

12-10-1991

NOTICE OF EXISTING REAL ESTATEPURCHASE AGREEMENT

TO WHOM IT MAY CONCERN:

It is hereby made of public record that a Real Estate Purchase Agreement, dated December 10, 1991, by and between BOX RANCH, INC., a Wyoming Corporation, ALFRED E. SORENSON, President, and COLLEEN H. SORENSON, Secretary of P.O. Box 454, Afton, Lincoln County, Wyoming 83110, Sellers and JOHN TAFT CORPORATION, of 2158 Baldwin Road, Ojai, California 93023, and JOHN E. TAFT and MELODY TAFT, husband and wife, of 2158 Baldwin Road, Ojaie, California 93023, and THE HARTMAN FAMILY TRUST, dated July 8, 1986; WALTER E. HARTMAN JR., Trustee, of 3498 Pacific Coast Highway, Ventura, California 93003, Purchasers, exists for the purchase of the following described real property situate in the County of Caribou, State of Idaho, to-wit:

Township 9 South, Range 46 East, Boise Meridian:

Section 8: SE $\frac{1}{4}$ SE $\frac{1}{4}$;

Section 9: SW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$;

Section 10: SW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$;

Section 15: W $\frac{1}{2}$, NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$;

Section 17: E $\frac{1}{2}$;

Section 20: E $\frac{1}{2}$ NE $\frac{1}{4}$;

Section 21: N $\frac{1}{2}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$;

Section 22: W $\frac{1}{2}$, W $\frac{1}{2}$ E $\frac{1}{2}$.

Together with all water rights, minor or mineral reservations of sight or record, legally acquired.

Said Real Estate Purchase Agreement is being held in escrow by the Star Valley State Bank, Afton, Wyoming.

DATED this 10th day of December, 1991.

(SEAL)

BOX RANCH, INC.

BY: Alfred E. Sorenson
ALFRED E. SORENSON, Pres.

SELLERS:

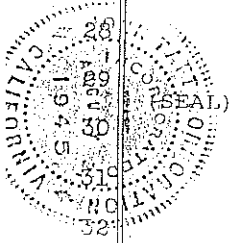
ATTEST: Colleen H. Sorenson
COLLEEN H. SORENSON, Sec.

JOHN TAFT CORPORATION

BY: John E. Taft
JOHN E. TAFT

ATTEST: Bernard Miller

JOHN E. TAFT



PURCHASERS:

Melody Taft
MELODY TAFTTHE HARTMAN FAMILY TRUST
Dated July 8, 1986

BY:

Walter E. Hartman Jr.
WALTER E. HARTMAN JR.,
TrusteeSTATE OF _____)
COUNTY OF _____) SS.The foregoing instrument was acknowledged before me by
Alfred E. Sorenson, and Colleen H. Sorenson of Box Ranch, Inc.
this _____ day of December, 1991.

WITNESS my hand and official seal.

NOTARY PUBLICMy Commission Expires:
_____STATE OF California)
COUNTY OF Ventura) SS.The foregoing instrument was acknowledged before me by
John E. Taft of John E. Taft Corporation this 9th day of
December, 1991.

WITNESS my hand and official seal.

Brenda D. Miller
NOTARY PUBLIC

My Commission Expires:

11-22-93STATE OF California)
COUNTY OF Ventura) SS.The foregoing instrument was acknowledged before me by
John E. Taft and Melody Taft, husband and wife, this 9th day of
December, 1991.

WITNESS my hand and official seal.

Brenda D. Miller
NOTARY PUBLIC

My Commission Expires:

11-22-93

SCHEDULE "A"

BOX RANCH LEGAL DESCRIPTION

State of Idaho, to-wit: Township 9 South, Range 46 East, Boise Meridian:

Section 8: SE1/4 SE1/4;
 Section 9: SW1/4, S1/2 NW1/4, SW1/4 NE1/4, NW1/4 SE1/4;
 Section 10: SW1/4, S1/2 NW1/4, W1/2 SE1/4, SE1/4 SE1/4;
 Section 15: W1/2, NE1/4, W1/2 SE1/4;
 Section 17: E1/2;
 Section 20: E1/2 NE1/4;
 Section 21: N1/2, N1/2 SE1/4, E1/2 SW1/4;
 Section 22: W1/2, W1/2 E1/2.

Together with water rights as adjudicated to the Box Ranch, by the Fifth Judicial District Court in Twin Falls, Idaho, in 1989.

Type of Use	Identification Number	Water Source	Priority Date	Period of Use	Total Appropriation	Percentage
Irrigation	A24-04015 ^{OK}	Crow Creek	Jan 26 1903	04-01 to 11-01	5.00 CFS 371.50 Acre-Feet	115.00 Acres
Irrigation	A24-04016 ^{OK}	Horse (Rock) Creek	Jan 26 1903	04-01 to 11-01	5.00 CFS 572.50 Acre-Feet	229.00 Acres
Irrigation	A24-04017 ^{OK}	Sage Canyon Creek	Sept 18 1888	04-01 to 11-01	1.40 CFS 197.50 Acre-Feet	79.00 Acres
					11.40 CFS 1,147.50 Acre-Feet	423.00 Acres
Stockwater	A24-10011	Spring	May 1 1903	04-01 to 11-01	0.030 CFS 100 Head of Cattle	
Stockwater	A24-10012	Spring	May 1 1903	04-01 to 11-01	0.030 CFS 100 Head of Cattle	
Domestic	A24-10013	Spring	May 1 1903	Year Round	2 Htres	

GRAZING LEASES AND ALLOTMENTS TO BE TRANSFERRED TO PURCHASER

1. Idaho State Grazing Lease No. 3253 "Headquarters" Section 16, T9S, R46E, BM
2. BLM Buck Mountain Grazing Allotment No. 04145 "Headquarters"
3. U.S.F.S. Montpelier-Elk Valley Allotment No. 30014
4. U.S.F.S. Stump Creek Allotment No. 20107
5. Plus all of Sellers right, title, and interest in the Star Valley Cattle Association.

DATE: 12-10-91

INITIAL: WJ

INITIAL: AE

C.H.S.

INITIAL: JRP

INITIAL: MA

STATE OF California)
COUNTY OF Ventura) SS.

The foregoing instrument was acknowledged before me by
The Hartman Family Trust dated July 8, 1986, by Walter E. Hartman
Jr., Trustee, this 9th day of December, 1991.

WITNESS my hand and official seal.

Brenda D. Miller
NOTARY PUBLIC

My Commission Expires:

11-22-93



STATE OF IDAHO)
County of Caribou) : ss.

On this 10th day of December, 1991, before me, the undersigned, a Notary
Public in and for said County and State, personally Alfred E. Sorenson and
Colleen H. Sorenson, known or identified to me to be the President and
the Secretary of Box Ranch, Inc., the corporation that executed the same
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 this 10th day and year in this certificate first above written.

Donna Jean Benson
NOTARY PUBLIC FOR THE STATE OF IDAHO.
Residing at: Soda Springs, ID
My commission expires: 8/15/97

142644

STATE OF IDAHO)
County of Caribou) ss.
I hereby certify that this instrument was filed at the request
of Caribou Title
at 4 o'clock P on this 10 day of
December, 1991 in my office and duly
recorded in Microfilm Records
Rebecca A. Jenkins
Stephane Lansberry
Ex-Officio Recorder Deputy

9.00 dty.