

RECEIVED

OCT 16 2008

DEPARTMENT OF  
WATER RESOURCES

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

Please print or type. Attach pages with additional information. Instructions are included at the end of this form. Incomplete forms will be returned.

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

| Water Right No(s) | Adjudication Claim No(s) | Split(s) | Water Right No(s) | Adjudication Claim No(s) | Split(s) |
|-------------------|--------------------------|----------|-------------------|--------------------------|----------|
| PD 61-2207B       | PD 61-2207B              |          | PD 61-7262B       | PD 61-7262B              | 34.15%   |
| PD 61-2207A       | PD 61-2207A              |          | PD 61-7299        | PD 61-7299               | 34.15%   |
| PD 61-10561       | PD 61-10561              |          |                   |                          |          |
| PD 61-7097        | PD 61-7097               | 34.15%   |                   |                          |          |
| PD 61-7114        | PD 61-7114               |          |                   |                          |          |
| PD 61-7262A       | PD 61-7262A              |          |                   |                          |          |

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):  
**PLAT OF PROPERTY** or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are on file with the county Planning and Zoning or Recorder's Office).

**OR**

- D. If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency or equivalent **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant(s)  
Bagneschi, Anthony; Boise 2730 LLC;  
3040 N. 44th St; Kealy, Ryan; KU Investments LLC;  
Phoenix AZ 85018; Trekkel 12.5 acres LLC; Waggoner, Bryan K.
4. New Owner/Claimant(s)  
LCSC Enterprises, LLC a Nevada Limited Liability Company  
Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address  
453 S. Fitness Place
- City, State and ZIP Code  
Eagle ID 836116
- New Telephone Number  
(208) 893-5383 Email: 208-439-1522

5. Date you acquired the property

September 8, 2008

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

| DESCRIPTION OF YOUR PORTION OF WATER RIGHT<br>(If the right will not be split, skip this area and proceed to line 7) |                                                                            |                                                              |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------|
| Water Use                                                                                                            | Diversion Rate or Volume<br>(cubic feet per second or acre-feet per annum) | Description<br>(acres, number and type of stock, homes, etc) |
| Water Right and/or Adjudication Claim Number <u>61-7097</u>                                                          |                                                                            |                                                              |
| Irrigation <u>34.15%</u>                                                                                             | <u>6.53 CFS or 2226.4 AFA</u>                                              | <u>acres</u>                                                 |
| Stock                                                                                                                |                                                                            |                                                              |
| Domestic                                                                                                             |                                                                            |                                                              |
| Other                                                                                                                |                                                                            |                                                              |
| Totals                                                                                                               |                                                                            |                                                              |
| Water Right and/or Adjudication Claim Number <u>61-7262B</u>                                                         |                                                                            |                                                              |
| Irrigation <u>34.15%</u>                                                                                             | <u>6.53 CFS or 2226.4 AFA</u>                                              | <u>acres</u>                                                 |
| Stock                                                                                                                |                                                                            |                                                              |
| Domestic                                                                                                             |                                                                            |                                                              |
| Other                                                                                                                |                                                                            |                                                              |
| Totals                                                                                                               |                                                                            |                                                              |
| Water Right and/or Adjudication Claim Number <u>61-7299</u>                                                          |                                                                            |                                                              |
| Irrigation <u>34.15%</u>                                                                                             | <u>6.53 CFS or 2226.4 AFA</u>                                              | <u>acres</u>                                                 |
| Stock                                                                                                                |                                                                            |                                                              |
| Domestic                                                                                                             |                                                                            |                                                              |
| Other                                                                                                                |                                                                            |                                                              |
| Totals                                                                                                               |                                                                            |                                                              |

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

7. Signature(s) of New Owner(s) or Claimant(s)

Debra Jean MenaryLCSC Subpresident, LLC (title if applicable)

(title if applicable)

IT IS IMPORTANT TO FILE THIS COMPLETED FORM AT THE APPROPRIATE IDWR OFFICE, WITH PAYMENT OF THE FILING FEE AND THE OWNERSHIP DOCUMENT(S), AS REFERRED TO IN LINE 2.

