



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: A63-19920
Date Received: 9/06/1989
Receipt No: C010947
Received By: _____

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: WEST ONE BANK, TRUSTEE FOR MELITTA GRANT 208-383-7172
Address: P.O. BOX 7928
BOISE, ID 83707

2. Date of Priority: DEC 31, 1962

3. Source: GROUNDWATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
04N	01E	28	NW	NE	NW		ADA

5. Description of diverting works:
160' WELL, PUMP & PIPELINE TO SERVICE RESIDENCE

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
DOMESTIC	01/01	12/31	0.010		

7. Total Quantity Appropriated is:
0.010 C.F.S. (and/or) A.F.A.

8. Total consumptive use is Acre Feet Per Annum.

9. Non-irrigation uses:
D/1 HOME

10. Place of Use:

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
04N	01E	28	NE	NW		DOMEST	

11. Place of use in counties: ADA

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

13. Other Water Rights Used:
SEE REMARKS

14. Remarks:
3 RESIDENCES & A DAIRY OPERATION ARE SERVICED BY THIS WELL. 2
OTHER SEPARATE CLAIMS HAVE ALSO BEEN FILED.

15. Basis of Claim: BENEFICIAL USE

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand 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: _____

For Individuals:

I/We do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s): _____ Date: _____
_____ Date: _____

State of Idaho)
County of _____) SS.

Subscribed and sworn (or affirmed) before me this _____ day
of _____ 19 _____

Notary Public

Seal

Residing at _____
My Commission Expires _____

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 AG 3 - 19920Date Received 9/6/89Receipt Number 2010947

NOTICE OF CLAIM
TO A
WATER RIGHT

RECEIVED

SEP 06 1989

ACQUIRED UNDER STATE LAW

For Domestic and/or Stockwater Purposes

Where Daily Use is less than 13,000 gallons per day. Filing fee \$25 Department of Water Resources

Please type or print clearly

1. Name of Claimant (s) West One Bank, Trustee for Melitta Grant Phone (208) 383-7172

Mailing Address P. O. Box 7928, Boise, Idaho Zip 83707

2. Date of Priority (Only one (1) per claim) 1962

3. Source of water supply (a) groundwater
which is tributary to (b) none

4. Location of point of diversion is: Township 4N Range 1E

Section 28, NW 1/4 of NE 1/4 of NW 1/4, Govt. Lot _____, B.M.,

County of Ada

Additional points of diversion if any: none

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. 160 ft. well, pump and pipeline to service residence.

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

(Both dates are inclusive) (cfs)
For domestic purposes from 1-1 to 12-31 amount .01

For _____ purposes from _____ to _____ amount _____

7. Total quantity claimed .01 (cfs)

8. Total consumptive use claimed is de minimus

9. Non-irrigation uses. Describe fully. (Domestic: give number of households served; Stockwater: Type and number of livestock) one household.

MICROFILMED

JUL 27 1994

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 a "D" for domestic and "S" for stockwater use in the corresponding place of use below.

TWP	RNG	SEC	NE 1/4				NW 1/4				SW 1/4				SE 1/4			
			NE1/4	NW1/4	SW1/4	SE1/4	NE1/4	NW1/4	SW1/4	SE1/4	NE1/4	NW1/4	SW1/4	SE1/4	NE1/4	NW1/4	SW1/4	SE1/4
4N	1E	28					D											

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

12. Do you own the property listed above as place of use? Yes X 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.
See remarks. or None ()

14. Remarks: Three residences and a dairy operation are serviced by this well. Two other separate claims have also been filed.

15. Basis of Claim (check one) Beneficial Use X Posted Notice License Permit
Decree

If applicable provide IDWR Water Right Number 63-5097

Court Case Number Decree Date
Plaintiff vs Defendant

16. Signature (s)

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

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

Signature of Claimant (s) Date
 Date

For Organizations: I do solemnly swear or affirm that I am Manager, Trust Real Estate

West One Bank, Idaho, N.A., Trust Division, that I have signed the foregoing
Organization
document in the space below as Manager, Trust Real Estate of West One Bank, Idaho, N.A.
Title Organization

and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent Donald F. Cassat

Title and Organization Mgr. Trust R.E. West One Bank Date 9-1-89

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

Subscribed and sworn (or affirmed) before me this 1st day of September 1989

SEAL

Notary Public Karen Thomas

Residing at Boise

My Commission Expires 7-29-93 Jul 27 1994

Last Name Ident No.

Copies White-State, Yellow-Claimant

MICROFILMED

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.

