

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 26 2017

Notice of Change in Water Right Ownership

Department of Water Resources
Eastern Region

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?
22-13664 <i>OK</i>	Yes ☐	Yes ☐	22-13417 <i>OK</i>	Yes ☐	Yes ☐
22-7215C <i>OK</i>	Yes ☐	Yes ☐	22-13418 <i>OK</i>	Yes ☐	Yes ☐
22-13811 <i>OK</i>	Yes ☐	Yes ☐	22-13420 <i>OK</i>	Yes ☐	Yes ☐
22-7215B <i>OK</i>	Yes ☐	Yes ☐	22-13421 <i>OK</i>	Yes ☐	Yes ☐
22-10649 <i>OK</i>	Yes ☐	Yes ☐	22-13425 <i>OK</i>	Yes ☐	Yes ☐

2. Previous Owner's Name: Huntsman Springs 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
- 97 N Hwy 33 Driggs ID 83422
Mailing address City State ZIP
- (208)354-9665 _____
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.
☐ 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: 6/30/2017
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: Young H. Wall POA 7-26-17
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by JB Date 7/26/2017 Receipt No. EA43222 Receipt Amt. \$450.-
 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 8/4/2017

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?
22-13426 <i>OK</i>	Yes ☐	Yes ☐	22-11981 <i>OK</i>	Yes ☐	Yes ☐
22-13428 <i>OK</i>	Yes ☐	Yes ☐	22-13788 <i>OK</i>	Yes ☐	Yes ☐
22-13613 <i>OK</i>	Yes ☐	Yes ☐	22-14041 <i>OK</i>	Yes ☐	Yes ☐
22-153 <i>OK</i>	Yes ☐	Yes ☐	<i>Specifically listed</i>	Yes ☐	Yes ☐
22-13611 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Huntsman Springs 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
- 97 N Hwy 33 Driggs ID 83422
Mailing address City State ZIP
- (208)354-9665 Email _____
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.
☐ 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: 6/30/2017
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]* *POA* *7-26-17*
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. _____ Receipt Amt. _____

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 _____ Date _____

LIMITED POWER OF ATTORNEY

DRIGGS ACQUISITION, LLC, dba HUNSTMAN SPRINGS, INC., DALE S. PROWS, President, of 97 North Highway 33, Driggs, Idaho, 83422, designate and appoint HARVEY WALKER of 2338 North 2930 West, Arco, ID 83213, as my attorney in fact and agent (subsequently called "agent") to act in my name and for my benefit. W grant to our agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present and fully competent, hereby ratifying and confirming all that my agent shall lawfully do or cause to be done by virtue of this power of attorney and the powers herein granted.

Specific Powers

Our agent shall have and may exercise the following specific power:

- a. To handle all affairs and do all that needs done, including signing of documents, pertaining to water rights, wells and all water issues.

Revocability

This power of attorney is revocable, provided, that insofar as any governmental agency, bank, trust company, insurance company, transfer agent, or other person shall rely upon this power, this power may be revoked only by a notice in writing executed by us or our agent and delivered to such person or institution.

Interpretation

This instrument is to be construed and interpreted as a limited power of attorney.

Disability of Principal

This Limited Power of Attorney shall not be affected by disability of the principal.

Third-Party Reliance

Third parties may rely upon the representations of our agent as to all matters relating to any power granted to our agent, and no person who may act in reliance upon the representations of our agent or the authority granted to our agent shall incur any liability to us or our estate as a result of permitting our agent to exercise any power.

Expiration

Unless sooner revoked in the manner above provided, this Limited Power of Attorney shall expire at midnight on February 28, 2019.

Governing Law

This Limited Power of Attorney is executed and delivered in the State of Idaho and the laws of the State of Idaho shall govern all questions as to the validity of this power and as to the construction of its provisions.

IN WITNESS WHEREOF, we have executed this Limited Power of Attorney this 24th day of July 2017.

DRIGGS ACQUISITION, LLC.
dba Huntsman Springs, Inc.

By DALE S. PROWS
DALE S. PROWS, President

STATE OF Idaho)

: ss.

