

STATE OF IDAHO

DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED
APR 28 2005
Department of Water Resources
APR 26 2005

WATER RESOURCES
WESTERN REGION

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 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
65-05708A	65-23007-PEARSON	X			
	65-23008-NOVOSELSKI				

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 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(s)

ALAN F. PEARSON
Jug-78 LLC Boulder-67 LLC

4. New Owner/Claimant(s)

TIMOTHY & DENISE NOVOSELSKI
Name Connector (Check one): ☐ and, ☐ or, ☒ and/or

New Mailing Address

33730 PACIFIC COAST HWY

City, State and ZIP Code

MALIBU, CA 90265

New Telephone Number

(310) 457-9058

5. Date you acquired the property

July 29, 2003

SUPPORT DATA

IN FILE # 65-5708A

Form JS-240021 (4/00/01) July, 2001

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 Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc.)
Irrigation	0.74 cfs	Split Not Required
Stock	112.56; 17.0 ac.	
Domestic	11.1	
Other	72.4	
Total	126.5 ac.	

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
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)

John Peters, etc.
James M. Mowbray

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.

For Office Use Only

Received by REGANDate 4.26.05Fee \$100.00 (SPLIT)Received by MDate 5.26.05Receipt No. C.D.T.02020Processed by AJ

Date

WR

Date

Form No. 1402.92
(10/17/92)
ALTA Owner's Policy



POLICY OF TITLE INSURANCE



ISSUED BY

First American Title Insurance Company

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

Robin Richardson, Asst Sec
First American Title Insurance Company

BY

Gary L. Keruett

PRESIDENT

ATTEST

Mark D. Aronson

SECRETARY

J 1825761



OWNER'S POLICY

SCHEDULE A

Order No.: **MC4193**

Policy No.: **J 1825761**

Reference No.: **3699**

Amount of Insurance: **\$ 300,000.00**

Premium: **\$ 1,097.61**

Endorsements:

\$

Date of Policy: **July 30, 2003**

at **03:30 PM**

1. Name of Insured:

Timothy S. Novoselski and Denise G. Novoselski, husband and wife

2. The estate or interest in the land which is covered by this policy is:

A fee simple interest

3. Title to the estate or interest in the land is vested in:

Timothy S. Novoselski and Denise G. Novoselski, husband and wife

4. The land referred to in this policy is described as follows:

A parcel of land situate in Gouvernement Lots 1 and 2 of Section 18, T. 17 N., R. 4 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the 1/4 Corner common to Section 13, T. 17 N., R. 3 E., B.M., and Section 18, T. 17 N., R. 4 E., B.M., Valley County, Idaho as shown on that particular Record of Survey on file as Instrument No. 270378, in Book 7, on Page 166 of Records of Survey in the Office of the Recorder of Valley County, Idaho, the Real Point of Beginning;

**Thence N. 00° 35' 31" E., 2,303.98 feet along the line common to said Sections 13 and 18 to a point in the bed of Boulder Creek;
Thence S. 88° 57' 38" E., 39.63 feet to a 5/8" rebar witness corner;
Thence continuing S. 88° 57' 38" E., 1,214.62 feet to a 1/2" rebar;
Thence continuing S. 88° 57' 38" E., 17.56 feet to the Southeast corner of Warranty Deed Instrument No. 208088, on file in the Office of the**

**OWNER'S POLICY
SCHEDULE A
(Continued)**

Order No.: **MC4193**

Recorder of Valley County, Idaho, from which a 5/8" rebar bears S. 88° 57' 38" E., 0.40 feet;
Thence S. 00° 03' 58" W., 38.02 feet along the Easterly boundary of Government Lot 1 of said Section 18 to a 1/2" rebar;
Thence continuing S. 00° 03' 58" W., 2,264.28 feet to a brass cap marking the CW 1/16 of said Section 18;
Thence N. 89° 02' 48" W., 1,292.92 feet along the line common to Government Lots 2 and 3, to the Point of Beginning.

Bearings based on Record of Survey, Instrument No. 263176.

TOGETHER WITH a parcel of land situate in Government Lot 1 and the NE1/4 of the NW1/4 of Section 18, Township 17 N., Range 4 E.B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar marking the West 1/16 Corner common to Section 7 and 18, T. 17 N., Range 4 E.B.M., Valley County, Idaho, as shown on that particular Record of Survey on file as Instrument No. 263176, in Book 7 on Page 104 of Records of Survey, in the Office of the Recorder of Valley County, Idaho; Thence S. 88° 57' 38" E., 29.99 feet along the line common to said Sections 7 and 18, to a 1/2" rebar, the Real Point of Beginning:

Thence continuing S. 88° 57' 38" E., 30.01 feet along the line common to said Sections 7 and 18, to a 1/2" rebar;
Thence S. 00° 31' 55" E., 215.71 feet to a 1/2" rebar;
Thence S. 20° 49' 00" W., 175.68 feet to a 1/2" rebar on the Westerly boundary of the NE1/4 of the NW1/4, of said Section 18;
Thence N. 00° 03' 58" E., 38.02 feet along the said Westerly boundary to the Southeast corner of Warranty Deed Instrument No. 208088, on file in the Office of the Recorder of Valley County, Idaho, from which a 5/8" rebar bears S. 88° 57' 38" E., 0.40 feet;
Thence N. 88° 57' 38" W., 17.56 feet to a 1/2" rebar;
Thence N. 20° 49' 00" E., 140.41 feet to a 1/2" rebar;
Thence N. 00° 31' 55" W., 210.88 feet to the Point of Beginning.

Bearings based on Record of Survey, Instrument No. 263176.

TOGETHER WITH an ingress, egress and utility easement situate in the SE1/4 of the SW1/4 and Government Lot 4 of Section 7, Township 17 N., Range 4 E.B.M., Valley County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the Section corner common

**OWNER'S POLICY
SCHEDULE A
(Continued)**

Order No.: **MC4193**

to Section 12 and 13, Township 17 N., Range 3 E.B.M., and Sections 7 and 18, T. 17 N., R. 4 E.B.M., Valley County, Idaho as shown on that particular Record of Survey on file as Instrument No. 211493, in Book 5, on Page 321 of Records of Survey in the Office of the Recorder of Valley County, Idaho, the Real Point of Beginning:

**Thence N. 00° 31' 50" E., 35.00 feet along the line common to said Sections 7 and 12, to a 1/2" rebar;
Thence S. 88° 57' 38" E., 760.16 feet;
Thence N. 85° 36' 20" E., 311.63 feet;
Thence S. 84° 51' 36" E., 308.91 feet to a 1/2" rebar;
Thence S. 00° 23' 49" W., 42.42 feet to a 1/2" rebar on the line common to said Sections 7 and 18;
Thence N. 88° 57' 38" W., 110.00 feet to a 5/8" rebar marking the W. 1/16 corner common to said Sections 7 and 18;
Thence continuing N. 88° 57' 38" W., 1,268.66 feet along said common line to the Point of Beginning.**

Bearings based on Record of Survey, Instrument No. 211493.

TOGETHER WITH a 10 foot wide easement for pedestrian and equestrian use along the entire Southerly boundary of Parcel 4, as shown on that Particular Record of Survey on file as Instrument No. 263176, in Book 7 on Page 104 of Records of Survey, in the Office of the Recorder of Valley County, Idaho, situate in the SE1/4 of the SW 1/4 of Section 7, T. 17 N., R. 4 E., B.M., Valley County, Idaho, lying North of and coincident with the following described line:

Commencing at a brass cap marking the 1/4 corner common to Section 7 and 18, T. 17 N., R. 4 E., B.M., the Real Point of Beginning:

Thence N. 88° 57' 38" W., 1,215.53 feet along the line common to said Section 7 and 18 to a 1/2" rebar marking the Southwest corner of said Parcel 4, the Point of Ending.

Bearings based on Record of Survey, Instrument No. 263176.

SCHEDULE B

Order No.: **MC4193**

Policy No.: **J 1825761**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. 2003 taxes are an accruing lien, not yet due or payable.
8. Any facts, rights, interests or claims which were disclosed by a survey recorded March 26, 2003 as Instrument No. 270378.
9. An easement agreement by and between Boulder-67 LLC, Jerry L. Robinson and Cindy L. Robinson, husband and wife and Timothy L. Hart and Mary K. Hart, husband and wife, recorded July 16, 2003 as Instrument No. 273806.
10. Provisions in deed to Timothy S. Novoselski recorded July 30, 2003 as Instrument No. 274262.

