

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 73-12170 V1

WATER RIGHT NUMBER: 73-12170 V1

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	BBB ASSETS LLC 150 LIMELIGHT WAY OROVILLE, CA 95966
Current Owner	THE MARSHALL ROBERT CHING AND PHYLLIS J CHING REVOCABLE TRUST MARSHALL ROBERT CHING TRUSTEE PHYLLIS J CHING TRUSTEE 150 LIMELIGHT WAY OROVILLE, CA 95966

Priority Date: 04/01/1875

Basis: Beneficial Use

Status: Active

<u>Source</u>	<u>Tributary</u>
PAHSIMEROI RIVER	SALMON RIVER

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
IRRIGATION	04/01 to 10/31	1.210 CFS	
	<u>Total Diversion:</u>	1.210 CFS	

Location of Point(s) of Diversion

PAHSIMEROI RIVER	NE1/4NE1/4	Sec. 7, Twp 15N, Rge 21E, B.M.
CUSTER County		

Place of Use

IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
16N	20E	26												15.5 L 7					15.5
16N	20E	35					14.0												14.0

Total Acres: 29.5

Conditions of Approval:

1. C18 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.
2. This right is a split from former right 73-12028 .

Remarks:

IDAHO DEPARTMENT OF WATER RESOURCES
Adjudication Recommendation Report 73-12170 V1

Comments:

1. jborg 2/5/2010 Change of Ownership
Comment: Split from Water Right 73-12028

Dates and Other Information:

Decreed Date:
Enlargement Use Priority Date:
Enlargement Statute Priority Date:
Defendant:
Plaintiff:
Civil Case Number:
Judicial District:
Notice of Error Flag:
State or Federal: S
Owner Name Connector:
Water District Number: 73
Generic Max Rate Per Acre:
Generic Max Volume Per Acre:
Swan Falls Trust or Nontrust:
Swan Falls Dismissed:
DLE Act Number:
Carey Act Number:
Mitigation Plan: False

Combined Use Limits:

Water Supply Bank:



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region, 900 North Skyline Drive, Suite A • Idaho Falls, Idaho 83402-1718

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

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Interim Director

February 5, 2010

BBB Assets LLC
150 Limelight Wat
Oroville CA 95966

The Marshall Robert Ching and Phyllis J Ching Revocable Trust
Marshall Robert Ching Trustee
Phyllis J Ching Trustee
150 Limelight Way
Oroville CA 95966

RE: Notice of Change of Water Right Ownership (NCO) for
73-12028 (Split into 73-12169 and 73-12170) and Notice of Completed Administrative
Proceeding (NCAP)

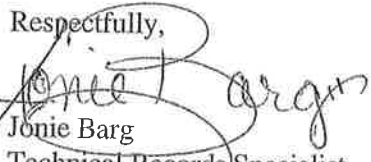
Dear SIR/MADAM:

The Idaho Department of Water Resources (IDWR) received an NCO changing the right holder for a portion of the above referenced water right(s). Based on this NCO, IDWR water right records for the Snake River Basin Adjudication (SRBA) have been updated with new water right numbers reflecting the division of the water right(s).

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

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

Respectfully,


Jonie Barg
Technical Records Specialist

Enclosure

cc: Sydney Dowton
Karen Dowton
PO Box 7
Ellis ID 83235

SCANNED

FEB 10 2010

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

In Re SRBA)

Water Rights: 73-12028
(Split into 73-12169 and 73-12170)

Case No. 39576)

**NOTICE OF COMPLETED
ADMINISTRATIVE
PROCEEDING**

IDWR has completed the following Administrative proceeding:

☐ Address change

☒ Substitution of Party DOWTON-DOWTON, BBB ASSESTS LLC & THE MARSHALL
ROBERT CHING AND PHYLLIS J CHING REVOCABLE TRUST

☐ I.C. § 42-222 transfer

☐ point of diversion ☐ place of use

☐ period of use ☐ nature of use

☐ split of water right ☐ change in ownership

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

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

DATED: 2/10/2010

Signature of IDWR Representative **SCANNED**

CERTIFICATE OF MAILING

I certify that on February 11, 2010, I mailed the original and copies of this form to the following persons, postage prepaid by regular mail and addressed as follows:

1. Original to:

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

2. One copy to:

Claimant/Seller for Substitution of Party or attorney of record:
Sydney Dowton
PO Box 7
Ellis ID 83235

3. One copy to:

Claimant/Purchaser for Substitution of Party, or attorney of record:
BBB Assets LLC
150 Limelight Wat
Oroville CA 95966

The Marshall Robert Ching and Phyllis J Ching Revocable Trust
Marshall Robert Ching Trustee
Phyllis J Ching Trustee
150 Limelight Way
Oroville CA 95966

4. One copy to:

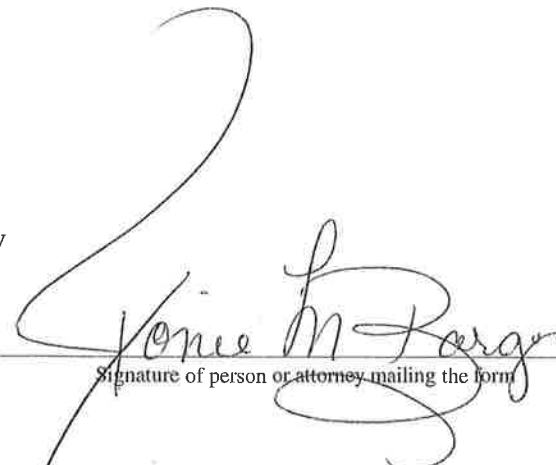
Each party in the subcase, or attorney of record

5. One copy each to:

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

6. One Copy to:

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


Signature of person or attorney mailing the form

02/5/2010

IDAHO DEPARTMENT OF WATER RESOURCES
CLAIMS / RIGHTS NOT RECOMMENDED

<u>W.R. NUMBER</u>	<u>NAME AND ADDRESS</u>	<u>CLAIM DISPOSITION</u>	<u>REASON</u>
73-12028		Disallowed	Split into Water Right 73-12169 and 73-12170

02/05/2010

IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 73-12169
NAME AND ADDRESS: KAREN A DOWTON
PO BOX 7
ELLIS ID 83235
SYDNEY L DOWTON
PO BOX 7
ELLIS ID 83235-0007

SOURCE: PAHSIMEROI RIVER TRIBUTARY: SALMON RIVER
QUANTITY: 0.510 CFS
PRIORITY DATE: 04/01/1875

POINT OF
DIVERSION: T15N R21E S7 NENE Within CUSTER County

PURPOSE AND
PERIOD OF USE:

	<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
	IRRIGATION	04/01 10/31	0.510 CFS
PLACE OF USE:	<u>IRRIGATION in CUSTER County</u>		
	T16N R20E S26 Lot 7 SESW 6.00	T16N R20E S26 Lot 6 SWSE	6.50
	12.5 ACRES TOTAL		

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: BASIS OF CLAIM - Beneficial Use

This right is a split from former right 73-12028 .