RIGHTS FROM: SOURCE: GROUNDWATER

RIGHT NUMBER: 63-19920

NAME & ADDRESS: BRIGHTON CORPORATION
12426 W EXPLORER DR
SUITE 220
BOISE ID 83713

SOURCE: GROUNDWATER

QUANTITY: 0.01 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 12/31/1962

POINT OF DIVERSION: T04N R01E S28 NWNEW Within ADA County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	DOMESTIC 1 HOME	01-01 12-31	0.01 CFS

PLACE OF USE: DOMESTIC Within ADA County
T04N R01E S28 NENEW

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

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.EXPLANATORY MATERIAL: BASIS OF CLAIM - BENEFICIAL USE
PARCEL NO. S0528212600

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	)	NOTICE OF COMPLETED
	)	ADMINISTRATIVE PROCEEDINGS
Case No. 39576	)	
	)	Water Right 63-19920
_____	)	

IDWR has completed the following Administrative Proceeding:

☐	Change of Address
☒	Substitution of Party
☐	I.C. 42-222 Transfer

SUBSTITUTION OF PARTY

Does the change in "ownership" result in a splitting of the water
right claimed? ☐ Yes ☒ No

If yes, does the split involve an I.C. 42-222 transfer? ☐ Yes ☐ No

Water Right(s): 63-19920

NOTICE OF COMPLETED
ADMINISTRATIVE PROCEEDING
11/24/1999

63-19920

PAGE 1

From (Claimant/Seller):

Name of Claimant: WEST ONE BANK
Address: TRUSTEE FOR MELITTA GRANT
PO BOX 7928
BOISE ID 83707
Phone: (208) 383-7172

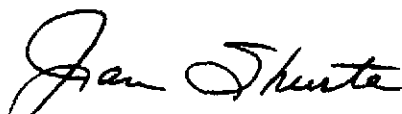
To (Claimant/Purchaser):

Name of Claimant: BRIGHTON CORPORATION
Address: 12426 W EXPLORER DR
SUITE 220
BOISE ID 83713
Phone: (208) 378-4000

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 Transfer and Amended Director's Reports(s) on the claimant(s), prior claimants(s) and all parties in the subcases affected, if any, as reflected on the attached certificate of mailing.

DATED: November 24, 1999



Signature of IDWR Representative

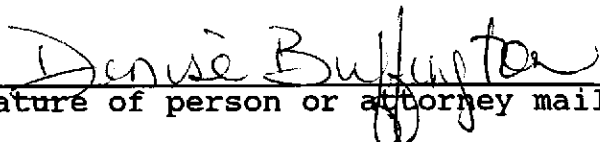
CERTIFICATE OF MAILING

I certify that on November 24, 1999 I mailed the original and copies of this form to the following persons, postage prepaid and addressed as follows:

1. Original to:
Clerk of the District Court
Snake River Basin Adjudication
253 Third Avenue North
P.O. Box 2707
Twin Falls, Idaho 83303-2707
2. One Copy to:
Claimant/Seller for Substitution of Party or attorney of record:

WEST ONE BANK
TRUSTEE FOR MELITTA GRANT
PO BOX 7928
BOISE ID 83707
3. One Copy to:
Claimant/Purchaser for Substitution of Party or attorney of record:

BRIGHTON CORPORATION
12426 W EXPLORER DR
SUITE 220
BOISE ID 83713
4. One Copy to:
Chief, Natural Resources Division
Office of the Attorney General
P.O. Box 44449
Boise, Idaho 83711-4449
5. 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
IDAHO DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

RECEIVED

NOV 22 1999

**WATER RESOURCES
WESTERN REGION**

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

1. Water Right No(s).: 63-19920
 Adjudication Claim No(s).: _____

2. The following REQUIRED information must be submitted with this form:
 - A. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE or other legal document indicating your ownership of the property and water rights or claims in question, WITH ATTACHED LEGAL DESCRIPTION.
 AND
 - B. PLAT OF PROPERTY or SURVEY MAP for parcel of ten acres or less. (These are usually attached to your deed or on file with the county.)
 OR
 - C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.

3. Name and Address of Former Owner/Claimant Melitta Grant Trust

4. New Owner/Claimant(s) Brighton Corporation
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
 New Mailing Address 12426 W. Explorer Drive, Suite 220
 City, State and ZIP Code Boise, ID 83713
 New Telephone Number (208) 378-4000

5. Date you acquired the property 7-1-93

6. If you have acquired only a portion of the former owner's property, IDWR may need to split the water right(s) or adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the spaces below. If necessary, attach additional pages.
 Number of acres you irrigate 70 Number and type of stock _____
 Diversion rate in CFS _____ Number of homes _____ Other uses _____
 If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right or claim, please contact the nearest IDWR office for assistance.

7. Signature of New Owner or Claimant(s) *David M. Marshall, President*
BRIGHTON CORPORATION
 (Corporations or other organizations must submit a list of directors and/or officers demonstrating authority to sign form.)