County of Teton)

On this 24th day of July 2017, personally appeared DALE S. PROWS, who, being by me first duly sworn, declared that he is the President of Driggs Acquisition, LLC dba Huntsman Springs, Inc. that he signed the foregoing documents as President of the corporation, and that the statements therein contained are true.



Teresa K. Mangum
Notary Public for Idaho

Residing at: Driggs ID

My Commission expires: 07-24-21

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Instrument # 246303

TETON COUNTY, IDAHO
06-30-2017 13:16:00 No. of Pages: 12
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: \$43.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, SPECIAL WARRANTY

Stoel Rives, LLP
Attn: Richard R. Hall
101 S. Capitol Blvd., Suite 1900
Boise, ID 83646

First American Title Company
610445-T

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

For good and valuable consideration, HUNTSMAN SPRINGS INC., an Idaho corporation (the "Grantor"), having a mailing address at 500 Huntsman Way, Salt Lake City, UT 84108, hereby conveys and warrants, against all those claiming by, through or under Grantor, but not otherwise, to DRIGGS ACQUISITION LLC, a Delaware limited liability company (the "Grantee"), located and having a mailing address at 401 N. Michigan, Suite 3100, Chicago, IL 60611, those certain parcels of real property located in Teton County, State of Idaho, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon (if any), as more particularly described on attached Exhibit A (the "Subject Property"), and all of Grantor's right, title and interest in all water and water rights appurtenant to the Subject Property including but not limited to those described on attached Exhibit B, TO HAVE AND TO HOLD the Subject Property, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantee, and its successors and assigns, forever.

Subject to: (i) all zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction, and (ii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed as of this 30th day of June, 2017.

[Signature page follows]

SPECIAL WARRANTY DEED - 1

93236986.1 0037613-00016

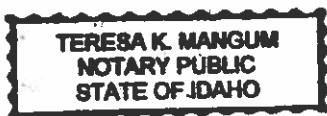
HUNTSMAN SPRINGS INC., an Idaho
corporation

By: Dale S. Prows
Dale S. Prows, President

STATE OF Idaho)
) ss.
County of Teton)

On this 30 day of June, 2017 before me, the undersigned, a Notary Public in and for said state, personally appeared Dale S. Prows, known or identified to me to be the President of HUNTSMAN SPRINGS INC., an Idaho corporation, that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Teresa K. Mangum
NOTARY PUBLIC for Idaho
Residing at Driggs ID
My commission expires: 07-24-21

Exhibit A**Legal Description**

That certain parcel of land located in Teton County, State of Idaho, as more particularly described as follows:

TRACT I**PARCEL 1:**

The James W. and Marlene T. Price Charitable Remainder Trust Property:

**Township 5 North, Range 45 East, Boise Meridian, Teton County Idaho,
Section 26: SW1/4NW1/4, NW1/4SW1/4**

Also Tax No. 841 being described as follows: Beginning at the Northwest Corner of the SE1/4NW1/4 of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence South 80 rods; thence East 581.4 feet to the Railroad Right-of-Way; thence North 80 rods along the Railroad Right-of-Way; thence West 560 feet to the point of beginning.

Also Tax No. 146 being described as follows: Beginning at the Southwest Corner of the NE1/4SW1/4 of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence East 578 feet; thence North 1320 feet; thence West 581 feet, thence South 1320 feet to the point of the beginning.

PARCEL 2:

The Verle C. Jardine and Nancy B. Jardine Property:

Parcel 1: South 1/2 Southwest 1/4 of Section 22, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

Parcel 2: Northwest 1/4 Northwest 1/4 of Section 27, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

PARCEL 3:

The Steve J. Harrop Property:

Parcel 1: Southwest 1/4 Southwest 1/4 of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

Parcel 2: Tax # 147, In Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

Beginning at the Southwest corner of the Southeast 1/4 Southwest 1/4 of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence East 576 feet; thence North 1320 feet; thence West 576 feet; thence South 1320 feet to the point of beginning.

