

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESAPPLICATION FOR TRANSFER OF WATER RIGHT
PART 1Name of Applicant River Valley Ranch, LLC, Phone (415) 421-4800Post Office address c/o Steve Lawrence, 60 Jennifer Ln., Almo, CA 94507Name of Applicant Donald M. Gregory Jr. Phone (415) 433-3887Post Office address 2741 Union St., San Francisco, CA 94123Name of Applicant Patricia D. Gunther Phone (415) 433-3887Post Office address 2739 Broderick St., San Francisco, CA 94123

A. PURPOSE OF TRANSFER

1. ☒ Change point of diversion ☐ Add diversion point(s) ☒ Change place of use
☐ Change nature of use ☐ Change period of use ☐ Other _____

2. Describe the reason for the proposed changes The Ellis ditch will be closed as part of a Custer Soil & Water Conservation District project. Applicants wish to move the point of diversion and place of use to a location that is not served by the Ellis ditch.

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
73-76	04/01/1912	0.40 cfs	irrigation	04/01 to 10/31
73-12064 (portion)	04/01/1912	0.15 cfs	irrigation	04/01 to 10/31
73-12065 (portion)	04/01/1912	0.07 cfs	irrigation	04/01 to 10/31
73-12066 (portion)	04/01/1912	0.09 cfs	irrigation	04/01 to 10/31

2. Total amount of water being transferred 0.71 cubic feet per second and/or _____ acre-feet per annum.

3. Source of water Pahsimeroi River tributary to Salmon River
 _____ tributary to _____
 _____ tributary to _____
 _____ tributary to _____

4. Point(s) of Diversion:

Lot	1/4	1/4	1/4	Sec	Twp	Rge	County	Local name for diversion
		SE	SW	8	15N	21E	Custer	P-7

5. Lands irrigated or place of use:

Twp	Rge	Sec	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
15N	21E	6												13			7		20

Total Acres 20

73683

PART 1

6. General Information:

a. Description of diversion system existing headgate, fish screen and ditch to place of useb. Are the lands from which you propose to transfer the water right subject to any liens, deeds of trust, mortgages, or contracts?
 Yes X 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 affect on the land now irrigated if the place of use is changed pursuant to this transfer:

The land currently irrigated will remain dry after the transfer is approved.

d. Remarks:

The rights that are the subject of this transfer shall be limited to a combined total of 20 acres in a single irrigation season.**ACTION OF THE DIRECTOR, DEPARTMENT OF WATER RESOURCES**

This is to certify that I have examined Application for Transfer of Water Rights No. _____

And the said application is hereby _____, subject to the following conditions:

Witness my hand this _____ day of _____, 20 _____.

For the Director

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01/23/2007

IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 73-76
NAME AND ADDRESS: DONALD M GREGORY JR
2741 UNION ST
SAN FRANCISCO CA 94123
GEORGE M BOWLES
505 SANSOME ST STE 1975
SAN FRANCISCO CA 94111
PATRICIA D GUNTHER
2739 BRODERICK ST
SAN FRANCISCO CA 94123

SOURCE: DUCK SPRING
PATTERSON CREEK
TRIBUTARY: PATTERSON CREEK
TRIBUTARY: PAHSIMEROI RIVER

QUANTITY: 0.400 CFS
PRIORITY DATE: 04/01/1912

POINT OF
DIVERSION: T15N R21E S26 SESW Within LEMHI County
T15N R21E S26 SWSE Within LEMHI County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
IRRIGATION	04/01 10/31	0.400 CFS

PLACE OF USE: IRRIGATION in CUSTER County

T15N R21E S07 SWNE 20.00
20 ACRES TOTAL

Right Nos. 73-76, 73-12064, 73-12065, and 73-12066 are limited to the
irrigation of a combined total of 199.1 acres in a single irrigation season.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

This partial decree is subject to such general provisions necessary for
the definition of the rights or for the efficient administration of the water
rights as may be ultimately determined by the Court at a point in time no
later than the entry of a final unified decree. Section 42-1412(6), Idaho
Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

Source- Patterson Creek- is also known as Big Spring Creek, Spring Creek
or O Neal Creek.

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01/23/2007

IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 73-12064
NAME AND ADDRESS: G M BOWLES TRUST
505 SANSOME ST STE 1975
SAN FRANCISCO CA 94111

SOURCE: DUCK SPRING
PATTERSON CREEK
TRIBUTARY: PATTERSON CREEK
TRIBUTARY: PAHSIMEROI RIVER

QUANTITY: 1.650 CFS
PRIORITY DATE: 04/01/1912

POINT OF
DIVERSION: T15N R21E S26 SESW Within CUSTER County
T15N R21E S26 SWSE Within CUSTER County

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	04/01 10/31	1.650 CFS

PLACE OF USE: IRRIGATION in CUSTER County

T15N R21E S07	SWNE	18.00	T15N R21E S07	SENE	21.00
T15N R21E S07	NESW	9.40	T15N R21E S07	NESE	36.00
T15N R21E S07	NWSE	31.00	T15N R21E S08	NESW	8.00
T15N R21E S08	NWSW	31.00	T15N R21E S08	SWSW	36.00
T15N R21E S08	SESW	3.90	T15N R21E S17	NENW	4.80

199.1 ACRES TOTAL

Right Nos. 73-76, 73-12064, 73-12065, and 73-12066 are limited to the irrigation of a combined total of 199.1 acres in a single irrigation season.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

This right is a split from former right 73-10018 .

Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

Source- Patterson Creek- is also known as Big Spring Creek, Spring Creek or O Neal Creek.

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PART 2

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 _____

E. DESCRIPTION OF PORTION OF RIGHT BEING TRANSFERRED

(If the entire right is to be changed by the applicant, omit part B and C.)

1. amount 0.15 cfs for irrigation purposes from 04/01 to 10/31
 (cfs/ac-ft)
 amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)
 amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)

2. Point(s) of Diversion:

Lot	¼	¼	¼	Sec	Twp	Rge	County	Local name for diversion
		SE	SW	26	15N	21E	Custer	Duck Spring diversion
		SW	SE	26	15N	21E	Custer	Patterson Creek diversion

3. Lands irrigated or place of use:

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
15N	21E	7			18														18

Total Acres 18

F. DESCRIPTION OF UNCHANGED PORTION OF RIGHT (omit if there is no change)

1. amount 1.50 cfs for irrigation purposes from 04/01 to 10/31
 (cfs/ac-ft)
 amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)
 amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)

2. Point(s) of Diversion:

Lot	¼	¼	¼	Sec	Twp	Rge	County	Local name for diversion
		SE	SW	26	15N	21E	Custer	Duck Spring diversion
		SW	SE	26	15N	21E	Custer	Patterson Creek diversion

3. Lands irrigated or place of use:

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
15N	21E	7								21	9.4				36	31			97.4
		8									8	31	36	3.9					78.9
		17					4.8												4.8

Total Acres 181.1

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IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 73-12065
NAME AND ADDRESS: G M BOWLES TRUST
505 SANSOME ST STE 1975
SAN FRANCISCO CA 94111

SOURCE: PAHSIMEROI RIVER TRIBUTARY: SALMON RIVER

QUANTITY: 0.800 CFS

PRIORITY DATE: 04/01/1912

POINT OF DIVERSION: T15N R21E S27 SESE Within CUSTER County

PURPOSE AND PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	04/01 10/31	0.800 CFS

PLACE OF USE: IRRIGATION in CUSTER County

T15N R21E S07	SWNE	18.00	T15N R21E S07	SENE	21.00
T15N R21E S07	NESW	9.40	T15N R21E S07	NESE	36.00
T15N R21E S07	NWSE	31.00	T15N R21E S08	NESW	8.00
T15N R21E S08	NWSW	31.00	T15N R21E S08	SWSW	36.00
T15N R21E S08	SESW	3.90	T15N R21E S17	NENW	4.80

199.1 ACRES TOTAL

Right Nos. 73-76, 73-12064, 73-12065, and 73-12066 are limited to the irrigation of a combined total of 199.1 acres in a single irrigation season.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

This right is a split from former right 73-10018 .

Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

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PART 2

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

H. DESCRIPTION OF PORTION OF RIGHT BEING TRANSFERRED

(If the entire right is to be changed by the applicant, omit part B and C.)

1. amount 0.07 cfs for irrigation purposes from 04/01 to 10/31
 (cfs/ac-ft)
 amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)
 amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)

2. Point(s) of Diversion:

Lot	¼	¼	¼	Sec	Twp	Rge	County	Local name for diversion
		SE	SE	27	15N	21E	Custer	P-9

3. Lands irrigated or place of use:

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
15N	21E	7			18														18

Total Acres 18

I. DESCRIPTION OF UNCHANGED PORTION OF RIGHT (omit if there is no change)

1. amount 0.73 cfs for irrigation purposes from 04/01 to 10/31
 (cfs/ac-ft)
 amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)
 amount _____ for _____ purposes from _____ to _____
 (cfs/ac-ft)

2. Point(s) of Diversion:

Lot	¼	¼	¼	Sec	Twp	Rge	County	Local name for diversion
		SE	SE	27	15N	21E	Custer	P-9

3. Lands irrigated or place of use:

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
15N	21E	7								21	9.4				36	31			97.4
		8									8	31	36	3.9					78.9
		17					4.8												4.8

Total Acres 181.1

IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 73-12066
NAME AND ADDRESS: G M BOWLES TRUST
505 SANSOME ST STE 1975
SAN FRANCISCO CA 94111

SOURCE: MUD SPRINGS CREEK
PAHSIMEROI RIVER
TRIBUTARY: PAHSIMEROI RIVER
TRIBUTARY: SALMON RIVER

QUANTITY: 1.000 CFS
PRIORITY DATE: 04/01/1912

POINT OF
DIVERSION: T15N R21E S27 SWSE Within CUSTER County
T15N R21E S27 SESE Within CUSTER County

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	04/01 10/31	1.000 CFS

PLACE OF USE: IRRIGATION in CUSTER County

T15N R21E S07	SWNE	18.00	T15N R21E S07	SENE	21.00
T15N R21E S07	NESW	9.40	T15N R21E S07	NESE	36.00
T15N R21E S07	NWSE	31.00	T15N R21E S08	NESW	8.00
T15N R21E S08	NWSW	31.00	T15N R21E S08	SWSW	36.00
T15N R21E S08	SESW	3.90	T15N R21E S17	NENW	4.80

199.1 ACRES TOTAL

Right Nos. 73-76, 73-12064, 73-12065, and 73-12066 are limited to the irrigation of a combined total of 199.1 acres in a single irrigation season.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

This right is a split from former right 73-10018 .

