directors, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, a ninety percent (90%) undivided interest in the following described real property in the County of Fremont, State of Idaho, to-wit:

See Exhibit A attached hereto.

SUBJECT to all real property taxes and assessments, all existing patent reservations, mineral reservations, easements, rights of way, protective covenants and other matters of record, all applicable zoning ordinances, building codes, laws and regulations, and all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property; the foregoing including but not limited to the following matters:

See Exhibit B attached hereto.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD the property and the appurtenances unto the Grantee, and to the Grantee's successors and assigns forever. The Grantor and the Grantor's successors shall warrant and defend the property in the quiet and peaceable possession of the Grantee and the Grantee's successors and assigns, against the Grantor and the Grantor's successors, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the property as of the date hereof.

In construing this deed and where the context so requires, the singular includes the plural.

478880

ANNE MACE
FREMONT CO RECORDER

First American Title Company

478880

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

TRIPPLE CREEK RANCHES, INC.

By: _____
F. Mitchell Jacobs, President

STATE OF IDAHO)
)ss.
County of Bonneville)

On the 10th day of January, 2003, before me, the undersigned, a notary public in and for said State, personally appeared F. Mitchell Jacobs, known or identified to me to be the President of Tripple Creek Ranches, Inc., and the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

CHARLES A. HOMER (seal) NOTARY PUBLIC STATE OF IDAHO

G:\WPDATA\WP\Cases\Tripple Ranch\Jacobs 2003.cwd.wpd

Notary Public for Idaho
Residing at Idaho Falls Idaho
My Commission Expires: 12/6/2004

478880

EXHIBIT A

The following four parcels located in Township 13 North, Range 42 E.B.M., Fremont County, Idaho:

Parcel 1: Section 10: S½, LESS: Road right-of-way.

ALSO LESS: That portion lying within Arrowwood at Jacobs' Island Park Ranch, Phase One.

ALSO LESS: All of that land lying Westerly and Northerly of the Yale-Kilgore Road in the NW¼SW¼ of said Section 10.

ALSO LESS: Blue Creek Subdivision, Fremont County, Idaho, as shown on the plat recorded July 24, 2000, as Instrument No. 464103. Affidavit of Correction recorded July 31, 2000, as Instrument No. 464226.

Parcel 2: Lots 1, 2, 3, 4, 5, 6 and 7 in Block 1, Lots 8, 10, 11, 12, 13, 15, 16, 17 and 18 in Block 2, and Lots 19, 20, 21, 22, 23, 24, 25, 26 and 27 in Block 3, Blue Creek Subdivision, Fremont County, Idaho, as shown on the plat recorded July 24, 2000, as Instrument No. 464103. Affidavit of Correction recorded July 31, 2000, as Instrument No. 464226.

TOGETHER WITH AND SUBJECT TO: a nonexclusive easement or road right-of-way for the installation and maintenance of public utilities and for ingress and egress, including vehicular ingress and egress, as granted by the Roadway Easement recorded July 24, 2000, as Instrument No. 464131.

Parcel 3:
Section 14: SW¼, LESS Road right-of-way.
Section 15: S½S½; NE¼; N½NW¼; N½SE¼, LESS those portions lying within Arrowwood at Jacobs' Island Park Ranch, Phase One and Arrowwood at Jacobs' Island Park Ranch, Phase Two.
Section 22: E½, LESS Road right-of-way and LESS all land South of Old Shotgun Road.
Section 23: W½, LESS Road right-of way and LESS all land South of Old Shotgun Road.