Parcel 3: South 1/2 Southeast 1/4 of Section 27, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

PARCEL 4:

The Lowell B. Curtis and Julia L. Curtis Properties:

PARCEL A:

Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.
Section 23: SW1/4SW1/4; S1/2SE1/4SW1/4

Beginning at the Northwest corner of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence South 40 rods; thence East 80 rods; thence North 12 rods; thence East 80 rods; thence North 28 rods; thence West 160 rods to the point of beginning. Excepting therefrom the rail road right of way.

Beginning at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence North 52 rods; thence East 115 feet; thence Southeasterly along the railroad right of way to a point that is 560 feet East of the Southwest corner of the Northeast Quarter of the Northwest Quarter; thence West 560 feet to the point of beginning.

The South Half of the Northwest Quarter of the Northwest Quarter, Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

The North Half of the Southeast Quarter; the Southwest Quarter; the East Half of the Northeast Quarter; and the Southwest Quarter of the Northeast Quarter of Section 27, Township 5 North, Range 45 East Boise Meridian, Teton County, Idaho.

Less and Excepting therefrom: All of that certain strip of land heretofore acquired by Yellowstone Park Railroad Company (predecessor to Oregon Short Line Railroad Company) from John D. Killpack, Jr., et ux, by Warranty Deed dated May 11, 1910, filed for record December 3, 1912, in Book 10 of Deeds at Page 561 of the Records of Fremont County, Idaho, being described in said deed as follows:

A strip of land 100 feet wide, being 50 feet in width on each side of the centerline of main track of the Teton Basin Branch of the Yellowstone Park Railroad as located across the SW1/4 SW1/4 of Section 23, Township 5 North, Range 45 East, Boise Meridian. The course of said centerline of main track being more particularly described as follows, to-wit: Beginning at a point in the North line of said SW1/4 SW1/4 of said Section 23 and 372.2 feet Easterly from the Northwest corner thereof; thence South 31°01' East, 1562 feet to a point in the South line of said Section 23 and 1198 feet Easterly from the Southwest corner thereof.

Also excepting therefrom: All of that certain strip of land heretofore acquired by Yellowstone Park Railroad Company (predecessor to Oregon Short Line Railroad Company) from Pratt Ranch Company, et al, by Warranty Deed dated May 12, 1910 filed for record December 3, 1912 in Book 10 of Deeds at page 569 of the records of Fremont County, Idaho, being described in said deed as follows: "A strip of land 100 feet wide being 50 feet in width on each side of the center-line of main track of the Teton Basin Branch of the Yellowstone Park Railroad as located across the W1/2 NW1/4 of Section 26, Township 5 North, Range 45 East of the Boise Meridian.

The course of said centerline of main track being more particularly described as follows, to wit: Beginning at a point in the North line of said NW1/4 of Section 26 and 1198 feet easterly from the Northwest corner thereof; thence South 32°1' East 868.4 feet; thence Southerly along a spiraled curve to the right with a radius of 1910.1 feet for a distance of

678.3 feet, more or less, to a point in the South line of NE1/4 NW1/4 of said Section 26 and 1953.2 feet, more or less, Easterly from the Southwest corner of the N1/2 NW1/4 thereof."

PARCEL B: S1/2 NW1/4 of Section 27, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

PARCEL C: The NW1/4 NE1/4 of Section 27, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

PARCEL D: The S1/2 SE1/4 of Section 22, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

PARCEL E: The W1/2 NE1/4, NE1/4 SW1/4, NW1/4 SE1/4 of Section 22, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

Less: All of that certain strip of land hereinafter acquired by Yellowstone Park Railroad Company, (predecessor to Oregon Short Line Railroad Company) from Emery M. Seymour et ux, by Warranty Deed dated May 17, 1910 filed for record December 3, 1912, in Book 10 of Deeds, page 567 Fremont County, Idaho, being described in said deed as follows: "A strip of land 100 feet wide, being 60 feet in width on each side of the centerline of main track of the Teton Basin Branch of the Yellowstone Park railroad as located across the N1/2 NE1/4 of Section 22, Township 5 North, Range 45 East, Boise Meridian.

