

10-13-09

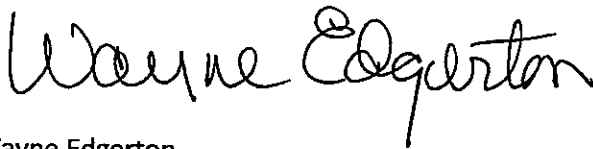
Dear Sir or Madam,

I am submitting a notice of change but think I need to explain the sequence of events that occurred. Back in Feb 2007, the investment company DBSI put together a deal to sell DBSI Cobra 370 LLC, which was a subsidiary of theirs, to a group of investors, of which I'm one, and the new entities name was DBSI Snake River Valley LLC. You may have heard that DBSI perpetuated a large amount of fraud on investors and is now in chapter 11 bankruptcy. During their time of managing the properties they sold to investors they were very sloppy in their administrative duties. When the property was conveyed from DBSI Cobra 370 LLC to DBSI Snake River Valley 370 LLC, even though the sale was completed they failed to make the necessary administrative changes for the name change.

What I'm trying to do now is to get the name corrected to where it should have been. We have now changed the entity to be Snake River Valley II LLC, removing the reference to DBSI as they are no longer involved in this property. When they were involved it was only as the manager and they had no ownership.

So after that long story the current owners name is Snake River Valley II, LLC and I am the unpaid manager of this property and also an investor in it.

If you have any questions on this please don't hesitate to call me.



Wayne Edgerton

Manager

Snake River Valley II LLC

4508 Pacer Way

Flower Mound, TX 75028

972-539-8530

w.edgerton@grandecom.net

✓
SR 10-16-2009

RECEIVED

OCT 16 2009

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

DEPARTMENT OF
WATER RESOURCES

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 IDWR will produce new water right number(s) for the split(s).

Water Right No(s)	Adjudication Claim No(s)	Split(s)	Water Right No(s)	Adjudication Claim No(s)	Split(s)
Adj 2-2061					
Adj 2-2086					
57-276 PD					
2 copy to WA					

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 on file with the county Planning and Zoning or Recorder's Office).
- OR**
- D. 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 or equivalent **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)

DBSI COBRA 370-LLC

1550 S. TECH LANE

MERIDIAN, ID 83642

4. New Owner/Claimant(s)

SNAKE RIVER VALLEY II, LLC

Name Connector (Check one): ☐ and, ☐ or, ☐ and/or

New Mailing Address

4508 PACER WAY

City, State and ZIP Code

FLOWER MOUND, TX 75028

New Telephone Number

(972) 539-8530 Email: W. Edgerton@GRANDECOM.N

5. Date you acquired the property _____
6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in line 1, then skip this line and go to line 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 (you may copy this page, if 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 will not be split, skip this area and proceed to line 7)		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		

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.

7. Signature(s) of New Owner(s) or Claimant(s) Wayne Edgerton MANAGER
(title if applicable)
- _____
(title if applicable)

IT IS IMPORTANT TO FILE THIS COMPLETED FORM AT THE APPROPRIATE IDWR OFFICE, WITH PAYMENT OF THE FILING FEE AND THE OWNERSHIP DOCUMENT(S), AS REFERRED TO IN LINE 2.

For IDWR Office Use Only:

Received by _____ Date _____
 Received by _____ Date _____
 Processed by _____ AJ Date _____

Receipt Amt. _____
 Receipt No. _____
 WR _____ Date _____

WARRANTY DEED

FOR VALUE RECEIVED, DBSI Cobra 370 LLC, an Idaho limited liability company ("Grantor") does hereby GRANT, BARGAIN SELL AND CONVEY unto DBSI Snake River Valley LLC, an Idaho limited liability company, ("Grantee"), whose current address is 4508 Pacer Way, Flower Mound, Texas 75028, the following described real property in Owyhee County, State of Idaho, more particularly described as follows, to-wit:

See the attached Exhibit "A", which by this reference becomes a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Date: September 22, 2009

[Remainder of page intentionally left blank; signature page follows.]

