

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.

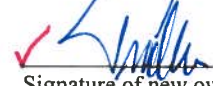
Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
73-151 OK	Yes ☐	73-12143 OK	Yes ☐		Yes ☐
73-12128 OK	Yes ☐		Yes ☐		Yes ☐
73-12133 OK	Yes ☐		Yes ☐		Yes ☐
73-12136 OK	Yes ☐		Yes ☐		Yes ☐
73-12140 OK	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Lone Pine Holding LLC; MLS Holdings, LLC; Rio B LLC; HWHL LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Lone Pine BC Ranch, LLC
Name of each new owner as listed on the conveyance document
Berend Friehe, Manager
New owner continued ☐ Name connector ☐ and ☐ or ☐ and/or
2498 Road s NE
Mailing address
Moses Lake WA 98837
City State ZIP
509-765-4584 friehe@moseslake-wa.com
Telephone Email

SUPPORT DATA

IN FILE # 73-151

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: November 10, 2010
6. 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.

7. Signature: 
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 11/9/2011 Receipt No. E037107 Receipt Amt. \$250.-
Approved by _____ Processed by _____ Date _____

243378
Custer County Rec. of
Alliance Title & Escrow
Time 10:59A M Date 12-2, 2010
Barbara C. Tierney, Clerk
[Signature] \$22.00
Deputy

243316
Custer County Rec. of
Alliance Title
Time 2:46P M Date 11/10, 2010
Barbara C. Tierney, Clerk
[Signature] \$22.00
Deputy

WARRANTY DEED

Order No.: 3071005541C-D

FOR VALUE RECEIVED

Rio B, LLC, an Idaho Limited Liability Company, Lone Pine Holdings, LLC, a Utah Limited Liability Company, who acquired title as Lone Pine Holding, LLC and MLS Holdings, LLC, a Utah Limited Liability Company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Lone Pine BC Ranch, LLC, an Idaho Limited Liability Company

whose current address is

2498 Road S NE Moses Lake, WA 98837

the grantee(s), the following described premises, in Custer County, Idaho, TO WIT:

A PARCEL OF LAND LYING WITHIN PORTIONS OF SECTIONS 28 AND 33, TOWNSHIP 13 NORTH, RANGE 23 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND ALUMINUM CAP BY ERICKSON, MARKING THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 23 EAST, WHICH POINT IS THE TRUE POINT OF BEGINNING;

THENCE N. 89° 28' 08" E., 2662.55 FEET ALONG THE NORTH BOUNDARY OF SECTION 28, TO THE NORTH QUARTER CORNER OF SAID SECTION, MARKED BY AN ALUMINUM CAP BY ERICKSON;

THENCE S. 0° 11' 32" E., 2639.28 FEET ALONG THE CENTER OF SECTION LINE TO THE CENTER QUARTER CORNER OF SECTION 28, MARKED BY A 5/8" REBAR PLS7048;

THENCE N. 89° 26' 39" E., 1328.05 FEET ALONG THE NORTH BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, TO A 1/2" REBAR BY PLS7048;

THENCE S. 0° 06' 40" E., 2932.61 FEET TO A 1/2" REBAR BY PLS7048 THAT LIE S ON THE EAST BOUNDARY OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33;

THENCE N. 51° 17' 10" W., 788.29 FEET TO A 1/2" REBAR BY PLS7048;

THENCE S. 12° 46' 32" W., 219.02 FEET TO A 1/2" REBAR BY PLS7048;

THENCE S. 16° 20' 26" E., 441.96 FEET TO A 1/2" REBAR BY PLS7048;

THENCE S. 08° 57' 44" E., 480.82 FEET TO A 1/2" REBAR BY PLS7048;

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THENCE S. 17° 19' 19" W., 445.76 FEET TO A ½" REBAR BY PLS7 048;

THENCE S. 0° 04' 23" E., 1325.10 FEET TO A ½" REBAR BY PLS7048, THAT LIE S ON THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33;

THENCE S. 89° 43' 12" W., 725.66 FEET ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TO A 5/8" REBAR BY PLS7048;

THENCE N. 0° 05' 00" W., 1324.06 FEET ALONG THE WEST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TO A 5/8" REBAR BY PLS7048;

THENCE S. 89° 38' 14" W., 1942.82 FEET ALONG THE NORTH 1/16TH LINE OF SECTION 33, TO THE CENTERLINE OF MCCOY LANE, MARKED BY A 5/8" REBAR BY PLS7048;