The course of said centerline of main track being more particularly described as follows to wit: Beginning at a point on the North line of said Section 22 and 2105 feet, more or less, Westerly from the Northeast corner thereof; thence South 32°1' East 1464.4 feet to a point in the East line of the W1/2 NE1/4 of said Section 22 and 1242.7 feet Southerly from the North line of said Section 22."

Also less: All of that certain strip of land heretofore acquired by Yellowstone Park Railroad Company (predecessor to Oregon Short Line Railroad Company) from E. E. Seymour, et ux. By Warranty Deed dated May 6, 1910, filed for record December 3, 1912, in Book 8 of Deeds at part 285 of the records of Fremont County, Idaho, being described in said deed as follows: "A strip of land 100 feet wide being 50 feet in width on each side of the centerline of main track of the Teton Basin Branch of the Yellowstone Park Railroad as located across the NE1/4 SE1/4 of Section 22, Township 5 North, Range 45 East of the Boise Meridian.

The course of said centerline of main track being more particularly described as follows, to-wit: Beginning at a point in the North line of said 40- acre tract and 453.1 feet Westerly from the Northeast corner thereof; thence South 32°1' East 857 feet to a point on the East line of Section 22 and 3377 feet South of the Northeast corner thereof."

PARCEL F: Beginning 28 rods South and 250 feet West of the Northeast corner of the NW1/4 of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and thence running South 200 feet, thence West to the Union Pacific Railroad right of way thence Northwesterly along right of way to a point that is 773 feet more or less West of the point of beginning, thence East 773 feet more or less to point of beginning.

Less: All of that certain strip of land heretofore acquired by Yellowstone Park Railroad Company (predecessor to Oregon Short Line Railroad Company) from Pratt Ranch Company, et al, by Warranty Deed dated May 12, 1910 filed for record December 3, 1912 in Book 10 of Deeds at page 569 of the records of Fremont County, Idaho, being described in said deed as follows: "A strip of land 100 feet wide being 50 feet in width on each side of the center-line

of main track of the Teton Basin Branch of the Yellowstone Park Railroad as located across the N1/2 NW1/4 of Section 26, Township 5 North, Range 45 East of the Boise Meridian."

PARCEL G: Beginning at the N1/4 corner of Section 26, Township 5 North, Range 45 East, Boise Meridian, and running thence West 200 feet; thence South 165 feet, thence East 200 feet, thence North 165 feet to the place of beginning.

PARCEL I: Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.
Section 27: NE1/4 NW1/4

PARCEL K: All of that certain strip of land hereinafter acquired by Yellowstone Park Railroad Company, (predecessor to Oregon Short Line Railroad Company) from Emery M. Seymour et ux, by Warranty Deed dated May 17, 1910 filed for record December 3, 1912, in Book 10 of Deeds, page 567 Fremont County, Idaho, being described in said deed as follows: "A strip of land 100 feet wide, being 50 feet in width on each side of the centerline of main track of the Teton Basin Branch of the Yellowstone Park railroad as located across the W1/2 NE1/4 of Section 22, Township 5 North, Range 45 East, Boise Meridian.

The course of said centerline of main track being more particularly described as follows to wit: Beginning at a point on the North line of said Section 22 and 2105 feet, more or less, Westerly from the Northeast corner thereof; thence South 32°1' East 1464.4 feet to a point in the East line of the W1/2 NE1/4 of said Section 22 and 1242.7 feet Southerly from the North line of said Section 22."

PARCEL L: All of that certain strip of land heretofore acquired by Yellowstone Park Railroad Company (predecessor to Oregon Short Line Railroad Company) from E. E. Seymour, et ux. By Warranty Deed dated May 6, 1910, filed for record December 3, 1912, in Book 8 of Deeds at page 285 of the records of Fremont County, Idaho, being described in said deed as follows: "A strip of land 100 feet wide being 50 feet in width on each side of the centerline of main track of the Teton Basin Branch of the Yellowstone Park Railroad as located across the NE1/4 SE1/4 of Section 22, Township 5 North, Range 45 East of the Boise Meridian. The course of said centerline of main track being more particularly described as follows, to-wit: Beginning at a point in the North line of said 40- acre tract and 453.1 feet Westerly from the Northeast corner thereof; thence South 32°1' East 857 feet to a point on the East line of Section 22 and 3377 feet South of the Northeast corner thereof."