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

K. DESCRIPTION OF PORTION OF RIGHT BEING TRANSFERRED

(If the entire right is to be changed by the applicant, omit part B and C.)

- amount 0.09 cfs for irrigation purposes from 04/01 to 10/31
(cfs/ac-ft)
amount for purposes from to
(cfs/ac-ft)
amount for purposes from to
(cfs/ac-ft)

2. Point(s) of Diversion:

Lot	¼	¼	¼	Sec	Twp	Rge	County	Local name for diversion
		SW	SE	27	15N	21E	Custer	Mud Springs Creek diversion
		SE	SE	27	15N	21E	Custer	P-9

3. Lands irrigated or place of use:

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
15N	21E	7			18														18

Total Acres 18.0

L. DESCRIPTION OF UNCHANGED PORTION OF RIGHT (omit if there is no change)

- amount 0.91 cfs for irrigation purposes from 04/01 to 10/31
(cfs/ac-ft)
amount for purposes from to
(cfs/ac-ft)
amount for purposes from to
(cfs/ac-ft)

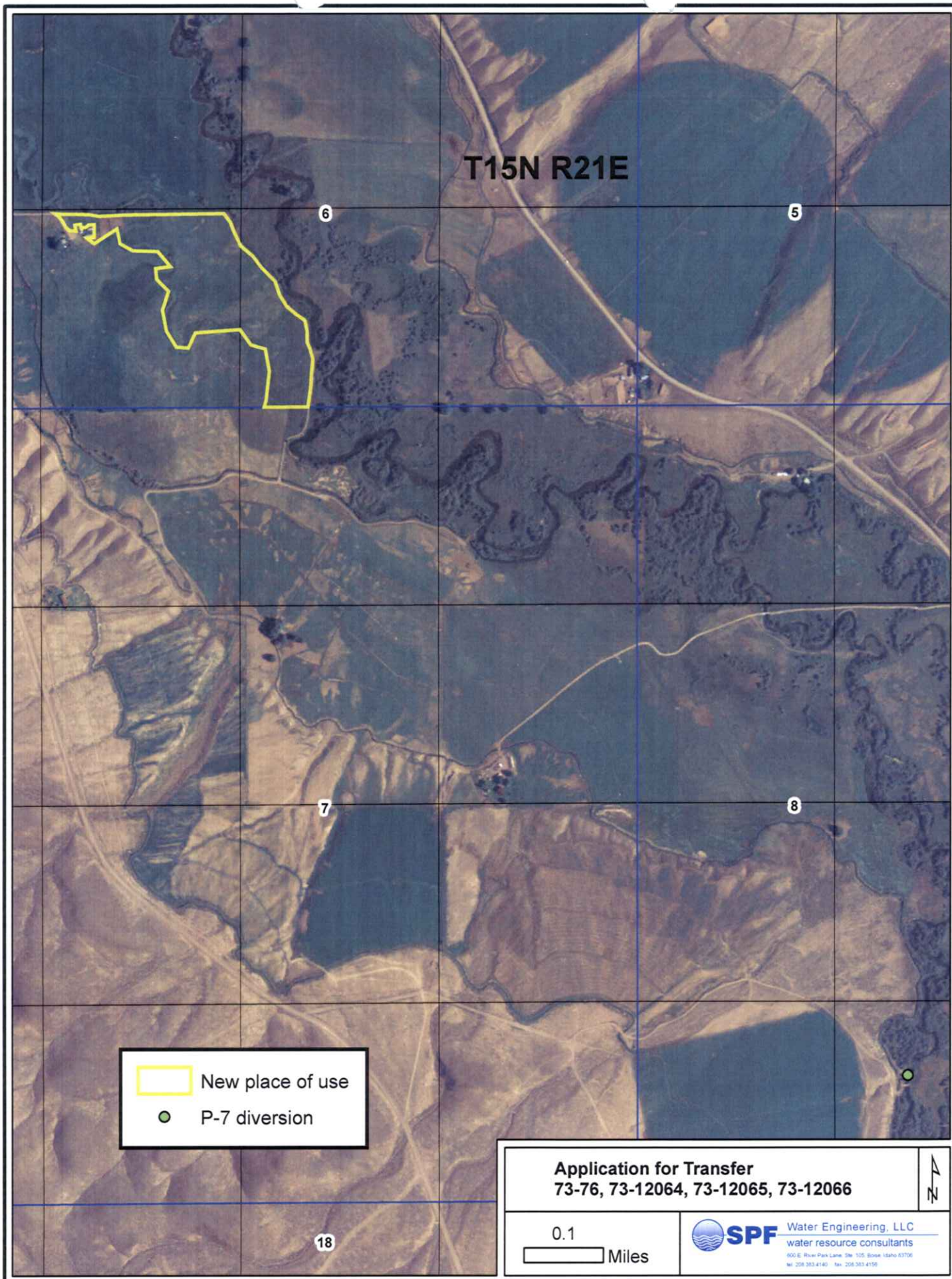
2. Point(s) of Diversion:

Lot	¼	¼	¼	Sec	Twp	Rge	County	Local name for diversion
		SW	SE	27	15N	21E	Custer	Mud Springs Creek diversion
		SE	SE	27	15N	21E	Custer	P-9

3. Lands irrigated or place of use:

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
15N	21E	7								21	9.4				36	31			97.4
		8									8	31	36	3.9					78.9
		17					4.8												4.8

Total Acres 181.1



PART 3

B. CHANGES IN NATURE OF USE

1.	New Nature of Use	Amount(cfs/af-ft)	Hours/days/year	Period of Use
				to
				to

Quantity and quality of return flows and location of discharge: _____

2. Describe effects on other water uses resulting from the proposed change:

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.

