

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 24 2011

Notice of Change in Water Right Ownership

WATER RESOURCES
WESTERN 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
PD 63-15530	Yes ☐		Yes ☐		Yes ☐
PD 63-15531	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Elias P. Aldape and Margaret R. Aldape

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): ALTEC Holdings LLC

Name of each new owner as listed on the conveyance document

New owner continued

Name connector

☐ and

☐ or

☐ and/or

1500 Eldorado

Mailing address

Boise

ID

83704

City

State

ZIP

208-377-1500

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: June 23, 2011

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: Sharon R. Ewing
Signature of new owner/claimant

Sharon R. Ewing,
Manager, ALTEC Holdings LLC
Title, if applicable

6/23/11
Date

Signature: _____
Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by John

Date 6-24-11

Receipt No. W039362

Receipt Amt. 50

Approved by _____

Processed by John

Date 7-27-11

SUPPORT DATA



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

THORNTON BYRON LLP
3101 W. MAIN, SUITE 200
POST OFFICE BOX 7156
BOISE, ID 83707-1156
208/344-8600

(SPACE ABOVE LINE FOR RECORDER'S USE)

WARRANTY DEED

* * * * *

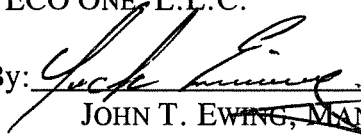
TECO ONE, L.L.C., an Idaho limited liability company, "Grantor," does hereby grant, bargain, sell and convey unto ALTEC HOLDINGS LLC, an Idaho limited liability company, "Grantee," whose current address is 1500 El Dorado, Boise, Idaho 83704, all of its interest in and to that certain real property located in Ada County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. AND the said Grantors do hereby covenant to and with the said Grantee that Grantors are the owners in fee simple of said premises; that said premises are free from all encumbrances except the current year's taxes, levies and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantors will warrant and defend the same from all claims whatsoever.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument effective the 23 day of June, 2011.

GRANTOR:

TECO ONE, L.L.C.

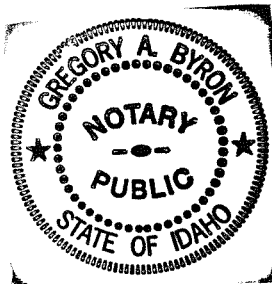
By: 

JOHN T. EWING, MANAGER

STATE OF IDAHO)
 SS.
COUNTY OF ADA)

On this 23rd day of June, 2011, before me, the undersigned Notary Public in and for said State, personally appeared JOHN R. EWING, known or identified to me to be the Manager of TECO One, L.L.C., the Idaho limited liability company that executed the foregoing instrument and the person whose name is subscribed to the within instrument, and acknowledged to me that said limited partnership executed the same.

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





NOTARY PUBLIC, State of Idaho
Residing at Nampa Idaho
My commission expires: 11-13-13

EXHIBIT A

TRACT I

Lots 5 and 6 in Section 15, Twp. 4 N., R. 1 W. B.M., Ada County, Idaho, and

TRACT II

A portion of Lot 7 of Section 15 in Township 4 North, Range 1 West B.M., in Ada County, State of Idaho, described as follows: Beginning at a point on the Section line 766.92 feet East of the Northwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 22, T. 4 N., R 1 W., B.M.,

Thence North 15°44' West a distance of 722.80 feet;

Thence North 36°44' West a distance of 202.90 feet;

Thence North 51°14' West a distance of 171.90 feet;

Thence North 69°54' West a distance of 99 feet;

Thence North 1340 feet, more or less, to the mean highwater line on the South bank of the Boise River;

Thence Westerly along said mean highwater line a distance of 220 feet, more or less, to the West line of said Lot 7;

Thence South along said West line of Lot 7 a distance of 2290 feet, more or less, to the Southwest corner of said Lot 7;

Thence East along the Section line a distance of 766.92 feet to the place of beginning.

TRACT III

Lot 1, the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, and that portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying North of the Phyllis Canal in Section 21, Twp. 4., R. 1 W., B.M., Ada County, Idaho.

TRACT IV

Lot 1 and that portion of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying North of the Phyllis Canal and that portion of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the W $\frac{1}{2}$ of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ lying North of the Phyllis Canal in Section 22, Twp. 4 N., R. 1 W., B.M., Ada County, Idaho.

Including all water and ditch rights appurtenant thereto or used in connection with the above described tracts of land. Subject to easements, rights of ways, exceptions and reservations, if any.

TRACT V

A portion of the S $\frac{1}{2}$ of Section 15 and a portion of the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 16, and a fractional part of Sections 21 and 22, all in T. 4 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the section corner common to Sections 15, 16, 21 and 22, T. 4 N., R. 1 W., B.M., Ada County, Idaho, from which the section corners common to Sections 9, 10, 15 and 16, and Sections 14, 15, 22 and 23 bear N. 0°04'41" W. 5287.66 feet and

East 5288.22 feet respectively; thence N. 0°04'41" W. along the section line common to said Sections 15 and 16, 1290.91 feet to a steel pin on the U.S. Government meander line of the north bank of the Boise River, the real point of beginning; thence along said meander line on the following courses and distances; thence