ALSO LESS: A parcel of land being a portion of the East one-half of Section 22 and a portion of the West one-half of Section 23, Township 13 North, Range 42 East of the Boise Meridian, Fremont County, Idaho, and being more particularly described as follows:

Beginning at the SE corner of said Section 22, as filed for record at Instrument No. 390293 in the office of the Fremont County Clerk and Recorder; thence S 89°56'54" W along the South line of said Section 22 a distance of 2653.62 feet to the SW corner of said E½ of Section 22; thence N 00°00'58" W along the West line of said E½ of Section 22 a distance of 1548 feet, more or less, to the centerline of Old Shotgun Road, an existing county road; thence along the centerline of said Old Shotgun Road for the following three courses:

1.) S 79°48'00" E a distance of 4052 feet;
2.) S 82°37'00" E a distance of 1164 feet;
3.) 256 feet, more or less, along the arc of a tangent curve to the left, having a radius of 151 feet, to a point on the East line of said W½ of Section 23;

thence S 00°17'30" E along said East line of the W½ of Section 23 a distance of 782 feet, more or less, to the SE corner of said W½ of Section 23; thence N 89°29'53" W along the South line of said Section 23 a distance of 2641.53 feet to the point of beginning.

Parcel 4: A parcel of land being a portion of the SE¼ of Section 14, and a portion of the NE¼ of Section 23, Township 13 North, Range 42 East of the Boise Meridian, Fremont County, Idaho, and being more particularly described as follows:

Beginning at the NW corner of said SE¼ of Section 14, as filed for record at Instrument No. 454143 in the Office of the Fremont County Clerk and Recorder; thence along an existing fence line for the following two courses:

1.) S00°56'37"E a distance of 691.52 feet;
2.) S00°02'45"W a distance of 1988.96 feet;

thence N89°49'20"W a distance of 27.17 feet; thence N00°17'30"E along the West line of said NE¼ of Section 23 a distance of 40.00 feet to the NW corner of said NE¼ of Section 23 as filed for record at Instrument No. 454142 in said Fremont County records; thence N00°22'21"E along the West line of said SE¼ of Section 14 a distance of 2640.30 feet to the point of beginning.

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EXHIBIT B

1. 2003 taxes are an accruing lien, not yet due and payable.

2. Reservations in United States Patent, recorded August 11, 1924 in Book H of Patents, page 188, Official Records of Fremont County, Idaho, wherein all coal and other minerals are reserved to the United States of America.

3. Reservations in the United States Patent, recorded November 9, 1931 in Book I of Patents, page 169, Official Records of Fremont County, Idaho, wherein all coal and other minerals are reserved to the Unites States of America.

4. Provisions in Donation Deed to the United States of America for a perpetual right of way for public road, recorded November 7, 1936 in Book 39 of Deeds, page 227.

5. Provisions in deed to the United States of America recorded May 26, 1938 in Book 39 of Deeds, page 422 as follows: "Subject to a perpetual easement and flowage right including the permanent right to construct, operate and maintain a reservoir over said land and to flood the same with the water of said reservoir.

6. Offer to Lease and Lease for Oil and Gas executed by the United States of America, to Ed Pendleton, recorded March 2, 1978, Recorder's No. 352699.

7. Electric Line Right-of-Way Easement granted to Fall River Electric Cooperative, Inc., recorded April 3, 1979 under Recorder's No. 358860.

8. Electric Line Right-of-Way Easement granted to Fall River Electric Cooperative, Inc., recorded April 3, 1979 under Recorder's No. 358863.

9. Electric Line Right-of-Way Easement granted to Fall River Electric Cooperative, Inc., recorded April 3, 1979 under Recorder's No. 358864.

10. Electric Line Right-of-Way Easement by and between F. Mitchell and Valynn Jacobs and Fall River Rural Electric Cooperative, Inc., recorded December 13, 1990 as Instrument No. 416612.

11. Agreement for Electric Service by and between Fall River Rural Electric Cooperative, Inc. and F. Mitchell and Valynn Jacobs, recorded December 13, 1990 as Instrument No. 416669.

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12. Agreement for Electric Service by and between Fall River Rural Electric Cooperative, Inc., and Tripple Creek Ranches, Inc., and F. Mitchell Jacobs, recorded October 7, 1992 as Instrument No. 424046.

13. Electric Line Right-of-Way Easement by and between Mitch Jacobs, Tripple Creek Ranches, Inc. and Fall River Rural Electric Cooperative, Inc., recorded June 14, 1994 as Instrument No. 431605.