END OF EXCEPTIONS

Instrument # 263176

VALLEY COUNTY, CASCADE, IDAHO

2002-06-25

02:45:31 No. of Pages: 1

Recorded for : KERR SURVEY

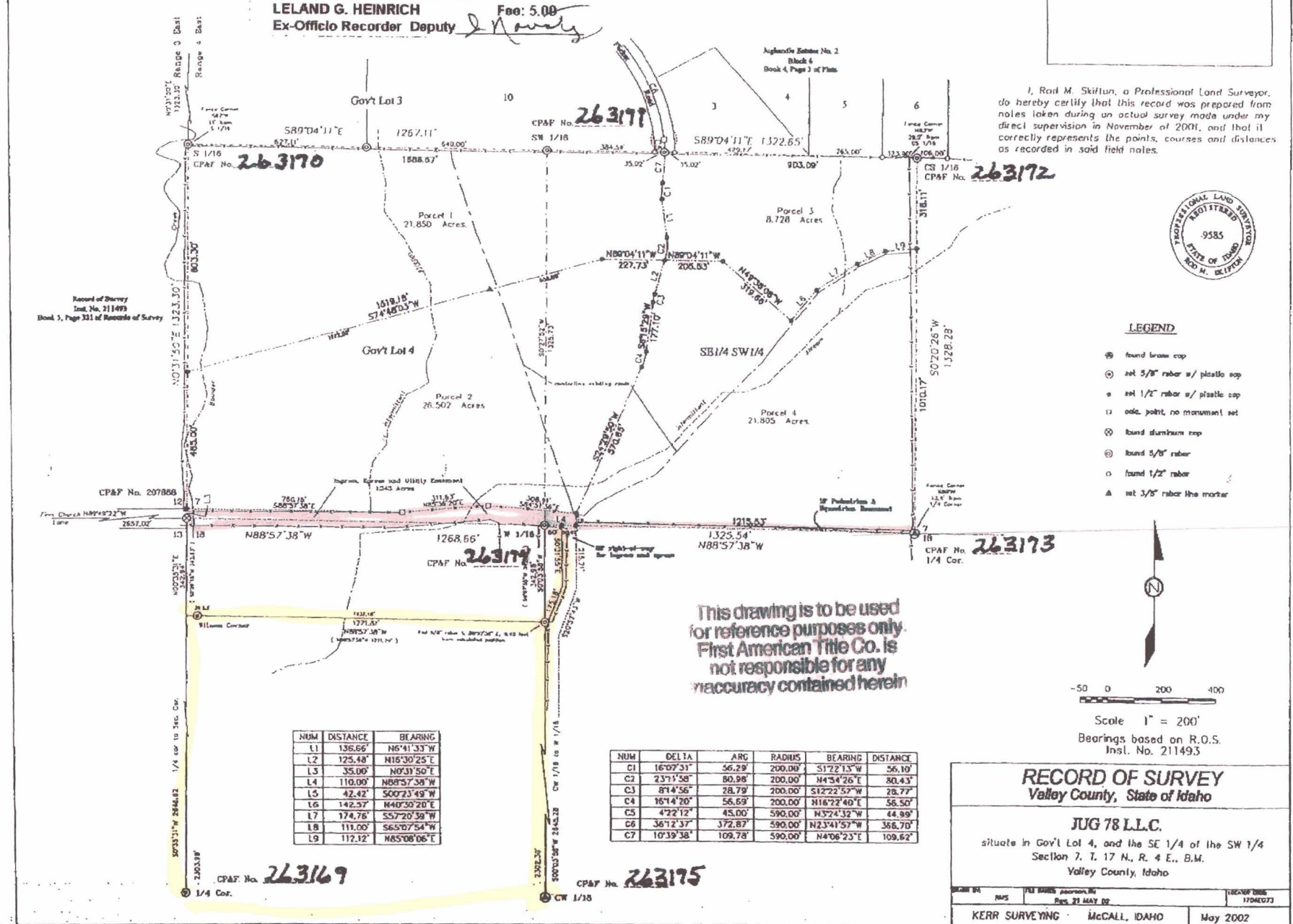
LELAND G. HEINRICH

Fee: 5.00

Ex-Officio Recorder Deputy

J. Novaty

BK 7 pg 104



deeded property
on cement



NOTE: The Record of Survey is to show a property line adjustment between adjacent two parcels and the subsequent conveyance of the resulting easterly parcel.

- round brass cap
- set 1/2" rebar w/ plastic cap
- calc. point, no monument set

Estrogen based on Record of Survey, Instrument No. 26317

BOULDER 67 L.L.C.

situata in Gov't Lot 1 AND 2, and the NE 1/4 of the NW 1/
Section 18, T. 17 N., R. 4 E., B.M.

KERR SURVEYING	McCALL, IDAHO	March 2003
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MC4193

QUITCLAIM DEED

For Value Received **Timothy S. Novoselski, a married man**

do hereby convey, release, remise and forever quit claim unto

Timothy S. Novoselski and Denise G. Novoselski, husband and wife

whose address is: 33730 P.C.H., MALIBU, CA 90265

Hereinafter called the Grantee, the following described premises situated in **Valley** County, Idaho, to-wit:

See attached Exhibits "A", "B", "C" and "D"

Instrument # 274263

VALLEY COUNTY, CASCADE, IDAHO

2003-07-30

03:32:15 No. of Pages: 5

Recorded for : FIRST AMERICAN TITLE

LELAND G. HERNIMICH

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: QUITCLAIM DEED

J. M. [Signature]

together with their appurtenances.

Dated: 7/29/03

[Signature of Timothy S. Novoselski]
Timothy S. Novoselski

STATE OF Idaho)

)ss.

COUNTY OF Valley)

On this 29 day of July, in the year of 2003 before me Robin L. Richardson, personally appeared Timothy S. Novoselski, known or identified to me (or proved to me on the oath of), to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

[Signature of Robin L. Richardson]

Notary Public of Idaho

Residing at: New Meadows, Idaho

Commission Expires: 7-6-04

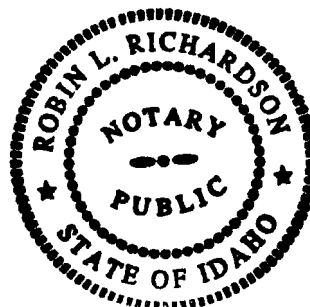


EXHIBIT "A"

THOMAS W. KERR
PLS 998

KERR SURVEYING
PO BOX 853-404 E. PARK
McCALL, IDAHO 83638
208-634-2686 / FAX 208-634-4042
April 24, 2003

ROD M. SKIFTUN
PLS 9585

BOULDER 67 L.L.C.
67.797 Acres

A parcel of land situate in Government Lots 1 and 2 of Section 18, T. 17 N., R. 4 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the 1/4 Corner common to Section 13, T. 17 N., R. 3 E., B.M., and Section 18, T. 17 N., R. 4 E., B. M., Valley County, Idaho as shown on that particular Record of Survey on file as Instrument No. 270378, in Book 7, on Page 166 of Records of Survey in the Office of the Recorder of Valley County, Idaho, the **REAL POINT OF BEGINNING**:

Thence, N. 00°35'31" E., 2,303.98 feet along the line common to said Sections 13 and 18, to a point in the bed of Boulder Creek,
thence, S. 88°57'38" E., 39.63 feet to a 5/8" rebar witness corner,
thence, continuing, S. 88°57'38" E., 1,214.62 feet to a 1/2" rebar,
thence, continuing S. 88°57'38" E., 17.56 feet to the southeast corner of Warranty Deed Instrument No. 208088, on file in the Office of the Recorder of Valley County, Idaho, from which a 5/8" rebar bears S. 88°57'38" E., 0.40 feet,
thence, S. 00°03'58" W., 38.02 feet along the easterly boundary of Government Lot 1 of said Section 18 to a 1/2" rebar,
thence, continuing S. 00°03'58" W., 2,264.28 feet to a brass cap marking the CW 1/16 of said Section 18,
thence, N. 89°02'48" W., 1,292.92 feet along the line common to Government Lots 2 and 3, to the Point of Beginning, containing 67.797 acres, more or less.

Bearings based on Record of Survey, Instrument No. 263176.

