

**AMENDMENT TO RECORDED DEVELOPMENT AGREEMENT  
FOR  
RIVER RIM RANCH - DIVISION II  
PLANNED UNIT DEVELOPMENT**

This Amendment To Recorded Development Agreement for River Rim Ranch Division II Planned Unit Development (this “Agreement”) is made this \_\_\_\_\_ day of November, 2011, by and between Teton County (the “County”) and Big Sky Western Bank (the “Bank”) (collectively referred to herein as the “Parties”).

STIPULATION OF FACTS

- A. Division II of the River Rim Ranch Planned Unit Development (“River Rim”) was approved by the County and recognized as a master planned unit development as recorded on May 11, 2006 (the “2006 Development Agreement”).
- B. A Development Agreement for Division II dated July 27, 2006 was made between West Rim LLC (“West Rim” or the “Developer”) and the County (the “2006 Development Agreement”) and duly recorded on August 7, 2006 as Teton County Recorder’s Instrument No. 179247.
- C. On or about June 30, 2009, the Bank acquired the River Rim property (the “Project”) from West Rim as the developer, pursuant to a non-merger Warranty Deed in Lieu of Foreclosure, recorded on July 14, 2009, as Teton County Recorder’s Instrument No. 205788.
- D. The Bank desires to amend certain portions of the 2006 Development Agreement to, among other things, redefine the phases in Division II, adjust the timing for completion or commencement of certain construction items, provide for the adjustment of Letters of Credit and for the issuance of building and occupancy permits.
- E. The Parties agree to the proposed amendments subject to the terms and conditions contained in this Agreement.

AMENDMENTS TO THE 2006 DEVELOPMENT AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties hereby stipulate and agree that the 2006 Development Agreement be amended as follows:

- 1. Statement of Fact. The statements set forth in the Stipulation of Facts above are facts upon which the parties agree and are not to be construed as mere recitals. Said

statements of fact are incorporated into this Agreement by reference as if set forth fully.

2. Division II Phase I Phasing. Section 1, *Subdivision Description* is amended to provide for revised phases for Division II, as illustrated on **Exhibit 1 (consisting of nine pages, including Infrastructure Phasing Table and maps)** (the “Exhibits”), attached hereto. Division II Phases I.A, I.B and I.C shall be completed on or before December 31, 2014. Division II Phases I.D, I.E, I.F, I.G, I.H and I.I shall be completed on or before December 31, 2016. Failure to complete any phase (Phase 1A-1I) by its specified completion date shall result in the Developer being in breach of this Agreement, at which time this Agreement shall be of no further force and effect and the rights and obligations of the Parties shall be governed by the provisions contained in
  - (i) the River Rim Planned Unit Development, Amended Master Plan Plats recorded on July 21, 2008 as Teton County, Idaho Recorder’s Instrument No. 198983 (the “Amended Master Plan”); and
  - (ii) the Teton County Subdivision Regulations in effect at the time of breach.
  
3. Dates for Completion of Improvements. Section 2, *Improvements and Time of Completion*, is amended to provide that the improvements for Division II Phases II, III, IV, V and VI are to be phased and will be completed no later than December 31, 2026. The Division II Phase I phases are amended as more specifically described in the Exhibits, attached hereto. The time to complete certain items shall be extended as follows:
  - A. Road Improvements.
    1. County Road 940 West. The gravel work on County Road 940 West shall be completed on or before December 31, 2014 in conjunction with Phase 1C. The asphalt work shall be completed on or before December 31, 2016 in conjunction with Phase 1D.
    2. The South Connector Road and Parkway Connector Road. The gravel work on the South Connector Roads shall be completed on or before December 31, 2014 in conjunction with Phase 1C. The asphalt work shall be completed on or before December 31, 2016 in conjunction with Phase 1D.
    3. Loop Road. The gravel work on Loop Road shall be completed on or before December 31, 2014 in conjunction with Phase 1B. The asphalt work shall be completed on or before December 31, 2016 in conjunction with Phase 1D.

4. Turning Lanes. Asphalt pavement for turning lanes on Highway 33 shall be completed by December 31, 2016 in conjunction with Phase 1D.
  
- B. Lots in Tract A and Tract B. All infrastructure from within Tracts A and B, including utilities, roads and paving, will be completed on or before December 31, 2016 in conjunction with Phase 1E and Phase 1F respectively. Plans shall be submitted and approved by the County, and surety in place before construction of said infrastructure commences.
  
- C. Farm/Ranch Residential Lots. The road, fire suppression and dry utilities to the farm/ranch residential lots shall be completed on or before December 31, 2016 in conjunction with Phase 1G. Plans shall be submitted and approved by the County, and surety in place, before construction of said infrastructure commences.
  
- D. Future Wastewater Modules. River Rim Ranch has completed as of October 2010 the first 30,000 gallons per day capacity module of a septic tank wastewater pre-treatment system which includes primary and backup leachfields with a total combined capacity of 60,000 gpd. The septic tank wastewater pre-treatment system is designed to be enlarged to 120,000 gallons per day with a total of four (4) 30,000 gallon per day pre-treatment modules. Construction of an additional module of the wastewater pretreatment facility, along with the associated leachfields, will be determined from an analysis, to be reviewed and approved by the Idaho DEQ and Teton County, of actual maximum day flow in comparison with the number of units constructed and occupied, when the flow reaches 50 percent of the designed capacity, or about 15,000 gpd for the first phase. From this analysis, a determination will be made relative to the number of units that may be allowed to be occupied that would result in a maximum day flow of about 85 percent of design capacity. River Rim shall be required to commence construction of the next treatment module once this projected number of units that would generate 85 percent of design capacity is exceeded. A letter of credit for the cost of one additional wastewater module will be maintained by the current owner or successor until the project reaches buildout or until an engineering analysis, approved by the Idaho DEQ, demonstrates that no additional wastewater capacity is required, The future wastewater module construction is based upon measured flow and is not associated with a specific phase. Failure to complete the next module of the pre-treatment system in accordance with this requirement shall result in the withholding of any new occupancy permits by Teton County until the additional module is in operation. Teton County would also have the right to withhold building permits or occupancy permits if they have substantial reason to believe that the capacity of the River Rim treatment facility will be

exceeded or negatively impacted by excessive flows.

- E. Golf Course. The first nine holes of the golf course shall be finished by December 31, 2006 in conjunction with Phase II. The second nine holes shall be finished following the completion of the next major phase within Division II, beyond Phases 1A through 1I, and prior to commencing construction of any other phase in Division II.
  - F. Lots 1-4 in Block 10. The road, fire suppression and dry utilities to Lots 1-4 in Block 10 shall be completed on or before December 31, 2016 in conjunction with Phase 1H. Plans shall be submitted and approved by the County and surety in place, before construction of said infrastructure commences.
- 4. Division II Improvements. Section 3, *Forecasted Schedule for Completion of the Improvements* is amended to provide that the Division II improvements shall be completed on or before December 31, 2026. Phase I will be divided into phases as shown in the Exhibits. Division II Phase I and associated phases shall be completed on or before December 31, 2016. Section 3 is further amended to delete the language in the 2006 Development Agreement providing for an extension of time beyond the completion dates resulting from market conditions. Failure to complete any Phase by December 31, 2026 shall result in a breach of this Agreement and expiration of the Amended Master Plan and the rights and obligations of the Parties shall be governed by the provisions contained in the County Subdivision Regulations in effect at the time of breach.
  - 5. Letters of Credit. The improvements described in Paragraphs 3 A.1.2.3.4. and D will be subject to an updated Letter of Credit (itemized by phase), in an amount based on an updated engineers' estimate, attached as **Exhibit 2**. No Letter of Credit will be provided for the improvements described in Paragraphs 3.B, 3.C and 3.F until approved engineering plans are submitted to and approved by the County. No Letter of Credit will be required for the golf course construction, Item 3.E. However, an additional approved Letter of Credit will be placed on file with the County for site grading and reclamation seeding to return the uncompleted portion of the current golf course site to open space in the event that a golf course is not constructed within the times established. An approved Letter of Credit shall be placed on file with the County for the restoration of the entire golf course (18 holes) prior to the construction of Phase II. The County agrees to release half of the surety upon completion and acceptance by the County of the first nine holes. The remainder of the surety will be released upon completion and acceptance by the County, of the final nine holes.
  - 6. County Acceptance of Completed Infrastructure. Upon completion of a specific phase as illustrated on the Exhibits attached hereto, the owner may submit a request to the County for approval of the completed infrastructure. Upon the County's

acceptance of the infrastructure for a specific phase, the County shall: a) provide written acceptance of the completed infrastructure associated with that specific phase; and b) release the Letter of Credit for that specific phase.

7. Guarantee of Improvements. Section 6, *One-Year Guarantee of Improvements* is amended to provide that the one-year warranty period shall commence for each completed phase, upon the County's acceptance of that phase, as described in Paragraph 6 above.
8. Building and Occupancy Permits. Section 21, *Other Requirements, Certificate of Occupancy* is amended to authorize the issuance of building permits and certificates of occupancy by Teton County for each completed phase of infrastructure with roads to a minimum crushed gravel standard.
9. Public Benefits. The 2006 Development Agreement provides for the following public benefits:
  - A. Acreage adjacent to the Teton River for an interpretive river park. This park will be located and constructed by the developer and maintained by the River Rim Ranch owner's association and shall be made available to the public on a reservation basis administered by River Rim Ranch. A temporary interpretive river park was completed as part of Division I. The permanent interpretive river park will be finished upon completion of the South Canyon Development or December 31, 2026, whichever occurs first.
  - B. A cash sum of \$1,000.00 per lot at the time of final plat recording of each phase of Division II, which will be paid to Teton County, Idaho, for use by Teton County, Idaho, as determined by the Board of County Commissioners.
10. Additional Public Benefits. As additional consideration for this Agreement, the Bank or its successor(s) shall provide the following additional public benefits:
  - A. Open the golf course to public play by residents of Teton County, Idaho. County residents shall be entitled to play a maximum of two rounds per year and shall receive a twenty five percent (25%) discount from the published local greens fees. Such public play shall be limited to Tuesdays and Wednesdays of each week.
  - B. The Parties recognize that extending the dates of completion under the 2006 Development Agreement will likely contribute to weed problems within the County. Therefore, the Bank and its successor(s) agree to donate \$30,000.00, to be used at the County's discretion for the control of weeds across the County. Such payment will be made to the County on or before December 31, 2011.

11. Order of Completion. Division II Phases II-VI are not required to be completed on a numerically sequential basis, but may be completed in any order as determined by the Bank, or its successor(s) in interest; however, work on any other phase may not be commenced until the completion of the current phase.
12. Density. This amendment shall not modify the overall density, numbers of development units and open space approved for the River Rim Planned Unit Development, which are described in the River Rim Planned Unit Development, Amended Master Plan Plat, recorded on July 21, 2008 as Teton County, Idaho, Instrument No. 198983.
13. 2006 Development Agreement To Remain in Effect. The County acknowledges, consents and agrees that as of the date of this Agreement neither the Bank nor the Developer is in default of any of the terms or provisions of the 2006 Development Agreement and that all terms, conditions and provisions contained in the 2006 Development Agreement not specifically amended herein shall remain valid, binding and in full force and effect.
14. Binding on Successors. This Agreement shall be binding, inure to the benefit of, and be enforceable by the Parties hereto, their respective heirs, successors and assigns. The County acknowledges and agrees that the Bank's assumption of the Developer's rights is valid; and further, the County acknowledges that the Bank is attempting to sell the Project and nothing herein shall be deemed to prohibit any such sale or the assignment of this Agreement to a subsequent purchaser.
15. Entire Agreement. This Agreement constitutes the entire understanding among the Parties hereto in connection with the subject matter, and it supercedes and replaces all prior negotiations, agreements, understandings, or representations whether oral or written. The terms of this Agreement may be modified only in writing, by the authorized signature of all of the Parties.
16. Waiver of Claims. Each of the Parties hereby waives and releases any and all claims or causes of action they have or may have against the other, and their respective officers, directors, employees, agents and attorneys, resulting from any alleged breach of the 2006 Development Agreement occurring prior to the execution of this Agreement.
17. Authority to Execute. The Parties hereby warrant and represent each to the other, without any limitation or qualification that (i) they are duly authorized and empowered to enter into and sign this Agreement; (ii) the persons executing this Agreement on behalf of the Parties are authorized to do so; and (iii) this Agreement is valid, binding and enforceable on the Parties in accordance with its terms.
18. Governing Law. This Agreement shall be governed by and construed under the laws

of the State of Idaho and jurisdiction and venue for any litigation of this Agreement shall be in the state or federal courts of the State of Idaho.

IN WITNESS WHEREOF the Parties have hereunto set their hands on the date first above written.

BIG SKY WESTERN BANK

By: \_\_\_\_\_

Don Chery  
Executive Vice President and  
Chief Administrative Officer of  
Glacier Bancorp, Inc., owner of  
Big Sky Western Bank

STATE OF IDAHO                    )  
  :SS.  
County of \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, 2011, before me, a Notary Public, personally appeared Don Chery, known to me to be the person whose name is subscribed to the within instrument as the authorized representative of Glacier Bancorp, Inc., and acknowledged to me that he subscribed his name thereto as such.

(SEAL)

\_\_\_\_\_  
Notary Public for IDAHO  
Residing at:  
Commission expires:

BOARD OF COUNTY COMMISSIONERS  
TETON COUNTY, IDAHO

By: \_\_\_\_\_  
Kathy Rinaldi, Chairman

STATE OF IDAHO                    )  
  :ss.  
County of \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, 2011, before me, a Notary Public,  
personally appeared Kathy Rinaldi, known to me to be the person whose name is subscribed to  
the within instrument as the Chairman of the Teton County Board of Commissioners, and  
acknowledged to me that she subscribed her name thereto as such.