Instrument # 269394

MURPHY, OWYHEE, IDAHO

10-5-2009 01:13:17 No. of Pages: 4

Recorded for : WARNER LAW OFFICES, PLLC

CHARLOTTE SHERBURN

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

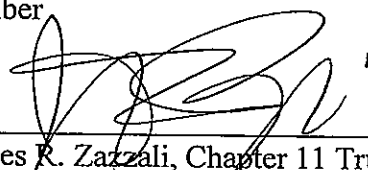
Fee: 12.00
M. Peterson

GRANTOR:

DBSI COBRA 370 LLC,
an Idaho limited liability company

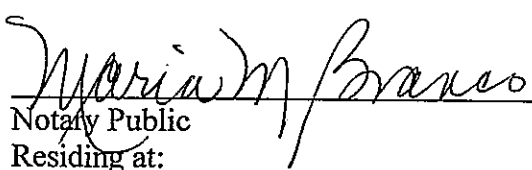
By: DBSI Inc. (f/k/a DBSI Housing Inc.),
Its Sole Member

By: _____


James R. Zazzali, Chapter 11 Trustee,
Chapter 11 Case Number 08-12687
(PJW) (Jointly Administered),
United States Bankruptcy Court for the
District of Delaware

State of New Jersey §
County of Essex § ss.

On this 22nd day of September in the year 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared James R. Zazzali known or identified to me to be Chapter 11 Trustee of DBSI Inc. (f/k/a DBSI Housing Inc.), Chapter 11 Case Number 08-12687 (PJW) (Jointly Administered), United States Bankruptcy Court for the District of Delaware, Sole Member of DBSI Cobra 370 LLC and the individual who subscribed said limited liability company's name to the foregoing instrument and acknowledged to me that he executed the same in said limited liability company name.


Notary Public
Residing at: _____
My commission expires: _____

Notary Stamp

MARIA M. BRANCO
Notary Public, State of New Jersey
No. 2203842
Qualified in Union County
Commission Expires July 28, 2012

EXHIBIT A

Parcel I:

This parcel is a portion of Government Lot 3 of Section 1, Township 1 South, Range 3 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the Northeast corner of said Government Lot 3; thence South $89^{\circ}35'25''$ West along the North boundary of said Government Lot 3 a distance of 330.00 feet to the TRUE POINT OF BEGINNING; thence South $0^{\circ}26'56''$ West a distance of 235.95 feet; thence North $59^{\circ}09'27''$ West a distance of 466.36 feet to a point on said North boundary; thence South $89^{\circ}33'03''$ East along said North boundary a distance of 402.27 feet to the TRUE POINT OF BEGINNING.

Parcel II:

In Township 1 South, Range 3 West, Boise Meridian, Owyhee County, Idaho, Section 1: Lot 2, and a parcel of land in Lot 3, described as follows:

BEGINNING at the Southeast corner of Lot 3 in Section 1, Township 1 South, Range 3 West, Boise Meridian, Owyhee County, Idaho; thence West along the South boundary line of said Lot, 330 feet; thence North parallel with the East boundary line of said Lot, 1320 feet to the North boundary line of said Lot; thence East along said North boundary line, 330 feet to the Northeast corner of said Lot; thence South along the East boundary line of said Lot, 1320 feet to the POINT OF BEGINNING.

Subject to exceptions and reservations contained in patents from the United States. Subject to all easements, restrictions and reservations of record and of use.

Parcel III:

In Township 1 South, Range 3 West, Boise Meridian, Owyhee County, Idaho Section 2: Lots 1 and 2, Southeast Quarter Northeast Quarter, Northeast Quarter Southeast Quarter, less the following described tract:

BEGINNING at the Southeast corner of Section 2, Township 1 South, Range 3 West, Boise Meridian; thence West 1320 feet; thence North 2350 feet; thence North $43^{\circ}5'$ East 127.3 feet to the TRUE POINT OF BEGINNING; thence North $43^{\circ}05'$ East 225 feet; thence South $24^{\circ}49'$ East 210 feet; thence South $43^{\circ}05'$ West 225 feet; thence North $24^{\circ}49'$ West 210 feet to the TRUE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING:

A portion of the Northeast Quarter Southeast Quarter of Section 2, Township 1 South, Range 3 West of the Boise Meridian and is more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast Quarter Southeast Quarter; thence North $0^{\circ}37'35''$ East along the West boundary of said Northeast Quarter Southeast Quarter a distance of 603.26 feet to a point on the Southwesterly right of way boundary for Idaho State Highway 78; thence South $33^{\circ}55'28''$ East along said boundary a distance of 689.85 feet; thence Southeasterly 43.35 feet continuing along said boundary following the arc of a curve to the right having a central angle of $1^{\circ}46'30''$ East a distance of 43.35 feet to a point on the South boundary of said Northeast Quarter Southeast Quarter; thence North $89^{\circ}14'17''$ West along said South boundary a distance of 415.30 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

