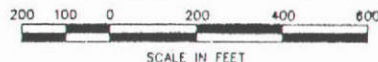


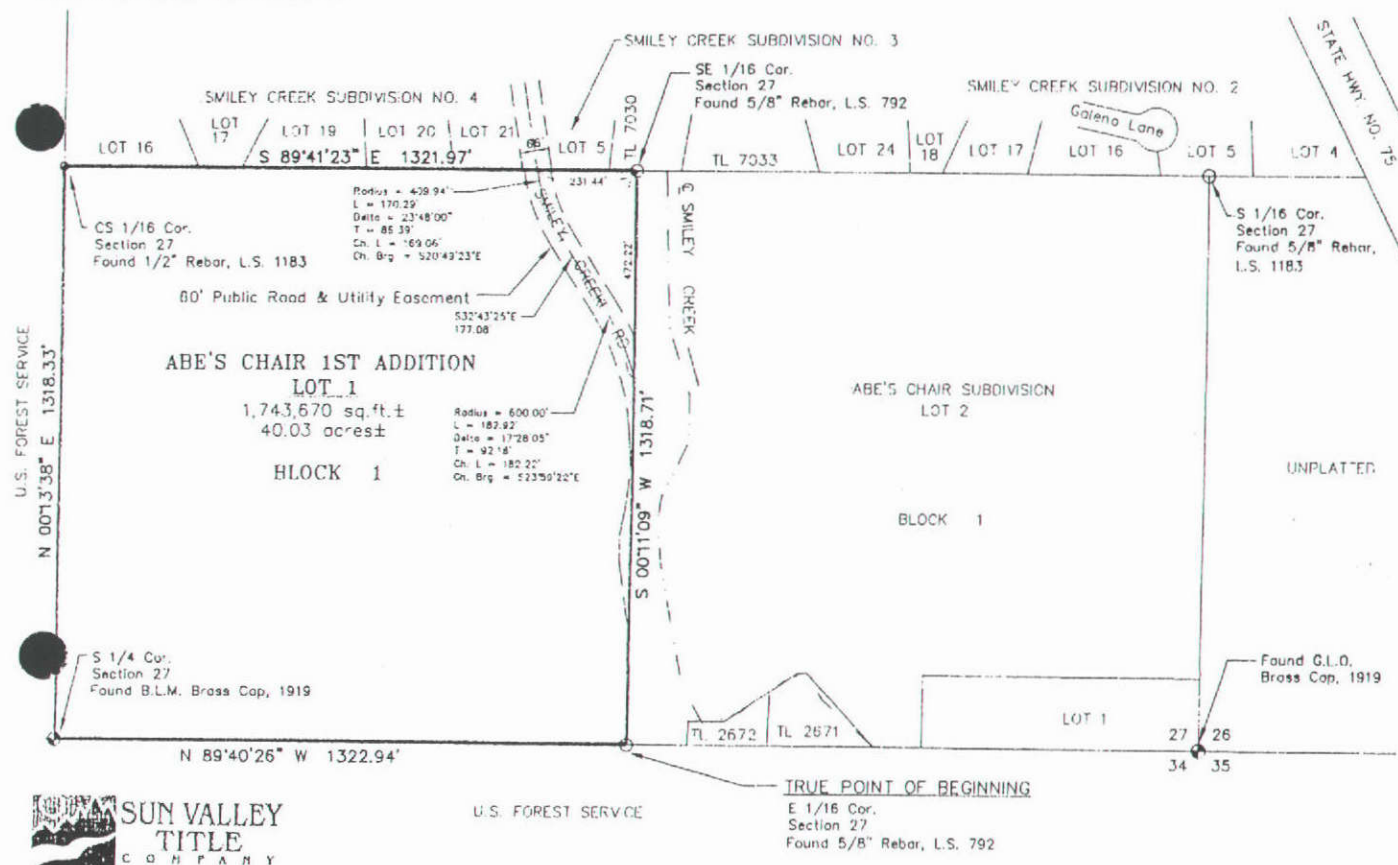
A PLAT SHOWING ABE'S CHAIR FIRST ADDITION

