

TR COMPANY, LLC



250 S. Beechwood, Suite 120
Boise, ID 83709

Phone: (208) 375-6666

Fax: (208) 375-6667

February 15, 2005

Idaho Department of Water Resources
Western Region
2735 Airport Way
Boise, Idaho 83705

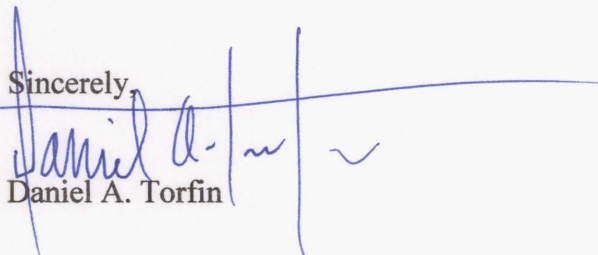
RE: Two Rivers Subdivision

To Whom It May Concern:

Please find attached copies of the warranty deeds for the Two Rivers property showing the sequence of title. The property was deeded to B.W. Inc. in 1999 from the Quarter Circle D.J. Ranch. Subsequent to that transfer of ownership, B.W., Inc. deeded the property to Dennis M. Baker and Jean S. Baker, on March 14th, 2000. On that same day the property was deeded to T.R. Company, which is the development company for the Two Rivers Subdivision. Additional parcels were acquired to complete the Two Rivers property.

Thank you for your time.

Sincerely,


Daniel A. Torfin

RECEIVED


FEB 18 2005

WATER RESOURCES
WESTERN REGION

164403517/HEH

STATE OF IDAHO
COUNTY OF ADA

ON THIS 25TH DAY OF AUGUST, IN THE YEAR 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED EVELYN T. HARNEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE EXECUTOR OF THE ESTATE OF DAVID M. HARNEY; TRUSTEE OF THE HARNEY FAMILY TRUST TRUSTEE OF THE HARNEY FAMILY LIMITED PARTNERSHIP AND ACKNOWLEDGED TO ME THAT SHE SUBSCRIBED SAID ENTITIES NAMES AS A PARTNER IN THE PARTNERSHIP OF QUARTER CIRCLE D J RANCH.



NOTARY PUBLIC
RESIDING AT BOISE, ID
COMMISSION EXPIRES: 5-5-2000

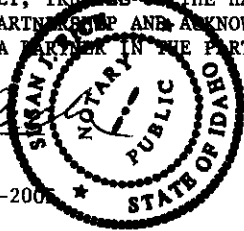


EXHIBIT A

The land referred to in this Commitment is described as follows:

A PARCEL OF LAND BEING ALL OF LOTS 6, 7, AND 8, AND PORTIONS OF LOT 5, THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, EAGLE, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN; THENCE SOUTH 00 DEGREES 56'03" WEST ALONG THE EAST LINE OF SAID SECTION 17, 61.27 FEET TO A POINT; THENCE NORTH 89 DEGREES 03'57" WEST 33.00 FEET TO A POINT BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WESTERLY ALONG A LINE, SAID LINE BEING THE AGREED TO PROPERTY LINE BETWEEN LEONARD C. MACE AND JAMES C. WARREN, PARTNER, QUARTER CIRCLE DJ RANCH, FOUND ON RECORD OF SURVEY NO. 306, 1981, THE FOLLOWING COURSES AND DISTANCES: NORTH 45 DEGREES 55'26" WEST 387.98 FEET TO A POINT; THENCE NORTH 37 DEGREES 00'02" WEST 409.25 FEET TO A POINT; THENCE NORTH 53 DEGREES 05'19" WEST 205.78 FEET TO A POINT; THENCE SOUTH 81 DEGREES 27'12" WEST 1659.98 FEET TO A POINT; THENCE SOUTH 84 DEGREES 27'59" WEST 922.50 FEET TO A POINT; THENCE NORTH 85 DEGREES 17'43" WEST 519.15 FEET TO A POINT; THENCE NORTH 84 DEGREES 28'15" WEST 236.23 FEET TO A POINT; THENCE SOUTH 00 DEGREE 21'12" EAST 920.83 FEET TO A POINT ON A LINE BETWEEN LOTS 5 AND 6; THENCE SOUTH 00 DEGREE 53'16" WEST 794.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREE 53'16" WEST 345.37 FEET TO A POINT; THENCE NORTH 89 DEGREES 37'16" EAST 1348.44 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 17; THENCE SOUTH 01 DEGREE 09'38" WEST ALONG SAID CENTER SECTION LINE 419.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY FOR SOUTH CHANNEL ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 67 DEGREES 33'30" EAST 1190.46 FEET TO A POINT; THENCE NORTH 66 DEGREES 55'30" EAST 329.25 FEET TO A POINT; THENCE SOUTH 84 DEGREES 50'30" EAST 396.00 FEET TO A POINT; THENCE SOUTH 52 DEGREES 45'30" EAST 165.00 FEET TO A POINT; THENCE SOUTH 40 DEGREES 18'30" EAST 93.72 FEET TO A POINT; THENCE SOUTH 51 DEGREES 59'50" EAST 35.43 FEET TO A POINT; THENCE NORTH 88 DEGREES 55'32" EAST 614.71 FEET TO A POINT; THENCE NORTH 00 DEGREE 56'03" EAST 2563.43 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT THAT PORTION CONVEYED TO THE STATE OF IDAHO BY DEED RECORDED UNDER INSTRUMENT NO. 96098736.

