

THIRTY-DAY NOTICE TO VACATE
LAND AND DEMAND FOR PAYMENT

TO:

Brundage Mountain Air, Inc., and all other guests and/or subtenants.

203 North Third Street, #6
PO Box 813
McCall, Idaho 83638;

and,

David Eaton
1000 Bitterroot
McCall, Idaho 83638

YOU ARE HEREBY NOTIFIED by Idaho Mountain Air, LLC, that you must VACATE on or before September 4, 2008, that certain real property situated in Valley County, Idaho, and more particularly described in the Warranty Deed, recorded as Instrument #325611 in records of Valley County Idaho, a copy of which deed is attached hereto as Exhibit "A". You and all of your property, including, but not limited to, your transmitter and the antenna tower, must be removed from said real property on or before September 4, 2008. If you fail to vacate the premises by that date, an action will be filed in district court for possession and your eviction. If such an action is filed, the prevailing party is entitled to an award of all attorney's fees and court costs incurred.

DEMAND IS HEREBY MADE for payment to the undersigned owner of said real property for your use and occupancy of said real property at the rate of six hundred dollars (\$600) per month from September 25, 2007, to and through the date of your vacation of said premises

SERVED VIA CERTIFIED MAIL AND E-MAIL this first day of August, 2008.

IDAHO MOUNTAIN AIR, LLC

By: H. Larsen
Holly Larsen, Managing Member

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
415 Railroad
McCall, ID 83638

Instrument # 325611
VALLEY COUNTY, CASCADE, IDAHO
2007-09-28 03:18:33 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE
ARCHIE N. BANBURY
Ex-Officio Recorder Deputy *[Signature]* Fee: 6.00
Index to: OESDS

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **230948-MC (ap)**

Date: **September 25, 2007**

For Value Received, **David Eaton, a married man who acquired title as an unmarried man**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Idaho Mountain Air, LLC**, hereinafter called the Grantee, whose current address is **PO Box 9114, Boise, ID 83707**, the following described premises, situated in **Valley County, Idaho**, to-wit:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE BOISE MERIDIAN, VALLEY COUNTY, STATE OF IDAHO, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26;
THENCE, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26,
NORTH 89° 22' 30" WEST A DISTANCE OF 29.18 FEET TO A POINT ON THE WEST LINE OF
FARM TO MARKET ROAD, BEING THE TRUE POINT OF BEGINNING;
THENCE, DEPARTING FROM SAID SECTION LINE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH
00° 45' 21" WEST A DISTANCE OF 304.54 FEET;
THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 00° 36' 37" WEST A DISTANCE
OF 206.46 FEET;
THENCE, DEPARTING FROM SAID RIGHT-OF-WAY, NORTH 89° 22' 30" WEST A DISTANCE OF
511.00 FEET;
THENCE, NORTH 00° 41' 49" EAST A DISTANCE OF 511.00 FEET TO A POINT ON THE NORTH
LINE OF SAID SOUTHEAST QUARTER;
THENCE, ALONG SAID QUARTER SECTION LINE, SOUTH 89° 22' 30" EAST A DISTANCE OF
511.00 FEET TO THE TRUE POINT OF BEGINNING**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

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

Exhibit A
CL 0418

