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STATE OF IDAHO

Transfer No. 73744

RECEIVED

DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT
PART 1

DEPT. OF WATER RESOURCES

Name of applicant Southern Region Spring Canyon Ranch, LLC c/o Croy Canyon, LLC Phone (650) 588-5600Post Office address 395 Oyster Pt Blvd #309, South San Francisco, CA

A. PURPOSE OF TRANSFER

1. ☒ Change point of diversion ☒ Add diversion point ☒ Change place of use
☐ Change nature of use ☐ Change period of use ☒ Other Create PPU for Irrigation
2. Describe the reason for the proposed changes in order to create a PPU that will enable the ranch to be flexible and provide a way to more effectively manage their water supplies and in order to convert the system from a flood irrigation system to a sprinkler irrigation system. In addition, one point of diversion will be replaced / relocated for the diversion from Croy Creek.

B. DESCRIPTION OF RIGHT(S) OR PORTION THEREOF, AFTER THE REQUESTED CHANGE

- | 1. Right Number | Priority | Amount (cfs/ac-ft) | Nature of Use | Period of Use |
|-----------------------------|-------------------|--------------------|--------------------------|-----------------------|
| <u>37-548</u> | <u>06/01/1880</u> | <u>3.80/---</u> | <u>Irrigation</u> | <u>04/01 to 11/01</u> |
| <u>37-549</u> | <u>06/30/1882</u> | <u>4.00/---</u> | <u>Irrigation</u> | <u>04/01 to 11/01</u> |
| <u>37-1222</u> | <u>06/09/1911</u> | <u>0.40/---</u> | <u>Irrigation</u> | <u>04/01 to 11/01</u> |
| <u>37-2142</u> | <u>06/24/1909</u> | <u>0.40/---</u> | <u>Irrigation</u> | <u>04/01 to 11/01</u> |
| <u>37-4138</u> | <u>12/31/1948</u> | <u>1.05/---</u> | <u>Irrigation</u> | <u>04/01 to 11/01</u> |
| <u>37-4440¹</u> | <u>08/16/1950</u> | <u>0.69/---</u> | <u>Irrigation</u> | <u>04/01 to 11/01</u> |
| <u>37-8659</u> | <u>12/31/1948</u> | <u>2.50/---</u> | <u>Irrigation</u> | <u>04/01 to 11/01</u> |
| <u>37-12396²</u> | <u>12/31/1948</u> | <u>3.00/---</u> | <u>Irr. From Storage</u> | <u>04/01 to 11/01</u> |
2. Total amount of water being transferred 13.75³ cubic feet per second and/or _____ acre-feet per annum.
3. Source of water Multiple sources (see attached)⁴ tributary to Multiple (see attached)⁴
4. Point(s) of Diversion: **See attached Transfer Spreadsheets Spring Canyon Ranch, LLC: Table 1 - Part 1B⁴**

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	NW	SE	SE	18	02N	18E	Blaine	POD 1 - West Democrat Div.
	NE	SW	NW	18	02N	18E	Blaine	POD 2 - Upper Reservoir Div.
	NW	NW	SE	18	02N	18E	Blaine	POD 3 - Pond Diversion
	SW	NE	SE	18	02N	18E	Blaine	POD 4 - Lower Reservoir Div.
	SW	NE	NW	18	02N	18E	Blaine	POD 5 - Lambs Gulch Diversion
	SW	SE	SE	18	02N	18E	Blaine	POD 6 - Croy Creek Diversion
		SW	SW	18	02N	18E	Blaine	POD 7 - Hot Spring Gulch Div.
	NW	NW	SE	18	02N	18E	Blaine	POD 8 - Hot Well (3 wells) Diversions
	SE	NE	SE	18	02N	18E	Blaine	POD 9 - East Well Diversion
	SE	SW	SE	18	02N	18E	Blaine	POD 10 - West Well Diversion

PART 15. Lands irrigated or place of use: **See attached Transfer Spreadsheets Spring Canyon Ranch, LLC: Table 1 - Part 1B⁴**

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	17E	11									40	40	40	40	40	40	40	40	320
02N	17E	13	40	40			40	40							40			40	240
02N	17E	14	40	40	40	40	40	40	40	40									320
02N	18E	07											40	40					80
02N	18E	17							2.8	24.5	40	40							107.3
02N	18E	18			40		40	40	40	40	40	40	40	40	40	40	40	40	520

Total acres 1587.3⁵

6. General Information:

- a. Description of diversion system Current irrigation system will be updated and booster pumps added and connected to the mainlines (see attached Irrigation System Figure).
Some flood irrigation will continue, but will mainly be converted to a sprinkler irrigation system. The new proposed Croy Creek Pump station for 37-2142 and 37-549 will entail a concrete pump box and booster pump connected to the mainline north of the diversion (see Figure 2: Proposed Updated Irrigation System). Hot Springs Gulch flows into Croy Creek and will also be diverted from the Croy Creek Pump Station. The original POD for 37-2142 will also be retained.
- b. Are the lands from which you propose to transfer the water right subject to any liens, deeds of trust, mortgages, or contracts?
☐ Yes ☒ No. If yes, provide a notarized statement from the holder of the lien, deed of trust, mortgage or contract agreeing to the proposed changes.
- c. Describe the effect on the land now irrigated if the place of use is changed pursuant to this transfer:
Irrigation will be spread out throughout the property; and some of the areas that are currently irrigated will be dry (only 190 acres of the 1587.3 acres will be irrigated in a single irrigation season).
- d. Remarks:
1: Water right 37-4440 also lists Stockwater and Recreation as uses for this right. The POD's and POU's for these uses are not changing.
2: Water right 37-12396 also lists Stockwater, Irrigation Storage, and Recreation Storage as uses for this right. The POD's and POU's for these uses are not changing.
3: The combined diversion rate limit was assumed to equal the additive value of the surface water rights minus the diversion rates listed for the ground water rights (see attached cover letter).

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Transfer No. _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2

OCT 10 2006

DEPT. OF WATER RESOURCES
SOUTHERN REGION**A. DESCRIPTION OF RIGHT AS RECORDED**

1. Right evidenced by:

- a. Decree No. 37-548 Decreed to _____
in case of Frost Decree vs. _____
dated 12/13/1909 in _____ county of _____
- b. License No. _____ issued by the Idaho Department of Water Resources.
- c. Claim No. 37-548 (amended claim) on file with the Idaho Department of Water Resources.
- d. Transfer No. _____ which produced this right.

2. Attach a copy of last year's tax notice for the property to which the water right is appurtenant or other documents which show ownership. Label document as attachment A. check appropriate box below.