EXHIBIT "B"

THOMAS W. KERR
PLS 998

KERR SURVEYING
PO BOX 853-404 E. PARK
McCALL, IDAHO 83638
208-634-2686 / FAX 208-634-4042
April 25, 2003

ROD M. SKIFTUN
PLS 9585

A parcel of land situate in Government Lot 1 and the NE¼ of the NW¼ of Section 18, T. 17 N., R. 4 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar marking the West 1/16 Corner common to Sections 7 and 18, T. 17 N., R. 4 E., B.M., Valley County, Idaho, as shown on those particular Records of Survey on file as Instrument Nos. 263176 and 270378, in Book 7 on Pages 104 and 166 of Records of Survey, in the Office of the Recorder of Valley County, Idaho; thence, S. 88°57'38" E., 29.99 feet along the line common to said Sections 7 and 18, to a 1/2" rebar, the **REAL POINT OF BEGINNING**:

- Thence, continuing S. 88°57'38" E., 30.01 feet along the line common to said Sections 7 and 18, to a 1/2" rebar,
- thence, S. 00°31'55" E., 215.71 feet to a 1/2" rebar,
- thence, S. 20°49'00" W., 175.68 feet to a 1/2" rebar on the westerly boundary of the NE¼ of the NW¼, of said Section 18,
- thence, N. 00°03'58" E., 38.02 feet along the said westerly boundary to the southeast corner of Warranty Deed Instrument No. 208088, on file in the Office of the Recorder of Valley County, Idaho, from which a 5/8" rebar bears S. 88°57'38" E., 0.40 feet,
- thence, N. 88°57'38" W., 17.56 feet to a 1/2" rebar,
- thence, N. 20°49'00" E., 140.41 feet to a 1/2" rebar,
- thence, N. 00°31'55" W., 210.88 feet to the Point of Beginning, containing 0.248 acres, more or less.

Bearings based on Record of Survey, Instrument No. 263176.

EXHIBIT "C"

THOMAS W. KERR
PLS 998

KERR SURVEYING
PO BOX 853-404 E. PARK
McCALL, IDAHO 83638
208-634-2686 / FAX 208-634-4042
April 24, 2003

ROD M. SKIFTUN
PLS 9585

PEDESTRIAN-EQUESTRIAN EASEMENT II
Over Parcel 4, JUG 78, L.L.C.
SE 1/4 of the SW 1/4, Sec. 7,
T. 17 N., R. 4 E., B.M., Valley County, Idaho

A 10 foot wide easement for pedestrian and equestrian use along the entire southerly boundary of Parcel 4, as shown on that particular Record of Survey on file as Instrument No. 263176, in Book 7 on Page 104 of Records of Survey, in the Office of the Recorder of Valley County, Idaho, situate in the SE 1/4 of the SW 1/4 of Section 7, T. 17 N., R. 4 E., B.M., Valley County, Idaho, **lying north of and coincident with the following described line:**

Commencing at a brass cap marking the 1/4 corner common to Sections 7 and 18, T. 17 N., R. 4 E., B.M., the **REAL POINT OF BEGINNING:**

Thence, N. 88°57'38" W., 1215.53 feet along the line common to said Sections 7 and 18 to a 1/2" rebar marking the southwest corner of said Parcel 4, the Point of Ending.

Bearings based on Record of Survey, Instrument No. 263176.

EXHIBIT "D"

THOMAS W. KERR
PLS 998

KERR SURVEYING
PO BOX 853-404 E. PARK
McCALL, IDAHO 83638
208-634-2686 / FAX 208-634-4042
April 25, 2003

ROD M. SKIFTUN
PLS 9585

JUG 78 L.L.C.
Ingress-Egress and Utility Easement
1.343 Acres

An ingress, egress and utility easement situate in the SE¼ of the SW¼ and Government Lot 4 of Section 7, T. 17 N., R. 4 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the Section Corner common to Sections 12 and 13, T. 17 N., R. 3 E., B.M., and Sections 7 and 18, T. 17 N., R. 4 E., B. M., Valley County, Idaho as shown on that particular Record of Survey on file as Instrument No. 211493, in Book 5, on Page 321 of Records of Survey in the Office of the Recorder of Valley County, Idaho, the **REAL POINT OF BEGINNING:**

Thence, N. 00°31'50" E., 35.00 feet along the line common to said Sections 7 and 12, to a 1/2" rebar,
thence, S. 88°57'38" E., 760.16 feet,
thence, N. 85°36'20" E., 311.63 feet,
thence, S. 84°51'36" E., 308.91 feet to a 1/2" rebar,
thence, S. 00°23'49" W., 42.42 feet to a 1/2" rebar on the line common to said Sections 7 and 18,
thence, N. 88°57'38" W., 110.00 feet to a 5/8" rebar marking the W 1/16 corner common to said Sections 7 and 18,
thence, continuing N. 88°57'38" W., 1,268.66 feet along said common line to the Point of Beginning, containing 1.343 acres, more or less.

Bearings based on Record of Survey, Instrument No. 211493.

Revision No. 2

ATTACHED LEGAL DESCRIPTION

Order No.: MC4193

A parcel of land situate in Government Lots 1 and 2 of Section 18, T. 17 N., R. 4 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the 1/4 Corner common to Section 13, T. 17 N., R. 3 E., B.M., and Section 18, T. 17 N., R. 4 E., B.M., Valley County, Idaho as shown on that particular Record of Survey on file as Instrument No. 270378, in Book 7, on Page 166 of Records of Survey in the Office of the Recorder of Valley County, Idaho, the Real Point of Beginning;

Thence N. 00° 35' 31" E., 2,303.98 feet along the line common to said Sections 13 and 18 to a point in the bed of Boulder Creek;
Thence S. 88° 57' 38" E., 39.63 feet to a 5/8" rebar witness corner;
Thence continuing S. 88° 57' 38" E., 1,214.62 feet to a 1/2" rebar;
Thence continuing S. 88° 57' 38" E., 17.56 feet to the Southeast corner of Warranty Deed Instrument No. 208088, on file in the Office of the Recorder of Valley County, Idaho, from which a 5/8" rebar bears S. 88° 57' 38" E., 0.40 feet;
Thence S. 00° 03' 58" W., 38.02 feet along the Easterly boundary of Government Lot 1 of said Section 18 to a 1/2" rebar;
Thence continuing S. 00° 03' 58" W., 2,264.28 feet to a brass cap marking the CW 1/16 of said Section 18;
Thence N. 89° 02' 48" W., 1,292.92 feet along the line common to Government Lots 2 and 3, to the Point of Beginning.

Bearings based on Record of Survey, Instrument No. 263176.

TOGETHER WITH a parcel of land situate in Government Lot 1 and the NE1/4 of the NW1/4 of Section 18, Township 17 N., Range 4 E.B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar marking the West 1/16 Corner common to Section 7 and 18, T. 17 N., Range 4 E.B.M., Valley County, Idaho, as shown on that particular Record of Survey on file as Instrument No. 263176, in Book 7 on Page 104 of Records of Survey, in the Office of the Recorder of Valley County, Idaho; Thence S. 88° 57' 38" E., 29.99 feet along the line common to said Sections 7 and 18, to a 1/2" rebar, the Real Point of Beginning:

Thence continuing S. 88° 57' 38" E., 30.01 feet along the line common to said Sections 7 and 18, to a 1/2" rebar;
Thence S. 00° 31' 55" E., 215.71 feet to a 1/2" rebar;
Thence S. 20° 49' 00" W., 175.68 feet to a 1/2" rebar on the Westerly boundary of the NE1/4 of the NW1/4, of said Section 18;
Thence N. 00° 03' 58" E., 38.02 feet along the said Westerly boundary to the Southeast corner of Warranty Deed Instrument No. 208088, on file in the Office of the Recorder of Valley County, Idaho, from which a 5/8" rebar bears S. 88° 57' 38" E., 0.40 feet;
Thence N. 88° 57' 38" W., 17.56 feet to a 1/2" rebar;
Thence N. 20° 49' 00" E., 140.41 feet to a 1/2" rebar;
Thence N. 00° 31' 55" W., 210.88 feet to the Point of Beginning.

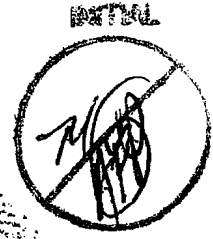
Bearings based on Record of Survey, Instrument No. 263176.