SCANNED

FEB 10 2010

02/05/2010

IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 73-12170

NAME AND ADDRESS: BBB ASSETS LLC
150 LIMELIGHT WAY
OROVILLE CA 95966

THE MARSHALL ROBERT CHING AND PHYLLIS J CHING REVOCABLE TRUST
MARSHALL ROBERT CHING TRUSTEE
PHYLLIS J CHING TRUSTEE
150 LIMELIGHT WAY
OROVILLE CA 95966

SOURCE: PAHSIMEROI RIVER TRIBUTARY: SALMON RIVER

QUANTITY: 1.210 CFS

PRIORITY DATE: 04/01/1875

POINT OF
DIVERSION:

T15N R21E S7 NENE Within CUSTER County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
IRRIGATION	04/01 10/31	1.210 CFS

PLACE OF USE: IRRIGATION in CUSTER County

T16N R20E S26 Lot 7 SESW	15.50	T16N R20E S35	NENW	14.00
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29.5 ACRES TOTAL

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: BASIS OF CLAIM - Beneficial Use

This right is a split from former right 73-12028 .

SCANNED

FEB 10 2010

150 Limelight Way
Oroville, CA 95966
November 30, 2009

RECEIVED
DEC 07 2009
Department of Water Resources
Eastern Region

Idaho Department of Water Resources
900 N. Skyline Ave., Ste. A
Idaho Falls, ID 83402

Attn: Jonie Barg, Technical Records Specialist

RECEIVED

Dear Jonie Barg,

DEC 14 2009

Department of Water Resources
Eastern Region

The Dowton Ranch is owned by:

- 1) The Ching Revocable Trust—54.07%
- 2) BBB Assets, LLC—45.93%

Included are the Title Policy and the recent endorsement dated Oct. 16, 2009, of The Ching Revocable Trust's 54.07 % ownership.

Included in the Warranty Deed is the legal description of the Dowton Ranch. Also included is the aerial photograph of the Dowton Ranch and topographic map.

Respectfully submitted,



M. Robert Ching

SCANNED

FEB 10 2010



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region, 900 North Skyline Drive, Suite A • Idaho Falls, Idaho 83402-1718

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

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Interim Director

December 7, 2009

M ROBERT CHING
150 LIMELIGHT WAY
OROVILLE CA 95966

RE: Change in Ownership for Water Right No. 73-10033, 73-10035,
73-12028(Adj), 72-4069, 72-7383, 72-4228 & 72-10171

Dear Claimant:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership. Our review of your notice indicates that additional information is required before we can process the change. We are returning your Ownership Change for the following items:

- XXX **Filing Fee** of \$25 per water right number, \$100 per water right for changes resulting from division of a water right (split). Please note that there is no fee for a water right that is still active in the adjudication.
- XXX Complete Sections 3 and 4.
- XXX Evidence of Water Right Ownership: **RECORDED** copy of Warrant Deed and a **COMPLETE** copy of the Title Insurance.

Please enclose the requested items and resubmit the entire packet to our Idaho Falls office.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Bobby Kern
Office Specialist II

Enclosure(s)

SCANNED

FEB 10 2010

150 Limelight Way
Oroville, CA 95966
November 30, 2009

RECEIVED
DEC 07 2009
Department of Water Resources
Boise, Idaho

Idaho Department of Water Resources
900 N. Skyline Ave., Ste. A
Idaho Falls, ID 83402

Attn: Jonie Barg, Technical Records Specialist

Dear Jonie Barg,

The Dowton Ranch is owned by:

- 1) The Ching Revocable Trust—54.07%
- 2) BBB Assets, LLC—45.93%

Included are the Title Policy and the recent endorsement dated Oct. 16, 2009, of The Ching Revocable Trust's 54.07 % ownership.

Included in the Warranty Deed is the legal description of the Dowton Ranch. Also included is the aerial photograph of the Dowton Ranch and topographic map.

Respectfully submitted,



M. Robert Ching

copy

SCANNED
FEB 10 2010

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

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)
WR 73-10033			WR 72-10171		
WR 73-10035					
ADJ 73-12028(Adj)					
WR 72-4069					
WR 72-7383					
WR 72-4228					

RECEIVED

DEC 07 2009

DEPARTMENT OF WATER RESOURCES
 200 N. 3rd St., Boise, ID 83724

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)

4. New Owner/Claimant(s)

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

New Mailing Address

City, State and ZIP Code

New Telephone Number

() _____ Email: _____

SCANNED

FEB 10 2010

5. Date you acquired the property

MAY 9, 2008

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)

The Marshall Robert Ching and Phyllis J. Ching Revocable T.

Robert Ching / Phyllis J. Ching, trustees ↑ - 54.07%

Robert Ching / manager BBB Assets, LLC - 45.93%

(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 _____

SCANNED

FEB 10 2010

Endorsement

Issued by

Chicago Title Insurance Company

File No.: 3070704502L-D

Attached to Policy No.: 72106-1521428

Date: October 16, 2009

Premium: \$40.00

The policy of hereby amended by adding as a named insured therein

Marshall Robert Ching and Phyllis J. Ching, Trustees of The Marshall Robert Ching and Phyllis J. Ching Revocable Trust as to an 54.07% interest.

This endorsement does not extend the coverage of the policy to any later date than the date of the policy.

The total liability of the Company under the policy and any endorsements therein shall not exceed, in the aggregate, the face amount of the policy and costs which the Company is obligated under the conditions and stipuations thereof to pay.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and an of any prior endorsement thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Chicago Title Insurance Company

Authorized Signature

Endorsement 107.10

Owner or Lender (Reorder Form 9177)

SCANNED

FEB 10 2010



Order No. 3070704502

WARRANTY DEED

For Value Received,

Sydney M. Dowton, Jr., aka Sydney M. Dowton and Karen A. Dowton, husband and wife

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Butte Creek Property Corporation, a California corporation as to an undivided 29% interest; ~~BBB Assets, LLC, a Delaware limited liability company as to an undivided 45.93% interest~~; and Marshall Robert Ching and Phyllis J. Ching, Trustees of The Marshall Robert Ching and Phyllis J. Ching Revocable Trust as to an undivided 25.07% interest, as Tenants in Common

GRANTEE(s), whose address is: 150 Limelight Way, Oroville, CA 95966

the following described real property, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE YING AND BEING SITUATE IN TOWNSHIP 16 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.

SECTION 25: LOT 2

SECTION 26: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; LOTS ONE, THREE, FOUR, SEVEN, NINE, ELEVEN AND LOT 8 EXCEPTING LAND FROM A FENCELINE NORTH EAST, ALSO ANY PORTIONS DEEDED FOR HIGHWAY PURPOSES.