THENCE N. 15° 23' 43" E., 2538.86 FEET ALONG THE CENTERLINE OF MCCOY LANE;

THENCE 142.51 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 71° 00' 13", A TANGENT OF 82.03 FEET, AND A CHORD OF 133.57 FEET THAT BEARS N. 20° 06' 23" W., BEING THE CENTERLINE OF MCCOY LANE;

THENCE N. 55° 36' 30" W., 39.73 FEET ALONG THE CENTERLINE OF MCCOY LANE;

THENCE 183.61 FEET ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 5° 15' 36", A TANGENT OF 91.87 FEET, AND A CHORD OF 183.54 FEET THAT BEARS N. 58° 14' 18" W., BEING THE CENTERLINE OF MCCOY LANE;

THENCE N. 60° 52' 06" W., 1303.11 FEET ALONG THE CENTERLINE OF MCCOY LANE;

THENCE 25.17 FEET ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 10° 17' 58", A TANGENT OF 12.62 FEET, AND A CHORD OF 25.13 FEET, THAT BEARS N. 55° 43' 07" W., TO THE INTERSECTION OF THE CENTERLINE OF MCCOY LANE AND THE WEST BOUNDARY OF SECTION 28, MARKED BY A 5/8" REBAR BY PLS7048;

THENCE N. 0° 20' 37" W., 615.26 FEET ALONG THE WEST BOUNDARY OF SECTION 28, TO THE WEST QUARTER CORNER OF SECTION 28, MARKED BY AN ALUMINUM CAP BY ERICKSON;

THENCE N. 0° 20' 38" W., 2640.40 FEET ALONG THE WEST BOUNDARY OF SECTION 28, TO THE TRUE POINT OF BEGINNING.

THIS PARCEL APPEARS TO BE SUBJECT TO A PERSCRPTIVE USE EASEMENT BY THE PUBLIC OF UNDETERMINED WIDTH ALONG MCCOY LANE;

BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE IDAHO STATE PLANE COORDINATE SYSTEM, NAD83(1992), CENTRAL ZONE, AS GRID, IN US SURVEY FEET.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in

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fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: _____

Rio B, L.L.C.

By: Layne R. Bangertcr, Managing Member

By: Elizabeth C. Bangertcr, Managing Member

Lone Pine Holdings, LLC

By: Ben Peterson, Managing Member

MLS Holdings, LLC

By: Michael Staker, Managing Member

State of UTAH)
County of UTAH) ss.

On this 08 day of November, 2010, before me, a Notary Public in and for said state, personally appeared Michael Staker known or identified to me to be the Managing Member in the Limited Liability Company known as MLS Holdings LLC who executed the foregoing instrument, and acknowledged to me that MLS Holdings executed the same in said LLC name.

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

Chris Allen
Notary Public for the State of UTAH
Residing at: Provo, UT
Commission Expires: 08-13-2014



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fee simple of said premises; that they are free from all encumbrances Except Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 11-8-10

Rio B, L.L.C.

Layne R. Bangster
By: Layne R. Bangster, Managing Member

Elizabeth C. Bangster
By: Elizabeth C. Bangster, Managing Member

Lone Pine Holdings, LLC

By: Ben Peterson, Managing Member

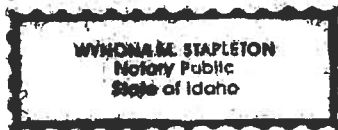
MLS Holdings, LLC

By: Michael Staker, Managing Member

State of Idaho)
County of Canyon) ss.

On this 8th day of November, 2010, before me, a Notary Public in and for said state, personally appeared Layne R. Bangster & Elizabeth C. Bangster known or identified to me to be the Managing Member in the Limited Liability Company known as Rio B, LLC who executed the foregoing instrument, and acknowledged to me that they executed the same in said LLC name.

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



Wynona M. Stapleton
Notary Public for the State of
Residing at: Neuha, Idaho
Commission Expires: 9-28-2016

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fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated:

11/5/2010

Rio B, L.L.C.

