



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N. Skyline Dr., Suite A • Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 • Fax: (208) 525-7177 • Web Site: www.idwr.idaho.gov

EASTERN REGION

C. L. "BUTCH" OTTER
Governor

DAVID R. TUTHILL, JR.
Director

May 18, 2007

BC RANCH LLC
C/O CHRIS HAWKS
PO BOX 4430
JACKSON WY 83001

RE: Notice of Change of Water Right Ownership (NCO) for 22-13111 & 22-13112 and Notice of Completed Administrative Proceeding (NCAP)

Dear Claimant:

On March 5, 2007, the Idaho Department of Water Resources (IDWR) received an NCO changing the right holder for the above referenced water right(s). Based on this NCO, IDWR water right records for the Snake River Basin Adjudication (SRBA) have been updated.

Furthermore, as directed by the SRBA Court, this office mailed a copy of the updated water right record(s) to each party listed on the enclosed NCAP. The intent of this mailing is to ensure each party has a current record of water right(s) as recorded in the SRBA.

Please feel free to contact me if you have any questions concerning this matter.

Respectfully,

A handwritten signature in cursive script that reads "Jennifer Crabtree".

Jennifer Crabtree
Technical Records Specialist

Enclosure

cc: Carolex LP

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA

Water Rights: 22-13111, 22-13112

Case No. 39576

NOTICE OF COMPLETED
ADMINISTRATIVE
PROCEEDING

IDWR has completed the following Administrative proceeding:

- ☐ Address change
- ☒ Substitution of Party
- ☐ I.C. § 42-222 transfer
 - ☐ point of diversion ☐ place of use
 - ☐ period of use ☐ nature of use
 - ☐ split of water right ☐ change in ownership

IDWR certifies that it has completed its investigation into the changes to the elements of the water rights listed above as set forth in the attached *Amended Director's Reports* for said water rights. No other changes have been made to the elements of these water rights except as set forth above.

IDWR has served copies of the *Notice of Completed Administrative Proceeding* and *Amended Director's Report(s)* on the claimant(s), prior claimant(s) and all parties in the subcases affected, if any, as reflected on the attached certificate of mailing.

DATED: May 18, 2007

Ernest Carlson
Signature of IDWR Representative

CERTIFICATE OF MAILING

I certify that on May 21, 2007, I mailed the original and copies of this form to the following persons, postage prepaid by regular mail and addressed as follows:

1. Original to:

Clerk of the District Court
Snake River Basin Adjudication
PO Box 2707
Twin Falls ID 83303-2707

2. One copy to:

Claimant/Seller for Substitution of Party or attorney of record:
Carolex, LP
C/O Kuvinka & Kuvinka PC
PO Box 3007
Jackson WY 83001

3. One copy to:

Claimant/Purchaser for Substitution of Party, or attorney of record:
BC Ranch LLC
C/O Chris Hawks
PO Box 4430
Jackson WY 83001

4. One copy to:

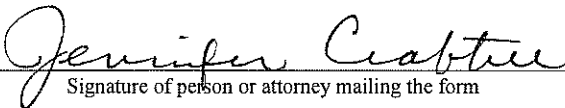
Each party in the subcase, or attorney of record
N/A

5. One copy each to:

Chief Natural Resources Division
Office of the Attorney General
PO Box 44449
Boise ID 83711-4449

6. One Copy to:

United States Dept of Justice
Environment & Natural Resource Div
550 West Fort Street MSC 033
Boise ID 83724


Signature of person or attorney mailing the form

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

RECEIVED

MAR 05 2007

Department of Water Resources
Eastern Region

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
 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
22-13111					
22-13112					

mess
NCR

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 right(s) or claim(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 of your water right(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(s) Catolex, LP c/o Kuvinka Kuvinka PC
P.O. Box 3007, Jackson, WY 83001
4. New Owner/Claimant(s) BC Ranch, LLC c/o Chris Hawks
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address P.O. Box 4430
- City, State and ZIP Code Jackson, WY 83001
- New Telephone Number 307 733.9437
5. Date you acquired the property 11/03/06

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)

Administrative Manager

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

For Office Use Only

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

RECORDING REQUESTED BY

First American Title Company

AND WHEN RECORDED MAIL TO:

First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

First American Title Company

Microfilm No. **506445**
At 3:01 Day Nov 20 06 M
ABBIE MACE
FREMONT CO RECORDER
Fee \$ 10. Deputy
Recorded at Request of
~~First American Title Company~~
Driggs

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **154669-T (lb)**

Date: **October 25, 2006**

For Value Received, **Carolex L.P., a Delaware Limited Partnership**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **BC Ranch, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee, whose current address is **PO Box 4430, Jackson, WY 83001**, the following described premises, situated in **Fremont County, Idaho**, to-wit:

FREMONT COUNTY

TRACT VIII:

The SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 8, Township 7 North, Range 45 East, Boise Meridian, Fremont County, Idaho, lying North and West of Bitch Creek.

The S 1/2 NW 1/4 of Section 9, Township 7 North, Range 45 East, Boise Meridian, Fremont County, Idaho, lying North of Bitch Creek.

EXCEPTING THEREFROM a 100 foot Railroad Right-Of-Way.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

506445

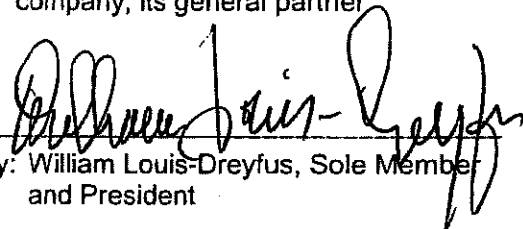
Date: 10/25/2006

Warranty Deed
- continued

File No.: 154669-T (1b)

Carolex L.P., a Delaware Limited Partnership

By: Louex, LLC, a Delaware limited liability
company, its general partner


By: William Louis-Dreyfus, Sole Member
and President

STATE OF New York)
)
COUNTY OF Suffolk)
)

On this 26 day of October, 2006, before me, a Notary Public in and for said State, personally appeared **William Louis-Dreyfus, Sole Member and President of Louex, LLC**, known or identified to me to be one of the partners in the partnership of **Carolex L.P., a Delaware Limited Partnership**, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.