S 46°09'30" E. 293.86 feet to a steel pin; thence
N 70°56'35" E. 334.34 feet to a steel pin; thence
S. 21°18'15" E. 583.30 feet to a steel pin; thence
S. 79°17'50" E. 493.42 feet to a steel pin; thence
S. 48°10'50" E. 132.08 feet to a steel pin on the westerly boundary line of Lot 3 of said Section 15; thence
N. 0°04'44" W. along said boundary line 1094.87 feet to a steel pin in a fence line on the southerly bank of the Boise River; thence along said fence line on the following courses and distances; thence
S. 63°20' E. 96.13 feet to a steel pin; thence S 89°11' E. 102.06 feet to a steel pin; thence
N. 45°26' E. 86.06 feet to a steel pin; thence
N. 56°17' E. 184.33 feet to a steel pin; thence
N. 46°41' E. 199.29 feet to a steel pin; thence
N. 6°04' E. 126.71 feet to a steel pin; thence
N. 50°54' E. 116.34 feet to a steel pin; thence
N. 54°06' E. 173.52 feet to a steel pin; thence
N. 22°22' W. 53.69 feet to a steel pin; thence
N. 56°34' E. 144.86 feet to a steel pin; thence
N. 73°33' E. 60.90 feet to a steel pin; thence
N. 61°40' E. 76.09 feet to a steel pin; thence
N. 45°58' E. 104.26 feet to a steel pin; thence
N. 55°43' E. 284.84 feet to a steel pin; thence
N. 86°14' E. 150.16 feet to a steel pin at the fence corner; thence leaving the south bank of the Boise River,
S. 3°26'44" E. along an existing fence line, 1446.53 feet to a steel pin on the U.S. Government meander line of the south bank of the Boise River; thence along said meander line on the following courses and distances; thence
S. 45°16'40" W. 53.14 feet to a point; thence
S. 22°14'30" W. 493.78 feet to a point; thence
S. 56°16'50" W. 693.22 feet to a point; thence
N. 85°17'30" W. 364.19 feet to a point; thence
S. 85°14'10" W. 1091.88 feet to a point; thence
N. 87°17'10" W. 132.42 feet to a point; thence
S. 41°46'30" W. 230.79 feet to a point on the section line common to said Sections 15 and 22; thence
S. 50°24' W. 367.67 feet to a point; thence
N. 86°55'40" W. 62.75 feet to a point; thence

N. 60°00' W. 462.00 feet to a point on the section line common to said Sections 16 and 21; thence
N. 76°00' W. 118.80 feet to a point; thence
N. 49°00' W. 297.00 feet to a point; thence
N. 78°30' W. 211.20 feet to a point; thence
N. 37°00' W. 303.60 feet to a point; thence
N. 70°00' W. 194.91 feet to a steel pin on the westerly line of the E½SE¼ of said Section 16;
thence leaving said meander line
N. 0°07'28" W. along said westerly line 273.85 feet to a steel pin on said meander line of the
north bank of the Boise River; thence
S. 68°30' E. along said meander line 349.69 feet to a steel pin; thence
N. 65°00' E. along said meander line 963.60 feet to a steel pin; thence
N. 34°30' E. along said meander line 198.00 feet to the real point of beginning.
Containing 105.37 acres, more or less.
Subject to easements of record or in use.
Subject to Oil, Gas and Mineral Lease dated August 25, 1972, recorded in the office of the Ada
County Recorder, State of Idaho, as Instrument #833441.

PARCEL 2

A parcel of land in Lot 1 of Section 21, T. 4 N., R. 1 W., B.M., Ada County, Idaho, described as follows:

Commencing at the northwest corner of said Lot 1 Section 21, said corner being located N. 89°33'57" W., 1310.74 feet from the northeast corner of said Section 21; thence S 62°31'12" E., 247.58 feet along the original property line between Orme and Aldape, per R.O.S. Inst. No. 8524421 to the POINT OF BEGINNING; thence, S. 62°31'12" E., 5.94 feet along said original property line to an angle point; thence, S. 78°19'40" E., 633.83 feet along said original property line to an angle point; thence, N. 84°06' 22" E., 356.58 feet along said original property line to a ½ inch pin; thence, S. 79°29'20" W., 96.11 feet along the new property line to a ½ inch pin; thence, S. 79°40'14" W., 177.00 feet along said new line to a ½ inch pin; thence, N. 86°26'40" W., 98.25 feet along said new line to a ½ inch pin; thence, N. 79°17'31" W., 582.75 feet along said new line to a ½ inch pin; thence, N. 54°44'43" W., 50.68 feet along said new line to the POINT OF BEGINNING, said Parcel 2 containing 12,668 sq. ft. or .291 acres, more or less.

AND ALSO PARCEL 3

A parcel of land in Lot 1 of Section 21 and Lot 1 of Section 22, T. 4 N., R. 1 W., B.M., Ada county, Idaho, described as follows:

Commencing at the northwest corner of said Lot 1 Section 21, said corner being located N. 89°33'57" W., 1310.74 feet from the northeast corner of said Section 21; thence, S. 62°31'12" E., 253.52 feet along the original property line between Orme and Aldape, per R.O.S. Inst.

No. 8524421, to an angle point; thence, S. 78°19'40" E., 633.83 feet along said original property line to an angle point; thence, N. 84°06'22" E., 356.58 feet along said original property line to a ½ inch pin and the POINT OF BEGINNING; thence, continuing N. 84°06'22" E., 152.64 feet along said original property line to an angle point; thence, S. 81°14'16" E., 301.57 feet along said original property line to an angle point; thence, S. 62°36'32" E., 12.53 feet along said original line to a point in the new property line; thence; N. 65°53'15" W., 12.79 feet along said new property line to a ½ inch pin; thence, N. 81°33'53" W., 301.88 feet along said new property line to a ½ inch pin; thence, S. 84°53'27" W., 151.33 feet along said new property line to the POINT OF BEGINNING, said Parcel 3 containing 609 sq. ft, or .014 acres, more or less.