14. Agreement for Electric Service by and between Fall River Rural Electric Cooperative, Inc., and Mitch Jacobs, Tripple Creek Ranch, recorded June 14, 1994 as Instrument No. 431625.

15. Provisions in deed to Jacobs' Island Park Ranch Home Owner's Association, Inc., recorded June 13, 1996 as Instrument No. 441523.

16. Provisions in Public Road Easement from the United States of America, acting by and through the Forest Service, Department of Agriculture to Fremont County, Idaho, recorded October 25, 1996 as Instrument No. 443528.

17. Electric Line Right-of-Way Easement granted to Fall River Rural Electric Cooperative, Inc., over the SW¼ of Section 14, Township 13 North, Range 42 East, Boise Meridian, by Tripple Creek Ranches, Inc., recorded August 26, 1998 as Instrument No. 453182.

18. Easements on the recorded plat of said subdivision.

19. Covenants, Conditions and Restrictions on the recorded plat of said subdivision.

20. Provisions in United States, Department of the Interior, Bureau of Land Management Right-of-Way Grant Serial Number IDI-31973 to Fremont County, Idaho, recorded July 19, 2000 as Instrument No. 464048.

21. Easement for roadway granted to Blue Creek Home Owner's Association, Inc., recorded July 20, 2000 as Instrument No. 464131.

22. Covenants, Conditions and Restrictions, recorded as Instrument No. 464132.

23. Provisions in United States, Department of the Interior, Bureau of Land Management Right-of-Way Grant Serial Number IDI-31980 to Tripple Creek Ranches, Inc., recorded September 19, 2000 as Instrument No. 465168.

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24. Provisions in Declaration of Utility and Access Road Easement by Centennial Mountain Properties LLC, an Idaho limited liability company, recorded September 20, 2000 as Instrument No. 465192.

25. Easement Agreement granted upon the terms, conditions and provisions contained therein:
Parties: Tripple Creek Ranches, Inc. and Fremont Telecom Co., an Idaho corporation
Recorded: September 29, 2000
Instrument No. 465388

26. Provisions in Declaration of Utility and Access Road Easement by Centennial Mountain Properties LLC, an Idaho limited liability company, and Tripple Creek Ranches, Inc., an Idaho corporation, recorded January 11, 2001 as Instrument No. 466902.

27. Provisions in Request for Acknowledgment and Assertion of Rights-of-Way under Federal Law R. S. 2477 and Idaho Code § 40-204A recorded March 6, 2001 as Instrument No. 467687.

28. Provisions in Declaration of Access Easement from Tripple Creek Ranches, Inc., an Idaho corporation, and Southshore Home Owner's Association, Inc., recorded May 23, 2001 as Instrument No. 468735.

29. Right-of-Way Easement for electric line granted to Fall River Rural Electric Cooperative, Inc., recorded October 2, 2001 as Instrument No. 470843.

481148

Microfilm No. _____

12 Day May 2003

At 10:42 O'Clock A M

ABBIE MACE

FREMONT CO RECORDER

Fee $ 24 Deputy

Recorded at Request of

Holden, Kidwell, Hahn & Crapo

AMENDED WARRANTY DEED

THIS INDENTURE is made this 28th day of February, 2003, by TRIPPLE CREEK RANCHES, INC., an Idaho corporation, as to a ten percent (10%) undivided interest, and NATURAL GUARDIAN LIMITED PARTNERSHIP, an Idaho limited partnership, as to a ninety percent (90%) undivided interest, collectively the "Grantor", to EAGLE RIDGE RANCH, LLC, f/k/a ISLAND PARK RANCH, LLC, an Idaho limited liability company, whose mailing address is 2880 North 55 West, Idaho Falls, Idaho 83402, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Fremont, State of Idaho, to-wit:

See Exhibit A attached hereto.