PARCEL M: All of that certain strip of land heretofore acquired by Yellowstone Park Railroad Company (predecessor to Oregon Short Line Railroad Company) from John D. Killpack, Jr., et ux, by Warranty Deed dated May 11, 1910, filed for record December 3, 1912, in Book 10 of Deeds at Page 561 of the Records of Fremont County, Idaho, being described in said deed as follows:

A strip of land 100 feet wide, being 50 feet in width on each side of the centerline of main track of the Teton Basin Branch of the Yellowstone Park Railroad as located across the SW1/4 SW1/4 of Section 23, Township 5 North, Range 45 East, Boise Meridian. The course of said centerline of main track being more particularly described as follows, to-wit: Beginning at a point in the North line of said SW1/4 SW1/4 of said Section 23 and 372.2 feet Easterly from the Northwest corner thereof; thence South 32°1' East, 1562 feet to a point in the South line of said Section 23 and 1198 feet Easterly from the Southwest corner thereof.

PARCEL N: All of that certain strip of land heretofore acquired by Yellowstone Park Railroad Company (predecessor to Oregon Short Line Railroad Company) from Pratt Ranch Company, et al, by Warranty Deed dated May 12, 1910 filed for record December 3, 1912 in Book 10 of Deeds at page 569 of the records of Fremont County, Idaho, being described in said deed as follows: "A strip of land 100 feet wide being 50 feet in width on each side of the center-line of main track of the Teton Basin Branch of the Yellowstone Park Railroad as located across the N1/2 NW1/4 of Section 26, Township 5 North, Range 45 East of the Boise Meridian.

The course of said centerline of main track being more particularly described as follows, to wit: Beginning at a point in the North line of said NW1/4 of Section 26 and 1198 feet easterly from the Northwest corner thereof; thence South 32°1' East 868.4 feet; thence Southerly along a spiraled curve to the right with a radius of 1910.1 feet for a distance of 678.3 feet, more or less, to a point in the South line of NE1/4 NW1/4 of said Section 26 and 1953.2 feet, more or less, Easterly from the Southwest corner of the N1/2 NW1/4 thereof."

PARCEL O: The NE1/4 SE1/4 of Section 22, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

PARCEL 5:

The Guy Hillman Family Credit Shelter Trust Property:

Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

Section 23: Beginning 330 feet North of the SE corner of the NE1/4NW1/4, thence North 330 feet; thence West 2640 feet; thence South 660 feet; thence East 1320 feet; thence North 330 feet; thence East 1320 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM: Beginning 660 feet North of the Southwest corner of the NW1/4NW1/4 of Section 23, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence East 330 feet; thence South 330 feet; thence West 330 feet; thence North 330 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the existing county road right-of-way along the West boundary of the above described property.

ALSO LESS AND EXCEPTING THEREFROM the existing State Hwy right-of-way along the East boundary of the above described property.

PARCEL 6:

The Bryan LeRoy Schultz and Fauneil A. Schultz Property:

Beginning 660 feet North of the Southwest corner of the NW1/4NW1/4, of Section 23, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence East 330 feet; thence South 330 feet; thence West 330 feet; thence North 330 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the existing county road along the West boundary of the above described property.