A parcel of land located in the Southeast $1/4$ of the Northeast $1/4$ and the Northeast $1/4$ of the Southeast $1/4$ of Section 2, Township 1 South, Range 3 West, Boise Meridian, Owyhee County, Idaho. Being further described as follows:

Beginning at a point on the East line of said section 2, from which the Northeast corner of said Section 2 bears North $00^{\circ}37'51''$ East a distance of 2051.26 feet; thence along said East line, South $00^{\circ}37'51''$ West to the South $1/16$ corner, a distance of 1,735.07 feet; thence along the South line of the Northeast $1/4$ of the Southeast $1/4$ of said section 2, North $89^{\circ}14'17''$ West to the Northeasterly right-of-way of State Highway 78, a distance of 836.68 feet; thence along said right-of-way the following 2 courses, from a tangent which bears North $35^{\circ}57'08''$ West, along a curve to the right with a radius of 1,333.40 feet and a central angle of $03^{\circ}48'26''$ an arc length of 88.60 feet (with a chord bearing of North $34^{\circ}02'55''$ West, and a chord distance of 88.59 feet); North $33^{\circ}55'27''$ West to the West line of the Northeast $1/4$ of the Southeast $1/4$ of said section 2, a distance of 786.71 feet; thence along said West line of the Northeast $1/4$ of the Southeast $1/4$, North $00^{\circ}37'36''$ East a distance of 351.05 feet; thence leaving said West line of the Northeast $1/4$ of the Southeast $1/4$, North $45^{\circ}56'27''$ East a distance of 20.15 feet; thence South $26^{\circ}52'49''$ East a distance of 234.13 feet; thence North $45^{\circ}56'54''$ East a distance of 264.50 feet; thence North $26^{\circ}52'49''$ West a distance of 234.16 feet; thence North $45^{\circ}56'27''$ East a distance of 187.83 feet; thence North $00^{\circ}37'32''$ East to the centerline of a concrete irrigation ditch, a distance of 859.90 feet; thence along said centerline of concrete irrigation ditch the following 8 courses; South $85^{\circ}16'31''$ East a distance of 40.16 feet; South $89^{\circ}44'51''$ East a distance of 176.30 feet; South $85^{\circ}42'39''$ East a distance of 70.84 feet; South $80^{\circ}31'11''$ East a distance of 40.51 feet; South $79^{\circ}05'19''$ East a distance of 97.39 feet; South $70^{\circ}49'27''$ East a distance of 79.17 feet; South $51^{\circ}15'04''$ East a distance of 80.10 feet; South $45^{\circ}02'32''$ East a distance of 610.21 feet to the POINT OF BEGINNING.

BASIS OF BEARINGS:

The East line of the Northeast 1/4 of Section 2, Township 1 South, Range 3 West, Boise Meridian, derived from found monuments and taken as South 00° 37' 51" West.

ALSO EXCEPTING THEREFROM:

A parcel of land located in the Northeast 1/4 of the Southeast 1/4, Section 2, Township 1 South, Range 3 West, Boise Meridian, Owyhee County, Idaho. Being further described as follows:

Beginning at a point on the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 2 also being on the Northeasterly right-of-way of State Highway 78, from which the East 1/4 corner of said Section 2 bears North 66°36'23" East a distance of 1,459.75 feet;
thence continuing along said West line North 00°37'36" East a distance of 351.05 feet;
thence leaving said West line North 45°56'27" East a distance of 284.66 feet;
thence South 26°52'49" East a distance of 29.31 feet;
thence South 45°56'27" West a distance of 264.32 feet;
thence South 00°37'36" West to a point on said right-of-way a distance of 380.02 feet;
thence continuing along said right-of-way North 33°55'27" West a distance of 49.37 feet to the POINT OF BEGINNING.

BASIS OF BEARINGS:

The East line of the Northeast 1/4 of Section 2, Township 1 South, Range 3 West, Boise Meridian, derived from found monuments and taken as South 00° 37' 51" West.

Parcel V:

In Township 1 North, Range 3 West, Boise Meridian, Owyhee County, Idaho
Section 36: Lots 1, 2, 3 and 4.

Parcel VI:

Section 36: Southwest Quarter of the Southwest Quarter of Section 36, Township 1 North, Range 3 West, Boise Meridian, Owyhee County, Idaho.

BASIS OF BEARINGS:

The East line of the Northeast 1/4 of Section 2, Township 1 South, Range 3 West, Boise Meridian, derived from found monuments and taken as South 00° 37' 51" West.

