

STATE OF IDAHO DEPARTMENT OF WATER RESOURCES

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.

Table with 6 columns: Water Right/Claim No., Split?, Leased to Water Supply Bank?, Water Right/Claim No., Split?, Leased to Water Supply Bank?. Rows include 37-2446, 37-4100, 37-4368B, 37-4369, 37-8205, 37-12158, 37-12159, 37-12160, 37-21614, 37-22127.

2. Previous Owner's Name: Sun Valley Land & Minerals Inc

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Wellsprings Group, LLC, a Delaware limited liability company

New owner(s) as listed on the conveyance document Name connector [ ] and [ ] or [ ] and/or

CO Tom Drougas, CO Sun Valley Real Estate XXXXX City XXXX State XXXX ZIP Mailing address 950 W Huron St, Unit 450 405 (208) 720-6089 Chicago IL 60642-6830 TDRougas@GMAIL.COM Telephone (see deeds) 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. [ ] The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: September 10, 2020

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: [X] 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. [X] 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). [X] 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.

8. Signature: [Signature] Managing Member 9/10/20 Title, if applicable Date Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only: Received by SC Date 9/14/20 Receipt No. S038136 Receipt Amt. 8275- 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 DM Processed by DM Date 11/3/2020 IN FILE # 37-2446

**RECEIVED** ✓  
**SEP 14 2020**  
 DEPT OF WATER RESOURCES  
 SOUTHERN REGION

STATE OF IDAHO  
 DEPARTMENT OF WATER RESOURCES

**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?
37-22128	Yes <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Sun Valley Land & Minerals Inc  
 Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Wellsprings Group, LLC, a Delaware limited liability company  
 New owner(s) as listed on the conveyance document Name connector  and  or  and/or

~~to Tom Drougas, c/o Sun Valley Real Estate~~ ~~Ketchikan~~ ~~AK~~ ~~99834~~  
 Mailing address 950 W Huron St, Unit 450 405 City Chicago IL State IL ZIP 60642-6830  
 Telephone (see deeds) Email TDROUGAS@GMAIL.COM

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.  
 The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: September 10, 2020

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):  
 \$25 per *undivided* water right.  
 \$100 per *split* water right.  
 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.

8. Signature: [Signature] Title, if applicable: Managing Member Date: 9/10/20  
 Signature of new owner/claimant

Signature: \_\_\_\_\_ Title, if applicable: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature of new owner/claimant

**For IDWR Office Use Only:**

Received by SG Date 9.14.2020 Receipt No. S038136 Receipt Amt. \$275-  
 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 \_\_\_\_\_ Processed by dm Date 11/3/2020



491 N. Main Street, Suite 102  
Ketchum, ID 83340

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 680813 /TG

**Instrument # 672946**

HAILEY, BLAINE, IDAHO  
09-11-2020 2:25:56 PM No. of Pages: 5  
Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNT  
JOLYNN DRAGE Fee: \$15.00  
Ex-Officio Recorder Deputy: GWB  
Electronically Recorded by Simplifile

RECEIVED

SEP 30 2020

DEPT OF WATER RESOURCES  
SOUTHERN REGION

### WARRANTY DEED

For Value Received Sun Valley Land & Minerals, Inc., an Idaho corporation, and Donna Rae Kelsey, Trustee of the Donna Kelsey 2008 Trust [as to Parcel IA and IB, II and IV]; Clarendon, LLC, an Idaho limited liability company [as to Parcel III]; and Donna Rae Kelsey, Trustee of the Donna Kelsey 2008 Trust [as to Parcel V, VI and VII]

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Wellsprings Group, LLC, a Delaware limited liability company

hereinafter referred to as Grantee, whose current address is 950 West ~~Huron~~ Street Unit 405 Chicago, IL 60642  
Huron

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) 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(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 10, 2020

Sun Valley Land & Minerals, Inc., an Idaho corporation

By: Donna Kelsey  
Donna Kelsey, Authorized Officer

The Donna Kelsey 2008 Trust

By: Donna R. Kelsey  
Donna R. Kelsey, Trustee

Clarendon, LLC, an Idaho limited liability company

By: The Donna Kelsey 2008 Trust, Sole Member

By: Donna R. Kelsey  
Donna R. Kelsey, Trustee

State of Idaho, County of Blaine

This record was acknowledged before me on September 11, 2020 by Donna Kelsey, as Authorized Officer of Sun Valley Land & Minerals, Inc., an Idaho corporation.