SECTION 23: LOT 3

SECTION 27: LOT 7

SECTION 35: ALL THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT THAT PART DEEDED FOR HIGHWAY PURPOSES.

PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE

TO HAVE AND TO HOLD the premises with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 9th day of May, 2008.

Sydney M. Dowton Jr.
Sydney M. Dowton, Jr. aka Sydney M. Dowton

Karen A. Dowton
Karen A. Dowton

State of Idaho }
County of Bonne } ss.

On this 9th day of May, in the year 2008, before me, the undersigned, personally appeared Sydney M. Dowton, Jr., aka Sydney M. Dowton and Karen A. Dowton known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

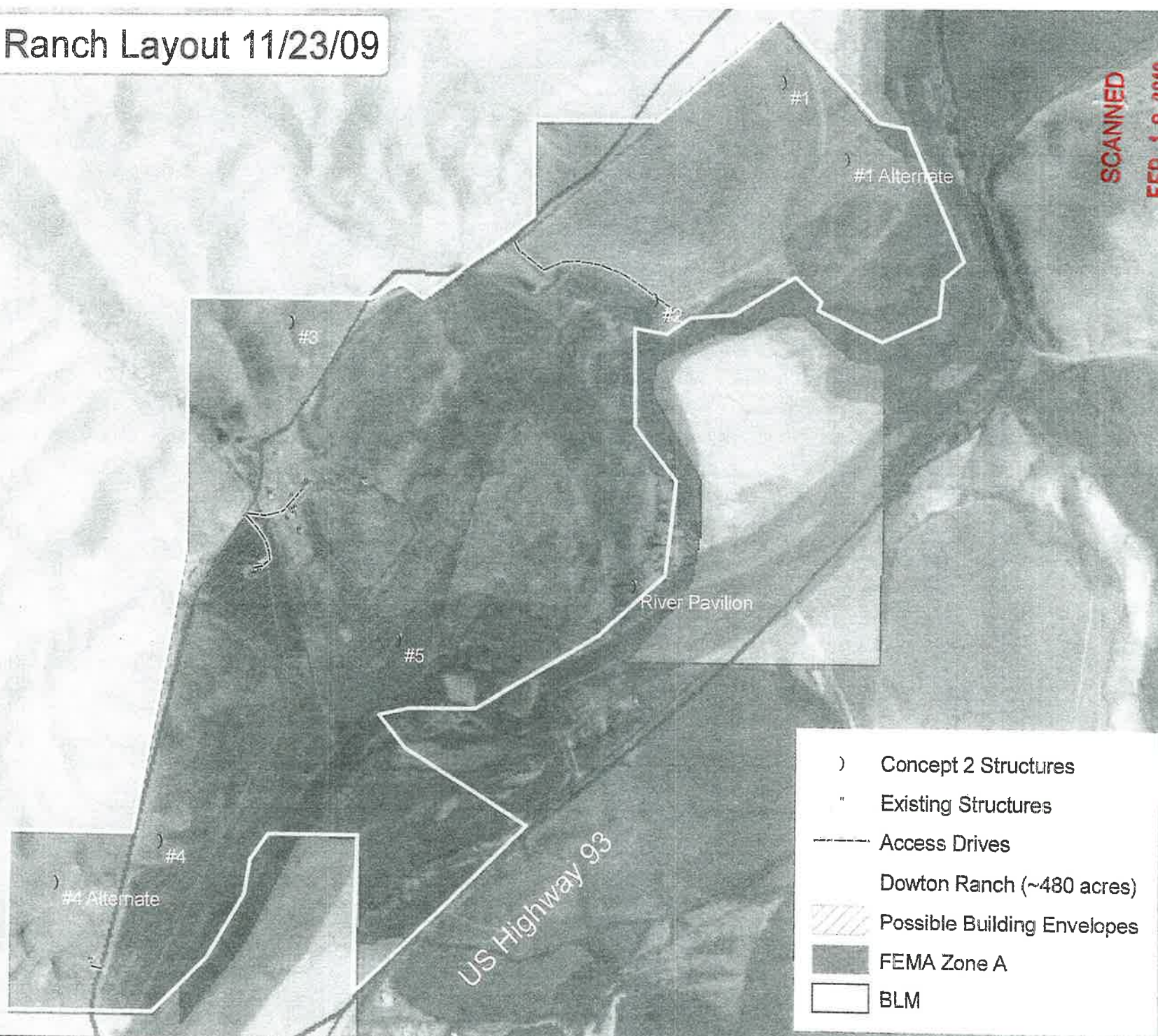
Jamie L. Springer
Notary Public
Commission Expires: 5/19/2010