SUBJECT to all real property taxes and assessments, all existing patent reservations, mineral reservations, easements, rights of way, protective covenants and other matters of record, all applicable zoning ordinances, building codes, laws and regulations, and all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property; the foregoing including but not limited to the following matters:

See Exhibit B attached hereto.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD the property and the appurtenances unto the Grantee, and to the Grantee's successors and assigns forever. The Grantor and the Grantor's successors shall warrant and defend the property in the quiet and peaceable possession of the Grantee and the Grantee's successors and assigns, against the Grantor and the Grantor's successors, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the property as of the date hereof.

In construing this deed and where the context so requires, the singular includes the plural.

This Amended Warranty Deed is given in order to amend the name of the Grantee set forth in the Warranty Deed which was previously recorded in the records of Fremont County, Idaho, on January 10, 2003 as Instrument No. 478881 (the "Prior Deed"). The Prior Deed named Island Park Ranch, LLC, an Idaho limited liability company as the Grantee. The name of Island Park Ranch, LLC, has now been changed to Eagle Ridge Ranch, LLC, and therefore this Amended Warranty Deed is recorded in order to reflect the new name of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

TRIPPLE CREEK RANCHES, INC.

By: _____
F. Mitchell Jacobs, President

NATURAL GUARDIAN LIMITED PARTNERSHIP

By: Tesaman Enterprises, Inc., an Idaho corporation, the General Partner

By: _____
Frank L. VanderSloot, President

STATE OF IDAHO)
)ss.
County of Bonneville)

On the 31 day of ~~February~~ March, 2003, before me, the undersigned, a notary public in and for said State, personally appeared F. Mitchell Jacobs, known or identified to me to be the President of Tripple Creek Ranches, Inc., and the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

CHARLES A. HOMER NOTARY (seal) PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing at Idaho Falls, Idaho
My Commission Expires: 12/6/2004

STATE OF IDAHO)
)ss.
County of Bonneville)

On the 3 day of ~~February~~ March, 2003, before me the undersigned, a notary public in and for said State, personally appeared Frank L. VanderSloot, known or identified to me to be the President of Tesaman Enterprises, Inc., which corporation is the general partner of Natural Guardian Limited Partnership, and the general partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that such corporation as general partner executed the same in said partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

CINDY STOLWORTHY
Notary Public
State of Idaho
(seal)

Notary Public for Idaho
Residing at Idaho Falls, Idaho
My Commission Expires: 5/26/07

G:\WPDATA\CAH\3353\Tripple.Natural.Eagle.20703.wd.wpd

EXHIBIT A

The following four parcels located in Township 13 North, Range 42 E.B.M., Fremont County, Idaho:

Parcel 1: Section 10: S½, LESS: Road right-of-way.

ALSO LESS: That portion lying within Arrowwood at Jacobs' Island Park Ranch, Phase One.

ALSO LESS: All of that land lying Westerly and Northerly of the Yale-Kilgore Road in the NW¼SW¼ of said Section 10.

ALSO LESS: Blue Creek Subdivision, Fremont County, Idaho, as shown on the plat recorded July 24, 2000, as Instrument No. 464103. Affidavit of Correction recorded July 31, 2000, as Instrument No. 464226.

Parcel 2: Lots 1, 2, 3, 4, 5, 6 and 7 in Block 1, Lots 8, 10, 11, 12, 13, 15, 16, 17 and 18 in Block 2, and Lots 19, 20, 21, 22, 23, 24, 25, 26 and 27 in Block 3, Blue Creek Subdivision, Fremont County, Idaho, as shown on the plat recorded July 24, 2000, as Instrument No. 464103. Affidavit of Correction recorded July 31, 2000, as Instrument No. 464226.

TOGETHER WITH AND SUBJECT TO: a nonexclusive easement or road right-of-way for the installation and maintenance of public utilities and for ingress and egress, including vehicular ingress and egress, as granted by the Roadway Easement recorded July 24, 2000, as Instrument No. 464131.

Parcel 3:
Section 14: SW¼, LESS Road right-of-way.
Section 15: S½S½; NE¼; N½NW¼; N½SE¼, LESS those portions lying within Arrowwood at Jacobs' Island Park Ranch, Phase One and Arrowwood at Jacobs' Island Park Ranch, Phase Two.
Section 22: E½, LESS Road right-of-way and LESS all land South of Old Shotgun Road.
Section 23: W½, LESS Road right-of way and LESS all land South of Old Shotgun Road.