AND ALSO PARCEL 5

A parcel of land in Lot 1 of Section 22, T. 4 N., R. 1 W., B.M., Ada County, Idaho, described as follows:

Commencing at the northwest corner of said Lot 1 Section 21, said corner being located N. 89°33'57" W., 1310.74 feet from the northeast corner of said Section 21; thence, S. 62°31'12" E., 253.52 feet along the original property line between Orme and Aldape, per R.O.S. Inst. No. 8524421, to an angle point; thence S. 78°19'40"E., 633.83 feet along said original property line to an angle point; thence, N. 84°06'22" E., 509.22 feet along said original property line to an angle point; thence, S. 81°14'16" E., 301.57 feet along said original property line to an angle point; thence, S. 62°36'32" E., 215.25 feet along said original property line to a point in the new property line and the POINT OF BEGINNING; thence, S. 62°36'32" E., 449.89 feet along said original property line to an angle point; thence, N. 86°45'12" E., 201.58 feet along said original property line to an angle point; thence, S. 90°00'00" E., 25.00 feet along said original property line to a point in the centerline of the Main Drain Ditch; thence, S. 78°27'58" W., 22.98 feet along the new property line to a ½ inch pin; thence, S. 80°43'31" W., 130.07 feet along said new property line to a ½ inch pin; thence, N. 86°19'43" W., 74.00 feet along said new property line to a ½ inch pin; thence, N. 65°37'58" W., 291.46 feet along said new property line to a ½ inch pin; thence, N. 54°38'35" W., 166.11 feet along said new property line to the POINT OF BEGINNING, said Parcel 5 containing 8910 sq. ft. or .205 acres, more or less, said Parcels 2, 3 and 5 containing a combined 22,207 sq. ft. or .510 acres, more or less.

AND

* A parcel of land being a portion of the East ½ of the West ½ of the NE ¼ of Section 22, T. 4 N., R. 1 W., B.M., Ada County, Idaho as shown on Record of Survey No. 2634, as filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 9385087 and more particularly described as follows:

Commencing at a brass cap marking the Northeast corner of the said Section 22; thence along the Northerly boundary of the said Section 22

North 89°20'36" West 1979.05 feet to a brass cap marking the Northwest corner of the said East ½ of the West ½ of the NE ¼ of Section 22; thence along the Westerly boundary of the said East ½ of the West ½ of the NE ¼ of Section 22

South 00°30'06" West 658.54 feet an iron pin marking the Northwest corner of the SE ¼ of the NW ¼ of the NE ¼ of said Section 22, also said point being the REAL POINT OF BEGINNING; thence along the Northerly boundary of the said SE ¼ of the NW ¼ of the NE ¼ of Section 22

South 89°20'15" East 23.61 feet to an iron pin on a certain existing fence line; thence along the said certain fence line

South 00°46'33" West 1778.52 feet to an iron pin on the Northerly right-of-way line of the Phyllis Canal, as described in Warranty Deeds filed in the office of the Ada County Recorder, Boise, Idaho under Instrument Nos. 1081 and 12459; thence leaving the said certain fence line and running along the said Northerly right-of-way line of the Phyllis Canal

North 86°58'12" West 15.32 feet to a point on the said Westerly boundary of the East ½ of the West ½ of the NE ¼ of Section 22; thence along the said Westerly boundary of the East ½ of the West ½ of the NE ¼ of Section 22

North 00°30'06" East 1777.89 feet to the POINT OF BEGINNING, said parcel of land contains .798 acre, more or less.

AND

A parcel of land being a portion of the East ½ of the West ½ of the NE ¼ of Section 22, T. 4 N., R. 1 W., B.M., Ada County, Idaho, as shown on Record of Survey No. 2681, as filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 93100766 and more particularly described as follows:

Commencing at a brass cap marking the Northeast corner of the said Section 22; thence along the Northerly boundary of the said Section 22

North 89°20'36" West 1979.05 feet to a brass cap marking the Northwest corner of the said East ½ of the West ½ of the NE ¼ of Section 22, also said point being the REAL POINT OF BEGINNING; thence along the Westerly boundary of the said East ½ of the West ½ of the NE ¼ of Section 22

South 00°30'06" West 658.54 feet to an iron pin marking the Northwest corner of the SE ¼ of the NW ¼ of the NE ¼ of said Section 22; thence along the Northerly boundary of the said SE ¼ of the NW ¼ of the NE ¼ of Section 22

South 89°20'15" East 23.81 feet to an iron pin on a certain existing fence line; thence along the said certain fence line

North 00°44'48" East 658.64 feet to a point on the said Northerly boundary of Section 22; thence along the said Northerly boundary of Section 22

North 89°20'36" West 26.54 feet to the POINT OF BEGINNING, said parcel of land contains .381 acre, more or less.

EXCEPTING FROM SAID TRACTS AND PARCELS:

A parcel of land located in Lot 1, and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, and Lot 1, and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, all in Township 4 North, Range 1 West, of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Brass Cap Monument representing the position of the corner common to Sections 15, 16, 21 and 22, T4N, R1W, thence N. $89^{\circ}33'57''$ W along the line common to Sections 16 and 21 a distance of 1310.74 feet to a found rebar with an aluminum cap at the East $\frac{1}{16}$ th corner common to Sections 16 and 21 and the REAL POINT OF BEGINNING; thence S $0^{\circ}02'26''$ E along the centerline of the Northeast $\frac{1}{4}$ of Section 21 a distance of 2640.55 feet to a set $\frac{5}{8}$ " x 30" rebar at the center East $\frac{1}{16}$ th corner location; thence S $0^{\circ}02'22''$ E along the centerline of the Southeast $\frac{1}{4}$ a distance of 538.45 feet to a point in the approximate center of the existing channel of the Phyllis Canal (said point being referenced by a rebar in the fence line N $0^{\circ}02'22''$ W a distance of 113.00 feet); thence along the sinuosities of the Phyllis Canal N $79^{\circ}18'32''$ E a distance of 104.33 feet to a point (said point being referenced by a rebar in the fence line N $10^{\circ}41'52''$ W a distance of 106.94 feet); thence continuing along said canal N $80^{\circ}27'15''$ E, 385.05 feet to a point (said point being referenced by a rebar in the fence line N $15^{\circ}11'41''$ W a distance of 96.05 feet); thence continuing along said canal N $62^{\circ}01'36''$ E a distance of 156.98 feet to a point (said point being referenced by a rebar in the fence line N $28^{\circ}17'37''$ W a distance of 78.72 feet); thence continuing along said canal N $57^{\circ}48'25''$ E a distance of 109.39 feet to a point (said point being referenced by a rebar in the fence line N $19^{\circ}20'23''$ W, 107.88 feet); thence continuing along said canal N $65^{\circ}15'04''$ E a distance of 1289.40 feet to a point (said point being referenced by a rebar in the fence line N $3^{\circ}33'24''$ E a distance of 81.60 feet); thence continuing along said canal N $79^{\circ}06'32''$ E a distance of 737.21 feet to a point in the Phyllis Canal at the concrete spillway structure; thence departing said canal N $1^{\circ}32'20''$ W along the spillway channel a distance of 1066.65 feet to an angle point in said spillway channel; thence continuing along said channel N $10^{\circ}10'26''$ W a distance of 700.68 feet; thence West a distance of 25.00 feet to a rebar in the fence line; thence along the fence line S $86^{\circ}45'12''$ W a distance of 201.58 feet to a rebar in the fence line; thence continuing along the fence N $62^{\circ}36'32''$ W a distance of 655.14 feet to a rebar; thence continuing along the fence line N $81^{\circ}14'16''$ W a distance of 301.57 feet to a rebar; thence continuing along the fence line S $84^{\circ}06'22''$ W a distance of 509.22 feet to a rebar; thence continuing along the fence line N $78^{\circ}19'40''$ W a distance of 633.83 feet to a rebar; thence continuing along the fence line N $62^{\circ}31'12''$ W a distance of 253.52 feet and the REAL POINT OF BEGINNING.

Said parcel contains 142.335 acres more or less.

AND FURTHER EXCEPTING FROM SAID TRACTS AND PARCELS:

Parcel 1

A parcel of land in Lot 1 of Section 21 and in Lot 7 of Section 16, T. 4 N., R. 1 W., B.M., Ada County, Idaho, described as follows:

Beginning at the northwest corner of said Lot 1 Section 21, said corner being located N. 89°33'57" W., 1310.74 feet from the northeast corner of said Section 21; thence, N. 00°02'26" W., 41.04 feet along the west line of said Lot 1 Section 21 extended northerly into said Lot 7 Section 16 to a point; thence, S. 54°44'43" E., 71.86 feet along the new property line to a point in the section line between said Sections 16 and 21; thence, continuing, S. 54°44'43" E., 195.05 feet along said new line to a point in the original property line between Orme and Aldape, per R.O.S. Inst. No. 8524421; thence, N. 62°31'12" W., 247.58 feet along said original property line to the POINT OF BEGINNING, said Parcel 1 containing 4505 sq. ft. or .103 acres, more or less.

AND ALSO FURTHER EXCEPTING FROM SAID TRACTS AND PARCELS:

A parcel of land in Lot 1 of Section 22, T. 4 N., R. 1 W., B.M., Ada County, Idaho, described as follows:

Commencing at the northwest corner of said Lot 1 Section 21, said corner being located N. 89°33'57" W., 1310.74 feet from the northeast corner of said Section 21; thence, S. 62°31'12" E., 253.52 feet along the original property line between Orme and Aldape, per R.O.S. Inst. No. 8524421, to an angle point; thence, S 78°19'40" E., 633.83 feet along said original property line to an angle point; thence, N. 84°06'22" E., 509.22 feet along said original property line to an angle point; thence, S. 81°14'16" E., 301.57 feet along said original property line to an angle point; thence, S. 62°36'32" E., 12.53 feet along said original property line to a point in the new property line and the POINT OF BEGINNING; thence, S. 65°53'15" E., 103.31 feet along said new property line to a ½ inch pin; thence, S. 59°05'36" E., 84.59 feet along said new property line to a ½ inch pin; thence, S. 54°38'35" E., 5.21 feet along said new line to a point in said original property line; thence, N. 62°36'32" W., 192.72 feet along said original property line to the POINT OF BEGINNING, said Parcel 4 containing 586 sq. ft. or .013 acres, more or less, said Parcels 1 and 4 containing a combined 5091 sq. ft. or .117 acres, more or less.

AND ALSO FURTHER EXCEPTING FROM SAID TRACTS AND PARCELS:

A parcel of ground located in Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho and more particularly described as follows:

Commencing at the Section corner common to Sections 15, 16, 21 and 22, Township 4 North, Range 1 West, Boise Meridian, as marked by a brass cap set in concrete, thence South 55°37'05"

East a distance of 3460.69 feet to a 5/8 inch iron pin, said point being the POINT OF BEGINNING; thence South 74°48'04" East a distance of 290.40 feet to an iron pin, thence South 15°11'56" West a distance of 150.00 feet to an iron pin, thence North 74°48'04" West a distance of 290.40 feet to an iron pin, thence North 15°11'46" East a distance of 150.00 feet to the POINT OF BEGINNING.