SCANNED
FEB 10 2010

Dowton Ranch Layout 11/23/09

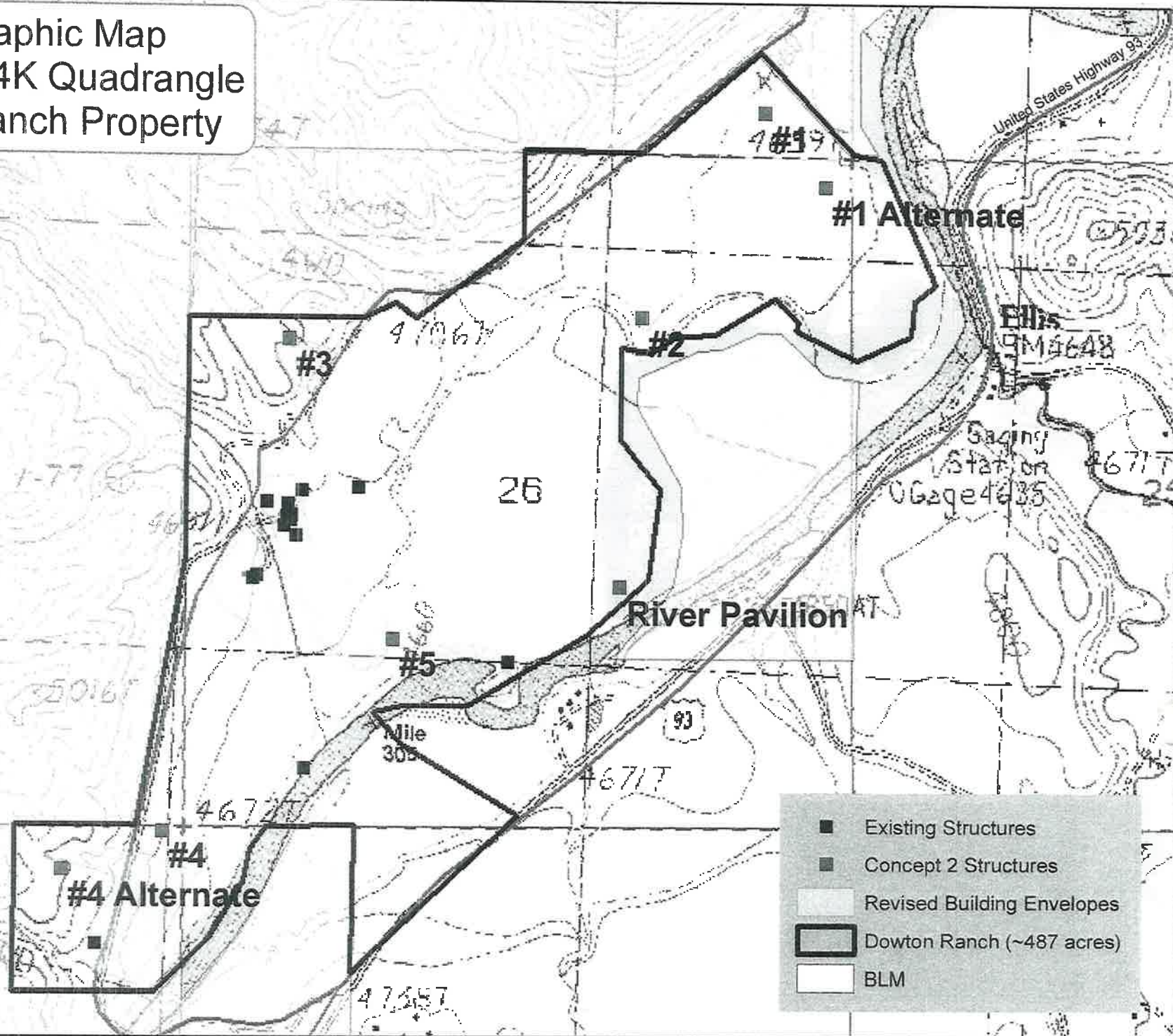
SCANNED
FEB 10 2010



Sources: 2004 orthophoto = USDA-FSA-APFO; Custer County parcel data = Wood River Land Trust. Prepared by Wood River Land Trust 08 October 2009

0 0.25 0.5 Miles

Topographic Map
USGS - 1:24K Quadrangle
Downton Ranch Property



STATE OF IDAHO

DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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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)
WR 73-10033	DNA		WR 72-10171	OK, Complete	
WR 73-10035	DNA		72-10234	OK, Complete	
ADS 73-12028(Adj)	Split				
WR 72-4069	OK, Complete				
WR 72-7383	OK, Complete				
WR 72-4228	OK, Complete				

DEC 14 2009

Department of Water Resources
Eastern Region

SUPPORT DATA

2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **FILING FEE**. See instructions for fee amounts. **IN FILE # 72-4069**
- 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)

Sydney M. Dowton + Karen A. Dowton
P.O. Box 7

4. New Owner/Claimant(s)

Ellis, ID 83235
M. Robert Ching, Manager of BBB Assets, LLC
M. Robert + Phyllis J. Ching, Trustees of The Ching Revocable Trust
Name Connector (Check one): ☐ and, ☐ for, ☐ and/or

New Mailing Address

150 Limelight Way

City, State and ZIP Code

Oroville, CA 95966

New Telephone Number

(530) 534-1291 Email: chingandco@sbcglobal.net

SCANNED

FEB 10 2010

5. Date you acquired the property

MAY 9, 2008

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.

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Marshall Ching / Phyllis J. Ching, trustees - 54.07%
 (title if applicable)
Marshall Ching / manager BBB Assets, LLC - 45.93%
 (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 State of ID Date 11-10-08
 Received by AJ Date 11-10-08
 Processed by AJ Date 11-10-08

Receipt Amt. \$150.00
 Receipt No. 0087710
 WR Date

100.00 needed
 need refund of \$100.00

SCANNED

FEB 10 2010



Order No. 3070704502

238834

WARRANTY DEED

239073

For Value Received,

Sydney M. Dowton, Jr., aka Sydney M. Dowton and Karen A. Dowton, husband and wife

Custer County Reg. of
AmeriTitle/Alliance Title
 Time 11:09 AM Date 6/24/2008
 Barbara C. Breedlove, Clerk
BCB \$ 6.00
 Deputy

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Butte Creek Property Corporation, a California corporation as to an undivided 29% interest; BBB Assets, LLC, a Delaware limited liability company as to an undivided 45.93% interest, and Marshall Robert Ching and Phyllis J. Ching, Trustees of The Marshall Robert Ching and Phyllis J. Ching Revocable Trust as to an undivided 25.07% interest, as Tenants in Common

GRANTEE(s), whose address is: 150 Limelight Way, Oroville, CA 95966

the following described real property, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE YING AND BEING SITUATE IN TOWNSHIP 16 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.

SECTION 25: LOT 2

SECTION 26: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; LOTS ONE, THREE, FOUR, SEVEN, NINE, ELEVEN AND LOT 8 EXCEPTING LAND FROM A FENCELINE NORTH EAST, ALSO ANY PORTIONS DEEDED FOR HIGHWAY PURPOSES.

SECTION 23: LOT 3

SECTION 27: LOT 7

SECTION 35: ALL THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT THAT PART DEEDED FOR HIGHWAY PURPOSES.

PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE

TO HAVE AND TO HOLD the premises with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 9th day of May, 2008.

Sydney M. Dowton Jr.
 Sydney M. Dowton, Jr., aka Sydney M. Dowton
Karen A. Dowton
 Karen A. Dowton

238834
 Custer County Reg. of
AmeriTitle/Alliance Title
 Time 2:40 PM Date 5/9/2008
 Barbara C. Breedlove, Clerk
BCB \$ 3.00
 Deputy

State of Idaho)
 County of Bonne) ss.

On this 9th day of May, in the year 2008, before me, the undersigned, personally appeared Sydney M. Dowton, Jr., aka Sydney M. Dowton and Karen A. Dowton known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Jamie L. Springer
 Notary Public
 Commission Expires: 5/19/2010



SCANNED

FEB 10 2010

Order No.: 3070704502L-D

THE FOLLOWING DESCRIBED REAL ESTATE LYING AND BEING SITUATE IN
TOWNSHIP 16 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY,
IDAHO.

