JR Barnes Consulting, LLC

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January 16, 2020

Mr. Cory Clark
Clark & Associates Land Brokers
PO Box 47
Lusk, WY 82225

Re: Water Rights Search: Biddick Ranch – see attached legal description

Dear Mr. Clark,

A search of the State Engineer's Office e-permit system was conducted and the records were checked against the original records in the State Engineer's Office for the attached land description. The following are the water rights were found in the records for the attached land description:

SURFACE WATER

Permit No. T457D, Territorial

Higley Ditch as change in part to the Fillmore Ditch and in part to the Carrol Ditch No. 1, Priority Date: Spring, 1874. Certificate Record No. 80, Page 104, Order Record No. 43, page 426, Proof No. 457. Source: Little Laramie River, trib Laramie River, trib North Platte River. The certificate is for original supply irrigation for the following lands through the Fillmore Ditch:

T17N, R74W

Section 8	NWNW	13.40 acres
	SWNW	33.40 acres
	SENW	12.50 acres

NESW	21.20 acres	
NWSW	17.30 acres	
SENW	22.20 acres	
TOTAL	120.00 acres	(1.71 cfs)

Permit No. T496D, Territorial (see map with T457D)

Fillmore Ditch, Priority Date: Spring 1881. Certificate Record No. 80, page 103, Order Record No. 43, page 421, Proof No. 496. Source: Little Laramie River, trib Laramie River, trib North Platte River. This certificate is for original supply irrigation:

Lands through the Carrol Ditch No. 1:

T17N, R74W			
Section 16	NWNE	27.30 acres	
	SWNE	36.80 acres	
	SENE	11.20 acres	
	NENW	25.20 acres	
	NWNW	28.70 acres	
	SWNW	19.00 acres	
	SENW	15.10 acres	
	NESW	15.90 acres	
	NWSW	2.40 acres	
	NWSE	25.80 acres	
	TOTAL	207.50 acres	(2.96 cfs)

Remaining in the Fillmore Ditch:

T17N, R74W			
Section 8	SWSW	17.80 acres	
	SESW	14.70 acres	
	TOTAL	32.50 acres	(0.46 cfs)

Permit No. L1003.0, L.R. 38

Abbott Water Ditch as changed to the Oasis Ditch, Priority Date: Oct. 20, 1877. Certificate Record No. 48, page 3, Order Record No. 7, page 246, Proof No. 4477. Source: Laramie River, trib North Platte River. This certificate is for original supply irrigation to the following lands:

T17N, R74W		
Section 12	NENW	40.00 acres
	NWNW	40.00 acres
	SWNW	40.00 acres
	SENW	40.00 acres
	NESW	40.00 acres
	NWSW	40.00 acres
	SWSW	40.00 acres
	SESW	40.00 acres
	TOTAL	320.00 acres (1.45 cfs)

No map is available.

Permit No. T4486D, LR 47

Abbott & Coleman Ditch as changed to the Biddick Ditch, Priority Date: April 30, 1881. Certificate Record No. 48, page 13, Order Record No. 7, page 248, Proof No. 4486. Source: Laramie River, trib North Platte River. This certificate is for original supply irrigation for the following lands:

T17N, R74W		
Section 10	NENE	25.00 acres
	NWNE	30.00 acres
	SWNE	20.00 acres
	SENE	35.00 acres
	TOTAL	110.00 acres (1.57 cfs)

Permit No. T4490D, LR 51

J. B. Water Ditch as changed in part to the Oasis Ditch and in part to the Biddick Ditch, Priority Date: April 1, 1883. Certificate Record No. 81, page 130, Order Record No. 49, page 257, Proof

No. 4490. Source: Laramie River, trib North Platte River. This certificate is for original supply irrigation for the following lands:

Lands from the Oasis Ditch:

T17N, R74W			
Section 14	NENE	26.50 acres	
	NWNE	2.00 acres	
	SENE	2.00 acres	
	TOTAL	35.50 acres	(0.51 cfs)

Lands from the Biddick Ditch:

T17N, R74W			
Section 5	NESE	10.00 acres	
	SESE	32.50 acres	
Section 10	NENW	30.70 acres	
	NWNW	16.50 acres	
	TOTAL	89.50 acres	(1.28 cfs)