Notary Public of

Residing at: Copague, NY

Commission Expires: October 10, 2010

CAROLINE SANTANA
Notary Public, State of New York
01SA6049286
Qualified in Suffolk County
Certificate Filed in New York County
Commission Expires October 10, 2010

First American Title Company

154669

182139

WARRANTY DEED

RECEIVED

2006

TETON CO., ID
CLERK RECORDER

FOR VALUABLE CONSIDERATION RECEIVED, CAROLEX L. P., a

Delaware Limited Partnership, hereinafter referred to as GRANTOR, does hereby grant, bargain, sell and convey the following described real property unto BC RANCH, LLC, A Delaware Limited Liability Company, hereinafter referred to as GRANTEE, whose current address is P. O. Box 4430, Jackson, Wyoming 83301, the following described real property situated in the County of Teton, State of Idaho, to-wit:

Legal description attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises with their tenements, hereditaments and appurtenances unto the said Grantee, its successors and assigns forever. Grantor does hereby covenant for itself and its heirs, to and with the said Grantee that it is the owner in fee simple of said premises; that it is free from all encumbrances, except as set forth hereinabove, and that it will warrant and defend the same from all lawful claims whatsoever.

In construing this Deed and where the context so requires, the singular includes the plural and the masculine, the feminine and neuter.

DATED this 30th day of October, 2006

CAROLEX L. P., a Delaware Limited Partnership

Instrument # 182139

DRIGGS, TETON, IDAHO

2006-11-03 01:16:18 No. of Pages: 3

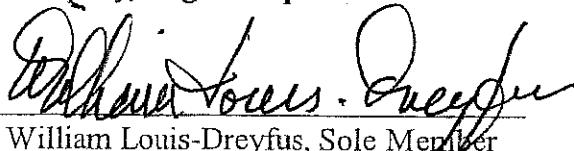
Recorded for : FIRST AMERICAN

NOLAN G. BOYLE

Ex-Officio Recorder Deputy

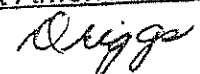
Index to: DEED, WARRANTY

By: LOUEX, LLC, a Delaware limited liability company, its general partner


By: William Louis-Dreyfus, Sole Member
and President

- 1 -

182139

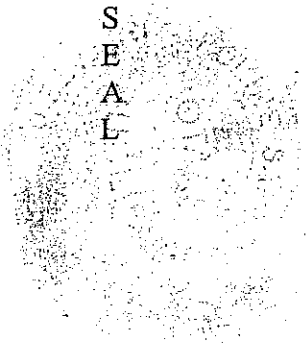
Microfilm No. 506444
At 3:00 Day Nov 2006 O'Clock P M
ABBIE MACE
FREMONT CO RECORDER
Fee \$ 9. Deputy
Recorded at Request of
First American Title Company


506444

STATE OF NEW YORK)
) ss.
County of Suffolk)

ON THIS 30th day of October, 2006, before me, a Notary Public in and for said State, personally appeared **William Louis-Dreyfus, Sole Member and President of Louex, LLC**, known or identified to me to be one of the partners in the partnership of **Carolex L. P., a Delaware Limited Partnership**, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he 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.



Caroline Santana
Notary Public for New York
Residing at Coplaque, NY
My Commission Expires: October 10, 2010

CAROLINE SANTANA
Notary Public, State of New York
01SAG049265
Qualified in Suffolk County
Certificate Filed in New York County
Commission Expires October 10, 2010

506444

EXHIBIT A

LEGAL DESCRIPTION:

TETON COUNTY

TRACT I:

N1/2 and N1/2 SE1/4 of Section 10, Township 7 North, Range 45 East, Boise Meridian, Teton County, Idaho.

Also, N1/2 NE1/4 and NE1/4 NW1/4 of Section 9, Township 7 North, Range 45 East, Boise Meridian, Fremont County and Teton County, Idaho.

EXCEPTING THEREFROM a 100 foot Railroad Right-Of-Way.

Together with a perpetual easement for a private roadway over property owned by Reid Brower and Mar Jean Brower, husband and wife, from the existing county road at the SE corner of Section 9, Township 7 North, Range 45 East, Boise Meridian, located in Teton County, Idaho, along the extreme East boundary of Section 9, Township 7 North, Range 45 East, Boise Meridian, more or less along the existing road to the above described property located in Section 10, Township 7 North, Range 45 East, Boise Meridian, as set forth in that certain easement for roadway from Reid Brower and Mar Jean Brower, husband and wife, to Kenneth M. Cooper and Anne F. Cooper, husband and wife, recorded September 29, 1980 as Instrument No. 86273, Records of Teton County Idaho.

Subject to easements, if any, of record or in existence for roads, streets, ditches, canals, pipeline and utilities.

182139

154669

WARRANTY DEED

OCT 31 2006
TETON CO., ID
CLERK RECORDS

FOR VALUABLE CONSIDERATION RECEIVED, CAROLEX L. P., a

Delaware Limited Partnership, hereinafter referred to as GRANTOR, does hereby grant, bargain, sell and convey the following described real property unto BC RANCH, LLC, A Delaware Limited Liability Company, hereinafter referred to as GRANTEE, whose current address is P. O. Box 4430, Jackson, Wyoming 83301, the following described real property situated in the County of Teton, State of Idaho, to-wit:

Legal description attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises with their tenements, hereditaments and appurtenances unto the said Grantee, its successors and assigns forever. Grantor does hereby covenant for itself and its heirs, to and with the said Grantee that it is the owner in fee simple of said premises; that it is free from all encumbrances, except as set forth hereinabove, and that it will warrant and defend the same from all lawful claims whatsoever.