SECTION 25: LOT 2

SECTION 26: LOTS 1, 3, 4, 7, 9, 11

AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST
QUARTER OF THE NORTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

LOT 8, EXCEPTING THEREFROM:

A TRACT OF LAND BEING PORTIONS OF LOT 6 AND LOT 8, SECTION 26, T. 16 N., R. 20
E., B.M., CUSTER COUNTY, IDAHO LOCATED BETWEEN U.S. HIGHWAY 93 AND THE
SALMON RIVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND RUNNING
THENCE N. 89° 41' 27" E. 2467.96 FEET ALONG THE SOUTH LINE OF SECTION 26 TO A
POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 93;
THENCE N. 48° 25' 00" E. 52.18 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT
WHICH IS 40.0 FEET LEFT OF CENTERLINE STATION 896+46.3; THENCE N. 89° 58' 26" W.
89.43 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT WHICH IS 99.39 FEET LEFT
OF CENTERLINE STATION 895+79.4; THENCE N. 48° 25' 00" E. 121.44 FEET ALONG SAID
RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE N. 61° 27' 47" W. 994.99 FEET ALONG A HISTORICAL PROPERTY DIVISION
FENCE LINE BETWEEN THE BOGGEMAN PROPERTY AND THE DOWTON PROPERTY;
THENCE N. 32° 53' 39" W. 109.83 FEET ALONG SAID FENCE LINE TO A POINT ON THE
2001 MEANDER LINE OF THE SALMON RIVER.
THENCE N. 81° 49' 51" E. 432.49 FEET ALONG SAID 2001 MEANDER LINE;
THENCE S. 83° 01' 18" E. 108.58 FEET ALONG SAID 2001 MEANDER LINE;
THENCE S. 72° 41' 06" E. 55.28 FEET ALONG SAID 2001 MEANDER LINE;
THENCE N. 89° 00' 28" E. 292.82 FEET ALONG SAID 2001 MEANDER LINE;
THENCE N. 79° 02' 39" E. 310.44 FEET ALONG SAID 2001 MEANDER LINE;
THENCE N. 48° 13' 26" E. 79.80 FEET ALONG SAID 2001 MEANDER LINE TO A POINT ON
THE 1892 MEANDER LINE OF THE SALMON RIVER;
THENCE N. 00° 43' 05" E. 165.00 FEET ALONG SAID 1892 MEANDER LINE;
THENCE N. 57° 28' 05" E. 617.04 FEET ALONG SAID 1892 MEANDER LINE TO A POINT ON
THE NORTH LINE OF SAID LOT 6 (NORTH LINE OF THE SOUTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 26);
THENCE N. 89° 35' 17" E. 183.50 FEET ALONG SAID NORTH LINE OF LOT 6 TO THE
B.L.M. SPECIAL MEANDER CORNER MONUMENT;
THENCE N. 89° 35' 17" E. 444.32 FEET ALONG SAID NORTH LINE OF LOT 6 TO A POINT
ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 93;
THENCE S. 48° 25' 00" W. 1304.22 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT
WHICH IS 40.0 FEET LEFT OF CENTERLINE STATION 902+98.6;
THENCE N. 41° 35' 00" W. 59.39 FEET ALONG SAID RIGHT-OF-WAY LINE;
THENCE S. 48° 25' 00" W. 597.74 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE TRUE
POINT OF BEGINNING.

EXCEPT THAT PART DEEDED FOR HIGHWAY PURPOSES.

SECTION 23: LOT 3

SECTION 27: LOT 7

SECTION 34: LOT 1

SECTION 35: LOT 2

AND THE NORTHEAST QUARTER NORTHWEST QUARTER.

EXCEPT THAT PART DEEDED FOR THE HIGHWAY AND THAT PORTION LYING SOUTH
AND EAST OF THE HIGHWAY.

SCANNED

FEB 10 2010



Order No. 3070704502

WARRANTY DEED

For Value Received,

Sydney M. Dowton, Jr., aka Sydney M. Dowton and Karen A. Dowton, husband and wife

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Butte Creek Property Corporation, a California corporation as to an undivided 29% interest; ~~BBB Assets, LLC, a Delaware limited liability company as to an undivided 45.93% interest;~~ and Marshall Robert Ching and Phyllis J. Ching, Trustees of The Marshall Robert Ching and Phyllis J. Ching Revocable Trust as to an undivided 25.07% interest, as Tenants in Common

GRANTEE(s), whose address is: 150 Limelight Way, Oroville, CA 95966

the following described real property, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE YING AND BEING SITUATE IN TOWNSHIP 16 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.

SECTION 25: LOT 2

SECTION 26: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; LOTS ONE, THREE, FOUR, SEVEN, NINE, ELEVEN AND LOT 8 EXCEPTING LAND FROM A FENCELINE NORTH EAST, ALSO ANY PORTIONS DEEDED FOR HIGHWAY PURPOSES.

SECTION 23: LOT 3

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SECTION 35: ALL THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT THAT PART DEEDED FOR HIGHWAY PURPOSES.

PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE

TO HAVE AND TO HOLD the premises with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 9th day of May, 2008.

Sydney M. Dowton, Jr. aka Sydney M. Dowton

Karen A. Dowton

State of Idaho }
County of Bonne } ss.

On this 9th day of May, in the year 2008, before me, the undersigned, personally appeared Sydney M. Dowton, Jr., aka Sydney M. Dowton and Karen A. Dowton known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public
Commission Expires: 5/19/2010



SCANNED

FEB 10 2010

Endorsement

Issued by

Chicago Title Insurance Company

File No.: 3070704502L-D

Attached to Policy No.: 72106-1521428

Date: October 16, 2009

Premium: \$40.00

The policy of hereby amended by adding as a named insured therein

Marshall Robert Ching and Phyllis J. Ching, Trustees of The Marshall Robert Ching and Phyllis J. Ching Revocable Trust as to an 54.07% interest.

This endorsement does not extend the coverage of the policy to any later date than the date of the policy.

The total liability of the Company under the policy and any endorsements therein shall not exceed, in the aggregate, the face amount of the policy and costs which the Company is obligated under the conditions and stipuations thereof to pay.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and an of any prior endorsement thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Chicago Title Insurance Company

Authorized Signature

Endorsement 107.10

Owner or Lender (Reorder Form 9177)

SCANNED

FEB 10 2010

Recording Requested By and
When Recorded Return To:

ROBERT D. HARP, Esq.
MARSHALL, BURGHARDT, MIESKE & HARP
901 Bruce Road, Suite 270
Chico, California 95928

241657

Custer County Reg. of

Marshall, Burghardt, Mieske & Harp

Time 10:59 A M Date 10-16, 2009

Barbara C. Tierney, Clerk

[Signature]
Deputy

16.00

MAIL TAX STATEMENTS TO:

The Marshall Robert Ching and Phyllis J. Ching
Living Trust
150 Limelight Way
Oroville, CA 95966

APN:

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$

() computed on full value of property conveyed, or

() computed on full value of liens and encumbrances remaining at time of sale.

(x) Unincorporated area: () City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BUTTE CREEK PROPERTY CORPORATION, a California corporation**

hereby GRANT(S) to **MARSHALL ROBERT CHING and PHYLLIS J. CHING, Trustees of THE MARSHALL ROBERT CHING AND PHYLLIS J. CHING/LIVING TRUST REVOCABLE TRUST**

the following described real property in the Unincorporated Area of the County of Custer, State of Idaho:

SEE ATTACHED EXHIBIT "A"

**BUTTE CREEK PROPERTY CORPORATION, a
California corporation**

By: [Signature]
PHILIP WITT, President

State of California
County of Butte

On October 12, 2009 before me Tamera G. Flowers, notary public, personally appeared Philip Witt who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Tamera G. Flowers



(Seal)

SCANNED

FEB 10 2010

EXHIBIT "A"

241657

LEGAL DESCRIPTION

An undivided twenty-nine percent (29%) interest in
THE FOLLOWING DESCRIBED REAL ESTATE YING AND BEING SITUATE IN TOWNSHIP 16 NORTH, RANGE 20
EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.