PARCEL 7:

Burnside Property:

A PARCEL OF LAND within the Southwest 1/4 of Section 26, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho; said parcels being a portion of that property

described in Instrument #179945 as recorded in the miscellaneous records of the Teton County, Idaho Clerks Office:

Said PARCEL IS MORE PARTICULARLY DESCRIBED as follows:

COMMENCING at the South 1/4 Corner of Section 26 as recorded in Corner Perpetuation and Filing Record, Instrument #120195;

thence N 89°40'47" W, a distance of 742.69 feet along the south line of Section 26 to a rebar with aluminum cap stamped "AW Engineering 2860" recovered on the westerly right of way line of the Old Oregon Shortline Railroad;

thence N 00°22'58" E, a distance of 581.10 feet along the westerly right of way line of the Old Oregon Shortline Railroad to a 5/8" diameter rebar with aluminum cap stamped "JORGENSEN ASSOCIATES PLS 10897" and the TRUE POINT OF BEGINNING of this description;

thence, N 00°22'58" E, a distance of 734.59 feet along the westerly right of way line of the Old Oregon Shortline Railroad to a rebar with plastic cap stamped "AW ENGINEERING 2860" recovered at the Southwest Corner of that parcel described in Instrument #139716, said point being coincident with the Northwest Corner of the parcel being described herein;

thence, S 89°51'12" E, a distance of 140.00 feet along the south boundary of that parcel described in Instrument #139716 to a rebar with aluminum cap stamped "JORGENSEN ASSOCIATES PLS 10897" recovered on the westerly boundary of a parcel described in Instrument #149619, said point being situated on the north and easterly boundaries of the parcel being described herein;

thence, S 7°28'40" E, a distance of 87.77 feet to a rebar with aluminum cap stamped "JORGENSEN ASSOCIATES PLS 10897" recovered at an angle point in the westerly boundary of that parcel described in Instrument #149619, said point being situated on the easterly boundary of the parcel being described herein;

thence, S 0°22'58" W, a distance of 647.75 feet to a rebar with aluminum cap stamped "JORGENSEN ASSOCIATES PLS 10897" recovered at an angle point in the westerly boundary of that parcel described in Instrument #149619, said point being situated on the south and easterly boundaries of the parcel being described herein;

thence N 89°47'52" W, 152.00 feet along the boundary of that parcel described in Instrument #149619 to the TRUE POINT OF BEGINNING;

LESS AND EXCEPTING THEREFROM:

ALL of Huntsman Springs PUD, Phase 1, Addition to the City of Driggs, Teton County, Idaho, as the same appears on the official plat thereof recorded July 20, 2007 as Instrument No. 189593, as Amended on Amendment to Final Plat recorded February 7, 2013 as 226397.

ALSO LESS AND EXCEPTING THEREFROM:

ALL of Huntsman Springs PUD, Phase 2, Addition to the City of Driggs, Teton County, Idaho, as the same appears on the official plat thereof recorded February 7, 2013, as Instrument No. 226396.

ALSO LESS AND EXCEPTING THEREFROM:

ALL of Huntsman Springs PUD, Amended County Phase 1, Teton County, Idaho, as the same appears on the official amended final plat thereof recorded January 31, 2008 as Instrument No. 195039, as Amended on 2nd Amendment recorded August 27, 2013 as Instrument No. 229315.

ALSO LESS AND EXCEPTING THEREFROM:

ALL of Huntsman Springs PUD, County Phase 3A, Teton County, Idaho as the same appears on the official plat thereof recorded November 30, 2007, as Instrument No. 193583, as Amended recorded September 18, 2009 as Instrument No. 207112, as Amended on 2nd Amendment recorded August 27, 2013 as Instrument No. 229316.

ALSO LESS AND EXCEPTING THEREFROM: Highway 33 along the east side of Section 23: S1/2SE1/4SW1/4 conveyed to State of Idaho in Book 52 at page 560.

ALSO LESS AND EXCEPTING THEREFROM:

County road (Bates Road) along the South side of Sections 26 and 27 conveyed in Book 4 at Page 415, and by Instrument No. 73670, records of Teton County.

TRACT II

Parcel 1:

ALL of Huntsman Springs PUD, Phase 1, Addition to the City of Driggs, Teton County, Idaho, as the same appears on the official plat thereof recorded July 20, 2007 as Instrument No. 189593, as Amended on Amendment to Final Plat recorded February 7, 2013 as Instrument No. 226397.