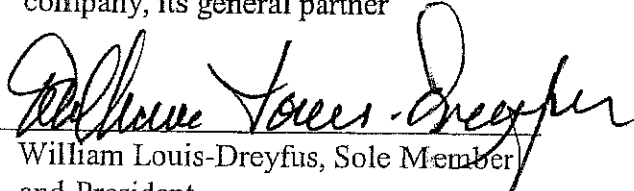
In construing this Deed and where the context so requires, the singular includes the plural and the masculine, the feminine and neuter.

DATED this 30th day of October, 2006

CAROLEX L. P., a Delaware Limited Partnership

Instrument # 182140
DRIGGS, TETON, IDAHO
2006-11-03 01:16:18 No. of Pages: 3
Recorded for: FIRST AMERICAN
NOLAN G. BOYLE Fee: 9.00
Ex-Officio Recorder Deputy
Index to: DEED, WARRANTY

By: LOUEX, LLC, a Delaware limited liability company, its general partner


By: William Louis-Dreyfus, Sole Member and President

STATE OF NEW YORK)
) ss.
County of Suffolk)

ON THIS 30th day of October, 2006, before me, a Notary Public in and for said State, personally appeared **William Louis-Dreyfus, Sole Member and President of Louex, LLC**, known or identified to me to be one of the partners in the partnership of **Carolex L. P., a Delaware Limited Partnership**, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he 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.

Caroline Santana
Notary Public for New York
Residing at Copiapue, NY
My Commission Expires: October 10, 2010

CAROLINE SANTANA
Notary Public, State of New York
013A6049286
Qualified in Suffolk County
Certificate Filed in New York County
Commission Expires October 10, 2010

EXHIBIT A

LEGAL DESCRIPTION:

TETON COUNTY

TRACT II:

That portion of the S $\frac{1}{2}$ NE $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 9, Township 7 North, Range 45 East, Boise Meridian, Teton County, Idaho, lying and being East of the Railroad Right-of-Way. Reserving unto the Grantor, its heirs, successors and assigns, a 60 foot wide roadway, access and utility easement across Section 9, TWP 7N, R45E, Teton County, with the centerline being described as follows:

From the Southeast corner of the N $\frac{1}{2}$ S $\frac{1}{2}$ of Section 9, Township 7 North, Range 45 E., B.M. , West 20 feet to the centerline of the existing farm access road;

Thence North 615 feet to a point where the farm access road turns West;

Thence S 86°38'W, 546 ft. to a point;

Thence S 84°13'W, 935 ft. to a point;

Thence S 83°12'W, 776 ft. to a point;

Thence N 80°48'W, 158 ft. to a point;

Thence N 07°55'E, 290 ft. to a point;

Thence N 43°50'W, 235 ft. to a point;

Thence N 56°48'W, 345 ft. to a point;

Thence S 80°15'W, 805 ft. to a point;

Thence S 87°32'W, 218 ft. to a point;

Thence N 74°40'W, 173 ft. to a point;

Thence N 84°55'W, 258 ft. to a point;

Thence N 56°53'W, 445 ft. to the center of a wire fence gate;

Thence West 20 ft. to a point;

Thence South 196 ft. to a point;

Thence S 60°00'W, 120 ft. to a point;

Thence S 40°00'W, 280 ft. to a point;

Thence S 49°18'W, 110 ft. to a point;

Thence S 58°30'W, 320 ft. to a point;

Thence South 160 feet to the point of ending.

Said easement is for the benefit of, runs with and is appurtenant to the following described property:

A portion of the East half Southeast quarter of Section 8 and the West half Southwest quarter of Section 9, both within Township 7 North, Range 45 E., B.M. , Teton County, Idaho being further described as:

Commencing at the Southeast corner of said Section 8; Thence N 89°50'46"W, 1321.66 feet to the Southeast corner of the Southeast quarter Southeast quarter; Thence N 00°03'35"E, 1600.00 feet more or less to Bitch Creek; Thence East 460.99 feet more or less along Bitch Creek to a point on the creek bank; Thence East 89.48 feet more or less to a point on Bitch Creek; Thence East 770.52 feet to a point on the section line; Thence East 660.43 feet to a point; Thence South 281.91 feet to a point; Thence East 101.20 feet to the fence corner; Thence S 04°12'48"E, 1325.30 feet along the fenceline to the Section line; Thence N 89°59'39"W, 860.00 feet to the point of beginning.

First American Title Company

154669

182141

WARRANTY DEED

RECEIVED

7 27 2006
TETON CO., ID
CLERK RECORDER

FOR VALUABLE CONSIDERATION RECEIVED, CAROLEX L. P., a

Delaware Limited Partnership, hereinafter referred to as GRANTOR, does hereby grant, bargain, sell and convey the following described real property unto BC RANCH, LLC, A Delaware Limited Liability Company, hereinafter referred to as GRANTEE, whose current address is P. O. Box 4430, Jackson, Wyoming 83301, the following described real property situated in the County of Teton, State of Idaho, to-wit:

Legal description attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises with their tenements, hereditaments and appurtenances unto the said Grantee, its successors and assigns forever. Grantor does hereby covenant for itself and its heirs, to and with the said Grantee that it is the owner in fee simple of said premises; that it is free from all encumbrances, except as set forth hereinabove, and that it will warrant and defend the same from all lawful claims whatsoever.

In construing this Deed and where the context so requires, the singular includes the plural and the masculine, the feminine and neuter.