(SEAL)

\_\_\_\_\_  
Notary Public for IDAHO  
Residing at:  
Commission expires:

**Exhibits to Amendment to Recorded Development Agreement**

Tab

Exhibit 1 ..... 1

    Division II, Phasing Chart  
    General Phasing Plan  
    Division II Phase Maps

Exhibit 2 - Cost Estimate ..... 2

Form of Easements ..... 3

**Tab 1**

***Exhibit 1***

***Division II Phasing Chart***

***General Phasing Plan***

***Division II Phase Maps***

RIVER RIM RANCH  
 INFRASTRUCTURE PHASING TABLE  
 PHASES 1A, 1B, 1C, 1D, 1E, 1G, 1H, AND 1I  
 November 4, 2011

PHASE	DESCRIPTION OF COMPLETED INFRASTRUCTURE	SCHEDULED INFRASTRUCTURE COMPLETION DATE	LOTS AUTHORIZED FOR BUILDING PERMITS / OCCUPANCY PERMITS UPON ACCEPTANCE OF INFRASTRUCTURE	LOTS RESTRICTED FROM SELLING	EXHIBIT REFERENCE (see attached)
1A	Potable Water, Fire/Irrigation System, Sewage Collection, Module I Wastewater Pre-Treatment, Power, Communications, Roads to Pit Run Gravel, Paved road to West Rim Village area	Complete	Block 1, Lot 8	Block 9, Lots 1-25; Block 8, Lots 1-7	1A
1B	Place Crushed Gravel to Teton County Standards on Loop Road in addition to work from Phase 1A	12/31/2014	Lots in Phase 1A plus Block 1 Lots 1-7; Block 2 Lots 1-8; Block 4 Lots 1-22; Block 5 Lot 1A and Lots 1-39; Block 6 Lots 1-28; Block 7 Lots 1-16; Block 8 Lots 8-12; Tract C Lots 1-62; Tract D Golf Village Chalets; Tract E Golf Village Facilities, (See Note 4 for Tract D and Tract E)	Block 9, Lots 1-25; Block 8, Lots 1-7	1B
1C	Relocate County Road 940 and construct parallel pathway, construct parkway connector and south connector, crushed gravel only, in addition to Phase	12/31/2014	Lots in Phase 1A and 1B plus Block 8 Lots 1-7; Block 9 Lots 1-25, Lot 26 O&M Facility, (See Note 4 for Lot 26)	All lots eligible for sale following relocation of county road	1C

**RIVER RIM RANCH**  
**INFRASTRUCTURE PHASING TABLE**  
**PHASES IA, IB, IC, 1D, 1E, 1G, 1H, AND II**  
 November 4, 2011

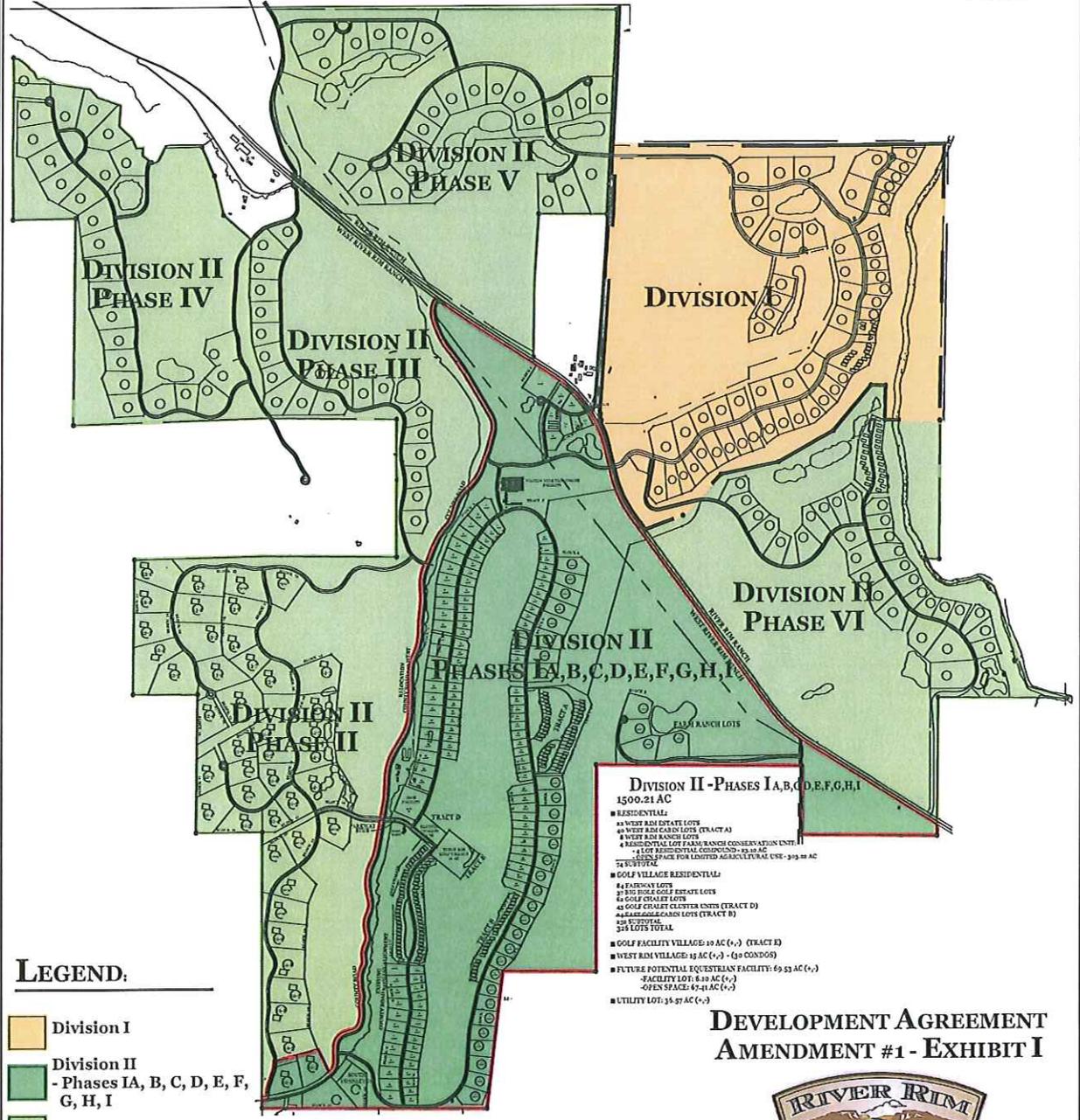
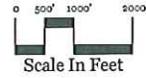
<b>PHASE</b>	<b>DESCRIPTION OF COMPLETED INFRASTRUCTURE</b>	<b>SCHEDULED INFRASTRUCTURE COMPLETION DATE</b>	<b>LOTS AUTHORIZED FOR BUILDING PERMITS / OCCUPANCY PERMITS UPON ACCEPTANCE OF INFRASTRUCTURE</b>	<b>LOTS RESTRICTED FROM SELLING</b>	<b>EXHIBIT REFERENCE (see attached)</b>
	1A and 1B				
1D	Pave Loop Road, County Road 940, connector roads and Highway 33 Turning Lanes, in addition to Phases 1A through 1C (See Note 5)	12/31/2016	No additional lots added for this phase	n/a	1D
1E	Tract B Infrastructure for 24 Cabins	12/31/2016	Tract B, 24 Cabin Lots	n/a	1E, 1F, 1G, 1H, II
1F	Tract A Infrastructure for 40 Cabins	12/31/2016	Tract A, 40 Cabin Lots	n/a	1E, 1F, 1G, 1H, II
1G	Block 3 Farm Ranch Infrastructure, 4 lots	12/31/2016	Block 3 Lots 1-4	n/a	1E, 1F, 1G, 1H, II
1H	Block 10 Lots 1-4, Extend Fire Protection Main and Hydrant(s)	12/31/2016	Block 10, Lots 1-4	n/a	1E, 1F, 1G, 1H, II
II	First Nine (9) Golf Holes Completed (See Note 2)	12/31/2016	No additional lots added for this phase	n/a	1E, 1F, 1G, 1H, II

Additional Notes:

RIVER RIM RANCH  
INFRASTRUCTURE PHASING TABLE  
PHASES IA, IB, IC, ID, IE, IG, IH, AND II

November 4, 2011

1. The first module of a planned four module wastewater pre-treatment system has been completed. Future modules will be added on the basis of actual needs as described in paragraph 3D of the Amendment to the Recorded Development Agreement.
2. The first nine holes of the golf course, identified as Phase 1I, will be finished prior to the next major phase. The second nine holes will be finished per paragraph 3E of the Amendment to the Recorded Development Agreement. No letter of credit will be required for the construction of the golf course.
3. A letter of credit based upon engineering cost estimates by phase will be provided in conjunction with the Amendment to the Recorded Development Agreement. No letter of credit will be provided for Phases IE, IF, IG or IH until approved engineering plans are submitted to and approved by Teton County. No letter of credit is required for Phase 1I, first nine holes of the golf course, as previously noted. A letter of credit will be provided for "site grading and reclamation seeding" to return the current golf course site to open space, in the event that a golf course is not constructed within the times agreed to. The first phase of the reclamation LOC will be released upon completion of the first nine holes.
4. Commercial lots within the Golf Village, (Tract D Golf Chalets and Tract E Golf Village Commercial) will be subject to additional Teton County permit review for development anticipated to take place within the boundaries of these tracts. Similarly O&M Lot 26 of Block 9 will be subject to additional Teton County permit review for the development of operation and maintenance facilities.
5. The turning lanes on State Highway 33 will also be subject to additional completion requirements that may be established independently by the Idaho Transportation Department.
6. No final plat has been filed for future Phases II through VI which phases are scheduled for completion by December 31, 2026. Density, open space and the lot configuration for these areas are described in River Rim Planned Unit Development, Amended Master Plan Plat, recorded on July 21, 2008 as Teton County, Idaho, Instrument No. 198983.



**LEGEND:**

- Division I
- Division II  
- Phases IA, B, C, D, E, F,  
G, H, I
- Division II - Phase II-VI

**DIVISION II - PHASES I A, B, C, D, E, F, G, H, I**  
1500.21 AC

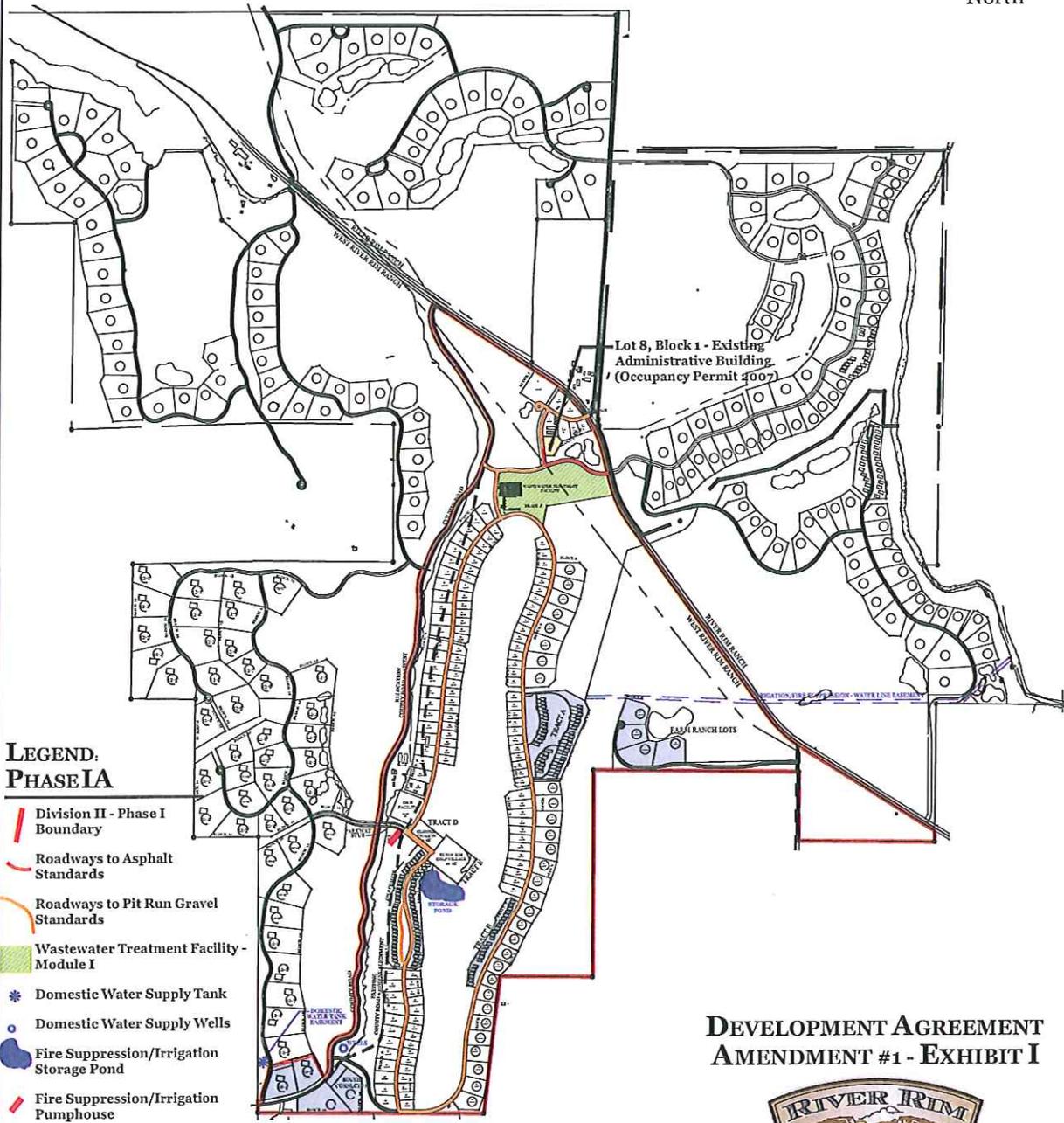
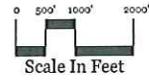
- RESIDENTIAL:
  - 22 WEST RIM DETAIL LOTS
  - 40 WEST RIM CAREN LOTS (TRACT A)
  - 8 WEST RIM BOND LOTS
  - 4 RESIDENTIAL LOT FARM/RANCH CONSERVATION UNIT
  - 1 LOT RESIDENTIAL BUILDING - 10.18 AC
  - 12.57 AC FOR LIMITED AGRICULTURAL USE - 310.00 AC
- GOLF VILLAGE RESIDENTIAL:
  - 84 FAIRWAY LOTS
  - 30 SINGLE GOLF BLENDE LOTS
  - 40 GOLF CHALET LOTS
  - 40 GOLF GOLFLET CLUSTER UNITS (TRACT D)
  - 40 BARRAGE GOLF LOTS (TRACT B)
  - 225 TOTAL
- GOLF FACILITY VILLAGE: 10 AC (+, -) (TRACT E)
- WEST RIM VILLAGE: 15 AC (+, -) (10 CONDOS)
- FUTURE POTENTIAL EQUESTRIAN FACILITY: 69.53 AC (+, -)
  - FACILITY LOT: 8.10 AC (+, -)
  - OPEN SPACE: 61.43 AC (+, -)
- UTILITY LOT: 15.57 AC (+, -)

**DEVELOPMENT AGREEMENT  
AMENDMENT #1 - EXHIBIT I**



**DIVISION II  
GENERAL PHASING PLAN**

*September 2011-*



**LEGEND:  
PHASE IA**

- Division II - Phase I Boundary
- Roadways to Asphalt Standards
- Roadways to Pit Run Gravel Standards
- Wastewater Treatment Facility - Module I
- Domestic Water Supply Tank
- Domestic Water Supply Wells
- Fire Suppression/Irrigation Storage Pond
- Fire Suppression/Irrigation Pumphouse
- Later Phase Portion of County Road 940 West to be Relocated
- Later Phase Lot Areas

**DEVELOPMENT AGREEMENT  
AMENDMENT #1 - EXHIBIT I**

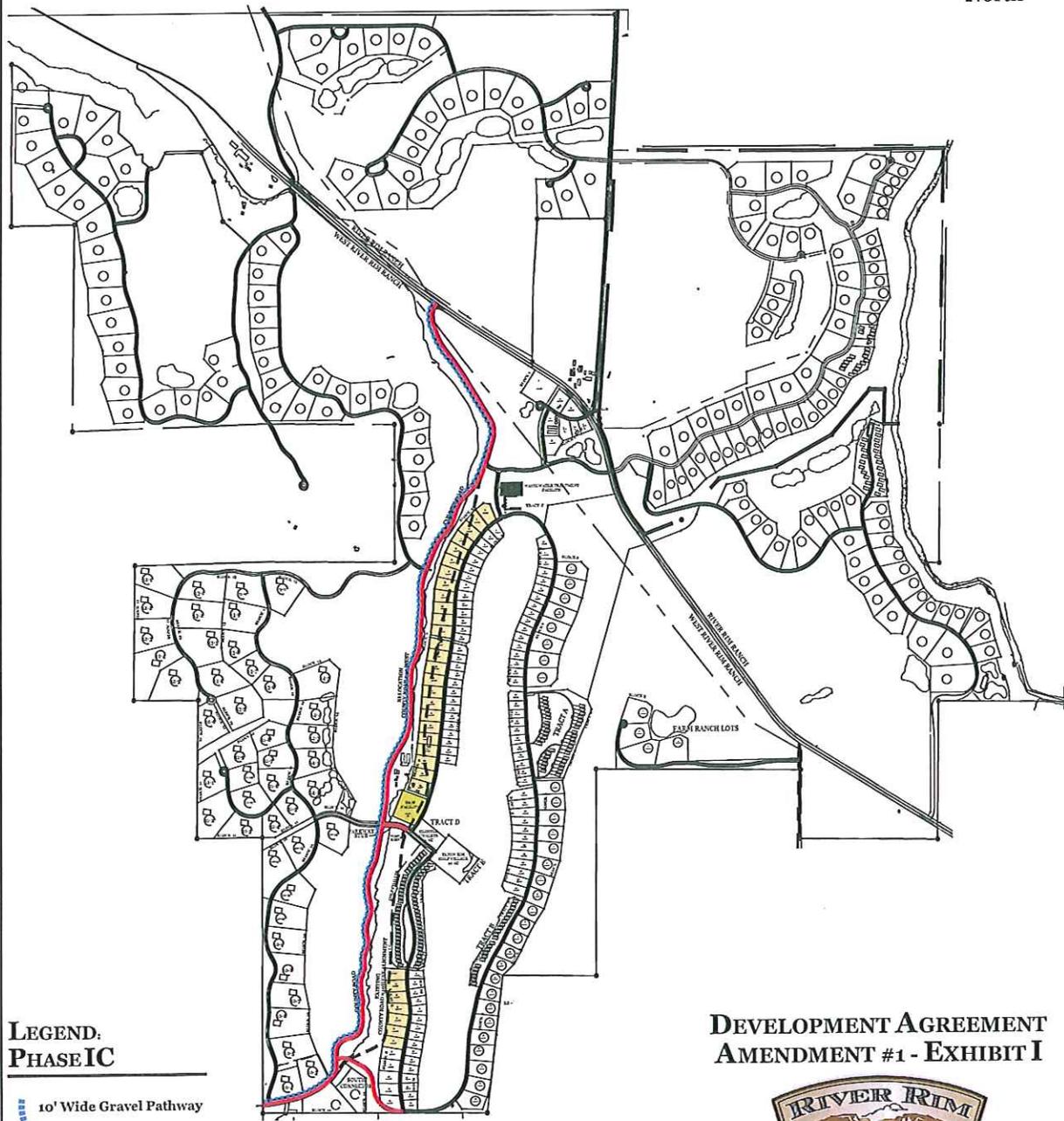
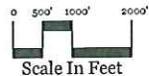


**DIVISION II  
PHASE IA**

*-September 2011-*

NOTE: All Lots and Tracts within Division II, Phases IA, IB, IC, and ID are provided operational community water supply, wastewater collection/module I treatment, fire suppression, fiber optic communications, electrical power and irrigation water. The exceptions are Phases IE, IF, IG, and IH for Tract A, B and Farm/Ranch Lots and Block 10, Lots 1 through 4 which are addressed in later phases.