Donald M. Gregory
(Signature of Applicant - Donald Gregory)

Subscribed and sworn to before me this 10th day of April, 2007.

Shirley J. Duerksen
(Notary Public)

My commission expires Mar 6, 2011

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.

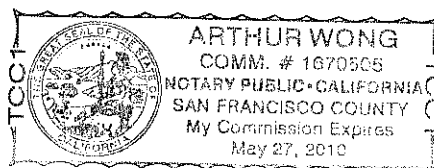
I understand that any willful misrepresentations made in this application may result in voiding its approval.

Patricia D. Gunther
(Signature of Applicant - Patricia Gunther)

Subscribed and sworn to before me this 19 day of April, 2007.

[Signature]
(Notary Public)

My commission expires 5/27/2010

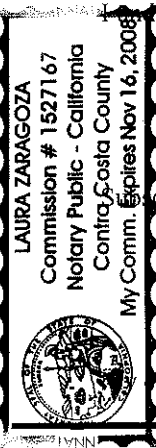


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I hereby assert that no one will be injured by such change and that the change does not constitute an enlargement in use of the original right. The information contained in this application is true to the best of my knowledge.

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



[Signature]

(Signature of Applicant - River Valley Ranch LLC)

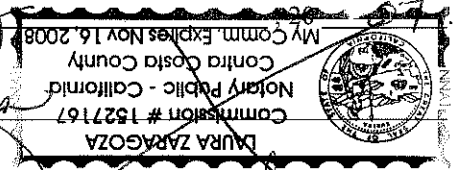
scribed and sworn to before me this

4th day of May

day of

[Signature: Laura Zaragoza]

(Notary Public)



ommission expires

4/16/08

FOR DEPARTMENT USE ONLY

Transfer contains 12 pages and _____ attachments

Received by DB Date 5-8-07 Protest filed by _____

Prelim. Check by _____ Fee \$250-

Received by DB / W035369 Date 5-8-07

Published in _____ Copies of protest forwarded by _____

Pub. Dates _____ Hearing held by _____ Date _____

Watermaster recommendations requested on _____ Recommended for ☐ approval ☐ denial

_____ received _____ by _____

Copy of transfer sent to lien holder _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

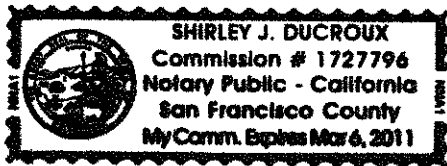
State of California

County of San Francisco

On April 10, 2007 before me, Shirley J. Ducroux,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Donald M. Gregory, Jr.
Name(s) of Signer(s)

☒ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Shirley J. Ducroux
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Application for water right

Document Date: Apr. 10, 2007 Number of Pages: 14

Signer(s) Other Than Named Above: Patricia Gunther

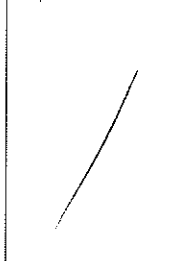
Capacity(ies) Claimed by Signer(s)

Signer's Name: Donald M. Gregory, Jr.

- ☒ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

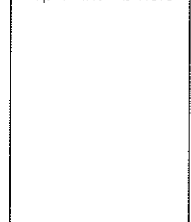


Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Recording Requested By and
When Recorded Return to:

Charles G. Stephenson
Tufts Stephenson & Kasper, LLP
The Russ Building
235 Montgomery Street, Suite 1035
San Francisco, CA 94104-3008

235852
Sutter County Rec. of
Hawley, Trone & Ennis & Hawley
Time 1:10 PM, 12/29/06
Barbara C. Breeding, Clerk
Lura Baker 1/2 00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

(Life Estate With Remainder Over)

THIS TRUSTEE'S DEED is made this 28 day of December, 2006, by and between PHILIP E. BOWLES AND STEVEN E. LAWRENCE, CO-TRUSTEES OF G.M. BOWLES TRUST ("**Grantor**"); DONALD M. GREGORY, JR., an unmarried man, whose address is 2741 Union Street, San Francisco, CA 94123, and PATRICIA D. GUNTHER, a married woman dealing with her sole and separate property, whose address is 2739 Broderick Street, San Francisco CA 94123, as distributees of a joint and survivor life estate (hereinafter and collectively referred to as "**Grantees**"); and RIVER VALLEY RANCH, LLC, an Idaho limited liability company, whose address is c/o Steven Lawrence, 60 Jennifer Lane, Alamo, CA 94507 ("**Remainderman**")

RECITALS:

WHEREAS, Philip E. Bowles and Steven E. Lawrence are the duly qualified Co-Trustees pursuant to Article VII of the Second Restatement of G.M. Bowles Trust, as successor Co-Trustees to George M. Bowles, the original and former Trustee of G.M. Bowles Trust, who died on June 8, 2005; and