SECTION 25: LOT 2

SECTION 26: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; LOTS
ONE, THREE, FOUR, SEVEN, NINE, ELEVEN AND LOT 8 EXCEPTING LAND FROM A FENCELINE NORTH EAST,
ALSO ANY PORTIONS DEEDED FOR HIGHWAY PURPOSES.

SECTION 23: LOT 3

SECTION 27: LOT 7

SECTION 35: ALL THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT THAT PART DEEDED
FOR HIGHWAY PURPOSES.

SCANNED

FEB 10 2010



P.O. Box 1169 Salmon, ID 83467- (208) 756-4231 Fax (208) 756-4232
206 Courthouse Drive
Facsimile Cover Letter

Date 12/9/2009

Attention: Joanue Bard
Company: Id Dept Water Resources
Fax No.: 208) 525-7177

Total Number of Pages (Including cover sheet): 4

From: Tina

Phone: Alliance Title & Escrow Corp.
(208) 756-4231
Fax No.: (208) 756-4232

Comments: chung

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL BACK AS SOON AS POSSIBLE.

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you're hereby notified that any dissemination or distribution of this communication to other than intended recipient is strictly prohibited. If you have received this communication in error, please notify us immediately at the telephone number listed above.

SCANNED

FEB 10 2010

TITLE INSURANCE COMMITMENT

BY

Chicago Title Insurance Company

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-I.

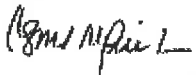
The Exceptions in Schedule B-II.

The Conditions.

This Commitment is not valid without SCHEDULE A and Sections I and II of SCHEDULE B.

CHICAGO TITLE INSURANCE COMPANY

By:



President



Secretary

Issued by: Alliance Title & Escrow Corp.

By: _____

Authorized signer

3070905328C-D

SCANNED

FEB 10 2010

Issued by: Alliance Title & Escrow Corp

P.O. Box 1169 Salmon, ID 83467-
(208) 756-4231

SCHEDULE A

Order No.: 3070905328C-D

1. Commitment date: 11/11/2009 at 7:30 A.M.

2. Policy or Policies to be issued:

(a) **ALTA Owner's Policy** ☒ **Standard Coverage** ☐ **Extended Coverage**
(6-17-06)
Amount: \$10,000.00
Premium: \$220.00

Proposed Insured:

Wood River Land Trust

(b) **ALTA Loan Policy** ☐ **Standard Coverage** ☐ **Extended Coverage**
(6-17-06)
Amount: \$
Premium: \$
Endorsements: **Amount:** \$

(c) **Second Loan Policy** ☐ **Standard Coverage** ☐ **Extended Coverage**
(6-17-06)
Amount: \$
Premium: \$

Proposed Insured:

3. Fee Simple interest in the Land described in this Commitment is owned, at the Commitment Date, by:

**BBB Assests, LLC, a a Delaware limited liability company as to an undivided 45.93% interest and
Marshall Robert Ching and Phyllis J. Ching, Trustees of the Marshall Robert Ching and Phyllis J.
Ching Revocable Trust as to an undivided 54.07% interest**

4. The Land referred to in this Commitment is described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE LYING AND BEING SITUATE IN
TOWNSHIP 16 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.

SECTION 25: LOT 2

SECTION 26: LOTS 1, 3, 4, 7, 9, 11

3070905328C-D
SCANNED
FEB 10 2010

ALTA Plain Language Commitment Form

INFORMATION

The Title Insurance Commitment is a legal contract between you and the Company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT. YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, contact your title officer, Tina Dettloff

TABLE OF CONTENTS

AGREEMENT TO ISSUE POLICY

SCHEDULE A

1. Commitment Date
2. Policies to be Issued, Amounts and Proposed Insureds
3. Interest in the Land and Owner
4. Description of the Land

SCHEDULE B-I -- REQUIREMENTS

SCHEDULE B-II -- EXCEPTIONS

CONDITIONS

3070905328C-D

SCANNED

FEB 10 2010

AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

LOT 8, EXCEPTING THEREFROM:

A TRACT OF LAND BEING PORTIONS OF LOT 6 AND LOT 8, SECTION 26, T. 16 N., R. 20 E., B.M., CUSTER COUNTY, IDAHO LOCATED BETWEEN U.S. HIGHWAY 93 AND THE SALMON RIVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND RUNNING THENCE N. 89° 41' 27" E. 2467.96 FEET ALONG THE SOUTH LINE OF SECTION 26 TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 93; THENCE N. 48° 25' 00" E. 52.18 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT WHICH IS 40.0 FEET LEFT OF CENTERLINE STATION 896+46.3; THENCE N. 89° 58' 26" W. 89.43 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT WHICH IS 99.39 FEET LEFT OF CENTERLINE STATION 895+79.4; THENCE N. 48° 25' 00" E. 121.44 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION:

THENCE N. 61° 27' 47" W. 994.99 FEET ALONG A HISTORICAL PROPERTY DIVISION FENCE LINE BETWEEN THE BOGGEMAN PROPERTY AND THE DOWTON PROPERTY; THENCE N. 32° 53' 39" W. 109.83 FEET ALONG SAID FENCE LINE TO A POINT ON THE 2001 MEANDER LINE OF THE SALMON RIVER.
THENCE N. 81° 49' 51" E. 432.49 FEET ALONG SAID 2001 MEANDER LINE;
THENCE S. 83° 01' 18" E. 108.58 FEET ALONG SAID 2001 MEANDER LINE;
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EXCEPT THAT PART DEEDED FOR HIGHWAY PURPOSES.

3070905328C-D

SCANNED

FEB 10 2010

SECTION 23: LOT 3

SECTION 27: LOT 7

SECTION 34: LOT 1

SECTION 35: LOT 2

**AND THE NORTHEAST QUARTER NORTHWEST QUARTER.
EXCEPT THAT PART DEEDED FOR THE HIGHWAY AND THAT PORTION LYING
SOUTH AND EAST OF THE HIGHWAY.**

Chicago Title

3070905328C-D

SCANNED

FEB 10 2010

SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the Land and/or the Mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.

Note No.: 1: BBB Assets, LLC is a Delaware Limited Liability Company in good standing.
Members: Marshall Robert Ching & Phyllis J. Ching, Trustees of The Marshall Robert Ching and Phyllis J. Ching Living Trust; Brian T. Ching, an individual, Brent D. Ching, an individual and Bradley T. Ching, an individual.