LOCATED WITHIN
SW1/4 SE1/4 SECTION 27, T.7 N., R.14 E., B.M., BLAINE COUNTY, IDAHO
SEPTEMBER 2001



SCALE: 1" = 200'

BASIS OF BEARINGS IS PLAT OF ABE'S
CHAIR SUBDIVISION, INST. NO. 327796



NOTES

- The lot owner shall comply with all Health Department regulations, including sewage disposal system setbacks.
- The lot owner is responsible for control of noxious weeds per State regulations. Mowing and manual removal are recommended.
- Meters shall be installed on all new domestic wells by the lot owner. State law (Sec. 42-111) limits domestic irrigation to one-half an acre of land if the total domestic use is not in excess of 13,000 gallons per day.
- The location of this property is outside of any fire district and no fire response or service is available. All fire protection requirements of the non-district fire marshal, the Uniform Fire Code and Blaine County's Fire Protection Regulations shall be complied with prior to the issuance of any building permit. These include, but are not limited to, a 1,200 s.f. habitable building limitation unless a professionally designed and approved sprinkler system is installed, and other water supply, access and clear zone issues that must be satisfactorily addressed. Special fire resistant roofing and exterior materials may also be required.
- Lot 1 includes areas that are within the Mountain Overlay District (MOD), Chapter 2 of Title 9, Blaine County Code. No development or construction shall be permitted unless it is located outside the MOD or falls within one of the categorical exclusions listed in Sec. 9-21-4(A). No structure on any slope of 15% or greater shall be skinned. Any owner is advised to read and understand the full extent of these regulations as they apply to this lot. A slope and elevation analysis by a licensed engineer or surveyor shall be done prior to any development or construction on or above any sloped area.
- All new utility lines installed on this property shall be located underground.
- The Sawtooth National Recreation Area has regulations governing the development of this lot. Those regulations should be consulted prior to development.
- This subdivision is located away from the primary Blaine County service areas and, as such, there is limited access, infrastructure and public services in the area. Some services may not be provided. Emergency response time may be longer than in more accessible areas and access by emergency vehicles may be impossible at times due to snow and road conditions. Lot owner(s) in this subdivision understand and acknowledge that there may be infrastructure in these remote locations that does not meet county infrastructure standards as may be adopted and amended from time to time. It is not the intent of Blaine County to increase the variety, scale, or frequency of public services and infrastructure in these areas. By this note, the lot owner(s) assumes the risks of occupancy as outlined above and is hereby put on notice that there are no anticipated changes in the level of services or infrastructure in this area by either Blaine County or other taxing districts. School children will need to be transported to the nearest existing school bus stop.
- The surrounding public lands are open to livestock grazing. It is the responsibility of the private landowner to fence out livestock permitted to graze on open range.
- If this parcel is ever further subdivided or a home is proposed on the east side of Smiley Creek Road, an on-site study should be done to verify the extent, if any, of the flood hazard along Smiley Creek.
- Surface water irrigation rights are appurtenant to this lot.
- Wildlife and Fencing**
 - All new fencing, except that around residences, gardens, and livestock corrals, shall meet the wildlife-friendly standards of the United States Forest Service. The minimum bottom rail height shall be 16 inches and the maximum top rail height shall be determined in consultation with the United States Forest Service.
 - Hay or other livestock feed shall be stored and fed so that it is not available to big game. This will minimize the chances of attracting wildlife away from native winter range and reduce depredation potential.
 - Wildlife damage to ornamental trees and shrubs will occur from deer, elk, antelope, etc. The costs of resolving problems caused by wildlife damage to private property shall be the responsibility of the property owner(s). Actions taken to alleviate wildlife depredation shall be those prescribed or approved by Idaho Fish and Game.
 - Domestic pets, including cats, shall be kept indoors, in kennels, leashed, or otherwise under control of their owners to minimize pet-wildlife conflicts.