☐ Tax notice ☒ Warranty Deed ☐ Other _____

3. Source of water Democrat Gulch & Lambs Gulch tributary to Croy Creek4. Date of priority 06/01/1880

5. Water is used for the following purpose:

Amount 3.80/--- for Irrigation purposes from 04/01 to 11/01
(cfs/ac-ft)

6. Total amount of water under right 3.80 cubic feet per second and/or _____ acre-feet per annum.

7. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	NW	SE	SE	18	02N	18E	Blaine	POD 1 - West Democrat Div.
	NE	SW	NW	18	02N	18E	Blaine	POD 2 - Upper Reservoir Div.
	NW	NW	SE	18	02N	18E	Blaine	POD 3 - Pond Diversion
	SW	NE	SE	18	02N	18E	Blaine	POD 4 - Lower Reservoir Div.
	SW	NE	NW	18	02N	18E	Blaine	POD 5 - Lambs Gulch Diversion

8. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	18E	17							2.8	24.5	8.2	28	1						64.5
02N	18E	18				16.1	1.2			27.3	1.0				21.4	19	17.5	22	125.5

Total acres 1909. Describe any other water rights used for the same purpose as described above 37-548, 37-549, 37-1222, 37-2142, 37-4138, 37-4440, 37-8659 (permit) and 37-12396 are also utilized to irrigate portions of this property

10. To your knowledge, has any portion of this water right undergone a period of five or more consecutive years of non-use?

No If yes, describe water right has been protected under the SRBA

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT

PART 2

OCT 10 2006

DEPT. OF WATER RESOURCES
SOUTHERN REGION**A. DESCRIPTION OF RIGHT AS RECORDED**

1. Right evidenced by:

- a. Decree No. 37-549 Decreed to _____
in case of Frost Decree vs. _____
dated 12/13/1909 in _____ county of _____
- b. License No. _____ issued by the Idaho Department of Water Resources.
- c. Claim No. 37-549 (amended claim) on file with the Idaho Department of Water Resources.
- d. Transfer No. _____ which produced this right.

2. Attach a copy of last year's tax notice for the property to which the water right is appurtenant or other documents which show ownership. Label document as attachment A. check appropriate box below.

☐ Tax notice ☒ Warranty Deed ☐ Other _____

3. Source of water Croy Creek tributary to Big Wood River4. Date of priority 06/30/1882

5. Water is used for the following purpose:

Amount 4.00/--- for Irrigation purposes from 04/01 to 11/01
(cfs/ac-ft)

6. Total amount of water under right 4.00 cubic feet per second and/or _____ acre-feet per annum.

7. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	SE	SE	NW	19	02N	18E	Blaine	Old Croy Creek POD

8. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	18E	17							2.8	24.5	8.2	28	1						64.5
02N	18E	18													7		4.5	20.9	32.4

Total acres 96.99. Describe any other water rights used for the same purpose as described above 37-548, 37-549, 37-1222, 37-2142, 37-4138, 37-4440, 37-8659 (permit) and 37-12396 are also utilized to irrigate portions of this property

10. To your knowledge, has any portion of this water right undergone a period of five or more consecutive years of non-use?

No If yes, describe water right has been protected under the SRBA

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2

RECEIVED
OCT 10 2006

DEPT. OF WATER RESOURCES
SOUTHERN REGION

A. DESCRIPTION OF RIGHT AS RECORDED

1. Right evidenced by:

- a. Decree No. 37-1222 Decreed to Louise S. Connett
in case of Connett vs. Plumer et. al.
dated 04/29/1929 in District Court county of Blaine
- b. License No. _____ issued by the Idaho Department of Water Resources.
- c. Claim No. 37-1222 (amended claim) on file with the Idaho Department of Water Resources.
- d. Transfer No. _____ which produced this right.

2. Attach a copy of last year's tax notice for the property to which the water right is appurtenant or other documents which show ownership. Label document as attachment A. check appropriate box below.

☐ Tax notice ☒ Warranty Deed ☐ Other _____

3. Source of water Democrat Gulch Creek tributary to Croy Creek4. Date of priority 06/09/1911

5. Water is used for the following purpose:

Amount 0.40/--- for Irrigation purposes from 04/01 to 11/01
(cfs/ac-ft)

6. Total amount of water under right 0.40 cubic feet per second and/or _____ acre-feet per annum.

7. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	NW	SE	SE	18	02N	18E	Blaine	POD 1 - West Democrat Div.
	NE	SW	NW	18	02N	18E	Blaine	POD 2 - Upper Reservoir Div.
	NW	NW	SE	18	02N	18E	Blaine	POD 3 - Pond Diversion
	SW	NE	SE	18	02N	18E	Blaine	POD 4 - Lower Reservoir Div.

8. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	18E	17							2.8	24.5	8.2	28	1						64.5
02N	18E	18				16.1	1.2			27.3	1.0				21.4	19	17.5	22	125.5

Total acres 1909. Describe any other water rights used for the same purpose as described above 37-548, 37-549, 37-1222, 37-2142, 37-4138, 37-4440, 37-8659 (permit) and 37-12396 are also utilized to irrigate portions of this property

10. To your knowledge, has any portion of this water right undergone a period of five or more consecutive years of non-use?

No If yes, describe water right has been protected under the SRBA

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2

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OCT 10 2006

DEPT. OF WATER RESOURCES
SOUTHERN REGION**A. DESCRIPTION OF RIGHT AS RECORDED**

1. Right evidenced by:

- a. Decree No. _____ Decreed to _____
in case of _____ vs. _____
dated _____ in _____ county of _____
- b. License No. 37-2142 (05/08/1979) issued by the Idaho Department of Water Resources.
- c. Claim No. 37-2142 (amended claim) on file with the Idaho Department of Water Resources.
- d. Transfer No. _____ which produced this right.

2. Attach a copy of last year's tax notice for the property to which the water right is appurtenant or other documents which show ownership. Label document as attachment A. check appropriate box below.

☐ Tax notice☒ Warranty Deed☐ Other _____3. Source of water Hot Springs Gulch Creek tributary to Croy Creek4. Date of priority 06/24/1909

5. Water is used for the following purpose:

Amount 1.50/--- for Irrigation purposes from 04/01 to 11/01
(cfs/ac-ft)6. Total amount of water under right 1.50 cubic feet per second and/or _____ acre-feet per annum.

7. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
		SW	SW	18	02N	18E	Blaine	POD 7 - Hot Spring Gulch Div.

8. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	18E	17							2.8	24.5	8.2	28	1						64.5
02N	18E	18												10.5	7		18.8	21.6	57.9

Total acres 122.4*

*The water right will be limited 75 acres within the 122.4 acre place of use, per irrigation season.

9. Describe any other water rights used for the same purpose as described above 37-548, 37-549, 37-1222, 37-2142, 37-4138, 37-4440, 37-8659 (permit) and 37-12396 are also utilized to irrigate portions of this property

10. To your knowledge, has any portion of this water right undergone a period of five or more consecutive years of non-use?

