

RECEIVED

JUN 03 2022

Form 42-248/42-1409(6) Rev. 1/15

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Department of Water Resources
Eastern Region

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-13810	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: TLFF Holdings Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Driggs Acquisition LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- Driggs Acquisition LLC, John Gavin Driggs ID 83422
Mailing address City State ZIP
500 Huntsman Way JGavin@bdtcap.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☒ 18] The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
June 1, 2022
5. Date you acquired the water rights and/or claims listed above: June 1, 2022
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
o \$25 per *undivided* water right.
o ☒ \$100 per *split* water right.
o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

5/31/2022

8. Signature: John Gavin Title, if applicable: _____ Date: _____
Signature of new owner/claimant
- Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by JB Date 6/3/2022 Receipt No. E048209 Receipt Amt. \$100.-
Active in the Water Supply Bank? Yes ☐ No ☒ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☒
Name on W-9 _____ Approved by JB Processed by JB Date 8/25/2022

EXHIBIT A-1

WATER RIGHTS

The following water rights issued by the Idaho Department of Water Resources shall be transferred to the Conservancy, as described below:

- Water Right No. 22-7262 (included in its entirety)
- Water Right No. 22-12016 (included in its entirety)
- Water Right No. 22-13810 (this transfer includes only 0.62 cfs; Seller is retaining 3.07 cfs) *To be transferred to Driggs Acquisition*
- Water Right No. 22-13337 (this transfer includes 0.20 cfs of water right, that portion retained by Seller in previous sale described in Instrument # 260754, recorded in Teton County, Idaho)

In addition, all Grand Teton Canal Company shares owned by Seller, totaling 1,183 shares, shall be transferred to the Conservancy.

*Note: Exhibit A-1 has been updated to reflect information collected through due diligence.

Seller Initials *LMJ* Date *09/09/21*

Buyer Initials *MAH* Date *09/13/21*

Instrument # 277346

TETON COUNTY, IDAHO

8-17-2022 12:15:00 PM No. of Pages: 5

Recorded for : WOOLSTENHULME, TODD

KIM KEELEY

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED, GRANT

Recording requested by:

Thomas J. Budge
Racine Olson, PLLP
201 E. Center Street; P.O. Box 1391
Pocatello, Idaho 83204

(Space above for Recorder's use)

GRANT DEED

For value received, TLFF Holdings, Inc., a Utah corporation ("Grantor"), hereby grants, bargains, sells, and conveys to Driggs Acquisition, LLC, a Delaware limited liability company ("Grantee") its entire right, title, and interest in and to Idaho water right no. 22-13810 in Teton County, Idaho, as described in **Exhibit A** attached hereto (the "Water Right").

This conveyance shall include any and all estate, right, title, interest, appurtenance, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, and rights-of-way in any way appertaining to the Water Right.

Grantor covenants that prior to the execution of this Grant Deed, Grantor has not conveyed the Water Right to any other person, and at the time of execution, the Water Right is free from encumbrances done, made, or suffered by Grantor.

GRANTOR:

TLFF Holdings, Inc.
A Utah corporation

By:

Thomas Muir, President

Date:

08/10/22

STATE OF Utah)

: ss.

County of Salt Lake)

This record was acknowledged before me on this 10th day of August, 2022, by Thomas Muir as President of TLFF Holdings, Inc.



Pamela G. Bailey
NOTARY PUBLIC FOR Utah
My Commission Expires 6-4-2024

Close

Water Right Report : 22-13810(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	TLFF HOLDINGS INC	C/O THOMAS MUIR 500 S HUNTSMAN WAY	SALT LAKE CTY	UT	84108-1235
Original Owner	THE ALLEN BALL & CONNIE BALL LIVING TRUST	5465 S 5TH W	IDAHO FALLS	ID	83404
Original Owner	BERGMAYER, MORITZ O	GRAND TARGEE	ALTA	WY	83422
Previous Owner	FILLMORE FARMS LLC	500 HUNTSMAN WAY	SALT LAKE CITY	UT	84108