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

THORNTON BYRON LLP
3101 W. MAIN, SUITE 200
POST OFFICE BOX 7156
BOISE, ID 83707-1156
208/344-8600

(SPACE ABOVE LINE FOR RECORDER'S USE)

WARRANTY DEED

* * * * *

ALDAPE PROPERTIES L.P., an Idaho limited partnership, "Grantor," does hereby grant, bargain, sell and convey unto ALTEC HOLDINGS LLC, an Idaho limited liability company, "Grantee," whose current address is 1500 El Dorado, Boise, Idaho 83704, all of its interest in and to that certain real property located in Ada County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

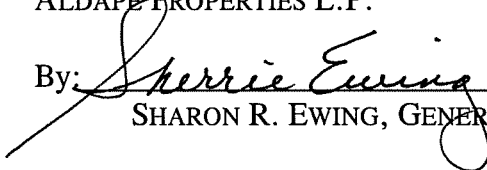
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. AND the said Grantors do hereby covenant to and with the said Grantee that Grantors are the owners in fee simple of said premises; that said premises are free from all encumbrances except the current year's taxes, levies and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantors will warrant and defend the same from all claims whatsoever.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument effective the 23 day of June, 2011.

GRANTORS:

ALDAPE PROPERTIES L.P.

By:


SHARON R. EWING, GENERAL PARTNER

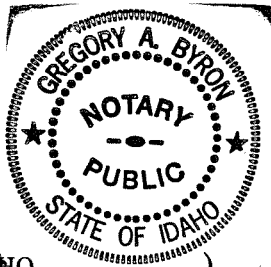
BY:

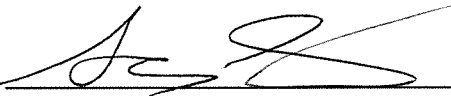

PEGGY L. EVERIST, GENERAL PARTNER

STATE OF IDAHO)
SS.
COUNTY OF ADA)

On this 25th day of June, 2011, before me, the undersigned Notary Public in and for said State, personally appeared SHARON R. EWING, known or identified to me to be a General Partner of Aldape Properties L.P., the Idaho limited partnership that executed the foregoing instrument and the person whose name is subscribed to the within instrument, and acknowledged to me that said limited partnership executed the same.

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

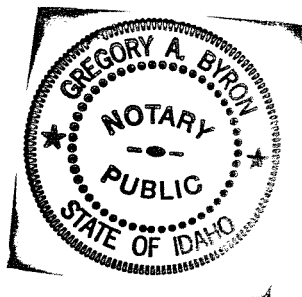



NOTARY PUBLIC, State of Idaho
Residing at Nampa Idaho
My commission expires: 11-15-13

STATE OF IDAHO)
SS.
COUNTY OF ADA)

On this 25th day of June, 2011, before me, the undersigned Notary Public in and for said State, personally appeared PEGGY L. EVERIST, known or identified to me to be a General Partner of Aldape Properties L.P., the Idaho limited partnership that executed the foregoing instrument and the person whose name is subscribed to the within instrument, and acknowledged to me that said limited partnership executed the same.

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



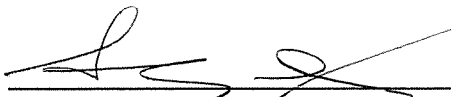

NOTARY PUBLIC, State of Idaho
Residing at Nampa Idaho
My commission expires: 11-15-13

EXHIBIT A

TRACT I

Lots 5 and 6 in Section 15, Twp. 4 N., R. 1 W. B.M., Ada County, Idaho, and

TRACT II

A portion of Lot 7 of Section 15 in Township 4 North, Range 1 West B.M., in Ada County, State of Idaho, described as follows: Beginning at a point on the Section line 766.92 feet East of the Northwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 22, T. 4 N., R 1 W., B.M.,

Thence North 15°44' West a distance of 722.80 feet;

Thence North 36°44' West a distance of 202.90 feet;

Thence North 51°14' West a distance of 171.90 feet;

Thence North 69°54' West a distance of 99 feet;

Thence North 1340 feet, more or less, to the mean highwater line on the South bank of the Boise River;

Thence Westerly along said mean highwater line a distance of 220 feet, more or less, to the West line of said Lot 7;

Thence South along said West line of Lot 7 a distance of 2290 feet, more or less, to the Southwest corner of said Lot 7;

Thence East along the Section line a distance of 766.92 feet to the place of beginning.

TRACT III

Lot 1, the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, and that portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying North of the Phyllis Canal in Section 21, Twp. 4., R. 1 W., B.M., Ada County, Idaho.

TRACT IV

Lot 1 and that portion of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying North of the Phyllis Canal and that portion of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the W $\frac{1}{2}$ of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ lying North of the Phyllis Canal in Section 22, Twp. 4 N., R. 1 W., B.M., Ada County, Idaho.

Including all water and ditch rights appurtenant thereto or used in connection with the above described tracts of land. Subject to easements, rights of ways, exceptions and reservations, if any.

TRACT V

A portion of the S $\frac{1}{2}$ of Section 15 and a portion of the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 16, and a fractional part of Sections 21 and 22, all in T. 4 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the section corner common to Sections 15, 16, 21 and 22, T. 4 N., R. 1 W., B.M., Ada County, Idaho, from which the section corners common to Sections 9, 10, 15 and 16, and Sections 14, 15, 22 and 23 bear N. 0°04'41" W. 5287.66 feet and

East 5288.22 feet respectively; thence N. 0°04'41" W. along the section line common to said Sections 15 and 16, 1290.91 feet to a steel pin on the U.S. Government meander line of the north bank of the Boise River, the real point of beginning; thence along said meander line on the following courses and distances; thence

S 46°09'30" E. 293.86 feet to a steel pin; thence
N 70°56'35" E. 334.34 feet to a steel pin; thence
S. 21°18'15" E. 583.30 feet to a steel pin; thence
S. 79°17'50" E. 493.42 feet to a steel pin; thence
S. 48°10'50" E. 132.08 feet to a steel pin on the westerly boundary line of Lot 3 of said Section 15; thence

