

RECEIVED

2012 JUL 18 AM 10:10

IDAHO PUBLIC
UTILITIES COMMISSION

Teton Water and Sewer Company

July 16, 2012

Idaho Public Utilities Commission
PO Box 83720
Boise, Idaho 83720-0074

Reference Case No. TTS-W-12-01

In response to your letter dated July 3, 2012, this information is being provided for the purpose of informing the Commission of the sale of the Teton Springs Water & Sewer Company and request to transfer the Certificate of Public Convenience and Necessity No 475 to the buyer of the company, Teton Water and Sewer Company, LLC.

Buyer's Name: Teton Water and Sewer Company, LLC
Name Under Which Company will Operate: Same

The buyer of the company is a partnership with Jon Pinardi as Managing Partner. Mr. Pinardi has managed the Teton Springs Water and Sewer Company since 2006 and is familiar with the Commission's regulatory authority, Utility Customer Relations Rules and is prepared to abide by them.

Mr. Pinardi has the business experience to own and operate the company as he has been operating the company for 6 years for the prior owners. He also has the financial ability to own and operate the company. Mr. Pinardi is a certified Level 1 Operator in Idaho for both water and wastewater. The company also contracts with Teton Water Inc. as the primary operator for the company. Teton Water has been the primary operator since 2007, so there has been no change in operations of the company associated with the sale. The buyer and operator are familiar with the water system testing requirements of Idaho DEQ and has completed water system certifications as required by IDAPA.

The buyer acknowledges that the valuation of the system by the Commission will be the basis established by the Commission at the time the present rates were established, with adjustments for depreciation and improvements.

The buyer understands that accounting for the water system must be maintained on a stand alone basis separate and apart from any other business activities.

Enclosed with the letter are the following items:

1. A copy of the Executed Purchase/Sales Agreement
2. Copies of Water System Operator Certificates for Pinardi
3. Financial Statement for Pinardi
4. Warranty Deed
5. Idaho Certificate of Organization for JSP, LLC, name then changed to Teton Water and Sewer Company, includes names and addresses of principals
6. Business Plan of Buyer with Daily Procedures, Mailing Address, Contact Information
7. Copy of Notice of Sale Sent to Customers
8. Copy of 2nd Notice of Sale Sent to Customers
9. Copy of Change of Ownership Approval by IDWR

Please feel free to contact me if you have any further questions or if I may provide additional information.

Thank you,



Jon Pinardi
Managing Partner
Teton Water & Sewer Company, LLC
3940 Grand Street
Driggs, Idaho 83422
(208) 354-0256

**EXHIBIT A
WELL LOTS**

1. **Block 29, Tract 4, Well Lot 2, Teton Springs Golf and Casting Club, Phase 4, Teton County, Idaho**
2. **Tract 16, Well Lot 1, Teton Springs Golf and Casting Club, Phase 4, Teton County, Idaho**