Permit No. T4512D, LR 56

Bilderback Ditch as changed to the Oasis Ditch, Priority Date: May 31, 1883. Certificate Record No. 48, page 21, Order Record No. 7, page 250, Proof No. 4512. Source: Laramie River, trib North Platte River. This certificate is for original supply irrigation for the following lands:

T18N, R74W		
Section 28	NENW	25.00 acres
	NWNW	25.00 acres
	SWNW	25.00 acres
	NWSW	12.00 acres

Section 29	NWNE	20.00 acres
	SWNE	40.00 acres
	SENE	35.00 acres
	NENW	5.00 acres
	SENW	15.00 acres
	NESW	25.00 acres
	NWSW	5.00 acres
	SWSW	40.00 acres
	SESW	40.00 acres
	NESE	40.00 acres
	NWSE	40.00 acres
Section 21	NENE	30.00 acres
	NWNE	20.00 acres
	SWNE	40.00 acres
	SENE	20.00 acres
	NENW	35.00 acres
	NWNW	5.00 acres
	SWNW	35.00 acres
	SENW	40.00 acres
	NESW	25.00 acres
	NWSW	40.00 acres
	SWSW	35.00acres
	SESW	30.00 acres
Section 22	NWNW	40.00 acres
Section 20	SENE	15.00 acres
	NESE	20.00 acres
	TOTAL	892.00 acres (12.74 cfs)

No map available.

Permit No. L1047.0, LR 94

Oasis Water Ditch, Priority Date: June 15, 1890. Certificate Record No. 48, page 59, Order Record No. 7, page 254, Proof No. 4537. Source: Laramie River, trib North Platte River. This certificate is for original supply irrigation for the following lands:

T18N, R74W

Section 21	NESE	40.00 acres
	NWSE	40.00 acres
	SWSE	40.00 acres
	SESE	40.00 acres
Section 22	NENW	40.00 acres
	SENW	40.00 acres
	NESW	40.00 acres
	SWSW	40.00 acres
	SESW	40.00 acres
	NWSE	40.00 acres
	SWSE	40.00 acres
Section 27	NWNE	40.00 acres
	NENW	40.00 acres
	NWNW	40.00 acres
Section 28	NENE	40.00 acres
	NWNE	40.00 acres
	SWNE	40.00 acres
	SENE	40.00 acres
	E½NW	55.00 acres
	NESW	40.00 acres
	NWSW	20.00 acres
	SWSW	40.00 acres
	SESW	40.00 acres

	NESE	40.00 acres	
	NWSE	40.00 acres	
	SWSE	40.00 acres	
	SESE	40.00 acres	
Section 33	NENE	40.00 acres	
	NWNE	40.00 acres	
	NENW	40.00 acres	
	NWNW	40.00 acres	
	TOTAL	1,235.00 acres	(17.64 cfs)

No map available.

Permit No. T4578D, LR 135 (See map with T4486D)

Biddick Ditch, Priority Date: Sept. 8, 1897. Certificate Record No. 48, page 100, Order Record No. 7, page 257, Proof No. 4578. Source: Laramie River, trib North Platte River. This certificate is for original supply irrigation for the following lands:

T17N, R74W

Section 4	NESW	20.00 acres	
	NWSW	30.00 acres	
	SWSW	20.00 acres	
	SESW	30.00 acres	
	SWSE	20.00 acres	
	SESE	20.00 acres	
	TOTAL	140.00 acres	(2.00 cfs)

Permit No. T4515D, LR 78

Oasis Ditch, Priority Date: Sept. 22, 1886. Certificate Record No. 75, page 155, Order Record No. 29, page 349, Proof No. 4515. Source: Laramie River, trib North Platte River. This certificate is for original supply irrigation for the following lands:

T17N, R74W

Section 3	SWNE	16.20 acres
	SENE	13.00 acres
	SWNW	32.20 acres
	SENW	22.30 acres
	NESW	40.00 acres
	NWSW	40.00 acres
	SWSW	35.00 acres
	SESW	36.80 acres
	NESE	37.90 acres
	NWSE	40.00 acres
	SWSE	22.90 acres
	SESE	13.70 acres
Section 13	NENE	19.60 acres
	NWNE	32.80 acres
	SWNE	17.8 acres
	NENW	40.00 acres
	NWNW	40.00 acres
	SWNW	24.80 acres
	SENW	40.00 acres
	TOTAL	565.00 acres (8.07 cfs)