DATED this 30th day of October, 2006

CAROLEX L. P., a Delaware Limited Partnership

Instrument # 182141

DRIGGS, TETON, IDAHO

2006-11-03

01:16:18 No. of Pages: 4

Recorded for : FIRST AMERICAN

NOLAN G. BOYLE

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

By: LOUEX, LLC, a Delaware limited liability company, its general partner

By: William Louis-Dreyfus, Sole Member and President

182141

STATE OF NEW YORK)
) ss.
County of Suffolk)

ON THIS 30th day of October, 2006, before me, a Notary Public in and for said State, personally appeared **William Louis-Dreyfus, Sole Member and President of Louex, LLC**, known or identified to me to be one of the partners in the partnership of **Carolex L. P., a Delaware Limited Partnership**, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he 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.

S
E
A
L

Caroline Santana
Notary Public for New York
Residing at Copiapue, NY
My Commission Expires: October 10, 2010

CAROLINE SANTANA
Notary Public, State of New York
01SA6049286
Qualified in Suffolk County
Certificate Filed in New York County
Commission Expires October 10, 2010

EXHIBIT A

LEGAL DESCRIPTION:

TETON COUNTY

TRACT III:

Beginning 2000 feet North and 350 feet East of the SE corner of the SW¼ of Section 9, Township 7 North, Range 45 East, Boise Meridian, Teton County, Idaho; thence West 2200 feet; thence North 600 feet; thence N 16° E, 1000 feet; thence N 76°08'21" E, 1500 feet along the South rim of Bitch Creek; thence S 89°53'14" E, 273.71 feet to the UPRR Right-of-Way; thence S 21°52'47" E, 398.47 feet along 537.62 foot radius curve on Right-of-Way; thence S 0°07'03" E, 1502.97 feet along Railroad to the point of beginning.

Reserving unto the Grantor, its heirs, successors and assigns, a 60 foot wide roadway, access and utility easement across Section 9, TWP 7N, R45E, Teton County, with the centerline being described as follows:

From the Southeast corner of the N1/2 S1/2 of Section 9, Township 7 North, Range 45 E., B.M. , West 20 feet to the centerline of the existing farm access road;

Thence North 615 feet to a point where the farm access road turns West;

Thence S 86°38'W, 546 ft. to a point;

Thence S 84°13'W, 935 ft. to a point;

Thence S 83°12'W, 776 ft. to a point;

Thence N 80°48'W, 158 ft. to a point;

Thence N 07°55'E, 290 ft. to a point;

Thence N 43°50'W, 235 ft. to a point;

Thence N 56°48'W, 345 ft. to a point;

Thence S 80°15'W, 805 ft. to a point;

Thence S 87°32'W, 218 ft. to a point;

Thence N 74°40'W, 173 ft. to a point;

Thence N 84°55'W, 258 ft. to a point;

Thence N 56°53'W, 445 ft. to the center of a wire fence gate;

Thence West 20 ft. to a point;

Thence South 196 ft. to a point;

Thence S 60°00'W, 120 ft. to a point;

Thence S 40°00'W, 280 ft. to a point;

Thence S 49°18'W, 110 ft. to a point;

Thence S 58°30'W, 320 ft. to a point;

Thence South 160 feet to the point of ending.

Said easement is for the benefit of, runs with and is appurtenant to the following described property:

A portion of the East half Southeast quarter of Section 8 and the West half Southwest quarter of Section 9, both within Township 7 North, Range 45 E., B.M. , Teton County, Idaho being further described as:

Commencing at the Southeast corner of said Section 8; Thence N 89°50'46"W, 1321.66 feet to the Southeast corner of the Southeast quarter Southeast quarter; Thence N 00°03'35"E, 1600.00 feet more or less to Bitch Creek; Thence East 460.99 feet more or less along Bitch Creek to a point on the creek bank; Thence East 89.48 feet more or less to a point on Bitch Creek; Thence East 770.52 feet to a point on the section line; Thence East 660.43 feet to a point; Thence South 281.91 feet

to a point; Thence East 101.20 feet to the fence corner; Thence S 04°12'48"E, 1325.30 feet along the fenceline to the Section line; Thence N 89°59'39"W, 860.00 feet to the point of beginning.

154669

WARRANTY DEED

11/13/2006

TETON CO., ID
CLERK RECORDER

FOR VALUABLE CONSIDERATION RECEIVED, CAROLEX L.

Delaware Limited Partnership, hereinafter referred to as GRANTOR, does hereby grant, bargain, sell and convey the following described real property unto BC RANCH, a Delaware Limited Liability Company, hereinafter referred to as GRANTEE, whose current address is P.O. Box 4430, Jackson, Wyoming 83001, the following described real property situated in the County of Teton, State of Idaho, to-wit:

Most of the Northeast quarter Southeast quarter of Section 8 and the Northwest quarter Southwest quarter of Section 9 lying East of Bitch Creek, all within Township 7 North, Range 45 E., B.M., Teton County, Idaho being further described as:

Commencing at the West quarter corner of said Section 9 and running S 89°53'50"E, 659.78 feet to a point; Thence South, 1039.00 feet to a point; Thence West 660.43 feet to the section line; Thence West 770.52 feet more or less to the thread of Bitch Creek; Thence West 89.48 feet more or less to a point on Bitch Creek; Thence N 56°00'00"E, 300.00 feet to a point on Bitch Creek; Thence N 25°00'00"E, 400.00 feet to a point on Bitch Creek; Thence N 10°00'00" E, 250.00 feet to a point on Bitch Creek; Thence North 170.00 feet to a point on Bitch Creek; Thence West 320.00 feet to a point on Bitch Creek; Thence N 46°34'03"W, 138.43 feet to a point on the North line of the Northeast quarter Southeast quarter of said Section 8; Thence S 89°53'50" E, 820.00 feet more or less to the point of beginning.