EXHIBIT B

WATER SYSTEM ASSETS

Water Supply Lines

Well NE Corner

Well SE Corner

Water Tank

Booster Pump/Clor Stn/Pwr

Pumphouse Building 3,

Flow Meter

Telemetry

Water Mains

12" Main - Phase I

12" Main - Commercial Village

12" Main - Forest Tract 12 & 13

4" Main - Enclave

4" Main - Forest Cabins

6" Main - Phase I

6" Main - Commercial Village

6" Main - Creekside Cabins

6" Main - Forest Cabins

6" Main - Mountain Meadows

8" Main - Phase I

8" Main - O&M Center

8" Main - Block 13

8" Main - Commercial Village

8" Main - Creekside Cabins

8" Main - Dog Leg Lane

8" Main - Forest Cabins

8" Main - Mountain Meadows

8" Main - Winger Circle

8" Main - Forest Tract 12 & 13

8" Main - Mtn Meadows North

Valves

12" Gate Valve - Forest Cabins

12" Gate Valve - Phase I

8" Gate Valve - Commercial Village

8" Gate Valve - Creekside Cabins

8" Gate Valve - Forest Cabins

8" Gate Valve - Mountain Meadows

8" Gate Valve - Winger Circle

8" Gate Valve - Forest Tract 12 & 13

8" Gate Valve - Mtn Meadows North
8" Gate Valve - Dog Leg Lane
8" Gate Valve - Phase I
6" Gate Valve - Commercial Village
4" Gate Valve - Commercial Village
4" Gate Valve - Enclave
4" Gate Valve - Forest Cabins
Release Valve - Creekside Cabins
Release Valve - Phase I
Release Valve - Forest Tract 12 & 13

Fire Hydrants

Hydrant - Commercial Village
Hydrant - Creekside Cabins
Hydrant - Forest Cabins
Hydrant - Mountain Meadows
Hydrant - Winger Circle
Hydrant - Forest Tract 12 & 13
Hydrant - Mtn Meadows North
Hydrant - Phase I

Service Lines

Infrastructure - Commercial Village
Infrastructure - Phase I
Infrastructure - Block 13
Infrastructure - Creekside Cabins
Infrastructure - Dog Leg Lane
Infrastructure - Enclave
Infrastructure - Forest Cabins
Infrastructure - Mountain Meadows
Infrastructure - Winger Circle
Infrastructure-Forest Tract 12 & 13
Infrastructure - Mtn Meadows North
O&M Center
Sales Center
Infrastructure - Phase I
Infrastructure - Commercial Village
Infrastructure - Phase I

EXHIBIT C
SEWER SYSTEM ASSETS

Pressure Sewers, Force Mains Lift Stations

4" Pressure Sewer - Forest Cabins
4" Pressure Sewer - Forest Tract 12 &

6" Force Mains - Phase I
Pipeline Insulation

Gravity Mains

8" Gravity Main - Block 13
8" Gravity Main - Creekside
8" Gravity Main - Dog Leg Lane
8" Gravity Main - Enclave
8" Gravity Main - Enclave
8" Gravity Main - Mountain Meadow North
8" Gravity Main - Mountain Meadows
8" Gravity Main - Winger Circle
8" Gravity Main - Forest Tract 10 & 11
8" Gravity Main - Forest Tract 12 & 13
8" Gravity Main - Forest Cabins
8" Gravity Main - Phse I 4

Manholes

Flow Meter Manhole - Phse I
Manhole - Block 13
Manhole - Creekside
Manhole - Dog Leg Lane
Manhole - Enclave
Manhole - Enclave
Manhole - Forest Cabins
Manhole - Mountain Meadow North
Manhole - Mountain Meadows
Manhole - Phse I 2
Manhole - Winger Circle
Manhole - Forest Tract 10 & 11
Manhole - Forest Tract 12 & 13

Grinder Lift Station - Forest Cabins
Large Lift Station - Phse I 1
Lift Station - Forest Tract 12 & 13
Medium Lift Station - Winger Circle