Water Right Status

Priority Date : 2/20/1980

Basis : Decreed

Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	05N	46E	19	0	NE	NE	NW	TETON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	3.07 CFS	854.00 AFA
TOTAL			3.07 CFS	854.00 AFA

Places of Use

Printable View

Printed View

Place of Use Legal Description : IRRIGATION (TETON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
05N	45E	13			SW	SE	33
05N	45E	13			SE	SE	34
05N	46E	18			NE	SW	33
05N	46E	18			NW	SW	33
05N	46E	18			SW	SW	34
05N	46E	18			SE	SW	34
05N	46E	19			NE	NW	23
05N	46E	19			SE	NW	20

Irrigation Totals

Total Acres	Acre Limit
244.00	

Conditions

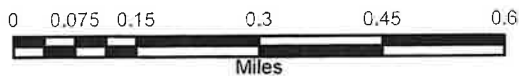
Code Conditions

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.

IRRIGATION



Date created: 6/9/2022



Footnote

- Point of Diversion
 Place of Use Boundary
 □ Townships
 □ PLS Sections
 □ Quarter Quarters



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

(Space Above For Recorder's Use)

GRANT DEED

For value received, TLFF Holdings, Inc., a Utah corporation, ("Grantor"), grants, bargains, sells and conveys to Driggs Acquisition, LLC, a Delaware limited liability company ("Grantee"), and its successors and assigns forever, the following described real property situated in Teton County, State of Idaho:

SEE EXHIBIT A

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described.

Grantor covenants that prior to the execution of the Grant Deed, Grantor has not conveyed this real property to any other person, and at the time of execution, the real property is free from encumbrances done, made or suffered by the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24 day of May, 2022.

TLFF Holdings, Inc.

By: Thomas E. Blair

Its: President

This record was acknowledged before me on 26th day of May, 2022 by Thomas Muir
as President of TLFF Holdings, Inc.

This record was acknowledged before me on 26th day of May, 2022 by Thomas Muir
as President of TLFF Holdings, Inc.

(seal)



Samela H. Bulley
Signature of Notary Public
My commission expires: 6-24-24

GRANT DEED - 2

EXHIBIT A**PARCEL 1:**

LOTS 27, 28, 29, 30 AND THE COMMON AREAS OF PHASE 1, SWEETWATER SUBDIVISION, TETON COUNTY, IDAHO, AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF RECORDED DECEMBER 29, 1992, AS INSTRUMENT NO. 111887.

PARCEL 2:

LOTS 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 AND THE COMMON AREAS OF PHASE II, SWEETWATER SUBDIVISION, TETON COUNTY, IDAHO, AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF RECORDED SEPTEMBER 28, 1993 AS INSTRUMENT NO. 113900.

PARCEL 3A:

TOGETHER WITH perpetual, non-exclusive access and utility easements as follows to-wit:

**A sixty foot (60.00') wide strip of land located in the NE¼ of Section 24, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho; said being a portion of the Driggs Airport Property and more particularly described as follows:
Beginning at a point on the Southeasterly boundary of said Driggs Airport Property, from which the Northeast corner of said Section 24 bears N47°27'E 1924.75 feet; thence along said boundary of the Driggs Airport Property, S47°50'20"E 60.00 feet; thence N42°09'02"W, 649.78 feet to the intersection with the Northwest boundary of said Driggs Airport Property; thence along said boundary N47°50'58"E, 60.00 feet; thence S42°09'02"E, 649.77 feet of the Point of Beginning.**

**A triangular parcel of land located in the NE¼ of Section 13 and the NE¼ of Section 24, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho; said parcel being a portion of the Driggs Airport Property and more particularly described as follows:
Beginning at the Northernmost corner of said Driggs Airport Property, from which the Southeast corner of said Section 13 bears N89°17'44"E, 995.22 feet; thence along the Northeast boundary of said Driggs Airport Property, S42°09'57"E, 75.78 feet; thence N89°05'51"W, 100.24 feet to the intersection with the Northwest boundary of said Driggs Airport Property; thence along said boundary, N42°07'25"E, 73.59 feet to the corner of beginning.**