WHEREAS, pursuant to the terms of Subparagraph (4) of paragraph (b) of Article IV as added by the Second Amendment to Second Restatement of G.M. Bowles Trust Agreement, if either or both Grantees survive George M. Bowles, then either or both Grantees are entitled to a joint and survivor life estate in the Property with remainder to Remainderman at the death of the second of them to die; and

WHEREAS, both Grantees survived George M. Bowles

WITNESSETH:

Pursuant to the powers vested in the Co-Trustees under the Uniform Trustees' Powers Act, particularly Idaho Code § 68-106, Grantor, BY THESE PRESENTS, quitclaims, transfers and conveys, for and during Grantees' natural life to benefit Grantees in equal shares while both are living, and then the survivor of them exclusively, and upon the death of the second of them,

the remainder over to Remainderman, its successors and assigns, in fee simple, all of G M Bowles Trust's interest (which is an undivided one-third (1/3) tenant-in-common interest), the following described parcel of real property situated in the County of Custer, State of Idaho:

SEE EXHIBIT A ATTACHED HEREIO AND BY THIS
REFERENCE INCORPORATED HEREIN.

TOGETHER with all easements, rights and appurtenances thereto ("Property")

TO HAVE AND TO HOLD said life estate, during which Grantees shall have and enjoy the full use, control, income and possession of the Property

During the term of said life estate, Grantees, or the survivor of them, shall pay all expenses owed by and perform other duties of a life tenant under Idaho law, and shall specifically pay all real estate taxes and assessments which become due and owing on the Property after the date this deed is recorded. Additionally, Grantees, or the survivor of them, shall pay for homeowner's and fire insurance to adequately insure the residence located upon the Property from loss, routine maintenance and all utilities.

IN WITNESS WHEREOF, Grantor executed this instrument on the day and year herein first above written.

G.M. BOWLES TRUST

By: _____

Philip E. Bowles, Co-Trustee

By: _____

Steven E. Lawrence, Co-Trustee

235852

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NE1/4NW1/4, SECTION 7, TOWNSHIP 15 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7 A DISTANCE OF 1350.96 FEET ON A BEARING OF SOUTH 89° 46' 57" WEST ALONG THE SECTION LINE; THENCE SOUTH 0° 12' 35" EAST, 1044.81 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH 0° 12' 35" EAST 277.60 FEET; THENCE NORTH 89° 44' 54" EAST, 327.02 FEET TO A POINT IN THE CENTER OF A DITCH; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG CENTERLINE OF SAID DITCH; THENCE NORTH 24° 31' 56" WEST 129.57 FEET; THENCE NORTH 43° 40' 58" WEST, 67.74 FEET; THENCE NORTH 86° 51' 05" WEST, 100.13 FEET; THENCE NORTH 48° 41' 25" WEST, 156.41 FEET TO THE REAL POINT OF BEGINNING.

20557

235853

Recording Requested By and
When Recorded Return to:

Charles G. Stephenson
Tufts Stephenson & Kasper, LLP
The Russ Building
235 Montgomery Street, Suite 1035
San Francisco, CA 94104-3008

Hawley Trovett Ennis & Hawley
Time 1:10 P.M. 12/14/07
Barbara C. Bradshaw, Clerk
Luna Batte 12:00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

(Life Estate With Remainder Over)

THIS TRUSTEE'S DEED is made this 29 day of December, 2006, by and between PHILIP E BOWLES AND STEVEN E LAWRENCE, CO-TRUSTEES OF G.M. BOWLES TRUST ("Grantor"); DONALD M GREGORY, JR., an unmarried man, whose address is 2741 Union Street, San Francisco, CA 94123, and PATRICIA D. GUNTHER, a married woman dealing with her sole and separate property, whose address is 2739 Broderick Street, San Francisco CA 94123, as distributees of a joint and survivor life estate (hereinafter and collectively referred to as "Grantees"); and RIVER VALLEY RANCH, LLC, an Idaho limited liability company, whose address is c/o Steven Lawrence, 60 Jennifer Lane, Alamo, CA 94507 ("Remainderman").

RECITALS:

WHEREAS, Philip E. Bowles and Steven E. Lawrence are the duly qualified Co-Trustees pursuant to Article VII of the Second Restatement of G.M. Bowles Trust, as successor Co-Trustees to George M. Bowles, the original and former Trustee of G.M. Bowles Trust, who died on June 8, 2005; and

WHEREAS, pursuant to the terms of Subparagraph (4) of paragraph (b) of Article IV as added by the Second Amendment to Second Restatement of G.M. Bowles Trust Agreement, if either or both Grantees survive George M. Bowles, then either or both Grantees are entitled to a joint and survivor life estate in the Property with remainder to Remainderman at the death of the second of them to die; and

WHEREAS, both Grantees survived George M. Bowles.

WITNESSETH:

Pursuant to the powers vested in the Co-Trustees under the Uniform Trustees' Powers Act, particularly Idaho Code § 68-106, Grantor, BY THESE PRESENTS, quitclaims, transfers and conveys, for and during Grantees' natural life to benefit Grantees in equal shares while both are living, and then the survivor of them exclusively, and upon the death of the second of them,

TRUSTEE'S DEED - 1

T 73683
ATTACHMENT 5 OF 13

43039 0002 905357 1

235853

the remainder over to Remainderman, its successors and assigns, in fee simple, all of G.M Bowles Trust's interest (which is an undivided one-third (1/3) tenant-in-common interest), the following described parcel of real property situated in the County of Custer and the County of Lemhi, State of Idaho:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS
REFERENCE INCORPORATED HEREIN.