## For IDWR Office Use Only:

 Received by [Signature]  
 Received by [Signature]  
 Processed by AJ

 Date 10/10/08  
 Date 10/10/08  
 Date 10/10/08

 Receipt Amt. 425.00  
 Receipt No. 00871636  
 WR          Date



Instrument # 401060  
Elmore County, Idaho  
11:59am Sep. 08, 2008  
For: FIRST AMERICAN TITLE COMPANY  
No. of Pages: 7 Fee: \$21.00  
MARSA GRIMMETT, Recorder  
Deputy: DLE

610 South Kimball Avenue / Caldwell, Idaho  
83605 / (208) 459-1651

200806783

## WARRANTY DEED

For Value Received Trekkel 12.5 Acres, LLC, an Arizona limited liability company an undivided 21.87% interest Anthony G. Bagneschi, PC 401K Plan an undivided 8.60% Bryan K. Waggoner, PC401K Plan an undivided 8.60% interest KU Investments LLC, a Nevada limited liability company and undivided 15.05% interest Boise 2730, LLC, an undivided 13.33% interest Anthony Bagneschi, a married man an undivided 11.12% interest Bryan Waggoner, a married man an undivided 12.72% interest Ryan Kealy, a married man an undivided 8.71% interest

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

LCSC Enterprises, LLC, a Nevada limited liability company

is hereinafter referred to as Grantee, whose current address  
is 433 Las Colinas Blvd. E. Ste 1290, Irving, TX 75039  
the following described premises, to-wit:

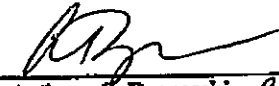
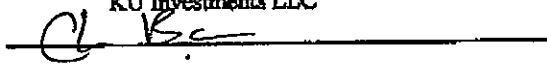
Exhibit "A"

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: August 29, 2008

Trekkel 12.5 Acres, LLC

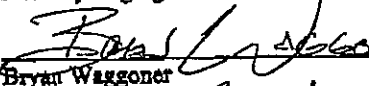
  
  
Bryan K. Waggoner PC 401 K PLAN

  
Anthony G. Bagneschi, PC 401 K PLAN  
KU Investments LLC  


Boise 2730, LLC

---

  
\_\_\_\_\_  
Anthony Bagnocchi

  
\_\_\_\_\_  
Bryan Waggoner

  
\_\_\_\_\_  
Ryan Kealy

Bolse 2730, LLC

Taryn Pick

Anthony Bagnocchi  
Bryan Waggoner  
Ryan Kealy

State of Arizona

ss.

County of Maricopa

On this 21<sup>st</sup> day of Aug, 2008, before me, the undersigned, a Notary Public, in and for said State, personally appeared LARRY FINL, known to me, and/or identified to me on the basis of satisfactory evidence, to be the MEMBER/MANAGER of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

Christine A. Leitch

Notary Public

Residing at: 4721 W. Mercer Ln. Glendale AZ 85304  
Commission Expires: 7-18-2012



State of Arizona

ss.

County of Maricopa

On this 21<sup>st</sup> day of Aug, 2008, before me, the undersigned, a Notary Public, in and for said State, personally appeared BRYAN W. HENDERSON, known to me, and/or identified to me on the basis of satisfactory evidence, to be the MEMBER/MANAGER of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

WITNESS MY HAND AND OFFICIAL SEAL



Christine A. Leitch

Notary Public

Residing at: 4721 W. Mercer Ln. Glendale AZ 85304  
Commission Expires: 7-18-2012

State of Arizona

ss.

County of Maricopa

On this 21<sup>st</sup> day of Aug, 2008, before me, the undersigned, a Notary Public, in and for said State, personally appeared CHRIS BARR, known to me, and/or identified to me on the basis of satisfactory evidence, to be the MEMBER/MANAGER of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

WITNESS MY HAND AND OFFICIAL SEAL



Christine A. Leitch

Notary Public

Residing at: 4721 W. Mercer Ln. Glendale AZ 85304  
Commission Expires: 7-18-2012

ss.

State of Arizona  
County of Maricopa

ss.