TOGETHER WITH an ingress, egress and utility easement situate in the SE1/4 of the SW1/4 and Government Lot 4 of Section 7, Township 17 N., Range 4 E.B.M., Valley County, Idaho, more particularly described as follows:

Revision No. 2

LEGAL DESCRIPTION

(Continued)



Order No.: MC4193

Commencing at an aluminum cap marking the Section corner common to Section 12 and 13, Township 17 N., Range 3 E.B.M., and Sections 7 and 18, T. 17 N., R. 4 E.B.M., Valley County, Idaho as shown on that particular Record of Survey on file as Instrument No. 211493, in Book 5, on Page 321 of Records of Survey in the Office of the Recorder of Valley County, Idaho, the Real Point of Beginning:

Thence N. 00° 31' 50" E., 35.00 feet along the line common to said Sections 7 and 12, to a 1/2" rebar;
Thence S. 88° 57' 38" E., 760.16 feet;
Thence N. 85° 36' 20" E., 311.63 feet;
Thence S. 84° 51' 36" E., 308.91 feet to a 1/2" rebar;
Thence S. 00° 23' 49" W., 42.42 feet to a 1/2" rebar on the line common to said Sections 7 and 18;
Thence N. 88° 57' 38" W., 110.00 feet to a 5/8" rebar marking the W. 1/16 corner common to said Sections 7 and 18;
Thence continuing N. 88° 57' 38" W., 1,268.66 feet along said common line to the Point of Beginning.

Bearings based on Record of Survey, Instrument No. 211493.

TOGETHER WITH a 10 foot wide easement for pedestrian and equestrian use along the entire Southerly boundary of Parcel 4, as shown on that Particular Record of Survey on file as Instrument No. 263176, in Book 7 on Page 104 of Records of Survey, in the Office of the Recorder of Valley County, Idaho, situate in the SE1/4 of the SW 1/4 of Section 7, T. 17 N., R. 4 E., B.M., Valley County, Idaho, lying North of and coincident with the following described line:

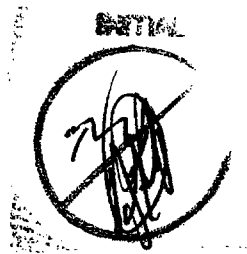
Commencing at a brass cap marking the 1/4 corner common to Section 7 and 18, T. 17 N., R. 4 E., B.M., the Real Point of Beginning:

Thence N. 88° 57' 38" W., 1,215.53 feet along the line common to said Section 7 and 18 to a 1/2" rebar marking the Southwest corner of said Parcel 4, the Point of Ending.

Bearings based on Record of Survey, Instrument No. 263176.

SCHEDULE B - SECTION 2

EXCEPTIONS



Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

Part 1:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. 2003 taxes are an accruing lien, not yet due and payable until the fourth Monday in November of the current year. The first one-half is not delinquent until after December 20 of the current year, the second one-half is not delinquent until after June 20 of the following year.
Taxes which may be assessed and entered on the property roll for 2003 with respect to new improvements and first occupancy, which may be included on the regular property, which are an accruing lien, not yet due and payable.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	Original Amount	Amount Paid	Parcel Number	Covers
2002	\$64.44	\$64.44	RP17N04E183080A	Tax #5
2002	\$20.82	\$20.82	RP17N04E182575A	Tax #1

Homeowners Exemption is not in effect for 2002.
Circuit breaker is not in effect for 2002.

8. Any facts, rights, interests or claims which were disclosed by a survey recorded March 26, 2003 as Instrument No. 270378.
9. An easement agreement by and between Boulder-67 LLC, Jerry L. Robinson and Cindy L. Robinson, husband and wife and Timothy L. Hart and Mary K. Haart, husband and wife, recorded July 16, 2003 as Instrument No. 273806.

END OF EXCEPTIONS

The foregoing numbered exceptions 1-6 may be eliminated in an ALTA Extended Coverage Policy

If you have any questions regarding this report, please feel free to contact:

Record of Survey
Inst. No. 263176

I, Rod W. Skiffun, a Professional Land Surveyor, do hereby certify that this record was prepared from notes taken during an actual survey of 2003 and that it correctly represents the points, courses and distances as recorded in said field notes.



NOTE: This Record of Survey is to show a property line adjustment between Jeffries two parcels and the subsequent conveyance of this resulting eastern portion.

LEGEND

- found brass cap
- set 1/2" rebar w/ plastic cap
- calc. point, no monument set
- found aluminum cap
- found 5/8" rebar
- found 1/2" rebar

Bearings based on Record of Survey, Instrument No. 263176.

E1/2 NW1/4

NUM	DISTANCE	BEARING
L1	17.56'	N88°57'38"W
L2	35.02'	N00°03'58"E
L3	35.00'	N0°31'50"E
L4	29.99'	S88°57'38"E
L5	30.01'	S88°57'38"E
L6	50.02'	S88°57'38"E
L7	140.41'	N20°49'00"E
L8	175.88'	S20°48'00"W
L9	215.71'	S0°31'55"E
L10	223.76'	S0°31'55"E
L11	210.88'	S0°31'55"E
L12	42.42'	S0°23'49"W



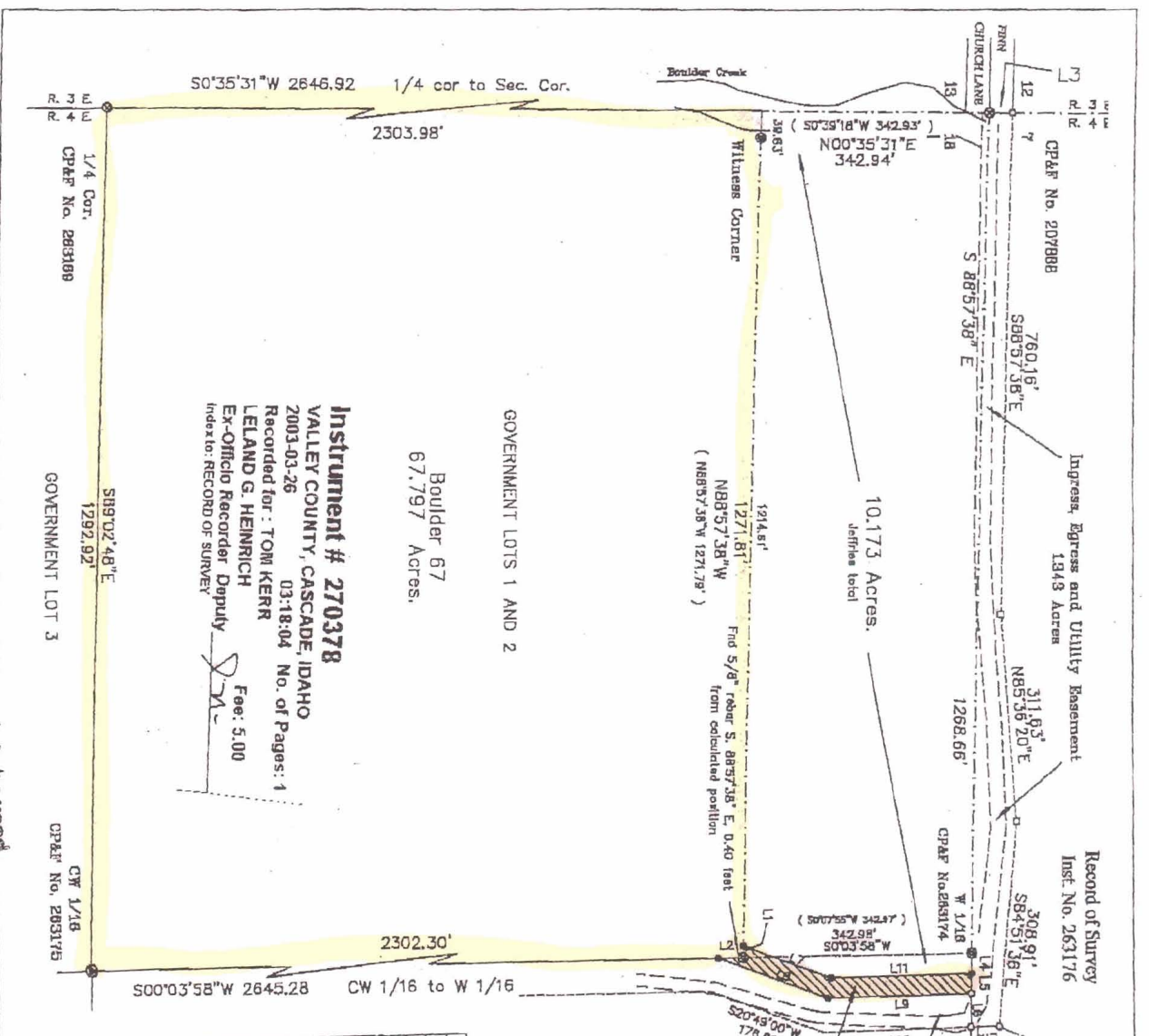
RECORD OF SURVEY
Valley County, State of Idaho

BOULDER 67 L.L.C.

situate in Gov't Lot 1 AND 2, and the NE 1/4 of the NW 1/4, Section 16, T. 17 N., R. 4 E., B.M. Valley County, Idaho

DATE OF SURVEY: 12/10/2003
KERR SURVEYING McCall, IDAHO March 2003

This drawing is to be used only for reference purposes only. First American Title Co. is not responsible for any inaccuracy contained herein.