**LEGEND:  
PHASE IC**

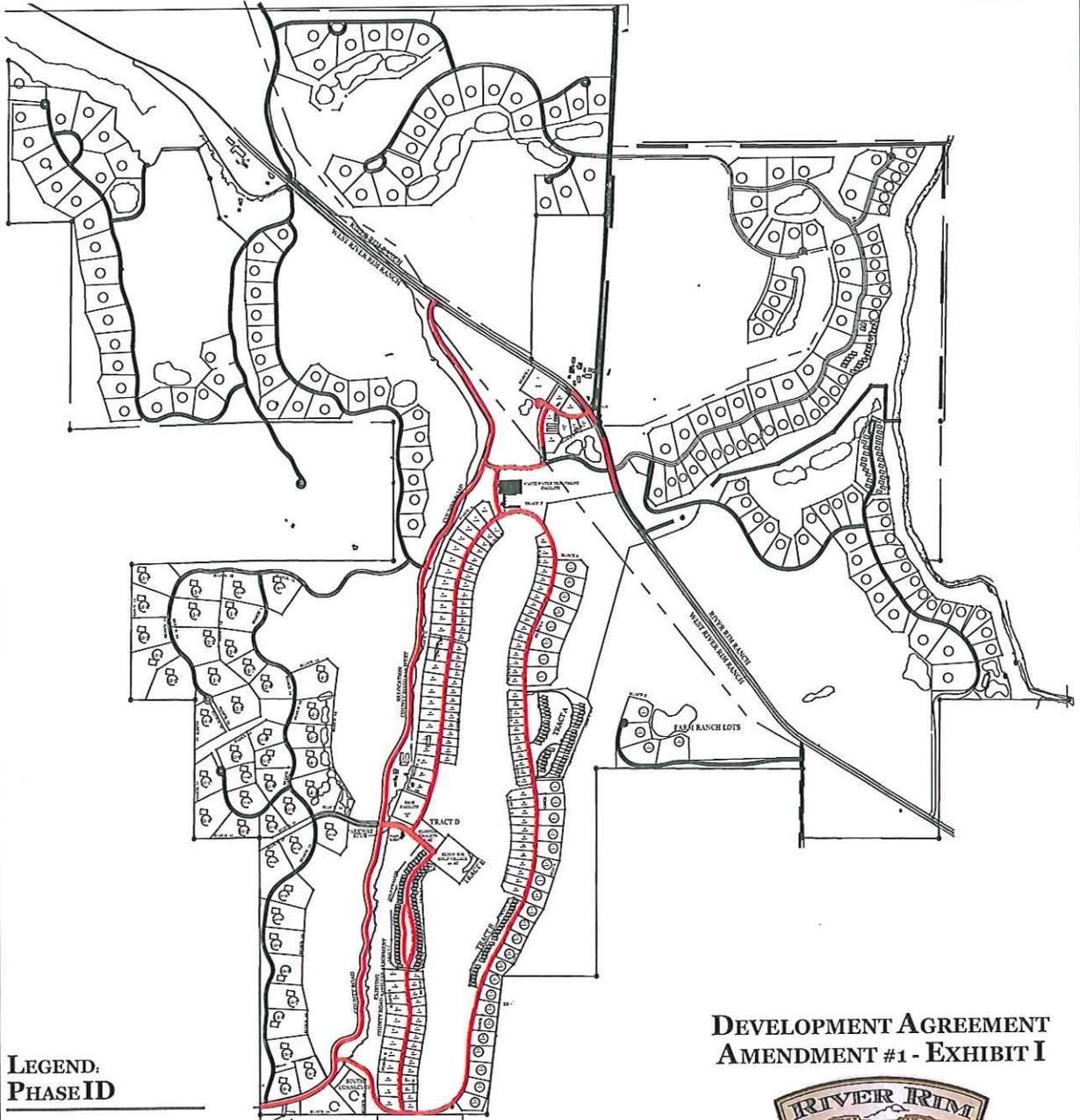
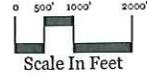
- 10' Wide Gravel Pathway
- County Road 940 West Relocation and to Crush Gravel Standards.
  - Road Edge Topsoiling/Site Grading
  - Road Edge Reclamation/Seeding
- Reclamation of Relocated County Road Alignment
- Lots Available for Building Permits and Occupancy Permits
- Lot 26, Block 9 is available for Building Permit and Occupancy Permit Subject to Approval of a Specific Development Plan for this Lot

**DEVELOPMENT AGREEMENT  
AMENDMENT #1 - EXHIBIT I**



**DIVISION II  
PHASE IC**

*-September 2011-*



**LEGEND:  
PHASE ID**

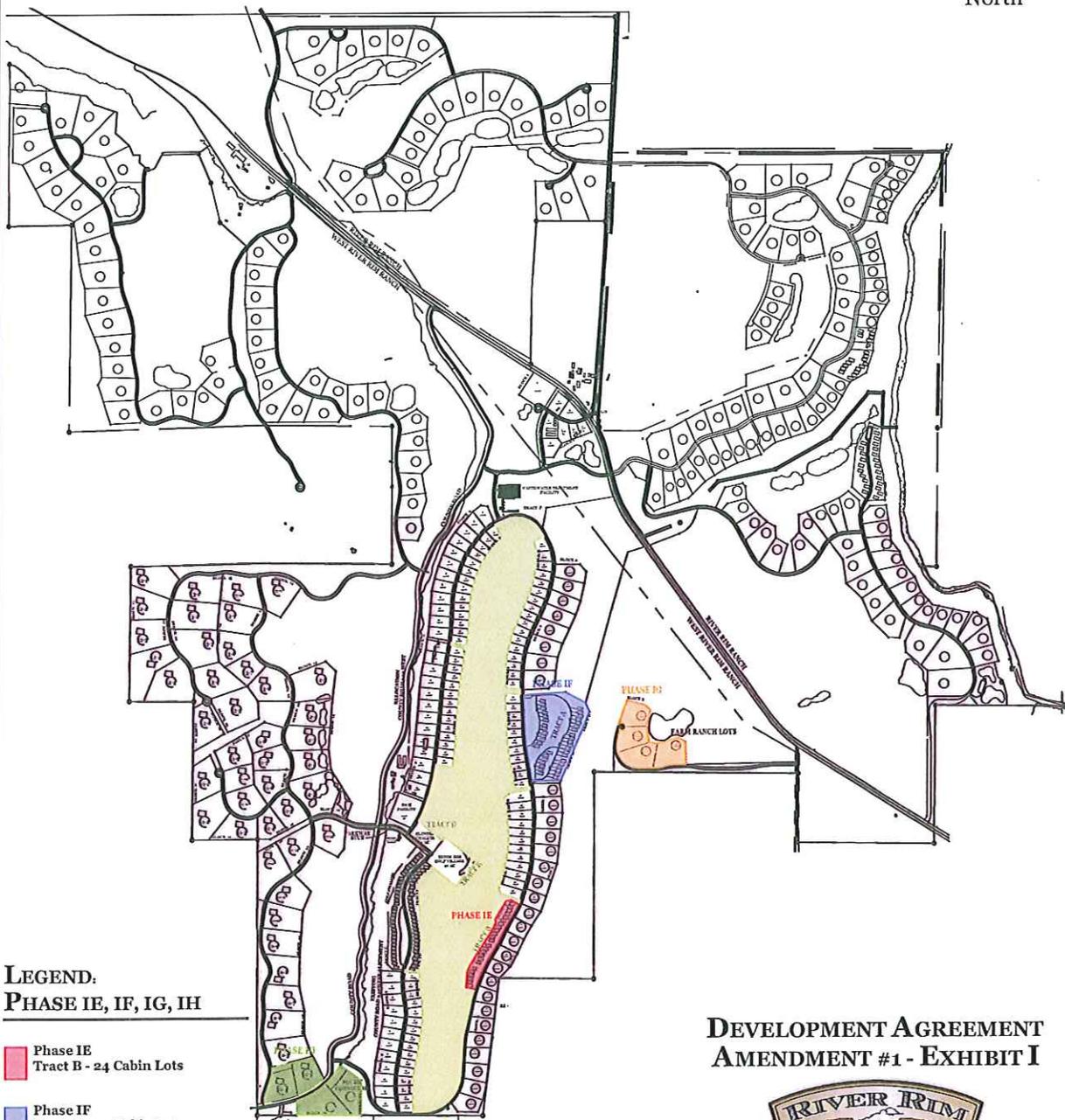
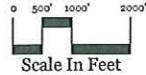
 Roadways to Asphalt Standards  
(Including Highway 33 Turn Lanes)

**DEVELOPMENT AGREEMENT  
AMENDMENT #1 - EXHIBIT I**



**DIVISION II  
PHASE ID**

*September 2011*



**LEGEND:**  
**PHASE IE, IF, IG, IH**

- Phase IE  
Tract B - 24 Cabin Lots
- Phase IF  
Tract A - 40 Cabin Lots
- Phase IG  
Farm/Ranch Lots  
(Block 3 - Lots 1, 2, 3, 4)
- Phase IH  
Block 10 - Lots 1, 2, 3, 4
- Phase II  
9 Holes of Golf Completed

**DEVELOPMENT AGREEMENT  
 AMENDMENT #1 - EXHIBIT I**



**DIVISION II  
 PHASES IE, IF, IG, IH, II**

*-September 2011-*

**Tab 2**

***Exhibit 2 - Cost Estimate***

COST ESTIMATE River Rim Ranch Division II

Owner: Big Sky Western Bank  
 4150 Valley Commons Dr.  
 P.O. Box 818  
 Bozeman, Mt. 59718

Engineer: Robert Ablondi  
 Rendezvous Engineering  
 25 South Gros Ventre  
 Jackson, WY 83001  
 10/28/2011

10%

PHASE	PHASE COST	CONTINGENCY	TOTAL PHASE COST	REMARKS
Phase 1B	\$451,573	\$45,157	\$496,730	Gravel Roads, main development
Phase 1C	\$1,119,060	\$111,906	\$1,230,966	Relocate County Road, gravel surface
Phase 1D	\$1,399,033	\$139,903	\$1,538,936	Pave Roads, Turning Lanes etc.
Phase 1I	\$131,000	\$13,100	\$144,100	1st Nine Holes of Golf
Wastewater Module	\$687,287	\$68,729	\$756,016	Next wastewater module, based upon flow and not connected to phase
Golf Reclamation, 2nd Nine Holes (future phase)	\$131,000	\$13,100	\$144,100	2nd Nine Holes of Golf
<b>TOTAL</b>	<b>\$3,918,953</b>	<b>\$391,895</b>	<b>\$4,310,848</b>	

Note: Letters of Credit for Phases 1E, 1F, 1G and 1H will be posted separately at the time approved infrastructure plans have been completed. Phase 1A is the current phase and is complete

COST ESTIMATE River Rim Ranch Division II

Owner: Big Sky Western Bank  
 4150 Valley Commons Dr.  
 P.O. Box 818  
 Bozeman, Mt. 59718

Engineer: Robert Ablondi  
 Rendezvous Engineering  
 25 South Gros Ventre  
 Jackson, WY 83001  
 10/28/2011

Phase 1B  
 Division II Phase I Roads

DESCRIPTION	LENGTH, FT	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
<b>3/4 crushed gravel base</b>					
Re-shape pit run, all roads	30596	LF	30,596	\$1.00	\$30,596
Grade and Place Topsoil Along Road Edge (Onsite Source, 6" 10 ft each side)	30596	CY	11,332	\$8.00	\$90,655
Seeding and reclamation	30596	SF	611,920	\$0.10	\$61,192
River Rim Ranch Road	1221	Tons	5	\$15.00	\$75
West Rim Place, north connector	925	Tons	549	\$15.00	\$8,239
West Rim Place East Side	13435	Tons	7,978	\$15.00	\$119,671
West Rim Place West Side North	6455	Tons	3,833	\$15.00	\$57,497
West Rim Place West Side South	5252	Tons	3,119	\$15.00	\$46,782
Big Hole Drive	1239	Tons	736	\$15.00	\$11,036
West Rim Village Road Entrance	1369	Tons	813	\$15.00	\$12,194
West Rim Village Road Connector	700	Tons	416	\$15.00	\$6,235
Village Parkway, Cty 940 to West Rim	1200	Tons	493	\$15.00	\$7,400
<b>Roads, Gravel Only</b>					<b>\$451,573</b>

**TOTAL PHASE 1B COST**

**\$451,573**

**COST ESTIMATE River Rim Ranch Division II -**

Owner: Big Sky Western Bank  
 4150 Valley Commons Dr.  
 P.O. Box 818  
 Bozeman, Mt. 59718

Engineer: Robert Ablondi  
 Rendezvous Engineering  
 25 South Gros Ventre  
 Jackson, WY 83001  
 10/28/2011

Phase I C  
**County Road 940; Gravel Pathway, 17,582 LF**

DESCRIPTION	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
Sub-Excavation/ Toposil Stripping 12"	Cu Yds	19,400	\$4.00	\$77,600
Cut / Fill	Cu Yds	28,000	\$4.50	\$126,000
Granular Road Sub-Base 12" deep	Cu Yds	18,200	\$14.00	\$254,800
Aggregate - 3/4" crushed	Tons	15,700	\$15.00	\$235,500
Place Topsoil along Roadside	Cu Yds	6,512	\$8.00	\$52,095
Seeding Reclamation along Roadside	SF	351,640	\$0.10	\$35,164
Install 4" conduits pipe & trench	Lin Ft	480	\$5.00	\$2,400
Culverts pipes 18"	Lin Ft	1,080	\$35.00	\$37,800
Culverts pipes 24"	Lin Ft	180	\$40.00	\$7,200
Culverts pipes 36"	Lin Ft	100	\$50.00	\$5,000
Culverts pipes 48"	Lin Ft	70	\$60.00	\$4,200
Culverts pipes 60"	Lin Ft	100	\$70.00	\$7,000
Paths - Sub - Excavation 12" deep, 15 ft wide	Cu Yds	9,722	\$4.00	\$38,889
Paths- Pit Run Gravel 6" deep	Cu Yds	4,000	\$14.00	\$56,000
Paths- Crushed Gravel 3/4" minus	Tons	4,400	\$15.00	\$66,000
Remove Gravel and Restore Abandoned Roadway, 12,100 LF	Cu Yds	8,963	\$4.00	\$35,852
Reclaim and Topsoil Abandoned Roadway, 12,100 LF, 6" topsoil	Cu Yds	4,481	\$8.00	\$35,852
Remove Farm Shop Lots 21, 22, Block 9	LS	1	\$2,500.00	\$2,500
Remove Farm Structure, Tract P	LS	1	\$7,500.00	\$7,500
<b>County Road: Road / Pathway w/o asphalt</b>				<b>\$1,005,648</b>