Service Lines

Infrastructure - Forest Cabins

Infrastructure - Block 13

Infrastructure - Creekside

Infrastructure - Dog Leg Lane

Infrastructure - Enclave

Infrastructure - Enclave

Infrastructure - Mountain Meadow North

Infrastructure - Mountain Meadows

Infrastructure - Phse I 1

Infrastructure - Winger Circle

Infrastructure-Forest Tract 10 & 11

Infrastructure-Forest Tract 12 & 13

O&M Center

Sales Center

**EXHIBIT D
EASEMENTS**

1. The Water Main Easement granted by Fay T. Rammell and Corey T. Rammell, Limited Partnership, as set forth in that certain Water Main Easement, recorded in the records of Teton County, Idaho, as instrument no. 151595 and instrument no. 152735.
2. All rights, title and interest of Grantor in that certain Memorandum Of Water Tank Easement Agreement between Richard M. Jacobsen and Susan Jacobsen as trustees of the Richard and Susan Jacobsen Trust dated April 2, 1993 and Teton Springs Golf and Casting Club, LLC, recorded in the records of Teton County, Idaho, as instrument no. 151483.
3. All water and sewer easements in the PUD, including but not limited to (a) those previously reserved to Grantor in the deed dated September 25, 2007, with Grantor herein as the grantor in that deed and Teton Springs Home Owners' Association, Inc., as the grantee, and recorded as Instrument no. 191968, records of Teton County, Idaho, and (b) those identified on the plat of the Planned Unit Development.

EXHIBIT E
PERMITS, LICENSES AND CERTIFICATES

1. All culinary water rights, including but not limited to those evidenced by IDWR Permit no. 22-13178.
2. Grantor's Public Water Supply Permit, Permit No. PWS 7410033
3. Grantor's DEQ Certificate issued by the Idaho Department of Environmental Quality, Certificate No. 00-01-41
4. Grantor's Certificate of Convenience of Necessity issued by the Idaho Public Utility Commission, Order No. 30736

EXHIBIT F
PERSONAL PROPERTY

	ITEM	NUMBER
1	Marking Paint	30 various colors
2	Hydrant wrench	1
3	Manhole lifter	2
4	2" Valve key -8'	2
5	2" Valve key -15' ext	1
6	Electronic Locator	1 Schonstedt GA92XTd
7	Pocket CI Photometer	1 HF Scientific pocket
8	Measuring wheel	1
9	2" valve Key-10' ext	1
10	Curb stop key- 6'	1
11	2.5" hose- 50'	4
12	2.5" hose- 100'	3
13	Barricade sign	2
14	2.5" nozzle	1
15	2.5" gate valve	1
16	2.5" 90 degree fitting	1
17	2.5" 45 degree fitting	1
18	Misc. Handtools	1
19	1" meter	48 Sensus
20	1" Yoke assbly	35 Ford
21	1" check valve	40 Ford
22	5" valve box ext	15
23	5" valve box ext	12
24	Manhole lids	5
25	IDWR Permit 22-13178	1
26	All rights, title and interest of Grantor in the customer list, any customer deposits, and customer service agreements of the water and sewer systems.	



STATE OF IDAHO

BUREAU OF OCCUPATIONAL LICENSES

700 West State Street
P.O. Box 83720
Boise, Idaho 83720-0063
(208) 334-3233
FAX (208) 334-3945
E-Mail ibol@ibol.state.id.us
Website www.ibol.idaho.gov

March 29, 2011

JON MONTI PINARDI
3940 GRAND ST
DRIGGS ID 83422

RE: Licensure Notification - WWC1-17830

CONGRATULATIONS! The Board of Water & Wastewater Professionals is pleased to advise that you have passed the examination for licensure to practice as a **WASTEWATER COLLECTION OPERATOR - CLASS I** in the state of Idaho.

Examination	Relative Weight	Min Passing Grade	Score	Test Date
WASTEWATER OPERATOR COLLECTION - CLASS I	100	70	86	03/16/2011

Your license card is enclosed. This license expires on **August 25, 2012**. A renewal notice will be sent to you approximately 6 weeks prior to expiration. The renewal of your license is your responsibility whether or not you receive a renewal notice. A certificate will be mailed to you as soon as it has been completed.

Sincerely,

Tana Cory
Bureau Chief



Bureau of Occupational Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is entitled under the laws and rules of the State of Idaho to operate as a(n)
WASTEWATER COLLECTION OPERATOR



Tana Cory
Tana Cory
Chief, B.O.L.

WWC1-17830
Number

08/25/2012
Expires

Your license must
be shown on
demand.



carry this copy

display this copy



Bureau of Occupational Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is entitled under the laws and rules of the State of Idaho to operate as a(n)
WASTEWATER COLLECTION OPERATOR



Tana Cory
Tana Cory
Chief, B.O.L.