TOGETHER with all easements, rights and appurtenances thereto ("Property").

TO HAVE AND TO HOLD said life estate, during which Grantees shall have and enjoy the full use, control, income and possession of the Property.

During the term of said life estate, Grantees, or the survivor of them, shall pay all expenses owed by and perform other duties of a life tenant under Idaho law, and shall specifically pay all real estate taxes and assessments which become due and owing on the Property after the date this deed is recorded. Additionally, Grantees, or the survivor of them, shall pay for homeowner's and fire insurance to adequately insure the residence located upon the Property from loss, routine maintenance and all utilities.

IN WITNESS WHEREOF, Grantor executed this instrument on the day and year herein first above written

G.M. BOWLES TRUST

By: _____

Philip E. Bowles, Co-Trustee

By: _____

Steven E. Lawrence, Co-Trustee

State of Idaho)
County of Lemhi)

S3 No.

270557

This instrument was filed for record at the request

of Hawley Howell

at 9:31 o'clock PM 2-5 2007

and duly filed and indexed in the records of Lemhi
County

Terri J. Morton
Ex-Officio Recorder

By: _____

Deputy

Fee

Return to

Hawley Howell

TRUSTEE'S DEED - 2

T 73683
ATTACHMENT 6 OF 13

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1912 C
285853
270557
EXHIBIT A

SW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, AND THE PORTION OF THE N $\frac{1}{2}$ NE $\frac{1}{4}$ LYING AND BEING WEST OF THE PAHSIMEROI RIVER IN CUSTER COUNTY, ALL IN SECTION 7, TOWNSHIP 15 NORTH, RANGE 21 E., B.M.;

ALSO, THE FOLLOWING DESCRIBED PROPERTY IN LEMHI COUNTY, IDAHO, TO WIT:

ALL OF THAT PART OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 21 E., B.M., THAT LIES IN LEMHI COUNTY, IDAHO, AND ALL OF THAT PART OF THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 21 E., WHICH LIES IN LEMHI COUNTY, IDAHO.

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN NE $\frac{1}{4}$ NW $\frac{1}{4}$, SECTION 7, T. 15 N., R. 21 E., B.M., CUSTER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, A DISTANCE OF 1350.96 FEET ON A BEARING OF S. 89° 46' 57" W., ALONG THE SECTION LINE; THENCE S. 0° 12' 35" E., 1044.81 FEET TO THE REAL POINT OF BEGINNING. THENCE S. 0° 12' 35" E., 277.60 FEET; THENCE N. 89° 44' 54" E., 327.02 FEET TO A POINT IN THE CENTER OF A DITCH;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG CENTERLINE OF SAID DITCH:

N. 24° 31' 56" W., 129.57 FEET;

N. 43° 40' 58" W., 67.74 FEET;

N. 86° 51' 05" W., 110.13 FEET;

THENCE N. 48° 41' 25" W., 156.41 FEET TO THE REAL POINT OF BEGINNING.

270558

235854

Recording Requested By and
When Recorded Return to:

Charles G. Stephenson
Tufts Stephenson & Kasper, LLP
The Russ Building
235 Montgomery Street, Suite 1035
San Francisco, CA 94104-3008

Custer County P. M.
Hawley Troxell Ennis & Hawk
Time LCP 11:29 AM
Barbara C. Bradshaw, Clerk
Lina Balle 12:00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

(Life Estate With Remainder Over)

THIS TRUSTEE'S DEED is made this 28 day of December, 2006, by and between PHILIP E. BOWLES AND STEVEN E. LAWRENCE, CO-TRUSTEES OF G.M. BOWLES TRUST ("Grantor"); DONALD M. GREGORY, JR., an unmarried man, whose address is 2741 Union Street, San Francisco, CA 94123, and PATRICIA D. GUNTHER, a married woman dealing with her sole and separate property, whose address is 2739 Broderick Street, San Francisco CA 94123, as distributees of a joint and survivor life estate (hereinafter and collectively referred to as "Grantees"); and RIVER VALLEY RANCH, LLC, an Idaho limited liability company, whose address is c/o Steven Lawrence, 60 Jennifer Lane, Alamo, CA 94507 ("Remainderman").

RECITALS:

WHEREAS, Philip E. Bowles and Steven E. Lawrence are the duly qualified Co-Trustees pursuant to Article VII of the Second Restatement of G.M. Bowles Trust, as successor Co-Trustees to George M. Bowles, the original and former Trustee of G.M. Bowles Trust, who died on June 8, 2005; and

WHEREAS, pursuant to the terms of Subparagraph (4) of paragraph (b) of Article IV as added by the Second Amendment to Second Restatement of G.M. Bowles Trust Agreement, if either or both Grantees survive George M. Bowles, then either or both Grantees are entitled to a joint and survivor life estate in the Property with remainder to Remainderman at the death of the second of them to die; and

WHEREAS, both Grantees survived George M. Bowles.