**West Rim / County Road 940 South Connector, 1860 LF**

DESCRIPTION	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
Sub-Excavation/ Toposil Stripping, partially com	Cu Yds	1,900	\$4.00	\$7,600
Cut / Fill	Cu Yds	1,900	\$4.50	\$8,550
Granular Road Sub-Base 12" deep	Cu Yds	1,900	\$14.00	\$26,600

Topsoil Along Road Edge, Onsite Source	Cu Yds	689	\$8.00	\$5,511
Seeding Reclamation along roadside	SF	37,200	\$0.10	\$3,720
Aggregate - 3/4" crushed	Tons	1,106	\$15.00	\$16,586
Install 4" conduits pipe & trench	Lin Ft	60	\$5.00	\$300
Culverts pipes 48"	Lin Ft	60	\$60.00	\$3,600
<b>West Rim County Road 940 / Connector - w/o asphalt</b>				<b>\$72,467</b>

**Parkway / County Road Connector, 600 LF, Two Lanes**

DESCRIPTION	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
Sub-Excavation/ Toposil Stripping	Cu Yds	889	\$5.00	\$4,445
Cut / Fill	Cu Yds	850	\$5.00	\$4,250
Granular Road Sub-Base 12" deep	Cu Yds	900	\$14.00	\$12,600
Aggregate - 3/4" crushed	Tons	493	\$15.00	\$7,395
Topsoil Along Road Edge, Onsite Source	Cu Yds	444	\$8.00	\$3,556
Reclamation Seeding	SF	24,000	\$0.10	\$2,400
Install 4" conduits pipe & trench	Lin Ft	60	\$5.00	\$300
Culverts pipes 48"	Lin Ft	100	\$60.00	\$6,000
<b>Parkway County Road 940 Connector, w/o asphalt</b>				<b>\$40,946</b>

**TOTAL PHASE IC COSTS**

**\$1,119,060**

COST ESTIMATE River Rim Ranch Division II

Owner: Big Sky Western Bank  
 4150 Valley Commons Dr.  
 P.O. Box 818  
 Bozeman, Mt. 59718

Engineer: Robert Ablondi  
 Rendezvous Engineering  
 25 South Gros Ventre  
 Jackson, WY 83001  
 10/28/2011

Phase ID

**Division II Phase I Roads**

DESCRIPTION	LENGTH, FT	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
<b>Asphalt hot mix</b>					
Re-shape crushed gravel, all roads	30596	LF	30,596	\$1.50	\$45,894
River Rim Ranch Road	1221	Tons	362	\$75.00	\$27,133
West Rim Place, north connector	925	Tons	274	\$75.00	\$20,556
West Rim Place East Side	13435	Tons	3,981	\$75.00	\$298,556
West Rim Place West side	6455	Tons	1,913	\$75.00	\$143,444
West Rim Place Loop south	5252	Tons	1,556	\$75.00	\$116,711
Big Hole Drive	1239	Tons	367	\$75.00	\$27,533
West Rim Village Road Entrance	1369	Tons	406	\$75.00	\$30,422
West Rim Village Road Connector	700	Tons	207	\$75.00	\$15,556
Village Parkway, Cty 940 to West Rim	1200	Tons	237	\$75.00	\$17,778
<b>Roads, Asphalt Only</b>					<b>\$743,583</b>

**County Road 940; Gravel Pathway, 17,582 LF**

DESCRIPTION	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
Asphalt, hot mix pavement	Tons	6,200	\$75.00	\$465,000
Re-shape crushed gravel, all roads	LF	17582	\$1.50	\$26,373
<b>County Road: Asphalt</b>				<b>\$491,373</b>

**West Rim / County Road 940 South Connector, 1860 LF**

DESCRIPTION	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
Asphalt, hot mix pavement	Tons	552	\$75.00	\$41,400
Re-shape crushed gravel	LF	1860	\$2.00	\$3,720
<b>West Rim Connector, Asphalt</b>				<b>\$45,120</b>

**Parkway / County Road Connector, 600 LF, Two Lanes**

DESCRIPTION	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
Asphalt, hot mix pavement	Tons	237	\$75.00	\$17,775
Re-shape crushed gravel	LF	1200	\$2.00	\$2,400
<b>Parkway Connector, Asphalt</b>				<b>\$20,175</b>

**Main Entrance Turning Lane, West Bound Only**

DESCRIPTION	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
Toposil Stripping	Cu Yds	150	\$4.00	\$600
Cut / Fill	Cu Yds	100	\$4.50	\$450
Granular Road Sub-Base 1.5 ft	Cu Yds	240	\$14.00	\$3,360
Aggregate - 3/4" crushed , 0.5 ft	Tons	110	\$15.00	\$1,650
Topsoil Placement	Cu Yds	82	\$8.00	\$656
Reclamation Seeding	SF	4,450	\$0.10	\$445
Asphalt Saw cutting, prep	Ft	450	\$2.00	\$900
Asphalt, hot mix pavement, 0.3 ft	Tons	85	\$75.00	\$6,375
<b>Main Entrance Turning Lane, West Bound</b>				<b>\$14,436</b>

**West Entrance Turning Lanes**

DESCRIPTION	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
Toposil Stripping	Cu Yds	660	\$4.00	\$2,640
Cut / Fill	Cu Yds	300	\$4.50	\$1,350
Granular Road Sub-Base 1.5 ft	Cu Yds	1,200	\$14.00	\$16,800
Topsoil Placement	Cu Yds	1,567	\$8.00	\$12,536
Reclamation Seeding	SF	21,150	\$0.10	\$2,115
Aggregate - 3/4" crushed , 0.5 ft	Tons	600	\$15.00	\$9,000
Asphalt Saw cutting, prep	Ft	2,140	\$2.00	\$4,280
Asphalt, hot mix pavement, 0.3 ft	Tons	475	\$75.00	\$35,625
<b>West Entrance Turning Lanes</b>				<b>\$84,346</b>

**TOTAL PHASE 1D**

**\$1,399,033**

COST ESTIMATE River Rim Ranch Division II -

Owner: Big Sky Western Bank  
4150 Valley Commons Dr.  
P.O. Box 818  
Bozeman, Mt. 59718

Engineer: Robert Ablondi  
Rendezvous Engineering  
25 South Gros Ventre  
Jackson, WY 83001  
10/28/2011

**Golf Course Area Revegetation**

DESCRIPTION	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
General site grading <sup>1</sup> with dozer, grader	weeks	1	\$15,000	\$15,000
Topsoil Placement, from onsite stockpiles, 6 inches over 100 acres <sup>2</sup> .	Cu Yds	40,500	\$2.00	\$81,000
Seeding and seed preparation	acre	140	\$250	\$35,000
<b>Golf course revegetation to open space</b>				<b>\$131,000</b>

Notes:

- 1) Taper slopes for topsoil preparation
- 2) Topsoil already placed on more than half of the golf course site

**TOTAL PHASE II**

**\$131,000**

COST ESTIMATE River Rim Ranch Division II -

Owner: Big Sky Western Bank  
 4150 Valley Commons Dr.  
 P.O. Box 818  
 Bozeman, Mt. 59718

Engineer: Robert Ablondi  
 Rendezvous Engineering  
 25 South Gros Ventre  
 Jackson, WY 83001  
 10/28/2011

Phase Wastewater (based upon flow needs)  
**Wastewater Module No. 2, 30,000 gpd**

DESCRIPTION	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
Influent Flow Meter, Installation, Electrical	LS	1	\$15,000	\$15,000
Leachfield Excavation to grade to subgrade	SY	13,500	\$3.50	\$47,250
Supply/Install Washed Gravel-3/4" Minus	CY	4,800	\$23.00	\$110,400
Install Pressure Distribution piping	LS	1	\$45,000	\$45,000
Install Drain Fabric	SY	13,334	\$1.50	\$20,001
Solenoid Valve Station, per detail	EA	2	\$20,000	\$40,000
8" Pressure line from pump station to leach	LF	1,500	\$26.00	\$39,000
2" Sch. 40 power conduit	LF	1,500	\$10.00	\$15,000
Topsoil Replacement - 6" depth	CY	2,081	\$6.00	\$12,486
Seedbed Prep/Drill seeding (no material)	SF	115,000	\$0.02	\$2,300
RGF Control Vault-Fittings/Valve	LS	1	\$3,500	\$3,500
RGF Structure - Concrete	LS	1	\$130,000	\$130,000
Membranes for RGF	SY	680	\$5.00	\$3,400
Pea Gravel for RGF	CY	650	\$23.00	\$14,950
Pressure Distribution Piping	LS	1	\$20,000	\$20,000
Recirc Tank - 30,000 GAL	LS	1	\$75,000	\$75,000
Re circ pumps	LS	1	\$20,000	\$20,000
Leachfield pumps	LS	1	\$20,000	\$20,000
Electrical, Controls for Re-circ Pumps, Effluent Pumps, Phase II	LS	1	\$30,000	\$30,000
Monitoring Wells	LS	2	\$12,000	\$24,000
<b>Wastewater Module No. 2</b>				<b>\$687,287</b>

**TOTAL NEW WASTEWATER MODULE**

**\$687,287**

COST ESTIMATE River Rim Ranch Division II -

Owner: Big Sky Western Bank  
4150 Valley Commons Dr.  
P.O. Box 818  
Bozeman, Mt. 59718

Engineer: Robert Ablondi  
Rendezvous Engineering  
25 South Gros Ventre  
Jackson, WY 83001  
10/28/2011

**Golf Course Area Revegetation**

DESCRIPTION	UNIT	EST QTY	ESTIMATED UNIT PRICE	AMOUNT
General site grading <sup>1</sup> with dozer, grader	weeks	1	\$15,000	\$15,000
Topsoil Placement, from onsite stockpiles, 6 inches over 100 acres <sup>2</sup> .	Cu Yds	40,500	\$2.00	\$81,000
Seeding and seed preparation	acre	140	\$250	\$35,000
<b>Golf course revegetation to open space</b>				<b>\$131,000</b>

Notes:

- 1) Taper slopes for topsoil preparation
- 2) Topsoil already placed on more than half of the golf course site

**TOTAL SECOND NINE HOLES RECLAMATION**

**\$131,000**

**Tab 3**

***Form of Easements***

RECORDING REQUESTED BY:

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**GRANT OF EASEMENTS FOR WATER TANK(S)**

The undersigned, \_\_\_\_\_, hereinafter designated GRANTOR(S), for a valuable consideration, hereby grants to \_\_\_\_\_, as GRANTEE(S), receipt whereof is hereby acknowledged, its successors and assigns, an exclusive and permanent easement and right-of-way in, upon, over and across the lands hereinafter described, for the purpose of locating, relocating, constructing, reconstructing, maintaining, operating, inspecting and repairing water tank or tanks, together with all fixtures and appurtenances incidental thereto for use in connection therewith, for the holding, transmission and distribution of water and all uses and purposes incidental thereto, together with the right of ingress thereto and egress therefrom, to and along said right-of-way, together with the right to clear and keep clear said rights-of-way from buildings, structures, trees, and other material or growths detrimental to the uses herein granted.

The lands in which such easements and rights-of-way are hereby granted are all situated in the County of Teton, State of Idaho, and particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

It is expressly agreed that the Grantor(s) shall have the right, at its own risk, to use the surface of the right-of-way hereby granted, except for the planting and growing of trees; and the right to cross or make use of the surface in a manner not detrimental to the installation, construction, operation, inspection, repair, maintenance and replacement of the water tank(s), or to any other purposes and uses as are or may be necessary or incidental to the construction, maintenance and operation of said water tank(s).

And the Grantor(s) hereby agree for itself, its successors or assigns, that it will not construct or cause to be constructed and maintained any buildings or structures of any nature or kind within ten feet of said water tank(s).

And the Grantee(s) hereby agrees that it will avoid unreasonable interference with the use

by Grantor(s) and its successors of said rights-of-way, and agrees not to fence the same, and agrees that the Grantor(s) may enjoy the surface use of the land herein described, subject to the conditions above stated; and agrees to permit the installation by the Grantor(s) of water tank(s) reasonably required for Grantor's use on said property over and across the right-of-way in a manner which will not interfere with the Grantee's operation of said water tank(s). All present installed utilities will be interfered with as little as possible and if interrupted will be promptly restored to use at the expense of the Grantee(s).

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
GRANTOR

\_\_\_\_\_  
GRANTEE

This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_, from \_\_\_\_\_ to \_\_\_\_\_, a governmental agency is hereby accepted and \_\_\_\_\_ consents to recordation thereof by its duly authorized offer.

Dated: \_\_\_\_\_, 2011 By \_\_\_\_\_

STATE OF \_\_\_\_\_

:ss

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2011, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the within instrument as the attorney in fact of \_\_\_\_\_ and acknowledged to me that s/he subscribed the name of \_\_\_\_\_ thereto as principal, and her/her own name attorney in fact.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

Residing at:

Commission expires:

**=EXHIBIT \_\_\_\_=  
DESCRIPTION FOR  
WATER TANK EASEMENT  
BEING A PORTION OF  
FARM/RANCH CONSERVATION UNIT, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.**

**TO WIT:**

A parcel of land being a portion of the Farm/Ranch Conservation Unit, Division II, Phase I, River Rim Ranch P.U.D. of record in the Office of the Clerk of Teton County, Idaho as Instrument 186667 and located within the SW1/4NW1/4 Section 29, T6N, R44E, Boise Meridian, Teton County, Idaho; said parcel being more particularly described as follows:

**BEGINNING** at a point on the west line of said SW1/4NW1/4, from which the west one-quarter corner of said Section 29 bears S00°00'29"W, 451.75 feet;

thence along said west line, N00°00'29"E, 200.00 feet;

thence N90°00'00"E, 181.64 feet, more or less, to the intersection with the westerly right-of-way line of Highland Place;

thence along said right-of-way line, S19°14'42"W, 211.84 feet;

thence N90°00'00"W, 111.84 feet, more or less, to the Point of Beginning;

**ENCOMPASSING** an area of 0.67 acres, more or less;

the Basis of Bearing being N89°20'56"W along the south line of Section 21, T6N, R44E;