By: Layne R. Bangerter, Managing Member

By: Elizabeth C. Bangerter, Managing Member

Lone Pine Holdings, LLC

By: [Signature]
Ben Peterson, Managing Member
AKA John B. Peterson

MLS Holdings, LLC

By: Michael Staker, Managing Member

State of

Utah

County of

Utah

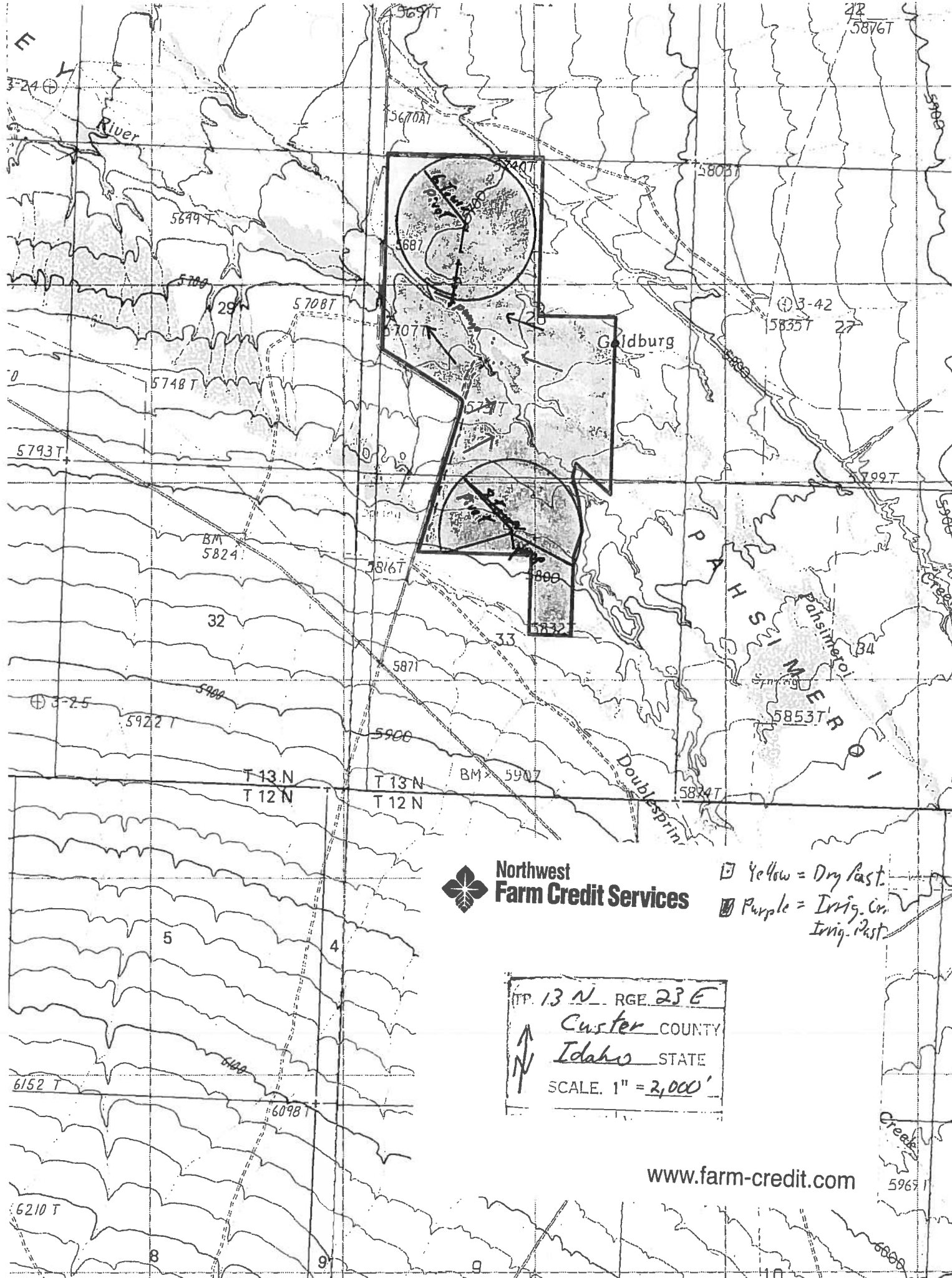
} ss.