No _____ If yes, describe water right has been protected under the SRBA

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT

PART 2

RECEIVED

OCT 10 2006

DEPT. OF WATER RESOURCES
SOUTHERN REGION**A. DESCRIPTION OF RIGHT AS RECORDED**

1. Right evidenced by:

- a. Decree No. _____ Decreed to _____
in case of _____ vs. _____
dated _____ in _____ county of _____
- b. License No. _____ issued by the Idaho Department of Water Resources.
- c. Claim No. 37-4138 (amended Beneficial Use Claim) on file with the IDWR.
- d. Transfer No. _____ which produced this right.

2. Attach a copy of last year's tax notice for the property to which the water right is appurtenant or other documents which show ownership. Label document as attachment A. check appropriate box below.

☐ Tax notice ☒ Warranty Deed ☐ Other _____

3. Source of water Hailey Hot Springs tributary to Democrat Gulch Creek4. Date of priority 12/31/1948

5. Water is used for the following purpose:

Amount 1.05/--- for Irrigation purposes from 04/01 to 11/01
(cfs/ac-ft)

6. Total amount of water under right 1.05 cubic feet per second and/or _____ acre-feet per annum.

7. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	NW	SE	SE	18	02N	18E	Blaine	POD 1 - West Democrat Div.
	NW	NW	SE	18	02N	18E	Blaine	POD 3 - Pond Diversion
	SW	NE	SE	18	02N	18E	Blaine	POD 4 - Lower Reservoir Div.

8. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	18E	17							2.8	24.5	8.2	28	1						64.5
02N	18E	18				16.1	1.2			27.3	1.0				21.4	19	17.5	22	125.5

Total acres 1909. Describe any other water rights used for the same purpose as described above 37-548, 37-549, 37-1222, 37-2142, 37-4138, 37-4440, 37-8659 (permit) and 37-12396 are also utilized to irrigate portions of this property

10. To your knowledge, has any portion of this water right undergone a period of five or more consecutive years of non-use?

No If yes, describe water right has been protected under the SRBA

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT RECEIVED

PART 2

OCT 10 2006

A. DESCRIPTION OF RIGHT AS RECORDED

DEPT. OF WATER RESOURCES
SOUTHERN REGION

1. Right evidenced by:

- a. Decree No. _____ Decreed to _____
in case of _____ vs. _____
dated _____ in _____ county of _____
- b. License No. _____ issued by the Idaho Department of Water Resources.
- c. Claim No. 37-4440 (amended Beneficial Use Claim) on file with the IDWR.
- d. Transfer No. _____ which produced this right.

2. Attach a copy of last year's tax notice for the property to which the water right is appurtenant or other documents which show ownership. Label document as attachment A. check appropriate box below.

☐ Tax notice☒ Warranty Deed☐ Other _____3. Source of water Ground Water tributary to _____4. Date of priority 08/16/1950

5. Water is used for the following purpose:

Amount 0.69/--- for Irrigation purposes from 04/01 to 11/01
(cfs/ac-ft)

Amount 0.03/--- for Stockwater purposes from 01/01 to 12/31
(cfs/ac-ft)

Amount ---/500 for Recreation purposes from 01/01 to 12/31
(cfs/ac-ft)

6. Total amount of water under right 0.72 cubic feet per second and/or _____ acre-feet per annum.

7. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	NW	NW	SE	18	02N	18E	Blaine	POD 8 -Hot Wells (3 wells) Diversions

8. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	18E	17							2.8	24.5	8.2	28	1						64.5
02N	18E	18				16.1	1.2			27.3	1.0				21.4	19*	17.5	22	125.5

Total acres 190

*Stockwater and Recreation use also in 02N18E18NWSE

9. Describe any other water rights used for the same purpose as described above 37-548, 37-549, 37-1222, 37-2142, 37-4138, 37-4440, 37-8659 (permit) and 37-12396 are also utilized to irrigate portions of this property

10. To your knowledge, has any portion of this water right undergone a period of five or more consecutive years of non-use?

NoIf yes, describe water right has been protected under the SRBA

B. DESCRIPTION OF PORTION OF RIGHT BEING TRANSFERRED

1. Amount 0.69/--- for Irrigation purposes from 04/01 to 11/01
(cfs/ac-ft)

2. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	NW	NW	SE	18	02N	18E	Blaine	POD 8 -Hot Wells (3 wells) Diversions

3. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	18E	17							2.8	24.5	8.2	28	1						64.5
02N	18E	18				16.1	1.2			27.3	1.0				21.4	19	17.5	22	125.5

Total acres 190

C. DESCRIPTION OF UNCHANGED PORTION OF RIGHT

1. Amount 0.03/--- for Stockwater purposes from 01/01 to 12/31
(cfs/ac-ft)
Amount ---/500 for Recreation purposes from 01/01 to 12/31
(cfs/ac-ft)

2. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	NW	NW	SE	18	02N	18E	Blaine	POD 8 -Hot Wells (3 wells) Diversions

3. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	18E	18														Stk,			
																Rec			

Total acres ---

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2

A. DESCRIPTION OF RIGHT AS RECORDED

1. Right evidenced by:

a. Decree No. _____ Decreed to _____
 in case of _____ vs. _____
 dated _____ in _____ county of _____

b. License No. 37-8659 (Permit) * issued by the Idaho Department of Water Resources.

*Field Exam was completed on June 6, 2006 and submitted to IDWR on August 5, 1006 by a licensed Field Examiner (awaiting license)

c. Claim No. _____ on file with the Idaho Department of Water Resources.

d. Transfer No. _____ which produced this right.

2. Attach a copy of last year's tax notice for the property to which the water right is appurtenant or other documents which show ownership. Label document as attachment A. check appropriate box below.

☐ Tax notice

☒ Warranty Deed

☐ Other _____

3. Source of water Groun Water tributary to _____

4. Date of priority 08/13/1990

5. Water is used for the following purpose:

Amount 2.50/500 for Irrigation purposes from 04/01 to 11/01
 (cfs/ac-ft)

6. Total amount of water under right 2.50 cubic feet per second and/or 500 acre-feet per annum.

7. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	SE	NE	SE	18	02N	18E	Blaine	POD 9 - East Well Diversion
	SE	SW	SE	18	02N	18E	Blaine	POD 10 - West Well Diversion

8. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	18E	17							2.4	21.8	24.3	34.1							82.6
02N	18E	18			14.3		0.7		1.7	27.1	0.4		0.3	10.2	23.9	14	18.6	22.1	133.2

Total acres 215.9

*only 125 acres would be allowed under this water right in any given irrigation season

9. Describe any other water rights used for the same purpose as described above 37-548, 37-549, 37-1222, 37-2142, 37-4138, 37-4440, 37-8659 (permit) and 37-12396 are also utilized to irrigate portions of this property

10. To your knowledge, has any portion of this water right undergone a period of five or more consecutive years of non-use?

