

DEN

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

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
 Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
	22-11776	OK			
	22-11779	OK			
22-11784	22-14009 ✓ JRC 22-14010 ✓ JRC	X			

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water rights(s) or claims(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use your water rights(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county.)
OR
 If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant Sundown River Ranch, LLC
1025 S. Cook St., Denver, CO 80209
4. New Owner/Claimant(s) Sundown Property LLC
 Name connector (check one): [] and [] or, [] and/or
 New Mailing Address 8101 Vanguard Dr., Ste. 300
 City, State and ZIP Code Mechanicsville, VA 23111
 New Telephone Number 804-746-8711
5. Date you acquired the property April 15, 2005

RECEIVED
 JUN 08 2009

Department of Water Resources
 Eastern District

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock,
Water right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		

For Snake River Basin Adjudication Claims: Please attached a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him or her for all matters related to your claims.

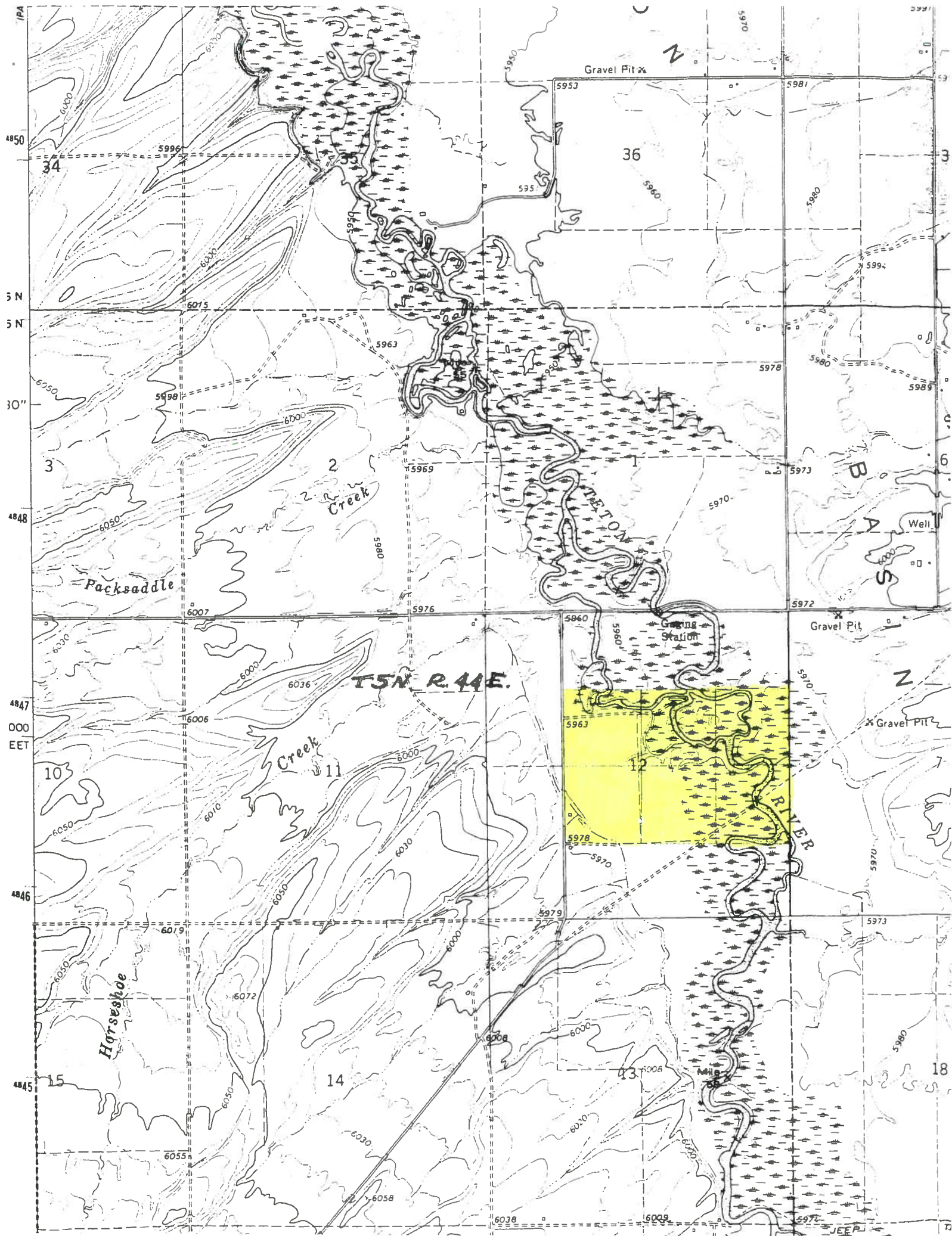
7. Signature of New Owner(s) Or Claimant(s) Robert L. Harris
(include title if applicable)