On this 5 day of November, 2010, before me, a Notary Public in and for said state, personally appeared Ben Peterson aka John B. Peterson known or identified to me to be the Managing Member in the Limited Liability Company known as Lone Pine Holdings LLC who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

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

[Signature]
Notary Public for the State of Utah
Residing at: Cherry
Commission Expires: 9-20-14





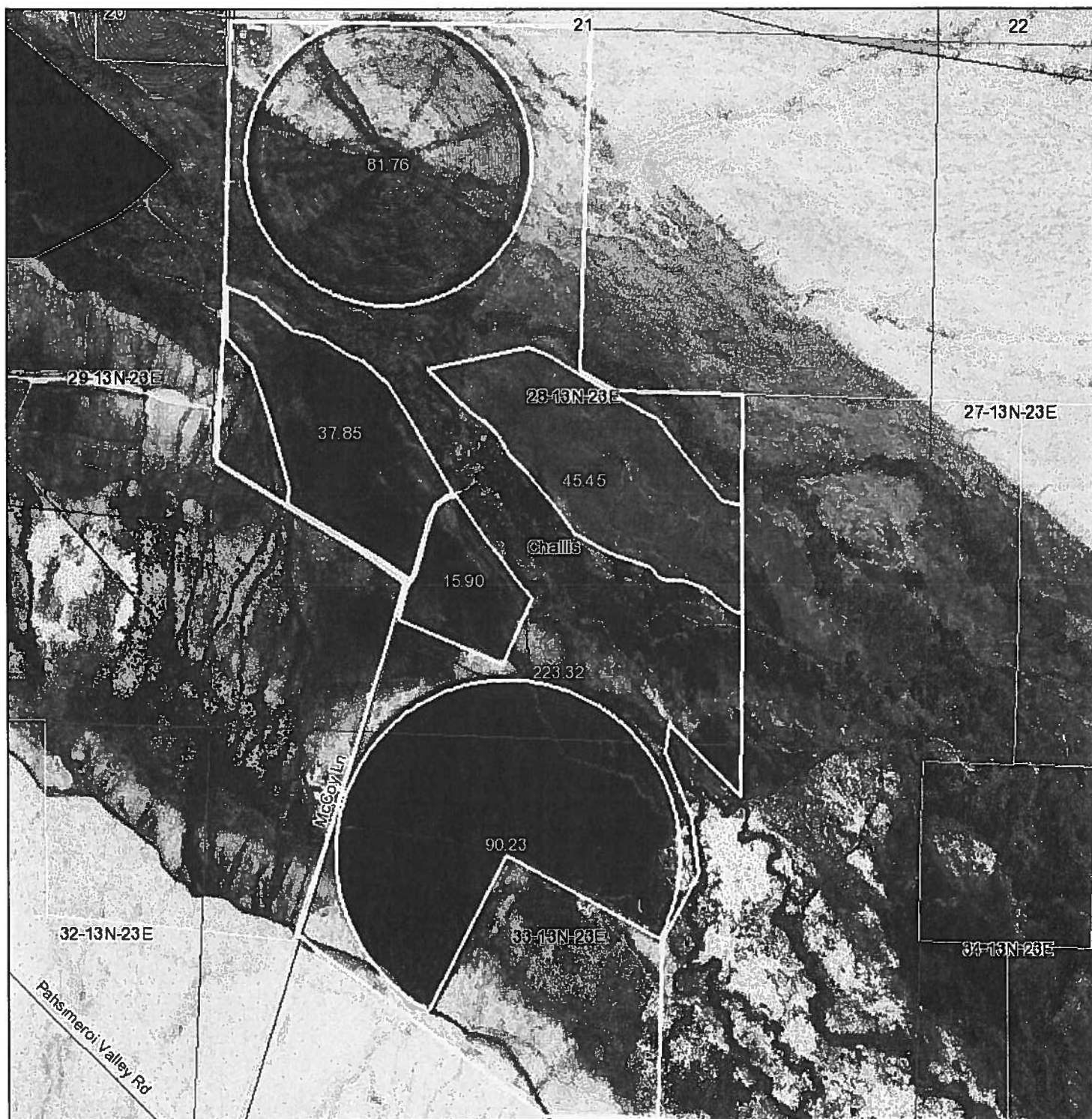
 **Northwest
Farm Credit Services**

 Yellow = Dry Past.
 Purple = Irrig. Cr.
Irrig. Past.

TP. 13 N. RGE. 23 E
Custer COUNTY
Idaho STATE
SCALE. 1" = 2,000'

www.farm-credit.com

Aerial Map



map center: 44° 25' 27.43, 113° 44' 24.46

scale: 14229

28-13N-23E
Custer County
Idaho



10/6/2010

Maps provided by:

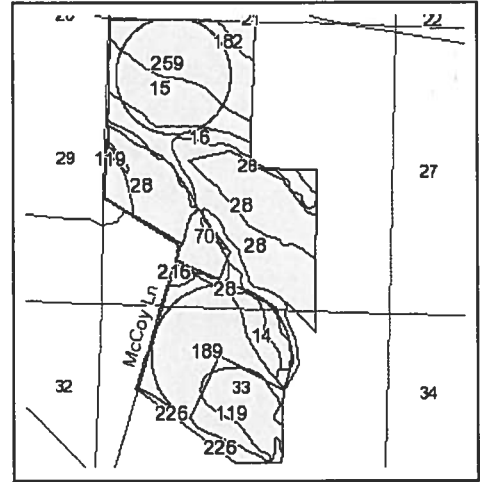
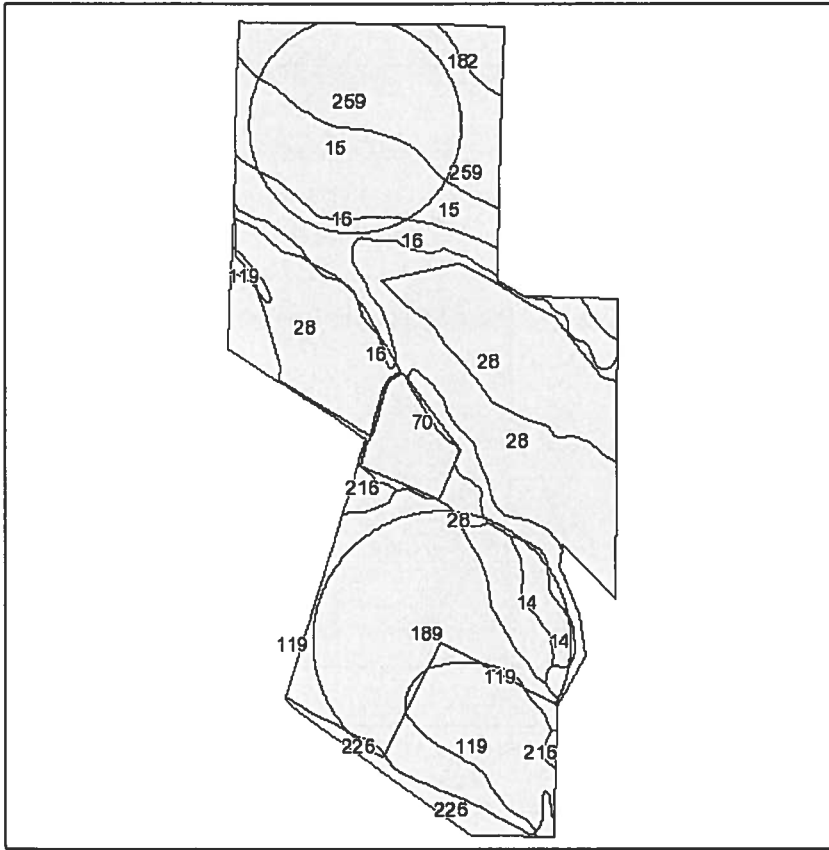


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www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map



State: **Idaho**
 County: **Custer**
 Location: **033-013N-023E**
 Township: **Challis**
 Acres: **494.5**
 Date: **10/7/2010**

