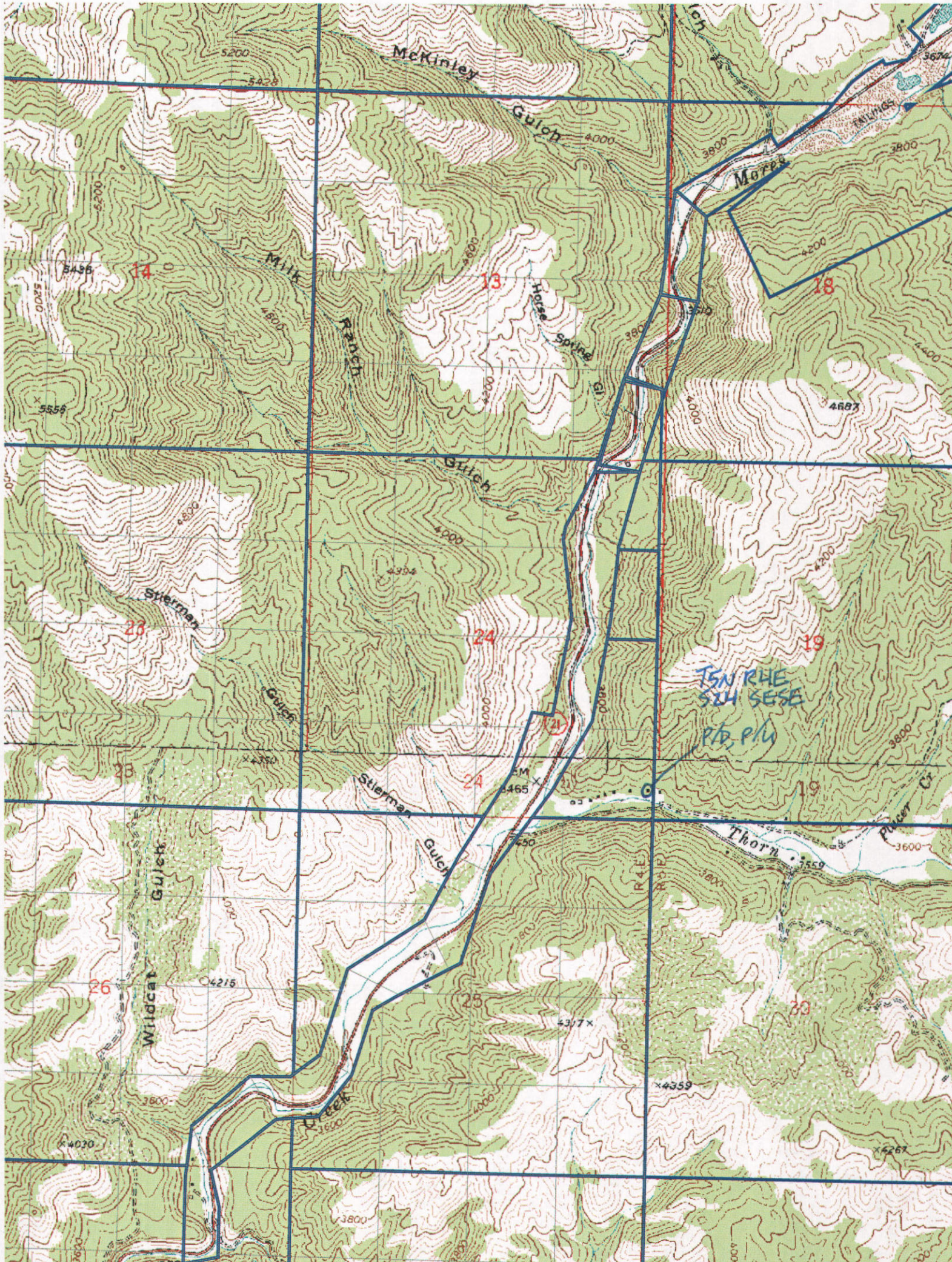






APPRAISAL OF REAL PROPERTY

LOCATED AT:

2 PLACER CREEK
IN THE UNINCORPORATED AREAS OF BOISE COUNTY
BOISE, ID 83716-4245

FOR:

BANNER BANK
1161 W. RIVER ST., SUITE 310
BOISE, ID 83702

AS OF:

12/67/2004

BY:

SHARI CUTSHALL
APPRAISAL SERVICES
10485 W. WINDROSE ST
BOISE, ID 83714

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

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 63-32065
Date Received: 2/24/2005
Receipt No: W032631
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

PERRY B SHARP Phone: (208)454-7981
15034 B VISTA DR
CALDWELL ID USA 83607

2. Date of Priority: 07/01/1950

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
05N	04E	24	SE SE	BOISE	

5. Description of diverting works:

6 ft. well, 2-3 ft. in diameter, buried pvc pipe to home.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
DOMESTIC	01/01	12/31	0.04	

7. Total Quantity Appropriated is:
0.04 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:
Number of homes: 1

10. Place of use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
05N	04E	24	SE	SE	DOMESTIC	

11. Place of use in counties: BOISE

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

Source has also referred to as capped well spring.

15. Basis of Claim: Beneficial Use

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

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Identification No. AL3-32065
Date Received 2/24/05
Receipt Number W032631

**NOTICE OF CLAIM
TO A
WATER RIGHT**
ACQUIRED UNDER STATE LAW
For Domestic and/or Stockwater Purposes
Where Daily Use is less than 13,000 gallons per day.

Filing Fee \$25

Please type or print clearly

1. Name of Claimant (s) Perry B. Sharp Phone (208) 454 7981
Mailing Address 15034 B Vista DR, Caldwell ID Zip 83607

2. Date of Priority (Only one per claim) 7/1/1950 Month/Day/Year

3. Source of water supply (Check one) (☒ Groundwater or Other () (a) _____
which is tributary to (b) SHALLOW GROUNDWATER WELL, 6 ft DEEP Name or kind of source

4. Location of point of diversion is: Township 5N Range 4E
Section 24 1/4 of SE 1/4 of SE 1/4, Govt. Lot _____, BM.,
County of BOISE

Additional points of diversion if any: _____

5. Description of existing diversion works (Ditches, Wells, Pumps, Pipelines, Headgate Etc.), including the dates of any changes or enlargements in use, the dimensions of the diversion works as constructed and as enlarged and the depth of each well. 6 DEEP WELL, 2-3' IN DIAMETER, BURIED PVC PIPE TO HOME

6. Water is claimed for the following: (limited to Domestic and/or Stockwater only. See Instructions.)

For DOMESTIC purposes from 1/1 Month/Day to 12/31 Month/Day amount .04 (cfs)
(Both dates are inclusive)
For _____ purposes from _____ to _____ amount _____

7. Total quantity claimed .04 (cfs)

8. Total consumptive use claimed is de minimus

9. Non-irrigation uses. Describe fully. (Domestic: give number of households served if single ownership; Stockwater: Type and Number of livestock) 1 HOME

HOW YOU WILL RECEIVE NOTICES IN THE SNAKE RIVER BASIN ADJUDICATION

All documents filed in the Snake River Basin Adjudication other than notices of claims are filed with the court. Notices of claims to water rights filed in the Snake River Basin Adjudication are filed with the Idaho Department of Water Resources. Copies of all documents filed in the Snake River Basin Adjudication will not be mailed to all parties (claimants) in the adjudication.

By order of the court, any document filed with the court will be mailed only to those parties who may be directly affected by it. A monthly docket sheet will be prepared by the department which contains a summary of all documents filed with the court in the previous month and the dates and locations of hearings scheduled for the following three months. The docket sheet will be filed with the district court clerk in each county within the Snake River Basin in Idaho. Copies of the docket sheet may be obtained from any of the offices of the department either in person or by mail; a small fee will be charged to cover the cost of mailing and/or copying. If you wish to receive a copy of the docket sheet each month, you should mark the appropriate place on your notice of claim form. You will be charged a small annual subscription fee to cover the cost of copying and mailing. Copies of any document listed on the docket sheet may be obtained from any of the offices of the department either in person or by mail; a small fee will be charged to cover the cost of mailing and/or copying.