Signature of notary public  
Commission Expires: 1/5/24



State of Idaho, County of Blaine

This record was acknowledged before me on September 11, 2020 by Donna R. Kelsey, as Trustee of the Donna Kelsey 2008 Trust.

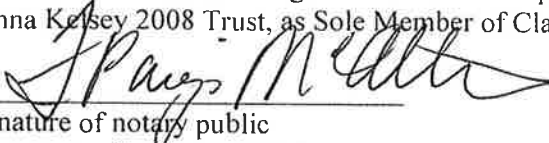


Signature of notary public  
Commission Expires: 1/5/24



State of Idaho, County of Blaine

This record was acknowledged before me on September 11, 2020 by Donna R. Kelsey, as Trustee of the Donna Kelsey 2008 Trust, as Sole Member of Clarendon, LLC, an Idaho limited liability company.



Signature of notary public  
Commission Expires: 1/5/24

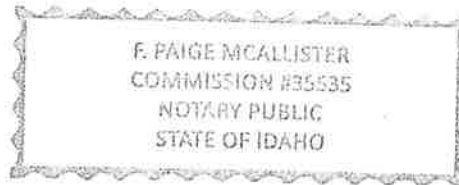


EXHIBIT A

PARCEL IA:

Township 3 North, Range 17 East, Boise Meridian, Blaine County, Idaho

Section 34: N $\frac{1}{2}$ NE $\frac{1}{4}$

Section 34: NW $\frac{1}{4}$ ;

EXCEPTING THEREFROM Lots 1 through 45, Clarendon Subdivision No. 1, Blaine County, Idaho, according to the official plat thereof on file in the office of the County Recorder as Instrument No. 165353, records of Blaine County, Idaho.

PARCEL IB:

Lots 4 through 43, Clarendon Subdivision No. 1, Blaine County, Idaho, according to the official plat thereof on file in the office of the County Recorder as Instrument No. 165353, records of Blaine County, Idaho.

PARCEL II:

Township 3 North, Range 17 East, Boise Meridian, Blaine County, Idaho

SECTION 27: S $\frac{1}{2}$ SE $\frac{1}{4}$ , EXCEPT that portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 27 more particularly described as follows:

BEGINNING at the Southeast corner of said Section 27;  
THENCE North 1322 feet;  
THENCE N.89°47' W., 1391 feet;  
THENCE S.50°14' W., 724.5 feet to the TRUE POINT OF BEGINNING;  
THENCE S.50°14' W., 100 feet;  
THENCE N.39°46' W., 100 feet;  
THENCE N.50°14' E., 100 feet;  
THENCE S.39°46' E., 100 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPT a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 27 described as follows:

BEGINNING at the Southeast corner of said Section 27;  
THENCE North 1322 feet;  
THENCE N.89°47' W., 1391 feet;  
THENCE S.50°14' W., 758.5 feet along the Northerly boundary line of Clarendon Hot Springs Road;  
THENCE N.39°46' W., 100 feet to the REAL POINT OF BEGINNING;  
THENCE N.39°46' W., 56 feet;  
THENCE N.50°14' E., 100 feet;  
THENCE S.39°46' E., 56 feet;  
THENCE S. 50°14' W., 100 feet to the REAL POINT OF BEGINNING.

AND ALSO EXCEPT a parcel of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 27 described as follows:

BEGINNING at the Section Corner common to Sections 26, 27, 34 and 35 of said Township and Range;  
THENCE North along said section line 1,329 feet to the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 27;  
THENCE West along the North quarter section line of the S $\frac{1}{2}$ SE $\frac{1}{4}$  of said Section 27, a distance of 1,530 feet to the TRUE POINT OF BEGINNING;  
THENCE West along said quarter section line a distance of 120 feet;  
THENCE at right angles and running South to the Deer Creek Road, as the same is now established;  
THENCE running in a northeasterly direction along said Deer Creek Road to a point 190 feet South of the point of beginning and which said point is 1,530 feet West of the East boundary of said Section 27;  
THENCE running at right angles North a distance of approximately 190 feet to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT a portion of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 27, described as follows:

BEGINNING at a point in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 27 that bears N.73°11'6" W., 2311.09 feet from the Southeast corner of said Section 27, which point of beginning is the East corner of the Randell house; THENCE S.29°53'54" W., 145.20 feet; THENCE S.78°32'54" W., 146.84 feet; THENCE N.10°25'30" E., 213.19 feet; THENCE N.57°46'54" E., 181.40 feet; THENCE S.25°39'6" E., 51.12 feet to the Southeast corner of the garage on said homesite;; THENCE S.1°10'54" E., 105.30 feet to the PLACE OF BEGINNING.