ALSO LESS: A parcel of land being a portion of the East one-half of Section 22 and a portion of the West one-half of Section 23, Township 13 North, Range 42 East of the Boise Meridian, Fremont County, Idaho, and being more particularly described as follows:

Beginning at the SE corner of said Section 22, as filed for record at Instrument No. 390293 in the office of the Fremont County Clerk and Recorder; thence S 89°56'54" W along the South line of said Section 22 a distance of 2653.62 feet to the SW corner of said E½ of Section 22; thence N 00°00'58" W along the West line of said E½ of Section 22 a distance of 1548 feet, more or less, to the centerline of Old Shotgun Road, an existing county road; thence along the centerline of said Old Shotgun Road for the following three courses:

1.) S 79°48'00" E a distance of 4052 feet;
2.) S 82°37'00" E a distance of 1164 feet;
3.) 256 feet, more or less, along the arc of a tangent curve to the left, having a radius of 151 feet, to a point on the East line of said W½ of Section 23;

thence S 00°17'30" E along said East line of the W½ of Section 23 a distance of 782 feet, more or less, to the SE corner of said W½ of Section 23; thence N 89°29'53" W along the South line of said Section 23 a distance of 2641.53 feet to the point of beginning.

Parcel 4: A parcel of land being a portion of the SE¼ of Section 14, and a portion of the NE¼ of Section 23, Township 13 North, Range 42 East of the Boise Meridian, Fremont County, Idaho, and being more particularly described as follows:

Beginning at the NW corner of said SE¼ of Section 14, as filed for record at Instrument No. 454143 in the Office of the Fremont County Clerk and Recorder; thence along an existing fence line for the following two courses:

1.) S00°56'37"E a distance of 691.52 feet;
2.) S00°02'45"W a distance of 1988.96 feet;

thence N89°49'20"W a distance of 27.17 feet; thence N00°17'30"E along the West line of said NE¼ of Section 23 a distance of 40.00 feet to the NW corner of said NE¼ of Section 23 as filed for record at Instrument No. 454142 in said Fremont County records; thence N00°22'21"E along the West line of said SE¼ of Section 14 a distance of 2640.30 feet to the point of beginning.

EXHIBIT B

1. 2003 taxes are an accruing lien, not yet due and payable.

2. Reservations in United States Patent, recorded August 11, 1924 in Book H of Patents, page 188, Official Records of Fremont County, Idaho, wherein all coal and other minerals are reserved to the United States of America.

3. Reservations in the United States Patent, recorded November 9, 1931 in Book I of Patents, page 169, Official Records of Fremont County, Idaho, wherein all coal and other minerals are reserved to the Unites States of America.

4. Provisions in Donation Deed to the United States of America for a perpetual right of way for public road, recorded November 7, 1936 in Book 39 of Deeds, page 227.

5. Provisions in deed to the United States of America recorded May 26, 1938 in Book 39 of Deeds, page 422 as follows: "Subject to a perpetual easement and flowage right including the permanent right to construct, operate and maintain a reservoir over said land and to flood the same with the water of said reservoir.

6. Offer to Lease and Lease for Oil and Gas executed by the United States of America, to Ed Pendleton, recorded March 2, 1978, Recorder's No. 352699.

7. Electric Line Right-of-Way Easement granted to Fall River Electric Cooperative, Inc., recorded April 3, 1979 under Recorder's No. 358860.

8. Electric Line Right-of-Way Easement granted to Fall River Electric Cooperative, Inc., recorded April 3, 1979 under Recorder's No. 358863.

9. Electric Line Right-of-Way Easement granted to Fall River Electric Cooperative, Inc., recorded April 3, 1979 under Recorder's No. 358864.