LESS AND EXCEPTING FROM THE ABOVE DESCRIBED PARCELS 1 AND 2 THE FOLLOWING DESCRIBED 4 TRACTS BELOW:

**TRACT 1: (Object Free Area - Sweetwater Phase I & II) (Southeast of Runway)
A parcel of land being a portion of Teton Vista Drive as shown on Sweetwater Phase I Subdivision, Instrument No. 111887, located in the Northeast Quarter of Section 24, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho and a portion of the Common Area as shown on Sweetwater Phase II Subdivision, Instrument No. 113900, located in the Northwest Quarter of Section 19, Township 5 North, Range 46 East, Boise Meridian, Teton County, Idaho, more particularly described as follows:
Commencing at the North Quarter Corner of said Section 19, Township 5 North, Range 46 East, being marked as shown on Corner Perpetuation and Filing, Instrument No. 111787; thence along the North line of said Section 19, South 88°48'08" West 2455.66 feet to the Point of Beginning; thence parallel with the centerline of the Driggs Reed Memorial Airport runway, South 47°27'16" West 600.87 feet to a point of non-tangency with a 770.00 foot radius curve concave to the southwest of which radius bears South 54°46'59" West; thence**

northwesterly 110.49 feet along the arc of said 770.00 foot radius curve to the left through a central angle of $08^{\circ}13'18''$ and a long chord that bears North $39^{\circ}19'40''$ West 110.40 feet to the common line of Sweetwater Phase I and Sweetwater Phase II; thence along said common line, North $47^{\circ}27'43''$ East 469.48 feet to the North line of said Section 19; thence along said North line, North $88^{\circ}48'08''$ East 166.76 feet to the Point of Beginning.

TRACT 2: (Common Area South of Lots 93 & 94)

A parcel of land located in the Southwest Quarter of Section 18, Township 5 North, Range 46 East, Boise Meridian, Teton County, Idaho, and being a portion of the Common Area of Sweetwater Phase II Subdivision, Instrument No. 113900, more particularly described as follows:

Commencing at the South Quarter Corner of said Section 18, Township 5 North, Range 46 East, being marked as shown on Corner Perpetuation and Filing, Instrument No. 111787, and being the Point of Beginning; thence along the South line of said Section 18, South $88^{\circ}48'08''$ West 368.13 feet to the Easterly line of Sweetgrass Road as shown on said Sweetwater Phase II Subdivision, Instrument No. 113900, and being a point of nontangency with a 1412.88 foot radius curve concave to the northwest of which radius bears North $86^{\circ}20'06''$ West; thence northeasterly 98.28 feet along the arc of said 1412.88 foot radius curve to the left through a central angle of $03^{\circ}59'08''$ and a long chord that bears North $01^{\circ}40'20''$ East 98.26 feet to the Southwest corner of Lot 93 of said Sweetwater Phase II; thence along the South line of said Lot 93, North $89^{\circ}37'26''$ East 165.63 feet to the Southeast corner of said Lot 93; thence along the East line of said Lot 93, North $00^{\circ}22'34''$ West 135.64 feet to the Southwest corner of Lot 94 of said Sweetwater Phase II; thence along the South line of said Lot 94, North $89^{\circ}37'26''$ East 198.00 feet to the East line of the Southwest Quarter of Section 18; thence along said East line, South $00^{\circ}36'49''$ East 228.56 feet to the Point of Beginning.