Permit No. L1047.0D (See map with T4490D)

Oasis Water Ditch, Priority Date: June 15, 1890. Certificate Record No. 96, page 212, Order Record No. 97, page 52, Proof No. 4537. Source: Laramie River, trib North Platte River. This certificate is for original supply irrigation for the following lands:

T18N, R74W

Section 27	SESW	23.00 acres
	SWSE	2.00 acres
	TOTAL	25.00 acres (0.36 cfs)

Permit No. 1872E

Enlarged Oasis Ditch, Priority Date: May 6, 1908. Certificate Record No. 64, page 92, Order Record No. 13, page 294, Proof No. 25587. Source: Laramie River, trib North Platte River. This certificate is for original supply irrigation for the following lands:

T17N, R74W		
Section 4	NENE	10.00 acres
	NWNE	10.00 acres
	SWNE	40.00 acres
	SENE	40.00 acres
	NENW	23.00 acres
	NWNW	22.00 acres
	SWNW	24.50 acres
	SENW	40.00 acres
	NESW	9.00 acres
	NESE	38.00 acres
	NWSE	35.00 acres
	SESE	5.00 acres
Section 5	NENE	12.50 acres
	SWNE	20.00 acres
	SENE	30.00 acres
	SWNW	25.00 acres
	SENW	30.00 acres
Section 6	NWNE	4.00 acres
	SWNE	28.00 acres
	SENE	25.00 acres
	TOTAL	471.00 acres (6.72 cfs)

These are records found in the State Engineer's Office and Board of Control records as of January 14, 2020, and may or may not reflect the actual situation on the ground. Failure to use water for five (5) consecutive years when water is available may constitute grounds for forfeiture of the water right.

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John R. Barnes, President
J R Barnes Consulting, LLC

EXHIBIT A
BIDDICK RANCH
Legal Description

12,826.89± Total Deeded Acres

18 N 75 W
- 26 SESW 40.000,

TOTAL ACRES: 40.000

18 N 74 W
- 16 W2E 160.00, SW 160.00- 320.000;
- 20 SENE 40.00, NESE 40.00-80.000;
- 21 ALL 640.000;
- 22 NW 160.00, NESW 40.00, S2SW 80.00, W2SE 80.00-360.000;
- 26 SW 160.000;
- 27 NWNE 40.00, N2NW 80.00, SESW & SE PORT LYING S & E OF OASIS CANAL 120.00, NWSW 40.00- 280.00;
- 28 ALL 640.000;
- 29 N2 320.00, SW 160.00, N2SE 80.00- 560.000;
- 33 ALL 640.000;
- 34 ALL 640.000;
- 35 ALL 640.000,

TOTAL ACRES: 4960.000

17 N 74 W
- 3 L 1 41.85, L 2 42.12, L 3 42.40, L 4 42.40 (AKA: N2N2) 169.04, SW 160.00, S2N2 160.00, E2 SE 80.00, W2 SE 80.00, 649.04 ACRES;
- 4 L 1 42.82, L 2 42.87, L 3 42.92, L 4 42.97 (AKA: N2N2) 171.58, S2 320.00, S2N2 160.00, 651.580 ACRES;
- 5 L 1 42.97, L 2 42.92, L 3 42.87, L 4 42.82 (AKA: N2N2) 171.58, S2 320.00, S2N2 160.00, 651.58 ACRES;
- 6 L 1 42.45, L 2 41.75 (AKA: N2NE) 84.20, S2NE 80.00, 164.20 ACRES;
- 7 N2NE, 80.00 ACRES,
- 8 ALL, 627.87 ACRES,
- 9 W2NE 80.00, W2 320.00, 400.00 ACRES;
- 10 ALL, 640.00 ACRES,
- 12 W2, 320.00 ACRES;
- 13 ALL, 640.00 ACRES;
- 14 ALL, 640.00 ACRES;
- 15 N 320.00, SE LESS RWY 156.74, 476.74.ACRES
- 15 SW LESS RWY, 147.88 ACRES;
- 16 ALL LESS RWY, 625.45 ACRES;
- 21 ALL, 640.00 ACRES;
- 22 N 2 LESS 7.45 AC 312.55, N2S2 160.00, 472.55 ACRES

TOTAL ACRES: 7826.89