Boulder 67
67.797 Acres.

GOVERNMENT LOTS 1 AND 2

Instrument # 270378

VALLEY COUNTY, CASCADE, IDAHO
2003-03-26
Recorded for: TOM KERR
LELAND G. HEINRICH
Ex-Officio Recorder Deputy
Index to: RECORD OF SURVEY
Fee: 5.00

50°35'31"W 2646.92 1/4 cor to Sec. Cor.
2303.98'
1/4 Cor.
CP&F No. 263108
S189°02'48"E
1292.92'
GOVERNMENT LOT 3
CW 1/16
CP&F No. 263175
500°03'58"W 2645.28 CW 1/16 to W 1/16
2302.30'



This drawing is to be used
for reference purposes only.
First American Title Co. is
not responsible for any
inaccuracy contained herein

BL 7 P 8 104

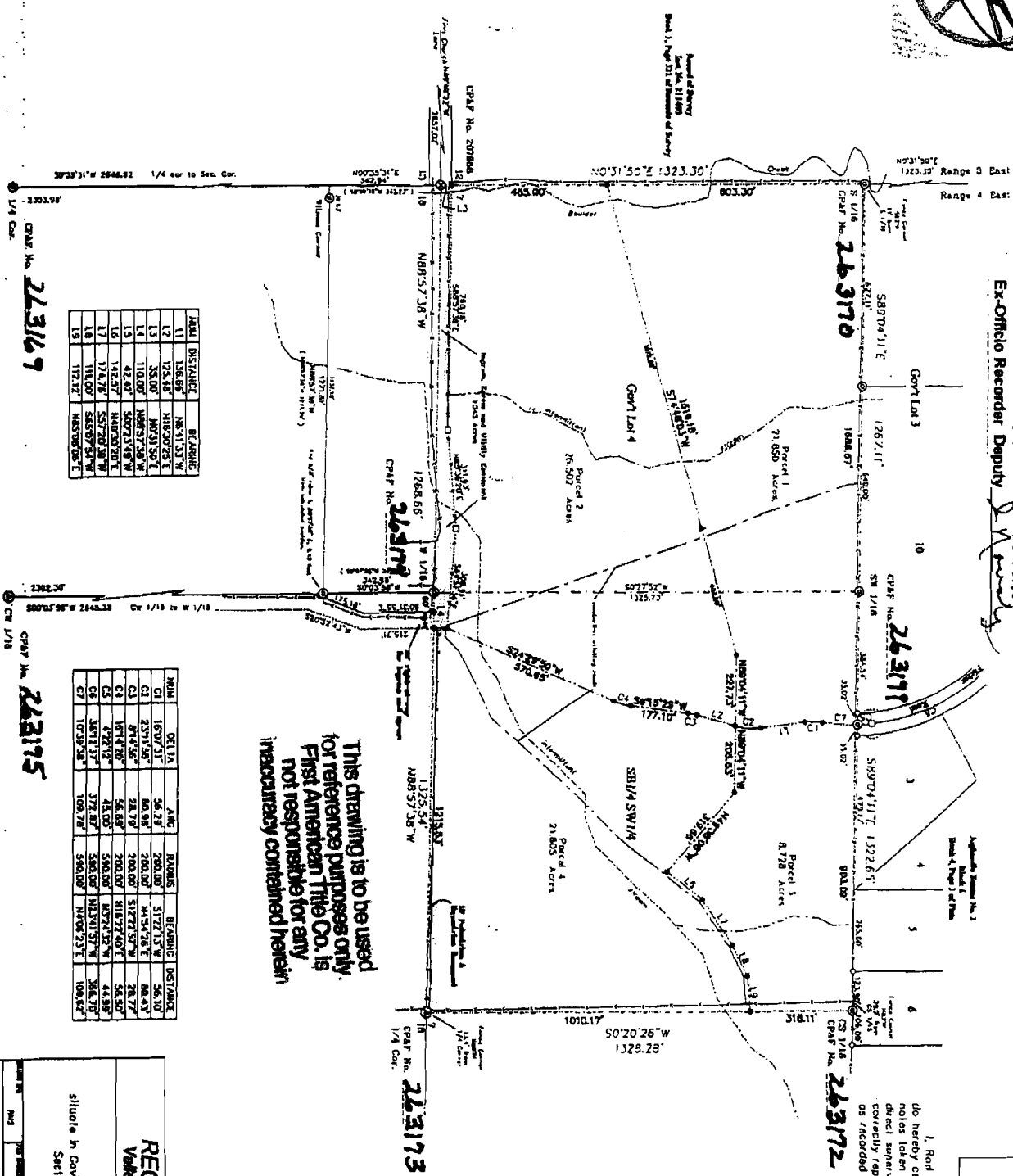
Instrument # 263176
VALLEY COUNTY, CASCADE, IDAHO
2002-08-25 02:45:31 No. of Pages: 1
Recorded for: KERR SURVEY
LELAND G. HEINRICH
Ex-Officio Recorder Deputy *L. Heinrich*
Fee: 5.00

I, Rod M. Sullivan, a Professional Land Surveyor, do hereby certify that this record was prepared from notes taken during an actual survey made under my direct supervision in November of 2001, and that it correctly represents the points, courses and distances as recorded in said field notes.



- LEGEND**
- ① hand drawn map
 - ② set 3/4" rubber w/ plastic cap
 - ③ set 1/2" rubber w/ plastic cap
 - ④ set 1/4" rubber w/ plastic cap
 - ⑤ set 1/8" rubber w/ plastic cap
 - ⑥ hand drawn map
 - ⑦ hand 3/4" rubber
 - ⑧ hand 1/2" rubber
 - ⑨ set 3/4" rubber
 - ⑩ set 1/2" rubber
 - ⑪ set 1/4" rubber
 - ⑫ set 1/8" rubber
 - ⑬ set 1/4" rubber
 - ⑭ set 1/8" rubber
 - ⑮ set 1/4" rubber
 - ⑯ set 1/8" rubber
 - ⑰ set 1/4" rubber
 - ⑱ set 1/8" rubber
 - ⑲ set 1/4" rubber
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 - ㊽ set 1/8" rubber
 - ㊾ set 1/4" rubber
 - ㊿ set 1/8" rubber

This drawing is to be used for reference purposes only. First American Title Co. is not responsible for any inaccuracy contained herein.



LINE	DISTANCE	BEARING
L1	136.65	N83°13'31"W
L2	125.48	N83°00'28"E
L3	35.00	N0°31'50"E
L4	110.00	N88°57'38"W
L5	42.42	S00°23'49"W
L6	142.57	N48°58'20"E
L7	174.78	S57°20'30"W
L8	111.00	S65°57'54"W
L9	112.12	N45°00'00"E

LINE	ORIGIN	END	BEARING	DISTANCE
C1	1697.31'	56.78'	S20°00'00"E	56.78'
C2	2371.56'	80.98'	N45°42'00"E	80.98'
C3	874.56'	28.79'	S12°22'57"W	28.79'
C4	1674.78'	56.68'	S00°00'00"E	56.68'
C5	4722.12'	45.00'	N45°00'00"E	45.00'
C6	3672.17'	372.87'	N45°00'00"E	372.87'
C7	10739.38'	108.78'	N45°00'00"E	108.78'

Scale 1" = 200'
Bearings based on R.O.S.
Inst. No. 211493

RECORD OF SURVEY
Valley County, State of Idaho

JUG 78 LLC
situate to Gov't Lot 4, and the SE 1/4 of the SW 1/4
Section 7, T. 17 N., R. 4 E., BLM
Valley County, Idaho

KERR SURVEYING MICALL, IDAHO May 2002

needed property

MC 4193

READ & APPROVED:

**WARRANTY DEED
&
GRANT OF EASEMENT**

Instrument # 274262
VALLEY COUNTY, CASCADE, IDAHO
2003-07-30 03:30:13 No. of Pages: 6
Recorded for: FIRST AMERICAN TITLE
LELAND G. HEINRICH Fee: 18.00
Ex-Officio Recorder Deputy *J. Henry*
Index to: DEEDS

FOR VALUE RECEIVED, BOULDER-67, LLC, Grantor, does hereby grant, bargain, sell, and convey unto TIMOTHY S. NOVOSELSKI, a married man

Grantees, whose current address is 22575 Carbon Mesa, Malibu, CA 90265, the following described real property situated in Valley County, Idaho, to-wit:

See **Exhibits A & B** attached hereto and incorporated herein by this reference.