Reserving unto the Grantor, its heirs, successors and assigns, a 60 foot wide roadway, access and utility easement across Section 9, TWP 7N, R45E, Teton County, with the centerline being described as follows:

From the Southeast corner of the N1/2 S1/2 of Section 9, Township 7 North, Range 45 E., B.M., West 20 feet to the centerline of the existing farm access road;

Thence North 615 feet to a point where the farm access road turns West;

Thence S 86°38'W, 546 ft. to a point;

Thence S 84°13'W, 935 ft. to a point;

Thence S 83°12'W, 776 ft. to a point;

Thence N 80°48'W, 158 ft. to a point;

Thence N 07°55'E, 290 ft. to a point;

Thence N 43°50'W, 235 ft. to a point;

Thence N 56°48'W, 345 ft. to a point;

Thence S 80°15'W, 805 ft. to a point;

Thence S 87°32'W, 218 ft. to a point;

Instrument # 182142

DRIGGS, TETON, IDAHO

2006-11-03

01:16:18 No. of Pages: 3

Recorded for : FIRST AMERICAN

NOLAN G. BOYLE

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

Thence N 74°40'W, 173 ft. to a point;
Thence N 84°55'W, 258 ft. to a point;
Thence N 56°53'W, 445 ft. to the center of a wire fence gate;
Thence West 20 ft. to a point;
Thence South 196 ft. to a point;
Thence S 60°00'W, 120 ft. to a point;
Thence S 40°00'W, 280 ft. to a point;
Thence S 49°18'W, 110 ft. to a point;
Thence S 58°30'W, 320 ft. to a point;
Thence South 160 feet to the point of ending.

Said easement is for the benefit of, runs with and is appurtenant to the following described property:

A portion of the East half Southeast quarter of Section 8 and the West half Southwest quarter of Section 9, both within Township 7 North, Range 45 E., B.M. , Teton County, Idaho being further described as:

Commencing at the Southeast corner of said Section 8; Thence N 89°50'46"W, 1321.66 feet to the Southeast corner of the Southeast quarter Southeast quarter ; Thence N 00°03'35"E, 1600.00 feet more or less to Bitch Creek; Thence East 460.99 feet more or less along Bitch Creek to a point on the creek bank; Thence East 89.48 feet more or less to a point on Bitch Creek; Thence East 770.52 feet to a point on the section line; Thence East 660.43 feet to a point;
Thence South 281.91 feet to a point; Thence East 101.20 feet to the fence corner; Thence S 04°12'48"E, 1325.30 feet along the fenceline to the Section line; Thence N 89°59'39"W, 860.00 feet to the point of beginning.

TO HAVE AND TO HOLD the said premises with their tenements, hereditaments and appurtenances unto the said Grantee, its successors and assigns forever. Grantor does hereby covenant for itself and its heirs, to and with the said Grantee that it is the owner in fee simple of said premises; that it is free from all encumbrances, except as set forth hereinabove, and that it will warrant and defend the same from all lawful claims whatsoever.

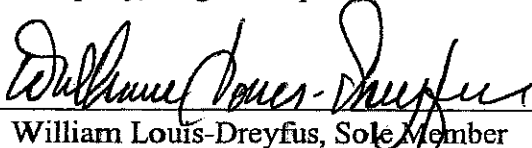
RESTRICTION: The above parcel cannot be further split under the provisions of the Teton County Subdivision Ordinance, Article VII, Section 1-7-16: One Time Only Split of One Parcel of Land Parcel of Land, June 14, 1999.

In construing this Deed and where the context so requires, the singular includes the plural and the masculine, the feminine and neuter.

DATED this 1 day of November, 2006

CAROLEX L. P., a Delaware Limited Partnership

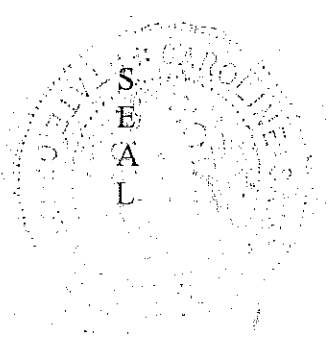
By: LOUEX, LLC, a Delaware limited liability company, its general partner


By: William Louis-Dreyfus, Sole Member
and President

STATE OF New York)
) ss.
County of Suffolk)

ON THIS 1st day of November, 2006, before me, a Notary Public in and for said State, personally appeared **William Louis-Dreyfus, Sole Member and President of Louex, LLC**, known or identified to me to be one of the partners in the partnership of **Carolex L. P., a Delaware Limited Partnership**, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he 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.


Caroline Santana
Notary Public for New York
Residing at Copla Ave, NY
My Commission Expires: October 10, 2010

First American Title Company

154668

182143

WARRANTY DEED

RECEIVED

NOV 03 2006

TETON CO., ID
CLERK/RECORDED

FOR VALUABLE CONSIDERATION RECEIVED, CAROLEX L. P., a

Delaware Limited Partnership, hereinafter referred to as GRANTOR, does hereby grant, bargain, sell and convey the following described real property unto BC RANCH, LLC, A Delaware Limited Liability Company, hereinafter referred to as GRANTEE, whose current address is P. O. Box 4430, Jackson, Wyoming 83301, the following described real property situated in the County of Teton, State of Idaho, to-wit:

Legal description attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises with their tenements, hereditaments and appurtenances unto the said Grantee, its successors and assigns forever. Grantor does hereby covenant for itself and its heirs, to and with the said Grantee that it is the owner in fee simple of said premises; that it is free from all encumbrances, except as set forth hereinabove, and that it will warrant and defend the same from all lawful claims whatsoever.

In construing this Deed and where the context so requires, the singular includes the plural and the masculine, the feminine and neuter.

DATED this 30th day of October, 2006

CAROLEX L. P., a Delaware Limited Partnership

Instrument # 182143

DRIGGS, TETON, IDAHO

2006-11-03 01:16:18 No. of Pages: 3

Recorded for: FIRST AMERICAN

NOLAN G. BOYLE

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

By: LOUEX, LLC, a Delaware limited liability company, its general partner

By: William Louis-Dreyfus, Sole Member and President

182143

STATE OF NEW YORK)
) ss.
County of Suffolk)

ON THIS 30th day of October, 2006, before me, a Notary Public in and for said State, personally appeared **William Louis-Dreyfus, Sole Member and President of Louex, LLC**, known or identified to me to be one of the partners in the partnership of **Carolex L. P., a Delaware Limited Partnership**, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he 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.