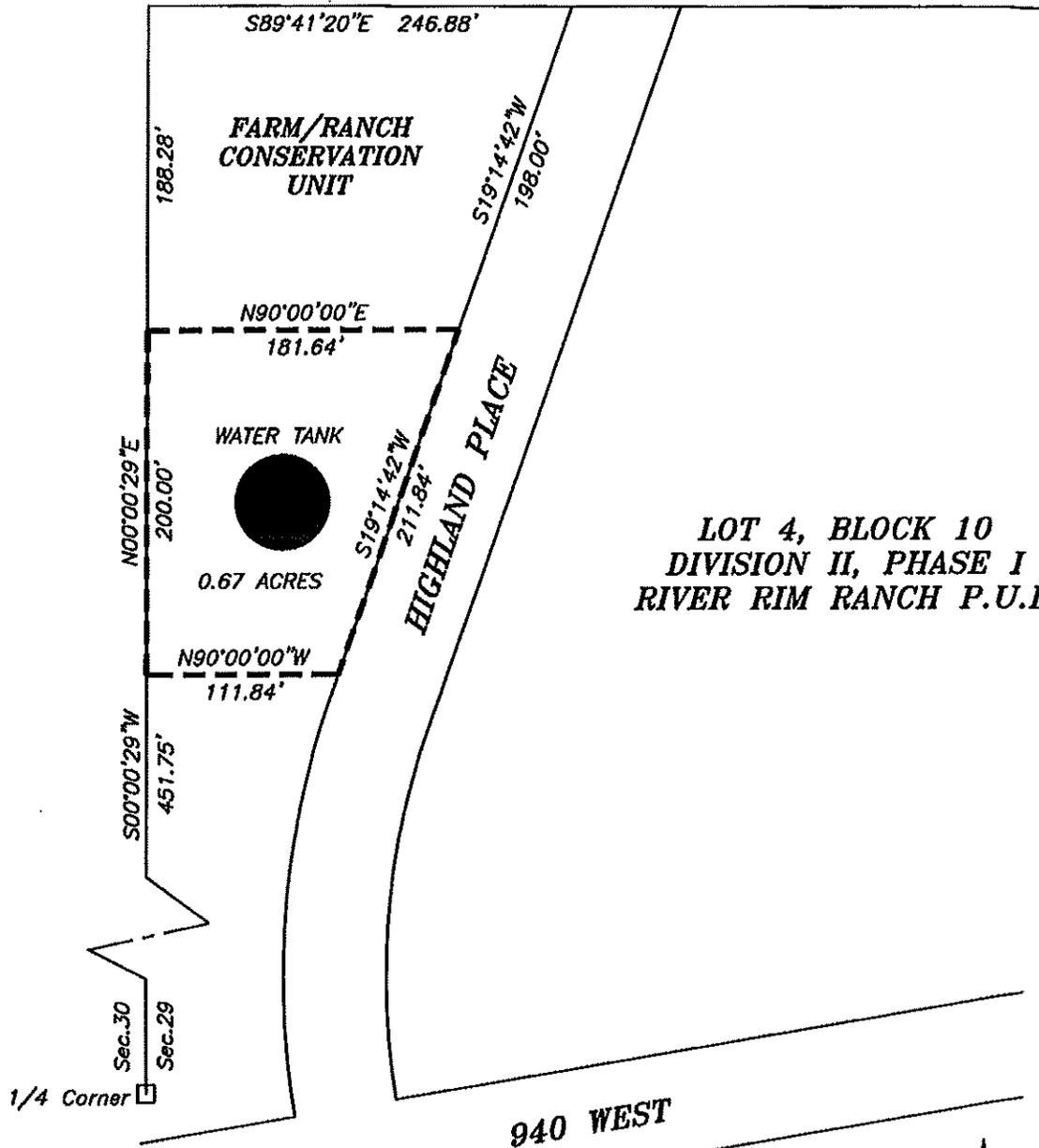
all as shown on the "SKETCH TO ACCOMPANY DESCRIPTION FOR WATER TANK EASEMENT BEING A PORTION OF THE FARM/RANCH CONSERVATION UNIT, DIVISION II, PHASE I, RIVER RIM RANCH P.U.D." attached hereto as Page 2 of 2.

Rendezvous Engineering, P.C.

Project 05-003/SURVEY/2011/WATER\_TANK\_EASEMENT.DOC

September 13, 2011

**RENDEZVOUS ENGINEERING, P.C.  
JACKSON, WYOMING**



**LOT 4, BLOCK 10  
DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.**

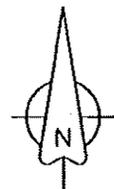
**=EXHIBIT \_\_\_\_=**

**Page 2 of 2**

**SKETCH TO ACCOMPANY  
DESCRIPTION FOR  
WATER TANK EASEMENT  
BEING A PORTION OF THE**

**FARM/RANCH CONSERVATION UNIT, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.**

**LOCATED WITHIN THE SW1/4NW1/4 SECTION 29, T6N, R44E, B.M.  
TETON COUNTY, IDAHO**



**1 INCH = 100 FEET**

RECORDING REQUESTED BY:

|

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**GRANT OF EASEMENTS FOR IRRIGATION PIPELINE(S)**

The undersigned, \_\_\_\_\_, hereinafter designated GRANTOR(S), for a valuable consideration, hereby grants to \_\_\_\_\_, as GRANTEE(S), receipt whereof is hereby acknowledged, its successors and assigns, an exclusive and permanent easement and right-of-way in, upon, over and across the lands hereinafter described, for the purpose of locating, relocating, constructing, reconstructing, maintaining, operating, inspecting and repairing irrigation pipeline or pipelines, together with all fixtures and appurtenances incidental thereto for use in connection therewith, for the holding, transmission and distribution of water and all uses and purposes incidental thereto, together with the right of ingress thereto and egress therefrom, to and along said right-of-way, together with the right to clear and keep clear said rights-of-way from buildings, structures, trees, and other material or growths detrimental to the uses herein granted.

The lands in which such easements and rights-of-way are hereby granted are all situated in the County of Teton, State of Idaho, and particularly described as follows, to-wit:

SEE ATTACHED EXHIBITS "A," "B," "C," "D," "E," "F," "G," and "H."

It is expressly agreed that the Grantor(s) shall have the right, at its own risk, to use the surface of the right-of-way hereby granted, except for the planting and growing of trees; and the right to cross or make use of the surface in a manner not detrimental to the installation, construction, operation, inspection, repair, maintenance and replacement of the irrigation pipeline(s), or to any other purposes and uses as are or may be necessary or incidental to the construction, maintenance and operation of said irrigation pipeline(s).

And the Grantor(s) hereby agree for itself, its successors or assigns, that it will not construct or cause to be constructed and maintained any buildings or structures of any nature or kind within ten feet of said irrigation pipeline(s).

And the Grantee(s) hereby agrees that it will avoid unreasonable interference with the use

by Grantor(s) and its successors of said rights-of-way, and agrees not to fence the same, and agrees that the Grantor(s) may enjoy the surface use of the land herein described, subject to the conditions above stated; and agrees to permit the installation by the Grantor(s) of irrigation pipeline(s) reasonably required for Grantor's use on said property over and across the right-of-way in a manner which will not interfere with the Grantee's operation of said irrigation pipeline(s). All present installed utilities will be interfered with as little as possible and if interrupted will be promptly restored to use at the expense of the Grantee(s).

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
GRANTOR

\_\_\_\_\_  
GRANTEE

This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_, from \_\_\_\_\_ to \_\_\_\_\_, a governmental agency is hereby accepted and \_\_\_\_\_ consents to recordation thereof by its duly authorized offer.

Dated: \_\_\_\_\_, 2011 By \_\_\_\_\_

STATE OF \_\_\_\_\_

:ss

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2011, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the within instrument as the attorney in fact of \_\_\_\_\_ and acknowledged to me that s/he subscribed the name of \_\_\_\_\_ thereto as principal, and her/her own name attorney in fact.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

Residing at:

Commission expires:

**=EXHIBIT \_\_\_\_=  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
WITHIN LOT 16, BLOCK 9, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.**

**TO WIT:**

A fifteen foot (15.00') wide strip of land being a portion of Lot 16, Block 9, Division II, Phase I, River Rim Ranch P.U.D. of record in the Office of the Clerk of Teton County, Idaho as Instrument 186667 and located within the SE1/4 Section 17, T6N, R44E, Boise Meridian, Teton County, Idaho; the southerly line of said strip being identical with the southerly boundary of said Lot 16;

the sidelines of said strip to be lengthened or shortened accordingly to meet the boundaries of said Lot 16;

the Basis of Bearing being N89°20'56"W along the south line of Section 21, T6N, R44E, Boise Meridian;

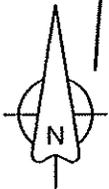
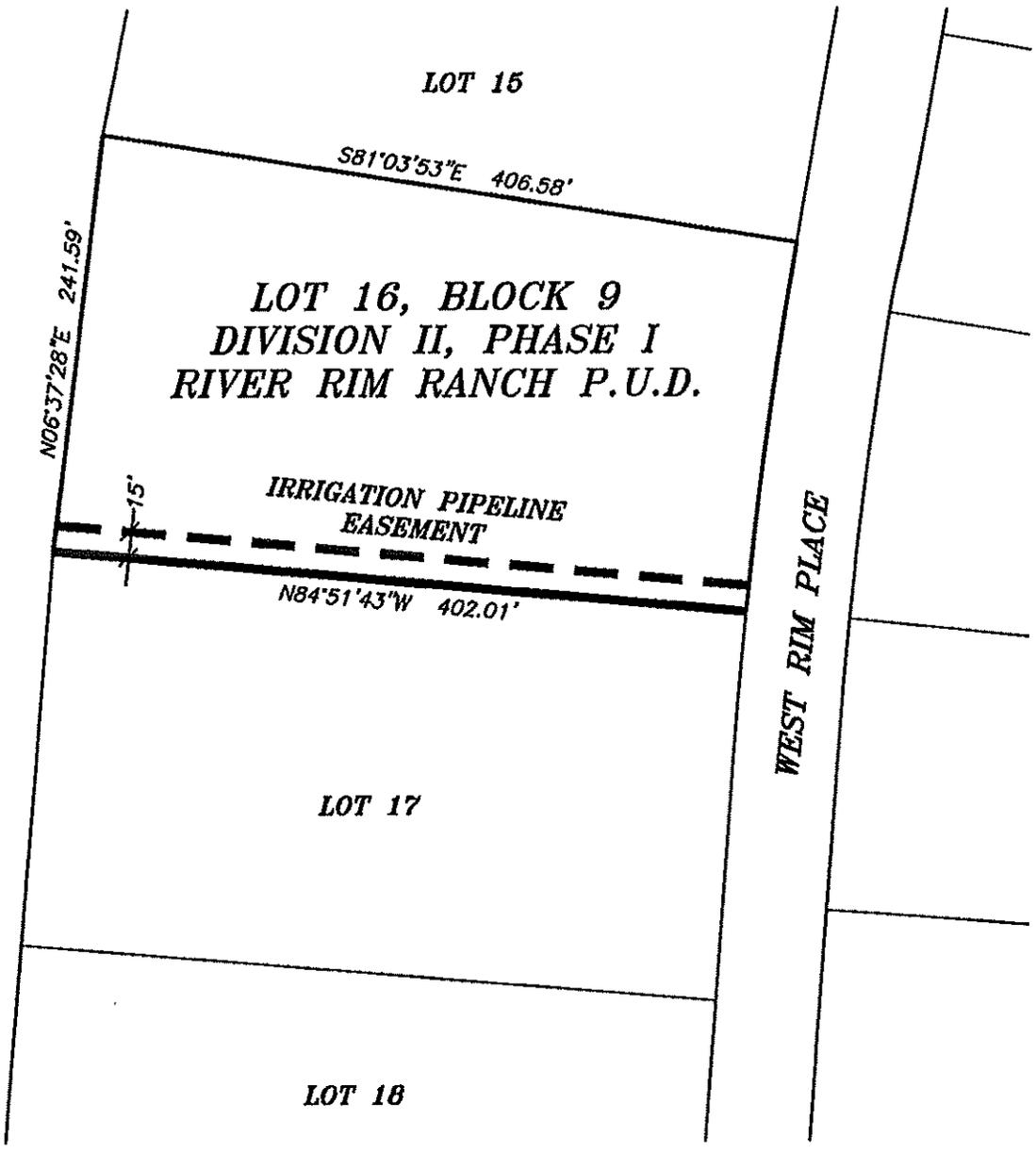
all as shown on the "SKETCH TO ACCOMPANY DESCRIPTION FOR IRRIGATION PIPELINE EASEMENT LOCATED WITHIN LOT 16, BLOCK 9, DIVISION II, PHASE I, RIVER RIM RANCH P.U.D." attached hereto as Page 2 of 2.

Rendezvous Engineering, P.C.

Project 05-003/SURVEY/2011/IRR\_ESMT\_LOT-16\_BLOCK-9.DOC

September 8, 2011

**RENDEZVOUS ENGINEERING, P.C.  
JACKSON, WYOMING**



1 INCH = 100 FEET

**=EXHIBIT \_\_\_\_=  
Page 2 of 2  
SKETCH TO ACCOMPANY  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
LOCATED WITHIN  
LOT 16, BLOCK 9, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.  
TETON COUNTY, IDAHO**

**=EXHIBIT \_\_\_\_ =**  
**DESCRIPTION FOR**  
**IRRIGATION PIPELINE EASEMENT**  
**WITHIN LOT 1, BLOCK 3, DIVISION II, PHASE I**  
**RIVER RIM RANCH P.U.D.**

**TO WIT:**

A thirty foot (30.00') wide strip of land being a portion of Lot 1, Block 3, Division II, Phase I, River Rim Ranch P.U.D. of record in the Office of the Clerk of Teton County, Idaho as Instrument 186667 and located within the NE1/4NW1/4 Section 21, T6N, R44E, Boise Meridian, Teton County, Idaho; the centerline of said strip being identical with an existing irrigation pipeline; said centerline being secondarily described as follows:

**BEGINNING** at a point on the northeasterly boundary of said Lot 1, from which the easternmost corner of said Lot 1 bears S52°00'00"E, 117.87 feet, more or less;

thence N88°34'49"W, 406.29 feet, more or less to the intersection with the westerly boundary of said Lot 1, from which the northernmost corner of said Lot 1 bears N19°13'40"E, 101.99 feet, more or less;

the sidelines of said strip to be lengthened or shortened accordingly to meet at angle points and at the above described boundaries;

the Basis of Bearing being N89°20'56"W along the south line of said Section 21;

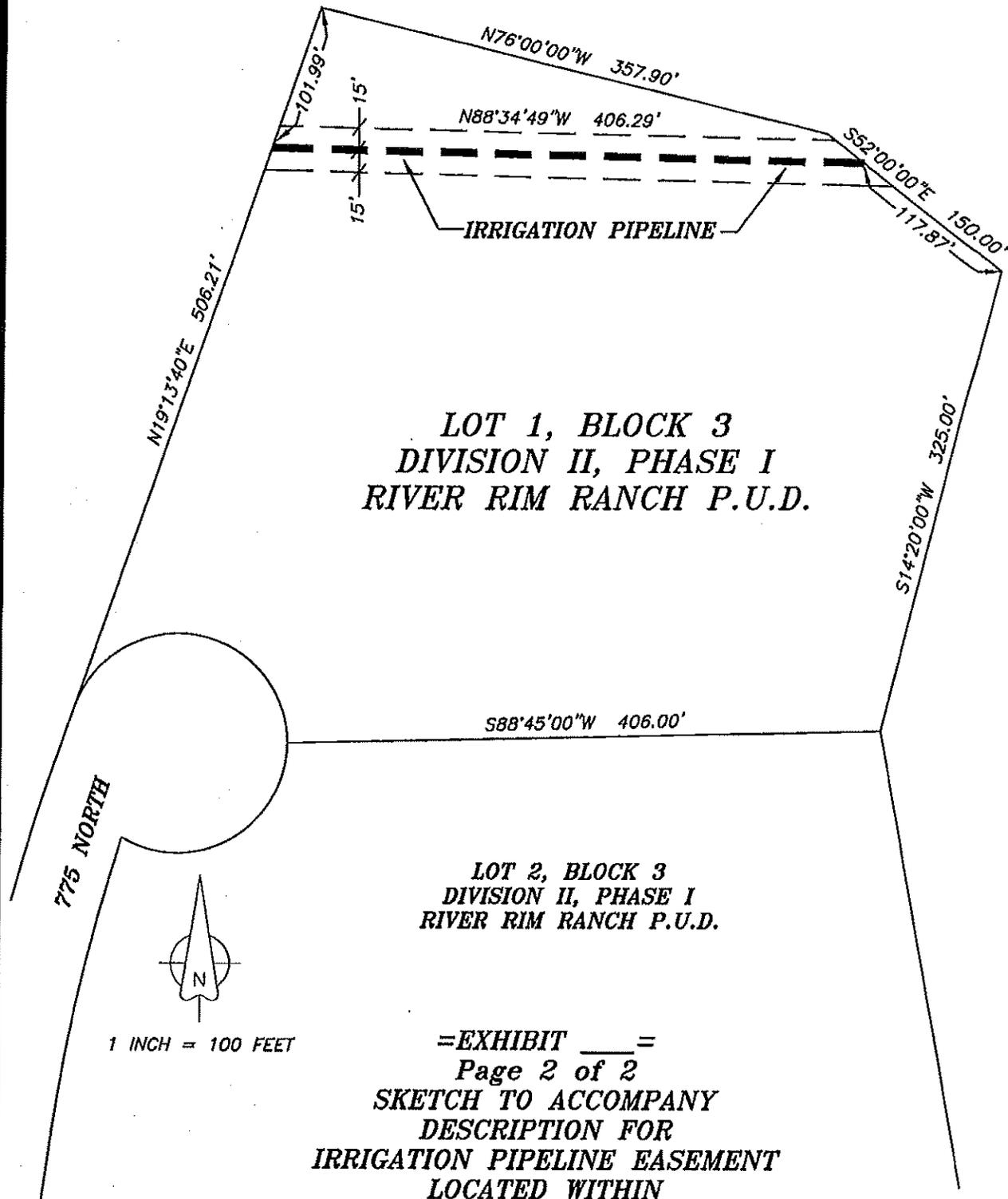
all as shown on the "SKETCH TO ACCOMPANY DESCRIPTION FOR IRRIGATION PIPELINE EASEMENT LOCATED WITHIN LOT 1, BLOCK 3, DIVISION II, PHASE I, RIVER RIM RANCH P.U.D." attached hereto as Page 2 of 2.