Robert L. Harris, Attorney

For IDWR Office Use Only

Received by BMK Date 6/8/09 Fee \$25
 Receipted by BMK Date 6/15/09 Receipt No. E035125
 Processed by _____ Date _____ WR _____ Date _____

\$25 7/20/09 E035220 BMK



RECEIVED

APR 19 2005

167524

WARRANTY DEED

TETON CO., ID
CLERK RECORDER

THIS INDENTURE is made this 15th day of April, 2005, by
SUNDOWN RIVER RANCH LLC, a Wyoming limited liability company, the
"Grantor", to SUNDOWN PROPERTY LLC, a Virginia limited liability company,
whose mailing address is 8101 Vanguard Drive, Suite 300, Mechanicsville, Virginia
23111, the "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00)
lawful money of the United States of America, and other good and valuable
consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby
acknowledged, has granted, bargained, sold, and by these presents does grant, bargain,
sell, convey and confirm unto the Grantee, and to the Grantee's successors and assigns
forever, all of the following described real property in the County of Teton, State of
Idaho, to-wit:

LEGAL DESCRIPTION
PARCEL 1
264.01 ACRES

A parcel of land located in the S $\frac{1}{2}$ N $\frac{1}{2}$, the S $\frac{1}{2}$ of Section 12, and in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of
Section 13, Township 5 North, Range 44 East, B.M., County of Teton, State of Idaho and
more completely described as follows:

Beginning at the NW 1/16 corner of section 12, T5N, R44E, B.M., the TRUE POINT OF
BEGINNING, thence first course, N89°59'07"E-1320.98 feet to the C-N 1/16 corner of
section 12, thence, second course, N89°59'04"E-2647.19 feet to the N 1/16 corner
between section 12, T5N, R44E, and section 7, T5N, R45E, B.M., thence third course,
S00°01'44"E-1324.18 feet to the east quarter corner of section 12, thence fourth course,
S00°03'13"E-201.50 feet to a point on the northerly right-of-way of the Union Pacific
Railroad, fifth through fifteenth courses along said right-of-way, thence fifth course,
S55°12'44"W-736.05 feet, thence sixth course, S54°54'04"W-212.37 feet, thence seventh
course, S55°19'34"W-546.71 feet, thence eighth course, S55°14'08"W-474.34 feet,
thence ninth course, S55°17'16"W-465.03 feet, thence tenth course, S55°18'05"W-253.42
feet, thence eleventh course, S55°20'21"W-631.69 feet, thence twelfth course,
S55°19'45"W- 566.33 feet, thence thirteenth course, S55°12'57"W-557.25 feet, thence
fourteenth course, S53°48'07"W-274.90 feet, thence fifteenth course, S51°26'37"W-
116.22 feet, thence sixteenth course, departing said right-of-way, N00°12'10"E-319.21
feet to the W 1/16 corner between sections 12 and 13, thence seventeenth course,
N00°01'31"W-1323.44 feet to the SW 1/16 corner of section 12, thence eighteenth
course, N00°01'31"W-1323.43 feet to the C-W 1/16 of section 12, thence nineteenth and
final course, N00°13'13"W-1325.28 feet to the point of beginning.

Said parcel containing 264.01 acres.