10. Electric Line Right-of-Way Easement by and between F. Mitchell and Valynn Jacobs and Fall River Rural Electric Cooperative, Inc., recorded December 13, 1990 as Instrument No. 416612.

11. Agreement for Electric Service by and between Fall River Rural Electric Cooperative, Inc. and F. Mitchell and Valynn Jacobs, recorded December 13, 1990 as Instrument No. 416669.

12. Agreement for Electric Service by and between Fall River Rural Electric Cooperative, Inc., and Tripple Creek Ranches, Inc., and F. Mitchell Jacobs, recorded October 7, 1992 as Instrument No. 424046.

13. Electric Line Right-of-Way Easement by and between Mitch Jacobs, Tripple Creek Ranches, Inc. and Fall River Rural Electric Cooperative, Inc., recorded June 14, 1994 as Instrument No. 431605.

14. Agreement for Electric Service by and between Fall River Rural Electric Cooperative, Inc., and Mitch Jacobs, Tripple Creek Ranch, recorded June 14, 1994 as Instrument No. 431625.

15. Provisions in deed to Jacobs' Island Park Ranch Home Owner's Association, Inc., recorded June 13, 1996 as Instrument No. 441523.

16. Provisions in Public Road Easement from the United States of America, acting by and through the Forest Service, Department of Agriculture to Fremont County, Idaho, recorded October 25, 1996 as Instrument No. 443528.

17. Electric Line Right-of-Way Easement granted to Fall River Rural Electric Cooperative, Inc., over the SW¼ of Section 14, Township 13 North, Range 42 East, Boise Meridian, by Tripple Creek Ranches, Inc., recorded August 26, 1998 as Instrument No. 453182.

18. Easements on the recorded plat of said subdivision.

19. Covenants, Conditions and Restrictions on the recorded plat of said subdivision.

20. Provisions in United States, Department of the Interior, Bureau of Land Management Right-of-Way Grant Serial Number IDI-31973 to Fremont County, Idaho, recorded July 19, 2000 as Instrument No. 464048.

21. Easement for roadway granted to Blue Creek Home Owner's Association, Inc., recorded July 20, 2000 as Instrument No. 464131.

22. Covenants, Conditions and Restrictions, recorded as Instrument No. 464132.

23. Provisions in United States, Department of the Interior, Bureau of Land Management Right-of-Way Grant Serial Number IDI-31980 to Tripple Creek Ranches, Inc., recorded September 19, 2000 as Instrument No. 465168.

24. Provisions in Declaration of Utility and Access Road Easement by Centennial Mountain Properties LLC, an Idaho limited liability company, recorded September 20, 2000 as Instrument No. 465192.