Rendezvous Engineering, P.C.

Project 05-003/SURVEY/2011/IRR\_ESMT\_LOT-1\_BLOCK-3.DOC

September 8, 2011

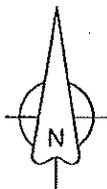
**RENDEZVOUS ENGINEERING, P.C.  
JACKSON, WYOMING**



**LOT 1, BLOCK 3  
DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.**

**LOT 2, BLOCK 3  
DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.**

**775 NORTH**



1 INCH = 100 FEET

**=EXHIBIT \_\_\_=  
Page 2 of 2  
SKETCH TO ACCOMPANY  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
LOCATED WITHIN  
LOT 1, BLOCK 3, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.  
TETON COUNTY, IDAHO**

**=EXHIBIT \_\_\_\_\_=  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT**

**TO WIT:**

A thirty foot (30.00') wide strip of land located within Sections 15, 16, 17, 20 and 21, T6N, R44E, Boise Meridian, Teton County, Idaho; the centerline of said strip being identical with an existing irrigation pipeline; said centerline being secondarily described as follows:

**BEGINNING** at the intake of said pipeline in the Teton River, from which the southwest corner of said Section 15 bears S79°36'03"W, 4208.51 feet, more or less;

thence S64°19'04"W, 226.17 feet;

thence S66°47'35"W, 1681.17 feet;

thence N89°29'55"W, 2779.89 feet;

thence S88°03'09"W, 289.69 feet, more or less to the intersection with the easterly right-of-way line of Idaho State Highway 33;

thence continuing S88°03'09"W, 118.84 feet, more or less to the intersection with the westerly right-of-way line of said Highway, coincident with the boundary of Phase I, Division II of River Rim Ranch P.U.D. of record in the Office of the Clerk of Teton County, Idaho as Instrument 186667;

thence continuing S88°03'09"W, 418.39 feet;

thence S78°26'53"W, 170.70 feet;

thence S89°59'52"W, 739.52 feet;

thence N89°14'24"W, 325.47 feet;

thence N88°34'49"W, 533.45 feet, more or less to the intersection with the northeasterly boundary of Lot 1, Block 3 of said Phase I, Division II;

thence continuing N88°34'49"W, 406.29 feet, more or less to the intersection with the westerly boundary of said Lot 1;

thence continuing N88°34'49"W, 86.85 feet;

thence N74°46'41"W, 454.23 feet;

thence N85°18'06"W, 227.31 feet;

thence S54°44'33"W, 33.26 feet;  
thence S88°44'40"W, 61.68 feet;  
thence N65°10'43"W, 202.44 feet;  
thence N86°26'11"W, 30.91 feet, more or less to the intersection with the northeasterly boundary of Tract A of said Phase I, Division II;  
thence continuing N86°26'11"W, 461.97 feet, more or less to the intersection with the northerly boundary of said Tract A;  
thence continuing N86°26'11"W, 1424.56 feet;  
thence S84°19'44"W, 277.56 feet, more or less to a point coincident with the easterly corner common to Lot 19 and Lot 20, Block 6 of said Phase I, Division II;  
thence N84°12'40"W along the boundary common to said Lots 19 and 20, 301.82 feet to a point coincident with the westerly corner common to said Lots 19 and 20;  
thence N85°42'26"W, 60.02 feet, more or less to a point coincident with the easterly corner common to Lot 16 and Lot 17 of Block 9 of said Phase I, Division II;  
thence N84°51'43"W along the boundary common to said Lots 16 and 17, 402.01 feet to a point coincident with the westerly corner common to said Lots 16 and 17;  
thence continuing N84°51'43"W, 19.43 feet to a "TBE" in said pipeline, from which the south one-quarter corner of said Section 17 bears S62°30'32"W, 603.73 feet, more or less;  
thence S05°51'50"W, 1382.27 feet;  
thence S15°11'15"W, 617.11 feet;  
thence S69°25'46"W, 93.14 feet;  
thence S25°29'23"W, 420.55 feet;  
thence S09°10'47"W, 121.83 feet;  
thence S00°35'53"E, 122.54 feet, more or less to the intersection with the northerly right-of-way line of Teton Rim Parkway, from which the east one-quarter corner of said Section 20 bears S83°04'49"E, 2668.27 feet, more or less;

**TOGETHER WITH** a thirty foot (30.00') wide strip of land located within said Section 17; the centerline of said strip being identical with an existing irrigation pipeline; said centerline being secondarily described as follows:

**BEGINNING** at the above-described "TEE" in said pipeline, from which said south one-quarter corner of Section 17 bears S62°30'32"W, 603.73, more or less;

thence N05°46'44"E, 654.11 feet;

thence N13°04'07"E, 422.90 feet, more or less to the end of said pipeline, from which said south one-quarter corner of Section 17 bears S27°27'29"W, 1511.71 feet, more or less;

the sidelines of said strip to be lengthened or shortened accordingly to meet at angle points and at the above described boundaries;

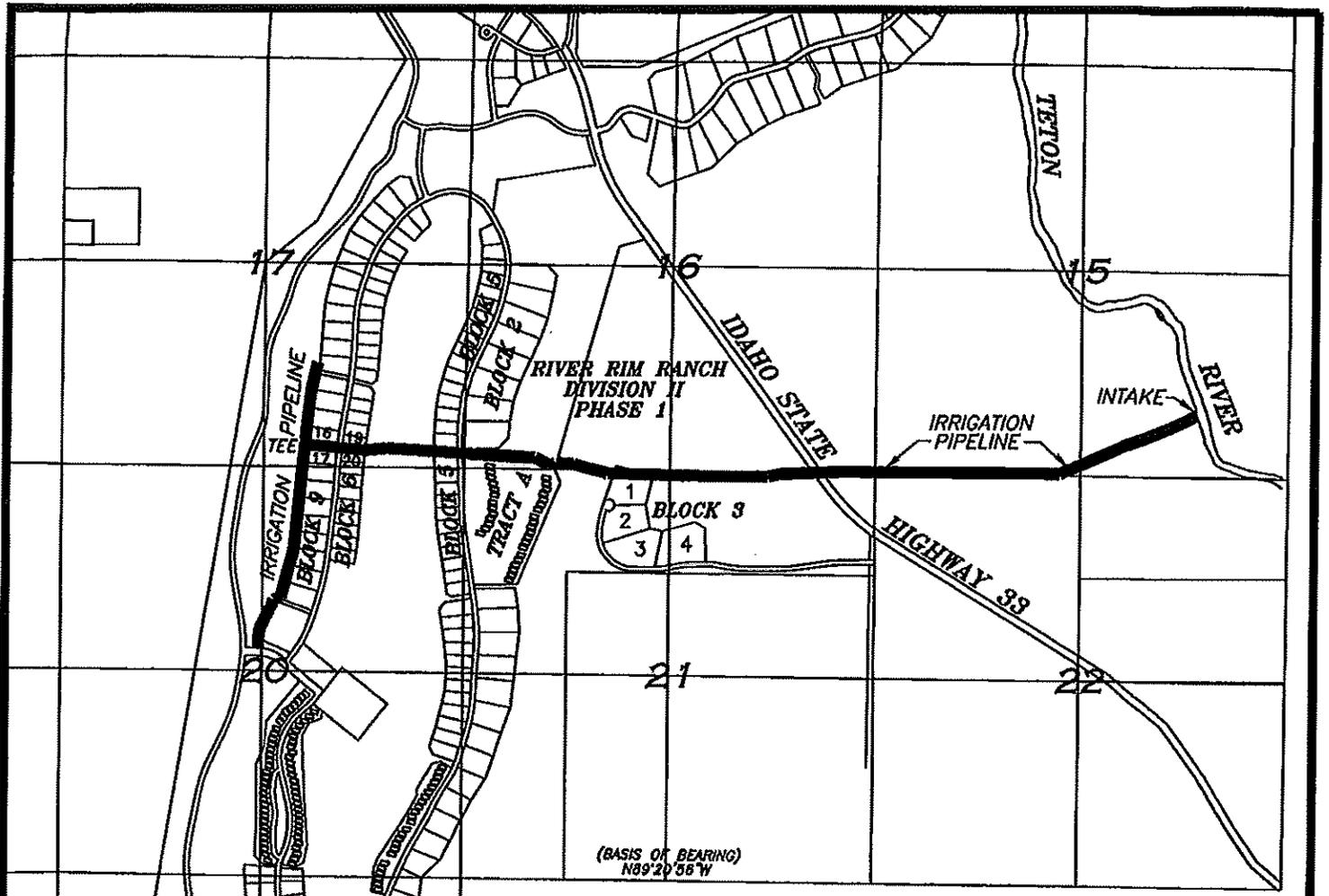
the Basis of Bearing being N89°20'56"W along the south line of said Section 21;

all as shown on the "SKETCH TO ACCOMPANY DESCRIPTION FOR IRRIGATION PIPELINE EASEMENT" attached hereto as Page 4 of 4.

Rendezvous Engineering, P.C.

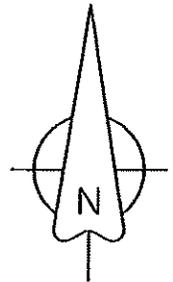
Project 05-003/SURVEY/2011/RIVER RIM IRRIGATION ESMT.DOC

September 8, 2011



(BASIS OF BEARING)  
N89°20'56" W

**T6N, R44E, BOISE MERIDIAN  
TETON COUNTY, IDAHO**



NO SCALE

**=EXHIBIT \_\_\_=  
Page 4 of 4  
SKETCH TO ACCOMPANY  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
LOCATED WITHIN  
SECTIONS 15, 16, 17, 20, AND 21  
T6N, R44E, BOISE MERIDIAN  
TETON COUNTY, IDAHO**

**=EXHIBIT \_\_\_\_=  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
WITHIN LOT 19, BLOCK 6, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.**

**TO WIT:**

A fifteen foot (15.00') wide strip of land being a portion of Lot 19, Block 6, Division II, Phase I, River Rim Ranch P.U.D. of record in the Office of the Clerk of Teton County, Idaho as Instrument 186667 and located within the SE1/4 Section 17, T6N, R44E, Boise Meridian, Teton County, Idaho; the southerly line of said strip being identical with the southerly boundary of said Lot 19;

the sidelines of said strip to be lengthened or shortened accordingly to meet the boundaries of said Lot 19;

the Basis of Bearing being N89°20'56"W along the south line of Section 21, T6N, R44E, Boise Meridian;

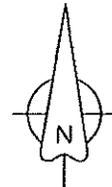
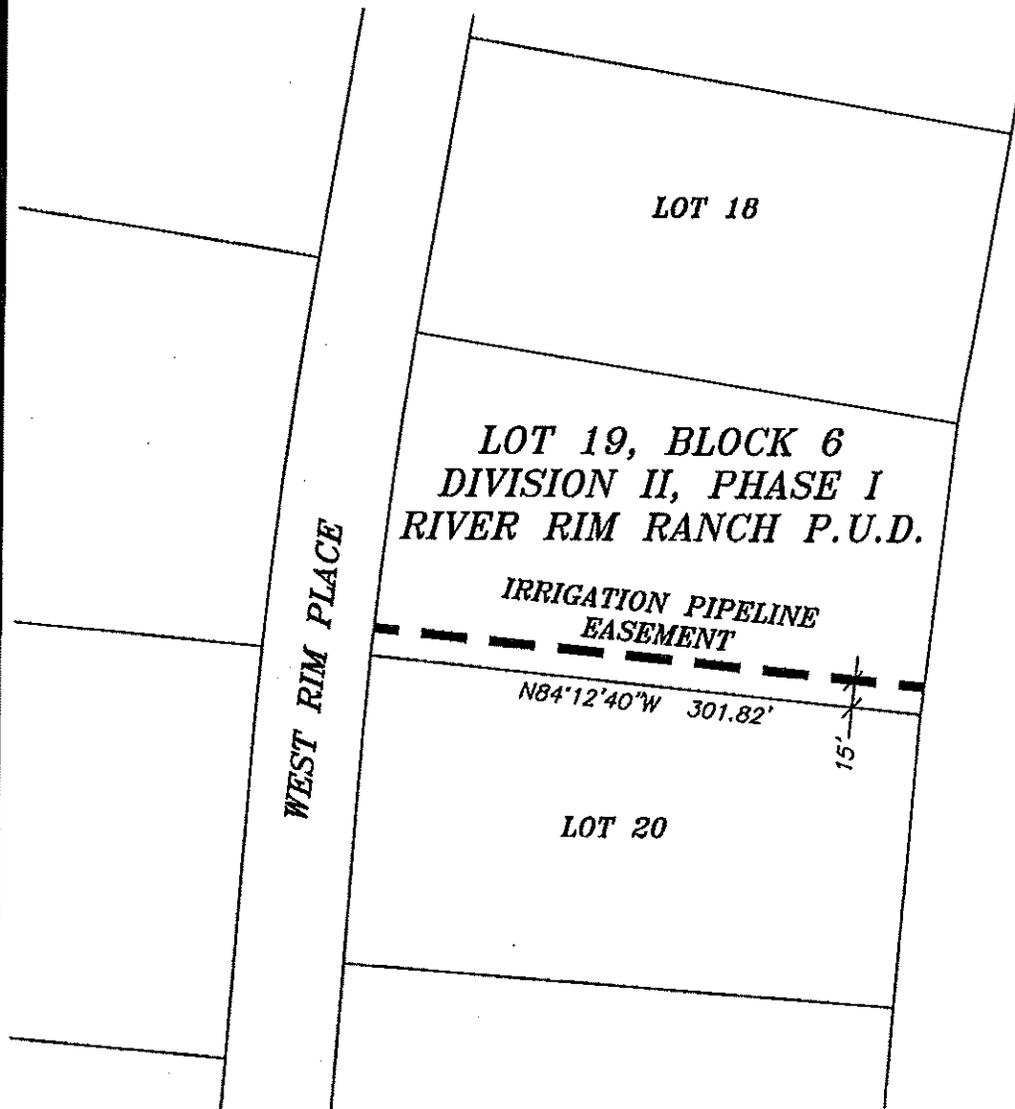
all as shown on the "SKETCH TO ACCOMPANY DESCRIPTION FOR IRRIGATION PIPELINE EASEMENT LOCATED WITHIN LOT 19, BLOCK 6, DIVISION II, PHASE I, RIVER RIM RANCH P.U.D." attached hereto as Page 2 of 2.