LESS AND EXCEPTING THEREFROM:

**Lots 1, 2, 3, 4 and 5 Block 40
 Lots 1, 2A, 6, 7, 10A and 12, Block 41
 Lots 6 and 7 Block 42
 Lots 1, 2 and 3 Block 43
 Lots 1, 2, 3, 4 and 5 Block 50
 Lots 1, 2 and 3 Block 51
 Lots 1, 2, 3, 4, 5 and 6 Block 52
 Lots 2, 3 and 4 Block 53
 Lots 1 and 2 Block 54**

ALSO LESS AND EXCEPTING THEREFROM:

Park Nos. 2, 3, 4, 5, 6, 7, 8 (except for the well lot and underground utility easement described below) and 9 of Huntsman Springs PUD, Phase 1, Addition to the City of Driggs, Teton County, Idaho, as the same appears on the official plat thereof recorded July 20, 2007 as Instrument No. 189593.

TOGETHER WITH WELL LOT AND UNDERGROUND UTILITY EASEMENT described as follows:

WELL LOT:

A portion of Park Lot 8, Huntsman Springs PUD, Phase 1, Addition to the City of Driggs, situated in part of Section 26, T5N, R45E B.M., Teton County, Idaho as recorded in Instrument #189593 in the Office of Clerk and Recorder of said Teton County and being

more particularly described by the following:

Beginning at the northwestern corner of Park Lot 8, said point being at the intersection of the southerly line of Sunflower Avenue and the easterly line of Goldenrod Street Thence along the northerly line of said Park Lot 8 and the southerly line of Sunflower Avenue, 589°59'54"E 75.00 feet to a point on the northerly line of said Park Lot 8; Thence with the following two courses traversing said Park Lot 8; Thence 503°31'07"E 75.00 feet; Thence N89°59'54"W 75.00 feet to the point on the westerly line of said Park Lot 8, said point being on the easterly line of said Goldenrod Street; thence along the said westerly line of said Park Lot 8 and the easterly line of said Goldenrod Street, on a curve to the left through a central angle of 0°48'08", on a radius of 5356.00 feet, for an arc distance of 75.00 feet, the chord of which bears N03°31'07"W 75.00 feet, to the Point of Beginning.

UNDERGROUND UTILITY EASEMENT:

A portion of Park Lot 8, Huntsman Springs PUD, Phase 1, Addition to the City of Driggs, situated in part of Section 26, T5N, R45E B.M., Teton County, Idaho as recorded in Instrument #189593 in the Office of Clerk and Recorder of said Teton County and being more particularly described by the following:

Beginning at the southwestern corner of Park Lot 8, said point being at the intersection of the northerly line of Waterleaf Avenue and the easterly line of Goldenrod Street; Thence along the westerly line of said Park Lot 8 and the easterly line of said Goldenrod Street, on a curve to the left through a central angle of 1°52'30", on a radius of 5356.00 feet, for an arc distance of 175.28 feet, the chord of which bears N02°10'48"W 175.27 feet to a point on the westerly line of said park Lot 8, said point being the southwestern corner of the Well Lot, hereon described, on the eastern line of said Goldenrod Street, Thence along the southerly line of said Well Lot 589°59'54"E 15.00 feet; Thence following a line traversing said Park Lot 8, 502°10'52"E, 175.27 feet to a point on the southerly line of said Park Lot 8, said point being on the northerly line of Waterleaf Avenue; Thence along southerly line of said Park Lot 8 and the northerly line of said Waterleaf Avenue, N89°59'54"W 15.00 feet to the Point of Beginning.;

Parcel 2:

ALL of Huntsman Springs PUD, Phase 2, Addition to the City of Driggs, Teton County, Idaho, as the same appears on the official plat thereof recorded February 7, 2013, as Instrument No. 226396.

Parcel 3:

ALL of Huntsman Springs PUD, Amended County Phase 1, Teton County, Idaho, as the same appears on the official amended final plat thereof recorded January 31, 2008 as Instrument No. 195039, as Amended on 2nd Amendment recorded August 27, 2013 as Instrument No. 229315.