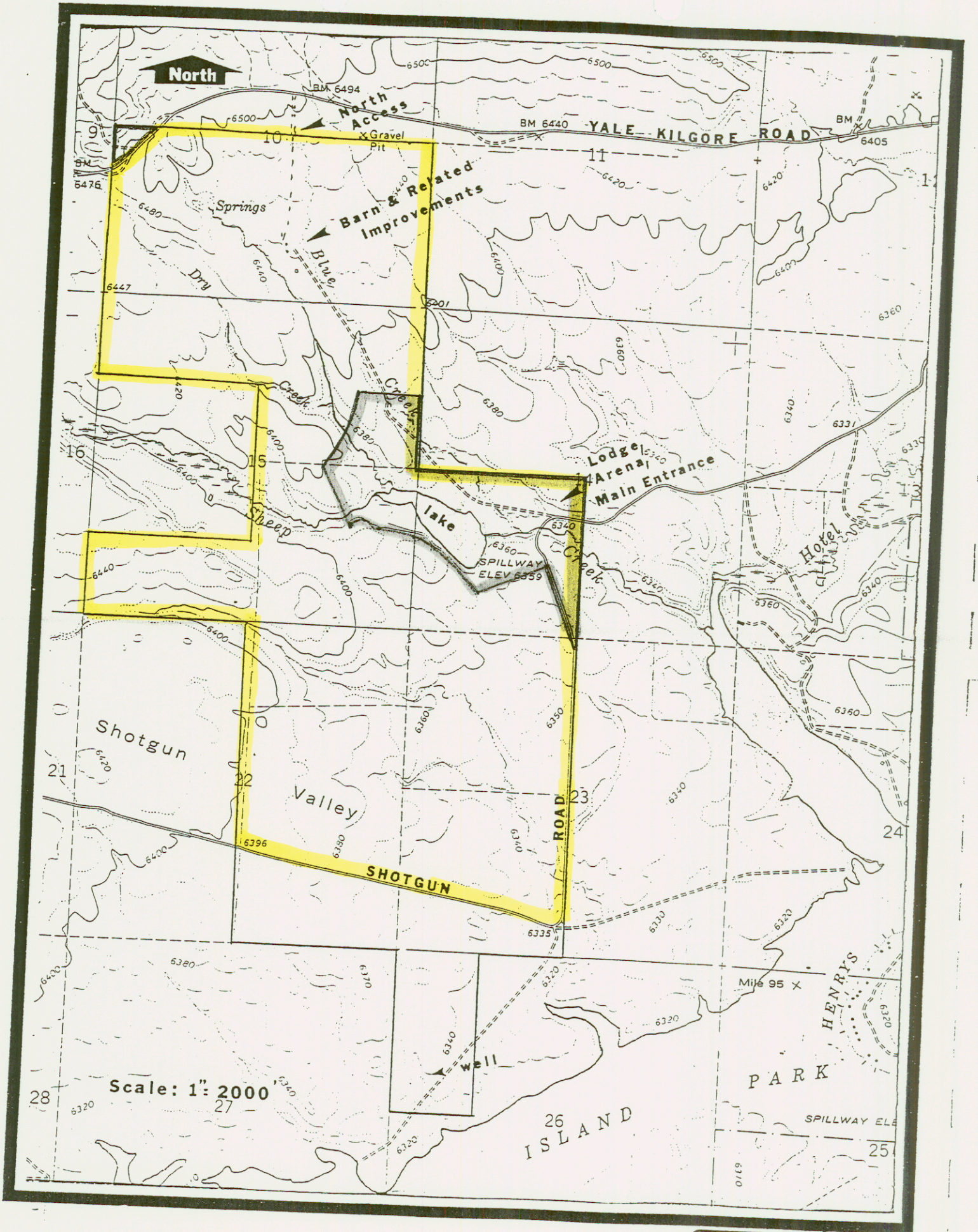
25. Easement Agreement granted upon the terms, conditions and provisions contained therein:
Parties: Tripple Creek Ranches, Inc. and Fremont Telecom Co., an Idaho corporation
Recorded: September 29, 2000
Instrument No. 465388

26. Provisions in Declaration of Utility and Access Road Easement by Centennial Mountain Properties LLC, an Idaho limited liability company, and Tripple Creek Ranches, Inc., an Idaho corporation, recorded January 11, 2001 as Instrument No. 466902.

27. Provisions in Request for Acknowledgment and Assertion of Rights-of-Way under Federal Law R. S. 2477 and Idaho Code § 40-204A recorded March 6, 2001 as Instrument No. 467687.

28. Provisions in Declaration of Access Easement from Tripple Creek Ranches, Inc., an Idaho corporation, and Southshore Home Owner's Association, Inc., recorded May 23, 2001 as Instrument No. 468735.

29. Right-of-Way Easement for electric line granted to Fall River Rural Electric Cooperative, Inc., recorded October 2, 2001 as Instrument No. 470843.


North
BM 6494
North Access
Gravel Pit
BM 6440
YALE - KILGORE ROAD
BM 6405
BM 6476
Springs
Barn & Related Improvements
Blue
Dry
Creek
Creek
Lodge
Arena
Main Entrance
Lake
SPILLWAY ELEV 6359
Creek
Hotel
Sheep
Shotgun
Valley
ROAD
SHOTGUN
Mile 95
HENRYS
PARK
Well
ISLAND
SPILLWAY ELE
Scale: 1" = 2000'

Plat Map