Warranty Deed - Page 1 of 3

Instrument # 167524

DIGGS, TETON, IDAHO

2005-04-19

02:12:02 No. of Pages: 3

Recorded for: ALLIANCE TITLE & ESCROW

NOLAN G. BOYLE

Fee: \$80

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

**EASEMENT DESCRIPTION
PARCEL 2**

A sixty foot wide easement (thirty feet each side of centerline) for ingress, egress, and utilities across the NW1/4 of section 7, Township 5 North, Range 45 East, B.M., County of Teton, State of Idaho. The centerline of said easement is more completely described as follows:

Beginning at the Northwest section corner of section 7, T5N, R45E, B.M., thence, S89°55'02"E-30.00 feet to the TRUE POINT OF BEGINNING, THENCE, FIRST COURSE, S00°04'58"E-1324.16 feet, thence, second and final course, S00°01'44"E-100.00 feet.

SUBJECT TO the following matters: (i) a lien securing payment of real estate taxes and assessments; (ii) applicable zoning and use laws, ordinances, rules and regulations of any municipality, township, county, state or other governmental agency or authority; (iii) all matters that would be disclosed by a physical inspection or survey of the Property or that are actually known to Grantee; and (iv) all covenants, conditions, easements, restrictions, liens, encumbrances and other exceptions of record.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to the property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD the property and the appurtenances unto the Grantee, and to the Grantee's successors and assigns forever. The Grantor and the Grantor's successors shall warrant and defend the property in the quiet and peaceable possession of the Grantee and the Grantee's successors and assigns, against the Grantor and the Grantor's successors, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the property as of the date hereof, subject to the matters set forth above.

In construing this Warranty Deed and where the context so requires, the singular includes the plural.

167520

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

SUNDOWN RIVER RANCH LLC,
a Wyoming limited liability company

By: Conservation Solutions, LLC
a Wyoming limited liability
company

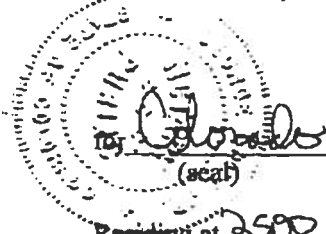
Its: Manager

By: Daniel B. Schlager
Daniel B. Schlager, Manager

STATE OF Colorado
County of Denver)ss.

On the 15th day of April, 2005, before me the undersigned, a notary public in and for said State and County, personally appeared Daniel B. Schlager, known or identified to me to be the manager of Conservation Solutions, LLC, a Wyoming limited liability company, manager in the Wyoming limited liability company of Sundown River Ranch LLC, and the manager who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that such manager executed the same in said limited liability company 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.



George Love Jr.
Notary Public

Residing at 2500 E. 2nd Ave, Denver, CO 80206
My Commission Expires: 2/4/2007

167524

RECEIVED

SEP 10 2002

TETON CO., ID
CLERK RECORDER

150099

WARRANTY DEED
(240 Acres)

3050010297-6

ALLIANCE TITLE & ESCROW CORP., INC.
P.O. BOX 644 / 78 N. MAIN STREET
DRIGGS, IDAHO 83422

FOR VALUE RECEIVED, **CHARLES S. COOK** and **JUDITH ANN COOK**, husband and wife, of P.O. Box 215, Nauvoo, Illinois 62354-0215, (one-half interest) and **BARRY R. SORENSEN**, a single man, of 452 North 500 West, Teton, Idaho 83452, (one-half interest), ("Grantors"), do hereby grant, bargain, sell, warrant and convey unto, **SUNDOWN RIVER RANCH LLC**, a Wyoming Limited Liability Company, of 1025 South Cook Street, Denver, Colorado 80209, ("Grantee"), the following described real property in Teton County, State of Idaho, to-wit:

Twp. 5 N., Rge. 44 E., Boise Mer., Teton County, Idaho:

Sec.12: S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

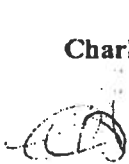
Subject to easements, if any, of record or in existence, for roads and utilities; applicable zoning, use, and subdivision laws, ordinances, and regulations; and accruing 2002 property taxes and assessments.

TOGETHER With any and all improvements and appurtenances thereto, including rents, issues and profits thereof; and reversions and remainders.