Subject to all easements, rights-of-way, covenants, restrictions, reservations, encumbrances, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by the parties above. Without limiting the generality of the foregoing, said property is conveyed along with and subject to the easements and other provisions of that certain Easement Agreement dated July 14, 2003, between Boulder-67, LLC, Jerry L. Robinson and Cindy L. Robinson, husband and wife, and Timothy L. Hart and Mary K. Hart, husband and wife, which was recorded in Valley County, Idaho, on July 16, 2003, as Instrument # 27380.

To have and to hold the said premises, together with improvements and appurtenances, unto the said Grantees, their heirs and assigns forever. And the said Grantor hereby covenants to and with said Grantees, that it is the owner in fee simple of said premises; that the said premises are free from all encumbrances except as aforesaid and except for: (1) current year's taxes, levies, and assessments, (2) U.S. Patent reservations, (3) restrictions, easements and encumbrances of record, (4) restrictions, easements and encumbrances by virtue of statute or visible or in use on the premises, and (5) those certain restrictions, easements and encumbrances shown on that certain Preliminary Title Commitment #MC4193 issued on April 1, 2003, by First American Title Company; and, that it will warrant and defend the same from all lawful claims whatsoever.

Grantor also conveys to Grantees the non-exclusive right to use that certain 10 foot wide easement described on **Exhibit C** attached hereto and made a part hereof. Grantees may use said easement only for the purpose of equestrian, pack animal and foot-traffic ingress and egress to the property immediately to the east of the aforesaid Parcel #4. Grantee's guests may also use said easement, but only when accompanied by Grantees. Said easement runs with the land, and it binds and benefits the current and future owners of the respective parcels described in this instrument. No right or guarantee to use or cross any property, other than the aforesaid easement, is given by this paragraph or the other easement language found elsewhere in this instrument.

Grantor also conveys to Grantees the non-exclusive right to use that certain ingress, egress and utility easement described on **Exhibit D** attached hereto and made a part hereof. Said easement runs with the land, and it binds and benefits the current and future owners of the respective parcels described in this instrument. Said easement shall be perpetual, unless Valley County or some other governmental entity properly establishes a public road in substantially the same location, at which time said easement shall terminate without further action by any person if

said termination will not otherwise adversely affect ingress/egress and utility access to the parcels described on the attached **Exhibits A, B and C.**

DATED this 29th day of JULY, 2003.

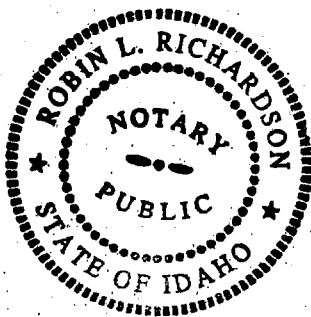
BOULDER -67, LLC

By: 
ALAN F. PEARSON
Its: Member/Manager

STATE OF IDAHO,)
) ss.
County of Valley.)

On this 29 day of July, 2003, before me, Robin L Richardson, a Notary Public in and for said State, personally appeared **ALAN F. PEARSON**, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his capacity as member/manager of Boulder-67, LLC.

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: New Meadows
My Commission Expires: 7/6/04

EXHIBIT "A"

THOMAS W. KERR
PLS 998

KERR SURVEYING
PO BOX 853-404 E. PARK
McCALL, IDAHO 83638
208-634-2686 / FAX 208-634-4042

ROD M. SKIFTUN
PLS 9585

April 24, 2003

BOULDER 67 L.L.C.
67.797 Acres

A parcel of land situate in Government Lots 1 and 2 of Section 18, T. 17 N., R. 4 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the 1/4 Corner common to Section 13, T. 17 N., R. 3 E., B.M., and Section 18, T. 17 N., R. 4 E., B. M., Valley County, Idaho as shown on that particular Record of Survey on file as Instrument No. 270378, in Book 7, on Page 166 of Records of Survey in the Office of the Recorder of Valley County, Idaho, the **REAL POINT OF BEGINNING**:

Thence, N. 00°35'31" E., 2,303.98 feet along the line common to said Sections 13 and 18, to a point in the bed of Boulder Creek,
thence, S. 88°57'38" E., 39.63 feet to a 5/8" rebar witness corner,
thence, continuing, S. 88°57'38" E., 1,214.62 feet to a 1/2" rebar,
thence, continuing S. 88°57'38" E., 17.56 feet to the southeast corner of Warranty Deed Instrument No. 208088, on file in the Office of the Recorder of Valley County, Idaho, from which a 5/8" rebar bears S. 88°57'38" E., 0.40 feet,
thence, S. 00°03'58" W., 38.02 feet along the easterly boundary of Government Lot 1 of said Section 18 to a 1/2" rebar,
thence, continuing S. 00°03'58" W., 2,264.28 feet to a brass cap marking the CW 1/16 of said Section 18,
thence, N. 89°02'48" W., 1,292.92 feet along the line common to Government Lots 2 and 3, to the Point of Beginning, containing 67.797 acres, more or less.

Bearings based on Record of Survey, Instrument No. 263176.

EXHIBIT "B"

THOMAS W. KERR
PLS 998

KERR SURVEYING
PO BOX 853-404 E. PARK
McCALL, IDAHO 83638
208-634-2686 / FAX 208-634-4042
April 25, 2003

ROD M. SKIFTUN
PLS 9585

A parcel of land situate in Government Lot 1 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, T. 17 N., R. 4 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar marking the West 1/16 Corner common to Sections 7 and 18, T. 17 N., R. 4 E., B.M., Valley County, Idaho, as shown on those particular Records of Survey on file as Instrument Nos. 263176 and 270378, in Book 7 on Pages 104 and 166 of Records of Survey, in the Office of the Recorder of Valley County, Idaho; thence, S. 88°57'38" E., 29.99 feet along the line common to said Sections 7 and 18, to a 1/2" rebar, the **REAL POINT OF BEGINNING**:

- Thence, continuing S. 88°57'38" E., 30.01 feet along the line common to said Sections 7 and 18, to a 1/2" rebar,
- thence, S. 00°31'55" E., 215.71 feet to a 1/2" rebar,
- thence, S. 20°49'00" W., 175.68 feet to a 1/2" rebar on the westerly boundary of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, of said Section 18,
- thence, N. 00°03'58" E., 38.02 feet along the said westerly boundary to the southeast corner of Warranty Deed Instrument No. 208088, on file in the Office of the Recorder of Valley County, Idaho, from which a 5/8" rebar bears S. 88°57'38" E., 0.40 feet,
- thence, N. 88°57'38" W., 17.56 feet to a 1/2" rebar,
- thence, N. 20°49'00" E., 140.41 feet to a 1/2" rebar,
- thence, N. 00°31'55" W., 210.88 feet to the Point of Beginning, containing 0.248 acres, more or less.

Bearings based on Record of Survey, Instrument No. 263176.

EXHIBIT "C"

THOMAS W. KERR
PLS 998

KERR SURVEYING
PO BOX 853-404 E. PARK
McCALL, IDAHO 83638
208-634-2686 / FAX 208-634-4042
April 24, 2003

ROD M. SKIFTUN
PLS 9585

PEDESTRIAN-EQUESTRIAN EASEMENT II
Over Parcel 4, JUG 78, L.L.C.
SE 1/4 of the SW 1/4, Sec. 7,
T. 17 N., R. 4 E., B.M., Valley County, Idaho

A 10 foot wide easement for pedestrian and equestrian use along the entire southerly boundary of Parcel 4, as shown on that particular Record of Survey on file as Instrument No. 263176, in Book 7 on Page 104 of Records of Survey, in the Office of the Recorder of Valley County, Idaho, situate in the SE 1/4 of the SW 1/4 of Section 7, T. 17 N., R. 4 E., B.M., Valley County, Idaho, lying north of and coincident with the following described line:

Commencing at a brass cap marking the 1/4 corner common to Sections 7 and 18, T. 17 N., R. 4 E., B.M., the **REAL POINT OF BEGINNING:**

Thence, N. 88°57'38" W., 1215.53 feet along the line common to said Sections 7 and 18 to a 1/2" rebar marking the southwest corner of said Parcel 4, the Point of Ending.