LEGEND

- Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Adjoining Lot Lines
- Property Boundary
- Easement, Width as Shown
- Centerline

Richard D. Fosbury
R.D. Fosbury
12/20/01
IDAHO

RICHARD D. FOSBURY, L.S. 3621

ABE'S CHAIR FIRST ADDITION
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 1 OF 2
Job No. 2425/1815-02plat

**SUN VALLEY
TITLE
COMPANY**

THIS MAP IS A PHOTOGRAPHIC REPRODUCTION OF
THAT ON FILE IN EITHER THE RECORDERS OR
SURVEYORS OFFICE. THE COMPANY ASSUMES NO
LIABILITY FOR VARIATION, IF ANY, WITH ANOTHER
OR IN QUANTITY

HEALTH CERTIFICATE: Sanitary restrictions as required by
Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary
restrictions may be reimposed in accordance with Idaho
Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a
Certificate of Disapproval.

9-6-01
Date
Robert W. Wilson
South Central District Health Dept., EHS

RECEIVED

OCT 22 2003

RECEIVED

OCT 20 2003

WATER RESOURCES
WESTERN REGION

STATE OF IDAHO
Department of Water Resources
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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
71-2091E					

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) KAREN JUSTIS, KEVIN JUSTIS, DONALD JUSTIS, STEVEN JUSTIS
1024 RANCH RD. BOISE ID 83702
4. New Owner/Claimant(s) WILDLANDS L.L.C.
 Name Connector (Check one) ☐ and, ☐ or, ☐ and/or
- New Mailing Address PO Box 7133
- City, State and ZIP Code KETCHUM, IDAHO 83340
- New Telephone Number (208) 726 7861
5. Date you acquired the property SEPT 30, 2002

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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) Williams L.L.C. by [Signature]
(include title if applicable) was wills member

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 <u>[Signature]</u>	Date <u>10-20-03</u>	Fee <u>\$ 25.00</u>
Receipted by <u>[Signature]</u>	Date <u>10-20-03</u>	Receipt No. <u>WA31035</u>
Processed by <u>[Signature]</u> AJ	Date _____	WR _____ Date _____

MICROFILMED

DEC 17 2003

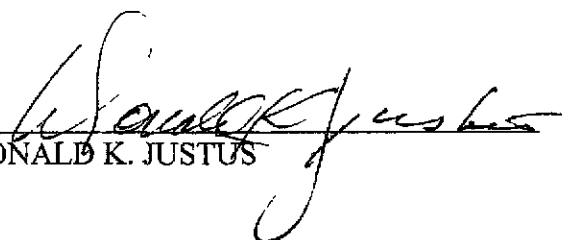
02-17836

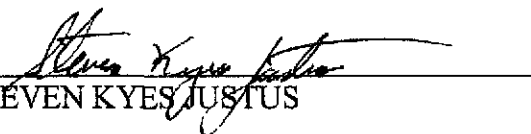
(1)

D E E D

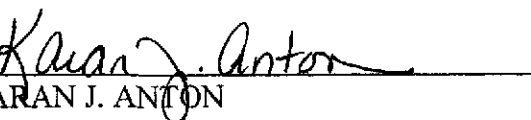
FOR VALUE RECEIVED, DONALD K. JUSTUS, a married man dealing with his sole and separate property, STEVEN KYES JUSTUS, a married man dealing with his sole and separate property, KEVIN DONALD JUSTUS, a married man dealing with his sole and separate property, and KARAN J. ANTON who acquired title as KARAN ELIZABETH JUSTUS, a married woman dealing with her sole and separate property, the Grantors, do hereby grant, bargain, sell and convey unto SMILEY CREEK PROPERTIES, LLP, an Idaho limited liability partnership, the Grantee, whose address is 755 East Ridgefield Drive, Boise, Idaho, 83706, the described premises, situate in Blaine County, Idaho, and more particularly described in Exhibit "A" attached hereto together with their appurtenances.

DATED this 20 day of September, 2002.


DONALD K. JUSTUS


STEVEN KYES JUSTUS

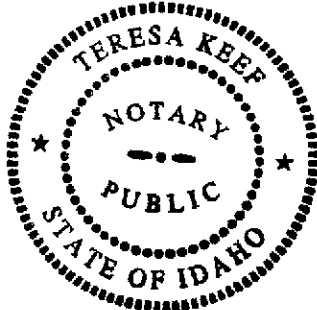

KEVIN DONALD JUSTUS


KARAN J. ANTON

STATE OF IDAHO)
)ss.
County of Ada)

On this 20 day of September, in the year 2002, before me,
Teresa Keep, a Notary Public in and for said State, personally appeared DONALD
K. JUSTUS, known or identified to me to be person whose name is subscribed to the above
instrument, and acknowledged to me that he executed the same.