Note No.: 2: Taxes, including any assessments collected therewith, for the year shown below are due and payable.

Amount: \$1,379.76

Year: 2009.

Parcel No.: RP16N20E253010, RP16N20E260001, RP16N20E266800, RP16N20E340001 & RP16N20E353010.

Note No. 3: In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.

Note No. 4: According to the available County Assessor's Office records, the purported address of said land is:

1201 Ellis Creek Rd., Ellis ID 83235 (RP16N20E260001)

500 Ellis Creek Rd., Ellis ID 83235 (RP16N20E34001)

Note No. 5: We would like to take this opportunity to thank you for your business, and inform you that your Title Officer is **Tina Dettloff**.

Copies of our privacy policies are available upon request. Please contact your title officer.

3070905328C-D

SCANNED

FEB 10 2010

SCHEDULE B - SECTION II

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
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 public 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.
7. Taxes, including any assessments collected therewith, for the year 2009, which are payable but not delinquent.
8. Taxes, including any assessments collected therewith, for the year 2010, is a lien not yet due or payable.
9. Right, title and interest of the Public in and to those portions of above described property falling within the bounds of roads and highways.
10. Rights of the State of Idaho in and to that portion of said premises, if any, lying in the bed or former bed of the Salmon River, if it is navigable.
11. Any question of location, boundary or area related to the Salmon River, including, but not limited to, any past or future changes in it.
12. Any difference in the mean high water line of the Salmon River and the meander line as shown by government survey.
13. Any rights, interests or easements in favor of the public which exist or are claimed to exist over any part of said land covered by water that is included within the boundaries of Salmon River.
14. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted to: State of Idaho for the use and benefit of the Department of Fish and Game.
Purpose: Self-cleaning fish screen and fish bypass.
Recorded: April 29, 1958.
Book: 32. Page: 61 of Official Records.

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15. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted to: of Idaho for the use and benefit of the Department of Fish and Game.
Purpose: Self-cleaning fish screen and fish bypass.
Recorded: August 20, 1958.
Book: 32 Page: 63 of Official Records.
16. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted to: of Idaho for the use and benefit of the Department of Fish and Game.
Purpose: Self-cleaning fish screen and fish bypass.
Recorded: February 30, 1961.
Book: 39 Page: 196 of Official Records.
17. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted to: of Idaho for the use and benefit of the Department of Fish and Game.
Purpose: Self-cleaning fish screen and fish bypass.
Recorded: April 20, 1966.
Book: 36 Page: 80, as Instrument No. 120973 of Official Records.
18. The provisions contained in Irrigation Contract between Salmon River Electric Cooperative, Inc. and Sydney and Karen Dowton.
Recorded: April 13, 1990.
Instrument No.: 194907 of Official Records.
19. The provisions contained in United States Patent.
Recorded: September 5, 2001.
Instrument No.: 223453 of Official Records.
As follows: Subject to those rights for buried telephone purposes granted to Custer Telephone Co-Op, Inc., its successors or assigns, by right-of-way number IDI-16925, pursuant to Act of October 21, (43 USC 1761) as to Lot 7 of Section 27
20. Agreement and the terms and conditions contained therein
Between: Sydney and Karen Dowton
and: Salmon River Electric Cooperative, Inc.
Recorded: May 29, 2002
Instrument No.: 224959 of Official Records.
21. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Custer Telephone Cooperative, Inc.
Purpose: right-of-way.
Recorded: August 3, 2006.
Instrument No. 234581 of Official Records.
22. The provisions contained in Memorandum of Agreement.
Recorded: May 29, 2002.
Instrument No.: 0224959 of Official Records.

23. A Mortgage to secure an indebtedness in the amount shown below:

Amount: \$2,500,000.00.

Mortgagor: Butte Creek Property Corporation, a California corporation, as to a 29% undivided interest; BBB Assests, LLC, a Delaware limited liability company, as to a 45.93% undivided interest; and Marshall Robert Ching and Phyllis J. Ching, Trustees of the Ching Revocable Trust Agreement dated September 7, 2000, as to a 25.07% interest, as tenants in common.

Mortgagee: Metropolitan Life Insurance Company.

Recorded: May 19, 2008.

Instrument No.: 23888 of Official Records.

END OF SCHEDULE B

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CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting your title according to the state statutes where your land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

Comply with the Requirements shown in Schedule B - Section I

or

Eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

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State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region, 900 North Skyline Drive, Suite A • Idaho Falls, Idaho 83402-1718

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

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Interim Director

December 7, 2009

M ROBERT CHING
150 LIMELIGHT WAY
OROVILLE CA 95966

RECEIVED

DEC 14 2009

Department of Water Resources
Eastern Region

RE: Change in Ownership for Water Right No. 73-10033, 73-10035,
73-12028(Adj), 72-4069, 72-7383, 72-4228 & 72-10171

Dear Claimant:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership. Our review of your notice indicates that additional information is required before we can process the change. We are returning your Ownership Change for the following items:

XXX **Filing Fee** of \$25 per water right number, \$100 per water right for changes resulting from division of a water right (split). Please note that there is no fee for a water right that is still active in the adjudication. *- Already Paid*

XXX Complete Sections 3 and 4. *- Done + Sent*

XXX Evidence of Water Right Ownership: **RECORDED** copy of Warrant Deed and a **COMPLETE** copy of the Title Insurance. *- Sent*

Please enclose the requested items and resubmit the entire packet to our Idaho Falls office.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