Bearings based on Record of Survey, Instrument No. 263176.

EXHIBIT "D"

**THOMAS W. KERR
PLS 998**

**KERR SURVEYING
PO BOX 853-404 E. PARK
McCALL, IDAHO 83638
208-634-2686 / FAX 208-634-4042
April 25, 2003**

**ROD M. SKIFTUN
PLS 9585**

**JUG 78 L.L.C.
Ingress-Egress and Utility Easement
1.343 Acres**

An ingress, egress and utility easement situate in the SE¼ of the SW¼ and Government Lot 4 of Section 7, T. 17 N., R. 4 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the Section Corner common to Sections 12 and 13, T. 17 N., R. 3 E., B.M., and Sections 7 and 18, T. 17 N., R. 4 E., B. M., Valley County, Idaho as shown on that particular Record of Survey on file as Instrument No. 211493, in Book 5, on Page 321 of Records of Survey in the Office of the Recorder of Valley County, Idaho, the **REAL POINT OF BEGINNING:**

Thence, N. 00°31'50" E., 35.00 feet along the line common to said Sections 7 and 12, to a 1/2" rebar,
thence, S. 88°57'38" E., 760.16 feet,
thence, N. 85°36'20" E., 311.63 feet,
thence, S. 84°51'36" E., 308.91 feet to a 1/2" rebar,
thence, S. 00°23'49" W., 42.42 feet to a 1/2" rebar on the line common to said Sections 7 and 18,
thence, N. 88°57'38" W., 110.00 feet to a 5/8" rebar marking the W 1/16 corner common to said Sections 7 and 18,
thence, continuing N. 88°57'38" W., 1,268.66 feet along said common line to the Point of Beginning, containing 1.343 acres, more or less.

Bearings based on Record of Survey, Instrument No. 211493.

Extended Owner's

ATTACHED LEGAL DESCRIPTION

Order No.: MC6239

Parcel I

A parcel of land situate in Government Lots 1 and 2 of Section 18, Township 17 North, Range 4 East, of the Boise Meridian, Valley County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the 1/4 Corner common to Section 13, Township 17 North, Range 3 East, Boise Meridian, and Section 18, Township 17 North, Range 4 East, Boise Meridian, Valley County, Idaho as shown on that particular Record of Survey on file as Instrument No. 270378, in Book 7, on Page 166 of Records of Survey in the Office of the Recorder of Valley County, Idaho, the Real Point of Beginning;

Thence North 00° 35' 31" East, a distance of 2,303.98 feet along the line common to said Sections 13 and 18 to a point in the bed of Boulder Creek;

Thence South 88° 57' 38" East, a distance of 39.63 feet to a 5/8 inch rebar witness corner;

Thence continuing South 88° 57' 38" East, a distance of 1,214.62 feet to a 1/2 inch rebar;

Thence continuing South 88° 57' 38" East, a distance of 17.56 feet to the Southeast corner of Warranty Deed Instrument No. 208088, on file in the Office of the Recorder of Valley County, Idaho, from which a 5/8 inch rebar bears South 88° 57' 38" East, a distance of 0.40 feet;

Thence South 00° 03' 58" West, a distance of 38.02 feet along the Easterly boundary of Government Lot 1 of said Section 18 to a 1/2 inch rebar;

Thence continuing South 00° 03' 58" West, a distance of 2,264.28 feet to a brass cap marking the CW 1/16 of said Section 18;

Thence North 89° 02' 48" West, a distance of 1,292.92 feet along the line common to Government Lots 2 and 3, to the Real Point of Beginning.

Parcel II

A parcel of land situate in Government Lot 1 and the Northeast Quarter of the Northwest Quarter of Section 18, Township 17 North, Range 4 East of the Boise Meridian, Valley County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch rebar marking the West 1/16 Corner common to Section 7 and 18, Township 17 North, Range 4 East of the Boise Meridian, Valley County, Idaho, as shown on that particular Record of Survey on file as Instrument No. 263176, in Book 7 on Page 104 of Records of Survey, in the Office of the Recorder of Valley County, Idaho;

Thence South 88° 57' 38" East, a distance of 29.99 feet along the line common to said Sections 7 and 18, to a 1/2 inch rebar, the Real Point of Beginning;

Thence continuing South 88° 57' 38" East, a distance of 30.01 feet along the line common to said Sections 7 and 18, to a 1/2 inch rebar;

Thence South 00° 31' 55" East, a distance of 215.71 feet to a 1/2 inch rebar;

Thence South 20° 49' 00" West, a distance of 175.68 feet to a 1/2 inch rebar on the Westerly boundary of the Northeast Quarter of the Northwest Quarter, of said Section 18;

Thence North 00° 03' 58" East, a distance of 38.02 feet along the said Westerly boundary to the Southeast corner of Warranty Deed Instrument No. 208088, on file in the Office of the Recorder of Valley County, Idaho, from which a 5/8 inch rebar bears South 88° 57' 38" East, a distance of 0.40 feet;

Thence North 88° 57' 38" West, a distance of 17.56 feet to a 1/2 inch rebar;

Thence North 20° 49' 00" East, a distance of 140.41 feet to a 1/2 inch rebar;

Thence North 00° 31' 55" West, a distance of 210.88 feet to the REAL Point of Beginning.

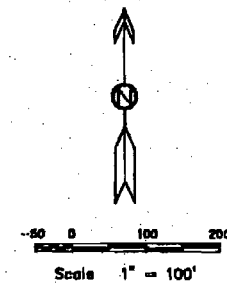
TOGETHER WITH an ingress, egress and utility easement situate in the Southeast Quarter of the

LEGEND

- found brass cap
- set 1/2" rebar w/ plastic cap
- calc. point, no monument set
- found aluminium cap
- found 5/8" rebar
- found 1/2" rebar

Bearings based on Record of Survey, Instrument No. 283176.

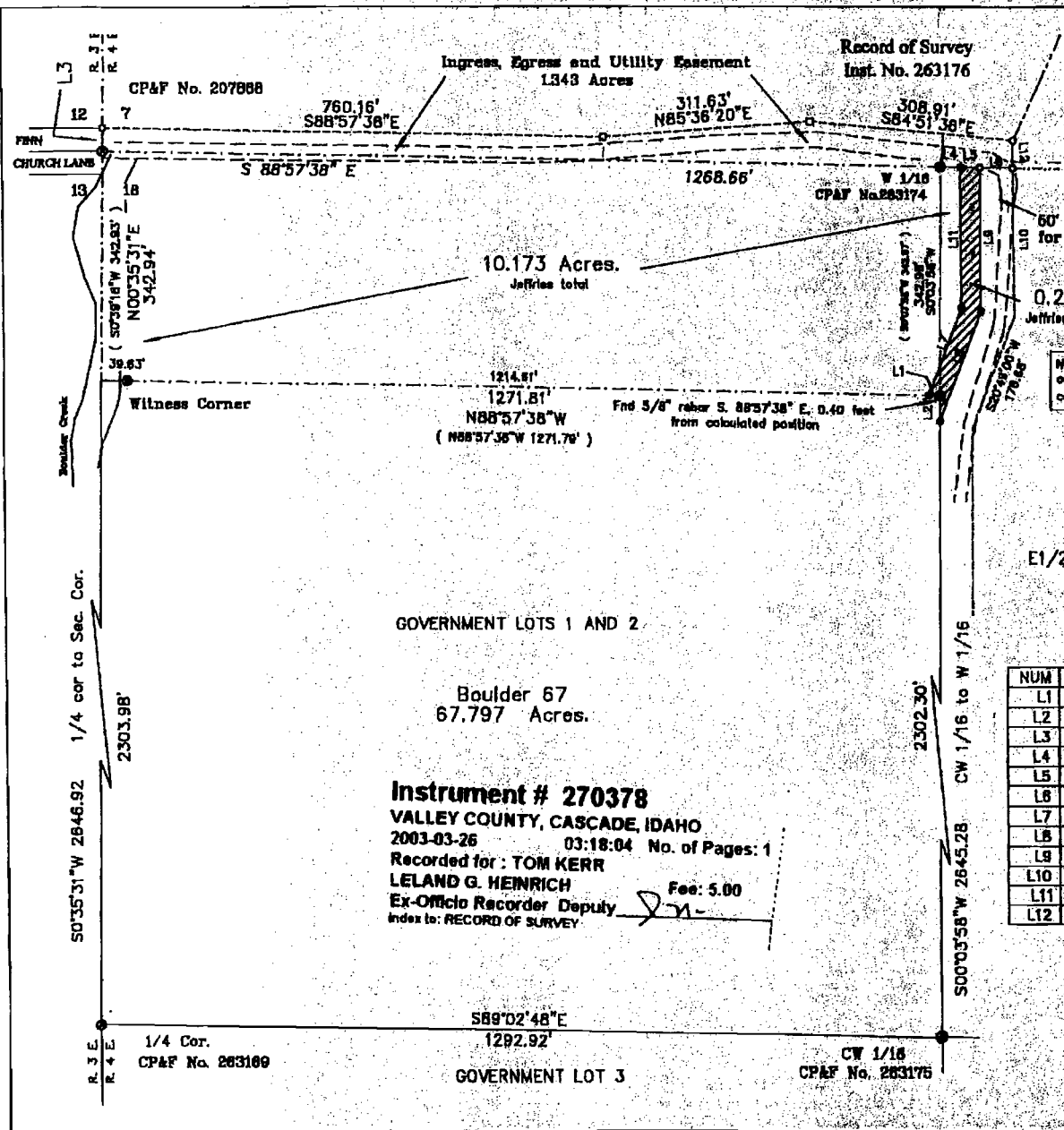
NUM	DISTANCE	BEARING
L1	17.56'	N88°57'38"V
L2	38.02'	N00°03'56"V
L3	35.00'	N0°31'50"V
L4	29.99'	S88°57'38"V
L5	30.01'	S88°57'38"V
L6	50.02'	S88°57'38"V
L7	140.41'	N20°49'00"V
L8	175.68'	S20°49'00"V
L9	215.71'	S0°31'55"V
L10	223.79'	S0°31'55"V
L11	210.88'	S0°31'55"V
L12	42.42'	S0°23'48"V