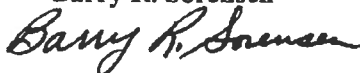
Grantors covenant and warrant that fee simple title to the above described property is conveyed to Grantee by this Deed free from all encumbrances except purchase money Real Estate Mortgage with Grantee as Mortgagor and Grantors as Mortgagees, securing payment of \$1,750,000.00, plus interest, and except pro-rata share of 2002 property taxes and assessments from date hereof.

DATED This 10th day of September, 2002.

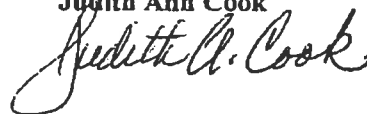
Charles S. Cook



Barry R. Sorensen



Judith Ann Cook



Warranty Deed - Page 1 of 2
COOK&SOR.WD2

Instrument # 150099

DRIGGS, TETON, IDAHO

2002-09-10 12:55:13 No. of Pages: 2

Recorded for : ALLIANCE TITLE & ESCROW

NOLAN G. BOYLE

Fee: 6.00

Ex-Officio Recorder Deputy

Index to DEED. WARRANTY



150099

Acknowledgment

STATE OF ILLINOIS)
 ss.
County of Hancock)

On this 7th day of September, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared **Charles S. Cook and Judith Ann Cook**, husband and wife, known to me to be the persons whose name are subscribed to the within instrument and acknowledged to me that they executed the same.



Desha L. Kelley
Notary Public for Illinois
Residing at: 1805 Knight St N Aurora, IL
My Commission Expires: 2/5/05

Acknowledgment

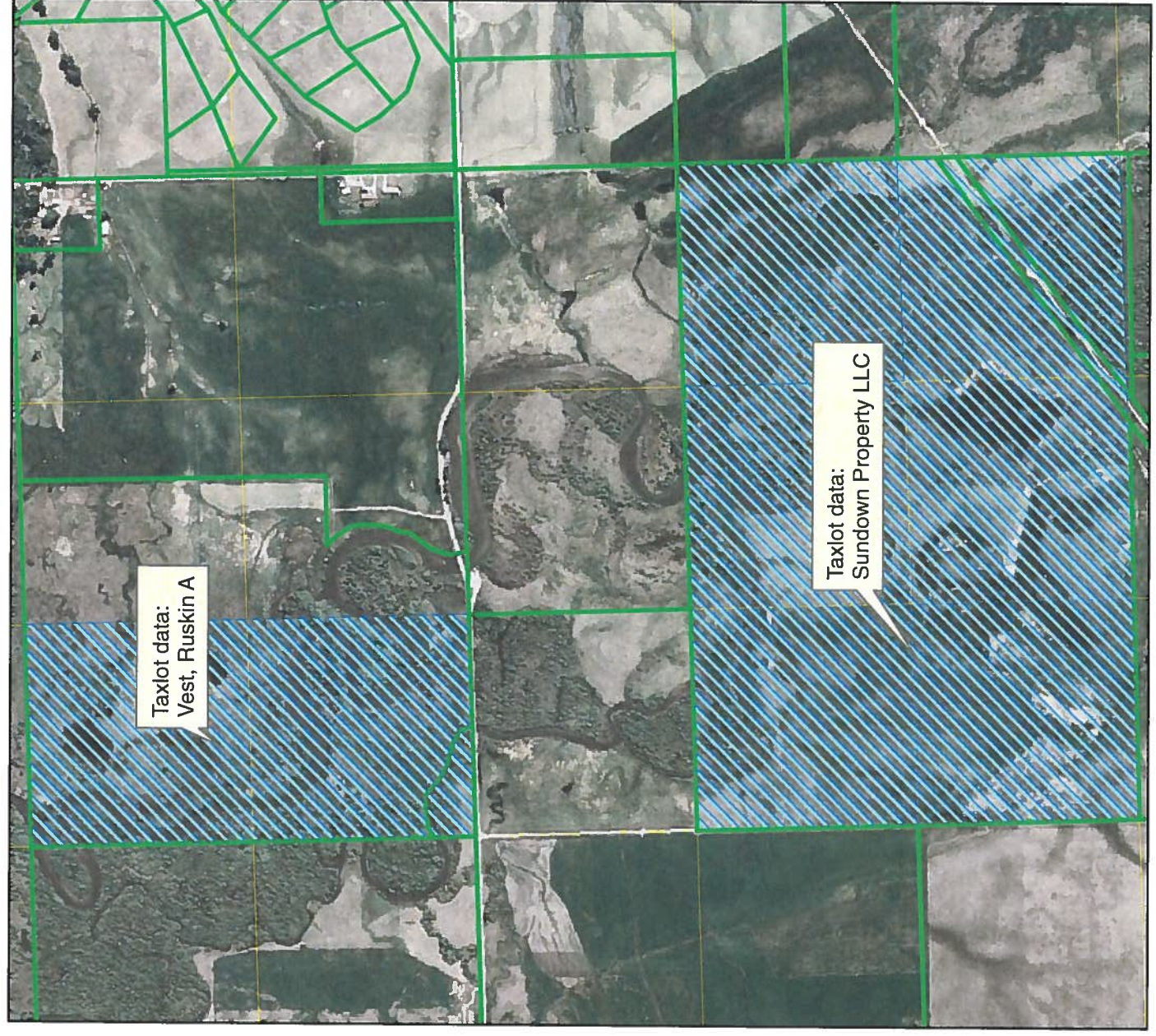
STATE OF IDAHO,)
 ss.
County of Madison.)