END OF LEGAL DESCRIPTION

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

FEE 9.00 DEPUTY Moore

WARRANTY DEED
2000 MR 14 AM 10:32

100018884

Dennis Baker

FOR VALUE RECEIVED B. W., INC., AN IDAHO CORPORATION

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

DENNIS M. BAKER AND JEAN S. BAKER, HUSBAND AND WIFE

GRANTEE(S), whose address is: 250 S. BEECHWOOD, #120, BOISE, IDAHO 83709

The following described property in ADA County, State of Idaho,
More particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

This deed is being re-recorded to correct the legal description

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

DATED: MARCH 14, 2000

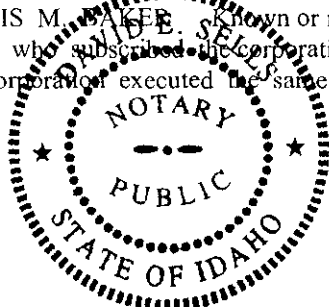
B. W., INC.

BY *Dennis Baker*
DENNIS M. BAKER - PRESIDENT

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 14TH day of MARCH, in the year of 2000, before me
DAVID E. SELLS, a Notary Public, personally appeared

DENNIS M. BAKER, known or identified to me to be the PRESIDENT OF B. W., INC. and the person who subscribed the corporations name to the within instrument and acknowledged to me that said corporation executed the same.



Notary Public: *David E. Sells*
Residing at _____ meridian
My commission expires: 10-27-2005



Exhibit "A"

Engineers Surveyors Planners

Project: 11478
Date: December 15, 1998
Revised: November 5, 1999 (to 83 datum)

PARCEL DESCRIPTION FOR
TWO RIVERS SUBDIVISION - TOTAL BOUNDARY

A parcel of land being all of Lots 6, 7, and 8, and portions of Lot 5, the North half of the Southeast quarter and the South half of the Southeast quarter, all in Section 17, T.4N., R.1E., B.M., Eagle, Idaho, and more particularly described as follows:

Commencing at a point marking the East ¼ corner of Section 17, T.4N., R.1E., B.M., Eagle, Idaho; thence South 00°55'58" West, 42.87 feet along the Easterly line of said Section 17 (formerly described as South 00°56'03" West, 61.27 feet) to a point; thence leaving said Easterly line, North 89°04'26" West, 52.55 feet (formerly described as North 89°03'57" West, 33.00 feet) to a point on the Westerly right-of-way of State Highway No. 55 (Eagle Road), Project No. NH-F-3271(037) highway survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, also described in Warranty Deed Instrument No. 96098736; said point being the REAL POINT OF BEGINNING;

thence North 45°55'31" West, 361.19 feet (formerly described as North 45°55'26" West, 387.98 feet) to a point;

thence North 37°00'07" West, 409.25 feet (formerly described as North 37°00'02" West, 409.25 feet) to a point;

thence North 53°05'24" West, 205.78 feet (formerly described as North 53°05'19" West, 205.78 feet) to a point;

thence South 81°27'07" West, 1,659.98 feet (formerly described as South 81°27'12" West, 1,659.98 feet) to a point;

thence South 84°27'54" West, 922.50 feet (formerly described as South 84°27'59", 922.50 feet) to a point;

