

EDGEWATER RANCH, LLC
GLENN'S FERRY, IDAHO

www.idahowaterfrontinvestments.com

July 29, 2008

RECEIVED

JUL 30 2008

DEPARTMENT OF
WATER RESOURCES

Idaho Dept. of Water Resources
P.O. Box 83720
Boise, ID 83720-0098

Attn: Sally

Note: Copies of same faxed this date to (208) 287-6700

Lonnie LeaVell

Lonnie LeaVell
P.O. Box 54
Gooding, Idaho 83330

Phone: 208-934-8543
Cell: 208-539-0101
Fax: 208-934-8879

QUITCLAIM DEED

For Value Received

Lonnie LeaVell, a married person, an undivided 50% interest; Canyon Bend Ranch, LTD., an undivided 25% interest, and Neatherlin Family Limited Partnership II, an undivided 25% interest

Hereinafter called the grantor, hereby remises, releases, and forever Quitclaims unto

Edgewater Ranch, LLC

ADDRESS: 1807 C East 1750 South, Gooding, ID 83330

Hereinafter called the grantee, the following described premises, in Elmore County, Idaho to-wit:

See attached Legal Description

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, and the grantee's heirs and assigns forever.

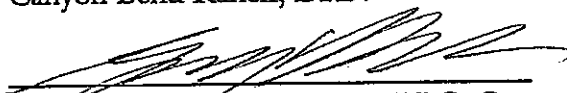
Dated: April 14, 2008


Lonnie LeaVell

Neatherlin Family Limited Partnership II


by Neatherlin Investments, LLC, it's sole General Partner
by Kenneth Neatherlin, President

Canyon Bend Ranch, LTD.


by Kensington Management, LLC, General Partner
by Gregg Falcone, Managing Member

Post-it® Fax Note	7671	Date	7/29/08	# of pages	6
To	Sally	From	Lonnie		
Co./Dept.	SWR	Co.	Edgewater Ranch		
Phone #		Phone #			
Fax #	287-6700	Fax #	934-8879		

STATE OF IDAHO)
) ss.
COUNTY OF Gooding)

On this 21st day of April, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Lonnie Lea Vell, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Geoffrey Shubert
Notary Public
Residing at: Jerome ID
My Commission expires: 02-23-2011

Geoffrey Shubert
Notary Public
State of Idaho

STATE OF TEXAS)
) ss.
COUNTY OF BRAZOS)

On this 15th day of April, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth Neatherlin, known or identified to me to be the President of the LLC that executed the instrument or the person who executed the instrument on behalf of said Partnership is the general partner of Neatherlin Family Limited Partnership II, and on behalf of the general partner subscribed said partnership name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said partnership name.

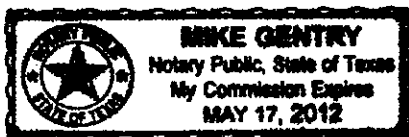
Karen M. Purgason
Notary Public
Residing at: 311A Sterling GS TX 77840
My Commission expires: 6-15-09



STATE OF Texas)
) ss.
COUNTY OF Brazos)

On this 15th day of April, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregg Falcone, known or identified to me to be the Managing Member of the LLC that executed the instrument or the person who executed the instrument on behalf of said LLC which is the general partner of Canyon Bend Ranch, LTD, and on behalf of the general partner subscribed said partnership name to the foregoing instrument, and acknowledged to me that such partnership executed the same in said partnership name.

Nike Gentry
Notary Public
Residing at:
My Commission expires:



LEGAL DESCRIPTION

TRACT I:

Township 5 South, Range 10 East, Boise Meridian, Elmore County, Idaho.

Section 23: A portion of U.S. Government Lots 2 and 3, and the NE1/4SW1/4, being more particularly described as follow:

Commencing at the SW corner of said Section 23, marked by a 5/8" rebar and aluminum cap, and running thence along the West line thereof N01°06'47"W 1752.70 feet to a BLM iron pipe and brass cap witness corner set thereon, thence leaving said west section line N52°11'03"E 639.48 feet to a 1/2" rebar, and the True Point of Beginning;
Thence N40°53'50"W 126.41 feet to a 1/2" rebar;
Thence continuing N40°53'50"W 17.65 feet to the ordinary high water line of the left bank of the Snake River;
Thence upstream along said high water line as follows:
N42°01'36"E 188.06 feet
N49°14'13"E 134.62 feet
N53°24'11"E 208.40 feet
N43°35'15"E 146.31 feet
N34°58'45"E 164.73 feet
N28°06'08"E 139.96 feet
N29°39'59"E 198.90 feet
Thence leaving said high water line S23°43'47"E 46.56 feet to a 1/2" rebar marking a point designated herein as Point "A"
Thence continuing S23°43'47"E 915.79 feet to a 1/2" rebar;
Thence S40°02'01"E 201.35 feet to a 1/2" rebar;
Thence S77°02'35"E 235.27 feet to a 1/2" rebar;
Thence S12°57'25"W 75.00 feet to a 1/2" rebar marking a point designated herein as Point "B";
Thence S40°32'28"W 293.67 feet to a 1/2" rebar;
Thence S70°07'09"W 971.19 feet to a 1/2" rebar;
Thence N21°44'00"W 771.30 feet to the True Point of Beginning;

TOGETHER WITH an easement for ingress, egress, roadway utilities, landscaping, fencing and purposes ordinarily, as disclosed in Warranty Deed, recorded December 19, 2006, as Instrument No. 382962, records of Elmore County, Idaho.