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

INSTRUCTIONS

This form has been prepared to assist new owners of property to comply with the requirements of Sections 42-248 and 42-1409(6), Idaho Code. Section 42-248 requires certain property holders to notify the Department of Water Resources (IDWR) of any change in mailing address or ownership of all or part of a water right record on file with IDWR. Section 42-1409(6) provides that new property owners must notify IDWR of any change in ownership of a water right during an adjudication of water rights. Required claims may be filed by a new owner.

Separate brochures are available from IDWR describing the adjudication of water rights and the requirement to notify IDWR of changes in ownership. Please contact your nearest IDWR office, or call 1-800-451-4129, if you would like more information or need help completing this form. Please attach additional sheets to the form if you require additional space to describe or explain any of the items on the form.

1. If there are water rights associated with the property, the seller should be able to provide you with the water right or adjudication claim number(s). Please enter these number(s) at **Item 1**. If you or the seller believes there are water rights for the property but the numbers are unknown, you may wish to contact IDWR for assistance in identifying the water rights for the property in question. If claims for the rights are required, and have not been filed, IDWR will so advise you.
2. The information described at **Item 2** is required, since IDWR cannot process the requested change without documentation of ownership. The preferred types of documentation are shown; contact IDWR if you have difficulty obtaining this information. Do not obtain a new survey for purposes of this form before contacting IDWR.
3. Please provide the name and address of the former owner of the water right and/or adjudication claim at **Item 3**.
4. The name, mailing address, and telephone number of the new owner(s) is entered at **Item 4**. Please indicate the relationship between multiple owners by using the connector 'and', 'or', or 'and/or'. If an 'and' is used, all parties must sign this form. If an 'and/or' or 'or' is used, all parties may sign. However, only one of the named parties is required to sign.
5. At **Item 5**, please provide the date the property in question was acquired. This may be the date of "closing" in the case of a real estate transaction or the date of court order for other types of ownership changes.
6. You may be purchasing only a portion of the total water right held by the seller. This means the water right held by the seller may be "split" to provide your share of the right in question. Be sure to include a description of the portion of the water right you have purchased at **Item 6**.

Please provide as much detail as possible concerning your water right: include the number of homes, irrigated acreage if more than 1/2 acre is irrigated, type and number of stock if your right is for stockwater, etc. In the absence of information to the contrary, IDWR will assume the intent is to split the rights *proportionately*.

7. The new owner(s) must sign the form in the space(s) provided at **Item 7**. Corporations and other organizations must submit a list of directors or officers demonstrating the authority of the director or officer to sign the form.
8. There is no filing fee. When complete, you should retain a copy and return the original of the form to the IDWR office nearest you:

IDWR Western Region, 2735 Airport Way, Boise, ID 83705-5082 (208) 334-2190

IDWR Southern Region, 1341 Fillmore St. N., Twin Falls, ID 83301-3380 (208) 736-3033

IDWR Northern Region, 1910 Northwest Blvd., Suite 210, Coeur d'Alene, ID 83814-2615 (208) 769-1450

IDWR Eastern Region, 900 N. Skyline Dr., Suite A, Idaho Falls, ID 83402-1718 (208) 525-7161

FILE COPY

mailed
7-21-99



STATE OF IDAHO
PETE T. CENARRUSA
SECRETARY OF STATE
700 WEST JEFFERSON
PO BOX 83720
BOISE, ID 83720-0080

PRESORTED
FIRST - CLASS
U.S. POSTAGE PAID
Boise, ID
PERMIT NO. 1

IDAHO ANNUAL REPORT FORM

RETURN SERVICE REQUESTED

C 39527
BRIGHTON CORPORATION
12426 W EXPLORER DR
SUITE 220
BOISE

ID 83713

AUTO 83713



No. C 39527	Annual Report Form 1999 Due No Later Than November 30,		2. Registered Agent and Office NOT A P.O. BOX	
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FEE REQUIRED * FIRST NOTICE *	1. Mailing Address - Please Correct, If Not Correct		DAVID W TURNBULL 12426 W EXPLORER DR SUITE 220 BOISE ID 83713	
	BRIGHTON CORPORATION			
	12426 W EXPLORER DR SUITE 220 BOISE ID 83713		3. Organized Under the Laws of: ID C 39527	
4. Corporations: Enter Names and Business Addresses of President, Secretary and Directors Limited Liability Companies: Enter Names and Addresses of ☐ Managers or ☐ Members (check one)				
Office held	Name	Street or P.O. Address	City	State Zip
Director	Thomas W. Tomlinson	12426 W. Explorer Dr., #220	Boise	ID 83713
Director	Mary A. Tomlinson	12426 W. Explorer Dr., #220	Boise	ID 83713
Director & Pres.	David W. Turnbull	12426 W. Explorer Dr., #220	Boise	ID 83713
Director	Kristin J. Turnbull	12426 W. Explorer Dr., #220	Boise	ID 83713
Secretary	Loretta Taylor	12426 W. Explorer Dr., #220	Boise	ID 83713
5. Signature of New Registered Agent		6.		
		Signature <u>David W. Turnbull</u> Date <u>7-20-99</u>		
		Name (Typed or Printed) <u>David W. Turnbull</u> Title <u>President</u>		

ISSUED: 07-03-1999

26127

C

Fold, seal and mail this portion.