WWC1-17830
Number

08/25/2012
Expires



STATE OF IDAHO

BUREAU OF OCCUPATIONAL LICENSES

March 29, 2011

700 West State Street
P. O. Box 83720
Boise, Idaho 83720-0063
(208) 334-3233
FAX (208) 334-3945
E-Mail ibol@ibol.state.id.us
Website www.ibol.idaho.gov

JON MONTI PINARDI
3940 GRAND ST
DRIGGS ID 83422

RE: Licensure Notification - **DWD1-17831**

CONGRATULATIONS! The Board of Water & Wastewater Professionals is pleased to advise that you have passed the examination for licensure to practice as a **DRINKING WATER DISTRIBUTION OPERATOR - CLASS I** in the state of Idaho.

Examination	Relative Weight	Min Passing Grade	Score	Test Date
DRINKING WATER OPERATOR DISTRIBUTION - CLASS I	100	70	84	03/16/2011

Your license card is enclosed. This license expires on **August 25, 2012**. A renewal notice will be sent to you approximately 6 weeks prior to expiration. The renewal of your license is your responsibility whether or not you receive a renewal notice. A certificate will be mailed to you as soon as it has been completed.

Sincerely,

Tana Cory
Bureau Chief



* D W D 1 - 1 7 8 3 1 *

Bureau of Occupational Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is entitled under the laws and rules of the State of Idaho to operate as a(n)
DRINKING WATER DISTRIBUTION OPERATOR



Tana Cory
Tana Cory
Chief, B.O.L.

DWD1-17831
Number

08/25/2012
Expires

Your license must
be shown on
demand.



carry this copy

display this copy



Bureau of Occupational Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is entitled under the laws and rules of the State of Idaho to operate as a(n)
DRINKING WATER DISTRIBUTION OPERATOR



Tana Cory
Tana Cory
Chief, B.O.L.

DWD1-17831
Number

08/25/2012
Expires

WARRANTY DEED

ATEC Order No.:137888

FOR VALUE RECEIVED

Teton Springs Water and Sewer Company, LLC, an Idaho Limited Liability Company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Teton Water and Sewer Company, LLC an Idaho Limited Liability Company

whose current address is

3940 Grand St
Driggs, ID 83422

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Parcel 1: Block 29, Tract 4, Well Lot 2, of Teton Springs Golf and Casting Club, Phase 4, Teton County, Idaho, as per the plat recorded July 26, 2004, as Instrument No. 162408.

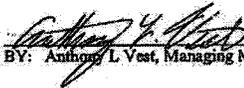
Parcel 2: Tract 16, Well Lot 1, of Teton Springs Golf and Casting Club, Phase 4, Teton County, Idaho, as per the plat recorded July 26, 2004, as Instrument No. 162408.

Exhibits B - F attached hereto: Water System Assets; Sewer System Assets; Easements; Permits Licenses and Certificates; Personal Property

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises, that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 14, 2012


BY: Anthony L. Vest, Managing Member

State of Idaho) ss
County of Teton)

On this 14 day of May, 2012, before me, Patricia Nickell-Zimmerman, a Notary Public in and for said state, personally appeared Anthony L. Vest known or identified to me to be the Managing Member in the Limited Liability Company known as Teton Springs Water and Sewer Company, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

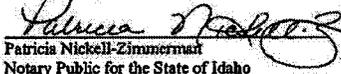

Patricia Nickell-Zimmerman
Notary Public for the State of Idaho
Residing at: Tetonia, Idaho
Commission Expires: September 26, 2017



EXHIBIT B

WATER SYSTEM ASSETS

Water Supply Lines
Well NE Corner
Well SE Corner
Water Tank
Booster Pump/Clor Stn/Pwr
Pumphouse Building 3,
Flow Meter
Telemetry