AND ALSO EXCEPT a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 27 described as follows:

COMMENCING at the Southeast corner of said Section 27 running N.0°57' E., for 1322.5 feet, more or less, along the easterly boundary of said Section 27;  
THENCE S.89°39'30" W., for 1391 feet along the northerly boundary of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  and SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
THENCE S.49°40'30" W., for 646.5 feet, more or less, to the REAL POINT OF BEGINNING;  
THENCE N.40°19'30" W., for 45.00 feet to a ½-inch iron pin;  
THENCE S.49°40'30" W., for 100.00 feet to a ½-inch iron pin;  
THENCE S.40°19'30" E., for 100 feet to a ½-inch iron pin;  
THENCE N.49°40'30" E., for 100 feet to a ½-inch iron pin;  
THENCE N.40°19'30" W., for 55.00 feet to the REAL POINT OF BEGINNING.

PARCEL III:

Lots 1, 2, 3, 44 and 45, Clarendon Subdivision No. 1, Blaine County, Idaho, according to the official plat thereof on file in the office of the County Recorder as Instrument No. 165353, records of Blaine County, Idaho.

PARCEL IV:

Township 3 North, Range 17 East, Boise Meridian, Blaine County, Idaho

SECTION 27: BEGINNING at the Southeast corner of said Section 27;  
THENCE North 1322 feet;  
THENCE N.89°47' W., 1391 feet;  
THENCE S.50°14' W., 724.5 feet to the TRUE POINT OF BEGINNING;  
THENCE S.50°14' W., 100 feet;  
THENCE N.39°46' W., 100 feet;  
THENCE N.50°14' E., 100 feet;  
THENCE S.39°46' E., 100 feet to the TRUE POINT OF BEGINNING.

PARCEL V:

Township 3 North, Range 17 East, Boise Meridian, Blaine County, Idaho

A portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 27 described as follows:

BEGINNING at the Southeast corner of said Section 27;  
THENCE North 1322 feet;  
THENCE N.89°47' W., 1391 feet;  
THENCE S.50°14' W., 758.5 feet along the Northerly boundary line of Clarendon Hot Springs Road;  
THENCE N.39°46' W., 100 feet to the REAL POINT OF BEGINNING;  
THENCE N.39°46' W., 56 feet;  
THENCE N.50°14' E., 100 feet;  
THENCE S.39°46' E., 56 feet;  
THENCE S. 50°14' W., 100 feet to the REAL POINT OF BEGINNING.

PARCEL VI:

Township 3 North, Range 17 East, Boise Meridian, Blaine County, Idaho

A parcel of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 27 described as follows:

BEGINNING at the Section Corner common to Sections 26, 27, 34 and 35 of said Township and Range;  
THENCE North along said section line 1,329 feet to the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 27;  
THENCE West along the North quarter section line of the S $\frac{1}{2}$ SE $\frac{1}{4}$  of said Section 27, a distance of 1,530 feet to the TRUE POINT OF BEGINNING;

THENCE West along said quarter section line a distance of 120 feet;  
THENCE at right angles and running South to the Deer Creek Road, as the same is now established;  
THENCE running in a northeasterly direction along said Deer Creek Road to a point 190 feet South of the point of beginning and which said point is 1,530 feet West of the East boundary of said Section 27;  
THENCE running at right angles North a distance of approximately 190 feet to the TRUE POINT OF BEGINNING.

PARCEL VII:

Township 3 North, Range 17 East, Boise Meridian, Blaine County, Idaho

A portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 27 described as follows:

COMMENCING at the Southeast corner of said Section 27 running N.0°57' E., for 1322.5 feet, more or less, along the easterly boundary of said Section 27;

THENCE S.89°39'30" W., for 1391 feet along the northerly boundary of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  and SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;

THENCE S.49°40'30" W., for 646.5 feet, more or less, to the REAL POINT OF BEGINNING;

THENCE N.40°19'30" W., for 45.00 feet to a ½-inch iron pin;

THENCE S.49°40'30" W., for 100.00 feet to a ½-inch iron pin;

THENCE S.40°19'30" E., for 100 feet to a ½-inch iron pin;

THENCE N.49°40'30" E., for 100 feet to a ½-inch iron pin;

THENCE N.40°19'30" W., for 55.00 feet to the REAL POINT OF BEGINNING.