WITNESSETH:

Pursuant to the powers vested in the Co-Trustees under the Uniform Trustees' Powers Act, particularly Idaho Code § 68-106, Grantor, BY THESE PRESENTS, quitclaims, transfers and conveys, for and during Grantees' natural life to benefit Grantees in equal shares while both are living, and then the survivor of them exclusively, and upon the death of the second of them,

TRUSTEE'S DEED - 1

T 73683
ATTACHMENT 8 OF 13

43039 0002 905358 1

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the remainder over to Remainderman, its successors and assigns, in fee simple, all of G M Bowles Trust's interest (which is an undivided one-third (1/3) tenant-in-common interest), the following described parcel of real property situated in the County of Custer and the County of Lemhi, State of Idaho:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS
REFERENCE INCORPORATED HEREIN.

TOGETHER with all easements, rights and appurtenances thereto ("Property").

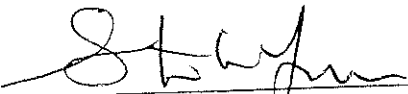
TO HAVE AND TO HOLD said life estate, during which Grantees shall have and enjoy the full use, control, income and possession of the Property

During the term of said life estate, Grantees, or the survivor of them, shall pay all expenses owed by and perform other duties of a life tenant under Idaho law, and shall specifically pay all real estate taxes and assessments which become due and owing on the Property after the date this deed is recorded. Additionally, Grantees, or the survivor of them, shall pay for homeowner's and fire insurance to adequately insure the residence located upon the Property from loss, routine maintenance and all utilities.

IN WITNESS WHEREOF, Grantor executed this instrument on the day and year herein first above written.

G M. BOWLES TRUST

By: 
Philip E. Bowles, Co-Trustee

By: 
Steven E. Lawrence, Co-Trustee

270558

State of Idaho) SS No. _____
County of Lemhi)
This instrument was filed for record at the request
of Hawley Topell
at 9:20 o'clock AM 2-5 2007
and duly filmed and indexed in the records of Lemhi
County Terri J. Morton
Ex-Officio Recorder
By Jana Eagle Deputy
Fee 12-
Return to Hawley Topell

EXHIBIT A

TRACT 1:

Parcel 3

THAT PART OF THE NW1/4SE1/4 OF SECTION 6, TOWNSHIP 15 N., R. 21 E., B.M., SITUATED IN LEMHI COUNTY, IDAHO AND THE SE1/4SE1/4 OF SECTION 6, TOWNSHIP 15 N., R. 21 E., B.M., EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MARKING THE SE CORNER OF SAID SECTION, THENCE NORTH 1320 FEET, MORE OR LESS, TO THE NE CORNER OF THE SE1/4SE1/4 OF SAID SECTION 6, THENCE WEST ALONG THE NORTH LINE OF SAID SE1/4SE1/4 985 FEET TO THE EASTERLY BANK OF A DITCH, THENCE SOUTHERLY ALONG THE EASTERLY BANK OF SAID DITCH TO THE INTERSECTION OF THE SOUTH LINE OF SAID SE1/4SE1/4, THENCE EAST ALONG SAID SOUTH LINE OF SAID SE1/4SE1/4 435 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

THAT PART OF THE SW1/4SE1/4 OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 21 EAST OF THE BOISE MERIDIAN, SITUATED IN LEMHI COUNTY, IDAHO.

ALSO, PART OF LOT 2 AND PART OF THE SW1/4NE1/4 OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 21 EAST OF THE BOISE MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER OF THE PRESENT COUNTY ROAD AND THE SOUTH LINE OF SAID SW1/4NE1/4 OF SAID SECTION 6 AT A POINT 136 FEET WEST OF THE SE CORNER THEREOF, THENCE ALONG SAID COUNTY ROAD AS FOLLOWS: NORTH 28° WEST 730 FEET, THENCE NORTH 32° WEST 443 FEET, NORTH 26° WEST 345 FEET, NORTH 38° WEST 520 FEET, NORTH 64° WEST 195 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, AND THE WEST LINE OF THE SAID SW1/4NE1/4 1750 FEET MORE OR LESS, TO THE SW CORNER OF SAID SW1/4NE1/4, THENCE EAST ALONG THE SOUTH LINE OF SAID SW1/4NE1/4 1184 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

ALSO A PART OF THE NE1/4SE1/4 OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 21 EAST OF THE BOISE MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SW CORNER OF SAID NE1/4SE1/4 OF SECTION 6, THENCE EAST ALONG THE SOUTH LINE OF SAID NE1/4SE1/4 533 FEET TO THE CENTER OF THE PRESENT COUNTY ROAD, THENCE ALONG THE SAID COUNTY ROAD NORTH 28° WEST 480 FEET, NORTH 3° WEST 115 FEET, NORTH 23° WEST 433 FEET, NORTH 32° WEST 210 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4SE1/4 OF SAID SECTION 6, THENCE SOUTH ALONG THE WEST LINE OF THE SAID NE1/4SE1/4 1120 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

TRACT 2:

Parcel 4

THAT PART OF THE NW1/4SE1/4 OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 21 EAST OF THE BOISE MERIDIAN, SITUATED IN CUSTER COUNTY, IDAHO, AND THAT PART OF THE SW1/4SE1/4 OF SAID SECTION 6, SITUATED IN SAID CUSTER COUNTY, IDAHO, AND LOT 7, AND THE SE1/4SW1/4 OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 23 EAST OF THE BOISE MERIDIAN.