Water Mains

12" Main - Phase I
12" Main - Commercial Village
12" Main - Forest Tract 12 & 13
4" Main - Enclave
4" Main - Forest Cabins
6" Main - Phase I
6" Main - Commercial Village
6" Main - Creekside Cabins
6" Main - Forest Cabins
6" Main - Mountain Meadows
8" Main - Phase I
8" Main - O&M Center
8" Main - Block 13
8" Main - Commercial Village
8" Main - Creekside Cabins
8" Main - Dog Leg Lane
8" Main - Forest Cabins
8" Main - Mountain Meadows
8" Main - Winger Circle
8" Main - Forest Tract 12 & 13
8" Main - Mtn Meadows North

Valves

12" Gate Valve - Forest Cabins
12" Gate Valve - Phase I
8" Gate Valve - Commercial Village
8" Gate Valve - Creekside Cabins
8" Gate Valve - Forest Cabins
8" Gate Valve - Mountain Meadows
8" Gate Valve - Winger Circle

8" Gate Valve - Forest Tract 12 & 13

8" Gate Valve - Mtn Meadows North
8" Gate Valve - Dog Leg Lane
8" Gate Valve - Phase I
6" Gate Valve - Commercial Village
4" Gate Valve - Commercial Village
4" Gate Valve - Enclave
4" Gate Valve - Forest Cabins
Release Valve - Creekside Cabins
Release Valve - Phase I
Release Valve - Forest Tract 12 & 13

Fire Hydrants

Hydrant - Commercial Village
Hydrant - Creekside Cabins
Hydrant - Forest Cabins
Hydrant - Mountain Meadows
Hydrant - Winger Circle
Hydrant - Forest Tract 12 & 13
Hydrant - Mtn Meadows North
Hydrant - Phase I

Service Lines

Infrastructure - Commercial Village
Infrastructure - Phase I
Infrastructure - Block 13
Infrastructure - Creekside Cabins
Infrastructure - Dog Leg Lane
Infrastructure - Enclave
Infrastructure - Forest Cabins
Infrastructure - Mountain Meadows
Infrastructure - Winger Circle
Infrastructure - Forest Tract 12 & 13
Infrastructure - Mtn Meadows North
O&M Center
Sales Center
Infrastructure - Phase I
Infrastructure - Commercial Village
Infrastructure - Phase I

EXHIBIT C

SEWER SYSTEM ASSETS

Pressure Sewers, Force Mains Lift Stations

4" Pressure Sewer - Forest Cabins
4" Pressure Sewer - Forest Tract 12 &

6" Force Mains - Phase I
Pipeline Insulation

Gravity Mains

8" Gravity Main - Block 13
8" Gravity Main - Creekside
8" Gravity Main - Dog Leg Lane
8" Gravity Main - Enclave
8" Gravity Main - Enclave
8" Gravity Main - Mountain Meadow North
8" Gravity Main - Mountain Meadows
8" Gravity Main - Winger Circle
8" Gravity Main - Forest Tract 10 & 11
8" Gravity Main - Forest Tract 12 & 13
8" Gravity Main - Forest Cabins
8" Gravity Main - Phase I 4

Manholes

Flow Meter Manhole - Phase I
Manhole - Block 13
Manhole - Creekside
Manhole - Dog Leg Lane
Manhole - Enclave
Manhole - Enclave
Manhole - Forest Cabins
Manhole - Mountain Meadow North
Manhole - Mountain Meadows
Manhole - Phase I 2
Manhole - Winger Circle
Manhole - Forest Tract 10 & 11
Manhole - Forest Tract 12 & 13

Grinder Lift Station - Forest Cabins
Large Lift Station - Phase I 1
Lift Station - Forest Tract 12 & 13
Medium Lift Station - Winger Circle