On this 10 day of September, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared **Barry R. Sorensen**, a single man, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



Maria Gonzales
Notary Public for Idaho
Residing at Rexburg
My Commission Expires: 7/27/2007 mb
9/4/06

Idaho Department of Water Resources



Taxlot data:
Vest, Ruskin A

Taxlot data:
Sundown Property LLC

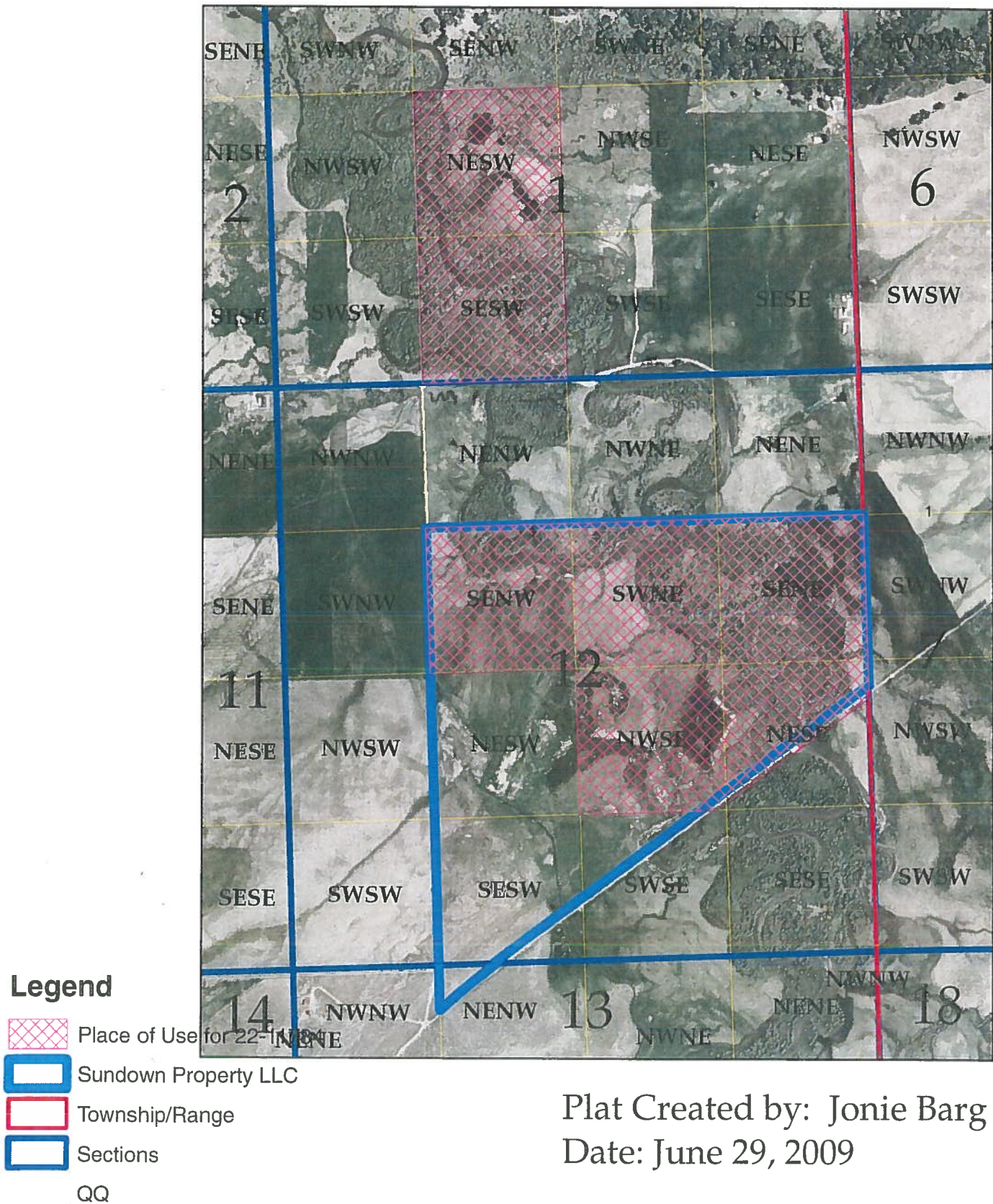
Legend

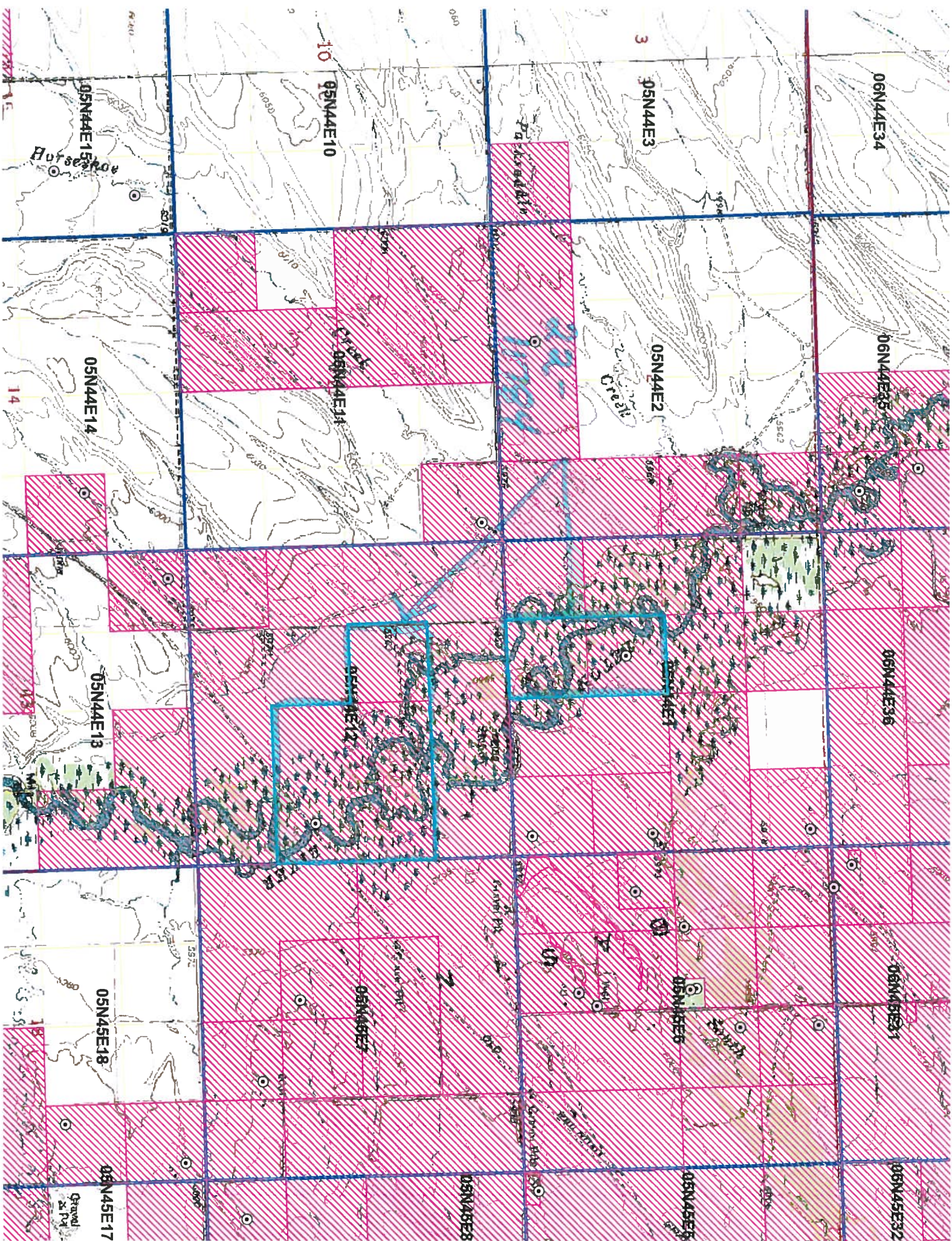
-  Taxlots
-  22-11784
-  Township/Range
-  Sections
-  QQ