(ONE TOO MANY)

On this 27th day of Aug, 2008, before me, the undersigned, a Notary Public, in and for said State, personally appeared \_\_\_\_\_, known to me, and/or identified to me on the basis of satisfactory evidence, to be the \_\_\_\_\_ of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

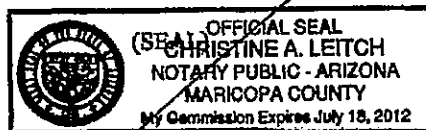
WITNESS MY HAND AND OFFICIAL SEAL

*Christine A. Leitch*

Notary Public

Residing at: 4721 W. Mercer Ln. Glendale AZ 85304

Commission Expires: 7-18-2012



State of Arizona  
County of Maricopa

ss.

On this 27th day of Aug, 2008, before me, the undersigned, a Notary Public, in and for said State, personally appeared Anthony G. Bagneschi, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument as authorized signer and acknowledged to me that he/she/they executed the same as such authorized signer.

WITNESS MY HAND AND OFFICIAL SEAL

*Christine A. Leitch*

Notary Public

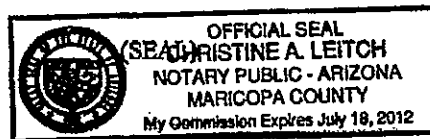
Residing at: 4721 W. Mercer Ln. Glendale AZ 85304

Commission Expires: 7-18-2012

State of Arizona

County of Maricopa

ss.



On this 27th day of Aug, 2008, before me, the undersigned, a Notary Public, in and for said State, personally appeared Bryan K. Waggoner, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument as authorized signer and acknowledged to me that he/she/they executed the same as such authorized signer.

WITNESS MY HAND AND OFFICIAL SEAL

*Christine A. Leitch*

Notary Public

Residing at: 4721 W. Mercer Ln. Glendale AZ 85304

Commission Expires: 7-18-2012

State of Arizona

County of Maricopa

ss.



On this 27th day of Aug, 2008, before me, the undersigned, a Notary Public, in and for said State, personally appeared Anthony Bagneschi known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed

the same.

WITNESS MY HAND AND OFFICIAL SEAL

*Christine A. Leitch*

Notary Public

Residing at: 4721 W. Mercer Ln. Glendale AZ 85304

Commission Expires: 7-18-2012

State of

Arizona

ss.

County of

Maricopa

On this 29<sup>th</sup> day of Aug, 2008, before me, the undersigned, a Notary Public, in and for said State, personally appeared Bryan Waggoner known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.



WITNESS MY HAND AND OFFICIAL SEAL

*Christine A. Leitch*

Notary Public

Residing at: 4721 W. Mercer Ln. Glendale AZ 85304

Commission Expires: 7-18-2012

State of

Arizona

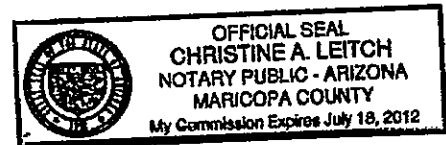
ss.

County of

Maricopa

On this 29<sup>th</sup> day of Aug, 2008, before me, the undersigned, a Notary Public, in and for said State, personally appeared Ryan Kealy known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

(SEAL)



WITNESS MY HAND AND OFFICIAL SEAL

*Christine A. Leitch*

Notary Public

Residing at: 4721 W. Mercer Ln. Glendale AZ 85304

Commission Expires:

7-18-2012

(SEAL)



Exhibit "A"

The land referred to in this Commitment is described as follows:

Township 4 South, Range 6 East, Boise Meridian, Elmore County, Idaho

Parcel I:

Section 23: N $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{4}$ E $\frac{1}{4}$ W $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{4}$ E $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , W $\frac{1}{4}$ W $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ ,  
W $\frac{1}{4}$ E $\frac{1}{4}$ W $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$

Parcel II:

Section 24: SE $\frac{1}{4}$ , E $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$

Parcel III:

Section 25: All

Parcel IV:

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , W $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{4}$ NE $\frac{1}{4}$

Parcel V:

Section 36: N $\frac{1}{4}$ NE $\frac{1}{4}$

All water rights appurtenant including but not limited to:  
34.15% of Water Rights 61-7097, 61-7262B, 61-7289  
100% of Water Rights 61-2207B, 61-10581, 61-7114,  
and 61-7282A



610 South Kimball Avenue / Caldwell, Idaho  
83605 / (208) 459-1651

Instrument # 401061  
Elmore County, Idaho  
11:59am Sep.08,2008  
For: FIRST AMERICAN TITLE COMPAN  
No. of Pages: 2 Fee: \$6.00  
MARSA GRIMMETT, Recorder  
Deputy: DLE

200806783

**QUITCLAIM DEED**

For Value Received

Andrea Bagneschi, a married woman, Amy Waggoner, a married woman and Danielle Kealy, a married woman  
do(es) hereby convey, release, remise and forever quit claim unto

LCSC Enterprises, LLC, a Nevada limited liability company  
whose address is 433 Las Colinas Blvd. E. Ste 1290, Irving, TX  
the following described premises, to-wit: 75039

See Attached Exhibit "A"

together with their appurtenances.

Dated: August 29, 2008

Andrea Bagneschi  
Andrea Bagneschi  
Danielle Kealy  
Danielle Kealy

Amy Waggoner  
Amy Waggoner

State of Arizona  
County of Maricopa 35.

On this 29 day of August, 2008, before me, the undersigned, a Notary Public, in and for said State, personally appeared Andrea Bagneschi, Amy Waggoner and Danielle Kealy known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

Christine A. Leitch  
Notary Public  
Residing at: 4721 W. Mercer Ln. Glendale AZ 85306  
Commission Expires: 7-18-2012



Exhibit "A"

The land referred to in this Commitment is described as follows:

Township 4 South, Range 6 East, Boise Meridian, Elmore County, Idaho

Parcel I:

Section 23: NW $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , W $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$

Parcel II:

Section 24: SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$

Parcel III:

Section 25: All

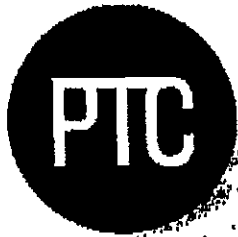
Parcel IV:

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ NE $\frac{1}{4}$

Parcel V:

Section 36: NW $\frac{1}{4}$ NE $\frac{1}{4}$

All water rights appurtenant including but not limited to:  
34.15% of Water Rights 61-7097, 61-7262B, 61-7269  
100% of Water Rights 61-2207B, 61-10581, 61-7114,  
and 61-7282A



# PioneerTitleCo.

GOING BEYOND

610 South Kimball Avenue / Caldwell, Idaho 83605 / (208) 459-1651

## 225 - SATISFACTION OF MORTGAGE.

KNOW ALL MEN BY THESE PRESENTS, That Boise 2730, LLC do(es) hereby certify and declare that a certain mortgage, bearing date, made and executed by Omerta Investments, LLC, the party(ies) of the first part therein, to Boise 2730, LLC, the party(ies) of the second part therein, recorded in the office of the County Recorder of the County of Elmore, State of Idaho, on 22nd as Instrument No. 384660, together with the debt thereby secured, is full paid, satisfied and discharged.

IN WITNESS WHEREOF, The undersigned party(ies) have hereunto set their hand(s) and seal(s) this day August 21, 2008.

Instrument # 401059  
Elmore County, Idaho  
11:59am Sep. 08, 2008  
For: FIRST AMERICAN TITLE COMPAN  
No. of Pages: 1 Fee: \$3.00  
MARSA GRIMMETT, Recorder  
Deputy: DLE

Boise 2730, LLC, a Nevada limited liability company

By: [Signature], Manager, SPS Adv. LLC,  
MS.

State of Arizona

ss.