Rendezvous Engineering, P.C.

Project 05-003/SURVEY/2011/IRR\_ESMT\_LOT-19\_BLOCK-6.DOC

September 8, 2011

RENDEZVOUS ENGINEERING, P.C.  
JACKSON, WYOMING



1 INCH = 100 FEET

=EXHIBIT \_\_\_\_=  
Page 2 of 2  
SKETCH TO ACCOMPANY  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
LOCATED WITHIN  
LOT 19, BLOCK 6, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.  
TETON COUNTY, IDAHO

**=EXHIBIT \_\_\_\_ =**  
**DESCRIPTION FOR**  
**IRRIGATION PIPELINE EASEMENT**  
**WITHIN LOT 17, BLOCK 9, DIVISION II, PHASE I**  
**RIVER RIM RANCH P.U.D.**

**TO WIT:**

A fifteen foot (15.00') wide strip of land being a portion of Lot 17, Block 9, Division II, Phase I, River Rim Ranch P.U.D. of record in the Office of the Clerk of Teton County, Idaho as Instrument 186667 and located within the SE1/4 Section 17, T6N, R44E, Boise Meridian, Teton County, Idaho; the northerly line of said strip being identical with the northerly boundary of said Lot 17;

the sidelines of said strip to be lengthened or shortened accordingly to meet the boundaries of said Lot 17;

the Basis of Bearing being N89°20'56"W along the south line of Section 21, T6N, R44E, Boise Meridian;

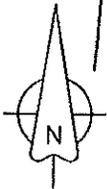
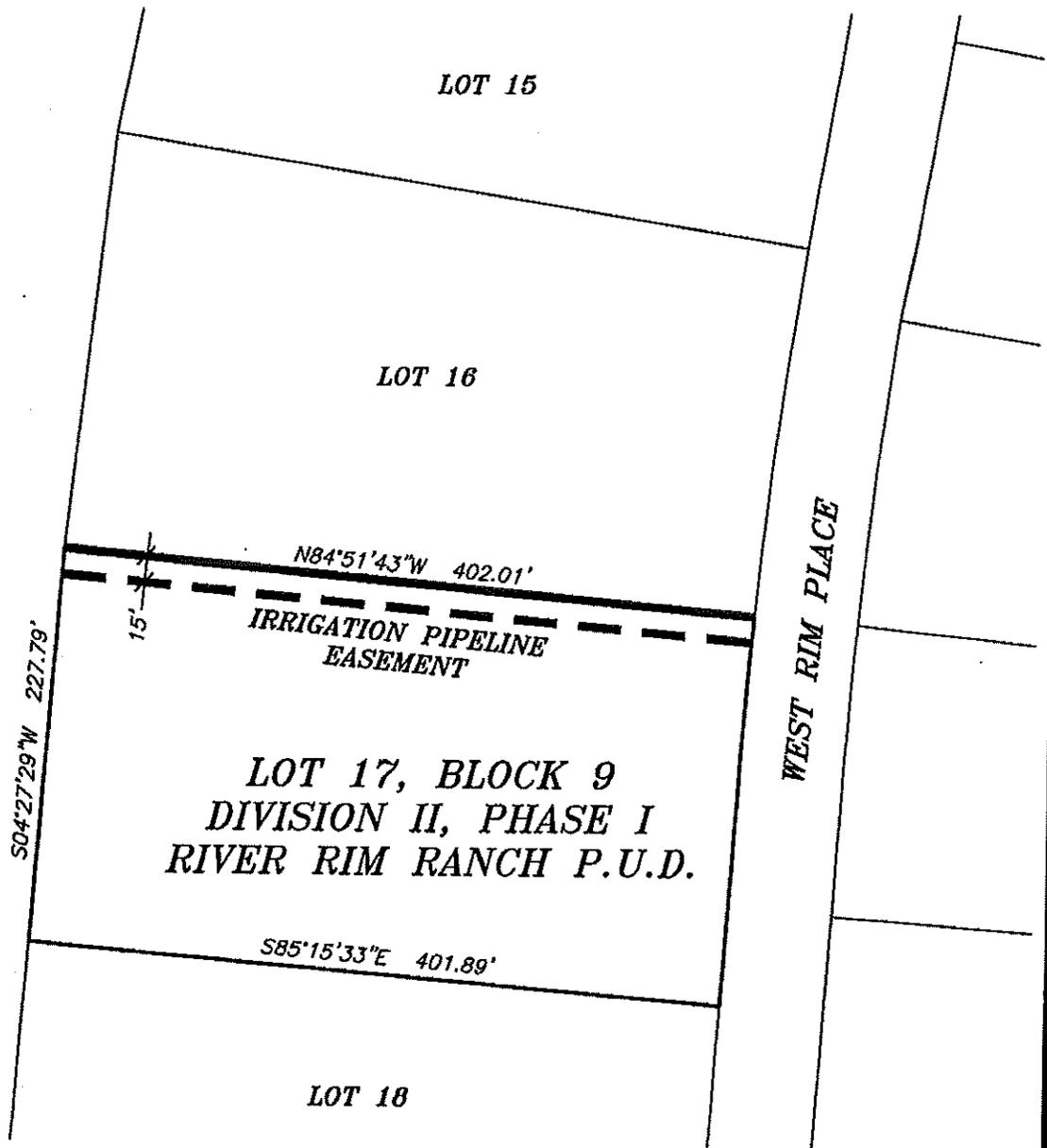
all as shown on the "SKETCH TO ACCOMPANY DESCRIPTION FOR IRRIGATION PIPELINE EASEMENT LOCATED WITHIN LOT 17, BLOCK 9, DIVISION II, PHASE I, RIVER RIM RANCH P.U.D." attached hereto as Page 2 of 2.

Rendezvous Engineering, P.C.

Project 05-003/SURVEY/2011/IRR\_ESMT\_LOT-17\_BLOCK-9.DOC

September 8, 2011

RENDEZVOUS ENGINEERING, P.C.  
JACKSON, WYOMING



1 INCH = 100 FEET

=EXHIBIT \_\_\_\_=  
Page 2 of 2  
SKETCH TO ACCOMPANY  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
LOCATED WITHIN  
LOT 17, BLOCK 9, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.  
TETON COUNTY, IDAHO

**=EXHIBIT \_\_\_\_=  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
WITHIN TRACT A, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.**

**TO WIT:**

A thirty foot (30.00') wide strip of land being a portion of Tract A, Division II, Phase I, River Rim Ranch P.U.D. of record in the Office of the Clerk of Teton County, Idaho as Instrument 186667 and located within the SW1/4SW1/4 Section 16, T6N, R44E, Boise Meridian, Teton County, Idaho; the centerline of said strip being identical with an existing irrigation pipeline; said centerline being secondarily described as follows:

**BEGINNING** at a point on the northeasterly boundary of said Tract A, from which the northernmost corner of said Tract A bears N62°30'31"W, 115.80 feet, more or less;

thence N86°26'11"W, 461.97 feet, more or less, to the intersection with the northerly boundary of said Tract A, from which said northernmost corner of Tract A bears N86°03'03"E, 359.21 feet, more or less;

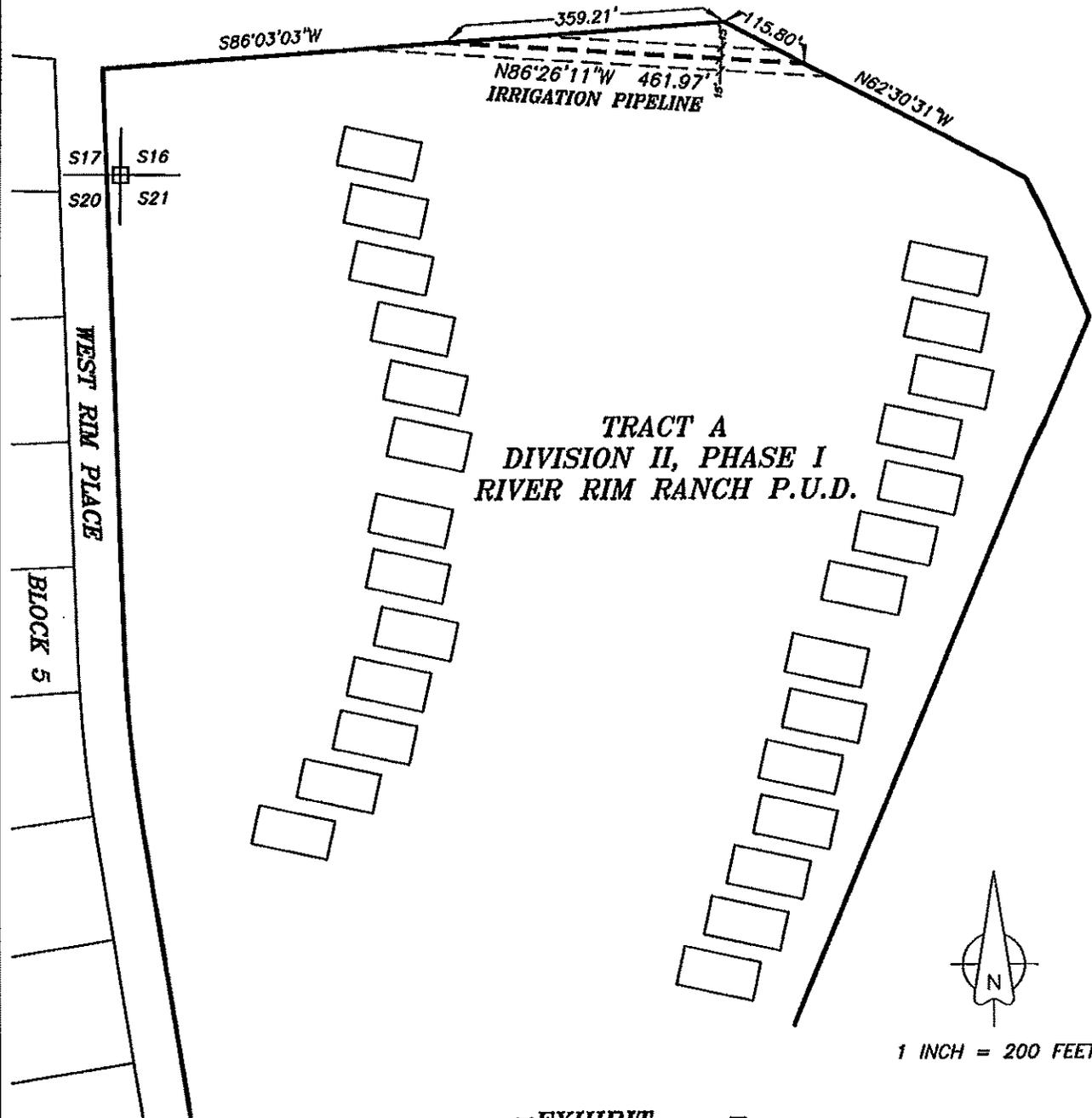
the sidelines of said strip to be lengthened or shortened accordingly to meet said boundaries of Tract A;

the Basis of Bearing being N89°20'56"W along the south line of Section 21, T6N, R44E, Boise Meridian;

all as shown on the "**SKETCH TO ACCOMPANY DESCRIPTION FOR IRRIGATION PIPELINE EASEMENT LOCATED WITHIN TRACT A, DIVISION II, PHASE I, RIVER RIM RANCH P.U.D.**" attached hereto as Page 2 of 2.

Rendezvous Engineering, P.C.  
Project 05-003/SURVEY/2011/IRR\_ESMT\_TRACT-A.DOC  
September 13, 2011

RENDEZVOUS ENGINEERING, P.C.  
JACKSON, WYOMING



TRACT A  
DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.

=EXHIBIT \_\_\_\_=  
Page 2 of 2  
SKETCH TO ACCOMPANY  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
LOCATED WITHIN  
TRACT A, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.  
TETON COUNTY, IDAHO

**=EXHIBIT \_\_\_\_=  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
WITHIN LOT 20, BLOCK 6, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.**

**TO WIT:**

A fifteen foot (15.00') wide strip of land being a portion of Lot 20, Block 6, Division II, Phase I, River Rim Ranch P.U.D. of record in the Office of the Clerk of Teton County, Idaho as Instrument 186667 and located within the SE1/4 Section 17, T6N, R44E, Boise Meridian, Teton County, Idaho; the northerly line of said strip being identical with the northerly boundary of said Lot 20;

the sidelines of said strip to be lengthened or shortened accordingly to meet the boundaries of said Lot 20;

the Basis of Bearing being N89°20'56"W along the south line of Section 21, T6N, R44E, Boise Meridian;

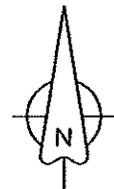
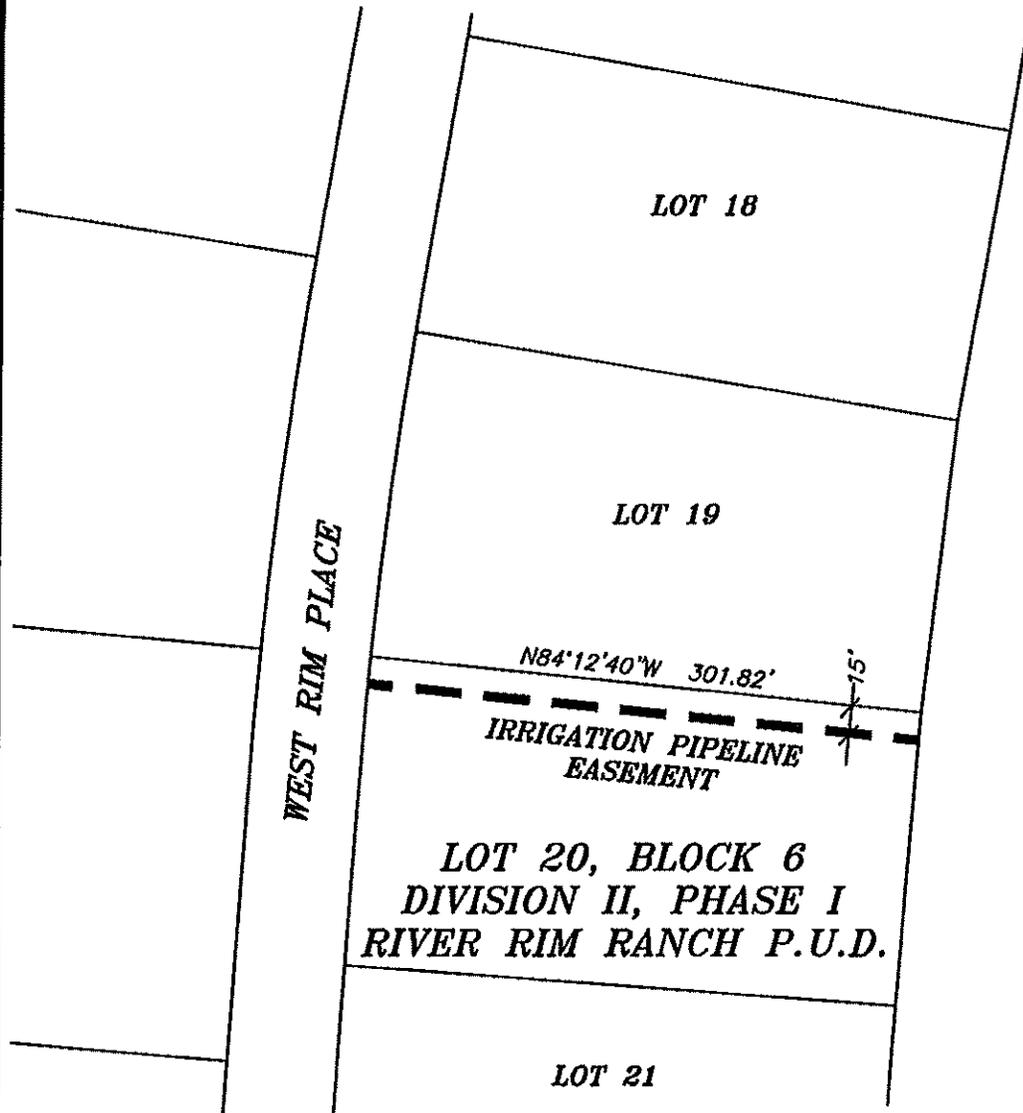
all as shown on the "SKETCH TO ACCOMPANY DESCRIPTION FOR IRRIGATION PIPELINE EASEMENT LOCATED WITHIN LOT 20, BLOCK 6, DIVISION II, PHASE I, RIVER RIM RANCH P.U.D." attached hereto as Page 2 of 2.