Copies of all notices of claims filed with the department will be available for inspection from all offices of the department. Copies of the notices of claims may be obtained in person or by mail, but you will be charged for the cost of copying and mailing. (A claimant will not be charged for a copy of his or her own notice of claim, and a person who acquires property with water rights for which a notice of claim was filed will not be charged for a copy of the notice of claim filed by the previous owner.)

After the notices of claims have been reviewed, the director will prepare and file a report with the court. Part 1 of the report will contain the director's recommendations as to each water right claimed under state law. Part 2 of the report will list each federal reserved water right claimed. A number of reports will be prepared, one or more for each sub-basin in the Snake River Basin. When the report for your sub-basin is filed with the court, you will be mailed a notice informing you that the report for your sub-basin has been filed. The notice will be sent to the most recent address shown by the department's files. Attached to the notice will be a copy of those portions of the report describing the water rights you have claimed. If you do not agree with the way your water right is described, you may file an objection to the report with the court. You can also file an objection if you disagree with the way other claimant's water rights are described, and the notice will tell you where a copy of the full report is available for inspection. The notice will tell you when and where to file your objection. The notice of filing for each sub-basin report will also be published state-wide in local newspapers.

10. Place of use is: Township: 5N Range 4E
Section 24, SE 1/4 of SE 1/4, Govt. Lot _____, B.M.,
for (Circle One) Domestic Stock Domestic and Stock
Additional places of use, if any _____

11. In which county (ies) are lands listed above as place of use located? BOISE

12. Do you own the property listed above as place of use? Yes / No _____
If your answer is No, describe in Remarks below the authority you have to claim this water right.

13. Describe any other water rights used at the same place and for the same purposes as described above.
/ None or _____

14. Remarks: SOURCE HAS ALSO BEEN REFERRED TO AS "CAPPED WELL SPRING".

15. Basis of Claim (Circle One) Beneficial Use Posted Notice License Permit Decree
Court _____ Decree Date _____ Plaintiff vs Defendant _____

If applicable provide IDWR Water Right Number _____

16. Signature (s)
(a.) By signing below, I/We acknowledge that I/We have received, read and understood the form entitled "How you will receive notice in the Snake River Basin Adjudication". (b.) I/We do _____ do not / wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of Attachments 2

For Individuals: I do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant (s) Perry B. Sharp Date 24 Feb 05

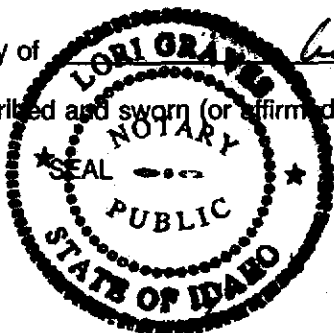
Date _____

For Organizations: I do solemnly swear or affirm that I am _____ Title _____
of _____, that I have signed the foregoing
Organization
document in the space below as _____ of _____
Title Organization
and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent _____ Date _____
Title and Organization _____

State of Idaho/or _____)
County of Ada) SS.

Subscribed and sworn (or affirmed) before me this 24th day of Feb 2005



NOTARIZATION REQUIRED FOR EACH CLAIM
Notary Public Lori Graver
Residing at Boise
My Commission Expires 6/18/10