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

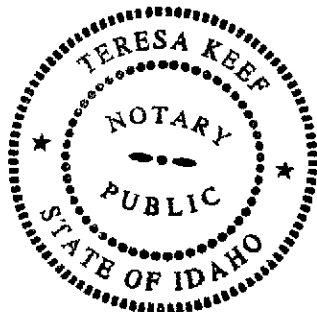


Teresa Keep
Notary Public for Idaho
Residing at: Bone
Commission Expires: 11/15/06

STATE OF IDAHO)
)ss.
County of Ada)

On this 20 day of September, in the year 2002, before me,
Teresa Keep, a Notary Public in and for said State, personally appeared STEVEN
KYES JUSTUS, known or identified to me to be person whose name is subscribed to the above
instrument, and acknowledged to me that he executed the same.

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



Teresa Keep
Notary Public for Idaho
Residing at: Bone
Commission Expires: 11/15/06

STATE OF IDAHO)
)ss.
County of Ada)

On this 20 day of September, in the year 2002, before me,
Teresa Keep, a Notary Public in and for said State, personally appeared KEVIN
DONALD JUSTUS, known or identified to me to be person whose name is subscribed to the above
instrument, and acknowledged to me that he executed the same.

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

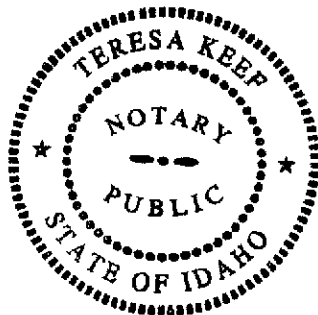


Teresa Keep
Notary Public for Idaho
Residing at: Bowl
Commission Expires: 11/15/06

STATE OF IDAHO)
)ss.
County of Ada)

On this 20 day of September, in the year 2002, before me,
Teresa Keep, a Notary Public in and for said State, personally appeared KARAN J.
ANTON, known or identified to me to be person whose name is subscribed to the above instrument,
and acknowledged to me that she executed the same.

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



Teresa Keep
Notary Public for Idaho
Residing at: 1414 W Bowl
Commission Expires: 11/15/06

EXHIBIT "A"

Lot 1 in Block 1 of ABE'S CHAIR FIRST ADDITION, BLAINE COUNTY, IDAHO
as shown on the official plat thereof, recorded October 2, 2001, Instrument No.
456145, records of Blaine County, Idaho.

WARRANTY DEED

FOR VALUE RECEIVED, and as consideration as part of an IRC § 1031 tax-deferred exchange,

Smiley Creek Properties, LLP, an Idaho Limited Liability Partnership

the grantor, does hereby grant, bargain, sell and convey unto

Wildlands, LLC, a Montana Limited Liability Company

the grantee, whose current address is **PO Box 7133
Ketchum, ID 83340**

the following described premises, in **BLAINE COUNTY, IDAHO**, to wit:

Lot 1 in Block 1 of ABE'S CHAIR FIRST ADDITION, BLAINE COUNTY, IDAHO as shown on the official plat thereof, recorded October 2, 2001, Instrument No. 456145, records of Blaine County, Idaho.

Together with any and all water rights appurtenant thereto

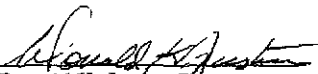
This transaction is a 1031 Exchange for the benefit of Wildlands, LLC, as replacement property.

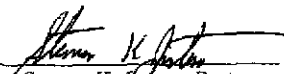
SUBJECT TO Taxes, easements, restrictions, reservations, assessments and encumbrances as shown of record, if any

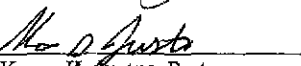
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and its heirs and assigns forever And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that said premises are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