No

If yes, describe _____

Page _____ of _____

Transfer No. _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT

PART 2

A. DESCRIPTION OF RIGHT AS RECORDED

1. Right evidenced by:

- a. Decree No. _____ Decreed to _____
in case of _____ vs. _____
dated _____ in _____ county of _____
- b. License No. _____ issued by the Idaho Department of Water Resources.
- c. Claim No. 37-12396 (amended Beneficial Use Claim) on file with the IDWR.
- d. Transfer No. _____ which produced this right.

2. Attach a copy of last year's tax notice for the property to which the water right is appurtenant or other documents which show ownership. Label document as attachment A. check appropriate box below.

☐ Tax notice ☒ Warranty Deed ☐ Other _____

3. Source of water Democrat Gulch & Lambs Gulch Creeks tributary to Croy Creek

4. Date of priority 12/31/1947

5. Water is used for the following purpose:

Amount ---/1273 for Irrigation Storage purposes from 01/01 to 12/31
(cfs/ac-ft)

Amount 0.03/--- for Stockwater purposes from 01/01 to 12/31
(cfs/ac-ft)

Amount ---/2172 for Recreation Storage purposes from 01/01 to 12/31
(cfs/ac-ft)

Amount 3.00/--- for Irrigation from Storage purposes from 04/01 to 11/01
(cfs/ac-ft)

6. Total amount of water under right 3.00 cubic feet per second and/or _____ acre-feet per annum.

7. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	NW	SE	SE	18	02N	18E	Blaine	POD 1 - West Democrat Div.
	NE	SW	NW	18	02N	18E	Blaine	POD 2 - Upper Reservoir Div.
	NW	NW	SE	18	02N	18E	Blaine	POD 3 - Pond Diversion
	SW	NE	SE	18	02N	18E	Blaine	POD 4 - Lower Reservoir Div.
	SW	NE	NW	18	02N	18E	Blaine	POD 5 - Lambs Gulch Diversion

8. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	18E	17							2.8	24.5	8.2	28	1						64.5
02N	18E	18				16.1	1.2	*	*	27.3	1.0				21.4	19	17.5	22	125.5

Total acres 190

*Stockwater, Irrigation and Recreation Storage use in 02N18E18NWNW & 02N18E18SWNW

9. Describe any other water rights used for the same purpose as described above 37-548, 37-549, 37-1222, 37-2142, 37-4138, 37-4440, 37-8659 (permit) and 37-12396 are also utilized to irrigate portions of this property

10. To your knowledge, has any portion of this water right undergone a period of five or more consecutive years of non-use?

No If yes, describe water right has been protected under the SRBA

B. DESCRIPTION OF PORTION OF RIGHT BEING TRANSFERRED

1. Amount 3.00/--- for Irrigation from Storage purposes from 04/01 to 11/01
(cfs/ac-ft)

2. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	NW	SE	SE	18	02N	18E	Blaine	POD 1 - West Democrat Div.
	NE	SW	NW	18	02N	18E	Blaine	POD 2 - Upper Reservoir Div.
	NW	NW	SE	18	02N	18E	Blaine	POD 3 - Pond Diversion
	NE	SW	SE	18	02N	18E	Blaine	POD 4 - Lower Reservoir Div.
	SW	NE	NW	18	02N	18E	Blaine	POD 5 - Lambs Gulch Diversion

3. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	18E	17							2.8	24.5	8.2	28	1						64.5
02N	18E	18				16.1	1.2			27.3	1.0				21.4	19	17.5	22	125.5

Total acres 190

C. DESCRIPTION OF UNCHANGED PORTION OF RIGHT

1. Amount ---/1273 for Irrigation Storage purposes from 01/01 to 12/31
(cfs/ac-ft)
Amount 0.03/--- for Stockwater purposes from 01/01 to 12/31
(cfs/ac-ft)
Amount ---/2172 for Recreation Storage purposes from 01/01 to 12/31
(cfs/ac-ft)

2. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec.	Twp.	Rge	County	Local name for diversion
	NW	NW	SE	18	02N	18E	Blaine	POD 3 - Pond Diversion

3. Lands irrigated or place of use:

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
02N	18E	18						*	*										

Total acres ---

*Stockwater, Irrigation and Recreation Storage use in 02N18E18NWNW & 02N18E18SWNW

**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**

APPLICATION FOR TRANSFER OF WATER RIGHT

PART 3

- A. Draw a map or attach a USGS map indicating the new point(s) of diversion and/or the new place of use for rights described in part 1. Clearly depict the land by section, township and range number.**

See attached: Figure 1: Spring Canyon Ranch, LLC – Proposed Permissible Place of Use

Figure 2: Spring Canyon Ranch, LLC – Proposed Updated Irrigation System

B. CHANGES IN NATURE OF USE

- | 1. | <u>New Nature of Use</u> | <u>Amount</u>
(cfs/ac-ft) | <u>Hours/days/year</u> | <u>Period of Use</u> |
|----|--------------------------|------------------------------|------------------------|----------------------|
| | None | | | to |
2. Quantity and quality of return flows and location of discharge:
N/A
3. Describe the effects on other water uses resulting from the proposed change:
None

I hereby assert that no one will be injured by such change and that the change does not constitute an enlargement in use of the original right. The information contained in this application is true to the best of my knowledge.

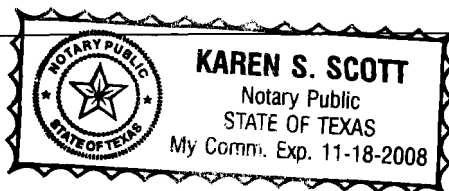
I understand that any willful misrepresentations made in this application may result in voiding its approval.

Subscribed and sworn to before me this 31st day of August, 2006.

(Signature of Applicant)

(Notary Public)

My commission expires _____



FOR DEPARTMENT USE ONLY

Transfer contains _____ pages and _____ attachments

Received by C. SKINNER Date 10/10/2006 Protest filed by _____

Prelim. check by _____ Fee \$770.00 5028957 _____

Receipted by C. SKINNER Date 10/10/2006 _____

Published in _____ Copies of protest forwarded by _____

Pub. dates _____ Hearing held by _____ Date _____

Watermaster recommendation requested on _____ Recommended for ☐ Approval ☐ Denial