Recording Requested By and
When Recorded Return to:

Charles G. Stephenson
Tufts Stephenson & Kasper, LLP
The Russ Building
235 Montgomery Street, Suite 1035
San Francisco, CA 94104-3008

235955
Custer County Reg. of
Hauley, Trexell Ennis & Hauley
Time 11:26 AM Date 2/9, 2007
Barbara C. Breedlove, Clerk
Lisa Baker \$ 12.50
Deputy

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

(Life Estate With Remainder Over)

THIS TRUSTEE'S DEED is made this 29 day of December, 2006, by and between PHILIP E. BOWLES AND STEVEN E. LAWRENCE, CO-TRUSTEES OF G.M. BOWLES TRUST ("Grantor"); DONALD M. GREGORY, JR., an unmarried man, whose address is 2741 Union Street, San Francisco, CA 94123, and PATRICIA D. GUNTHER, a married woman dealing with her sole and separate property, whose address is 2739 Broderick Street, San Francisco CA 94123, as distributees of a joint and survivor life estate (hereinafter and collectively referred to as "Grantees"); and RIVER VALLEY RANCH, LLC, an Idaho limited liability company, whose address is c/o Steven Lawrence, 60 Jennifer Lane, Alamo, CA 94507 ("Remainderman")

RECITALS:

WHEREAS, Philip E. Bowles and Steven E. Lawrence are the duly qualified Co-Trustees pursuant to Article VII of the Second Restatement of G.M. Bowles Trust, as successor Co-Trustees to George M. Bowles, the original and former Trustee of G.M. Bowles Trust, who died on June 8, 2005; and

WHEREAS, pursuant to the terms of Subparagraph (4) of paragraph (b) of Article IV as added by the Second Amendment to Second Restatement of G.M. Bowles Trust Agreement, if either or both Grantees survive George M. Bowles, then either or both Grantees are entitled to a joint and survivor life estate in the Property with remainder to Remainderman at the death of the second of them to die; and

WHEREAS, both Grantees survived George M. Bowles.

WITNESSETH:

Pursuant to the powers vested in the Co-Trustees under the Uniform Trustees' Powers Act, particularly Idaho Code § 68-106, Grantor, BY THESE PRESENTS, quitclaims, transfers and conveys, for and during Grantees' natural life to benefit Grantees in equal shares while both are living, and then the survivor of them exclusively, and upon the death of the second of them,

TRUSTEE'S DEED - 1

T 73683
ATTACHMENT 11 OF 13

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the remainder over to Remainderman, its successors and assigns, in fee simple, all of G.M. Bowles Trust's interest (which is an undivided one-third (1/3) tenant-in-common interest), the following described parcel of real property situated in the County of Custer, State of Idaho:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS
REFERENCE INCORPORATED HEREIN.

TOGETHER with all easements, rights and appurtenances thereto ("Property").

TO HAVE AND TO HOLD said life estate, during which Grantees shall have and enjoy the full use, control, income and possession of the Property.

During the term of said life estate, Grantees, or the survivor of them, shall pay all expenses owed by and perform other duties of a life tenant under Idaho law, and shall specifically pay all real estate taxes and assessments which become due and owing on the Property after the date this deed is recorded. Additionally, Grantees, or the survivor of them, shall pay for homeowner's and fire insurance to adequately insure the residence located upon the Property from loss, routine maintenance and all utilities.

IN WITNESS WHEREOF, Grantor executed this instrument on the day and year herein first above written.

G M. BOWLES TRUST

By: 
Philip E. Bowles, Co-Trustee

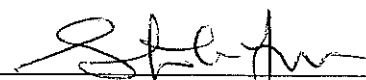
By: 
Steven E. Lawrence, Co-Trustee

EXHIBIT A

A parcel of land located in NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 7, T. 15 N., R. 21 E., B.M., Custer County, Idaho, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 7, a distance of 1350.96 feet on a bearing of S: 89°46'57" W, along the section line; thence S. 0°12'35" E., 357.42 feet to the REAL POINT OF BEGINNING;

Thence S. 0°12'35" E., 965.00 feet;
 Thence N. 89°44'54" E., 858.61 feet;
 Thence N. 30°36'09" W., 399.76 feet;
 Thence N. 51°14'44" W., 245.72 feet;
 Thence N. 55°59'10" W., 337.41 feet;
 Thence N. 34°18'12" W., 332.39 feet to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM:

A parcel of land located in NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 7, T. 15 N., R. 21 E., B.M., Custer County, Idaho, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 7, a distance of 1350.96 feet on a bearing of S. 89°46'57" W. along the section line; thence S. 0°12'35" E., 1044.81 feet to the REAL POINT OF BEGINNING

Thence S. 0°12'35" E., 277.60 feet;

Thence N. 89°44'54" E., 327.02 feet to a point in the center of a ditch;

Thence the following courses and distances along centerline of said ditch:

N 24°31'56" W., 129.57 feet;

N. 43°40'58" W., 67.74 feet;

N 86°51'05" W., 110.13 feet;

Thence N. 48°41'25" W., 156.41 feet to the REAL POINT OF BEGINNING.

TOGETHER WITH the water rights appurtenant thereto pursuant to Idaho Water Right No 73-7017 (Snake River Adjudication No. A73-07017A.)

EXCEPTING THEREFROM an undivided one-half (1/2) of all minerals, including oil and gas, that may be on, in, under or produced from the property being conveyed, said one-half having been reserved to Grantor's Grantor's Grantor, DONALD A. BLATZ and VIRGINIA M. BLATZ.