TRACT 3: (Common Area West of Sweetgrass Road)

A parcel of land located in the Southwest Quarter of Section 18, Township 5 North, Range 46 East, Boise Meridian, Teton County, Idaho, and being a portion of the Common Area of Sweetwater Phase II Subdivision, Instrument No. 113900, more particularly described as follows:

Commencing at the South Quarter Corner of said Section 18, Township 5 North, Range 46 East, being marked as shown on Corner Perpetuation and Filing, Instrument No. 111787; thence along the South line of said Section 18, South $88^{\circ}48'08''$ West 428.35 feet to the Point of Beginning; thence continuing along said South line, South $88^{\circ}48'08''$ West 943.48 feet to the Northerly line of Sweetwater Phase II Subdivision, Instrument No. 113900; thence along said Northerly line the following two courses; (1) thence North $00^{\circ}26'32''$ West 23.12 feet to a point of non-tangency with a 1264.57 foot radius curve concave to the northwest of which radius bears North $00^{\circ}26'43''$ West; (2) thence northeasterly 1238.56 feet along the arc of said 1264.57 foot radius curve to the left through a central angle of $56^{\circ}07'02''$ and a long chord that bears North $61^{\circ}29'47''$ East 1189.64 feet to the Southwest corner of Lot 95 of said Sweetwater Phase II; thence along the Southerly line of said Lot 95, South $56^{\circ}33'47''$ East 36.90 feet to the Westerly line of Sweetgrass Road as shown on said Sweetwater Phase II and being a point of non-tangency with a 60.00 foot radius curve concave to the southeast of which radius bears South $56^{\circ}34'36''$ East; thence along the Westerly line of said Sweetgrass Road the following three courses; (1) thence southwesterly 36.77 feet along the arc of said 60.00 foot radius curve to the left through a central angle of $35^{\circ}06'56''$ and a long chord that bears South $15^{\circ}51'56''$ West 36.20 feet to a point of nontangency with a 316.97 foot radius curve concave to the southeast of which radius bears South $36^{\circ}30'08''$ East; (2) thence southwesterly 328.21 feet along the arc of said 316.97 foot radius curve to the left through a central angle of $59^{\circ}19'37''$ and a long chord that bears South $23^{\circ}50'04''$ West 313.74 feet to a point of reverse curvature with a 1352.88 foot radius

curve concave to the southwest of which radius bears South 84°10'15" West; (3) thence southwesterly 229.28 feet along the arc of said 1352.88 foot radius curve to the right through a central angle of 09°42'37" and a long chord that bears South 00°58'26" East 229.01 feet to the Point of Beginning.

TRACT 4: (Sweetgrass Road in Section 18)

A parcel of land located in the Southwest Quarter of Section 18, Township 5 North, Range 46 East, Boise Meridian, Teton County, Idaho, and being all of that portion of Sweetgrass Road lying North of the South line of said Section 18 as shown on Sweetwater Phase II Subdivision, Instrument No. 113900, more particularly described as follows:
Commencing at the South Quarter Corner of said Section 18, Township 5 North, Range 46 East, being marked as shown on Corner Perpetuation and Filing, Instrument No. 111787; thence along the South line of said Section 18, South 88°48'08" West 368.13 feet to the Point of Beginning; thence continuing along said South line, South 88°48'08" West 60.23 feet to a point of non-tangency with a 1352.88 foot radius curve concave to the northwest of which radius bears North 86°07'08" West; thence northwesterly 229.28 feet along the arc of said 1352.88 foot radius curve to the left through a central angle of 09°42'37" and a long chord that bears North 00°58'26" West 229.01 feet to a point of reverse curvature with a 316.97 foot radius curve concave to the southeast of which radius bears North 84°10'15" East; thence northeasterly 328.21 feet along the arc of said 316.97 foot radius curve to the right through a central angle of 59°19'37" and a long chord that bears North 23°50'04" East 313.74 feet to a point of non-tangency with a 60.00 foot radius curve concave to the southeast of which radius bears North 88°18'28" East; thence southeasterly 313.87 feet along the arc of said 60.00 foot radius curve to the right through a central angle of 299°43'38" and a long chord that bears South 31°45'43" East 60.25 feet to a point of nontangency with a 256.97 foot radius curve concave to the southeast of which radius bears South 37°35'48" East; thence southwesterly 260.17 feet along the arc of said 256.97 foot radius curve to the left through a central angle of 58°13'56" and a long chord that bears South 23°17'13" West 250.07 feet to a point of reverse curvature with a 1412.88 foot radius curve concave to the southwest of which radius bears South 84°10'15" West; thence southwesterly 234.12 feet along the arc of said 1412.88 foot radius curve to the right through a central angle of 09°29'39" and a long chord that bears South 01°04'55" East 233.85 feet to the Point of Beginning.