Service Lines

Infrastructure - Forest Cabins
Infrastructure - Block 13
Infrastructure - Creekside
Infrastructure - Dog Leg Lane
Infrastructure - Enclave
Infrastructure - Enclave
Infrastructure - Mountain Meadow North
Infrastructure - Mountain Meadows
Infrastructure - Phase I 1
Infrastructure - Winger Circle
Infrastructure - Forest Tract 10 & 11
Infrastructure - Forest Tract 12 & 13
O&M Center
Sales Center

EXHIBIT D
EASEMENTS

1. The Water Main Easement granted by Fay T. Rammell and Corey T. Rammell, Limited Partnership, as set forth in that certain Water Main Easement, recorded in the records of Teton County, Idaho, as instrument no. 151595 and instrument no. 152735.
2. All rights, title and interest of Grantor in that certain Memorandum Of Water Tank Easement Agreement between Richard M. Jacobsen and Susan Jacobsen as trustees of the Richard and Susan Jacobsen Trust dated April 2, 1993 and Teton Springs Golf and Casting Club, LLC, recorded in the records of Teton County, Idaho, as instrument no. 151483.
3. All water and sewer easements in the PUD, including but not limited to (a) those previously reserved to Grantor in the deed dated September 25, 2007, with Grantor herein as the grantor in that deed and Teton Springs Home Owners' Association, Inc., as the grantee, and recorded as Instrument no. 191968, records of Teton County, Idaho, and (b) those identified on the plat of the Planned Unit Development.

EXHIBIT E
PERMITS, LICENSES AND CERTIFICATES

1. All culinary water rights, including but not limited to those evidenced by IDWR Permit no. 22-13178.
2. Grantor's Public Water Supply Permit, Permit No. PWS7410033
3. Grantor's DEQ Certificate issued by the Idaho Department of Environmental Quality, Certificate No. 00-01-41
4. Grantor's Certificate of Convenience of Necessity issued by the Idaho Public Utility Commission, Order No. 30736

EXHIBIT F
PERSONAL PROPERTY

ITEM	NUMBER
1 Marking Paint	30 various colors
2 Hydrant wrench	1
3 Manhole lifter	2
4 2" Valve key -8'	2
5 2" Valve key -15' ext	1
6 Electronic Locator	1 Schonstedt GA92XTd
7 Pocket CI Photometer	1 HF Scientific pocket
8 Measuring wheel	1
9 2" valve Key-10' ext	1
10 Curb stop key- 6'	1
11 2.5" hose- 50'	4
12 2.5" hose- 100'	3
13 Barricade sign	2
14 2.5" nozzle	1
15 2.5" gate valve	1
16 2.5" 90 degree fitting	1
17 2.5" 45 degree fitting	1
18 Misc. Handtools	1
19 1" meter	48 Sensus
20 1" Yoke assbly	35 Ford
21 1" check valve	40 Ford
22 5" valve box ext	15
23 5" valve box ext	12
24 Manhole lids	5
25 IDWR Permit 22-13178	1
26 All rights, title and interest of Grantor in the customer list, any customer deposits, and customer service agreements of the water and sewer systems.	



CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

FILED EFFECTIVE

(Instructions on back of application)

12 APR 12 AM 8:57

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

SJP, LLC

2. The complete street and mailing addresses of the initial designated office:

3940 Grand Street, Driggs ID 83422
(Street Address)

(Mailing Address, if different than street address)

3. The name and complete street address of the registered agent:

Jon Pinardi 3940 Grand Street Driggs, ID 83422
(Name) (Street Address)

4. The name and address of at least one member or manager of the limited liability company:

<u>Name</u>	<u>Address</u>
<u>SJP Jon Pinardi</u>	<u>3940 Grand Street, Driggs ID 83422</u>
<u>Paulee Lacy</u>	<u>1300 Ten Mile Drive, Grandy CO 80446</u>
<u>Stacey Pinardi</u>	<u>3940 Grand Street, Driggs ID 83422</u>
_____	_____
_____	_____

5. Mailing address for future correspondence (annual report notices):

3940 Grand Street Driggs ID 83422

6. Future effective date of filing (optional): _____

Signature of a manager, member or authorized person.