ALSO EXCEPTING THEREFROM:

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 1 South, Range 3 West, Boise Meridian, Owyhee County, Idaho. Being further described as follows:

Beginning at the Northeast 1/16 corner of said section 2, from which the Northeast corner of said Section 2 bears North 49° 50' 04" East a distance of 1761.42 feet;
thence South 89° 11' 30" East along the North line of said Southeast 1/4 of the Northeast 1/4, a distance of 118.59 feet to the centerline of a concrete irrigation ditch;
thence along said centerline the following 5 courses;
 South 15° 04' 11" East a distance of 247.71 feet;
 South 26° 31' 18" East a distance of 51.91 feet;
 South 43° 32' 41" East a distance of 24.97 feet;
 South 51° 38' 48" East a distance of 82.98 feet;
 South 69° 24' 22" East a distance of 46.39 feet;
thence South 00° 37' 32" West, a distance of 859.90 feet;
thence South 45° 56' 27" West to the West line of said Northeast 1/4 of the Southeast 1/4 of section 2, a distance of 472.49 feet;
thence along said West line of the Northeast 1/4 of the Southeast 1/4 of section 2, North 00° 37' 36" East to the Center east 1/16 corner, a distance of 245.79 feet;
thence along the West line of the Southeast 1/4 of the Northeast 1/4 of said section 2, North 00° 37' 32" East a distance of 1,315.94 feet to the POINT OF BEGINNING.

BASIS OF BEARINGS:

The East line of the Northeast 1/4 of Section 2, Township 1 South, Range 3 West, Boise Meridian, derived from found monuments and taken as South 00° 37' 51" West.

Parcel IV:

In Township 1 North, Range 3 West, Boise Meridian, Owyhee County, Idaho.
Section 35: Southeast Quarter of the Southeast Quarter of Section 35, Township 1 North, Range 3 West, Boise Meridian, Owyhee County, Idaho.

EXCEPTING THEREFROM:

A parcel of land located in the Northeast 1/4 of the Southeast 1/4, Section 2, Township 1 South, Range 3 West, Boise Meridian, Owyhee County, Idaho. Being further described as follows:

Beginning at a point, from which the East 1/4 corner bears North 88° 27' 01" East a distance of 1131.77 feet;
thence South 26° 52' 49" East a distance of 234.16 feet;
thence South 45° 56' 54" West a distance of 264.50 feet;
thence North 26° 52' 49" West a distance of 234.13 feet;
thence North 45° 56' 27" East a distance of 264.51 feet;
to the POINT OF BEGINNING.



ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY

09 OCT -6 AM 10: 54

SECRETARY OF STATE
STATE OF IDAHO

(Instructions on back of application)

1. The name of the limited liability company is:

DBSI Snake River Valley LLC

If the LLC has been administratively dissolved and the name is no longer available for use, #3 below must include an amendment of name.

2. The date the articles of organization were filed was:

February 6, 2007

COMPLETE ONLY THE APPLICABLE ITEMS

3. The name of the limited liability company is amended to read:

Snake River Valley IT, LLC

4. The management of the limited liability company shall henceforth be vested in:



Manager(s)



Members

5. The information on the managers/members shall be amended as follows:

Name	Address	Add	Delete	Other
DBSI Housing, Inc.	1550 S. Tech Lane, Meridian, ID 83642	☐	☒	
Snake River Valley	1037 E. Winding Creek Dr., Eagle, ID 83616	☒	☐	
Management LLC		☐	☐	
		☐	☐	
		☐	☐	

6. Signature of at least one manager, if any, or at least one member.

Signature:

Wayne Edgerton

Typed Name:

Wayne Edgerton, Snake River Valley Mgt. LLC

Capacity:

manager

Signature:

Typed Name:

Capacity:

Secretary of State use only

g:\comp\form\info\amendments\artic1c.ppt
Revised 06/2004

Web Form



**STATEMENT OF CHANGE OF REGISTERED OFFICE
OR REGISTERED AGENT, OR BOTH**
(See reverse for instructions)

09 OCT -6 AM 10:55

SECRETARY OF STATE
STATE OF IDAHO

File #: _____

The undersigned entity submits the following statement for the purpose of changing its registered office or its registered agent, or both, in the State of Idaho.

1. The name of the entity is:

Snake River Valley ID LLC

2. The street address of its present registered office is:

1550 S. Tech Lane, Meridian, ID 83642

3. The new street address in Idaho (not a P.O. box or PMB) to which its registered office is to be changed is:

1037 E. Winding Creek Dr., Eagle, ID 83616

4. The name of its old registered agent is: Douglas L. Swenson

5. The name of its new registered agent is: Shane K. Warner

Dated: 10-2-2009

Signed: Wayne Edgerton

Printed: Wayne Edgerton, Mgr.