TRACT II:

Township 5 South, Range 10 East, Boise Meridian, Elmore County, Idaho.

Section 22: U.S. Government Lot 11

Section 23: NE1/4SW1/4, SW1/4SW1/4, W1/2NE1/4, U.S. Government Lots 1, 2, and 3 and

That portion of the N1/2SE1/4, Section 23, T5S, R10E, Boise Meridian, lying North of Interstate 80N, Project No. I-IG-80N-2(40)121; also described as follows:
Beginning at the NE Corner of the N1/2SE1/4 of Section 23, T5S, R10E, B.M., thence S00°37'28"W, 195.71 feet to the North right of way line of said highway; thence along said north right of way on a curve to the left whose central angle is 08°29'25", whose

(See Attached)

LEGAL DESCRIPTION

length is 1727.69 feet, whose tangent is 865.43 feet, whose radius is 11659.16 feet and whose long chord bears S73°26'22"W a distance of 1726.11 feet, thence S72°32'41"W 855.55 feet, thence S69°11'40"W 183.03 feet to the west line of the N1/2SE1/4 of Section 23, thence N00°33'18"E along this west line 1016.96 feet more or less to the center of Section 23, thence S89°50'10"E along the quarter Section line 2634.07 feet more or less to the Point of Beginning.

SAVE and EXCEPT the following two parcels of land:

Parcel 1

A portion of U.S. Government Lots 2 and 3, and the NE1/4SW1/4 and more particularly described as follows:

Commencing at the SW corner of said Section 23, marked by a 5/8" rebar and aluminum cap, and running thence along the west line thereof N01°06'47"W 1752.70 feet to a BLM iron pipe and Brass Cap witness corner set thereon, thence leaving said west section line N52°11'03"E 639.48 feet to a 1/2" rebar, and the True Point of Beginning; Thence N40°53'50"W 126.41 feet to a 1/2" rebar, thence continuing N40°53'50"W 17.65 feet to the ordinary High Water Line of the left bank of the Snake River, thence upstream along said High Water Line as follows: N42°01'36"E 188.06 feet, North 49°14'13"E 134.62 feet, N53°24'11"E 208.40 feet, N43°35'15"E 146.31 feet N34°58'45"E 164.73 feet, N28°06'08"E 139.96 feet, and N29°39'59"E 198.90 feet, thence leaving said High Water Line S23°43'47"E 46.56 feet to a 1/2" rebar marking a point designated herein as Point "A", thence continuing S23°43'47"E 915.79 feet to a 1/2" rebar, thence S40°02'01"E 201.35 feet to a 1/2" rebar, thence S77°02'35"E 235.27 feet to a 1/2" rebar, thence S12°57'25"W 75.00 feet to a 1/2" rebar marking a point designated herein as Point "B", thence S40°32'28"W 293.67 feet to a 1/2" rebar, thence S70°07'09"W 971.19 feet to a 1/2" rebar, thence N21°44'00"W 771.30 feet to the True Point of Beginning.

TOGETHER WITH: an easement for ingress, egress, roadway, utilities, landscaping, fencing and for purposes ordinarily.

Parcel 2:

A parcel of land being located in portions of the S1/2 of Section 14 and the N1/2 of Section 23, Township 5 South, Range 10 East, Boise Meridian, Elmore County, Idaho and being more particularly described: Commencing at a 5/8" rebar marking the SE corner common to said Section 14 and the NE corner of Section 23, thence along the Section line common to said Sections, S89°40'37"W a distance of 1317.94 feet to a 5/8" rebar marking the Point of Beginning, thence leaving said Section line S00°35'33"W a distance of 542.59 feet to a 5/8" rebar, thence S67°36'57"W a distance of 952.61 feet to a 5/8" rebar, thence along the arc of a curve to the left having a radius of 1370.00 feet, an arc length of 1673.78 feet, a central angle of 70°00'02", and a chord bearing S78°04'38"W a distance of 1571.61 feet to a 5/8" rebar, thence S88°25'43"W a distance of 40.90 feet to a 5/8" rebar on the East bank of the Snake River, thence along said East bank the following courses and distances to calculated points, N16°05'37"E a distance of 503.81 feet, thence N33°00'53"E a distance of 111.27 feet, thence N28°44'24"E a distance of 364.09 feet, thence N00°59'53"W a distance of 339.18 feet, thence N27°28'48"W a distance of 259.48 feet, thence N21°29'31"W a distance of 111.52 feet, thence N36°00'51"W a

(See Attached)

CASE NO.: 07-1028

LEGAL DESCRIPTION

distance of 226.51 feet, thence N06°46'47"W a distance of 119.06 feet, thence N07°15'05"E a distance of 254.69 feet, thence N15°44'48"E a distance of 350.75 feet, thence N37°46'17"E a distance of 224.08 feet, thence N21°45'16"E a distance of 42.43 feet, thence N24°31'35"E a distance of 222.68 feet, thence N35°44'35"E a distance of 105.66 feet, thence N49°45'06"E a distance of 356.81 feet, thence N56°39'26"E a distance of 174.73 feet, thence N41°16'45"E a distance of 324.66 feet, thence N42°55'14"E a distance of 225.56 feet, thence N46°19'18"E a distance of 265.20 feet to a 5/8" rebar, thence leaving said East bank S89°48'50"E a distance of 1019.78 feet to a 5/8" rebar, thence S00°15'43"W a distance of 2628.60 feet to the Point of Beginning.

Heck

Section 23 Township 5 South Range 10 E