491 N. Main Street, Suite 102  
Ketchum, ID 83340

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 680813 /TG

Instrument # 672947

HAILEY, BLAINE, IDAHO  
09-11-2020 2:25:56 PM No. of Pages: 5  
Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNTY  
JOLYNN DRAGE Fee: \$15.00  
Ex-Officio Recorder Deputy: GWB  
Electronically Recorded by Simplifile

RECEIVED

SEP 30 2020

DEPT OF WATER RESOURCES  
SOUTHERN REGION

### QUITCLAIM DEED

For Value Received Sun Valley Land & Minerals, Inc., an Idaho corporation and Donna Rae Kelsey, Trustee of the Donna Kelsey 2008 Trust [as to Parcel IA and IB, II and IV]; Clarendon, LLC, an Idaho limited liability company [as to Parcel III]; Donna Rae Kelsey, Trustee of the Donna Kelsey 2008 Trust [as to Parcel V, VI and VII]

do hereby convey, release, remise and forever quit claim unto

Wellsprings Group, LLC, a Delaware limited liability company

whose address is 950 West ~~Huron~~ Street Unit 405 Chicago, IL 60642

the following described premises, <sup>Huron</sup> to-wit:

Water Right Nos. 37-2446, 37-4100, 37-4368B, 37-4369, 37-8205, 37-12158, 37-12159, 37-12160, 37-21614, 37-22127 and 37-22128 pertaining to the following described property:

See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: September 10, 2020

Sun Valley Land & Minerals, Inc., an Idaho corporation

By: Donna Kelsey  
Donna Kelsey, Authorized Officer

The Donna Kelsey 2008 Trust

By: Donna R Kelsey  
Donna R. Kelsey, Trustee

Clarendon, LLC, an Idaho limited liability company

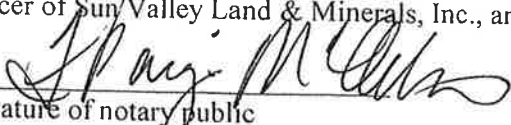
By: The Donna Kelsey 2008 Trust, Sole Member

By: Donna R Kelsey  
Donna R. Kelsey, Trustee

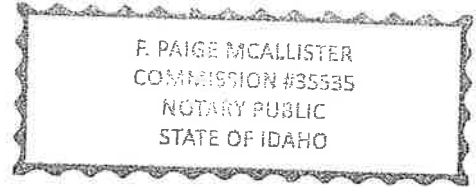


State of Idaho, County of Blaine

This record was acknowledged before me on September 11, 2020 by Donna Kelsey, as Authorized Officer of Sun Valley Land & Minerals, Inc., an Idaho corporation.

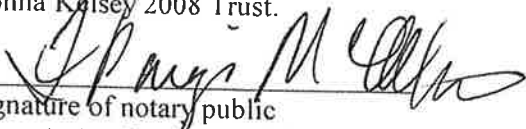


Signature of notary public  
Commission Expires: 1/5/24

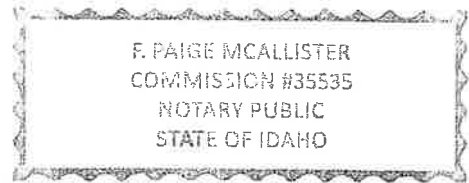


State of Idaho, County of Blaine

This record was acknowledged before me on September 11, 2020 by Donna R. Kelsey, as Trustee of the Donna Kelsey 2008 Trust.

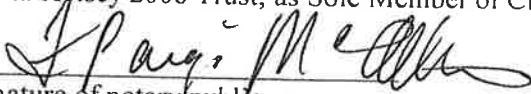


Signature of notary public  
Commission Expires: 1/5/24



State of Idaho, County of Blaine

This record was acknowledged before me on September 11, 2020 by Donna R. Kelsey, as Trustee of the Donna Kelsey 2008 Trust, as Sole Member of Clarendon, LLC, an Idaho limited liability company.