N. 0°04'44" W. along said boundary line 1094.87 feet to a steel pin in a fence line on the southerly bank of the Boise River; thence along said fence line on the following courses and distances; thence

S. 63°20' E. 96.13 feet to a steel pin; thence S 89°11' E. 102.06 feet to a steel pin; thence

N. 45°26' E. 86.06 feet to a steel pin; thence

N. 56°17' E. 184.33 feet to a steel pin; thence

N. 46°41' E. 199.29 feet to a steel pin; thence

N. 6°04' E. 126.71 feet to a steel pin; thence

N. 50°54' E. 116.34 feet to a steel pin; thence

N. 54°06' E. 173.52 feet to a steel pin; thence

N. 22°22' W. 53.69 feet to a steel pin; thence

N. 56°34' E. 144.86 feet to a steel pin; thence

N. 73°33' E. 60.90 feet to a steel pin; thence

N. 61°40' E. 76.09 feet to a steel pin; thence

N. 45°58' E. 104.26 feet to a steel pin; thence

N. 55°43' E. 284.84 feet to a steel pin; thence

N. 86°14' E. 150.16 feet to a steel pin at the fence corner; thence leaving the south bank of the Boise River,

S. 3°26'44" E. along an existing fence line, 1446.53 feet to a steel pin on the U.S. Government meander line of the south bank of the Boise River; thence along said meander line on the following courses and distances; thence

S. 45°16'40" W. 53.14 feet to a point; thence

S. 22°14'30" W. 493.78 feet to a point; thence

S. 56°16'50" W. 693.22 feet to a point; thence

N. 85°17'30" W. 364.19 feet to a point; thence

S. 85°14'10" W. 1091.88 feet to a point; thence

N. 87°17'10" W. 132.42 feet to a point; thence

S. 41°46'30" W. 230.79 feet to a point on the section line common to said Sections 15 and 22; thence

S. 50°24' W. 367.67 feet to a point; thence

N. 86°55'40" W. 62.75 feet to a point; thence

N. 60°00' W. 462.00 feet to a point on the section line common to said Sections 16 and 21; thence
N. 76°00' W. 118.80 feet to a point; thence
N. 49°00' W. 297.00 feet to a point; thence
N. 78°30' W. 211.20 feet to a point; thence
N. 37°00' W. 303.60 feet to a point; thence
N. 70°00' W. 194.91 feet to a steel pin on the westerly line of the E½SE¼ of said Section 16;
thence leaving said meander line
N. 0°07'28" W. along said westerly line 273.85 feet to a steel pin on said meander line of the
north bank of the Boise River; thence
S. 68°30' E. along said meander line 349.69 feet to a steel pin; thence
N. 65°00' E. along said meander line 963.60 feet to a steel pin; thence
N. 34°30' E. along said meander line 198.00 feet to the real point of beginning.
Containing 105.37 acres, more or less.
Subject to easements of record or in use.
Subject to Oil, Gas and Mineral Lease dated August 25, 1972, recorded in the office of the Ada
County Recorder, State of Idaho, as Instrument #833441.

PARCEL 2

A parcel of land in Lot 1 of Section 21, T. 4 N., R. 1 W., B.M., Ada County, Idaho, described
as follows:

Commencing at the northwest corner of said Lot 1 Section 21, said corner being located N.
89°33'57" W., 1310.74 feet from the northeast corner of said Section 21; thence S 62°31'12" E.,
247.58 feet along the original property line between Orme and Aldape, per R.O.S. Inst. No.
8524421 to the POINT OF BEGINNING; thence, S. 62°31'12" E., 5.94 feet along said original
property line to an angle point; thence, S. 78°19'40" E., 633.83 feet along said original property
line to an angle point; thence, N. 84°06' 22" E., 356.58 feet along said original property line to
a ½ inch pin; thence, S. 79°29'20" W., 96.11 feet along the new property line to a ½ inch pin;
thence, S. 79°40'14" W., 177.00 feet along said new line to a ½ inch pin; thence, N. 86°26'40"
W., 98.25 feet along said new line to a ½ inch pin; thence, N. 79°17'31" W., 582.75 feet along
said new line to a ½ inch pin; thence, N. 54°44'43" W., 50.68 feet along said new line to the
POINT OF BEGINNING, said Parcel 2 containing 12,668 sq. ft. or .291 acres, more or less.

AND ALSO PARCEL 3

A parcel of land in Lot 1 of Section 21 and Lot 1 of Section 22, T. 4 N., R. 1 W., B.M., Ada
county, Idaho, described as follows:

Commencing at the northwest corner of said Lot 1 Section 21, said corner being located N.
89°33'57" W., 1310.74 feet from the northeast corner of said Section 21; thence, S. 62°31'12"
E., 253.52 feet along the original property line between Orme and Aldape, per R.O.S. Inst.

No. 8524421, to an angle point; thence, S. 78°19'40" E., 633.83 feet along said original property line to an angle point; thence, N. 84°06'22" E., 356.58 feet along said original property line to a ½ inch pin and the POINT OF BEGINNING; thence, continuing N. 84°06'22" E., 152.64 feet along said original property line to an angle point; thence, S. 81°14'16" E., 301.57 feet along said original property line to an angle point; thence, S. 62°36'32" E., 12.53 feet along said original line to a point in the new property line; thence; N. 65°53'15" W., 12.79 feet along said new property line to a ½ inch pin; thence, N. 81°33'53" W., 301.88 feet along said new property line to a ½ inch pin; thence, S. 84°53'27" W., 151.33 feet along said new property line to the POINT OF BEGINNING, said Parcel 3 containing 609 sq. ft, or .014 acres, more or less.

AND ALSO PARCEL 5

A parcel of land in Lot 1 of Section 22, T. 4 N., R. 1 W., B.M., Ada County, Idaho, described as follows:

Commencing at the northwest corner of said Lot 1 Section 21, said corner being located N. 89°33'57" W., 1310.74 feet from the northeast corner of said Section 21; thence, S. 62°31'12" E., 253.52 feet along the original property line between Orme and Aldape, per R.O.S. Inst. No. 8524421, to an angle point; thence S. 78°19'40"E., 633.83 feet along said original property line to an angle point; thence, N. 84°06'22" E., 509.22 feet along said original property line to an angle point; thence, S. 81°14'16" E., 301.57 feet along said original property line to an angle point; thence, S. 62°36'32" E., 215.25 feet along said original property line to a point in the new property line and the POINT OF BEGINNING; thence, S. 62°36'32" E., 449.89 feet along said original property line to an angle point; thence, N. 86°45'12" E., 201.58 feet along said original property line to an angle point; thence, S. 90°00'00" E., 25.00 feet along said original property line to a point in the centerline of the Main Drain Ditch; thence, S. 78°27'58" W., 22.98 feet along the new property line to a ½ inch pin; thence, S. 80°43'31" W., 130.07 feet along said new property line to a ½ inch pin; thence, N. 86°19'43" W., 74.00 feet along said new property line to a ½ inch pin; thence, N. 65°37'58" W., 291.46 feet along said new property line to a ½ inch pin; thence, N. 54°38'35" W., 166.11 feet along said new property line to the POINT OF BEGINNING, said Parcel 5 containing 8910 sq. ft. or .205 acres, more or less, said Parcels 2, 3 and 5 containing a combined 22,207 sq. ft. or .510 acres, more or less.

AND

A parcel of land being a portion of the East ½ of the West ½ of the NE ¼ of Section 22, T. 4 N., R. 1 W., B.M., Ada County, Idaho as shown on Record of Survey No. 2634, as filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 9385087 and more particularly described as follows:

Commencing at a brass cap marking the Northeast corner of the said Section 22; thence along the Northerly boundary of the said Section 22

North 89°20'36" West 1979.05 feet to a brass cap marking the Northwest corner of the said East ½ of the West ½ of the NE ¼ of Section 22; thence along the Westerly boundary of the said East ½ of the West ½ of the NE ¼ of Section 22

South 00°30'06" West 658.54 feet an iron pin marking the Northwest corner of the SE ¼ of the NW ¼ of the NE ¼ of said Section 22, also said point being the REAL POINT OF BEGINNING; thence along the Northerly boundary of the said SE ¼ of the NW ¼ of the NE ¼ of Section 22

South 89°20'15" East 23.61 feet to an iron pin on a certain existing fence line; thence along the said certain fence line

South 00°46'33" West 1778.52 feet to an iron pin on the Northerly right-of-way line of the Phyllis Canal, as described in Warranty Deeds filed in the office of the Ada County Recorder, Boise, Idaho under Instrument Nos. 1081 and 12459; thence leaving the said certain fence line and running along the said Northerly right-of-way line of the Phyllis Canal

North 86°58'12" West 15.32 feet to a point on the said Westerly boundary of the East ½ of the West ½ of the NE ¼ of Section 22; thence along the said Westerly boundary of the East ½ of the West ½ of the NE ¼ of Section 22

North 00°30'06" East 1777.89 feet to the POINT OF BEGINNING, said parcel of land contains .798 acre, more or less.

AND

A parcel of land being a portion of the East ½ of the West ½ of the NE ¼ of Section 22, T. 4 N., R. 1 W., B.M., Ada County, Idaho, as shown on Record of Survey No. 2681, as filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 93100766 and more particularly described as follows:

Commencing at a brass cap marking the Northeast corner of the said Section 22; thence along the Northerly boundary of the said Section 22

North 89°20'36" West 1979.05 feet to a brass cap marking the Northwest corner of the said East ½ of the West ½ of the NE ¼ of Section 22, also said point being the REAL POINT OF BEGINNING; thence along the Westerly boundary of the said East ½ of the West ½ of the NE ¼ of Section 22

South 00°30'06" West 658.54 feet to an iron pin marking the Northwest corner of the SE ¼ of the NW ¼ of the NE ¼ of said Section 22; thence along the Northerly boundary of the said SE ¼ of the NW ¼ of the NE ¼ of Section 22

South 89°20'15" East 23.81 feet to an iron pin on a certain existing fence line; thence along the said certain fence line

North 00°44'48" East 658.64 feet to a point on the said Northerly boundary of Section 22; thence along the said Northerly boundary of Section 22

North 89°20'36" West 26.54 feet to the POINT OF BEGINNING, said parcel of land contains .381 acre, more or less.

EXCEPTING FROM SAID TRACTS AND PARCELS:

A parcel of land located in Lot 1, and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, and Lot 1, and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, all in Township 4 North, Range 1 West, of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Brass Cap Monument representing the position of the corner common to Sections 15, 16, 21 and 22, T4N, R1W, thence N. $89^{\circ}33'57''$ W along the line common to Sections 16 and 21 a distance of 1310.74 feet to a found rebar with an aluminum cap at the East $\frac{1}{16}$ th corner common to Sections 16 and 21 and the REAL POINT OF BEGINNING; thence S $0^{\circ}02'26''$ E along the centerline of the Northeast $\frac{1}{4}$ of Section 21 a distance of 2640.55 feet to a set $\frac{5}{8}$ " x 30" rebar at the center East $\frac{1}{16}$ th corner location; thence S $0^{\circ}02'22''$ E along the centerline of the Southeast $\frac{1}{4}$ a distance of 538.45 feet to a point in the approximate center of the existing channel of the Phyllis Canal (said point being referenced by a rebar in the fence line N $0^{\circ}02'22''$ W a distance of 113.00 feet); thence along the sinuosities of the Phyllis Canal N $79^{\circ}18'32''$ E a distance of 104.33 feet to a point (said point being referenced by a rebar in the fence line N $10^{\circ}41'52''$ W a distance of 106.94 feet); thence continuing along said canal N $80^{\circ}27'15''$ E, 385.05 feet to a point (said point being referenced by a rebar in the fence line N $15^{\circ}11'41''$ W a distance of 96.05 feet); thence continuing along said canal N $62^{\circ}01'36''$ E a distance of 156.98 feet to a point (said point being referenced by a rebar in the fence line N $28^{\circ}17'37''$ W a distance of 78.72 feet); thence continuing along said canal N $57^{\circ}48'25''$ E a distance of 109.39 feet to a point (said point being referenced by a rebar in the fence line N $19^{\circ}20'23''$ W, 107.88 feet); thence continuing along said canal N $65^{\circ}15'04''$ E a distance of 1289.40 feet to a point (said point being referenced by a rebar in the fence line N $3^{\circ}33'24''$ E a distance of 81.60 feet); thence continuing along said canal N $79^{\circ}06'32''$ E a distance of 737.21 feet to a point in the Phyllis Canal at the concrete spillway structure; thence departing said canal N $1^{\circ}32'20''$ W along the spillway channel a distance of 1066.65 feet to an angle point in said spillway channel; thence continuing along said channel N $10^{\circ}10'26''$ W a distance of 700.68 feet; thence West a distance of 25.00 feet to a rebar in the fence line; thence along the fence line S $86^{\circ}45'12''$ W a distance of 201.58 feet to a rebar in the fence line; thence continuing along the fence N $62^{\circ}36'32''$ W a distance of 655.14 feet to a rebar; thence continuing along the fence line N $81^{\circ}14'16''$ W a distance of 301.57 feet to a rebar; thence continuing along the fence line S $84^{\circ}06'22''$ W a distance of 509.22 feet to a rebar; thence continuing along the fence line N $78^{\circ}19'40''$ W a distance of 633.83 feet to a rebar; thence continuing along the fence line N $62^{\circ}31'12''$ W a distance of 253.52 feet and the REAL POINT OF BEGINNING.

Said parcel contains 142.335 acres more or less.

AND FURTHER EXCEPTING FROM SAID TRACTS AND PARCELS:

Parcel 1

A parcel of land in Lot 1 of Section 21 and in Lot 7 of Section 16, T. 4 N., R. 1 W., B.M., Ada County, Idaho, described as follows:

Beginning at the northwest corner of said Lot 1 Section 21, said corner being located N. 89°33'57" W., 1310.74 feet from the northeast corner of said Section 21; thence, N. 00°02'26" W., 41.04 feet along the west line of said Lot 1 Section 21 extended northerly into said Lot 7 Section 16 to a point; thence, S. 54°44'43" E., 71.86 feet along the new property line to a point in the section line between said Sections 16 and 21; thence, continuing, S. 54°44'43" E., 195.05 feet along said new line to a point in the original property line between Orme and Aldape, per R.O.S. Inst. No. 8524421; thence, N. 62°31'12" W., 247.58 feet along said original property line to the POINT OF BEGINNING, said Parcel 1 containing 4505 sq. ft. or .103 acres, more or less.

AND ALSO FURTHER EXCEPTING FROM SAID TRACTS AND PARCELS:

A parcel of land in Lot 1 of Section 22, T. 4 N., R. 1 W., B.M., Ada County, Idaho, described as follows:

Commencing at the northwest corner of said Lot 1 Section 21, said corner being located N. 89°33'57" W., 1310.74 feet from the northeast corner of said Section 21; thence, S. 62°31'12" E., 253.52 feet along the original property line between Orme and Aldape, per R.O.S. Inst. No. 8524421, to an angle point; thence, S 78°19'40" E., 633.83 feet along said original property line to an angle point; thence, N. 84°06'22" E., 509.22 feet along said original property line to an angle point; thence, S. 81°14'16" E., 301.57 feet along said original property line to an angle point; thence, S. 62°36'32" E., 12.53 feet along said original property line to a point in the new property line and the POINT OF BEGINNING; thence, S. 65°53'15" E., 103.31 feet along said new property line to a ½ inch pin; thence, S. 59°05'36" E., 84.59 feet along said new property line to a ½ inch pin; thence, S. 54°38'35" E., 5.21 feet along said new line to a point in said original property line; thence, N. 62°36'32" W., 192.72 feet along said original property line to the POINT OF BEGINNING, said Parcel 4 containing 586 sq. ft. or .013 acres, more or less, said Parcels 1 and 4 containing a combined 5091 sq. ft. or .117 acres, more or less.

AND ALSO FURTHER EXCEPTING FROM SAID TRACTS AND PARCELS:

A parcel of ground located in Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho and more particularly described as follows:

Commencing at the Section corner common to Sections 15, 16, 21 and 22, Township 4 North, Range 1 West, Boise Meridian, as marked by a brass cap set in concrete, thence South 55°37'05"

East a distance of 3460.69 feet to a 5/8 inch iron pin, said point being the POINT OF BEGINNING; thence South 74°48'04" East a distance of 290.40 feet to an iron pin, thence South 15°11'56" West a distance of 150.00 feet to an iron pin, thence North 74°48'04" West a distance of 290.40 feet to an iron pin, thence North 15°11'46" East a distance of 150.00 feet to the POINT OF BEGINNING.