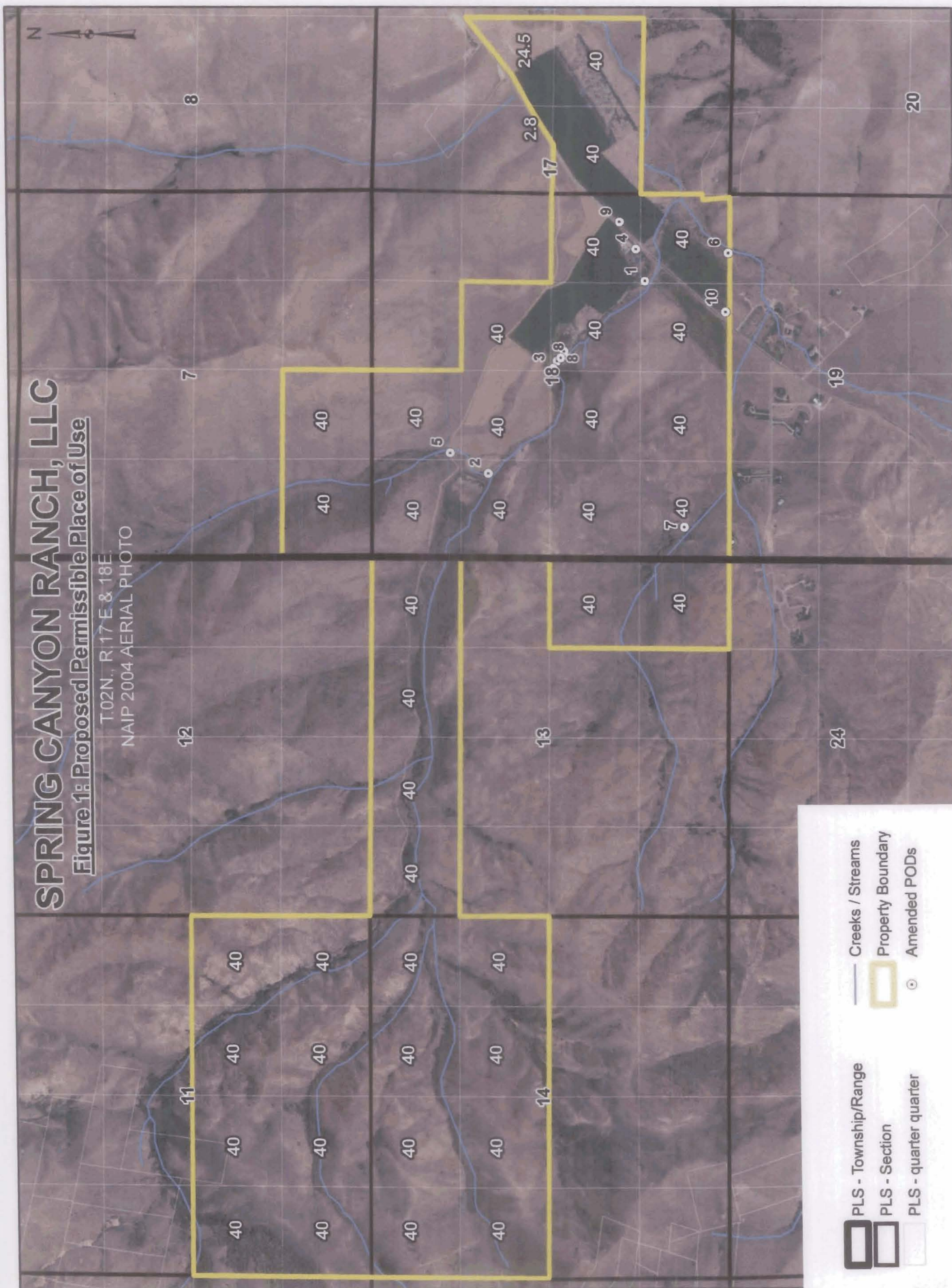
_____ rec'd. _____ by _____

Copy of transfer sent to lien holder _____

SPRING CANYON RANCH, LLC

Figure 1: Proposed Permissible Place of Use

T.02N., R.17 E & 18E.
NAIP 2004 AERIAL PHOTO

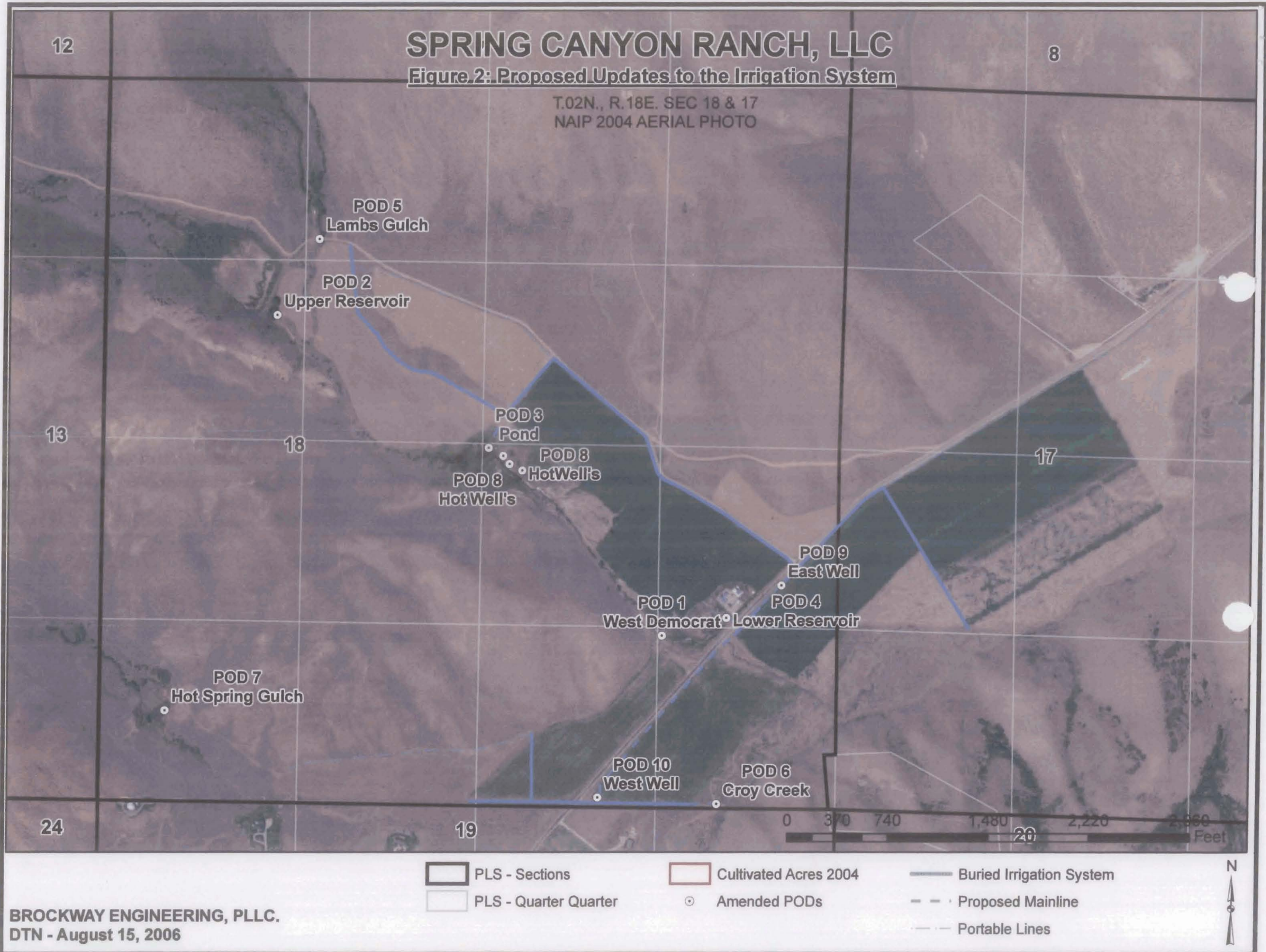


- PLS - Township/Range
- PLS - Section
- PLS - quarter quarter
- Creeks / Streams
- Property Boundary
- Amended PODs