Last Name _____ Ident No. _____
Copies: White-State, Yellow-Claimant

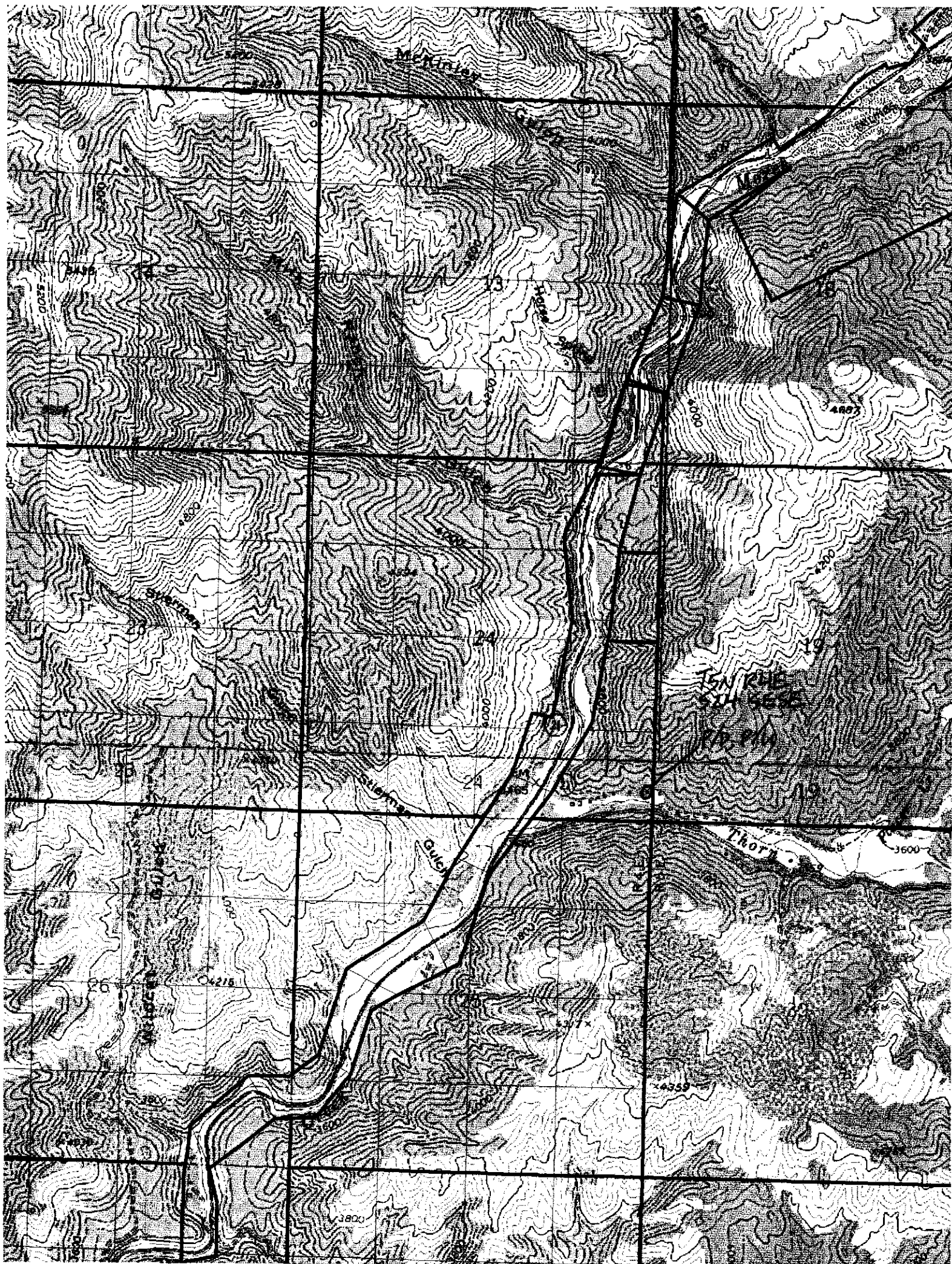
It is very important that you inform the department in writing of any change in your address. This is to make sure that you receive the notices affecting your water rights that are to be mailed by the department.

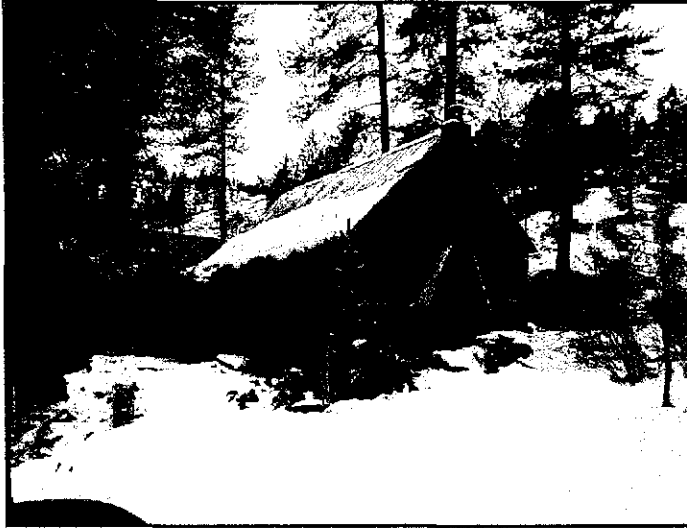
If you are acquiring property with water rights in the Snake River Basin water system in Idaho (either by purchase, gift, inheritance, or other means), it is very important that you inquire of the department whether a notice of claim has been filed. If not, you must file a notice of claim or the water right may be declared by the court to no longer exist. If a notice of claim has been filed, it is very important that you file a written notice of change in ownership with the department. The notice of change in ownership must be accompanied by some evidence of the change in ownership, such as a copy of the deed or a property tax statement showing the name of the new owner. Again, this is to make sure that you receive the notices affecting your water rights that are to be mailed by the department.

The cost of the subscription to the docket sheet is \$7.50 for calendar year 1988. The cost of the subscription may increase a small amount for calendar year 1989 if the cost of copying and/or mailing should increase.

If you are planning to file a motion or other pleading (not a notice of claim) with the court (not IDWR), the court has issued an order setting a special procedure that is different from the usual civil rules. A copy of the order may be obtained from any office of IDWR; you may be charged for the cost of mailing and/or copying.







APPRAISAL OF REAL PROPERTY

LOCATED AT:

2 PLACER CREEK
IN THE UNINCORPORATED AREAS OF BOISE COUNTY
BOISE, ID 83716-4245

FOR:

BANNER BANK
1161 W. RIVER ST., SUITE 310
BOISE, ID 83702

AS OF:

12/07/2004

BY:

SHARI CUTSHALL
APPRAISAL SERVICES
10455 W. WINDROSE ST
BOISE, ID 83714

SHARP

File No. IC1204185AS

UNIFORM RESIDENTIAL APPRAISAL REPORT

Valuation Section

ESTIMATED SITE VALUE		= \$	30,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): SEE ATTACHED DRAWING FOR DIMENSIONS. COST APPROACH WAS CALCULATED USING THE MARSHALL & SWIFT RESIDENTIAL COST HANDBOOK AND LOCAL COST MULTIPLIERS. ESTIMATED REMAINING ECONOMIC LIFE 30 YEARS +/-.
ESTIMATED REPRODUCTION COST-NEW-OF-IMPROVEMENTS:				
Dwelling	1,075 Sq. Ft. @ \$ 61.86	= \$	66,500	
	Sq. Ft. @ \$	=		
APPL/PLMB/SEP/WDS/STRG/STR		=	10,000	
Garage/Carport	Sq. Ft. @ \$	=		
Total Estimated Cost New		= \$	76,500	
Less	Physical Functional External			
Depreciation	20,655	= \$	20,655	
Depreciated Value of Improvements		= \$	55,845	
"As-is" Value of Site Improvements		= \$	2,500	
INDICATED VALUE BY COST APPROACH		= \$	88,345	

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
2 PLACER CREEK		65 BRASSEY CIRCLE	96 BRASSEY CIRCLE	16 VIEW DR
Address	BOISE	IDAHO CITY	IDAHO CITY	IDAHO CITY
Proximity to Subject		11.76 miles	11.78 miles	9.13 miles
Sales Price	\$ 79,000	\$ 99,900	\$ 75,000	\$ 109,000
Price/Gross Living Area	\$ 73.49 /sq ft	\$ 115.09 /sq ft	\$ 89.18 /sq ft	\$ 106.86 /sq ft
Data and/or Verification Source	COUNTY/TITLE INSPECTION	MLS #98162163/COUNTY DRIVE BY INSPECTION	MLS #98161591/COUNTY DRIVE BY INSPECTION	MLS #98126789/COUNTY INTERIOR INSPECTION
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Sales or Financing Concessions		CONV NONE KNOWN	OTHER NONE KNOWN	CONV NONE KNOWN
Date of Sale/Time		04/04 DOM 31	09/04 DOM 118	11/03 DOM 241
Location	AVERAGE	SIMILAR	SIMILAR	SIMILAR
Leasehold/Fee Simple	FEE	FEE	FEE	FEE
Site	3.01 ACRES +/-	2.00 ACRES +/- 5,000	3.10 ACRES +/-	1.53 ACRES +/- 7,500
View	RES/TIMBER	RESIDENTIAL	RES/TIMBER	TIMBER/RES
Design and Appeal	1.5 STORY	1.5 STORY	1.5 STORY	1.5 STORY
Quality of Construction	AVERAGE	AVERAGE	SIMILAR	AVERAGE
Age	54	25 SUP EFF	NEW	27 SUP EFF BELOW
Condition	AVERAGE	REMODEL -13,000	NEW / UNFINISH -13,000	SUPERIOR -13,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	4 1 1	4 2 1	6 1 1	6 2 1.5 -1,000
Gross Living Area	1,075 Sq. Ft.	868 Sq. Ft. +4,100	841 Sq. Ft. +4,700	1,020 Sq. Ft. +1,100
Basement & Finished	NONE	NONE	NONE	NONE
Rooms Below Grade	NONE	NONE	NONE	NONE
Functional Utility	AVERAGE	SIMILAR	INF/UNFINISHE +7,500	SIMILAR
Heating/Cooling	WALL/NONE	WD/NONE +1,000	WD/NONE +1,000	EBB/NONE
Energy Efficient Items	TYPICAL	TYPICAL	TYPICAL	TYPICAL
Garage/Carport	NONE/STRG	1 CAR GARAGE -3,000	NONE	2 CAR GARAGE -4,500
Porch, Patio, Deck, Fireplace(s), etc.	WOOD STOVE	SIMILAR	SIMILAR	SIMILAR
Fence, Pool, etc.	NONE	NONE	NONE	NONE
APPLIANCES	R/O	NONE +500	NONE +500	R/O
Net Adj. (total)		\$ 5,400	\$ 700	\$ 9,900
Adjusted Sales Price of Comparable		Net 5.4 % Gross 26.6 % \$ 94,500	Net 0.9 % Gross 35.6 % \$ 75,700	Net 9.1 % Gross 24.9 % \$ 99,100

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.):

SEE ATTACHED ADDENDA

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal:	NONE TITLE CO., COUNTY, MLS	MLS NONE OTHER THAN THE ABOVE	MLS NONE OTHER THAN THE ABOVE	MLS NONE OTHER THAN ABOVE

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:

THE SUBJECT IS CURRENTLY LISTED UNDER MLS #98167020, FOR \$89,900, WITH AN ACCEPTED OFFER OF \$79,000 AND A

PENDING CLOSING. NO OTHER LISTINGS/SALES/TRANSFERS WITHIN 36 MOS PER BOISE COUNTY RECORDS AND MSL DATA.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 90,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ /Mo. x Gross Rent Multiplier = \$ SEE ADDENDA

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications.

Conditions of Appraisal: THE SUBJECT WAS APPRAISED "AS IS" WITH CONDITIONS, ALTERATION, INSPECTIONS OR REPAIRS AT THE

LENDER'S DISCRETION. THIS IS A COMPLETE SUMMARY APPRAISAL.

Final Reconciliation: EQUAL WEIGHT GIVEN ALL COMPARABLES, WITH THE VALUE BEST REPRESENTED NEAR THE MID RANGE. THE

COST APPROACH IS MOST APPLICABLE TO NEW CONSTRUCTION, SUPPORTS THE ASSIGNED VALUE, HOWEVER WAS GIVEN

NO WEIGHT. THE INCOME APPROACH IS DEEMED NOT APPLICABLE. SEE ADDENDA ATTACHED.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent

and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 03/31/1999).