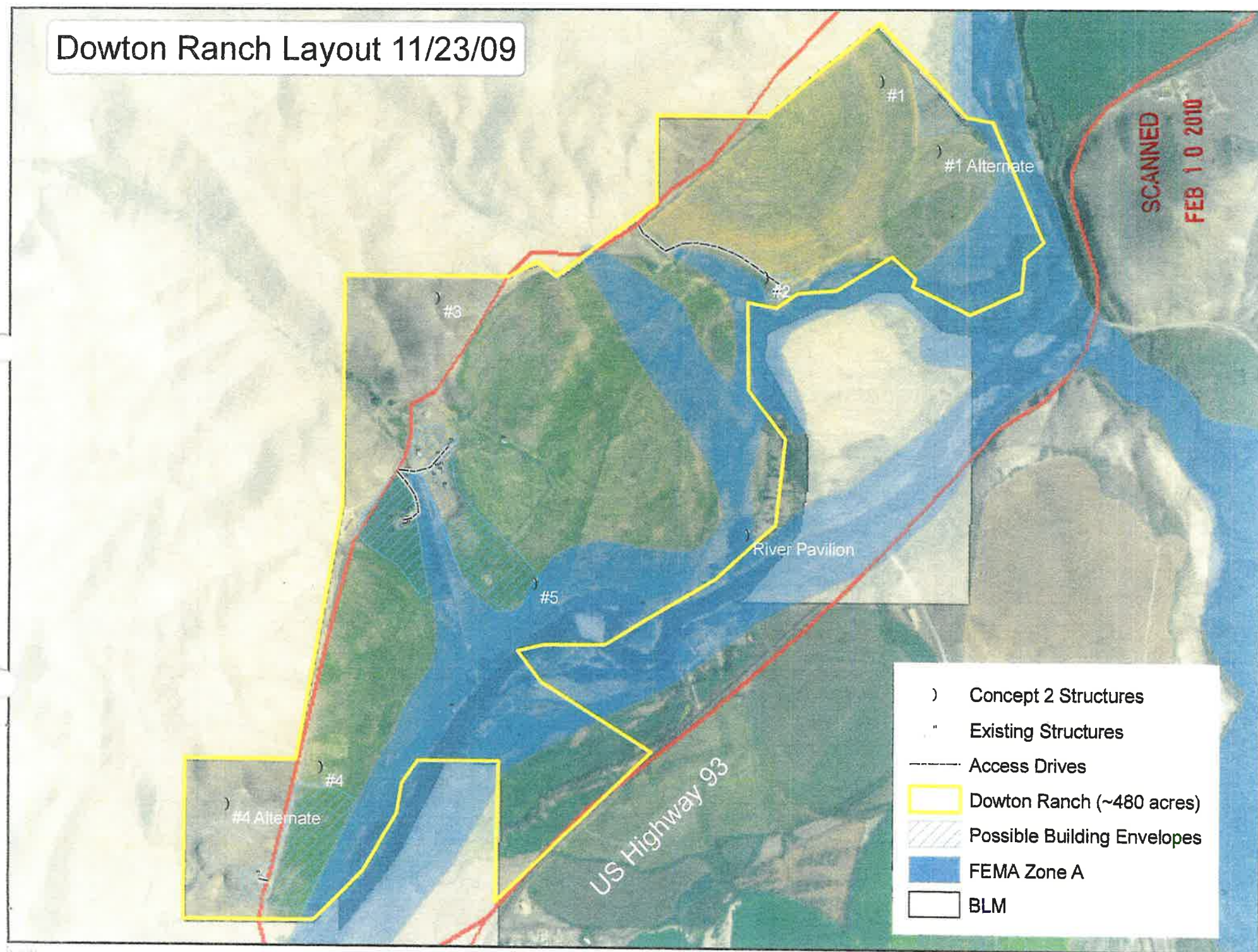
Sincerely,

Bobby Kern
Office Specialist II

Enclosure(s)

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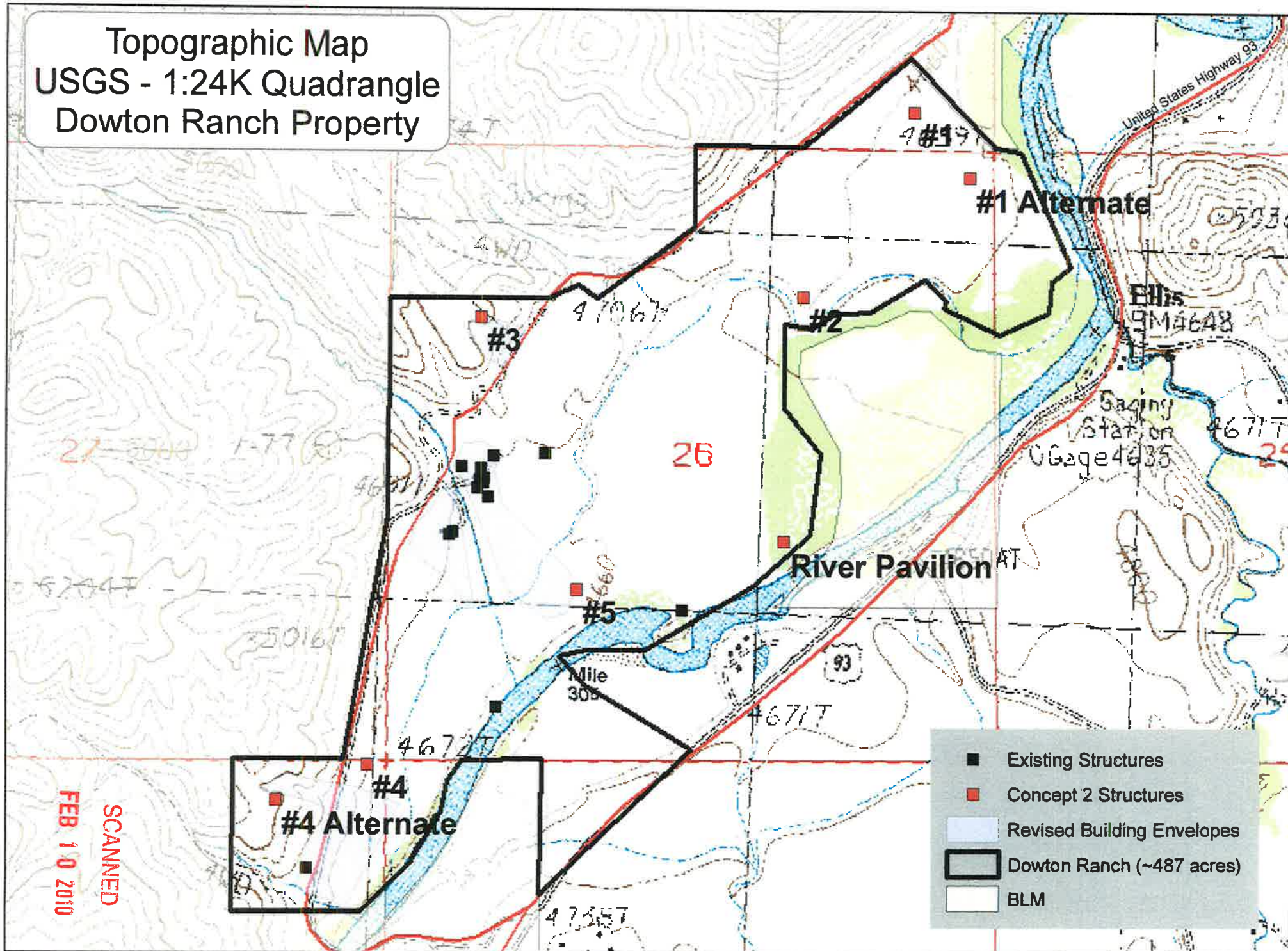
Dowton Ranch Layout 11/23/09



Sources: 2004 orthophoto = USDA-FSA-APFO; Custer County parcel data = Wood River Land Trust. Prepared by Wood River Land Trust 08 October 2009

0 0.25 0.5 Miles

Topographic Map
USGS - 1:24K Quadrangle
Dowton Ranch Property



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Sources: 1:24 USGS Quadrangle (1967, 40 ft contours) = INSIDE Idaho (USGS).
Prepared by Wood River Land Trust 25 November 2009.

0 0.25 0.5 Miles