Capacity: Snake River Valley Management, LLC

I consent to serve as registered agent for the above-named entity.

Shane K. Warner
(Signature of new registered agent)

FILE ONE COPY

NO FEE REQUIRED

g:\corp\forms\misc\forms\changeRA_RO.p65

Rev 06/2008

Wayne Edgerton*For reference
only.*

From: "Shaff, Don" <Don.Shaff@idwr.idaho.gov>
To: <wayne.e@grandecom.net>
Cc: "Myrin, Marc A." <Marc.Myrin@tklaw.com>
Sent: Thursday, July 16, 2009 5:24 PM
Attach: 2-2061 2-2086 POU Analysis.xls
Subject: Comparison Snake River water rights

Wayne, I had time today to do a comparison between the description of the elements in water right licenses 2-2061 and 2-2086 and the recommendations sent to the Court in the Director's Report. I confirmed the survey parcels in the recommendations are correct. I have attached a worksheet to show those comparisons of the place of use for the water rights. The Notes column shows the action or a decision factor for each survey parcel, and therefore, why the recommendation differs from the earlier licenses as to survey parcels.

The recommendations are constrained to the total acres on the claims initially filed by the Mullers and never amended by any successors. To get a different result, both rights covering the same lands, would require amending the claims as explained in some detail in the worksheet.

Settlement thoughts:

IDWR described the point of diversion (POD) a little more precisely than necessary but nonetheless accurately. The objections only seek to have the POD exactly as it appeared on each water right license. IDWR could agree to a change, but the difference in the two descriptions is trifling.

IDWR described the place of use (POU) consistent with the total acres in the claims but found the distribution of the acres in each survey parcel different than the licenses, which in hindsight made some errors in the alignment of the survey parcels. Short of amending the claims to open the way for a different POU description, I believe the POUs are correct as recommended.

The LLC could 1) save face and agree the POD should be changed and consistent with the licenses, or 2) withdraw its objections and let the recommendations proceed forward, after the ownership matter to Snake River Valley is submitted to IDWR and filed with the Court by IDWR.

As a side note and recalling your description of future river lots on the property, I would strongly suggest a specific piece of one water right, if any, is conveyed to a lot buyer rather than the typical "all appurtenances." The latter technique would get messy quickly for a lot owner to have a meaningful appurtenance of water for their lot. You will see in the worksheet one or more water rights is on a single survey parcel. A pro rata share of even two water rights for a lot within a single survey parcel complicates the water right picture for everyone involved.

I am confident you may want to talk with me about this information and the worksheet next week. If so, reply to this message with a good time of day to call you on or after Wednesday. <<2-2061 2-2086 POU Analysis.xls>> I am sure in the not too distant future we will reach settlement and clear this matter from your managing partner duties. Good luck on the title matters.

Don Shaff
 (208)287-4921
 don.shaff@idwr.idaho.gov
 Happiness is a journey, not a destination.

7/16/2009

Snake River Valley LLC

<u>Water Rt #</u>	<u>Section</u>	<u>QQ-Lot</u>	<u>License</u>	<u>Recommended</u>	<u>Notes</u>
2-2106	36	NWSW-4	10	21	
		SESW-3	44	37	Lot 3 added to description
		SWSE-2	25	21	Lot 2 added to description
			79	79	
2-2086	35	NESE	15	0	Owned by another party
	36	NWSW-4	12	21	Lot 4 added to description
		SWSW	20	0	Owned by Hooks
		SESW-3	44	47	
		SWSE-2	25	40	Lot 2 added to description
		SESE-1	12	13	Lot 1 added to description
	1	NENE	2	0	Owned by another party
		NWNE-2	27	33	Lot 2 added to description
		NENW-3	7	10	Lot 3 added to description
			164	164	
57-276	1	NWNE-2		33	
Decreed		NENW-3		10	
				43	

Sum of acres from each water right 286 Total explains why IDWR believes

Possibility					
Both Rights	36	NWSW-4		21	
		SESW-3		47	
		SWSE-2		47	
		SESE-1		29	
	1	NWNE-2		33	
		NENW-3		10	
				187	

Can't do this solution without amer
Motion to Amend Claim before Co
to accomplish this description.

2-2061 Limited to 79 within 187
2-2086 Limited to 164 within 187
57-276 43 acres