Layout Created by:
Jonie Barg

Date:
September 11, 2009

Idaho Department of Water Resources





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

CIVIL CASE NUMBER: 39576

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM.

Ident. Number: A22-11784
Date Received: 9/21/1988
Receipt No: 6002474
Received By: ST

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

208-456-2846

1. Name: SUNDOWN RANCH, PARTNERSHIP
Address: C/O RAY SORSENSEN
452 N. 500 W.
TETONIA, ID 83452

2. Date of Priority: JUN 01, 1895 Trib. to: SNAKE RIVER

3. Source: TETON RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4	Lot	County
05N	44E	1	NE	SW	TETON
			SE	SE	TETON
			SW	NE	TETON
			SE	NE	TETON
			SW	SW	TETON
			SE	SW	TETON

12

NE SE SW NE SE NW SE

TETON TETON TETON TETON TETON TETON

5. Description of diverting works:
IN-STREAM STOCKWATERING

6. Water is used for the following purposes:

Purpose	From	To	C.F.S. (or)	A.F.A.
STOCKWATER	01/01	12/31	0.090	

7. Total Quantity Appropriated is:
0.090 C.F.S. (and/or) A.F.A.

Acres Feet Per Annum.

8. Total consumptive use is

9. Non-irrigation uses:
IN-STREAM STOCK WATERING FOR 500 HEAD OF RANGE CATTLE

A22-11784 Page 1 Date: 09/21/88

STATE OF IDAHO,

BER: 39576

A22-11784
9/21/1988
2024974

-456-2846

/ER

County
TETON
TETON
TETON
TETON
TETON
TETON
TETON

A.F.A.

Annua.

LE

09/21/88

10. Place of Use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
05N	44E	1	N2 SW		STOCK	
		12	SE SW		STOCK	
			SE NE		STOCK	
			SE NW		STOCK	
			NE NW		STOCK	
			SE SE		STOCK	

11. Place of use in counties: TETON

12. Do you own the property listed above as place of use? YES

13. Other Water Rights Used:

NONE

14. Remarks:

15. Basis of Claim: BENEFICIAL USE

A22-11784

Page

2

Date: 09/21/88

25X10

32X10

25X10

32X10

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do not wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: 0

For Organizations:

I do solemnly swear or affirm that I am Adrian of Snake River - Partnership that I have signed the foregoing document in the space below as Adrian Title Partner of Snake River - Partnership and that the statements contained in the foregoing document are true and correct.

Adrian Signature of Authorized Agent
Adrian Title and Organization
Adrian Date

State of Idaho }
 County of Benewah } SS.
 Subscribed and sworn (or affirmed) before me this 21 day of September 19 88

Seal

Residing at Adrian, ID.
 My Commission Expires 22 Aug 1994

25x10

32x10

25x10

32x10