Caroline Santana
Notary Public for New York
Residing at Copiapue, NY
My Commission Expires: October 10, 2010

CAROLINE SANTANA
Notary Public, State of New York
01SA6049286
Qualified in Suffolk County
Certificate Filed in New York County
Commission Expires October 10, 2010

EXHIBIT A

LEGAL DESCRIPTION:

TETON COUNTY

TRACT V:

All of that parcel of land in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 8, Township 7 North, Range 45 East, Boise Meridian, Teton County, Idaho, lying South and East of Bitch Creek.

ALSO Beginning at the SW corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 7 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence South 1320 feet more or less; thence East 700 feet more or less; thence N 16°00' E, 1000 feet; thence N 76°08'21" E, 1500 feet along the South rim of Bitch Creek; thence West 2471.13 feet more or less, to the point of beginning. LESS that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 9, lying North and West of Bitch Creek.

182144

First American Title Company

15669

WARRANTY DEED

RECEIVED

2006

TETON CO., ID
CLERK RECORDER

FOR VALUABLE CONSIDERATION RECEIVED, CAROLEX L. P., a

Delaware Limited Partnership, hereinafter referred to as GRANTOR, does hereby grant, bargain, sell and convey the following described real property unto BC RANCH, LLC, A Delaware Limited Liability Company, hereinafter referred to as GRANTEE, whose current address is P. O. Box 4430, Jackson, Wyoming 83301, the following described real property situated in the County of Teton, State of Idaho, to-wit:

Legal description attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises with their tenements, hereditaments and appurtenances unto the said Grantee, its successors and assigns forever. Grantor does hereby covenant for itself and its heirs, to and with the said Grantee that it is the owner in fee simple of said premises; that it is free from all encumbrances, except as set forth hereinabove, and that it will warrant and defend the same from all lawful claims whatsoever.

In construing this Deed and where the context so requires, the singular includes the plural and the masculine, the feminine and neuter.

DATED this 30th day of October, 2006

Instrument # 182144

DRIGGS, TETON, IDAHO

2006-11-03

01:16:18 No. of Pages: 4

Recorded for : FIRST AMERICAN

NOLAN G. BOYLE

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

CAROLEX L. P., a Delaware Limited Partnership

By: LOUEX, LLC, a Delaware limited liability company, its general partner

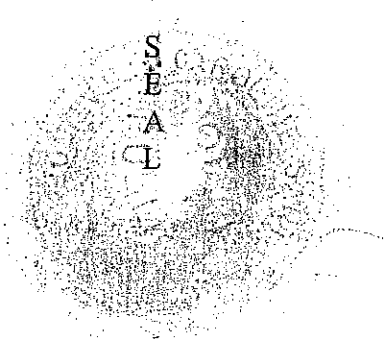
By: William Louis-Dreyfus, Sole Member and President

182144

STATE OF NEW YORK)
) ss.
County of Suffolk)

ON THIS 30th day of October, 2006, before me, a Notary Public in and for said State, personally appeared **William Louis-Dreyfus, Sole Member and President of Louex, LLC**, known or identified to me to be one of the partners in the partnership of **Carolex L. P.**, a **Delaware Limited Partnership**, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he 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.


Caroline Santana
Notary Public for New York
Residing at Copiapue, Chile
My Commission Expires: October 10, 2010

CAROLINE SANTANA
Notary Public, State of New York
01SA6049286
Qualified in Suffolk County
Certificate Filed in New York County
Commission Expires October 10, 2010

EXHIBIT A

LEGAL DESCRIPTION:

TETON COUNTY

TRACT VI:

All of that portion of the N $\frac{1}{2}$ SW $\frac{1}{4}$ and of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying West of the Railroad Right-of-way in Section 9, Township 7 North, Range 45 East, Boise Meridian, Teton County, Idaho, LESS the following described property:

Beginning 2000 feet North and 350 feet East of the SE corner of the SW $\frac{1}{4}$ of Section 9, Township 7 North, Range 45 East, Boise Meridian, Teton County, Idaho; thence West 2200 feet; thence North 600 feet; thence N 16° E, 1000 feet; thence N 76°08'21" E, 1500 feet along the South rim of Bitch Creek; thence S 89°53'14" E, 273.71 feet to the UPRR Right-of-way; thence S 21°52'47" E, 398.47 feet along 537.62 foot radius curve on Right-of-way; thence S 0°07'03" E, 1502.97 feet along Railroad Right-of-way to the point of beginning. (Jardine Property)

ALSO LESS: Beginning at the SW corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 7 North, Range 45 East, Boise Meridian, Teton County, Idaho; thence East 80 rods to the SW section corner of Section 9; thence South 89°59'39" E, 860.0 feet more or less to fence corner; thence N 4°40' W, 1326.11 feet, more or less along fence line; thence West 90.68 feet; thence North 80 rods; thence West 80 rods, more or less to Bitch Creek; thence Southwesterly along creek to a point North of the point of beginning; thence South 90 rods, more or less to the point of beginning. (Carola Property - from Edward Brower)

Reserving unto the Grantor, its heirs, successors and assigns, a 60 foot wide roadway, access and utility easement across Section 9, TWP 7N, R45E, Teton County, with the centerline being described as follows:

From the Southeast corner of the N $\frac{1}{2}$ S $\frac{1}{2}$ of Section 9, Township 7 North, Range 45 E., B.M. , West 20 feet to the centerline of the existing farm access road;

Thence North 615 feet to a point where the farm access road turns West;

Thence S 86°38'W, 546 ft. to a point;

Thence S 84°13'W, 935 ft. to a point;

Thence S 83°12'W, 776 ft. to a point;

Thence N 80°48'W, 158 ft. to a point;

Thence N 07°55'E, 290 ft. to a point;

Thence N 43°50'W, 235 ft. to a point;

Thence N 56°48'W, 345 ft. to a point;

Thence S 80°15'W, 805 ft. to a point;

Thence S 87°32'W, 218 ft. to a point;

Thence N 74°40'W, 173 ft. to a point;

Thence N 84°55'W, 258 ft. to a point;

Thence N 56°53'W, 445 ft. to the center of a wire fence gate;

Thence West 20 ft. to a point;

Thence South 196 ft. to a point;

Thence S 60°00'W, 120 ft. to a point;

Thence S 40°00'W, 280 ft. to a point;

Thence S 49°18'W, 110 ft. to a point;

Thence S 58°30'W, 320 ft. to a point;

Thence South 160 feet to the point of ending.

Said easement is for the benefit of, runs with and is appurtenant to the following described property:

A portion of the East half Southeast quarter of Section 8 and the West half Southwest quarter of Section 9, both within Township 7 North, Range 45 E., B.M. , Teton County, Idaho being further described as:

Commencing at the Southeast corner of said Section 8; Thence N 89°50'46"W, 1321.66 feet to the Southeast corner of the Southeast quarter Southeast quarter; Thence N 00°03'35"E, 1600.00 feet more or less to Bitch Creek; Thence East 460.99 feet more or less along Bitch Creek to a point on the creek bank; Thence East 89.48 feet more or less to a point on Bitch Creek; Thence East 770.52 feet to a point on the section line; Thence East 660.43 feet to a point; Thence South 281.91 feet to a point; Thence East 101.20 feet to the fence corner; Thence S 04°12'48"E, 1325.30 feet along the fenceline to the Section line; Thence N 89°59'39"W, 860.00 feet to the point of beginning.

First American Title Company

154669

182145

WARRANTY DEED

RECEIVED

OCT 13 2006

TETON CO., ID
CLERK RECORDER

FOR VALUABLE CONSIDERATION RECEIVED, CAROLEX L. P., a

Delaware Limited Partnership, hereinafter referred to as GRANTOR, does hereby grant, bargain, sell and convey the following described real property unto BC RANCH, LLC, A Delaware Limited Liability Company, hereinafter referred to as GRANTEE, whose current address is P. O. Box 4430, Jackson, Wyoming 83301, the following described real property situated in the County of Teton, State of Idaho, to-wit:

Legal description attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises with their tenements, hereditaments and appurtenances unto the said Grantee, its successors and assigns forever. Grantor does hereby covenant for itself and its heirs, to and with the said Grantee that it is the owner in fee simple of said premises; that it is free from all encumbrances, except as set forth hereinabove, and that it will warrant and defend the same from all lawful claims whatsoever.

In construing this Deed and where the context so requires, the singular includes the plural and the masculine, the feminine and neuter.

DATED this 30th day of October, 2006

Instrument # 182145

DRIGGS, TETON, IDAHO

2006-11-03 01:16:18 No. of Pages: 3

Recorded for: FIRST AMERICAN

NOLAN G. BOYLE

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

CAROLEX L. P., a Delaware Limited Partnership

By: LOUEX, LLC, a Delaware limited liability company, its general partner

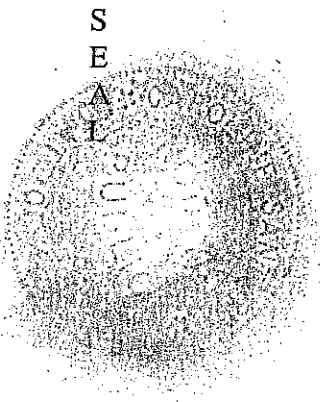
By: William Louis-Dreyfus, Sole Member and President

182145

STATE OF NEW YORK)
) ss.
County of Suffolk)

ON THIS 30th day of October, 2006, before me, a Notary Public in and for said State, personally appeared **William Louis-Dreyfus, Sole Member and President of Louex, LLC**, known or identified to me to be one of the partners in the partnership of **Carolex L. P., a Delaware Limited Partnership**, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he 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.



Caroline Santana
Notary Public for New York
Residing at Coplaque, NY
My Commission Expires: October 10, 2010

CAROLINE SANTANA
Notary Public, State of New York
01SA6049286
Qualified in Suffolk County
Certificate Filed in New York County
Commission Expires October 10, 2010

EXHIBIT A

LEGAL DESCRIPTION:

TETON COUNTY

TRACT VII:

That portion of the S1/2 of the SE1/4 lying and being East of the railroad property, Section 9, Township 7 North, Range 45 East, records of Teton County, Idaho. (Carolex L.P. - from Reid Brower)

182145

JORGENSEN ASSOCIATES, PC BOX 584 DRIGGS, IDAHO 83422 (208)354-8330



RECORD OF SURVEY
"BITCH CREEK RANCH"
FOR BC RANCH, LLC
PART OF SECTIONS 8, 9, AND 10
TOWNSHIP 7 NORTH, RANGE 45 EAST
FREMONT & TETON COUNTIES, IDAHO

David C. Lee, PLS 10897

SURVEYOR'S CERTIFICATE
I, David C. Lee, a Professional Land Surveyor in the State of Idaho, Number 10897, do hereby certify that this map and the survey referred to hereon were performed under my responsible charge in accordance with Idaho State Code, Title 45, Chapter 19.

1. The survey was performed at the request of 36 Ranch, LLC to verify the boundary of that property described in title commitment #15-0585-1 as prepared by First American Title Company on 5/20/04 and Title properly being with Section 8, 9 & 10 of 17N, R45E, T96N and T97N and T98N.

2. This survey was completed in August and September, 2006 using a Leica 1200 Series GPS System.

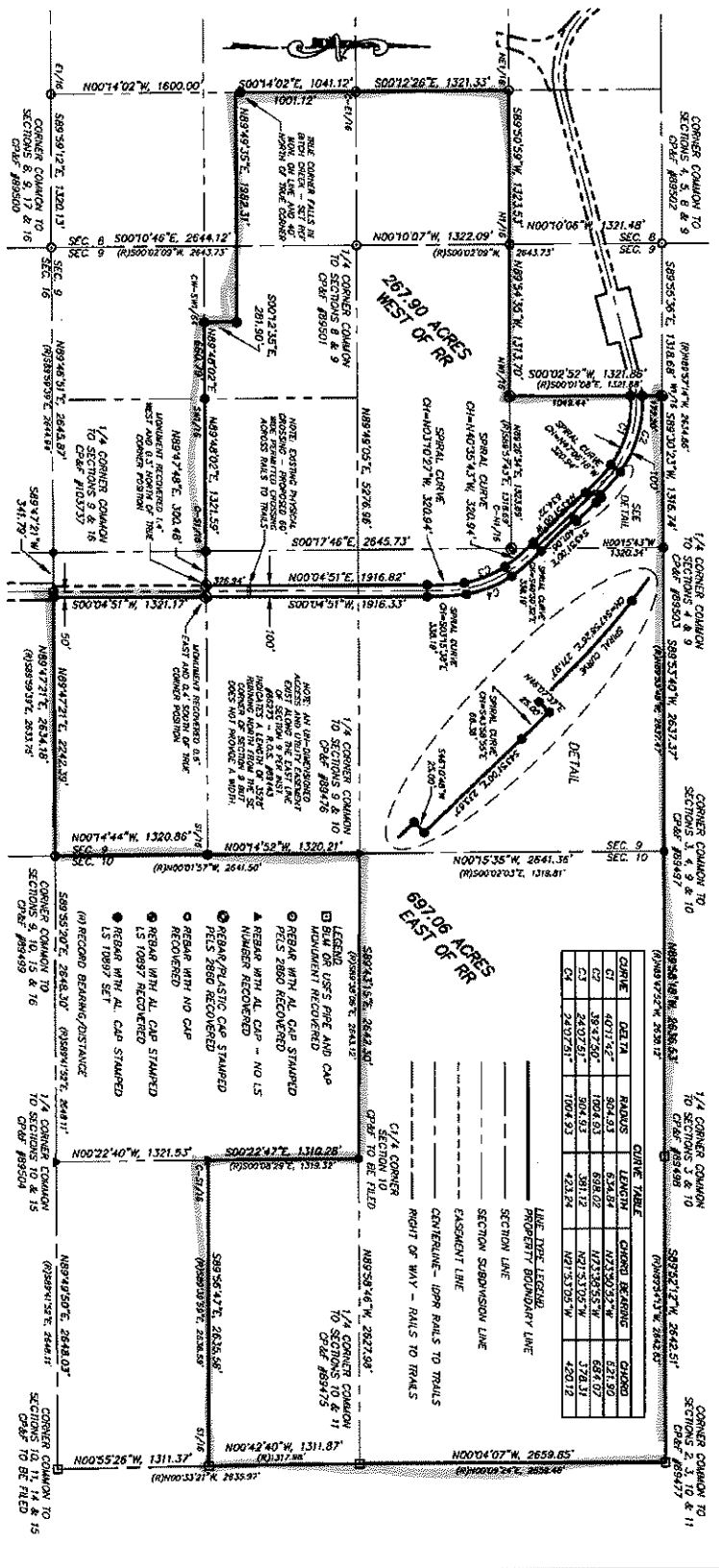
3. Boundaries of Section 8 and North based on Arguscan Association, 2004 using a Trimble 5600 GPS System.

4. Utilities have not been located as part of this survey – call the appropriate public service before any excavation or construction.

RECORDS & CERTIFICATION



This score valid only for 18x27 prints





State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N. Skyline Dr., Suite A • Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 • Fax: (208) 525-7177 • Web Site: www.idwr.idaho.gov

EASTERN REGION

C. L. "BUTCH" OTTER
Governor

DAVID R. TUTHILL, JR.
Interim Director

March 6, 2007

CHRISTOPHER HAWKS
P O BOX 1495
JACKSON WY 83001-1495

Dear Sir:

On March 5, 2007 our office received a change in water right ownership form and a copy of a commitment for title insurance, along with a check from you for \$50. The change in water right ownership form was submitted for adjudication claims 22-13111 and 22-13112. Attached is a copy of the Director's Reports for those water rights. Because the adjudication claims have not yet been decreed by the SRBA court, there are no fees associated with the processing of the requested change. Therefore, we are returning your check. However, before we can process the change in ownership, we need adequate proof of ownership. The commitment for title insurance previously submitted failed to demonstrate that BC Ranch, LLC was the current owner of the adjudication claims listed above. Please submit a warranty deed to the property and we will then be able to process the requested change in ownership.

Please contact me at 208-525-7161 if you have questions.

Sincerely,

Michael Holliday
Water Resource Agent
Adjudication Bureau

Cc: BC Ranch, LLC

HAWKS & ASSOCIATES, LC
ATTORNEYS AT LAW

March 12, 2007

Michael Holliday
State of Idaho Dept. of Water Resources
900 N. Skyline Drive, Suite A
Idaho Falls, ID 83402-1718

RECEIVED

MAR 14 2007

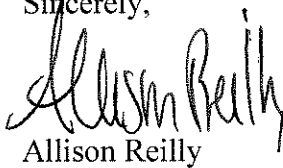
Department of Water Resources
Eastern Region

Re: BC Ranch, LLC

Dear Mr. Holliday,

Please find attached the warranty deeds for BC Ranch, LLC per your request. This should be sufficient for proof of ownership. If you have any questions or need additional information, please contact Chris Hawks at (307) 733-9437.

Sincerely,



Allison Reilly