Rendezvous Engineering, P.C.

Project 05-003/SURVEY/2011/IRR\_ESMT\_LOT-20\_BLOCK-6.DOC

September 8, 2011

**RENDEZVOUS ENGINEERING, P.C.  
JACKSON, WYOMING**



1 INCH = 100 FEET

**=EXHIBIT \_\_\_\_=  
Page 2 of 2  
SKETCH TO ACCOMPANY  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
LOCATED WITHIN  
LOT 20, BLOCK 6, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.  
TETON COUNTY, IDAHO**

**=EXHIBIT \_\_\_\_=  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
WITHIN LOT 19, BLOCK 6, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.**

**TO WIT:**

A fifteen foot (15.00') wide strip of land being a portion of Lot 19, Block 6, Division II, Phase I, River Rim Ranch P.U.D. of record in the Office of the Clerk of Teton County, Idaho as Instrument 186667 and located within the SE1/4 Section 17, T6N, R44E, Boise Meridian, Teton County, Idaho; the southerly line of said strip being identical with the southerly boundary of said Lot 19;

the sidelines of said strip to be lengthened or shortened accordingly to meet the boundaries of said Lot 19;

the Basis of Bearing being N89°20'56"W along the south line of Section 21, T6N, R44E, Boise Meridian;

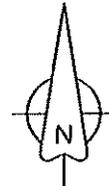
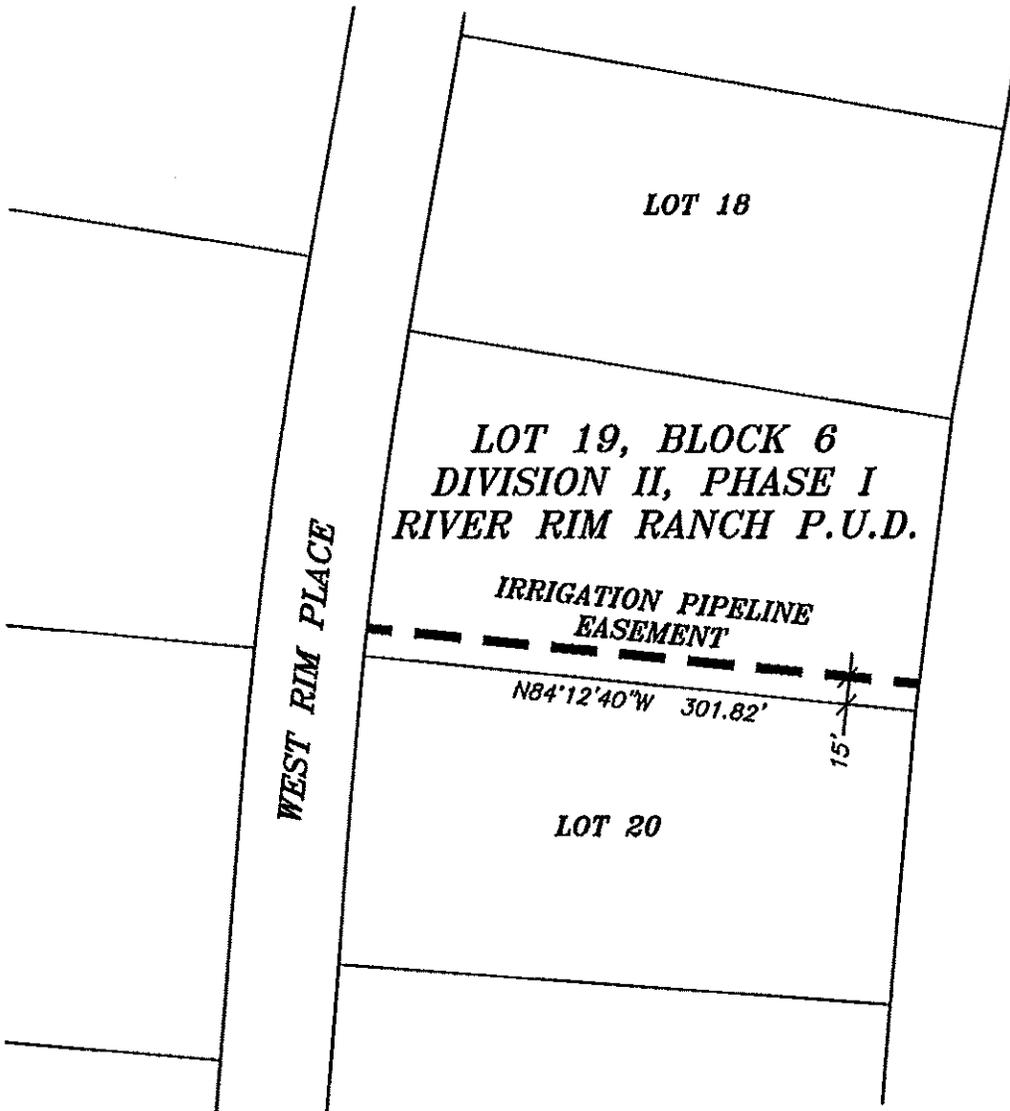
all as shown on the "SKETCH TO ACCOMPANY DESCRIPTION FOR IRRIGATION PIPELINE EASEMENT LOCATED WITHIN LOT 19, BLOCK 6, DIVISION II, PHASE I, RIVER RIM RANCH P.U.D." attached hereto as Page 2 of 2.

Rendezvous Engineering, P.C.

Project 05-003/SURVEY/2011/IRR\_ESMT\_LOT-19\_BLOCK-6.DOC

September 8, 2011

**RENDEZVOUS ENGINEERING, P.C.  
JACKSON, WYOMING**



1 INCH = 100 FEET

**=EXHIBIT \_\_\_\_=  
Page 2 of 2  
SKETCH TO ACCOMPANY  
DESCRIPTION FOR  
IRRIGATION PIPELINE EASEMENT  
LOCATED WITHIN  
LOT 19, BLOCK 6, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.  
TETON COUNTY, IDAHO**

RECORDING REQUESTED BY:

|

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**GRANT OF EASEMENTS FOR WELL(S)**

The undersigned, \_\_\_\_\_, hereinafter designated GRANTOR(S), for a valuable consideration, hereby grants to \_\_\_\_\_, as GRANTEE(S), receipt whereof is hereby acknowledged, its successors and assigns, an exclusive and permanent easement and right-of-way in, upon, over and across the lands hereinafter described, for the purpose of locating, relocating, constructing, reconstructing, maintaining, operating, inspecting and repairing wells, together with all fixtures and appurtenances incidental thereto for use in connection therewith, for the holding, transmission and distribution of water and all uses and purposes incidental thereto, together with the right of ingress thereto and egress therefrom, to and along said right-of-way, together with the right to clear and keep clear said rights-of-way from buildings, structures, trees, and other material or growths detrimental to the uses herein granted.

The lands in which such easements and rights-of-way are hereby granted are all situated in the County of Teton, State of Idaho, and particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

It is expressly agreed that the Grantor(s) shall have the right, at its own risk, to use the surface of the right-of-way hereby granted, except for the planting and growing of trees; and the right to cross or make use of the surface in a manner not detrimental to the installation, construction, operation, inspection, repair, maintenance and replacement of the well(s), or to any other purposes and uses as are or may be necessary or incidental to the construction, maintenance and operation of said well(s).

And the Grantor(s) hereby agree for itself, its successors or assigns, that it will not construct or cause to be constructed and maintained any buildings or structures of any nature or kind within ten feet of said well(s).

And the Grantee(s) hereby agrees that it will avoid unreasonable interference with the use

by Grantor(s) and its successors of said rights-of-way, and agrees not to fence the same, and agrees that the Grantor(s) may enjoy the surface use of the land herein described, subject to the conditions above stated; and agrees to permit the installation by the Grantor(s) of well(s) reasonably required for Grantor's use on said property over and across the right-of-way in a manner which will not interfere with the Grantee's operation of said well(s). All present installed utilities will be interfered with as little as possible and if interrupted will be promptly restored to use at the expense of the Grantee(s).

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
GRANTOR

\_\_\_\_\_  
GRANTEE

This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_, from \_\_\_\_\_ to \_\_\_\_\_, a governmental agency is hereby accepted and \_\_\_\_\_ consents to recordation thereof by its duly authorized offer.

Dated: \_\_\_\_\_, 2011 By \_\_\_\_\_

STATE OF \_\_\_\_\_

:SS

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2011, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the within instrument as the attorney in fact of \_\_\_\_\_ and acknowledged to me that s/he subscribed the name of \_\_\_\_\_ thereto as principal, and her/her own name attorney in fact.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

Residing at:

Commission expires:

**=EXHIBIT \_\_\_\_=  
DESCRIPTION FOR  
WELLS EASEMENT  
BEING A PORTION OF  
FARM/RANCH CONSERVATION UNIT, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.**

**TO WIT:**

A parcel of land being a portion of the Farm/Ranch Conservation Unit, Division II, Phase I, River Rim Ranch P.U.D. of record in the Office of the Clerk of Teton County, Idaho as Instrument 186667 and located within the E1/2NW1/4 Section 29, T6N, R44E, Boise Meridian, Teton County, Idaho; said parcel being more particularly described as follows:

**BEGINNING** at a point coincident with the northernmost corner of Lot 3, Block 10, of said Division II, Phase I, River Rim Ranch P.U.D. from which the west one-quarter corner of said Section 29 bears S50°47'29"W, 1855.65 feet;

thence N23°28'52"E, 211.97 feet;

thence S66°31'08"E, 245.74 feet, more or less, to the point of intersection with the westerly right-of-way line of Teton County Road 940 West; said point being on a circular curve, from which the radius point bears N70°54'43"W, 643.42 feet;

thence southwesterly along said right-of-way line, along the arc of said curve, through a central angle of 21°17'14", 239.05 feet;

thence along said right-of-way line, S40°22'31"W, 74.09 feet, more or less, to the easternmost corner of said Lot 3;

thence along the boundary of said Lot 3, N40°52'52"W, 219.99 feet to the Point of Beginning;

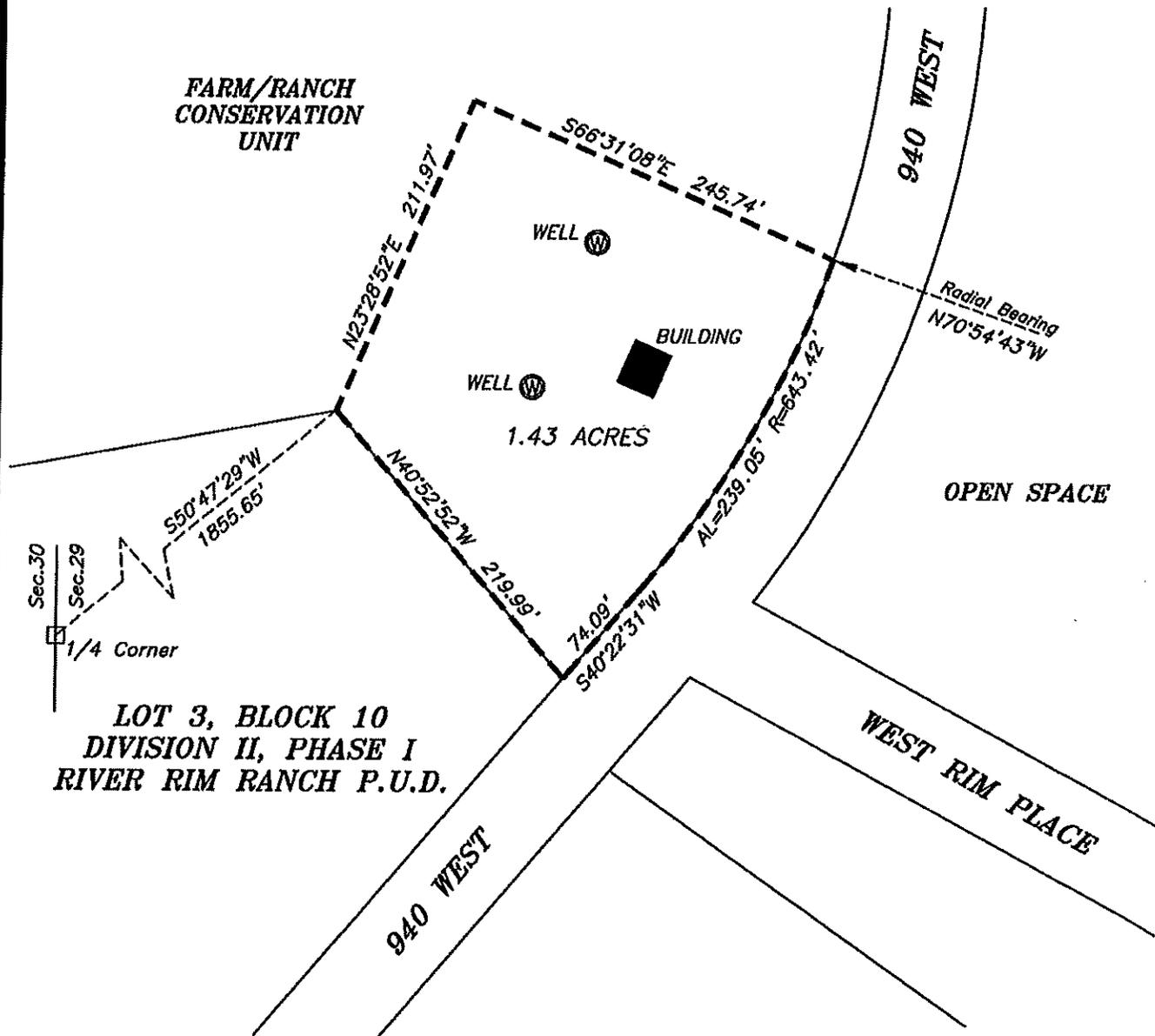
**ENCOMPASSING** an area of 1.43 acres, more or less;

the Basis of Bearing being N89°20'56"W along the south line of Section 21, T6N, R44E;

all as shown on the "**SKETCH TO ACCOMPANY DESCRIPTION FOR WELLS EASEMENT BEING A PORTION OF THE FARM/RANCH CONSERVATION UNIT, DIVISION II, PHASE I, RIVER RIM RANCH P.U.D.**" attached hereto as Page 2 of 2.

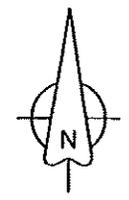
Rendezvous Engineering, P.C.  
Project 05-003/SURVEY/2011/WELLS\_EASEMENT.DOC  
September 13, 2011

**RENDEZVOUS ENGINEERING, P.C.  
JACKSON, WYOMING**



**LOT 3, BLOCK 10  
DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.**

**= EXHIBIT \_\_\_\_\_ =  
Page 2 of 2  
SKETCH TO ACCOMPANY  
DESCRIPTION FOR  
WELLS EASEMENT**



**1 INCH = 100 FEET**

**BEING A PORTION OF THE  
FARM/RANCH CONSERVATION UNIT, DIVISION II, PHASE I  
RIVER RIM RANCH P.U.D.  
LOCATED WITHIN THE E1/2NW1/4 SECTION 29, T6N, R44E, B.M.  
TETON COUNTY, IDAHO**