LESS AND EXCEPTING THEREFROM:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 1
 Lots 2, 3 and 4 Block 2
 Lot 1 and 7 Block 3
 Lots 7, 8, 9, 10 and 14, Block 4
 Lots 6, 13, 14, 15, 16, 20 and 21, Block 6

Parcel 4:

ALL of Huntsman Springs PUD, County Phase 3A, Teton County, Idaho as the same appears on the official plat thereof recorded November 30, 2007, as Instrument No. 193583, as Amended recorded September 18, 2009 as Instrument No. 207112, as Amended on 2nd Amendment recorded August 27, 2013 as Instrument No. 229316.

LESS AND EXCEPTING THEREFROM:

Lots 2, 3 and 7 Block 7

Lot 4 Block 8

Lots 2, 3, 4, 5, 6, 7, and 8 Block 9

Lots 4, 7, 8, 9, 10, 12 and 13 Block 10

Lots 4 and 5 Block 11

TRACT V: HUNTSMAN SPRINGS

Well Lot, Mustang Ranch Subdivision, Addendum Plat, Teton County, Idaho, as the same appears on the official plat thereof, recorded August 26, 1985, as Instrument No. 97347.

EXHIBIT B**Water Rights**

1. Idaho Water right license #22-13664
2. Idaho Water right license #22-7215C
3. Idaho Water right license #22-13811
4. Idaho Water right license #22-7215B.
5. Idaho Water right license #22-10649.
6. Idaho Water right license #22-13417.
7. Idaho Water right license #22-13418.
8. Idaho Water right license #22-13420.
9. Idaho Water right license #22-13421.
10. Idaho Water right license #22-13425.
11. Idaho Water right license #22-13426.
12. Idaho Water right license #22-13428.
13. Idaho Water right license #22-13613.
14. Idaho Water right license #22-153.
15. Idaho Water right license #22-13611.
16. Idaho Water right license #22-11981.
17. Idaho Water right license #22-13788.
18. Idaho Water right license #22-14041

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Instrument # 246304

TETON COUNTY, IDAHO

06-30-2017 13:16:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: \$16.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, SPECIAL WARRANTY

Stoel Rives, LLP
Attn: Richard R. Hall
101 S. Capitol Blvd., Suite 1900
Boise, ID 83646

First American Title Company

610445-T

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

For good and valuable consideration, HUNTSMAN SPRINGS INC., an Idaho corporation (the "Grantor"), having a mailing address at 500 Huntsman Way, Salt Lake City, UT 84108, hereby conveys and warrants, against all those claiming by, through or under Grantor, but not otherwise, to DRIGGS ACQUISITION II LLC, a Delaware limited liability company (the "Grantee"), located and having a mailing address at 401 N. Michigan, Suite 3100, Chicago, IL 60611, those certain parcels of real property located in Teton County, State of Idaho, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon (if any), as more particularly described on attached Exhibit A (the "Subject Property"), and all of Grantor's right, title and interest in all water and water rights appurtenant to the Subject Property including but not limited to those described on attached Exhibit B, TO HAVE AND TO HOLD the Subject Property, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantee, and its successors and assigns, forever.

Subject to: (i) all zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction, and (ii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed as of this 30th day of June, 2017.

[Signature page follows]

SPECIAL WARRANTY DEED - 1

93274752.1 0037613-00016

HUNTSMAN SPRINGS INC., an Idaho
corporation

By:

Dale S. Prows
Dale S. Prows, President

STATE OF Idaho)
) ss.
County of Teton)

On this 30 day of June, 2017 before me, the undersigned, a Notary Public in and for said state, personally appeared Dale S. Prows, known or identified to me to be the President of HUNTSMAN SPRINGS INC., an Idaho corporation, that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Teresa K. Mangum
NOTARY PUBLIC for Idaho
Residing at Driggs ID
My commission expires: 07-24-21

Exhibit A**Legal Description**

Lot 2, Block 43, HUNTSMAN SPRINGS PUD, PHASE 1, ADDITION TO THE CITY OF DRIGGS, TETON COUNTY, IDAHO, as the same appears on the official plat thereof recorded July 20, 2007 as Instrument No. 189593.