SPRING CANYON RANCH, LLC

Figure 2: Proposed Updates to the Irrigation System

T.02N., R.18E. SEC 18 & 17
NAIP 2004 AERIAL PHOTO



LIMITED POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENT:

I, Spring Canyon Ranch, LLC c/o Croy Canyon, LLC, hereby nominate and appoint Brockway Engineering, PLLC (Charles E. Brockway) as my attorney-in-fact with full authority to act for and on my behalf to undertake any and all acts or matters pertaining to water right transfers and claims before the Idaho Department of Water Resources for the following water right transactions:

Transfer regarding water rights 37-548, 37-549, 37-1222, 37-2142, 37-4138, 37-4440,
37-8659, and 37-12396 for the creation of a permissible place of use.
Amended Claims for the above water rights and 37-4139.

in Blaine County, Idaho. Additionally, I hereby ratify and confirm any and all such acts on matters as contemplated herein.

My agent is hereby authorized to sign, seal and deliver, as my act in deed, those said instruments of writing that may be necessary or proper to carry into execution and effect the applications, and transfers above-mentioned. Further, I hereby declare that each and every application, transfer, agreement, receipt, or payment which shall be by my said agent given, made or done for the aforesaid purposes shall be as good, valid, and effectual as if they had been signed, sealed, and delivered by me in my own proper person; and I hereby undertake at all times to ratify whatsoever my said agent shall lawfully do or cause to be done in or concerning the said premises by virtue of these present. This Limited Power of Attorney will become void upon approval, denial or withdrawal of the above referenced applications.

Dated this 31 day of August 2006.

R. D. Z. Z.

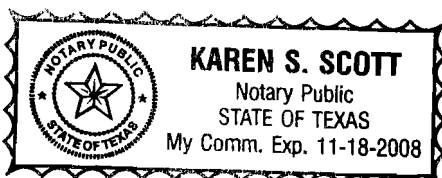
Signature

State of TEXAS)
Idaho)
County of TRAVIS) ss.

On this 31st Day of August, 2006, before me, a Notary Public in and for said County and State, personally appeared PAUL B. FAY, III, known or identified to me to be the individual whose name and subscription to the within instrument, and acknowledged to me that he 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.

S
E
A
L



Karen S. Scott
Notary Public
In and for said State and County

My Commission Expires

TABLE 1: PART 1B Water Right Spreadsheet for Irrigation PPU
Spring Canyon Ranch, LLC

Brockway Engineering, PLLC - DTN
8/15/2006

RIGHT #				37-548	37-549	37-1222	37-2142	37-4138	37-4440	37-8659	37-12396
CURRENT OWNER				SPRING CANYON RANCH, LLC							
SOURCE				DEMOCRAT GULCH; LAMBS GULCH	CROY CREEK	DEMOCRAT GULCH	HOT SPRINGS GULCH	HAILEY HOT SPRINGS	GROUND WATER	GROUND WATER	DEMOCRAT GULCH; LAMBS GULCH
TRIBUTARY				CROY CREEK	BIG WOOD RIVER	CROY CREEK	CROY CREEK	CROY CREEK			CROY CREEK
PRIORITY DATE				06/01/1880	06/30/1882	06/09/1911	06/24/1909	06/01/1948	08/16/1950	08/03/1990	12/31/1947
BASIS				CLAIM	CLAIM	CLAIM	CLAIM	STATUTORY CLAIM	STATUTORY CLAIM	PERMIT	BENEIFCIAL USE CLAIM
USE				IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION FROM STORAGE
DIVERSION RATE (IRR)				3.80 CFS	4.00 CFS	0.40 CFS	1.50 CFS	1.05 CFS	0.69 CFS	2.50 CFS	3.00 CFS
POD (1) - WEST DEMOCRAT				02N18E18NWSESE		02N18E18NWSESE		02N18E18NWSESE			02N18E18NWSESE
POD (2) - UPPER RESERVOIR				02N18E18NESWNW		02N18E18NESWNW					02N18E18NESWNW
POD (3) - POND DIVERSION				02N18E18NWNWSE		02N18E18NWNWSE		02N18E18NWNWSE			02N18E18NWNWSE
POD (4) - LOWER RESERVOIR				02N18E18SWNESE		02N18E18SWNESE		02N18E18SWNESE			02N18E18SWNESE
POD (5) - LAMBS GULCH				02N18E18SWNENW							02N18E18SWNENW
POD (6) - CROY CREEK					02N18E18SWSESE		02N18E18SWSESE				
POD (7) - HOT SPRING GULCH							02N18E18SWSW				
POD (8) - HOT WELLS									02N18E18NWNWSE (3 Wells)		
POD (9) - EAST WELL										02N18E18SENESE	
POD (10) - WEST WELL										02N18E18SESWSE	
INDIVIDUAL RIGHT LIMIT				190	96.9	190	75	190	190	125	190
TOTAL ACRES W/IN PPU				1587.3	1587.3	1587.3	1587.3	1587.3	1587.3	1547.3	1467.3
COMBINED LIMITS (1)				190 ACRES, 13.75 CFS* (assumed limit)							
ADDITIONAL USES									STOCKWATER; RECREATION		IRRIGATION STORAGE; STOCKWATER; RECREATION STORAGE
DIVERSION RATE									0.03 CFS (STK)		0.03 CFS (STK)
VOLUME									500 AFA (REC)		1273 AFA (IR ST) 2172 AFA (REC ST)
2N	17E	11	NESW	40	40	40	40	40	40	40	40
			NWSW	40	40	40	40	40	40	40	40
			SWSW	40	40	40	40	40	40	40	40
			SESW	40	40	40	40	40	40	40	40
			NESE	40	40	40	40	40	40	40	40
			NWSE	40	40	40	40	40	40	40	40
			SWSE	40	40	40	40	40	40	40	40
2N	17E	13	SESE	40	40	40	40	40	40	40	40
			NENE	40	40	40	40	40	40	40	40
			NWNE	40	40	40	40	40	40	40	40
			NENW	40	40	40	40	40	40	40	40
			NWNW	40	40	40	40	40	40	40	40
			NESE	40	40	40	40	40	40	40	40
			SESE	40	40	40	40	40	40	40	40
2N	17E	14	NENE	40	40	40	40	40	40	40	40
			NWNE	40	40	40	40	40	40	40	40
			SWNE	40	40	40	40	40	40	40	40
			SENE	40	40	40	40	40	40	40	40
			NENW	40	40	40	40	40	40	40	40
			NWNW	40	40	40	40	40	40	40	40
			SWNW	40	40	40	40	40	40	40	40
2N	18E	7	SESW	40	40	40	40	40	40	40	40
			SWSW	40	40	40	40	40	40	40	40
2N	18E	17	SWNW	2.8	2.8	2.8	2.8	2.8	2.8	2.8	2.8
			SENW	24.5	24.5	24.5	24.5	24.5	24.5	24.5	24.5
			NESW	40	40	40	40	40	40	40	40
			NWSW	40	40	40	40	40	40	40	40
2N	18E	18	SWNE	40	40	40	40	40	40	40	40
			NENW	40	40	40	40	40	40	40	40
			NWNW	40	40	40	40	40	40	40	40; Stk; Irr & Rec Stg
			SWNW	40	40	40	40	40	40	40	40; Stk; Irr & Rec Stg
			SENW	40	40	40	40	40	40	40	40
			NESW	40	40	40	40	40	40	40	40
			NWSW	40	40	40	40	40	40	40	40
			SWSW	40	40	40	40	40	40	40	40
			SESW	40	40	40	40	40	40	40	40
			NESE	40	40	40	40	40	40	40	40
			NWSE	40	40	40	40	40	40	40; Stk; Rec	40; Stk
			SWSE	40	40	40	40	40	40	40	40
			SESE	40	40	40	40	40	40	40	40

