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NOV 06 2006

DEPARTMENT OF
WATER RESOURCES

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

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

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

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
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PD	35-12464				

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

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

3. Name and Address of Former Owner/Claimant J & LB Properties, Inc.
PO Box 50444, Idaho Falls, ID 83405
4. New Owner/Claimant(s) Pioneer Front Properties, LLC
 Name connector (check one): ☐ and ☐ or, ☐ and/or
 New Mailing Address PO Box 51298
 City, State and ZIP Code Idaho Falls, ID 83405
 New Telephone Number 208-523-3794
5. Date you acquired the property January 9, 2006

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

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

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

7. Signature of New Owner(s) Or Claimant(s) _____
(include title if applicable)

Cortney Liddiard, Manager

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

For Office Use Only

Received by AMB Date 11-06-06 Fee 25.00
 Received by AMB Date 11-06-06 Receipt No. 6082550
 Processed by _____ Date _____ WR _____ Date _____

AMT 33236

BONNEVILLE COUNTY RECORDER
1211752 JAN1106 PM 4:10

CORPORATION GRANT DEED

THIS INDENTURE is made this 9th day of January, 2006, by J & LB PROPERTIES, INC., a corporation duly organized and existing under the laws of the State of Idaho, and having its principal office in Idaho at Post Office Box 50444, Idaho Falls, Idaho 83405, in the County of Bonneville, State of Idaho, the "Grantor", to PIONEER FRONT PROPERTIES LLC, an Idaho limited liability company, whose mailing address is P.O. Box 51298, Idaho Falls, Idaho 83405, the "Grantee".

WITNESSETH, that the Grantor having been duly authorized by resolution of its Board of Directors, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee and to Grantee's successors and assigns forever, all the following described real property in the County of Bonneville, State of Idaho, to-wit:

Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho.

Section 26: N $\frac{1}{2}$ NE $\frac{1}{4}$ lying East of the County road right of way, that runs East of and parallel to the East right of way line of Interstate 15.

SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying West of the Sidehill Canal.

AND: Beginning at a point that is S88°49'W, along the East-West Quarter Line 852 feet from the East Quarter Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho; said beginning point being on the centerline of the Sidehill Canal; thence S88°49'W along the said East-West Quarter line 468 feet, more or less, to the Northwest Corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 26; thence South along the sixteenth line 1069 feet, more or less, to the center of the Sidehill Canal; thence N62°23'E 140.3 feet; thence N47°51'E 106 feet; thence N32°28'E 71 feet; thence N24°39'E 60 feet; thence N10°57'E 352.4 feet; thence N8°58'E 252.2 feet; thence N22°19'E 252 feet, more or less, to the point of beginning.

INSTRUMENT NO.	1211752
DATE	1-11-06
INST CODE	200
IMAGED PGS	4
FEE	12.00
STATE OF IDAHO	
COUNTY OF BONNEVILLE	
I hereby certify that the within instrument was recorded.	
Ronald Longmore, Clerk & Recorder	
By	K. Swanson
Deputy	
Request of	AMT

AmeriTitle
497 N. Capital Ave.
Idaho Falls, ID 83401

SUBJECT TO THE FOLLOWING:

1. All existing easements, patent reservations, rights-of-way, protective covenants and other matters of record, all applicable zoning ordinances, building codes, laws and regulations, and all encroachments, overlaps, boundary line disputes, claims of easements and other matters which would be disclosed by an accurate survey or inspection of the property.
2. Liens and assessments which are or may become a lien against said premises by virtue of its inclusions within the boundaries of the New Sweden Irrigation District.
3. Easements, Limited Access, Conditions, and Restrictions as evidenced by that certain Warranty Deed given by L.A. Hartert & Company, a Corporation, as Grantor(s) to the State of Idaho, as Grantee(s), dated October 18, 1960, and recorded in Book 131 at Page 405 of Deed Records, records of Bonneville County, Idaho.
4. Easement Agreement given by L.A. Hartert and Co., Inc., party of the first part, to the City of Idaho Falls, a Municipal Corporation, party of the second part, dated June 5, 1974, and recorded as Instrument No. 464017 on June 13, 1974, records of Bonneville County, Idaho.
5. Pole Line Easements as disclosed in an ALTA/ACSM Land Survey prepared by Harper-Leavitt Engineering, Inc., Job No. 01528, and recorded as Instrument No. 1044643 on April 7, 2001, records of Bonneville County, Idaho.
6. Terms, conditions and covenants contained in that certain Unrecorded Ground Lease, dated June 1, 2003 with Young Electric Sign Company, as evidenced by that certain Notice of Interest recorded as Instrument No. 1117978 on June 20, 2003, at 11:29 a.m., records of Bonneville County, Idaho, and the effect of any failure to comply with said terms, conditions and covenants. Any facts, rights, interests or claims which are not shown by the public records but which would be ascertained by

making inquiry of the lessors and their successors in interest, in the Ground Lease described above.

7. Rights and easements of and for the Porter, Baule Creek, and Sidehill Canals.

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

TO HAVE AND TO HOLD, the above described property and appurtenances unto the Grantee and to the Grantee's successors and assigns forever.

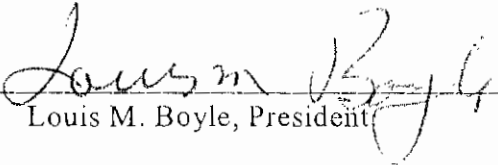
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has set its corporate name by its duly authorized officer.

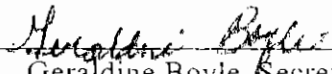
GRANTOR:

J & LB PROPERTIES, INC.

By:


Louis M. Boyle, President

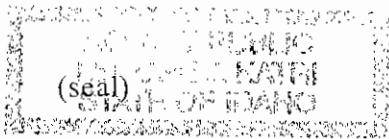
By:

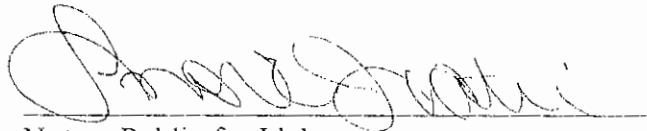

Geraldine Boyle, Secretary

STATE OF IDAHO)
)ss.
County of Bonneville)

On the 9th day of January, 2006, before me, the undersigned, a notary public in and for said State, personally appeared Louis M. Boyle, known or identified to me to be the President of J & LB Properties, Inc., and the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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.

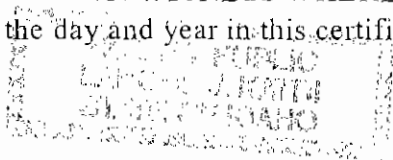



Notary Public for Idaho
Residing at Idaho Falls, Idaho
My Commission Expires: 1/30/2009

STATE OF IDAHO)
)ss.
County of Bonneville)

On the 9th day of January, 2006, before me, the undersigned, a notary public in and for said State, personally appeared Geraldine Boyle, known or identified to me to be the Secretary of J & LB Properties, Inc., and the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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.



(seal)


Notary Public for Idaho
Residing at Idaho Falls, Idaho
My Commission Expires: 1/30/2009