thence North 85°17'48" West, 519.15 feet (formerly described as North 85°17'43" West, 519.15 feet) to a point;

thence North 84°28'20" West, 236.23 feet (formerly described as North 84°28'15" West, 236.23 feet) to a point;

thence South 00°21'17" East, 920.83 feet (formerly described as South 00°21'12" East 920.83 feet) to a point on a line between Lots 5 and 6;

thence South 00°53'11" West, 794.07 feet (formerly described as South 00°53'16" West, 794.07 feet) to a point marking the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 17;

thence continuing South 00°53'11" West, 345.37 feet (formerly described as South 00°53'16" West, 345.37 feet) to a point on the Southerly line of the North ½, North ½, SE ¼, SW ¼;

thence North 89°37'11" East, 1,348.44 feet (formerly described as North 89°37'16" East, 1,348.44 feet) along said Southerly line to a point on the center section line of said Section 17;





thence South 01°09'33" West, 419.36 feet along said center section line (formerly described as South 01°09'38" West, 419.36 feet) to a point on the Northerly right-of-way of South Channel Road;

thence along said Northerly right-of-way the following courses and distances:

South 67°33'35" East, 1,190.46 feet (formerly described as South 67°33'30" East, 1,190.46 feet) to a point;

thence North 66°55'25" East, 329.25 feet (formerly described as North 66°55'30" East, 329.25 feet) to a point;

thence South 84°50'35" East, 396.00 feet (formerly described as South 84°50'30" East, 396.00 feet) to a point;

thence South 52°45'35" East, 165.00 feet (formerly described as South 52°45'30" East, 165.00 feet) to a point;

thence South 40°18'35" East, 93.72 feet (formerly described as South 40°18'30" East, 93.72 feet) to a point;

thence South 51°59'55" East, 35.43 feet (formerly described as South 51°59'50" East, 35.43 feet) to a point;

thence North 88°55'27" East, 592.98 feet (formerly described as North 88°55'32" East, 614.71 feet to a point on the Westerly right-of-way of said State Highway No. 55 (Eagle Road);

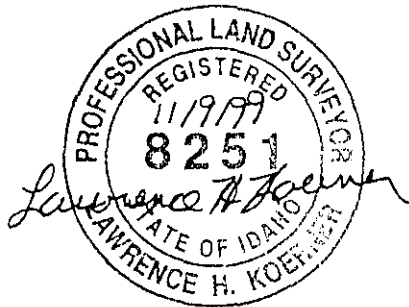
thence North 00°58'51" East, 2,582.51 feet along said Westerly right-of-way (formerly described as North 00°56'03" East, 2,563.43 feet) to the REAL POINT OF BEGINNING.

Said parcel contains 237.13 acres, more or less.

END OF DESCRIPTION.

Prepared by

J-U-B ENGINEERS, Inc.



LHK:lhc

Lawrence H. Koerner, P.L.S.



NOISE, IDAHO

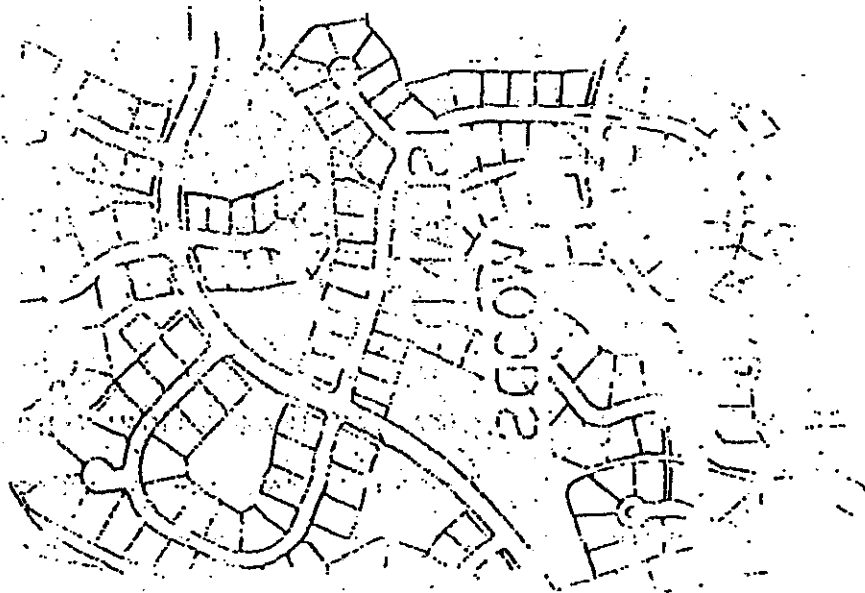
Review FEE 12 DEPUTY *Madon*

2000 APR 11 AM 11:13

100027333

ALLIANCE TITLE

**This sheet has been added to document
to accommodate recording information.**



ADA COUNTY RECORDER

J. DAVID HAVARRO

WARRANTY DEED

2000.MR.14 AM 10:32

FEE 9.00 DEPUTY *McCarson*

100018883

Dennis Baker

FOR VALUE RECEIVED DENNIS M. BAKER AND JEAN S. BAKER, HUSBAND AND WIFE

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

T R COMPANY, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY

GRANTEE(S), whose address is: 250 S. BEECHWOOD, #120, BOISE, IDAHO 83709

The following described property in ADA County, State of Idaho, More particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

This deed is being rerecorded to correct the legal description

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

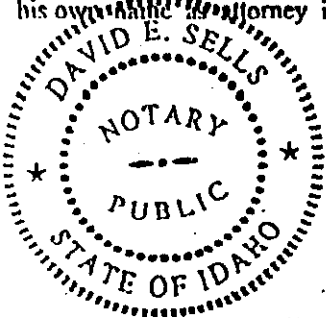
DATED: MARCH 14, 2000

Dennis M. Baker
DENNIS M. BAKER

Jean S. Baker by Dennis M. Baker
JEAN S. BAKER, BY DENNIS M. BAKER
HER ATTORNEY IN FACT

STATE OF IDAHO ; COUNTY OF ADA ,SS.

On this 14TH day of MARCH, in the year of 2000, before me DAVID E. SELLS a Notary Public, personally appeared DENNIS M. BAKER Known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same individually and the person who signed the name of Jean S. Baker thereto and acknowledged to me that he signed the name of Jean S. Baker and his own attorney in fact.



Notary Public: *David E. Sells*
Residing at meridian
My commission expires: 10-27-2005

Engineers Surveyors Planners

Project: 11478
Date: December 15, 1998
Revised: November 5, 1999 (to 83 datum)

PARCEL DESCRIPTION FOR
TWO RIVERS SUBDIVISION - TOTAL BOUNDARY

A parcel of land being all of Lots 6, 7, and 8, and portions of Lot 5, the North half of the Southeast quarter and the South half of the Southeast quarter, all in Section 17, T.4N., R.1E., B.M., Eagle, Idaho, and more particularly described as follows:

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thence North $37^{\circ}00'07''$ West, 409.25 feet (formerly described as North $37^{\circ}00'02''$ West, 409.25 feet) to a point;

thence North $53^{\circ}05'24''$ West, 205.78 feet (formerly described as North $53^{\circ}05'19''$ West, 205.78 feet) to a point;

thence South $81^{\circ}27'07''$ West, 1,659.98 feet (formerly described as South $81^{\circ}27'12''$ West, 1,659.98 feet) to a point;

thence South $84^{\circ}27'54''$ West, 922.50 feet (formerly described as South $84^{\circ}27'59''$, 922.50 feet) to a point;

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thence South $00^{\circ}53'11''$ West, 794.07 feet (formerly described as South $00^{\circ}53'16''$ West, 794.07 feet) to a point marking the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 17;

thence continuing South $00^{\circ}53'11''$ West, 345.37 feet (formerly described as South $00^{\circ}53'16''$ West, 345.37 feet) to a point on the Southerly line of the North $\frac{1}{2}$, North $\frac{1}{2}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$;

thence North $89^{\circ}37'11''$ East, 1,348.44 feet (formerly described as North $89^{\circ}37'16''$ East, 1,348.44 feet) along said Southerly line to a point on the center section line of said Section 17;



Engineers Surveyors Planners

thence South 01°09'33" West, 419.36 feet along said center section line (formerly described as South 01°09'38" West, 419.36 feet) to a point on the Northerly right-of-way of South Channel Road;

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thence North 66°55'25" East, 329.25 feet (formerly described as North 66°55'30" East, 329.25 feet) to a point;

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Said parcel contains 237.13 acres, more or less.

END OF DESCRIPTION.

Prepared by

J-U-B ENGINEERS, Inc.