This instrument was prepared by:

Robert Maynard, Esq.
Perkins Coie LLP
251 East Front Street, Suite 400
Boise, ID 83702-7310

After recording mail to:

Stephen L. Englert, Esq.
Epstein, Englert, Staley & Coffey
425 California Street, 13th Floor
San Francisco, CA 94104

Instrument # 532348

HAILEY, BLAINE, IDAHO
2006-02-22 02:05:00 No. of Pages: 6
Recorded for : SUN VALLEY TITLE
MARSHA RIEMANN Fee: 18.00
Ex-Officio Recorder Deputy
Index to: WTYQC/CORP DEED

For Recorder's Use Only

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED**, made this 16th day of February 2006, from Donald W. Crocker, successor trustee of the Benjamin S. Crocker and Helen Nan Crocker Trust "D" dated March 24, 1973 ("Grantor") to Spring Canyon Ranch, LLC, a Delaware limited liability company, having an address of 170 Croy Creek, Hailey, Idaho 83333 ("Grantee").

WITNESSETH, that Grantor, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, does hereby grant, bargain, sell, convey and confirm unto Grantee, and the heirs or successors and assigns of Grantee:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Blaine and State of Idaho, as further described on "Exhibit A" attached hereto and made a part hereof (the "Property");

TOGETHER with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Property to the center lines thereof, and all access rights of Grantor in and to the Property (collectively, the "Access Rights"); and

TOGETHER with the hereditaments and appurtenances and all the estate and rights of Grantor in and to the Property, including, without limitation to the extent they are owned and are transferable, timber rights, mineral rights and water rights (collectively, the "Property Rights");

SUBJECT only to taxes, assessments and other governmental charges not yet delinquent, and the following exceptions: (i) easements, quasi-easements, licenses, covenants, rights-of-way and other similar restrictions, including any other agreements, conditions, restrictions or other matters which would be shown by a current title report or other similar report or listing, including, without limitation, those exceptions listed on "Exhibit B" attached hereto and made a part hereof; (ii) any conditions that may be shown by a current survey, title report or

physical inspection; (iii) zoning, building and other similar restrictions of public record; (iv) other than matters created by Grantor, such encroachments, boundary line disputes, access restrictions or absence of access, adverse possession claims, easements, covenants, use restrictions, zoning restrictions and other third-party rights which are common to rural lands; and (v) U.S. Patent reservations or exceptions (collectively, the "Permitted Exceptions").

GRANTOR hereby binds itself and its successors to warrant and forever defend the right and title unto Grantee, its assigns and successors, subject to the Permitted Exceptions, for all purposes, against the claims of all persons owning, holding or claiming by, through or under Grantor, but against none other, and Grantor hereby represents and warrants further that it has no knowledge that such warranties are untrue as against the claims of any persons owning, holding or claiming, by, through or under any holders in title to the Property prior to Grantor.

TO HAVE AND TO HOLD the Property, the Access Rights and the Property Rights, unto Grantee, their heirs or successors and assigns of Grantee, forever.

IN WITNESS WHEREOF, Grantor has duly executed this deed by its duly authorized officer or representative on the day and year first above written.

DONALD W. CROCKER, successor trustee
of the BENJAMIN S. CROCKER AND
HELEN NAN CROCKER TRUST "D"

By: _____
Name: DONALD W. CROCKER
Its: Trustee

STATE OF California)
County of Los Angeles) ss.
)

On this 16 day of February, 2006, before me, a notary public in and for said State, personally appeared and known to be to be the Trustee of the Trust that executed this instrument or the persons who executed the instrument on behalf of said Trust, and acknowledged to me that such Trust 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.



Residing at _____

Bruno J. Sartini Jr.
Notary Public

My Commission Expires: 02-21-2008

*Donald W. Crocker

EXHIBIT "A"

Parcel I

A parcel of land lying within SECTIONS 11, 13 AND 14, TOWNSHIP 2 NORTH, RANGE 17 EAST, AND SECTIONS 7, 17 AND 18, TOWNSHIP 2 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY IDAHO, and being more particularly described as follows:

Commencing at the BLM brass cap marking the Southwest corner of said Section 18, which point is the REAL POINT OF BEGINNING; thence

N 88°33'43" W, 1332.85 feet to a 5/8" bar by L. S. 3621 marking the 1/16th corner; thence
N 00°15'20" E, 2649.19 feet to a 5/8" bar by L. S. 3621 marking the center east 1/16th corner; thence
S 88°42'55" E, 1329.50 feet to the BLM brass cap marking the west ¼ corner of said Sections 13 and 18; thence

N 00°09'19" E, 1310.14 feet to a BLM brass cap; thence

N 88°15'33" W, 2655.51 feet to a 5/8" bar marking the center north 1/16th corner of Section 13; thence

N 89°49'47" W, 2662.82 feet to a 5/8" bar marking the 1/16th corner of said Sections 13 and 14; thence

S 00°12'41" W, 1279.45 feet to a 5/8" bar with aluminum cap marking the ¼ corner of Sections 13 and 14; thence

S 89°40'00" W, 5293.11 feet to the 5/8" bar with aluminum cap marking the ¼ corner of Sections 14 and 15, thence

N 00°18'28" W, 2636.52 feet to the 2" aluminum cap by L. S. 792 marking the section corner common to Sections 10, 11, 14 and 15; thence

N 00°09'45" E, 2648.30 feet to the 2" aluminum cap marking the ¼ corner of Sections 10 and 11; thence

