

RECEIVED

DEC 14 2005

DEPARTMENT OF
WATER RESOURCES

12-09-05

Mildred,

The first sheet
shows how I like
how ~~you~~ ~~the~~ got
the property and
the last three are
where we sold it
to you.

Take Care

Mike Carrie
(208) 388-2366

2-10282

GUFFEY POWER SITE - LAND (Continued)

2. FRED A TOLMAN

1. OPTION TO PURCHASE, dated 4/4/52, whereby Fred A Tolman, for \$100 down, granted to IPCo the option to purchase within 90 days, Lot 6 of 27-1S-2WBM, upon the additional payment of \$2,700. IPCo also to deliver to Tolman a quitclaim deed to that portion of Lot 1 of 34-5S-6EBM in Elmore County, Idaho, lying between the C J Strike project boundary and the N line of Lot 1; IPCo also to furnish Tolman with an easement for agricultural and grazing purposes for that portion of Lot 1 in 34-5S-6EBM, lying between the C J Strike project boundary and pond level elevation 2455, USGS datum.
2. REAL ESTATE CONTRACT, dated 4/21/52, by and between Fred A Tolman et ux and IPCo covering the sale and purchase of Lot 6 of 27-1S-2WBM. Purchase Price, \$2,800.
3. BARGAIN AND SALE DEED, dated 4/22/52, whereby Fred A Tolman et ux, of Boise, for \$10 and other, sold to IPCo, Lot 6 of 27-1S-2WBM,; recorded in Owyhee County, Idaho, 5/28/52 in Book 43 of Deeds at Page 91, as Instrument No 85012,

NOTE: Quitclaim Deed, dated 4/21/59, and easement dated 4/21/59 are filed under PROPERTY SOLD - covers Lot 1 of 34-5S-6EBM, Elmore County, Idaho.

*Hi -
Just thought you
might enjoy this.
JMT.*

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION 1

ORDER NUMBER: 98018127 KS

REQUIREMENTS

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

1. Necessary Conveyances vesting fee simple Title in the Proposed Insured.

cc: IDAHO POWER / MIKE BARRIE
LOYAL AND MILDRED HOWER
ALLIANCE TITLE & ESCROW / KEN FRANKLIN

NOTE: If the applicant desires copies of the documents underlying any exception to coverage shown herein, the Company will furnish the same on request, if available, either with or without charge as appears appropriate.

NOTE: If a Deed of Trust is contemplated as a part of this transaction, the correct name to be entered as the trustee is: ALLIANCE TITLE & ESCROW CORP.

END OF SCHEDULE B-SECTION 1

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION 2

ORDER NUMBER: 98018127 KS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- B. Exceptions:
 - 1. Rights or claims of parties in possession not shown by the public records.
 - 2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
 - 3. Easements, or claims of easements, not shown by the public records.
 - 4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
 - 6. 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 of such proceedings, whether or not shown by the records of such agency or by the public records.
 - 7. General Taxes for the year 1998, a Lien but not yet due and payable.

Order No.: AT- 98018127 KS

8. General Taxes for the year 1997, a Lien, the first half is paid and the second half is now due and payable, but not delinquent until June 20, 1998.
Parcel No.: RP-01S-02W-276900A
In the original amount of \$59.56.
9. Ditch, Road and Public Utility Easements as the same may exist over said premises.
10. Lease, and the Terms and Conditions thereof:
Lessor IDAHO POWER COMPANY, a corporation
Lessee LOYAL L. and J. MILDRED HOWER, husband and wife
Term 3 YEARS
Begins JANUARY 1, 1994
Recorded MARCH 7, 1994
Instrument No. 212213
11. Any adverse claim based upon the assertion that
 - a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof;
 - b) The boundary of the land has been affected by a change in the course or water level of a navigable river or lake;
 - c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.
12. Any question that may arise due to the shifting and changing in the course of the Boise River.
13. Any lack of a right of access to and from the land.

END OF SCHEDULE B-SECTION 2