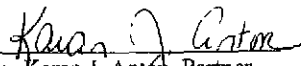
Dated: September 16, 2002

Smiley Creek Properties, LLP


By Donald K. Justus, Partner


By Steven K. Justus, Partner


By Kevin R. Justus, Partner


By Karan J. Anton, Partner

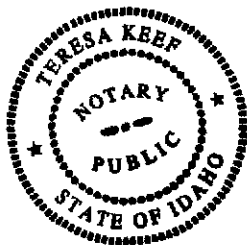
MICROFILM

DEC 17 2003

State of Idaho
County of Ada

On this 19 day of September, 2002, Before me a Notary Public in and for said State, personally appeared Donald K. Justus known or identified to me to be the partner in the partnership of Smiley Creek Properties, LLP and the partner who subscribed said partnership name to the within instrument, and acknowledged to me that he executed the same in said partnership name

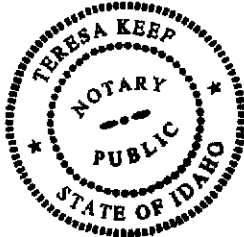
Teresa Keep
Notary Public
Residing at Bom
Comm. Expires 11/15/06



State of Idaho
County of: Ada

On this 19 day of September, 2002, Before me a Notary Public in and for said State, personally appeared Steven K. Justus known or identified to me to be the partner in the partnership of Smiley Creek Properties, LLP and the partner who subscribed said partnership name to the within instrument, and acknowledged to me that he executed the same in said partnership name.

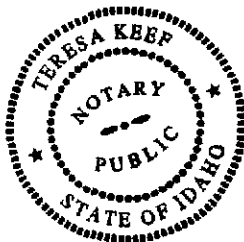
Teresa Keep
Notary Public
Residing at Bom
Comm. Expires 11/15/06



State of: Idaho
County of: Ada

On this 19 day of September, 2002, Before me a Notary Public in and for said State, personally appeared Kevin K. Justus known or identified to me to be the partner in the partnership of Smiley Creek Properties, LLP and the partner who subscribed said partnership name to the within instrument, and acknowledged to me that he executed the same in said partnership name.

Teresa Keep
Notary Public
Residing at Bom
Comm. Expires 11/15/06



State of Idaho
County of: Ada

On this 19 day of September, 2002, Before me a Notary Public in and for said State, personally appeared Karan J. Anton known or identified to me to be the partner in the partnership of Smiley Creek Properties, LLP and the partner who subscribed said partnership name to the within instrument, and acknowledged to me that she executed the same in said partnership name