LHK:lhc

Lawrence H. Koerner, P.L.S.





A Pioneer Company
PIONEER TITLE COMPANY
 OF ADA COUNTY
 8151 W. Rifleman Ave. / Boise, Idaho 83704
 (208) 377-2700

ADA COUNTY RECORDER
 J. DAVID NAVARRO
 BOISE, IDAHO

2001 JUN 29 PM 4:14

RECORDED - REQUEST OF

FEE 6.00 DEPUTY Man

101065023

PIONEER TITLE

WARRANTY DEED

For Value Received Glen Amador and Tiffany Amador, Husband and Wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

T R Company, LLC, an Idaho limited liability Company

hereinafter referred to as Grantee, whose current address is 250 S. Beechwood #120, Boise, Idaho 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

amb

SUBJECT TO: That certain Deed of Trust dated January 29, 1998 and recorded February 6, 1998 as Instrument No. 98010604, records of Ada County, Idaho, which Deed of Trust the Grantees herein agree to pay according to its terms and conditions and hold the grantees herein harmless therefrom.

AND

SUBJECT TO: That certain Deed of Trust dated January 29, 1998 and recorded February 9, 1998 as Instrument No. 98011022, records of Ada County, Idaho, which Deed of Trust the Grantees herein agree to pay according to its terms and conditions and hold the grantees herein harmless therefrom.

Together with any and all appurtenant water rights and/or interests.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: June 12, 2001

[Signature]

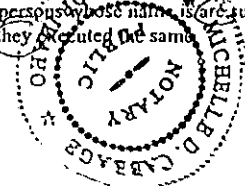
Glen Amador

[Signature]

Tiffany Amador

STATE OF Idaho. County of Ada, ss.

On this 29th day of June, in the year of 2001, before me the undersigned, notary public personally appeared Glen Amador and Tiffany Amador known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



[Signature]

Notary Public of Idaho
 Residing at 3036X MERIDIAN
 Commission expires: 11/03/01

EXHIBIT A

Beginning at the Northeast corner of Government Lot 1, Section 20, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho; thence
South a distance of 227.4 feet to a point; thence
South 89 degrees 25' West a distance of 475 feet to a point; thence
North a distance of 227.4 feet to a point; thence
North 89 degrees 25' East a distance of 475 feet to the point of beginning in Ada County, State of Idaho.

Except a parcel of land being on the Westerly side of the centerline of State Highway No. 55, (Eagle Road), Project No. NII-F-3271(037) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of said Government Lot 1 described as follows, to-wit:

Beginning at the Section corner common to Sections 17, 16, 20 and 21, all in Township 4 North, Range 1 East, Boise Meridian, and bears
North 89 degrees 01'21" West 15.27 feet from Station 327+48.20 of State Highway No. 55 (Eagle Road), Project No. NII-F-3271(037) Highway Survey; thence
South 1 degree 11'41" West along the East line of said Section 20 a distance of 227.40 feet to the Southeast corner of the North 227.4 feet of said Section 20 and bears
North 89 degrees 01'21" West 16.13 feet from Station 325+20.81 of said Highway Survey; thence
North 89 degrees 23'19" West along the South line of the North 227.4 feet of said Section 20 a distance of 53.87 feet to a point said point in a line parallel with and 70.0 feet Westerly from the centerline and bears
North 89 degrees 01'21" West from Station 325+20.46 of said Highway Survey; thence
North 0 degree 58'39" East along said parallel line 227.39 feet to a point in the North line of said Section 20 and being opposite Station 327+47.85 of said Highway Survey; thence
South 89 degrees 23'19" East along said North line 54.73 feet to the place of beginning.

01A 5205
1/28/02

ACCOMMODATION

RECORDED - REQUEST OF

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO
WARRANTY DEED
2002 AP -3 AM 11:12

FEE 6.00 DEPUTY [Signature]

102039405

PIONEER TITLE

FOR VALUE RECEIVED BAKER INVESTMENTS, L.L.C. AN IDAHO LIMITED LIABILITY COMPANY

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

T R COMPANY, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY

GRANTEE(S), whose address is: 250 S. BEECHWOOD #120, BOISE, IDAHO 83709

The following described property in ADA County, State of Idaho,
More particularly described as follows, to wit:

SEE EXHIBIT " A" ATTACHED HERETO

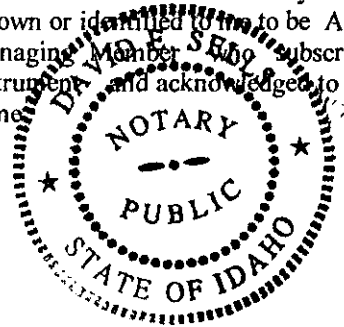
TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

DATED: March 28, 2002

BAKER INVESTMENTS, L.L.C.
BY [Signature]
DENNIS M. BAKER, MANAGER

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 28th day of March, in the year of 2002, before me
DAVID E. SELLS a Notary Public, personally appeared DENNIS M. BAKER
Known or identified to me to be A MEMBER OF BAKER INVESTMENTS, L.L.C. and the
Managing Member, who subscribed said Limited Liability Company name to the within
instrument and acknowledged to me that he executed the same in said Limited Liability Company
name.



Notary Public: [Signature]
Residing at: Meridian
My commission expires: 10-28-2005

FILE NO.: P191835

EXHIBIT A

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, IN ADA COUNTY, IDAHO EXTENDING THENCE NORTH 35 RODS; THENCE IN A SOUTHEASTERLY DIRECTION ON A STRAIGHT LINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE WESTON ON SAID SECTION LINE TO THE PLACE OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE NORTH ALONG CENTER LINE OF SAID SECTION 17, A DISTANCE OF 577.5 FEET TO THE SOUTH LINE OF A COUNTY ROAD; THENCE SOUTHEASTERLY ALONG COUNTY ROAD 761 FEET; THENCE SOUTHWESTERLY TO A POINT WHICH IS 672 FEET 4 INCHES ALONG SECTION LINE FROM PLACE OF BEGINNING; THENCE WEST ALONG SECTION LINE 672 FEET 4 INCHES TO THE PLACE OF BEGINNING.

END OF LEGAL DESCRIPTION

U.S. Smart

RECORDED - REQUEST OF

ADA COUNTY RECORDER
J. DAVID NAVARRO
WARRANTS DEPT

FEE 6 - DEPUTY X. Acree

2002 SP -3 PM 4:11

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PIONEER

FOR VALUE RECEIVED BAKER INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

T R COMPANY, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY

GRANTEE(S), whose address is: 250 S. BEECHWOOD # 120, BOISE, IDAHO 83709

The following described property in ADA County, State of Idaho,
More particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

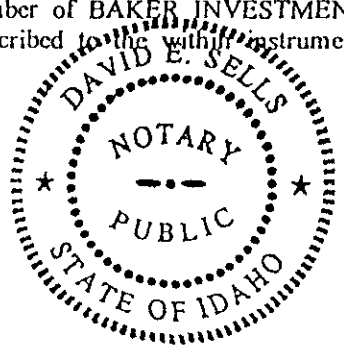
DATED: August 30, 2002

BAKER INVESTMENTS, L.L.C.

BY [Signature]
DENNIS M. BAKER, MANAGER

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 30th day of August, in the year of 2002, before me DAVID E. SELLS a Notary Public, personally appeared DENNIS M. BAKER Known or identified to me to be A member of BAKER INVESTMENTS, L.L.C. and the Managing member whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



Notary Public: [Signature]
Residing at: MERIDIAN, IDAHO
My commission expires: 10-18-05

EXHIBIT A

That portion of the Northeast quarter of Section 20, Township 4 North, Range 1 East, Boise Meridian, described as follows:

Beginning at an iron pipe midway on the North line of the Northeast quarter of said section;
Thence East 2.03 chains to the real place of beginning;
Thence South 72 degrees 35' East 2.08 chains;
Thence South 56 degrees 45' East 4.40 chains;
Thence South 40 degrees 05' East to a point, which is 300 feet South of the North line of Section 20;
Thence East to a point which is 475 feet West of the East line of Section 20;
Thence North 300 feet to the North line of Section 20;
Thence West on the North boundary line of Section 20 to the real place of beginning.

Also all land lying South of road, deeded to J.L. Graham lying in the Southwest corner of the Southeast quarter of the Southeast quarter of Section 17, Township 4 North, Range 1 East, Boise Meridian, said road deeded to J.L. Graham, being described fully in that certain deed from Thomas Aikens, a single man, to J.L. Graham, recorded in Book 126 of Deeds, at page 47 of the Ada County records, together with all water and ditch rights thereunto belonging or in anywise appertaining.