Signature [Handwritten Signature]
Typed Name: Jon Pinardi

Signature _____
Typed Name: _____

Secretary of State use only

IDAHO SECRETARY OF STATE
04/12/2012 05:00
CK: 2888 CT: 210641 BH: 1319418
1 @ 188.00 = 188.00 ORGAN LLC # 2

W 112967



AMENDMENT TO CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)

FILED EFFECTIVE
12 APR 17 AM 11:13

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

SJP, LLC

2. The name of the limited liability company is amended to read:

Teton Water and Sewer Company, LLC

3. The date the certificate of organization was originally filed: 4/12/2012

4. The complete street and mailing addresses of the designated principal office is amended to:

5. The mailing address for future correspondence (annual reports) is amended to:

6. The name and address of the managers/members shall be amended as follows:

Name	Address	Add	Delete	Other
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____

7. Signature of an authorized person.

Signature

Jon Pinardi
Typed Name

Signature

Typed Name

Secretary of State use only

IDAHO SECRETARY OF STATE
04/17/2012 05:00
CK: 2063 CT: 210641 BH: 1320223
1 @ 38.00 = 38.00 ORGAN AMEN # 2

W112967

Teton Water & Sewer Company

Daily Procedures

Water Operations

- Scada Computer Monitoring
- Daily Well Checks including flow recording and sanitation monitoring
- Daily Chlorine Residual Checks

Customer Operations

- Answer calls as needed
- Answer voicemails and e-mails as needed
- Handle billing inquiries and customer questions as needed

Mailing Address:

PO Box 786
Driggs, Idaho 83422

Physical Address for Company Books and Records:

3940 Grand Street
Driggs, Idaho 83422

Contact Information:

Jon Pinaridi

3940 Grand Street
Driggs, Idaho 83422
Office: (208) 354-0256
Emergencies: (208) 201-4798

Responsibilities

- Owner/Managing Partner
- Operations & Maintenance
- Emergency Response
- Customer Complaints

Stacey Pinaridi

3940 Grand Street
Driggs, Idaho 83422
Office: (208) 354-0256

Responsibilities

- Customer Billing and Collection

**TETON SPRINGS
WATER & SEWER COMPANY**

*mailed
5/23/12*

Dear Teton Springs Property Owner,

This letter is to inform you that the ownership of the Teton Springs Water and Sewer Company has changed as the developer of Teton Springs, Teton Springs Golf & Casting LLC, has reached an agreement to sell their Water and Sewer Company to a company principled by Jon Pinardi. Jon has managed the Teton Springs Water and Sewer Company since 2006 and has been involved in its growth and development including all of the state and federal regulations under which it operates. Currently, he and his wife, Stacey, handle all of the management and administration including billings and receivables. The new company that Jon heads up is Teton Water and Sewer Company, LLC. This change of ownership will be effective as of May 22, 2012.

As you probably know, the developer group, Teton Springs Golf and Casting, LLC, is also the owner of the Headwaters Club, and there will be no change of ownership or management of the club. In fact, both parties anticipate little or no change in regards to anything related to Teton Springs as a result of this transaction.

Due to the unique nature of the utility and the importance of providing high quality and safe water service, we understand how important an orderly transition is to the users. This is a very amicable change of ownership and the transition will have no effect on the service afforded by the company. The current and new owners will continue to work together on customer receivables and other transition items in the coming months to assure of a seamless shift for all of our customers and vendors.

If you have any questions about the change of ownership or any other questions regarding the utility, please feel free to call Jon at (208) 201-4798.

Thank you,

Bob Marshall
Managing Partner
Teton Springs Golf & Casting, LLC

Jon Pinardi
Managing Partner
Teton Water & Sewer Company, LLC

Teton Water & Sewer Company

*mailed
7/6/12*

Dear Teton Springs Homeowner,

As per the letter you received in May announcing the change of ownership of the Teton Springs Water & Sewer Company, with this 3rd quarter billing, we wanted to share our full contact information for your records.