3358146
PIONEER TITLE CO.

ACCOMMODATION 40
COPY

ADA COUNTY, ID. FOR GRANT DEED

J. DAVID NAYLOR

RECORDED BY *J. Naylor*

THIS INDENTURE made as of the 1st day of July, 1993, between BOISE RESEARCH CENTER, INC., an Idaho Corporation ("Grantor") and BRIGHTON CORPORATION, an Idaho Corporation, whose address is 12301 W. Explorer Dr., Suite 200, Boise, Idaho 83704 ("Grantee"); 600

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars, lawful money of the United States of America, and other good and valuable consideration, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, and to its successors and assigns forever, the following described real property situate in the County of Ada, State of Idaho, to-wit:

THE EAST ONE-HALF (1/2) OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO.

SUBJECT TO: All encumbrances, liens, easements, covenants, agreements, reservations and restrictions of record or visible upon a physical inspection real property, and rights of tenants in possession.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appurtenant, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said real property, as well in law as in equity, of the said Grantor.

TO HAVE AND TO HOLD all and singular the above-described real property, together with the appurtenances unto the said Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto executed this Grant Deed as of the day and year first above written.

BOISE RESEARCH CENTER, INC.

By

David W. Naylor

Vice-President

STATE OF IDAHO)

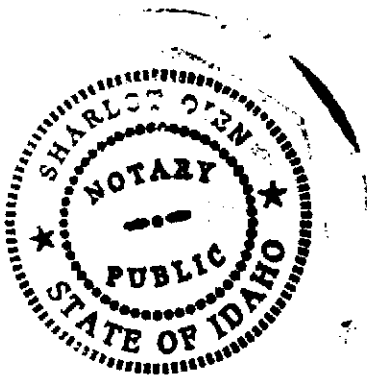
) ss:

County of Ada)

On this 1st day of July, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known to me to be the Vice-President of BOISE RESEARCH CENTER, INC., an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing instrument 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 the day and year in this certificate first above written.

(SEAL)



Sharlot O'Brien
Notary Public for Idaho
Residing at Culwell, Idaho
My Commission Expires: 6-23-95

9352111

PIONEER TITLE CO.

ADA COUNTY, IDAHO

J. DAVID VALENTI

RECORDED BY *David*
TRUSTEE'S DEED

COPY

6.00

'93 JUL 1 PM 2 11

This deed made this 1st day of July 1993 between West One Bank, Idaho, f.k.a. Idaho First National Bank, P.O. Box 7928, Boise, Idaho 83707, as Trustee for The Melitta Mae Grant Trust, Grantor, party of the first part, and Boise Research Center, Inc. whose address is 12301 West Explorer Drive, Suite 200, Boise, Idaho, Grantee, party of the second part:

WITNESSETH, That the said party of the first part, for good and other valuable consideration, to them in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey without warranty unto the said party of the second part the following described real property situated in Ada County, State of Idaho, to wit:

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN,
ADA COUNTY, IDAHO.

EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF
CHINDEN ROAD.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or otherwise appertaining, and all estate, right, title, and interest in and to the said property.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises, together with appurtenances, unto the party of the second part and their heirs and assigns forever.

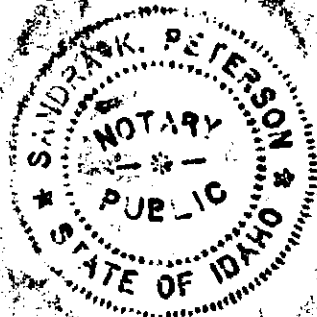
West One Bank, Idaho as Trustee of
the Melitta Mae Grant Trust

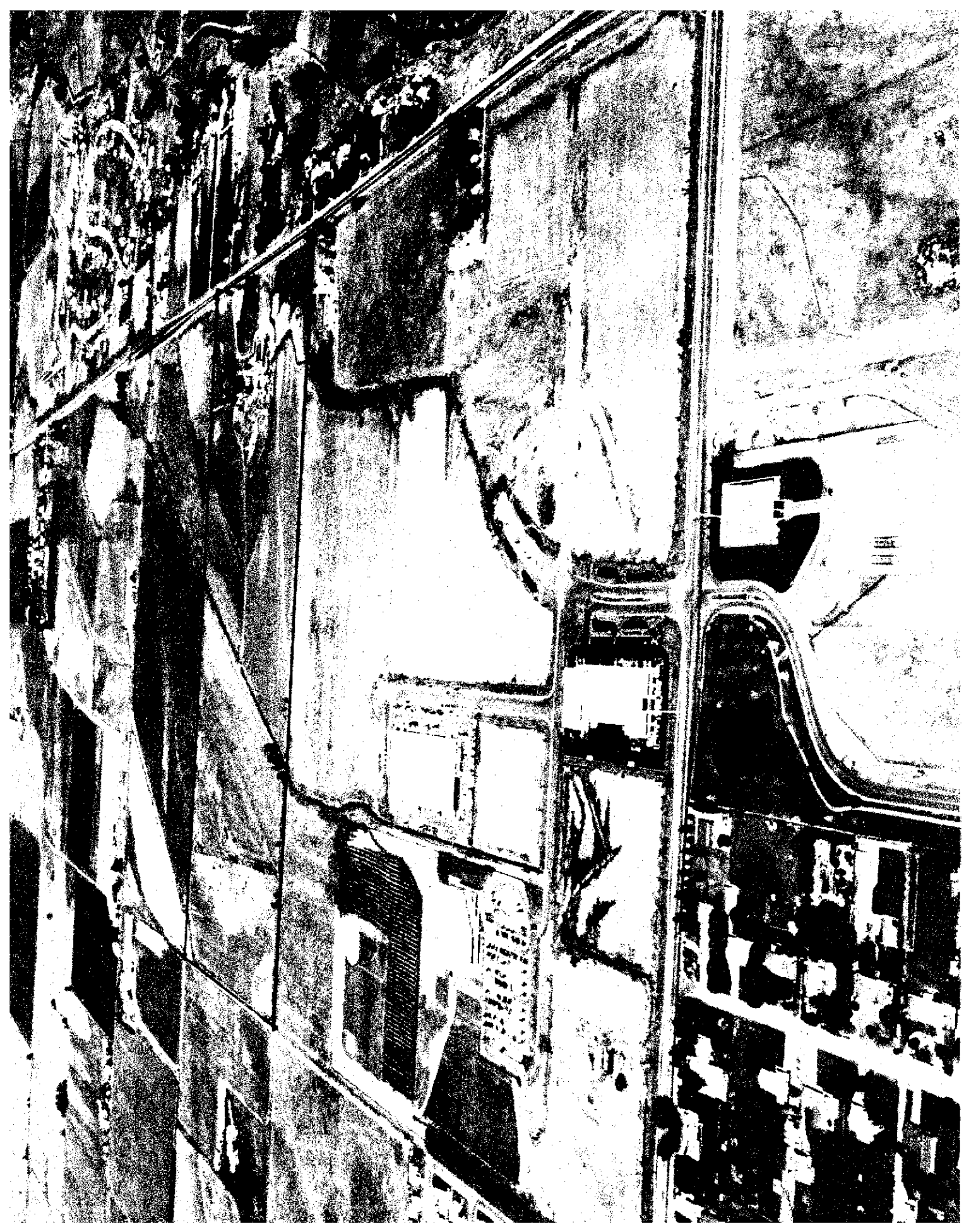
By *John C. Thomas*
Manager, Real Estate Trust

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 1st day of JULY, in the year of
1993, before me, the undersigned, a notary public,
personally appeared JOHN C. THOMAS,
known or identified to me to be the MANAGER, TRUST REAL ESTATE
of the corporation/fiduciary that executed the instrument or
the person who executed the instrument on behalf of said
corporation/fiduciary and acknowledged to me that such
corporation/fiduciary executed the same.

Sandra K. Peterson
Notary Public for Idaho
Residing at Boise, ID
Commission Expires 9-18-95







TICOR TITLE INSURANCE

COPY

13 4001 60 005410

Policy of Title Insurance

American Land
Title Association
Owner's Policy
(4-6-90)

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS, TICOR TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;

2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title.
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

This policy shall not be valid or binding until countersigned below by an authorized signatory of the Company.

Issued by:
PIONEER TITLE COMPANY
OF ADA COUNTY
821 West State Street
Boise, ID 83702
(208) 336 - 6700

Authorized Signatory

TICOR TITLE INSURANCE COMPANY

By

President

Attest

Secretary



TRANS .	SI	INF										PROP
<u>TYPE</u>	<u>IND</u>	<u>END</u>	<u>CODE</u>	<u>CODE</u>	<u>CODE</u>	<u>CODE</u>	<u>CODE</u>	<u>CODE</u>	<u>REISSUE AMOUNT</u>	<u>ST.</u>	<u>CTY</u>	<u>TYPE</u>

