

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

RECEIVED

APR 15 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
PD 65- 5633	5633	0			
PD 5634	5634	0			
PD 5695	5695	0			
PD 5696	5696	0			
		0			

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) Charters Mountain Ranch, Inc. DBA
Casa Del Norte, L.P.
4. New Owner/Claimant(s) Eagle Springs Ranch, L.L.C.
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
PO Box 2020
 New Mailing Address
 City, State and ZIP Code Boise, ID 83701
 New Telephone Number 208 429-9596
 Date you acquired the property 14 March 2005

SUPPORT DATA

IN FILE # 655633

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)

[Signature]
Member
English Springs Ranch, LLC

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 DB Date 4-15-05 Fee \$25- EA
 Received by DB Date 4-15-05 Receipt No W032807
 Processed by _____ AJ Date _____ WR _____ Date _____



Instrument # 001131
IDAHO CITY, BOISE COUNTY, IDAHO
2005-03-15 12:52 No. of Pages: 9
Recorded for: ALLIANCE
RORA A. CANODY
Ex-Officio Recorder Deputy *Jill Browning* Fee: 27.00
Index to: MORTGAGE

Order No.: A0434301

WARRANTY DEED

FOR VALUE RECEIVED,

Casa Del Norte L.P., an Idaho limited partnership

The Grantors, do hereby grant, bargain sell and convey unto

Eagle Springs Ranch, LLC, an Idaho limited liability company

whose current address is 519 W. Front St., Boise, ID 83702

the Grantee, the following described premises, in OTHER County, Idaho, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR
LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever

Dated: March 14, 2005

**LEGAL DESCRIPTION
EXHIBIT 'A'**

Order No.: 5000423537SL

Parcel 1:

Government Lots 6 and 7, Section 27, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho.

Parcel 2:

The Southwest Quarter of the Southwest Quarter of Section 27, in Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho;

Parcel 3:

In Section 28, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho;

Tract A:

The Southeast Quarter of the Northwest Quarter;

Tract B:

Lot 2, EXCEPTING THEREFROM that certain land described on the waterside of the South bank of the South fork of the Payette River;

Tract C:

Lot 3;

Tract D:

Lot 4, EXCEPTING THEREFROM the Southerly 400 feet; and excepting from said Lot 4 the following parcel described as;

**COMMENCING at the meander corner common to Sections 28 and 27, thence following along the left bank of the river channel
South 87°46'41" West 242.47 feet; thence
North 89°10'17" West 184.86 feet; thence
North 78°32'39" West 249.44 feet; thence
South parallel to the East section line to a point which is 67 feet North of the North boundary line of the Southerly 400 feet of Lot 4; thence
East parallel to the said South boundary line of the Southerly 400 feet of Lot 4, said line to also be the North boundary line of the access easement hereinafter described, to a point on the East section line; thence
North along the East section approximately 180.68 feet to the POINT OF BEGINNING.**

Tract E:

AND that certain parcel of property commencing at the section corner common to Sections 28, 27, 33 and 34; thence

North 1962.77 feet to the meander corner stone on the section line common to Sections 27 and 28, being the REAL POINT OF BEGINNING; thence

South 87°46'41" West 242.27 feet; thence
North 25°58'19" West 963.75 feet; thence
South 85°04'54" West 397.19 feet; thence
North 84°22'17" West 282.27 feet; thence
North 68°08'27" West 448.60 feet; thence
North 62°28'09" West 267.39 feet; thence
North 32°12'44" West 562.39 feet; thence
North 65°47'57" West 106.74 feet; thence
North 23°28'18" West 98.92 feet; thence
North 25°43'19" West 132.01 feet; thence
North 23°43'18" West 263.82 feet; thence
North 24°58'19" West 190.91 feet; thence
South 61°38'06" East 103.61 feet; thence
North 86°15'51" East 171.50 feet; thence
South 64°39'43" East 99.67 feet; thence
South 61°20'08" East 369.13 feet; thence
South 76°15'13" East 367.84 feet; thence
South 70°18'31" East 246.54 feet; thence
South 59°47'58" East 214.62 feet; thence
South 71°56'05" East 96.73 feet; thence
South 88°13'49" East 183.91 feet; thence
North 69°10'12" East 391.03 feet; thence
North 78°23'23" East 208.63 feet; thence
North 57°35'15" East 101.69 feet; thence
North 78°24'32" East 154.82 feet; thence
North 82°40'43" East 86.78 feet to the section line; thence
South 1°17'39" East 2007.70 feet to the POINT OF BEGINNING.

EXCEPTING the following parcel conveyed to the State of Idaho described as follows:

Beginning at the meander corner common to Section 27 and 28, Township 9 North, Range 4 East, Boise Meridian, on the left bank of the South Fork of the Payette river which is the REAL POINT OF BEGINNING; thence

South 87°46'41" West 242.27 feet to a point on the left bank of a channel of the South Fork of the Payette River; thence along the left bank of said channel a distance of

1205 feet, more or less, to a point which is

South 87°46'41" West 242.27 feet and

North 25°58'19" West 820.29 feet from the point of beginning; thence continuing along the left bank

North 31°48'23" East 250.28 feet; thence

North 6°18'08" West 116.06 feet; thence

North 37°19'50" West 230.97 feet; thence

North 47°31'05" West 500.97 feet; thence

EXCEPTING THEREFROM the 4.50 acres described as:

BEGINNING at the section corner common to Sections 27, 28, 33 and 34; thence South 64°04'06" East 861.68 feet to an iron pin, being the REAL POINT OF BEGINNING; thence South 42°27'46" East 455.00 feet to an iron pin; thence South 47°32'14" West 643.71 feet to an iron pin; thence North 42°27'46" West (formerly shown as South 42°27'46" West) 125.65 feet to an iron pin; thence North 28°25'31" East 384.93 feet to an iron pin; thence North 42°27'46" West 203.32 feet to an iron pin; thence North 47°32'14" East 280.00 feet to the REAL POINT OF BEGINNING.

Parcel 6:

Lot 3 of Charter's Mountain Ranch Condominiums and Subdivision No. 1, according to the plat thereof, filed as Instrument No. 112105 records of Boise County, Idaho.

Parcel 7:

Lot 4 of Charter's Mountain Ranch Condominiums and Subdivision No. 1, according to the plat thereof, filed as Instrument No. 112105, records of Boise County, Idaho.

Parcel 8:

Lot 5 of Charter's Mountain Ranch Condominiums and Subdivision No. 1, according to the plat thereof, filed as Instrument No. 112105, records of Boise County, Idaho.

Parcel 9:

A parcel of land situate in the Southeast one-quarter of Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, more particularly described as follows:

COMMENCING at the South One Quarter corner of said Section 34, a brass cap; thence North 89°49'56" East along the South line of said Section 34 a distance of 1026.83 feet to a 5/8 inch iron pin and the REAL POINT OF BEGINNING; thence continuing North 89°49'56" East a distance of 601.33 feet to a 5/8 inch iron pin; thence North 00°33'06" West a distance of 630.30 feet to a 5/8 inch iron pin; thence North 89°58'10" East a distance of 325.89 feet to a 5/8 inch iron pin; thence North 00°31'43" West a distance of 629.51 feet to a 5/8 inch iron pin; thence South 89°53'35" East a distance of 652.32 feet to a 5/8 inch iron pin, the 1/16th corner and a 5/8 inch iron pin; thence North 00°28'57" West a distance of 78.61 feet to a 5/8 inch iron pin; thence South 87°50'16" West a distance of 675.28 feet to a 5/8 inch iron pin; thence North 02°03'52" West a distance of 279.00 feet to a 5/8 inch iron pin; thence North 90°00'00" West a distance of 898.97 feet to a 5/8 inch iron pin; thence South 00°36'19" East a distance of 1592.51 feet to a 5/8 inch iron pin and the REAL POINT OF BEGINNING.

Parcel 10:

Lot 1 of Charters Mountain Ranch Condominiums and Subdivision No. 1, according to the plat filed as Instrument No. 112105, records of Boise County, Idaho.

Parcel 11:

Lot 2 of Charter's Mountain Ranch Condominiums and Subdivision No. 1, according to the plat thereof recorded under Instrument No. 112105, records of Boise County, Idaho.

Parcel 12:

Government Lots 2 and 3, East Half of the Northwest Quarter, Southwest Quarter of the Northeast Quarter, Northeast Quarter of the Southeast Quarter, Northwest Quarter of the Southeast Quarter, Southwest Quarter of the Southeast Quarter, and the West Half of the Southeast Quarter of the Southeast Quarter, Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho.
EXCEPTING FROM said Parcel 12 any portion thereof lying within the following described parcels A, B, C, D, E, F and G.

Parcel A:

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, more particularly described as follows:

BEGINNING at a brass cap marking the section corner common to Sections 2 and 3, Township 8 North, Range 4 East, and Sections 34 and 35, Township 9 North, Range 4 East, Boise Meridian; thence
North 0°28'57" West 1334.51 feet along the section line common to Sections 34 and 35 to a point; thence
South 87°50'16" West 66.80 feet to an iron pin being the REAL POINT OF BEGINNING; thence continuing
South 87°50'16" West 608.48 feet to an iron pin; thence
North 2°03'52" West 429.28 feet to an iron pin; thence
North 81°46'36" East 118.14 feet to an iron pin; thence
South 79°57'59" East 247.30 feet to an iron pin; thence
South 38°16'19" East 338.84 feet to an iron pin; thence
South 25°02'48" East 125.66 feet to the REAL POINT OF BEGINNING.

Parcel B:

A tract of land in the Northeast Quarter of the Southeast Quarter of Section 34, Township 9 North, Range 4 East of the Boise Meridian, Boise County, Idaho, described as follows:

BEGINNING at a point on the East boundary of the Northeast Quarter of Southeast Quarter, Section 34, Township 9 North, Range 4 East, Boise Meridian, said point being North 1737 feet along section line from the Southeast corner of Section 34, the REAL

POINT OF BEGINNING; thence

West 217 feet; thence

North 602.20 feet; thence

East 217 feet; thence

South 602.20 feet to the REAL POINT OF BEGINNING.

Parcel C:

A parcel of land in the Southeast Quarter of Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, more particularly described as follows:

Beginning at the section corner common to Sections 34, 35, 2 and 3, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho; thence

North 0°06'29" East 1393.12 feet along the section line common to said Section 34 and

35 to an iron pin being the REAL POINT OF BEGINNING; thence continuing

North 0°06'29" East 340.10 feet to an iron pin; thence

North 89°53'31" West 206.62 feet to an iron pin; thence

South 23°36'14" East 154.45 feet to an iron pin; thence

South 35°55'16" East 245.68 feet to the REAL POINT OF BEGINNING.

Parcel D:

A parcel of land lying in a portion of the Northeast Quarter of the Southeast Quarter, Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho and being more particularly described as follows:

Beginning at a point marking the Southeast corner of said section 34; thence North 0°28'57" West 1334.51 feet along the East line of Section 34 to a point marking

the Southeast corner of the said Northeast Quarter of the Southeast Quarter of

Section 34, said point being the REAL POINT OF BEGINNING; thence

South 87°50'16" West 66.80 feet to a point; thence

North 25°02'48" West 125.66 feet to a point; thence

North 38°16'19" West 338.84 feet to a point; thence

North 79°57'59" West 247.30 feet to a point; thence

South 81°46'36" West 118.14 feet to a point; thence

North 42°20'00" West 315.00 feet to a point; thence

North 70°00'00" East 450.00 feet to a point; thence

North 42°09'52" East 284.03 feet to a point; thence

North 89°48'50" East 70.00 feet to a point; thence

South 0°23'15" East 602.97 feet to a point; thence

North 89°43'15" East 211.45 feet to a point on the said East line of Section 34; thence

South 0°28'57" East 399.14 feet along the East line of Section 34 to the REAL POINT

OF BEGINNING.

Parcel E:

A parcel of land situated in the Southeast Quarter of Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, more particularly described as follows:

Commencing at the South Quarter corner of said Section 34, a brass cap; thence North 89°49'56" East along the South line of said Section 34 a distance of 1026.83 feet to a 5/8 inch iron pin and the REAL POINT OF BEGINNING; thence continuing North 89°49'56" East distance of 601.33 feet to a 5/8 inch iron pin; thence North 00°33'06" West a distance of 630.30 feet to a 5/8 inch iron pin; thence North 89°58'10" East a distance of 325.89 feet to a 5/8 inch iron pin; thence North 00°31'43" West a distance of 629.51 feet to a 5/8 inch iron pin; thence South 89°53'35" East a distance of 652.32 feet to a 5/8 inch iron pin, the 1/16th corner and a 5/8 inch iron pin; thence North 00°28'57" West a distance of 78.61 feet to a 5/8 inch iron pin; thence South 87°50'16" West a distance of 675.28 feet to a 5/8 inch iron pin; thence North 02°03'52" West a distance of 279.00 feet to a 5/8 inch iron pin; thence 90°00'00" West a distance of 898.97 feet to a 5/8 inch iron pin; thence South 00°36'19" East a distance of 1592.51 feet to a 5/8 inch iron pin and the REAL POINT OF BEGINNING.

Parcel F:

The East Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter, Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho.

Parcel G:

The plat of Charter's Mountain Ranch Condominiums and Subdivision No. 1, according to the plat thereof recorded under Instrument No. 112105.

ALLIANCE

TITLE & ESCROW CORP.

7941 W Rifleman Boise ID 83704, (208) 378-1666 Fax No (208) 375-6323

To: Eagle Springs Ranch, LLC
519 W. Front St.
Boise, ID 83702

Date: March 17, 2005
Re: 5000423537MM
S27 and 28, T9N, R4E
Boise County, ID

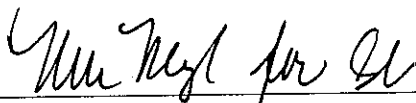
In connection with the above referenced transaction, we enclose the following:

X Policy of Title Insurance
Original, Recorded Warranty Deed (Instrument #201131)

“THANK YOU” for this opportunity to serve you. Your business is appreciated!

If you should have any questions or if we may be of further assistance, please do not hesitate to contact the undersigned.

Alliance Title & Escrow Corp.

By: 
Shannon Lloyd



Owner's Policy of Title Insurance

Fidelity National Title Insurance Company

A Stock Company

Policy Number 1312- 301597

OWNER'S POLICY OF TITLE INSURANCE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIDELITY NATIONAL 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.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

Issued by:

ALLIANCE TITLE & ESCROW CORP.
7941 W. RIFLEMAN STREET
BOISE, ID 83704
(208) 378-1666

Fidelity National Title Insurance Company



By:

[Signature]

President

ATTEST

[Signature]

Secretary

Countersigned: *[Signature]*

Authorized Signature

(Please print name below)

OWNER POLICY

SCHEDULE A

Order Number	Policy Number	Date of Policy	Amount of Insurance	Premium Amount
5000423537SL	1312-301597	March 15, 2005 At 4:02PM	\$4,300,000.00	\$9,380.00

1. Name of Insured:

Eagle Springs Ranch, LLC

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

Fee Simple

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

Eagle Springs Ranch, LLC, an Idaho limited liability company

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

See attached EXHIBIT A.

EXHIBIT A

Parcel 1:

Government Lots 6 and 7, Section 27, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho.

Parcel 2:

The Southwest Quarter of the Southwest Quarter of Section 27, in Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho;

Parcel 3:

In Section 28, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho;

Tract A:

The Southeast Quarter of the Northwest Quarter;

Tract B:

Lot 2, EXCEPTING THEREFROM that certain land described on the waterside of the South bank of the South fork of the Payette River;

Tract C:

Lot 3;

Tract D:

Lot 4, EXCEPTING THEREFROM the Southerly 400 feet; and excepting from said Lot 4 the following parcel described as;

**COMMENCING at the meander corner common to Sections 28 and 27, thence following along the left bank of the river channel
South 87°46'41" West 242.47 feet; thence
North 89°10'17" West 184.86 feet; thence
North 78°32'39" West 249.44 feet; thence
South parallel to the East section line to a point which is 67 feet North of the North boundary line of the Southerly 400 feet of Lot 4; thence
East parallel to the said South boundary line of the Southerly 400 feet of Lot 4, said line to also be the North boundary line of the access easement hereinafter described, to a point on the East section line; thence
North along the East section approximately 180.68 feet to the POINT OF BEGINNING.**

Tract E:

AND that certain parcel of property commencing at the section corner common to Sections 28, 27, 33 and 34; thence
North 1962.77 feet to the meander corner stone on the section line common to Sections 27 and 28, being the REAL POINT OF BEGINNING; thence
South 87°46'41" West 242.27 feet; thence
North 25°58'19" West 963.75 feet; thence
South 85°04'54" West 397.19 feet; thence
North 84°22'17" West 282.27 feet; thence
North 68°08'27" West 448.60 feet; thence
North 62°28'09" West 267.39 feet; thence
North 32°12'44" West 562.39 feet; thence
North 65°47'57" West 106.74 feet; thence
North 23°28'18" West 98.92 feet; thence
North 25°43'19" West 132.01 feet; thence
North 23°43'18" West 263.82 feet; thence
North 24°58'19" West 190.91 feet; thence
South 61°38'06" East 103.61 feet; thence
North 86°15'51" East 171.50 feet; thence
South 64°39'43" East 99.67 feet; thence
South 61°20'08" East 369.13 feet; thence
South 76°15'13" East 367.84 feet; thence
South 70°18'31" East 246.54 feet; thence
South 59°47'58" East 214.62 feet; thence
South 71°56'05" East 96.73 feet; thence
South 88°13'49" East 183.91 feet; thence
North 69°10'12" East 391.03 feet; thence
North 78°23'23" East 208.63 feet; thence
North 57°35'15" East 101.69 feet; thence
North 78°24'32" East 154.82 feet; thence
North 82°40'43" East 86.78 feet to the section line; thence
South 1°17'39" East 2007.70 feet to the POINT OF BEGINNING.

EXCEPTING the following parcel conveyed to the State of Idaho described as follows:

Beginning at the meander corner common to Section 27 and 28, Township 9 North, Range 4 East, Boise Meridian, on the left bank of the South Fork of the Payette river which is the REAL POINT OF BEGINNING; thence
South 87°46'41" West 242.27 feet to a point on the left bank of a channel of the South Fork of the Payette River; thence along the left bank of said channel a distance of 1205 feet, more or less, to a point which is
South 87°46'41" West 242.27 feet and
North 25°58'19" West 820.29 feet from the point of beginning; thence continuing along the left bank
North 31°48'23" East 250.28 feet; thence
North 6°18'08" West 116.06 feet; thence
North 37°19'50" West 230.97 feet; thence
North 47°31'05" West 500.97 feet; thence

North 39°43'38" West 204.46 feet to a point at the confluence of said channel with the main channel of the South Fork of the Payette River; thence
South 88°13'49" East 183.91 feet to a point on the right bank of said channel, upstream along the right bank; thence
South 43°52'22" East 176.89 feet; thence
South 57°08'43" East 296.19 feet; thence
South 39°03'04" East 197.33 feet; thence
South 52°36'20" East 149.02 feet; thence
South 8°45'32" East 185.09 feet; thence
South 6°08'13" West 356.62 feet; thence
South 46°21'54" West 173.24 feet; thence
South 34°42'02" West 51.54 feet to a point on the right bank of a channel of the South Fork of the Payette River lying
South 87°46'41" West 242.27 feet and
North 25°58'19" West 564.52 feet from the POINT OF BEGINNING; thence upstream along the right bank of said channel a distance of 585 feet, more or less, to a point lying
South 87°46'41" West 242.27 feet and
North 25°58'19" West 151.00 feet from the POINT OF BEGINNING; thence along the right bank of said channel
South 85°30'12" East 51.20 feet; thence
North 86°01'36" East 176.71 feet; thence
North 47°50'33" East 102.91 feet to a point on the right bank of said channel; thence
South 1°17'39" East 203.71 feet to the POINT OF BEGINNING.

Parcel 4:

That certain property in Section 28, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, as follows:

COMMENCING at the meander corner common to Sections 28 and 27; thence following along the left bank of the river channel,
South 87°46'41" West 242.47 feet; thence
North 89°10'17" West 184.86 feet; thence
North 78°32'39" West 249.44 feet; thence
South parallel to the East section line to a point which is 67 feet North of the North boundary line of the Southerly 400 feet of Lot 4; thence
East parallel to the said South boundary line of the Southerly 400 feet of Lot 4, said line to also be the North boundary line of the access easement described in Instrument No. 113169 recorded May 18, 1984 of Official Records, to a point on the East section line thence
North along the East section line approximately 180.68 feet to the POINT OF BEGINNING.

Parcel 5:

The Northwest Quarter of the Northwest Quarter of Section 34, in Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho;

EXCEPTING THEREFROM the 4.50 acres described as:

BEGINNING at the section corner common to Sections 27, 28, 33 and 34; thence
South 64°04'06" East 861.68 feet to an iron pin, being the **REAL POINT OF**
BEGINNING; thence
South 42°27'46" East 455.00 feet to an iron pin; thence
South 47°32'14" West 643.71 feet to an iron pin; thence
North 42°27'46" West (formerly shown as South 42°27'46" West) 125.65 feet to an iron
pin; thence
North 28°25'31" East 384.93 feet to an iron pin; thence
North 42°27'46" West 203.32 feet to an iron pin; thence
North 47°32'14" East 280.00 feet to the **REAL POINT OF BEGINNING**.

Parcel 6:

Lot 3 of Charter's Mountain Ranch Condominiums and Subdivision No. 1, according to the plat thereof, filed as Instrument No. 112105 records of Boise County, Idaho.

Parcel 7:

Lot 4 of Charter's Mountain Ranch Condominiums and Subdivision No. 1, according to the plat thereof, filed as Instrument No. 112105, records of Boise County, Idaho.

Parcel 8:

Lot 5 of Charter's Mountain Ranch Condominiums and Subdivision No. 1, according to the plat thereof, filed as Instrument No. 112105, records of Boise County, Idaho.

Parcel 9:

A parcel of land situate in the Southeast one-quarter of Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, more particularly described as follows:

COMMENCING at the South One Quarter corner of said Section 34, a brass cap;
thence
North 89°49'56" East along the South line of said Section 34 a distance of 1026.83 feet
to a 5/8 inch iron pin and the **REAL POINT OF BEGINNING**; thence continuing
North 89°49'56" East a distance of 601.33 feet to a 5/8 inch iron pin; thence
North 00°33'06" West a distance of 630.30 feet to a 5/8 inch iron pin; thence
North 89°58'10" East a distance of 325.89 feet to a 5/8 inch iron pin; thence
North 00°31'43" West a distance of 629.51 feet to a 5/8 inch iron pin; thence
South 89°53'35" East a distance of 652.32 feet to a 5/8 inch iron pin, the 1/16th corner
and a 5/8 inch iron pin; thence
North 00°28'57" West a distance of 78.61 feet to a 5/8 inch iron pin; thence
South 87°50'16" West a distance of 675.28 feet to a 5/8 inch iron pin; thence
North 02°03'52" West a distance of 279.00 feet to a 5/8 inch iron pin; thence
North 90°00'00" West a distance of 898.97 feet to a 5/8 inch iron pin; thence
South 00°36'19" East a distance of 1592.51 feet to a 5/8 inch iron pin and the **REAL**
POINT OF BEGINNING.

Parcel 10:

A parcel of land in the Southeast Quarter of Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, more particularly described as follows:

BEGINNING at the section corner common to Sections 34 and 35, Township 9 North Range 4 East, Boise Meridian, and Sections 2 and 3, Township 8 North, Range 4 East, Boise Meridian, Boise County, Idaho, thence
North 00°06'29" East 1393.12 feet along the section line common to said Sections 34 and 35 to an iron pin being the **REAL POINT OF BEGINNING**; thence
continuing
North 00°06'29" East 340.10 feet to an iron pin; thence
North 89°53'31" West 206.62 feet to an iron pin; thence
South 23°36'14" East 154.45 feet to an iron pin; thence
South 35°55'16" East 245.68 feet to the **REAL POINT OF BEGINNING**. (aka Lot 1 of Charters Mountain Ranch Condominiums and Subdivision No. 1, according to the plat filed as Instrument No. 112105, records of Boise County, Idaho.)

Parcel 11:

Lot 2 of Charter's Mountain Ranch Condominiums and Subdivision No. 1, according to the plat thereof recorded under Instrument No. 112105, records of Boise County, Idaho.

Parcel 12:

Government Lots 2 and 3, East Half of the Northwest Quarter, Southwest Quarter of the Northeast Quarter, Northeast Quarter of the Southeast Quarter, Northwest Quarter of the Southeast Quarter, Southwest Quarter of the Southeast Quarter, and the West Half of the Southeast Quarter of the Southeast Quarter, Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho.
EXCEPTING FROM said Parcel 12 any portion thereof lying within the following described parcels A, B, C, D, E, F and G.

Parcel A:

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, more particularly described as follows:

BEGINNING at a brass cap marking the section corner common to Sections 2 and 3, Township 8 North, Range 4 East, and Sections 34 and 35, Township 9 North, Range 4 East, Boise Meridian; thence
North 0°28'57" West 1334.51 feet along the section line common to Sections 34 and 35 to a point; thence
South 87°50'16" West 66.80 feet to an iron pin being the **REAL POINT OF BEGINNING**; thence continuing
South 87°50'16" West 608.48 feet to an iron pin; thence
North 2°03'52" West 429.28 feet to an iron pin; thence

North 81°46'36" East 118.14 feet to an iron pin; thence
South 79°57'59" East 247.30 feet to an iron pin; thence
South 38°16'19" East 338.84 feet to an iron pin; thence
South 25°02'48" East 125.66 feet to the REAL POINT OF BEGINNING.

Parcel B:

A tract of land in the Northeast Quarter of the Southeast Quarter of Section 34, Township 9 North, Range 4 East of the Boise Meridian, Boise County, Idaho, described as follows:

BEGINNING at a point on the East boundary of the Northeast Quarter of Southeast Quarter, Section 34, Township 9 North, Range 4 East, Boise Meridian, said point being North 1737 feet along section line from the Southeast corner of Section 34, the REAL POINT OF BEGINNING; thence
West 217 feet; thence
North 602.20 feet; thence
East 217 feet; thence
South 602.20 feet to the REAL POINT OF BEGINNING.

Parcel C:

A parcel of land in the Southeast Quarter of Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, more particularly described as follows:

Beginning at the section corner common to Sections 34, 35, 2 and 3, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho; thence
North 0°06'29" East 1393.12 feet along the section line common to said Section 34 and 35 to an iron pin being the REAL POINT OF BEGINNING; thence continuing
North 0°06'29" East 340.10 feet to an iron pin; thence
North 89°53'31" West 206.62 feet to an iron pin; thence
South 23°36'14" East 154.45 feet to an iron pin; thence
South 35°55'16" East 245.68 feet to the REAL POINT OF BEGINNING.

Parcel D:

A parcel of land lying in a portion of the Northeast Quarter of the Southeast Quarter, Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho and being more particularly described as follows:

Beginning at a point marking the Southeast corner of said section 34; thence
North 0°28'57" West 1334.51 feet along the East line of Section 34 to a point marking the Southeast corner of the said Northeast Quarter of the Southeast Quarter of Section 34, said point being the REAL POINT OF BEGINNING; thence
South 87°50'16" West 66.80 feet to a point; thence
North 25°02'48" West 125.66 feet to a point; thence
North 38°16'19" West 338.84 feet to a point; thence
North 79°57'59" West 247.30 feet to a point; thence
South 81°46'36" West 118.14 feet to a point; thence
North 42°20'00" West 315.00 feet to a point; thence

North 70°00'00" East 450.00 feet to a point; thence
North 42°09'52" East 284.03 feet to a point; thence
North 89°48'50" East 70.00 feet to a point; thence
South 0°23'15" East 602.97 feet to a point; thence
North 89°43'15" East 211.45 feet to a point on the said East line of Section 34; thence
South 0°28'57" East 399.14 feet along the East line of Section 34 to the REAL POINT
OF BEGINNING.

Parcel E:

A parcel of land situated in the Southeast Quarter of Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, more particularly described as follows:

Commencing at the South Quarter corner of said Section 34, a brass cap; thence
North 89°49'56" East along the South line of said Section 34 a distance of 1026.83 feet
to a 5/8 inch iron pin and the REAL POINT OF BEGINNING; thence continuing
North 89°49'56" East distance of 601.33 feet to a 5/8 inch iron pin; thence
North 00°33'06" West a distance of 630.30 feet to a 5/8 inch iron pin; thence
North 89°58'10" East a distance of 325.89 feet to a 5/8 inch iron pin; thence
North 00°31'43" West a distance of 629.51 feet to a 5/8 inch iron pin; thence
South 89°53'35" East a distance of 652.32 feet to a 5/8 inch iron pin, the 1/16th corner
and a 5/8 inch iron pin; thence
North 00°28'57" West a distance of 78.61 feet to a 5/8 inch iron pin; thence
South 87°50'16" West a distance of 675.28 feet to a 5/8 inch iron pin; thence
North 02°03'52" West a distance of 279.00 feet to a 5/8 inch iron pin; thence
90°00'00" West a distance of 898.97 feet to a 5/8 inch iron pin; thence
South 00°36'19" East a distance of 1592.51 feet to a 5/8 inch iron pin and the REAL
POINT OF BEGINNING.

Parcel F:

The East Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter, Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho.

Parcel G:

The plat of Charter's Mountain Ranch Condominiums and Subdivision No. 1, according to the plat thereof recorded under Instrument No. 112105.

END OF SCHEDULE A

OWNER POLICY

Order No: 5000423537SL

Policy No: 1312-301597

SCHEDULE B PART I

EXCEPTIONS FROM COVERAGE

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

General Exceptions:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
3. Easements, or claims of easement, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. 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. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

SCHEDULE B PART II

Special Exceptions:

1. General Taxes for the year 2005, a Lien, but not yet due and payable.
2. Liens, levies and assessments of the Garden Valley Fire Protection District.
3. Right of way for ditches, tunnels, telephone and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
4. All minerals in or under said land including but not limited to metals, oils, gas, coal, stone and mineral rights, mining rights and easement rights or other matters relating thereto, whether expressed or implied.
5. Rights of the State of Idaho in and to that portion of said premises, if any, lying in the bed or former bed of the South Fork Payette River, if it is navigable.

6. Any question of location, boundary or area related to the South Fork Payette River, including, but not limited to, any past or future changes in it.
7. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the land or to use any portion of the land which is now or may formerly have been covered by water.
8. Any difference in the mean high water line of the South Fork Payette River and the meander line as shown by government survey
9. Notwithstanding Paragraph 4 of the insuring clauses of the policy or policies to be issued, the policy or policies when issued will not insure against loss arising by reason of any lack of a right of access to and from the land.
10. Easements, reservations, notes and dedications, as shown on Record of Survey.
Recorded: October 24, 1980
Instrument No : 97426, of Official Records.
Affects: Parcel 12
11. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted to: Marvin Simpson and Jean Simpson, husband and wife.
Purpose: Access Easement.
Recorded: May 18, 1984.
Instrument No : 113169, of Official Records
Affects: Parcel 3.
Note: Said Easement does not abut a public road.
12. The provisions contained in Quitclaim Deed,
Recorded: May 18, 1984,
Instrument No : 113169, of Official Records
Affects: Parcel 3.
13. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42 Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons as set forth in the document.
Recorded: April 17, 1989.
Instrument No : 132011, of Official Records.
Affects: Parcel 4
14. An easement for the purpose shown below and rights incidental thereto as reserved in a document
Purpose: Easement over the Westerly 200 feet
Recorded: April 17, 1989.
Instrument No : 132011, of Official Records
Affects: Parcel 4.

15. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted to: Idaho Power Company.
Purpose: Public Utilities.
Recorded: March 30, 1999.
Instrument No.: 172501, of Official Records.
Affects: Parcel 12.
16. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted to: The Trustees of the Plateau Trust, and the Trustees of the Plateau Trust No. 2.
Purpose: Non-exclusive easement for ingress and egress.
Recorded: September 6, 1989.
Instrument No.: 133864, of Official Records.
Affects: Parcels 8, 9, 10 and 12.
Note: Said Easement does not abut a public road
17. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons as set forth in the document
Recorded: September 6, 1989
Instrument No.: 133864, of Official Records
Affects: Parcels 8, 9, 10 and 12.
18. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted to: Idaho Power Company
Purpose: Public Utilities.
Recorded: January 9, 1996.
Instrument No.: 158861, of Official Records.
Affects: Parcel 12.
19. Easements, reservations, notes and/or dedications as shown on the official plat of Charter's Mountain Ranch Condominiums and Subdivision No. 1.
Affects: Parcels 6, 7, 8, 10 and 11
20. Easements, reservations, notes and dedications, as shown on Record of Survey.
Recorded: July 20, 2001.
Instrument No.: 181985, of Official Records.
Note: Although said Record of Survey shows the existence of Charter Ranch Road, no easement for same has ever been granted.
21. Any question of location, boundary or area related to the Charters Creek, including, but not limited to, any past or future changes in it
Affects: Parcel 12.
22. Any question of location, boundary or area related to the Coski Creek, including, but not limited to, any past or future changes in it.
Affects: Parcel 12

23. A Mortgage to secure an indebtedness as shown below and any other obligations secured thereby:

Amount: \$2,800,000.00

Mortgagor: Eagle Springs Ranch, L.L.C., an Idaho limited liability company.

Mortgagee: Casa Del Norte L.P., an Idaho limited partnership.

Dated: March 14, 2005

Recorded: March 15, 2005

Instrument No : 201132, of Official Records

END OF SCHEDULE B

Countersigned:



Authorized Signature