N 89°39'22" E, 5317.87 feet to the 2 ½" aluminum cap marking the ¼ corner of Sections 11 and 12; thence

S 00°10'54" W, 2727.02 feet to the 2" aluminum cap marking the section corner common to Sections 11, 12, 13 and 14; thence

N 89°03'30" E, 2666.04 feet to the 2" aluminum cap marking the ¼ corner of Sections 12 and 13; thence

S 87°50'15" E, 2654.34 feet to the BLM brass cap marking the section corner common to Sections 12, 13, 7 and 18; thence

N 00°13'40" W, 1326.38 feet to the 5/8" bar marking the 1/16th corner common to Sections 12 and 7; thence

S 89°11'32" E, 2805.46 feet to the 5/8" bar marking the center south 1/16th corner of said Section 7; thence

S 00°03'58" W, 1313.77 feet to the aluminum cap marking the ¼ corner common to Sections 7 and 18; thence

S 00°22'06" W, 1312.08 feet to the 5/8" bar marking the center north 1/16th corner of said Section 18; thence

S 89°42'53" E, 1325.37 feet to the 5/8" bar marking the northeast 1/16th corner of said Section 18; thence

S 00°48'36" W, 1319.34 feet to the 5/8" bar marking the center east 1/16 corner of said Section 18; thence

S 89°24'01" E, 1315.22 feet to the BLM brass cap marking the ¼ corner of Sections 18 and 17; thence

S 88°24'27" E, 790.65 feet to the 5/8" bar on the south side of Croy Creek Road; thence
N 58°17'12" E, 1070.44 feet to the 5/8" bar on the south side of Croy Creek Road; thence
N 54°32'25" E, 665.75 feet to the 5/8" bar on the south side of Croy Creek Road; thence
N 50°09'06" E, 474.75 feet along said road to the 5/8" bar on the center section line; thence
S 00°09'41" W, 1303.55 feet to the bar marking the center section corner of Section 17; thence
S 00°16'05" W, 1319.97 feet to the BLM brass cap marking the center South 1/16th corner of said
Section 17; thence
N 88°23'58" W, 2600.76 feet to the 5/8" bar marking the 1/16 corner of said Sections 17 and 18;
thence
S 00°04'54" W, 918.49 feet to the 5/8" bar on the north line of the Climax Lode Mining Claim;
thence
S 87°15'00" W, 87.77 feet to the 5/8" bar marking the northwest corner of the Climax Lode Mining
Claim; thence
S 05°45'15" E, 398.62 feet to a point on the westerly boundary of Climax Lode Mining Claim and
the south boundary of said Section 18; thence
N 89°32'52" W, 2596.48 feet to the BLM brass cap marking the ¼ corner of Sections 18 and 19;
thence
N 89°32'07" W, 2782.46 feet to the REAL POINT OF BEGINNING.

Also known as Tax Lot 6973.

AND

Parcel II

Those patented mining claims as described in Sections 3, 10 and 11 in Township 2 North, Range 17
East, Boise Meridian, Blaine County, Idaho, as follows:

**IDAHO DEMOCRAT, MARQUISE, VERMONT, IDAHO REPUBLICAN AND BELMONT, all
Consolidated Survey No. 1342; GLADYS B., DEWEY, MCKINLEY, SPANISH, all Consolidated
Survey No. 2747; and SEE BEE, Consolidated Survey No. 2755, all situated in the MINERAL
HILL MINING DISTRICT, BLAINE COUNTY, IDAHO.**

EXHIBIT B TO DEED

TITLE EXCEPTIONS

1. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
2. Property taxes, including any assessments collected with taxes, levied for the year 2006, which are a lien not yet payable.
3. Matters as shown on that certain survey, recorded January 22, 1990 as Instrument No. 315447, records of Blaine County, Idaho.
4. An Easement with rights incidental thereof as set forth in a Power Line Easement
Granted to: IDAHO POWER COMPANY
Recorded: August 17, 1962
Book No.: 176 of Deeds
Page No.: 410, records of Blaine County, Idaho.
5. An easement with rights incidental thereof as set forth in an Underground Power Line Easement
Granted to: IDAHO POWER COMPANY
Recorded: July 7, 1995
Instrument No. 379908, records of Blaine County, Idaho.
6. Any rights, interest or claims which may exist or arise by reason of matters shown on an A.L.T.A./A.C.S.M SURVEY for Haas & Haynie Corporation, dated October, 2005 and prepared by Benchmark Associates, P.A., including, but not limited to, the following:
 - a) The fact that the metes and bounds legal description of the centerline of the Powerline Easement as shown in Item 3 above, lies to the west of the overhead power line's actual location.
 - b) The fact that an underground Powerline Easement exists within portions of Section 18.
 - c) The fact that a septic system and wells exists along Croy Creek Road.
 - d) The fact that there is a well located outside the boundary line of said property.
 - e) The fact that there are existing buildings located on said property.

- f) The fact that a Cable TV utility exists on said property.
- g) The fact that there are Reservoirs and a Hot Springs located on said property.
- h) The fact that there are fences located on said property.
- i) The fact that there are fences located outside the boundary line of said property.
- j) The fact that there are telephone risers located on said property.

Delaware

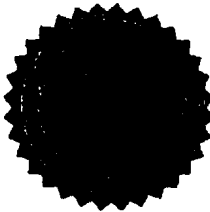
PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "SPRING CANYON RANCH, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE EIGHTEENTH DAY OF JANUARY, A.D. 2006.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "SPRING CANYON RANCH, LLC" WAS FORMED ON THE SEVENTEENTH DAY OF JANUARY, A.D. 2006.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.



Harriet Smith Windsor
Harriet Smith Windsor, Secretary of State

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AUTHENTICATION: 4454371

DATE: 01-18-06



(Instructions on back of application)

06 JAN 25 PM 12:51

SECRETARY OF STATE
STATE OF IDAHO

- Spring Canyon Ranch, LLC**

3. The jurisdiction under whose laws the limited liability company is organized is: Delaware
and the date of its formation was: January 18, 2006

- National Registered Agents, Inc., 1423 Tyrell Lane, Boise, Idaho 83708**

- c/o National Registered Agents, Inc., 160 Greentree Dr., Suite 101, Dover, DE 19904

- 170 Croy Creek, Hailey, Idaho 83333

- c/o Pacific Coast Capital Partners, LLC, 150 California Street, 22nd Floor, San Francisco, CA 94111**

- Signature**

William R. Lindsay

Typed Name PCCP LB Sun Valley Ranch, LLC

Manager ☒ Member ☐

Secretary of State use only

5. **Accountant/LLC** Searchlight.org/LLC

Web Fun

IDAHO SECRETARY OF STATE
 01/25/2006 05:00
 CK: 35710 CT: 1154 BH: 934124
 1 @ 100.00 = 100.00 REGFORLLC # 8
 1 @ 20.00 = 20.00 EXPDITE C # 9

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