Teton Water & Sewer Company
PO Box 786
Driggs, ID 83422

E-Mail: tetonws@silverstar.com

Office: (208) 354-0256
Office Manager: Stacey Pinardi

Emergencies: (208) 201-4798
Emergency Contact: Jon Pinardi

Billing and Auto Charge

As a reminder, billings are done on a quarterly basis and the amount is due within 30 days to avoid finance charges. Given many residents travel schedules, quite a few owners have taken advantage of the automatic payment program to your debit or credit card. If you are interested in this program, please contact Stacey and she will forward you the information.

E-Communications and On-Line Payments

Finally, we would like to look toward the future and the possibility of on-line payments and electronic communications. If you are interested, please send us an e-mail and whether you would have an interest in on-line payments in the future.

We look forward to the opportunity to continue to serve you.

Thank you,

Jon Pinardi



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region, 900 North Skyline Drive, Suite A • Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 • Fax: (208) 525-7177 • Web Site: www.idwr.idaho.gov

June 20, 2012

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Interim Director

Teton Water & Sewer Co LLC
3940 Grand St
Driggs ID 83422

RE: Change of Ownership for Water Right No(s). 22-13178

Dear Water Right Holder(s):

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

Check number 2097 for the amount of \$25.00 is also being returned. The US Bank National Association already paid the \$25.00 filing for the Notice of Change in Water Right ownership under receipt number C095424.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been deliberately abandoned or forfeited through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Sections 42-222 and 42-223, Idaho Code.

Also, please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

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

Sincerely,



Jonie Barg
Technical Records Specialist

Enclosure(s)

cc: Rendezvous Engineering PC
US Bank National Association
Water District 01

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report 22-13178

WATER RIGHT NUMBER: 22-13178

<u>Owner Type</u>	<u>Name and Address</u>
Representative	RENDEZVOUS ENGINEERING PC C/O BOB ABLONDI 25 S GROS VENTRE ST PO BOX 4858 JACKSON, WY 83001 (307) 733-5252
Current Owner	TETON WATER & SEWER CO LLC 3940 GRAND ST DRIGGS, ID 83422 (208)201-4798
Security Interest	US BANK NATION ASSOCIATION 240 SHOSHONE ST N TWIN FALLS, ID 83303

Priority Date: 04/09/2008

Basis: License

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
MUNICIPAL	01/01 to 12/31	1.100 CFS	349.00 AF
	<u>Total Diversion:</u>	1.100 CFS	349.00 AF

Location of Point(s) of Diversion

GROUND WATER	NE1/4SE1/4	Sec. 14, Twp 03N, Rge 45E, B.M.
TETON County		
GROUND WATER	NW1/4SW1/4	Sec. 24, Twp 03N, Rge 45E, B.M.
TETON County		

Place of Use

MUNICIPAL

Twp	Rge	Sec	NE				NW				SW				SE				Totals			
			NE	NW	SW	SE																
03N	45E	13			X	X					X	X										
03N	45E	14									X	X	X	X	X	X	X	X				
03N	45E	23	X	X	X	X	X	X	X	X						X						
03N	45E	24					X	X			X											

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report 22-13178

Conditions of Approval:

1. 048 The use of water under this right shall not give rise to any claim against the holder of a senior water right based upon the theories of forfeiture, abandonment, adverse possession, waiver, equitable estoppel, estoppel by laches or customary preference.
2. 128 Place of use is within the area served by the public water supply system of Teton Springs Golf and Casting Club. The place of use is generally located within Sections 13, 14, 23, and 24, Township 3N, Range 45E.
3. 180 A map depicting the place of use boundary for this water right at the time of this approval is attached to this document for illustration purposes.
4. 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to determine the amount of water diverted from power records and shall annually report the information to the Department.

Remarks: