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MAR 01 2005

DEPARTMENT OF
WATER RESOURCES

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SPECK & AANESTAD

A PROFESSIONAL CORPORATION
ATTORNEYS

120 EAST AVENUE
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KETCHUM, IDAHO 83340

JAMES P. SPECK
jimspeck@cox-internet.com
DOUGLAS J. AANESTAD
aanestad@cox-internet.com

February 28, 2005

DELIVERY BY:
OVERNIGHT FEDERAL EXPRESS

Debbie Gibson
Idaho Department of Water Resources
322 East Front Street
P.O. Box 83720
Boise, Idaho 83720

Re: Sage Springs Homeowners Association, Inc.;
Proof of Beneficial Use/Permit 37-8900;
Our File No. 1110/980178

Dear Debbie:

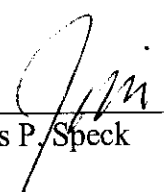
I represent Sage Springs Homeowners Association, Inc., the holder of Permit No. 37-8900. Enclosed you will find an original and one copy of the Proof of Beneficial Use for the above-referenced water right as well as a copy of the Special Power of Attorney for water rights from my client authorizing my signature on its behalf as attorney in fact. Please file the original Proof of Beneficial Use, receipt date-stamp the copy and return it to my office in the enclosed stamped, self-addressed envelope provided for that purpose. I have also enclosed my firm's check for \$100 to cover the required fee.

Please call me immediately if you have any questions. Thank you.

Sincerely yours,

SPECK & AANESTAD
A Professional Corporation

By: _____


James P. Speck

JPS/jef

Enclosures

cc: Mike Walsh, Sage Springs Homeowners Assn., w/encl.

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DEPARTMENT OF
WATER RESOURCES**SPECIAL POWER OF ATTORNEY
(WATER RIGHTS)**

SAGE SPRINGS HOMEOWNERS ASSOCIATION, INC., an Idaho non-profit corporation ("Grantor"), designates and appoints JAMES P. SPECK, of Ketchum, Idaho, as Grantor's attorney in fact and agent (subsequently called "Agent") to act in Grantor's name and for Grantor's benefit for the specific purposes stated herein only. Grantor grants to its Agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as Grantor might or could do if personally present and fully competent; hereby ratifying and confirming all that Grantor's Agent shall lawfully do or cause to be done by virtue of this Special Power of Attorney and the powers herein granted.

1. **SPECIFIC GRANT OF POWER.** Grantor's agent shall have power to exercise or perform any act, power, duty, right or obligation whatsoever that Grantor now has or may hereafter acquire, RELATING ONLY TO the preparation and filing of claims for water rights in Twin Falls County District Court Civil No. 39576, In Re the General Adjudication of Rights to the Use of Water from the Snake River Basin Water System, and the preparation and filing of applications for permits to or transfers of water rights, or claims to water rights, and all other documents related to or required by such filings, with the Idaho Department of Water Resources.

2. **REVOCABILITY.** This Special Power of Attorney is revocable, provided, that insofar as any governmental agency, bank, trust company, insurance company, transfer agent, or other person shall rely upon this power, this power may be revoked only by a notice in writing executed by me or Grantor's Agent and delivered to such person or institution.

3. **INTERPRETATION.** This instrument is to be construed and interpreted as a Special Power of Attorney and shall be limited in accordance herewith.

4. **THIRD-PARTY RELIANCE.** Third parties may rely upon the representations of the Agent as to all matters relating to any power granted to Grantor's Agent, and no person who may act in reliance upon the representations of the Agent or the authority granted to Grantor's Agent shall incur any liability to Grantor as a result of permitting the Agent to exercise any power.

5. **GOVERNING LAW.** This Special Power of Attorney is executed and delivered in the State of Idaho and the laws of the State of Idaho shall govern all questions as to the validity of this power and as to the construction of its provisions.

6. **COUNTERPARTS.** This Special Power of Attorney may be executed in counterparts. Each executed counterpart of this Special Power of Attorney shall have the force and effect of this original.

28 IN WITNESS WHEREOF, Grantor has executed this Special Power of Attorney this day of February, 2005.

SAGE SPRINGS HOMEOWNERS ASSOCIATION, INC.

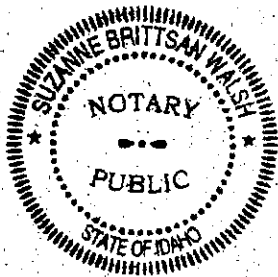
By: 

Michael Walsh, President

STATE OF IDAHO)
)
County of Blaine) ss.

On this 28th day of February, 2005, before me, the undersigned notary public in and for said state, personally appeared Michael Walsh, known or identified to me to be the president of SAGE SPRINGS HOMEOWNERS ASSOCIATION, INC. and the person who executed the foregoing instrument on behalf of said corporation and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.



Suzanne Brittsan Walsh
Notary Public for Idaho
Residing at: Hailey ID
Commission expires: 11/01/06