Teresa Keep
Notary Public
Residing at Bom
Comm. Expires 11/15/06



MICROFILMED
DEC 17 2003

A PLAT SHOWING **ABE'S CHAIR FIRST ADDITION**

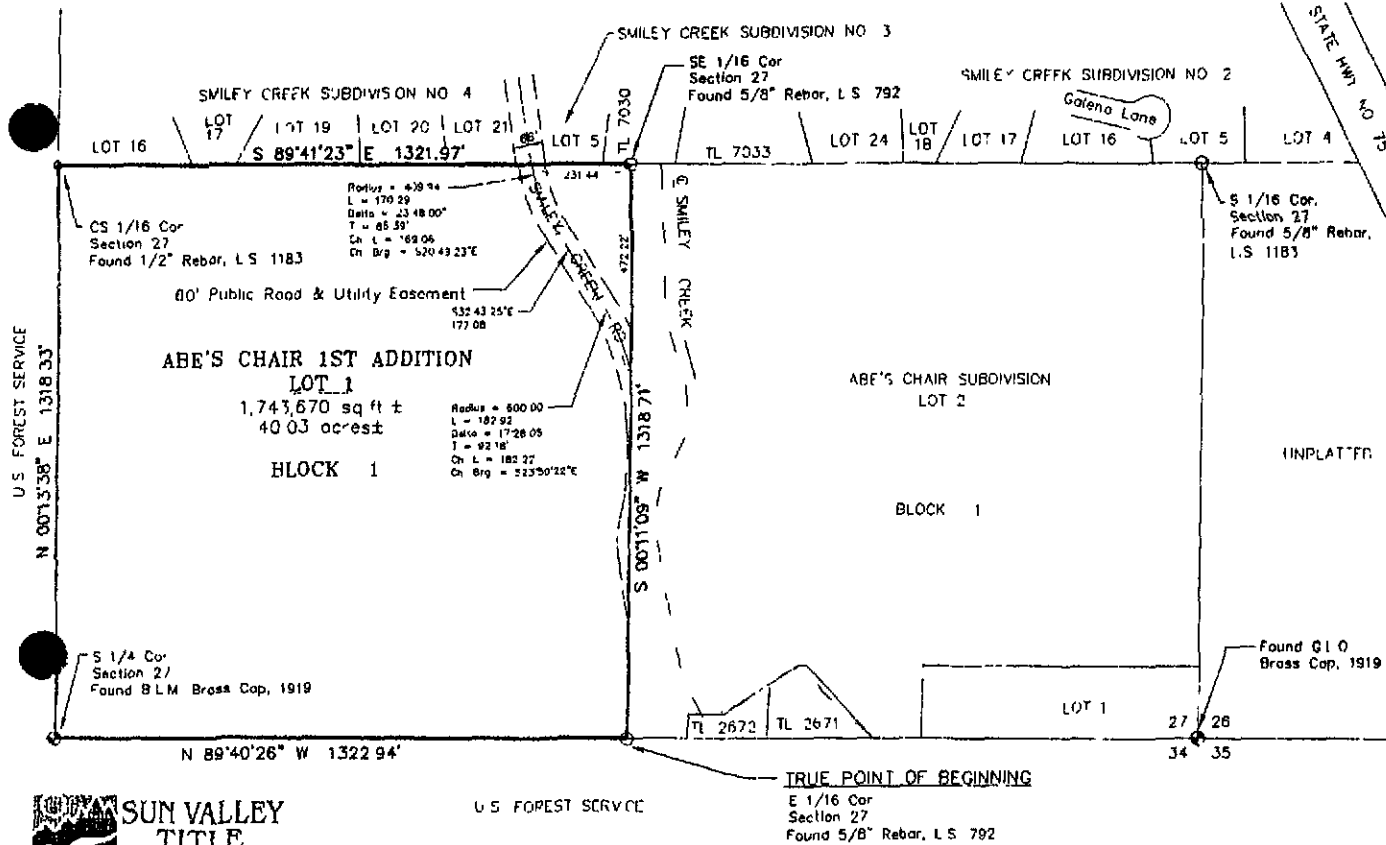
LOCATED WITHIN
 SW1/4 SE1/4 SECTION 27, T7 N, R14 E., BM, BLAINE COUNTY, IDAHO

SEPTEMBER 2001



SCALE: 1" = 200'

BASIS OF BEARINGS IS PLAT OF ABE'S
 CHAIR SUBDIVISION, INST NO 327796



NOTES

- The lot owner shall comply with all Health Department regulations including sewage disposal system setbacks.
- The lot owner is responsible for control of noxious weeds per State regulations. Mowing and manual removal are recommended.
- Meters shall be installed on all new domestic wells by the lot owner. State law (Sec. 42-111) limits domestic irrigation to one-half an acre of land if the total domestic use is not in excess of 13,000 gallons per day.
- The location of this property is outside of any fire district and no fire response or service is available. All fire protection requirements of the non-district fire marshal, the Uniform Fire Code and Blaine County's Fire Protection Regulations shall be complied with prior to the issuance of any building permit. These include, but are not limited to, a 1200 sq ft habitable building limitation unless a professionally designed and approved sprinkler system is installed and other water supply, access and clear zone issues that must be satisfactorily addressed. Special fire resistant roofing and exterior materials may also be required.
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- All new utility lines installed on this property shall be located underground.
- The Sawtooth National Recreation Area has regulations governing the development of this lot. Those regulations should be consulted prior to development.
- This subdivision is located away from the primary Blaine County service areas and as such there is limited access infrastructure and public services in the area. Some services may not be provided. Emergency response time may be longer than in more accessible areas and access by emergency vehicles may be impossible at times due to snow and road conditions. Lot owner(s) in this subdivision understand and acknowledge that the area may be infrastructure in these remote locations that does not meet county infrastructure standards as may be adopted and amended from time to time. It is not the intent of Blaine County to increase the variety, scale or frequency of public services and infrastructure in these areas. By this notice the lot owner(s) assumes the risks of occupancy as outlined above and is hereby put on notice that there are no anticipated changes in the level of services or infrastructure in this area by either Blaine County or other taxing districts. School children will need to be transported to the nearest existing school bus stop.
- The surrounding public lands are open to livestock grazing. It is the responsibility of the private landowner to fence out livestock permitted to graze on open range.
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 - All new fencing, except that around residences, gardens, and livestock corrals, shall meet the wildlife-friendly standards of the United States Forest Service. The minimum bottom rail height shall be 18 inches and the maximum top rail height shall be determined in consultation with the United States Forest Service.
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- Found 5/8" Rebar
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- Easement, Width as Shown
- Centerline