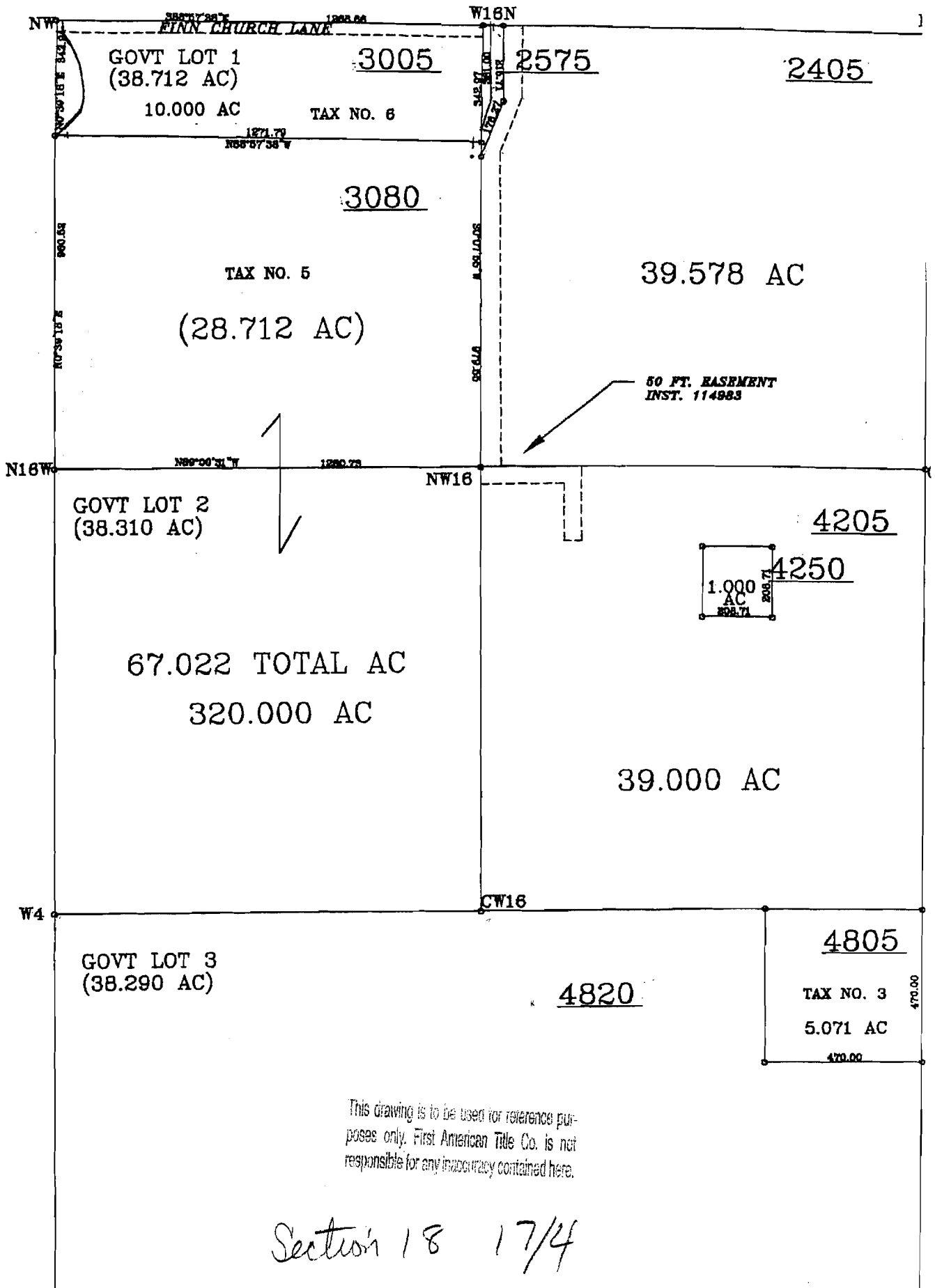


BOULDER 67 L.L.C.

situates in Gov't Lot 1 AND 2, and the NE 1/4 of the NW 1/4
Section 18, T. 17 N., R. 4 E., B.M.
Valley County, Idaho

PROJECT NO.	FIRE ARMED SUBJECTS , Box 12 March 03	LABORATORY CODE 17042784
KERR SURVEYING	McCALL, IDAHO	March 2003





This drawing is to be used for reference purposes only. First American Title Co. is not responsible for any inaccuracy contained here.

Extended Owner's

LEGAL DESCRIPTION

(Continued)

Order No.: MC6239

Southwest Quarter and Government Lot 4 of Section 7, Township 17 North, Range 4 East of the Boise Meridian, Valley County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the Section corner common to Section 12 and 13, Township 17 North, Range 3 East of the Boise Meridian, and Sections 7 and 18, Township 17 North, Range 4 East of the Boise Meridian, Valley County, Idaho as shown on that particular Record of Survey on file as Instrument No. 211493, in Book 5, on Page 321 of Records of Survey in the Office of the Recorder of Valley County, Idaho, the Real Point of Beginning:

Thence North 00° 31' 50" East, a distance of 35.00 feet along the line common to said Sections 7 and 12, to a 1/2 inch rebar;

Thence South 88° 57' 38" East, a distance of 760.16 feet;

Thence North 85° 36' 20" East, a distance of 311.63 feet;

Thence South 84° 51' 36" East, a distance of 308.91 feet to a 1/2 inch rebar;

Thence South 00° 23' 49" West, a distance of 42.42 feet to a 1/2 inch rebar on the line common to said Sections 7 and 18;

Thence North 88° 57' 38" West, a distance of 110.00 feet to a 5/8 inch rebar marking the West 1/16 corner common to said Sections 7 and 18;

Thence continuing North 88° 57' 38" West, a distance of 1,268.66 feet along said common line to the REAL Point of Beginning.

TOGETHER WITH a 10 foot wide easement for pedestrian and equestrian use along the entire Southerly boundary of Parcel 4, as shown on that Particular Record of Survey on file as Instrument No. 263176, in Book 7 on Page 104 of Records of Survey, in the Office of the Recorder of Valley County, Idaho, situate in the Southeast Quarter of the Southwest Quarter of Section 7, Township 17 North, Range 4 East, of the Boise Meridian, Valley County, Idaho, lying North of and coincident with the following described line:

Commencing at a brass cap marking the 1/4 corner common to Section 7 and 18, Township 17 North, Range 4 East, of the Boise Meridian, the Real Point of Beginning:

Thence North 88° 57' 38" West, a distance of 1,215.53 feet along the line common to said Section 7 and 18 to a 1/2 inch rebar marking the Southwest corner of said Parcel 4, the Point of Terminus.