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

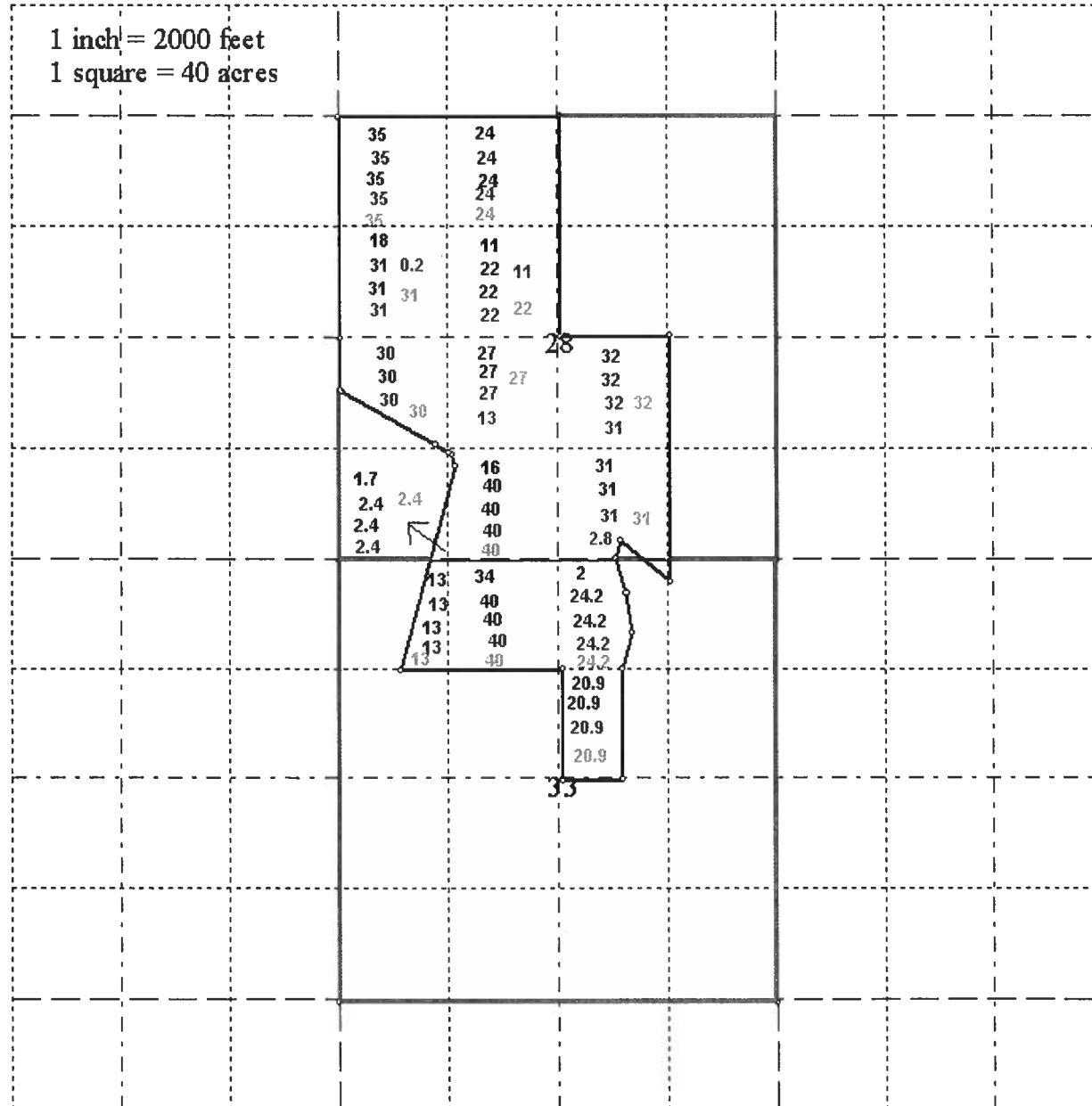


Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class
28	Bursteadt-Tohobit complex, 0 to 3 percent slopes	173.2	35.0%	IIIw	IIIw
189	Simeroi gravelly loam, 2 to 6 percent slopes	92.4	18.7%	VIe	IIIe
259	Zer-Snowslide complex, 1 to 4 percent slopes	62.3	12.6%	VIIs	IVs
15	Blackfoot loam, 0 to 2 percent slopes	46	9.3%	VIc	IIIc
119	Lemroi-Leecreek complex, 0 to 3 percent slopes	34.5	7.0%	IVw	IVw
16	Blackfoot-Borco complex, 0 to 2 percent slopes	30.5	6.2%	VIIs	IIIIs
70	Fezip-Lemroi-Redfish complex, 0 to 2 percent slopes	14.6	2.9%	Vw	Vw
4	Arco silt loam, 0 to 2 percent slopes	12.7	2.6%	IVc	IIIw
226	Whitecloud gravelly loam, cold, 2 to 6 percent slopes	9.5	1.9%	VIIs	VIIs
14	Bigrant-Thosand-Dickeypeak complex, 0 to 4 percent slopes	7.3	1.5%	Vs	Vs
182	Ringle gravelly loam, 2 to 8 percent slopes	6.2	1.2%	VIIIs	IVs
216	Thosand-Sancrane complex, 0 to 2 percent slopes	5.3	1.1%	Vw	Vw

WATER RIGHTS PLACE OF USE



WR	PRIORITY	BASIS	CFS	ACRES	GPM/ACRE
73-151	07/01/1897	Decreed	3.200	154.7	9.31
73-12128	07/01/1897	Decreed	0.600	372.5	0.72
73-12133	08/07/1905	Decreed	2.160	372.5	2.61
73-12136	11/19/1903	Decreed	3.460	372.5	4.18
73-12140	05/01/1950	Decreed	1.263	58.0	9.80
73-12143	02/18/1926	Decreed	5.350	372.5	6.46

Above rights are limited to the irrigation of a combined total of 372.5 acres in a single irrigation season.