Richard D. Fosbury
 12/05/01

RICHARD D. FOSBURY, L.S. 3621

ABE'S CHAIR FIRST ADDITION
 GALENA ENGINEERING, INC
 KETCHUM, IDAHO
 SHEET 1 OF 2
 Job No 2425/1815-02plat

SUN VALLEY
 TITLE
 COMPANY

THIS MAP IS A PHOTOGRAPHIC REPRODUCTION OF
 THAT ON FILE AT THE BLAINE COUNTY RECORDER'S OR
 SURVEYORS OFFICE. THE COMPANY ASSUMES NO
 LIABILITY FOR INACCURACY, IF ANY, WITHIN AND WITHIN
 OF THE BUREAU.

HEALTH CERTIFICATE: Sanitary restrictions as required by
 Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary
 restrictions may be reimposed in accordance with Idaho
 Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a
 Certificate of Disapproval.

9-6-01

Date

South Central District Health Dept., EHS



State of Idaho

DEPARTMENT OF WATER RESOURCES

1301 North Orchard Street, Boise, ID 83706 - P.O. Box 83720, Boise, ID 83720-0098
Phone: (208) 327-7900 Fax: (208) 327-7866 Web Site: www.idwr.state.id.us

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

October 22, 2003

WILDLANDS LLC
PO BOX 7133
KETCHUM ID 83340

RE: Change of Ownership for Water Right 71-2091E

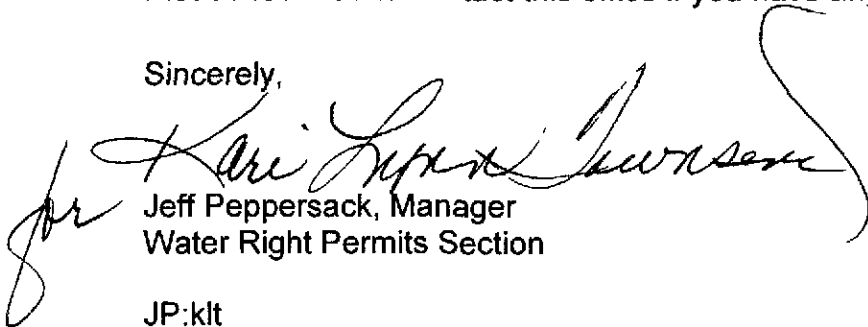
Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right to you. The department has modified its records to reflect the change in ownership and has enclosed a computer-generated report for your records.

Please note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right to the department. Notice of the change must be provided to the department within 120 days of the change. Change reporting forms are available from any office of the department.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeff Peppersack", is written over a horizontal line. The signature is fluid and cursive.

Jeff Peppersack, Manager
Water Right Permits Section

JP:klt

Enclosure

MICROFILMED
DEC 17 2003

10-20-03

ACTION REQUIRED

FROM: JAN O'HURTE

TO: JEFF PEPPERSAC

RECEIVED

OCT 22 2003

Department of Water Resources

THIS IS THE ONE I WAS TELLING YOU ABOUT - WHERE
THEY ARE WAITING ON THE CONSERVATION EASEMENT
FOR THE OWNERSHIP CHANGE TO BE DONE. THANKS
SO MUCH FOR LOOKING AT THIS ONE. IT LOOKS OK
TO ME. WHEN I LOOKED AT THE TAX LOTS FOR THE
OWSE, S. 22, TWP. 7N, RGE 14E THE ENTIRE $\frac{1}{4}$ $\frac{1}{4}$
WAS OWNED BY JUSTUS. THANKS FOR WORKING ON THIS
ONE - I FELT THIS ONE WAS JUSTIFIED TO EXPEDITE. JAN