SAVE AND EXCEPT TO A RESERVATION UNTO TLFF AND ITS HEIRS AND ASSIGNS, A NON-EXCLUSIVE GENERAL EASEMENT ALONG, ACROSS, OVER AND UPON ALL THE ROADS AND RIGHTS-OF-WAY WITHIN PHASE II, SWEETWATER SUBDIVISION, TETON COUNTY, IDAHO, AS THE SAME APPEAR ON THE OFFICIAL PLAT THEREOF RECORDED SEPTEMBER 28, 1993 AS INSTRUMENT NO. 113900 FOR THE BENEFIT OF LOTS 93, 94, AND 95 OF SAID SWEETWATER PHASE II, WHICH GENERAL EASEMENT SHALL BE APPURTENANT TO LOTS 93, 94, AND 95 OF SAID SWEETWATER PHASE II AND SHALL RUN WITH THE LAND.



IDWR offices are open to the public and following the CDC guidelines for wearing masks and observing social distancing. For in-person visits, we encourage you to call ahead for an appointment.

Water Rights

Overview FAQs Research Forms Transfers Contacts

WATER RIGHT REPORT

3/10/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 22-13810

Close

Owner Type	Name and Address
Current Owner	TLFF HOLDINGS INC C/O THOMAS MUIR 500 S HUNTSMAN WAY SALT LAKE CTY, UT 84108-1235
Original Owner	THE ALLEN BALL & CONNIE BALL LIVING TRUST 5465 S 5TH W IDAHO FALLS, ID 83404 2085232977
Original Owner	MORITZ O BERGMAYER GRAND TARGEE ALTA, WY 83422 3073532304

Priority Date: 02/20/1980

Basis: Decreed

Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	3.69 CFS	1085 AFA
Total Diversion			3.69 CFS	1085 AFA

Location of Point(s) of Diversion:

GROUND WATER|NENENW|Sec. 19|Township 05N|Range 46E|TETON County

Place(s) of use:

Place of Use Legal Description: IRRIGATION TETON County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
05N	46E	13		NESE	33		NWSE	33		SWSE	33		SESE	34
		18		NESW	33		NWSW	33		SWSW	34		SESW	34
		19		NENW	23		SENW	20						

Total Acres: 310

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. E18 Use of water under this right is combined with water from Grand Teton Canal Co.

Dates:

Licensed Date:

Decreed Date: 11/14/2008

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: TBD

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

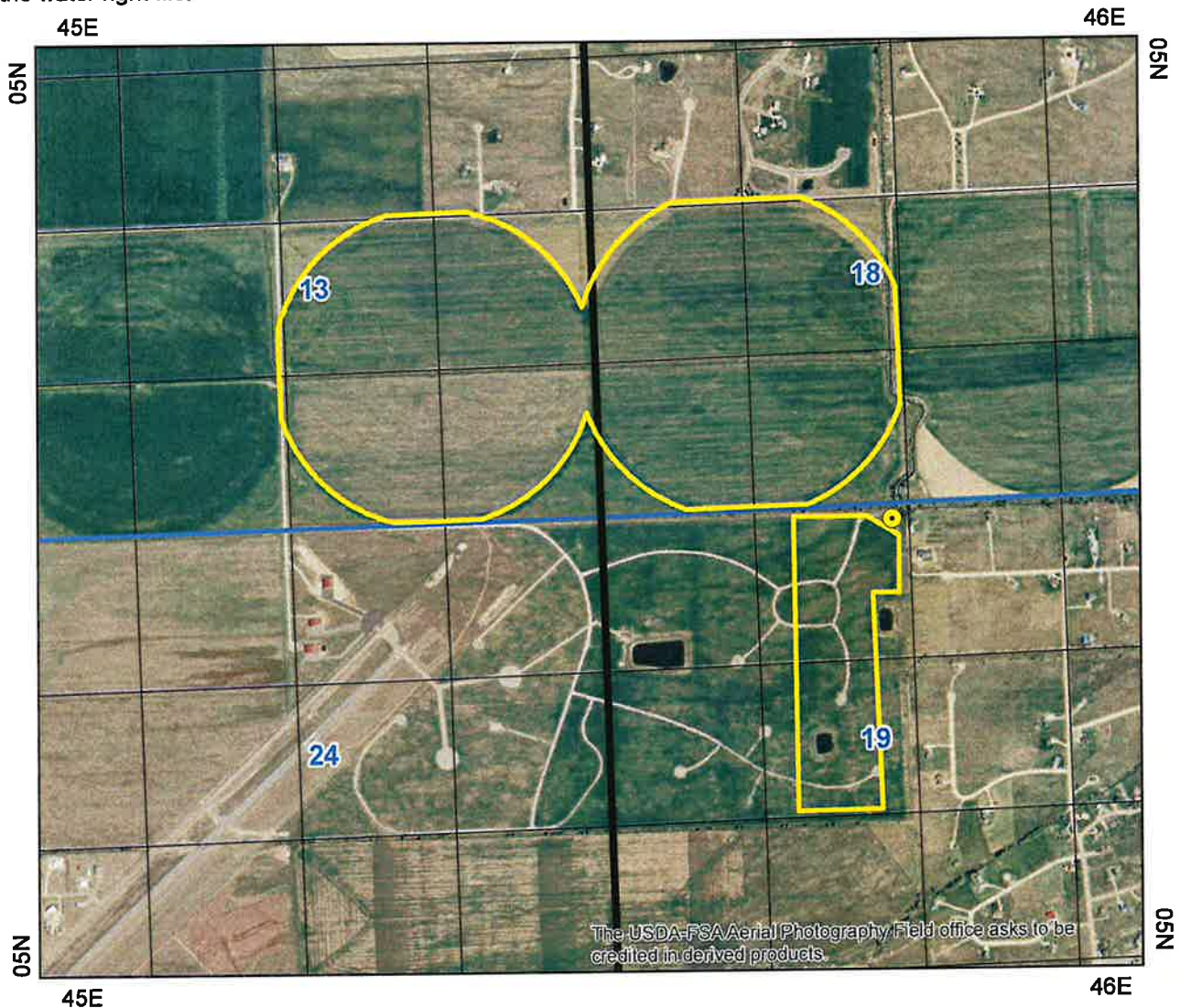
Close

State of Idaho
Department of Water Resources

Water Right
22-13810

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters



ADDENDUM # 1 (All addendums shall be numbered sequentially.)

JULY 2019 EDITION
Page 1 of 1

RE-11 ADDENDUM

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



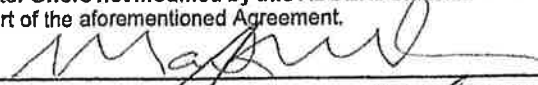
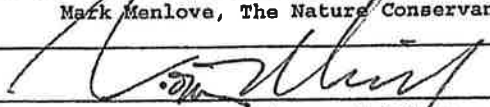
1 Today's Date: 09/07/2021
2
3 This is an ADDENDUM to the ☒ Purchase and Sale Agreement ☐ Other
4 ("Addendum" means that the information below is added material for the agreement (such as lists or descriptions) and/or means the form is
5 being used to change, correct or revise the agreement (such as modification, addition or deletion of a term)).
6
7 AGREEMENT DATED: 12/16/2020 ID # 107342158.70044769-00028
8
9 ADDRESS: See Contract Legal Descriptions
10
11 BUYER(S): The Nature Conservancy
12
13 SELLER(S): BFF Holdings Inc. and TLFF Holdings Inc.
14