Signature of notary public  
Commission Expires: 1/5/24

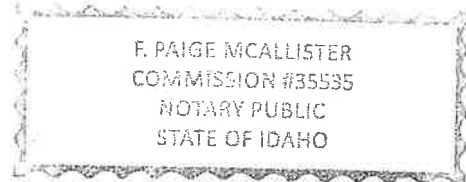


EXHIBIT A

PARCEL IA:

Township 3 North, Range 17 East, Boise Meridian, Blaine County, Idaho

Section 34: N $\frac{1}{2}$ NE $\frac{1}{4}$

Section 34: NW $\frac{1}{4}$ ;

EXCEPTING THEREFROM Lots 1 through 45, Clarendon Subdivision No. 1, Blaine County, Idaho, according to the official plat thereof on file in the office of the County Recorder as Instrument No. 165353, records of Blaine County, Idaho.

PARCEL IB:

Lots 4 through 43, Clarendon Subdivision No. 1, Blaine County, Idaho, according to the official plat thereof on file in the office of the County Recorder as Instrument No. 165353, records of Blaine County, Idaho.

PARCEL II:

Township 3 North, Range 17 East, Boise Meridian, Blaine County, Idaho

SECTION 27: S $\frac{1}{2}$ SE $\frac{1}{4}$ , EXCEPT that portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 27 more particularly described as follows:

BEGINNING at the Southeast corner of said Section 27;  
THENCE North 1322 feet;  
THENCE N.89°47' W., 1391 feet;  
THENCE S.50°14' W., 724.5 feet to the TRUE POINT OF BEGINNING;  
THENCE S.50°14' W., 100 feet;  
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THENCE West along said quarter section line a distance of 120 feet;  
THENCE at right angles and running South to the Deer Creek Road, as the same is now established;  
THENCE running in a northeasterly direction along said Deer Creek Road to a point 190 feet South of the point of beginning and which said point is 1,530 feet West of the East boundary of said Section 27;

THENCE running at right angles North a distance of approximately 190 feet to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT a portion of the SW¼ SE¼ of Section 27, described as follows:

BEGINNING at a point in the SW¼SE¼ of said Section 27 that bears N.73°11'6" W., 2311.09 feet from the Southeast corner of said Section 27, which point of beginning is the East corner of the Randell house; THENCE S.29°53'54" W., 145.20 feet; THENCE S.78°32'54" W., 146.84 feet; THENCE N.10°25'30" E., 213.19 feet; THENCE N.57°46'54" E., 181.40 feet; THENCE S.25°39'6" E., 51.12 feet to the Southeast corner of the garage on said homesite;; THENCE S.1°10'54" E., 105.30 feet to the PLACE OF BEGINNING.

AND ALSO EXCEPT a portion of the SW¼SE¼ Section 27 described as follows:

COMMENCING at the Southeast corner of said Section 27 running N.0°57' E., for 1322.5 feet, more or less, along the easterly boundary of said Section 27;  
THENCE S.89°39'30" W., for 1391 feet along the northerly boundary of said SE¼SE¼ and SW¼SE¼;  
THENCE S.49°40'30" W., for 646.5 feet, more or less, to the REAL POINT OF BEGINNING;  
THENCE N.40°19'30" W., for 45.00 feet to a ½-inch iron pin;  
THENCE S.49°40'30" W., for 100.00 feet to a ½-inch iron pin;  
THENCE S.40°19'30" E., for 100 feet to a ½-inch iron pin;  
THENCE N.49°40'30" E., for 100 feet to a ½-inch iron pin;  
THENCE N.40°19'30" W., for 55.00 feet to the REAL POINT OF BEGINNING.

PARCEL III:

Lots 1, 2, 3, 44 and 45, Clarendon Subdivision No. 1, Blaine County, Idaho, according to the official plat thereof on file in the office of the County Recorder as Instrument No. 165353, records of Blaine County, Idaho.

PARCEL IV:

Township 3 North, Range 17 East, Boise Meridian, Blaine County, Idaho

SECTION 27: BEGINNING at the Southeast corner of said Section 27;  
THENCE North 1322 feet;  
THENCE N.89°47' W., 1391 feet;  
THENCE S.50°14' W., 724.5 feet to the TRUE POINT OF BEGINNING;  
THENCE S.50°14' W., 100 feet;  
THENCE N.39°46' W., 100 feet;  
THENCE N.50°14' E., 100 feet;  
THENCE S.39°46' E., 100 feet to the TRUE POINT OF BEGINNING.

PARCEL V:

Township 3 North, Range 17 East, Boise Meridian, Blaine County, Idaho

A portion of the SW¼SE¼ Section 27 described as follows:

BEGINNING at the Southeast corner of said Section 27;  
THENCE North 1322 feet;  
THENCE N.89°47' W., 1391 feet;  
THENCE S.50°14' W., 758.5 feet along the Northerly boundary line of Clarendon Hot Springs Road;  
THENCE N.39°46' W., 100 feet to the REAL POINT OF BEGINNING;  
THENCE N.39°46' W., 56 feet;  
THENCE N.50°14' E., 100 feet;  
THENCE S.39°46' E., 56 feet;  
THENCE S. 50°14' W., 100 feet to the REAL POINT OF BEGINNING.

PARCEL VI:

Township 3 North, Range 17 East, Boise Meridian, Blaine County, Idaho

A parcel of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 27 described as follows:

BEGINNING at the Section Corner common to Sections 26, 27, 34 and 35 of said Township and Range;  
THENCE North along said section line 1,329 feet to the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 27;  
THENCE West along the North quarter section line of the S $\frac{1}{2}$ SE $\frac{1}{4}$  of said Section 27, a distance of 1,530 feet to the TRUE POINT OF BEGINNING;  
THENCE West along said quarter section line a distance of 120 feet;  
THENCE at right angles and running South to the Deer Creek Road, as the same is now established;  
THENCE running in a northeasterly direction along said Deer Creek Road to a point 190 feet South of the point of beginning and which said point is 1,530 feet West of the East boundary of said Section 27;  
THENCE running at right angles North a distance of approximately 190 feet to the TRUE POINT OF BEGINNING.

PARCEL VII:

Township 3 North, Range 17 East, Boise Meridian, Blaine County, Idaho

A portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 27 described as follows:

COMMENCING at the Southeast corner of said Section 27 running N.0°57' E., for 1322.5 feet, more or less, along the easterly boundary of said Section 27;  
THENCE S.89°39'30" W., for 1391 feet along the northerly boundary of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  and SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
THENCE S.49°40'30" W., for 646.5 feet, more or less, to the REAL POINT OF BEGINNING;  
THENCE N.40°19'30" W., for 45.00 feet to a ½-inch iron pin;  
THENCE S.49°40'30" W., for 100.00 feet to a ½-inch iron pin;  
THENCE S.40°19'30" E., for 100 feet to a ½-inch iron pin;  
THENCE N.49°40'30" E., for 100 feet to a ½-inch iron pin;  
THENCE N.40°19'30" W., for 55.00 feet to the REAL POINT OF BEGINNING.

## Subject Property Description

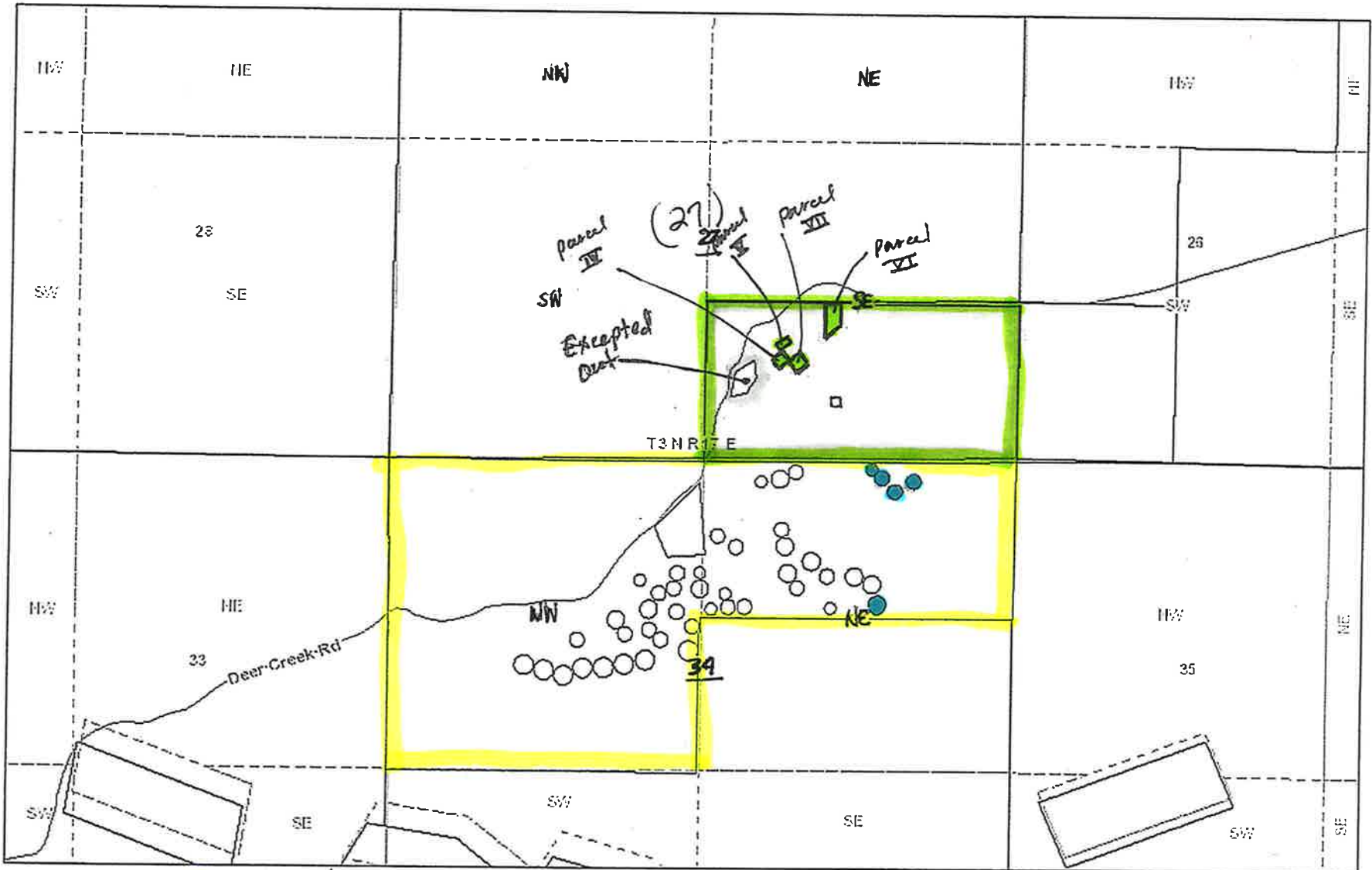
<b>Subject Site-</b>			
<i>Address</i>	421 Deer Creek Road Hailey, Idaho 83333		
<i>Dimensions</i>	See Aerial Map	<i>Size</i>	320.472+/- acres
<i>Easements</i>	Only typical utility type	<i>Alley</i>	None
<i>Encroachments</i>	None known; none assumed	<i>Access</i>	Adequate
<i>Shape</i>	Irregular	<i>Street Paving</i>	Asphalt paved & dirt road
<i>Curbs &amp; Gutters</i>	None	<i>Sidewalks</i>	None
<i>Topography</i>	Gently rolling	<i>Gas</i>	None
<i>Water &amp; Sewer</i>	Private well and septic		
<i>Major Flaws</i>	None		
<b>Overall Features</b>	The land has superior physical features as compared to similar alternatives. Its overall locational attributes are good relative to competitive parcels due to its superior geothermal water rights.		

The subject property consists of forty-five, non-corner, contiguous parcels constituting 320.472+/- acres. The acreage, known as the Clarendon Hot Springs Ranch, is located northwest of Hailey, Idaho, south of Deer Creek Road, the two-way road providing access to recreation and rural residences opportunities. The main attraction to this specific property are the eleven water rights created by geothermal warm springs, the cold-water ponds and Deer Creek, which flows through the center of the property. The three geothermal wells have a maximum pumped capacity of 47,400 gallons of geothermal water coming out with a temperature range of 114 degrees to 127 degrees with an average of 120 to 124.7 degrees. The subject property has forty-five residential lots ranging in size from 0.13 to 0.68 acres with an average size of 0.331 acres that have already been platted to accommodate future residential building construction. In addition to the residential building envelopes, the subject has 11.76+/- acres zoned Recreational Development which allows for a density of 1 unit per 0.25 acre for an additional 47 units of possible future development. There has been some infrastructure in place to include heated lines throughout the roadways infrastructure to the building envelopes that are heated via geothermal and water systems in place.

These water rights are considered to be very adequate compared to operations found in the area.

Type	Basin	Sequence	Suffix	Basis	Status	Priority	Date	Div. Rate (cfs)	Source	Water Use	Owner
WR	37	2446		Decreed	Active	12/19/1932	10		DEER CREEK	RECREATION	SUN VALLEY LAND & MINERALS INC
WR	37	4100		Decreed	Active	9/6/1956	0.25		SPRING	RECREATION	SUN VALLEY LAND & MINERALS INC
WR	37	4368	B	Decreed	Active	9/1/1883	0.13		CLARENDON HOT SPRINGS	HEATING, RECREATION	SUN VALLEY LAND & MINERALS INC
WR	37	4369		Decreed	Active	7/1/1939			DEER CREEK	MITIGATION, RECREATION STORAGE	SUN VALLEY LAND & MINERALS INC
WR	37	8205		License	Active	3/12/1985	1.21		GROUND WATER	HEATING, RECREATION	SUN VALLEY LAND & MINERALS INC
WR	37	12158		Decreed	Active	9/1/1883	0.02		DEER CREEK	STOCKWATER	SUN VALLEY LAND & MINERALS INC
WR	37	12159		Decreed	Active	9/1/1883	0.02		JIMMIE CREEK	STOCKWATER	SUN VALLEY LAND & MINERALS INC
WR	37	12160		Decreed	Active	10/27/1956	0.04		GROUND WATER	DOMESTIC	SUN VALLEY LAND & MINERALS INC
WR	37	21614		Decreed	Active	9/6/1956	0.24		DEER CREEK	RECREATION	SUN VALLEY LAND & MINERALS INC
WR	37	22127		Decreed	Active	7/1/1940	0.12		GROUND WATER	DOMESTIC	SUN VALLEY LAND & MINERALS INC
WR	37	22128		Decreed	Active	7/1/1940	0.16		GROUND WATER	HEATING, IRRIGATION, RECREATION	SUN VALLEY LAND & MINERALS INC

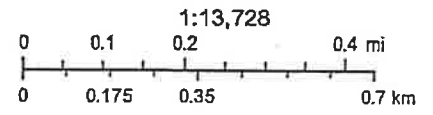
# Parcel Information Map



April 24, 2019

- = Parcel 1
- = Parcel 2, 4-7
- = Parcel 3

**THIS SKETCH IS MADE SOLELY TO ASSIST IN LOCATING THE PROPERTY. THE COMPANY ASSUMES NO LIABILITY FOR VARIATION IF ANY WITH ACTUAL SURVEY.**





State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858

Phone: (208)736-3033 • Fax: (208)736-3037 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

November 3, 2020

WELLSPRINGS GROUP LLC  
950 W HURON ST UNIT 405  
CHICAGO IL 60642-6830

Re: Change in Ownership for Water Right No(s): 37-2446, 37-4100, 37-4368B, 37-4369, 37-8205, 37-12158, 37-12159, 37-12160, 37-21614, 37-22127 & 37-22128

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. You will notice that attorney Edward A Lawson is copied on this letter, as he is listed as the attorney of record on 4 of the water rights listed above. Mr. Lawson can be removed from the water right records with written authorization from either you or Mr. Lawson's office.

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) 293-9908.

Sincerely,

*Denise Maline*

Denise Maline  
Administrative Assistant 1

Enclosure(s)

c: Tom Drougas, Sun Valley Real Estate  
Pioneer Title Company of Blaine County (File #680813)  
Edward Lawson, attorney  
Water District 37



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858

Phone: (208)736-3033 • Fax: (208)736-3037 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

September 16, 2020

WELLSPRING GROUP LLC  
C/O TOM DROUGAS, SUN VALLEY REAL ESTATE  
PO BOX 2277  
KETCHUM ID 83340-2241

RE: Change in Ownership for Water Right No(s): 37-2446, etc.

Dear Mr. Drougas:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) for the above referenced water rights. The Notice was received from Pioneer Title Company of Blaine County, however it could not be processed due to the following reasons:

- Sufficient proof of ownership was not included with the Notice. Proof of ownership can be a copy of a Warranty Deed, Quitclaim Deed, Court Decree, or Contract of Sale.

Please submit the necessary information within (30) thirty days of this letter, and the Department will be able to move forward with processing. If the information is not received within (30) thirty days, the Department will return your Notice and a refund for the fees paid will be issued.

Thank you in advance. If you have any questions regarding this matter, please contact me at (208) 736-3033.

Sincerely,

*Denise Maline*

Denise Maline  
Administrative Assistant 1

Enclosure(s)

c: Pioneer Title Company of Blaine County