\$

OWNERS

SCHEDULE A

<u>OFFICE FILE NUMBER</u>	<u>POLICY NUMBER</u>	<u>DATE OF POLICY</u>	<u>AMOUNT OF INSURANCE</u>	<u>PREMIUM AMOUNT</u>
P 116138	13 4001 60 005410	JULY 1, 1993 AS OF 2:11 P.M.	\$1,500,000.00	\$3,730.00

1. Name of Insured:
BOISE RESEARCH CENTER, INC.
2. The estate or interest in the land which is covered by this policy is:
FEE SIMPLE
3. Title to the estate or interest in the land is vested in:
BOISE RESEARCH CENTER, INC., AN IDAHO CORPORATION
4. The land herein described is encumbered by the following mortgage or Trust Deed, and assignments:
A MORTGAGE AND PARTIAL RELEASE AGREEMENT TO SECURE AN INDEBTEDNESS OF \$750,000.00, AND ANY OTHER AMOUNTS AS THEREIN PROVIDED, PAYABLE UNDER THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS THEREOF.
DATED: APRIL 1, 1993
MORTGAGOR: BOISE RESEARCH CENTER, INC.
MORTGAGEE: WEST ONE BANK OF IDAHO, N.A., AS TRUSTEE OF THE MELITTA MAE GRANT TRUST
RECORDED: JULY 1, 1993
INSTRUMENT NO.: 9352112
AFFECTS: PARCEL A

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in the Policy is described as follows:

SEE SCHEDULE C

OWNERS
SCHEDULE B

Policy Number: P 116138 13 4001 60 005410

Owners

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

General 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.

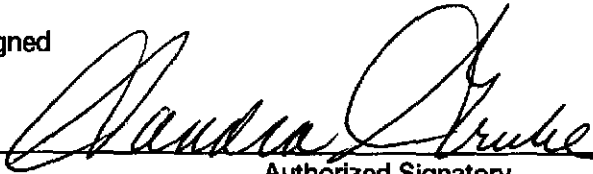
Special Exceptions: The mortgage, if any, referred to in Item 4 of Schedule A.

1. GENERAL TAXES FOR THE YEAR 1993, WHICH ARE LIENS, ARE NOT YET DUE AND PAYABLE.
2. REAL PROPERTY TAXES WHICH MAY BE ASSESSED, LEVIED AND EXTENDED ON ANY "SUBSEQUENT AND/OR OCCUPANCY ROLL" WITH RESPECT TO IMPROVEMENTS COMPLETED DURING THE YEAR WHICH ESCAPED ASSESSMENT ON THE REGULAR ASSESSMENT ROLL, WHICH ARE NOT YET DUE AND PAYABLE.
3. RIGHTS OR CLAIMS OF ZINGER LATERAL AS SHOWN ON MAP.
4. AS EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT OR BY ACTION HEREIN SET FORTH.
FOR: ACCESS
IN FAVOR OF: PARCEL B
RECORDED: JULY 1, 1993
INSTRUMENT NO.: 9352112
AFFECTS: PARCEL A

END OF EXCEPTIONS

NOTE: THERE IS NO NOTICE OF RECORD AND THEREFORE NO SEARCH HAS BEEN MADE FOR ANY UNPAID ASSESSMENTS, CHARGES OR FEES FOR SEWER, WATER, GARBAGE, IRRIGATION AND OTHER POSSIBLE UTILITY SERVICES.

Countersigned

A handwritten signature in cursive script, appearing to read "Sandra Drake", is written over a horizontal line.

Authorized Signatory

SCHEDULE B (STANDARD COVERAGE) Schedule B of this Policy consists of 2 pages.

PARCEL A

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO.

EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF CHINDEN ROAD.

ALSO EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 28, FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 28 AND 29, BEARS NORTH 89 DEGREES 43'08" WEST 2647.97 FEET;
THENCE NORTH 89 DEGREES 43'08" WEST 1323.98 FEET TO THE C-W1/16 CORNER;
THENCE NORTH 00 DEGREES 22'31" EAST ALONG THE WEST BOUNDARY OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28 A DISTANCE OF 674.32 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 43'08" EAST 823.76 FEET TO A POINT;
THENCE NORTH 00 DEGREES 21'17" EAST 830.79 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 08'00" EAST 500.00 FEET TO A POINT ON NORTH-SOUTH MID-SECTION LINE FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 21 AND 28; BEARS NORTH 00 DEGREES 21'17" EAST 1137.54 FEET
THENCE SOUTH 00 DEGREES 21'17" WEST 1500.00 FEET TO THE POINT OF BEGINNING.

PARCEL B

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 28, FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 28 AND 29, BEARS NORTH 89 DEGREES 43'08" WEST 2647.97 FEET;
THENCE NORTH 89 DEGREES 43'08" WEST 1323.98 FEET TO THE C-W1/16 CORNER;
THENCE NORTH 00 DEGREES 22'31" EAST ALONG THE WEST BOUNDARY OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28 A DISTANCE OF 674.32 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 43'08" EAST 823.76 FEET TO A POINT;
THENCE NORTH 00 DEGREES 21'17" EAST 830.79 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 08'00" EAST 500.00 FEET TO A POINT ON NORTH-SOUTH MID-SECTION LINE FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 21 AND 28; BEARS NORTH 00 DEGREES 21'17" EAST 1137.54 FEET
THENCE SOUTH 00 DEGREES 21'17" WEST 1500.00 FEET TO THE POINT OF BEGINNING.

This sketch is for location purposes
only. The Company assumes no
liability for variations.
PIONEER TITLE COMPANY
of Ada County

(2611)

(2611)

21000

5052872600

A

B

21000

(2598)



U.S.

HWY.

20

&

26

(1321)

CHIN

CLAIMANT'S NAME

West On Bank, Trustee

CLAIM IDENT. NO.

0010947
A03-19920

DATE RECEIVED 9/6/89

CK #

AMOUNT \$

YES

NO

Require
Info?

1. Is the name and address complete with zip code? ☒ YES ☐ NO *
2. Is a priority date entered? ☒ YES ☐ NO *
Is the priority date acceptable in view of mandatory filing dates?
See Adjudication Memos #1 and #4 to determine if a Permit is required. ☒ YES ☐ NO *
3. (a) Is a source entered? ☒ YES ☐ NO *
- (b) Is a tributary to entered? (if required) ☒ YES ☐ NO N/A *
4. Is the legal description of the p.d. sufficient? ☒ YES ☐ NO *
5. Is there a description of the diverting works? ☒ YES ☐ NO *
6. Are the water uses appropriate for the form? The short form is limited to domestic and stockwater uses with direct diversion. All claims that include storage or instream stockwater must use long form. ☒ YES ☐ NO *
- Is the period of use included? ☒ YES ☐ NO *
- Is a quantity claimed for each use? ☒ YES ☐ NO *
7. Is a total quantity claimed entered? ☒ YES ☐ NO *
8. If required is a consumptive use entered? ☒ YES ☐ NO N/A *
- Is the consumptive use correct? ☒ YES ☐ NO N/A *
9. Are the non-irrigation uses listed properly? If this claim is on the short form, and more than one domestic use is listed, single ownership must be stated. If not under single ownership, see Adjudication Memo # 4. ☒ YES ☐ NO N/A *
10. Is (are) the place(s) of use and purpose(s) indicated? ☒ YES ☐ NO *
11. Is (are) the county(ies) entered? ☒ YES ☐ NO *
12. Is the ownership of p.u. checked? ☒ YES ☐ NO *
13. Are other water rights listed or "none" indicated? ☒ YES ☐ NO none
14. If required, are remarks correct? (If the claimant does not own the place of use, authority for filing the claim must be explained in the remarks.) ☒ YES ☐ NO N/A *
15. Is the basis of the claim indicated? ☒ YES ☐ NO *
16. If the claimant requested a monthly docket sheet, is payment enclosed? (If yes, describe payment status in "Comments" below.) ☒ YES ☐ NO N/A *
17. Is the claim signed by the claimant, and is the signature appropriate? Organizations must complete the organization block. ☒ YES ☐ NO *
18. Has the claim been signed, sealed, and dated by a notary? ☒ YES ☐ NO *
19. Was this claim filed on time, or was an extension granted? ☒ YES ☐ NO *
20. Is the fee enclosed correct? ☒ YES ☐ NO Exempt *
21. If this claim is based on an existing water right, has the identification number been entered? ☒ YES ☐ NO N/A *
22. Should this claim be data entered? ☒ YES ☐ NO *

Claim checked by: Rat

Date: 12-6/89

Claim must be returned to claimant:

(Yes)

(No)

Claimant must be notified of modifications:

(Yes)

(No)

Receipt Prepared by:

Claim data entered by: Jodie

Sent to claimant by:

Date:

Date:

Date:

JUL 27 1994

Checked by: Rat

Date: 12/28

Comments: give claim new number - refers to 63-05097 in remarks.

I only found 2 domes. claims together. ~~if~~ don't see other claims referred to

AJ0749NP
No. 63-19920

IDAHO DEPARTMENT OF WATER RESOURCES
ADJUDICATION CLAIM PROFILE REPORT
(REGIONAL)

DATE: 11/22/99
PAGE: 2

Comments:

Date: 02/07/1997 User-ID: CORR2 Subject: COPIED FROM REMARKS
3 RESIDENCES & A DAIRY OPERATION ARE SERVICED BY THIS WELL. 2
OTHER SEPARATE CLAIMS HAVE ALSO BEEN FILED.

Date: 11/22/1999 User-ID: DBUFFING Subject: NAME CHANGE - OWNERSHIP CHANGE
THE DATA IN THE NAME FIELD WAS CHANGED TO SHOW THIS RIGHT HAS AN
OWNERSHIP CHANGE.

Audit:

11/22/99 DBUFFING



State of Idaho
DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

November 24, 1999

DIRK KEMPTHORNE
GOVERNOR

RE: Water Right No. 63-19920

KARL J. DREHER
DIRECTOR

BRIGHTON CORPORATION
12426 W EXPLORER DR
BOISE ID 83713

Dear Property Owners:

Enclosed is a copy of the above referenced water right which reflects the change in ownership of the land and appurtenant water rights covered under the original filing. Also enclosed is a copy of the Notice of Completed Administrative Proceedings which has been sent to the Snake River Basin Court as notification of the change.

Thank you for your patience and cooperation. If you have any questions concerning the enclosed water rights, please feel free to contact this office.

Sincerely,

Denise Buffington

Denise Buffington
Records Clerk
Adjudication Section
Western Region

DB:db

Enclosures

cc: West One Bank, Trustee for Melitta Grant

DATE: 06/19/98
PAGE: 1

Audit: 06/19/98 CWALKER

IDaho DEPARTMENT OF WATER RESOURCES
ADJUDICATION CLAIM PROFILE REPORT

DATE: 06/04/98
PAGE: 263

NAME & ADDRESS

NAME & ADDRESS
WEST ONE BANK TRUSTEE FOR MELITTA GRANT PO BOX 7928 BOISE ID 83707 (208) 383-7172

PRIORITY
DATE 12/31/1962

WATER USE
DOMESTIC

USE PERIOD
FROM TO

01-01 12-31

DIVERSION
VOLUME

BOISE ID 83707
(208) 383-7172

Water Source: GROUNDWATER

Tributary to:

Stage: BENEFICIAL USE

Point(s) of Diversion:

T04N R01E S28

MEMORANDUM

ADA County

Place of use Legal Description for: DOMESTIC

32

15

SE

[illegible]

04N 01E 28

POW County: ADA

Non-Irrigation Uses: 1 HOME

Other Rights: SEE REMARKS

Conditions of Approval:

N11 - THE QUANTITY OF WATER DECEED FOR THIS WATER RIGHT IS NOT A
- DETERMINATION OF HISTORICAL BENEFICIAL USE.

N13 - THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
- GALLONS PER DAY.

Remarks: EXP S0528212600

Dates: _____ **Exam Made Date:** _____

Verified Date:

Objection Filed Date:

Misc: Water District Number:

Field Inspection Flag:
Presumption Flag:

Comments: Date: 02/07/1997 User-ID: CORR2 Subject: COPIED FROM REMARKS
3 RESIDENCES & A DAIRY OPERATION ARE SERVICED BY THIS WELL. 2
OTHER SEPARATE CLAIMS HAVE ALSO BEEN FILED.

Audit: 02/07/97 CORR2



State of Idaho

DEPARTMENT OF WATER RESOURCES

1301 North Orchard Street, Statehouse Mail, Boise, Idaho 83720 -(208) 327-7900

CECIL D. ANDRUS

GOVERNOR

R. KEITH HIGGINSON

DIRECTOR

January 3, 1990

West One Bank
Trustee For Melitta Grant
P.O. Box 7928
Boise, ID 83707

RE: Snake River Basin Adjudication (SRBA)
Ada County, A63-19920, A63-05097

Dear Claimant:

We are forwarding to you a computer generated copy of the Notice of Claims which you filed for Ms. Grants property in Ada County.

We have interpreted the data from these claims and have made some minor modifications which we feel more accurately describes these water right. Please review the enclosed form to assure that these modifications are in agreement with these water rights.

If you agree that the modifications are correct as indicated, you do not have to return this form. If you feel we have misinterpreted this claims, and you make any changes to the Notice of Claim forms enclosed, you must initial the changes you make, sign the form before a notary public and return the claim and a copy of this letter to:

Idaho Department of Water Resources
Adjudication Bureau
Statehouse Mail
Boise, Idaho 83720
(208) 327-7900

Please make these corrections before February 5, 1990. Do not hesitate to contact this office, or our Western Region Office, if you have any questions or concerns.

Yours Truly,

John H. Henthorn
for Donald V. Shaff
Manager, Adjudication Section

DVS:cp:state:western

Enclosures:

Claim #A63-19920, A63-5097

MICROFILMED

JUL 27 1994

+ - - AUDIT FIELDS - 12/21/89 SRBA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525</
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CIVIL CASE NUMBER	-	39576
OLD CASE NUMBER	-	
OLD JUDICIAL DISTRICT	-	
TEMPORARY RIGHT	-	P
WATER DISTRICT	-	
FEDERAL/STATE INDICATOR	-	S
PRESUMPTION FLAG	-	

WATER EXAMINER

JAN 4 1993