15 The undersigned parties hereby agree as follows:

- 16 1. Exhibit A-1 is hereby made a part of the Purchase and Sale Agreement and details the water rights
17 that will be transferred to The Nature Conservancy (The Buyer) by BFF Holdings Inc. and TLFF Holdings
18 Inc. (The Seller) at closing.
19
- 20 2. The closing for this transaction will be on or before October 1, 2021 or as soon as the property
21 split and revised legal description has been approved and recorded by Teton County, Idaho.
22

23 NOTHING BELOW THIS LINE.....
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 To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement including all prior
49 Addendums or Counter Offers, these terms shall control. All other terms of the Purchase and Sale Agreement including all prior
50 Addendums or Counter Offers not modified by this ADDENDUM shall remain the same. Upon its execution by both parties, this agreement
51 is made an integral part of the aforementioned Agreement.

52
53 BUYER:  Date: 09/13/21
54 Mark Menlove, The Nature Conservancy
55 BUYER: _____ Date: _____
56
57 SELLER:  Date: 09/09/21
58 Tom Muir, BFF and TLFF Holdings Inc.
59 SELLER: _____ Date: _____

This form is printed and distributed by the Idaho Association of REALTORS®, Inc. This form has been designed and is provided for use by the real estate professionals who are members of the
Idaho Association of REALTORS®, Inc. All rights reserved.

JULY 2019 EDITION

RE-11 ADDENDUM

Page 1 of 1

This form was prepared by John Pehrson | | |

InstantFORMS



IDAHO DEPARTMENT OF
WATER RESOURCES

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

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

August 25, 2022

DRIGGS ACQUISITION LLC
501 HUNTSMAN SPRINGS DR
DRIGGS ID 83422-4962

Re: Change in Ownership for Water Right No(s): 22-13810

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Please note this ownership change application was filed as a split, however the split has already been complete. Therefore, you are entitled to a refund of the split fee. The department has initiated a refund and it should arrive from the state office in couple of weeks.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: Racine Olson
Wild Rose Realty

Barg, Jonie

From: Barg, Jonie
Sent: Monday, August 29, 2022 4:31 PM
To: IdwrPayable
Subject: Refund Request
Attachments: Receipt

Good afternoon!

I have a refund request as follows:

Receipt number: E048209
Amount: \$75.00
Payable to WILD ROSE REALTY
3025 S 5000 W
DRIGGS ID 83422

Reason: Ownership Change filed as a split. The split was already complete. Therefore the applicant is entitled to a partial refund.

Thank you so much for your time. Let me know if you have any questions.

Have a great day!!!



IDAHO DEPARTMENT OF
WATER RESOURCES

Jonie Barg | Technical Records Specialist

900 N Skyline Drive Ste. A, Idaho Falls, ID 83402

Phone number: (208) 525-7161

Fax number: (208) 525-7177

Email: jonie.barg@idwr.idaho.gov

Website: www.idwr.idaho.gov



RECEIVED

JUN 03 2022

Department of Water Resources
Eastern Region

May 31, 2022

Jonie Barg
IDWR Eastern Region
900 North Skyline Drive, Ste A
Idaho Falls, Idaho 83402-1718
208-525-7161

Ms. Barg,

Enclosed is a notice of change in water right ownership. The water right being transferred is 22-13810. It is a split water right. The total water right is 3.69 CFS. .62 CFS is currently in process of being transferred to TNC (The Nature Conservancy). This transfer is being initiated by the Nature Conservancy. The remaining 3.07 CFS is being transferred to Driggs Acquisition LLC. The three checked items under Item 7 of the Notice of Change in Water Right Ownership are all included in this packet including a check for \$100.00 for the split. As you can see by the Grant Deed, the water right is to be transferred to Driggs Acquisition from TLFF Holdings Inc.

Please initiate the change. If you have any questions, please contact me.

Best regards,

John Pehrson
Principal Broker, Wild Rose Realty