(I/WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 12/07/2004

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 90,000

APPRAISER:

Signature

Name: SHARL CUTSHALL

Date Report Signed: 12/07/2004

State Certification #

Or State License # LRA-336

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature

Name

Date Report Signed

State Certification #

Or State License #

☐ Did ☐ Did Not

Inspect Property

Legal Description Map

Borrower/Client SHARP			
Property Address 2 PLACER CREEK			
City BOISE	County BOISE	State ID	Zip Code 83716-4245
Lender BANNER BANK			

ORDER NO. 94060700 JG/GW

EXHIBIT "A"

PARCEL I:

A parcel of land located in Government Lot 5 of Section 24, Township 5 North, Range 4 East, Boise Meridian, Boise County, Idaho. Being more particularly described as follows:

BEGINNING at a point on the East boundary of Section 24, an iron pin, situated 340 feet North of the Corner Section 19, 24, 25 and 30, Township 5 North, Range 4 East, thence North 5 degrees 30' West 288.1 feet to an iron pin; thence North parallel to the East boundary of Section 24, 466.6 feet to an iron pin; thence South 60 degrees East 268.1 feet to an iron pin on the East boundary of Section 24, 466.6 feet to the PLACE OF BEGINNING.

PARCEL II:

A parcel of land located in Government Lot 5 of Section 24, Township 5 North, Range 4 East, Boise Meridian, Boise County, Idaho. Being more particularly described as follows:

BEGINNING at a point on the East boundary of Section 24, Township 5 North, Range 4 East, Boise Meridian situated 300 feet North of the corner of Sections 19, 24, 25 and 30, Township 5 North, Range 4 East and 5 East; thence South 59 feet; thence North 81 degrees 11' West 236.12 feet; thence North 154.07; thence South 60 degrees 30' East, 268.08 feet to the PLACE OF BEGINNING.

DWB
JG

Boise
County

05/31/2005

RECEIVED

JUN 30 2005

WATER RESOURCES
WESTERN REGION

NOTICE OF ERROR
REPLY

Please type or print clearly, fill out this form completely and mail.

Return this reply form to IDWR by the deadline date printed below if you want IDWR to change your recommendation or you want to let IDWR know that you agree with its recommendation.

YOUR DEADLINE FOR RETURNING A NOTICE OF ERROR REPLY IS: July 15, 2005

Water right number: 63-32065

PERRY B SHARP

~~45034-B VISTA DR~~

~~CALDWELL ID 83607~~

Telephone Number: (208) ~~454-7981~~

2 Placer Creek Rd
Boise ID 83716
392-4408

1. Describe the portion of the proposed recommendation with which you disagree (e.g. priority date, period of use, source):
2. Describe the changes you wish to make in the proposed recommendation:
3. Give a brief explanation as to why you disagree with these portions:

☒ I AGREE with this proposed recommendation: no changes need to be made.

DATE: 27 Jun 05 SIGNATURE: Perry B. Sharp
Please print your name: Perry B. Sharp

IDWR Regional Office, 2735 Airport Wy, Boise, ID 83705, 2083342190

05/25/2005

IDAHO DEPARTMENT OF WATER RESOURCES
PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-32065

NAME AND ADDRESS: PERRY B SHARP
15034 B VISTA DR
CALDWELL ID 83607

SOURCE: GROUND WATER

TRIBUTARY:

QUANTITY: 0.040 CFS

PRIORITY DATE: 07/01/1950

POINT OF DIVERSION:

T05N R04E S24 SESE Within BOISE County

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE

PERIOD OF USE

QUANTITY

DOMESTIC

01/01 12/31

0.040 CFS

Domestic use is for 1 home.

PLACE OF USE: DOMESTIC Within BOISE County

T05N R04E S24 SESE

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: Beneficial Use

Source also known as capped well spring.