County of Maricopa

On this 29<sup>th</sup> day of August, 2008, before me, the undersigned, a Notary Public, in and for said State, personally appeared LARRY FINK, known to me, and/or identified to me on the basis of satisfactory evidence, to be the MEMBER/MANAGER of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Christine A. Leitch

Notary Public

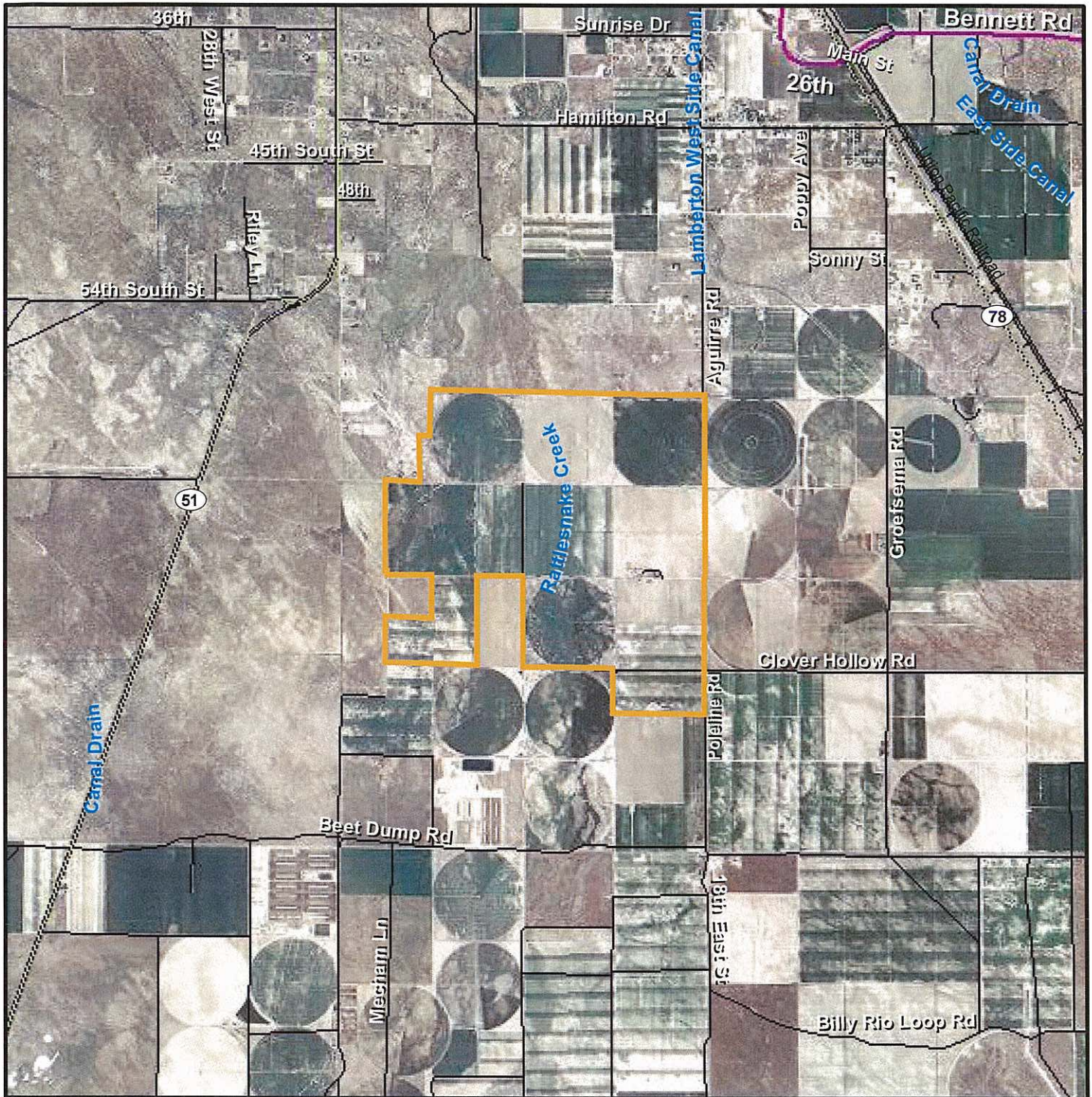
Residing at: 4701 W. Mercer Ln. Glendale AZ 85304

Commission Expires:

7-18-2012



# Aerial View Clover Hollow Farm Headquarters

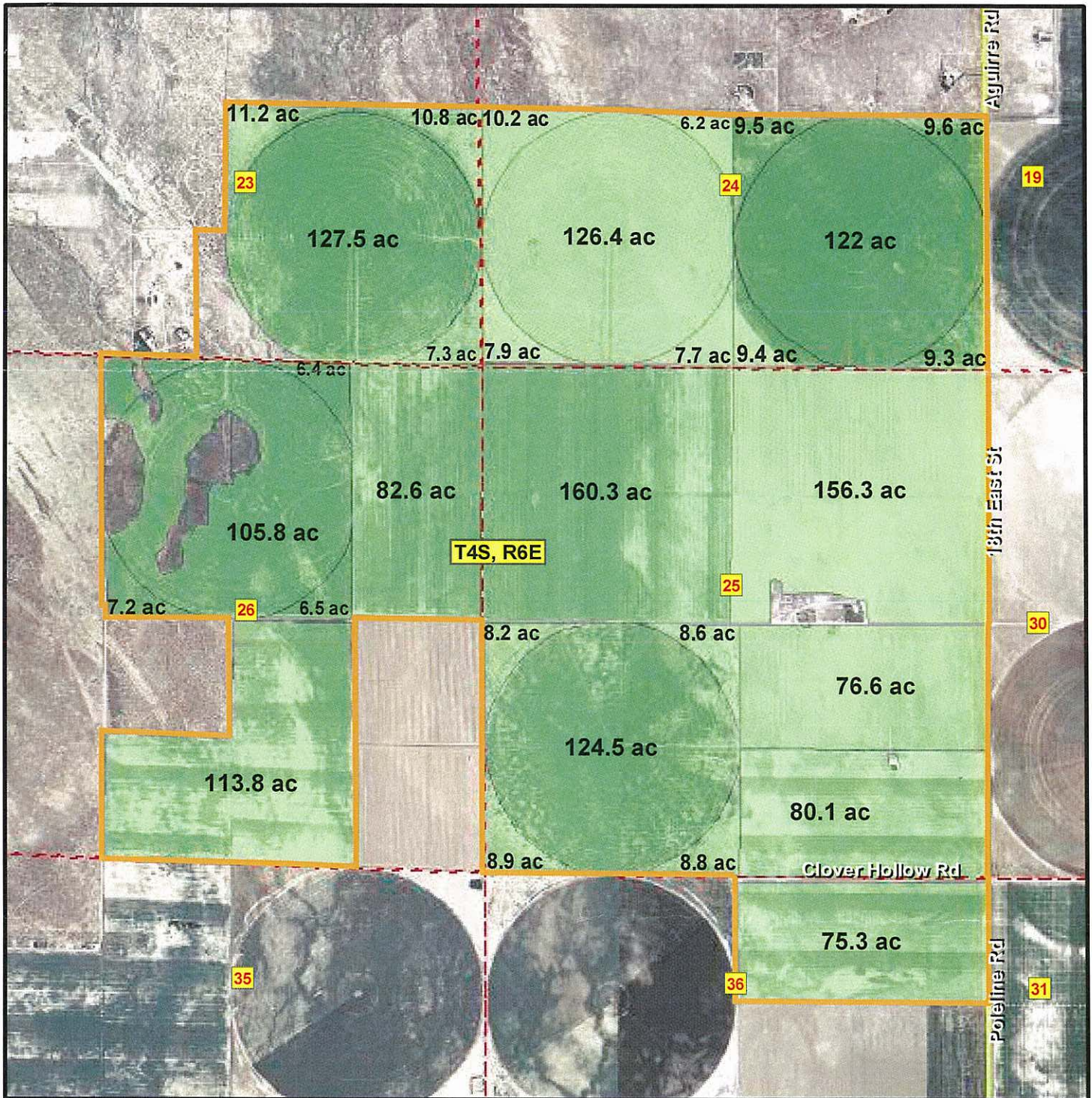


 Farm Boundary



# Farm Fields

## Clover Hollow Farm Headquarters



- Township/Range
- Section
- Farm Boundary
- Farm Fields (1513.06 total ac)

