



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:

File number(s): Ann-19-01
Sup-19-07
 Project name: Sunset Creek Annex
& RV Resort
 Date filed: 3/5 Date complete: _____
 Related files: Sup-19-07

Subject Property Information

Address: 2 1/2 Marble Front + 0144444 way Parcel Number(s): 35128010A, 35128, 35128010
35129013
 Subdivision: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: _____
 Prior Use of the Property: Agriculture
 Proposed Use of the Property: RV Resort with on site storage

Applicant Information:

Applicant Name: Mark Quencer Phone: (208) 880-5077
 Address: 3320 Marble Front City: Caldwell State: ID Zip: 83605
 Email: qfarms@yahoo.com Cell: _____
 Owner Name: XQ Ranch Phone: (208) 880-5027
 Address: 3320 Marble Front City: Caldwell State: ID Zip: 83605
 Email: qfarms@yahoo.com Cell: (208) 880-5027
 Agent Name: (e.g., architect, engineer, developer, representative) Mason and Associates, Inc
 Address: 924 3rd Street S. Ste B City: Nampa State: ID Zip: 83651
 Email: wmason@masonandassociates.us Cell: (208) 454-0256

Authorization

Print applicant name: William J. Mason
 Applicant Signature: William J. Mason Date: 2-27-19

AK

Project Name: <u>Suncreek RV Resort</u>	File #: <u>Ann-19-01</u>
Applicant/Agent:	

Applicant (v)	Description	Staff (v)
✓	Completed & signed Hearing Review Master Application	✓
	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	✓
✓	Recorded warranty deed for the subject property	✓
NA	Signed Lease Agreement (if applicable)	✓
✓	Vicinity map, showing the location of the subject property (8 1/2" x 11")	✓
✓	Site Plan The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
✓	Metes and bounds legal description for the site to be annexed (must be submitted in electronic format).	
NA	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	✓
✓	Fee	✓

STAFF USE ONLY:

Date Application Received: 3/5/19

Received by: LC

Proposed Hearing Date: 4/9/19

Hearing Body: PZ



CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: <u>Suncreek RV Resort</u>	File #: <u>SUP-1907</u>
Applicant/Agent:	

Applicant (v)	Description	Staff (v)
✓	Completed & signed Hearing Review Master Application	
✓	Narrative fully describing the proposed use/request	
✓	Recorded warranty deed for the subject property	
NA	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property	
✓	Site Plan	
	The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
NA	Floor Plan	
NA	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
✓	Fee	

STAFF USE ONLY:

Date Application Received: 3/5/19
 Received by: LC
 Proposed Hearing Date: 4/9/19
 Hearing Body: PZ

PL



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

LETTER OF EXPLANATION
ANNEXATION INTO CITY OF CALDWELL
AND SPECIAL USE PERMIT
FOR SUNCREEK RV RESORT

XQ Ranch is requesting annexation into the City of Caldwell with the zoning of R-1 (low density residential) for the following parcels: 35128010A, 35128, 35128010, 35129013. Currently the land use for these parcels is mixed agricultural and residential.

XQ Ranch is also requesting a zoning of R-1 (low density residential). The City's comprehensive plan map shows this property is slated for medium density residential. The request for this zone is in line with the City's future plans.

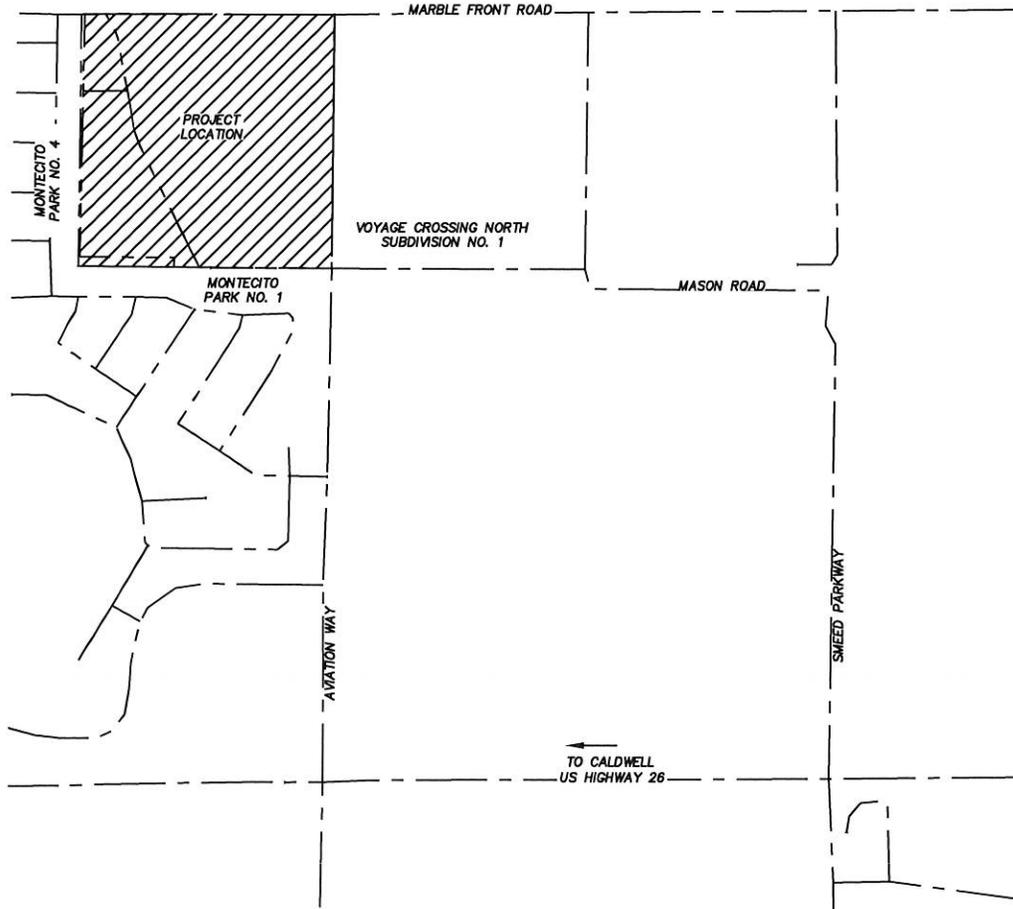
In addition to annexation and zoning, XQ Ranch is requesting a special use permit (SUP) for the property to include a recreational vehicle resort and an onsite storage area for the residents of the recreational vehicle resort. XQ Ranch plans include keeping the residential property XQ Ranch also requests the SUP to remain valid until the property develops or for 5 years.

Currently the residential homes on the properties utilize private wells and septic systems. The agricultural land utilizes gravity irrigation water.

A2

VICINITY MAP

A PART OF THE SE 1/4 NE 1/4, SECTION 23, T. 4 N., R. 3 W., B.M.,
CANYON COUNTY, IDAHO
2019



VICINITY MAP
SCALE: 1"=1000'

XQ RANCH	
SUN CREEK RV RESORT	
 <p>Mason & Associates</p>	Professional Engineers, Land Surveyors & Planners 924 3rd St. South, Nampa, ID 83851 (208) 454-0258 Fax (208) 467-4130
	JOB NO. DE0818 DWG NO. DE0818 SITE
	SCALE: 1"=1000' REV. <input type="checkbox"/>
	FIELD BOOK NO.
DRAWN BY: JH DATE: 2/27/19	FIELD BOOK NO.

174



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

Dear Property Owner and Neighbor,

XQ Ranch would like to invite you to a neighborhood meeting to be held from 6:00 p.m. to 6:30 p.m. on February 12, 2019 at the SW corner of Marble Front and Aviation Way (Extended).

This regards the proposed annexation of the properties along the West side of Aviation Way and Marble Front. XQ Ranch is requesting annexation from Canyon County into the City of Caldwell. XQ Ranch will also be requesting a special use permit to utilize a portion of the annexed property as a recreational vehicle resort and a portion for a storage area for the resort.

The residential home and shop in the center of the property will remain as is. If you have questions, a XQ Ranch representative will be present at the above date and time to discuss them.

Thank you,

A handwritten signature in blue ink that reads "William J. Mason".

William Mason, PE
Mason & Associates, Inc.

Handwritten initials "AS" in blue ink.

SIGN IN SHEET

DATE: 2-12-19 6pm - 6:30pm

Name

Comment

Cosme DeMond

Brian DeMond

Tam Roberts

Dan Roberts

Keith DeMond

Shirley DeMond

Christine Coyne

Dr. N Shatone French

Bill + Candee Bartholomew

Terry & Phyllis Benner

Apri Burton

CHERYL DANBERSON

Karen Parleavy

Mike Kaylor

Very concerned for safety of
Students at Van Buren Elementary

Concerned re closeness to school

CARDWELL SCHOOL DIST

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: Annexation, special use permit, rezone

Date of Round Table meeting: 12-20-18

Notice sent to neighbors on: 1-25-19

Date & time of the neighborhood meeting: 2-12-19 @ 6pm to 6:30 pm

Location of the neighborhood meeting: SW corner of Marble Front and Aviation Way
(extended)

Developer/Applicant:

Name: XQ Ranch / Mason and Associates, inc

Address, City, State, Zip: 924 3rd Street South ste B.

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE William J. Mason DATE March 5, 2019

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO

THORNTON BYRON LLP
3101 WEST MAIN STREET, SUITE 200
POST OFFICE BOX 7156
BOISE, ID 83707-1156
208/344-8600

2014-019170
RECORDED
05/29/2014 04:04 PM

00110227201400191700030032
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 DWILSON \$16.00
DEED
THORNTON BYRON

(SPACE ABOVE LINE FOR RECORDER'S USE)

WARRANTY DEED

3320 Marble Front Road, Caldwell, Idaho 83605

Marvin E. Quenzer and Lisa D. Quenzer, in their capacities as Trustmakers and Co-Trustees of the Marvin E. Quenzer and Lisa D. Quenzer Living Trust Dated January 24, 2003, as "Grantors," do hereby grant, bargain, sell and convey unto Marvin E. Quenzer, as his sole and separate property, whose current address is 3320 Marble Front Road, Caldwell, Idaho 83605 as "Grantee," all of the right, title and interest in and to that certain real property located in Canyon County, Idaho, more commonly known as 3320 Marble Front Road, Caldwell, Idaho 83605, and more particularly described on Exhibit A attached hereto.

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

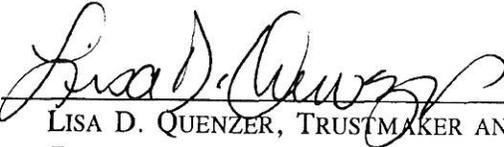
IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument effective the 21st day of MAY, 2014.

GRANTORS:

MARVIN E. QUENZER AND LISA D. QUENZER LIVING
TRUST DATED JANUARY 24, 2003

By: 

MARVIN E. QUENZER, TRUSTMAKER AND
CO-TRUSTEE

By: 

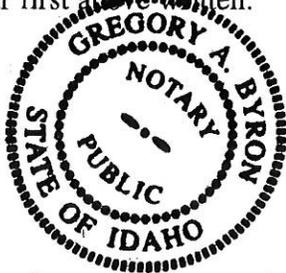
LISA D. QUENZER, TRUSTMAKER AND CO-
TRUSTEE

26

STATE OF IDAHO)
)
) SS.
COUNTY OF Ada)

On this 21st day of MAY, 2014, before me, the undersigned Notary Public in and for said State, personally appeared MARVIN E. QUENZER, known or identified to me to be the Trustmaker and Co-Trustee of the Marvin E. Quenzer and Lisa D. Quenzer Living Trust dated January 24, 2003, the within named Trust, and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for and in behalf of said Trust.

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

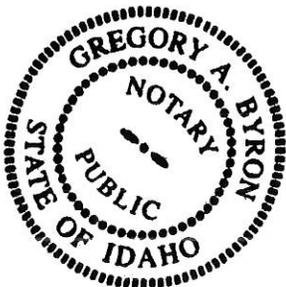


[Signature]
NOTARY PUBLIC, State of Idaho
Residing at Nampa Idaho
My commission expires: 11-13-2019

STATE OF IDAHO)
)
) SS.
COUNTY OF Ada)

On this 21st day of MAY, 2014, before me, the undersigned Notary Public in and for said State, personally appeared LISA D. QUENZER, known or identified to me to be the Trustmaker and Co-Trustee of the Marvin E. Quenzer and Lisa D. Quenzer Living Trust dated January 24, 2003, the within named Trust, and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for and in behalf of said Trust.

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



[Signature]
NOTARY PUBLIC, State of Idaho
Residing at Nampa Idaho
My commission expires: 11-13-2019

ALC

EXHIBIT A

A portion of the Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

COMMENCING at the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence
North 89°35'04" East along the North boundary of said Southeast Quarter of the Northeast Quarter a distance of 16.50 feet; thence
South 0°30'28" West parallel with the West boundary of said Southeast Quarter of the Northeast Quarter a distance of 400 feet to the TRUE POINT OF BEGINNING; thence
North 89°35'04" East parallel with said North boundary a distance of 230.02 feet to a point in the centerline of the "A" Drain; thence traversing said centerline as follows:
South 10°53'46" East a distance of 208.36 feet;
South 20°00'24" East a distance of 86.75 feet;
South 26°53'23" East a distance of 706.43 feet to a point on the South boundary of said Southeast Quarter of the Northeast Quarter; thence
North 89°58'58" West along said South boundary a distance of 131.69 feet; thence
North 0°30'28" East a distance of 49.52 feet; thence
North 89°58'58" West parallel with said South boundary a distance of 495 feet to a point which lies on a line 16.5 feet Easterly from and parallel with said West boundary; thence
North 0°30'28" East along said parallel line a distance of 864.83 feet to the TRUE POINT OF BEGINNING.

SUBJECT to an irrigation access and maintenance easement along the portion bounded by the said "A" Drain; this parcel includes use of an easement for ingress-egress and for utilities described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence
North 89°35'04" East a distance of 16.50 feet to the TRUE POINT OF BEGINNING; thence continuing
North 89°35'04" East along said North boundary a distance of 28 feet; thence
South 0°30'28" West a distance of 400 feet; thence
South 89°35'04" West a distance of 28 feet; thence
North 0°30'28" East a distance of 400 feet to the TRUE POINT OF BEGINNING.

2014-019169

RECORDED

05/29/2014 04:03 PM

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO



00110226201400191690030035

THORNTON BYRON LLP
3101 WEST MAIN STREET, SUITE 200
POST OFFICE BOX 7156
BOISE, ID 83707-1156
208/344-8600

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 DWILSON \$16.00
DEED
THORNTON BYRON

(SPACE ABOVE LINE FOR RECORDER'S USE)

WARRANTY DEED

**3220 Marble Front Road, Caldwell, Idaho 83605
Parcel R351280000**

M & L Holdings LLC, an Idaho limited liability company, "Grantor," does hereby grant, bargain, sell and convey unto XQ Ranch LLLP, an Idaho limited liability limited partnership, "Grantee," whose current address is 3320 Marble Front Road, Caldwell, Idaho 83605, all of the right, title and interest in and to that certain real property located in Canyon County, Idaho, more particularly described on Exhibit A, attached hereto and made a part of by this reference.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. AND the said Grantor does hereby covenant to and with the said Grantee that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except the current year's 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.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument effective the 21st day of MAY, 2014.

GRANTOR:

M & L HOLDINGS LLC

By: 
MARVIN E. QUENZER, MANAGER

Alb

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1:

This is a portion of the Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence North 89°35'04" East along the North boundary of said Southeast Quarter of the Northeast Quarter a distance of 16.50 feet to the TRUE POINT OF BEGINNING; thence continuing North 89°35'04" East along said North boundary a distance of 108.02 feet to a point in the centerline of the "A" Drain; thence traversing said centerline as follows:
South 30°37'20" East a distance of 94.57 feet;
South 19°59'43" East a distance of 56.62 feet;
South 10°53'46" East a distance of 269.37 feet; thence leaving said centerline and bearing South 89°35'04" West parallel with said North boundary a distance of 230.02 feet to a point which lies on a line 16.5 feet Easterly from and parallel with the west boundary of said Southeast Quarter of the Northeast Quarter; thence North 0°30'28" East along said parallel line a distance of 400.00 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

An irrigation access and maintenance easement along the portion bounded by the said "A" Drain; this parcel includes use of an easement for ingress-egress and for utilities described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 89°35'04" East a distance of 16.50 feet to the TRUE POINT OF BEGINNING; thence continuing North 89°35'04" East along said North boundary a distance of 28 feet; thence South 0°30'28" West a distance of 400 feet; thence South 89°35'04" West a distance of 28 feet; thence North 0°30'28" East a distance of 400 feet to the TRUE POINT OF BEGINNING.

**RE-RECORDING TO CORRECT THE LEGAL DESCRIPTION

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

2015-024192
RECORDED
06/26/2015 04:11 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=8 DWILSON \$31.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

QUITCLAIM DEED

ACCOMMODATION

FOR VALUE RECEIVED, MLCB Investments, L.P., does hereby convey, release, remise and forever

quit claim unto XQ Ranch LLLP, an Idaho Limited Liability Limited Partnership whose current

address is:

3320 Marble Front Road, Caldwell, ID 83605

the following described premises:

SEE ATTACHED EXHIBIT'S

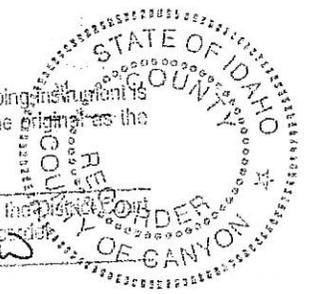
State of Idaho } ss.
County of Canyon }

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED 09-18-15

CHRIS YAMAMOTO, Clerk of the District

BOB BROWN, Deputy



TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 6-26-15

By: _____

[Grantor's Name]

2015-037370
RECORDED
09/24/2015 10:24 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=15 MBROWN \$52.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

STATE OF IDAHO)
County of Canyon)ss. v.

On this 26 day of June, 2015 before me, a Notary Public in and for the State of Idaho, personally appeared Marvin Owens known to me to be the Partner(s) of MLCB Investment LP and acknowledged to me that the within and foregoing instrument was signed on behalf of said partnership by authority of all the partners said partnership did duly acknowledge to me that said partnership executed the same.

Barbara S. Negri
Notary Public residing at Parma
My commission expires: 10/13/2016



AKP

Exhibit A

Parcel 1:

This is a portion of the Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence North 89°35'04" East along the North boundary of said Southeast Quarter of the Northeast Quarter a distance of 16.50 feet to the TRUE POINT OF BEGINNING; thence continuing North 89°35'04" East along said North boundary a distance of 108.02 feet to a point in the centerline of the "A" Drain; thence traversing said centerline as follows: South 30°37'20" East a distance of 94.57 feet; South 19°59'43" East a distance of 56.62 feet; South 10°53'46" East a distance of 269.37 feet; thence leaving said centerline and bearing South 89°35'04" West parallel with said North boundary a distance of 230.02 feet to a point which lies on a line 16.5 feet Easterly from and parallel with the west boundary of said Southeast Quarter of the Northeast Quarter; thence North 0°30'28" East along said parallel line a distance of 400.00 feet to the TRUE POINT OF BEGINNING.

35120

Parcel 2:

An irrigation access and maintenance easement along the portion bounded by the said "A" Drain; this parcel includes use of an easement for ingress-egress and for utilities described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 89°35'04" East a distance of 16.50 feet to the TRUE POINT OF BEGINNING; thence continuing North 89°35'04" East along said North boundary a distance of 28 feet; thence South 0°30'28" West a distance of 400 feet; thence South 89°35'04" West a distance of 28 feet; thence North 0°30'28" East a distance of 400 feet to the TRUE POINT OF BEGINNING.

Parcel 3:

The Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

BEGINNING at a point one (1) rod East of the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence run East on the South line of said Southeast Quarter of the Northeast Quarter a distance of 30 rods; thence North 3 rods; thence West 30 rods;

16.5'

495.00

49.5

495.0

At

49,50
South 3 rods to BEGINNING.

ALSO EXCEPTING a strip of land one (1) rod wide along the entire West side of said Southeast Quarter of the Northeast Quarter.

ALSO EXCEPTING THEREFROM:

A portion of the Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence North 89°35'04" East along the North boundary of said Southeast Quarter of the Northeast Quarter a distance of 16.50 feet to the TRUE POINT OF BEGINNING; thence continuing

North 89°35'04" East along said North boundary a distance of 108.02 feet to a point in the centerline of the "A" Drain; thence traversing said centerline as follows:

South 30°37'20" East a distance of 94.57 feet;

South 19°59'43" East a distance of 56.62 feet;

South 10°53'46" East a distance of 269.37 feet; thence leaving said centerline and bearing

South 89°35'04" West parallel with said North boundary a distance of 230.02 feet to a point which lies on a line 16.5 feet Easterly from and parallel with the West boundary of said Southeast Quarter of the Northeast Quarter; thence

North 0°30'28" East along said parallel line a distance of 400 feet to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

A portion of the Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence North 89°35'04" East along the North boundary of said Southeast Quarter of the Northeast Quarter a distance of 16.50 feet; thence

South 0°30'28" West parallel with the West boundary of said Southeast Quarter of the Northeast Quarter a distance of 400 feet to the TRUE POINT OF BEGINNING; thence

North 89°35'04" East parallel with said North boundary a distance of 230.02 feet to a point in the centerline of the "A" Drain; thence traversing said centerline as follows:

South 10°53'46" East a distance of 208.36 feet;

South 20°00'24" East a distance of 86.75 feet;

South 26°53'23" East a distance of 706.43 feet to a point on the South boundary of said Southeast

Quarter of the Northeast Quarter; thence

North 89°58'58" West along said South boundary a distance of 131.69 feet; thence

North 0°30'28" East a distance of 49.52 feet; thence

North 89°58'58" West parallel with said South boundary a distance of 495 feet to a point which lies on a line 16.5 feet Easterly from and parallel with said West boundary; thence

North 0°30'28" East along said parallel line a distance of 864.83 feet to the TRUE POINT OF BEGINNING.

COMMENCING at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence

North 89°35'04" East a distance of 16.50 feet to the TRUE POINT OF BEGINNING; thence continuing

BARGAIN AND SALE DEED - P. 4

North 89°35'04" East along said North boundary a distance of 28 feet; thence
South 0°30'28" West a distance of 400 feet; thence
South 89°35'04" West a distance of 28 feet; thence
North 0°30'28" East a distance of 400 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a County Road right-of-way along the North boundary and to an irrigation access and maintenance easement along the portion bounded by the said "A" Drain.

77
R351290130

BARGAIN AND SALE DEED - P. 5

Ale

File No. 201004726

EXHIBIT A

Parcel 1

A parcel of land being a portion of the Southeast quarter of the Southeast quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows;

Commencing at the Southeast corner (Southeast section corner) of said Southeast quarter of the Southeast quarter; thence

North 89° 43' 20" West, a distance of 524.31 feet along the Southerly boundary of said Southeast quarter of the Southeast quarter to the POINT OF BEGINNING; thence continuing

North 89° 43' 20" West, a distance of 737.10 feet along the Southerly boundary of said Southeast quarter of the Southeast quarter to a point; thence

North 00° 16' 35" East, a distance of 353.16 feet to a point; thence

North 33° 27' 08" East, a distance of 110.00 feet to a point; thence

North 25° 00' 16" East, a distance of 71.94 feet to a point; thence

North 24° 57' 17" East, a distance of 37.64 feet to a point; thence

South 76° 53' 24" East, a distance of 111.66 feet to a point; thence

North 00° 57' 12" East, a distance of 618.51 feet to a point; thence

North 07° 15' 01" East, a distance of 54.02 feet to a point; thence

North 00° 39' 21" East, a distance of 132.34 feet to a point; thence

South 89° 19' 27" East, a distance of 1,034.97 feet to a point on the Easterly boundary of said Southeast quarter of the Southeast quarter; thence

South 00° 24' 48" West, a distance of 1,016.07 feet along said Easterly boundary to a point; thence

North 89° 46' 41" West, a distance of 25.00 feet to a point; thence

North 88° 07' 26" West, a distance of 299.78 feet to a point; thence

North 45° 45' 03" West, a distance of 139.87 feet to a point; thence

North 54° 29' 41" West, a distance of 115.20 feet to a point; thence

South 00° 57' 17" West, a distance of 412.95 feet to a point; thence

South 89° 02' 43" East, a distance of 8.00 feet to a point; thence

South 00° 57' 17" West, a distance of 25.00 feet to a point; thence

North 89° 02' 43" West, a distance of 8.00 feet to a point; thence

South 00° 57' 17" West, a distance of 35.12 feet to the POINT OF BEGINNING.

PARCEL 2

A parcel located in the Northwest quarter of the Southeast quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Northwest corner of said Northwest quarter of the Southeast quarter, from which a 5/8 inch diameter iron pin marking the Northeast corner of said Northwest quarter of the Southeast quarter bears South 89° 47' 05" East, a distance of 1,318.79 feet; thence

South 89° 47' 05" East along the Northerly boundary of said Northwest quarter of the Southeast quarter, a distance of 53.00 feet to the POINT OF BEGINNING; thence continuing along said Northerly boundary

South 89° 47' 05" East, a distance of 357.48 feet to a point; thence leaving said Northerly boundary

South 0° 16' 40" East, a distance of 33.03 feet to a point; thence

South 45° 13' 08" West, a distance of 14.14 feet to a point; thence

343/08011A

Atg

File No. 201004726

South 0° 13' 08" West, a distance of 110.00 feet to a point; thence
South 44° 46' 52" East, a distance of 14.14 feet to a point; thence
South 4° 18' 28" West, a distance of 56.14 feet to a point; thence
South 45° 01' 25" West, a distance of 14.19 feet to a point; thence
a distance of 147.24 feet along the arc of a 128.00 foot radius non-tangent curve right, said curve having a central
angle of 65° 54' 29" and a long chord bearing South 32° 46' 56" West, a distance of 139.26 feet to a point; thence
South 65° 44' 10" West, distance of 73.47 feet to a point; thence
a distance of 82.13 feet along the arc of a 72.00 foot radius curve left, said curve having a central angle 65° 21' 35"
and a long chord bearing South 33° 03' 23" West, a distance of 77.75 feet to a point; thence
South 0° 22' 36" West, a distance of 242.77 feet to a point; thence
South 44° 42' 08" East, a distance of 14.16 feet to a point; thence
South 0° 25' 58" West, a distance of 56.00 feet to a point; thence
South 45° 17' 52" West, a distance of 14.12 feet to a point; thence
South 0° 22' 36" West, a distance of 99.66 feet to a point; thence
a distance of 51.11 feet along the arc of a 172.00 foot radius curve left, said curve having a central angle of 17° 01'
32" and a long chord bearing South 8° 08' 10" East, a distance of 50.92 feet to a point; thence
South 89° 42' 49" West, a distance of 57.76 feet to a point; thence
North 51° 05' 24" West, a distance of 12.46 feet to a point; thence
North 89° 37' 24" West, a distance of 109.54 feet to a point; thence
North 0° 22' 36" East, a distance of 64.00 feet to a point; thence
North 29° 54' 55" East, a distance of 17.24 feet to a point; thence
North 0° 22' 36" East, a distance of 824.46 feet to the POINT OF BEGINNING.

P-34/319010

AG

EXHIBIT A

LEGAL DESCRIPTION

34319

PARCEL I

A parcel located in the South half of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Northwest corner of said South half of Section 30 from which a 5/8 inch diameter iron pin marking the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 30 bears South 89°46'38" East, a distance of 1292.44 feet; thence South 89°46'38" East along the Northerly boundary of said South half of Section 30, a distance of 792.46 feet to a point marking the Northwest corner of Copper Creek Subdivision No. 1; thence leaving said Northerly boundary South 32°16'07" East along the Westerly boundary of said Copper Creek Subdivision No. 1, a distance of 586.82 feet to a point on the centerline of the Solomon Drain, said point being witnessed by a 5/8 inch diameter Iron pin that bears North 69°41'22" East, a distance of 30.00 feet from said point, and said point being the POINT OF BEGINNING; thence along the Southerly boundary of said Copper Creek Subdivision No. 1 the following described courses; thence North 69°41'22" East a distance of 79.30 feet to a 5/8 inch diameter iron pin; thence South 56°33'05" East a distance of 136.67 feet to a 5/8 inch diameter iron pin; thence South 56°33'26" East a distance of 603.48 feet to a 5/8 inch diameter iron pin; thence South 56°31'15" East a distance of 259.58 feet to a 5/8 inch diameter iron pin; thence North 0°22'36" East a distance of 45.33 feet to a 5/8 inch diameter iron pin; thence South 89°37'24" East a distance of 105.00 feet to a 5/8 inch diameter iron pin; thence South 0°22'36" West a distance of 33.00 feet to a 5/8 inch diameter iron pin; thence South 89°37'24" East a distance of 322.00 feet to a 5/8 inch diameter iron pin; thence North 0°22'36" East a distance of 24.00 feet to a 5/8 inch diameter iron pin; thence South 89°37'24" East a distance of 211.00 feet to a 5/8 inch diameter iron pin; thence leaving said Southerly boundary South 0°22'36" West a distance of 470.54 feet to a 5/8 inch diameter iron pin; thence a distance of 18.89 feet along the arc of a 547.00 foot radius curve left, said curve having a central angle of 1°58'44" and a long chord bearing South 0°36'46" East, a distance of 18.89 feet to a 5/8 inch diameter iron pin; thence South 1°36'08" East, a distance of 18.42 feet to a point; thence South 56°32'22" East, a distance of 145.01 feet to a point; thence South 28°17'50" West, a distance of 142.07 feet to a point; thence South 0°22'36" West, a distance of 20.13 feet to a point; thence North 89°37'24" West, a distance of 10.67 feet to a point; thence South 28°17'50" West, a distance of 67.63 feet to a point; thence South 9°37'14" West, a distance of 14.43 feet to a point; thence South 1°36'08" East, a distance of 768.58 feet to a point; thence South 49°39'35" East, a distance of 39.02 feet to a point; thence South 89°43'01" East, a distance of 5.50 feet to a point; thence South 0°02'07" East, a distance of 70.18 feet to a point on the Southerly boundary of said Section 30; thence North 89°43'20" West along said Southerly boundary, a distance of 83.76 feet to a 1/2 inch diameter iron pin; thence North 1°36'08" West, a distance of 969.55 feet to a 5/8 inch diameter iron pin; thence North 89°39'52" West, a distance of 936.88 feet to a point on the centerline of the Solomon Drain, said point being witnessed by a 5/8 inch diameter iron pin which bears South 89°39'52" East, a distance of 91.74 feet from said point; thence along said centerline the following described courses: thence a distance of 255.42 feet along the arc of a 300.00 foot radius non-tangent curve right, said curve having a central angle of 48°46'53" and a long chord bearing North 43°11'30" West, a distance of 247.77 feet to a point, said point being witnessed by a 5/8 inch diameter iron pin which bears North 71°11'57" East, a distance of 20.00 feet from said point; thence North 18°48'03" West, a distance of 684.12 feet to a point, said point being witnessed by a 5/8 inch

ALC

diameter iron pin which bears
North 71°11'57" East, a distance of 20.00 feet from said point; thence
North 25°00'36" West, a distance of 387.03 feet to a point, said point being witnessed by a 5/8 inch
diameter iron pin which bears
North 64°59'24" East, a distance of 30.00 feet from said point; thence
North 32°16'07" West, a distance of 11.65 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

Legal Description
Copper Creek Subdivision - Ward Road Right-of-Way Dedication

A parcel located in the S ¼ of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the southwest corner of the SE ¼ of said Section 30, from which a 5/8 inch diameter iron pin marking the southeast corner of said SE ¼ bears S 89°43'20" E a distance of 2836.05 feet;

Thence S 89°43'20" E along said southerly boundary a distance of 41.16 feet to the POINT OF BEGINNING;

Thence N 1°36'08" W a distance of 969.55 feet to a 5/8 inch diameter iron pin;

Thence N 89°38'52" W a distance of 33.02 feet to a point;

Thence N 1°36'08" W a distance of 210.98 feet to a point;

Thence a distance of 21.88 feet along the arc of a 633.00 foot radius curve right, said curve having a central angle of 1°58'44" and a long chord bearing N 0°36'46" W a distance of 21.88 feet to a point;

Thence N 0°22'36" E a distance of 470.55 feet to a point on the southerly boundary of Copper Creek Subdivision No. 1;

Thence S 89°37'24" E along said southerly boundary a distance of 66.00 feet to a point;

Thence leaving said southerly boundary S 0°22'36" W a distance of 470.55 feet to a point;

Thence a distance of 19.58 feet along the arc of a 567.00 foot radius curve left, said curve having a central angle of 1°58'44" and a long chord bearing S 0°36'46" E a distance of 19.58 feet to a point;

Thence S 1°36'08" E a distance of 213.38 feet to a point;

Thence a distance of 30.73 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 88°01'16" and a long chord bearing S 45°36'48" E a distance of 27.79 feet to a point;

Thence S 2°50'13" E a distance of 64.10 feet to a point;

Thence a distance of 32.11 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 91°58'44" and a long chord bearing S 44°23'14" W a distance of 28.77 feet to a point;

Thence S 1°36'08" E a distance of 800.73 feet to a point;

Thence a distance of 30.76 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 88°06'53" and a long chord bearing S 45°39'35" E a distance of 27.82 feet to a point;

Thence S 0°16'40" W a distance of 45.18 feet to a point on the southerly boundary of said Section 30;

Thence N 89°43'20" W along said southerly boundary a distance of 50.88 feet to the POINT OF BEGINNING.

This parcel contains 1.85 acres and is subject to any easements existing or in use.

110

PARCEL II

A parcel located in the Northwest quarter of the Southeast quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Northwest corner of said Northwest quarter of the Southeast quarter, from which a 5/8 inch diameter iron pin marking the Northeast corner of said Northwest quarter of the Southeast quarter bears South 89°47'05" East, a distance of 1,318.79 feet; thence South 89°47'05" East along the Northerly boundary of said Northwest quarter of the Southeast quarter, a distance of 53.00 feet to the POINT OF BEGINNING; thence continuing along said Northerly boundary South 89°47'05" East, a distance of 357.48 feet to a point; thence leaving said Northerly boundary South 0°16'40" East, a distance of 33.03 feet to a point; thence South 45°13'08" West, a distance of 14.14 feet to a point; thence South 0°13'08" West, a distance of 110.00 feet to a point; thence South 44°46'52" East, a distance of 14.14 feet to a point; thence South 4°18'28" West, a distance of 56.14 feet to a point; thence South 45°02'25" West, a distance of 14.19 feet to a point; thence a distance of 147.24 feet along the arc of a 128.00 foot radius non-tangent curve right, said curve having a central angle of 65°54'29" and a long chord bearing South 32°46'56" West, a distance of 139.26 feet to a point; thence South 65°44'10" West, a distance of 73.47 feet to a point; thence a distance of 82.13 feet along the arc of a 72.00 foot radius curve left, said curve having a central angle 65°21'35" and a long chord bearing South 33°03'23" West, a distance of 77.75 feet to a point; thence South 0°22'36" West, a distance of 242.77 feet to a point; thence South 44°42'08" East, a distance of 14.16 feet to a point; thence South 0°25'58" West, a distance of 56.00 feet to a point; thence South 45°17'52" West, a distance of 14.12 feet to a point; thence South 0°22'36" West, a distance of 99.66 feet to a point; thence a distance of 51.11 feet along the arc of a 172.00 foot radius curve left, said curve having a central angle of 17°01'32" and a long chord bearing South 8°08'10" East, a distance of 50.92 feet to a point; thence South 89°42'49" West, a distance of 57.76 feet to a point; thence North 51°05'24" West, a distance of 12.46 feet to a point; thence North 89°37'24" West, a distance of 109.54 feet to a point; thence North 0°22'36" East, a distance of 64.00 feet to a point; thence North 29°54'55" East, a distance of 17.24 feet to a point; thence North 0°22'36" East, a distance of 824.46 feet to the POINT OF BEGINNING.

PARCEL III:

The West Half of the Southeast Quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho

EXCEPTING THEREFROM:

A parcel located in the Northwest quarter of the Southeast quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Northwest corner of said Northwest quarter of the Southeast quarter, from which a 5/8 inch diameter iron pin marking the Northeast corner of said Northwest quarter of the Southeast quarter bears South 89° 47' 05" East, a distance of 1,318.79 feet; thence

South 89° 47' 05" East along the Northerly boundary of said Northwest quarter of the Southeast quarter, a distance of 53.00 feet to the POINT OF BEGINNING; thence continuing along said Northerly boundary

South 89° 47' 05" East, a distance of 357.48 feet to a point; thence leaving said Northerly boundary South 0° 16' 40" East, a distance of 33.03 feet to a point; thence

South 45° 13' 08" West, a distance of 14.14 feet to a point; thence

South 0° 13' 08" West, a distance of 110.00 feet to a point; thence

South 44° 46' 52" East, a distance of 14.14 feet to a point; thence

South 4° 18' 28" West, a distance of 56.14 feet to a point; thence

South 45° 01' 25" West, a distance of 14.19 feet to a point; thence

A distance of 147.24 feet along the arc of a 128.00 foot radius non-tangent curve right, said curve having a central angle of 65° 54' 29" and a long chord bearing South 32° 46' 56" West, a distance of 139.26 feet to a point; thence

South 65° 44' 10" West, a distance of 73.47 feet to a point; thence

A distance of 82.13 feet along the arc of a 72.00 foot radius curve left, said curve having a central angle 65° 21' 35" and a long chord bearing South 33° 03' 23" West, a distance of 77.75 feet to a point; thence

South 0° 22' 36" West, a distance of 242.77 feet to a point; thence

South 44° 42' 08" East, a distance of 14.16 feet to a point; thence

South 0° 25' 58" West, a distance of 56.00 feet to a point; thence

South 45° 17' 52" West, a distance of 14.12 feet to a point; thence

South 0° 22' 36" West, a distance of 99.66 feet to a point; thence

A distance of 51.11 feet along the arc of a 172.00 foot radius curve left, said curve having a central angle of 17° 01' 32" and a long chord bearing South 8° 08' 10" East, a distance of 50.92 feet to a point; thence

South 89° 42' 49" West, a distance of 57.76 feet to a point; thence

North 51° 05' 24" West, a distance of 12.46 feet to a point; thence

North 89° 37' 24" West, a distance of 109.54 feet to a point; thence

North 0° 22' 36" East, a distance of 64.00 feet to a point; thence

North 29° 54' 55" East, a distance of 17.24 feet to a point; thence

North 0° 22' 36" East, a distance of 824.46 feet to the POINT OF BEGINNING.

AND EXCEPTING THEREFROM:

This parcel is a portion of the Southeast Quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

Al

Commencing at the Northeast corner of the said Southeast Quarter; thence

South along the East boundary of the said Southeast Quarter a distance of 1,338.07 feet to a point on the Extended Centerline of the Bolton Lateral; thence

North $89^{\circ}44'09''$ West along the said extended centerline and along the centerline of said Bolton Lateral a distance of 1054.55 feet; thence continuing to traverse the said centerline of the Bolton Lateral as follows:

Northwesterly a distance of 157.31 feet along the arc of a curve to the right having a radius of 200.00 feet, a central angle of $45^{\circ}03'58''$ and a long chord which bears North $67^{\circ}12'10''$ West a distance of 153.29 feet;

North $44^{\circ}40'11''$ West a distance of 457.59 feet;

Northwesterly a distance of 140.58 feet along the arc of a curve to the right having a radius of 250.00 feet, a central angle $32^{\circ}13'08''$ and a long chord which bears North $28^{\circ}33'37''$ West a distance of 138.74 feet;

North $12^{\circ}27'03''$ West a distance of 732.25 feet;

Northwesterly a distance of 114.37 feet along the arc of a curve to the left having a radius of 340.87 feet, a central angle of $19^{\circ}13'29''$ and a long chord which bears North $122^{\circ}03'47''$ West a distance of 113.84 feet to a point on the North boundary of the said Southeast Quarter; thence leaving the said centerline and running

North $89^{\circ}48'26''$ East along the said north boundary a distance of 1,784.52 feet to the Point of Beginning.

AND EXCEPTING THEREFROM any portion lying within the following described parcel:

A parcel of land located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Beginning at the South Quarter corner of said Section 30, being a brass cap; thence

North $89^{\circ}45'05''$ East along the South line of said Section 30 a distance of 41.16 feet to a steel pin, being the Southeast corner of said parcel; thence

North $2^{\circ}08'02''$ West a distance of 969.59 feet to a steel pin, being the Northeast corner of said parcel; thence

South $89^{\circ}48'21''$ West a distance of 936.88 feet to the centerline of the Solomon Drain, being South $89^{\circ}48'21''$ West a distance of 91.74 feet from a steel pin, being the Northwest corner of said parcel; thence

South $63^{\circ}38'51''$ East along the centerline of said Solomon Drain a distance of 560.20 feet to a point of curvature; thence

137.87 feet along a curve to the right having a Delta angle of $45^{\circ}30'47''$, with a radius of 173.56 feet and whose chord bears South $40^{\circ}53'40''$ East a distance of 134.27 feet to a point of tangency; thence continuing along said centerline of the Solomon Drain

South $18^{\circ}08'31''$ East a distance of 648.61 feet to a steel pin, being on the South line of said Section 30 and being the Southwest corner of said parcel; thence

North $89^{\circ}45'00''$ East along the South line of said Section 30 a distance of 139.97 feet to the Point of Beginning.

AND EXCEPTING THEREFROM:

ATC

A parcel located in the West Half of the West Half of the Southeast Quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho and More particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Southwest corner of Southeast Quarter of Section 30, from which a 5/8 inch diameter iron pin marking the Southeast corner of said Southeast Quarter of said Section 30 bears South 89°43'20" East a distance of 2,636.05 feet; thence

South 89°43'20" East along the said Southerly boundary a distance of 41.16 feet to a point being the Southwest corner of that certain tract and portion of Ward Road described in deed recorded December 9, 2009 as Instrument No. 2009062277, records of Canyon County, Idaho; thence continuing

South 89°43'20" East along the said Southerly boundary a distance of 50.89 feet to a point begin the Southeast corner of said tract, the Point of Beginning, thence continuing

South 89°43'20" East along the said Southerly boundary a distance of 32.87 feet to a point being the Southeast corner of that certain tract described in Deed re-recorded April 15, 2010 as Instrument No. 2010017264, records of Canyon County, Idaho; thence

North 0°02'07" West a distance of 70.18 feet to a point; thence

North 89°43'01" West a distance of 5.50 feet to a point; thence

North 45°39'35" West a distance of 39.02 feet to a point; thence

North 1°36'08" West a distance of 768.58 feet to a point; thence

North 9°37'14" East a distance of 14.43 feet to a point; thence

North 28°17'50" East a distance of 67.63 feet to a point; thence

South 89°37'24" East a distance of 10.67 feet to a point; thence

North 0°22'36" East a distance of 20.13 feet to a point; thence

North 28°17'50" East a distance of 142.07 feet to a point; thence

North 56°32'22" West a distance of 145.01 feet to a point; thence

North 1°36'08" West a distance of 18.42 feet to a point; thence a distance of 18.89 feet along the arc of a 547.00 foot radius curve right, said curve having a central angle of 1°58'44" and a long chord bearing North 0°36'46" West a distance of 18.89 feet to a 5/8 inch diameter iron pin; thence

North 0°22'36" East a distance of 470.54 feet to a point on the Southerly boundary of Copper Creek Subdivision No. 1, a 5/8 inch diameter iron pin; thence along said Southerly boundary

North 89°37'24" West a distance of 20.00 feet to a 5/8 inch diameter iron pin, the Northeast corner of the aforesaid Ward Road description; thence leaving said Southerly boundary and along the Easterly boundary of Ward Road

South 0°22'36" West a distance of 470.55 feet to a point; thence a distance of 19.58 feet along the arc of a 567.00 foot radius curve left, said curve having a central angle of 1°58'44" and a long chord bearing South 0°36'46" East a distance of 19.58 feet to a point, thence

South 1°36'08" East a distance of 213.36 feet to a point, thence a distance of 30.73 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 88°01'16" and a long chord bearing South 45°38'46" East a distance of 27.79 feet to a point; thence

South 2°50'13" East a distance of 64.10 feet to a point, thence a distance of 32.11 feet along the arc of a 20.00 foot radius curve left said curve having a central angle of 91°58'44" and a long chord bearing South 44°23'14" West a distance of 28.77 feet to a point; thence

South 1°36'08" East a distance of 800.73 feet to a point; thence a distance of 30.76 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 88°06'53" and a long chord bearing South 46°39'35" East a distance of 27.82 feet to a point; thence

South 0°16'40" West a distance of 45.18 feet to the Point of Beginning.

AND EXCEPTING THEREFROM:

ALC

A parcel located in the South Half of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the southwest corner of the Southeast Quarter of said Section 30, from which a 5/8 inch diameter iron pin marking the southeast corner of said Southeast Quarter bears South 89°43'20" East a distance of 2636.05 feet;

Thence South 89°43'20" East along said southerly boundary a distance of 41.16 feet to the Point of Beginning;

thence North 1°36'08" West a distance of 969.55 feet to a 5/8 inch diameter iron pin;

Thence North 89°39'52" West a distance of 33.02 feet to a point;

Thence North 1°36'08" West a distance of 210.96 feet to a point;

Thence a distance of 21.86 feet along the arc of a 633.00 foot radius curve right, said curve having a central angle of 1°58'44" and a long chord bearing North 0°36'46" West a distance of 21.86 feet to a point;

Thence North 0°22'36" East a distance of 470.55 feet to a point on the southerly boundary of Copper Creek Subdivision No. 1;

Thence South 89°37'24" East along said southerly boundary a distance of 66.00 feet to a point;

Thence leaving said southerly boundary South 0°22'36" West a distance of 470.55 feet to a point;

Thence a distance of 19.58 feet along the arc of a 567.00 foot radius curve left, said curve having a central angle of 1°58'44" and a long chord bearing South 0°36'46" East a distance of 19.58 feet to a point;

Thence South 1°36'08" East a distance of 213.36 feet to a point;

Thence a distance of 30.73 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 88°01'16" and a long chord bearing South 45°36'46" East a distance of 27.79 feet to a point;

Thence South 2°50'13" East a distance of 64.10 feet to a point;

Thence a distance of 32.11 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 91°58'44" and a long chord bearing South 44°23'14" West a distance of 28.77 feet to a point;

Thence South 1°36'08" East a distance of 800.73 feet to a point;

Thence a distance of 30.76 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 88°06'53" and a long chord bearing South 45°39'35" East a distance of 27.82 feet to a point;

Thence South 0°16'40" West a distance of 46.18 feet to a point on the southerly boundary of said Section 30;

Thence North $89^{\circ}43'20''$ West along said southerly boundary a distance of 50.89 feet to the Point of Beginning.

AND ALSO EXCEPTING any portion lying within the following described parcel:

A parcel located in the South Half of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at a $5/8$ inch diameter iron pin marking the northeast corner of the Southwest Quarter of said Section 30 (Center $1/4$), from which a $5/8$ inch diameter iron pin marking the northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 30 bears North $89^{\circ}46'48''$ West a distance of 1313.49 feet;

Thence South $89^{\circ}47'05''$ East along the northerly boundary of said South Half of Section 30 a distance of 53.00 feet to a $5/8$ inch diameter iron pin;

Thence leaving said northerly boundary South $0^{\circ}22'36''$ West along a line 53.00 feet east of and parallel to the easterly boundary of the Southwest Quarter of said Section 30 a distance of 824.46 feet to a $5/8$ inch diameter iron pin;

Thence leaving said line South $29^{\circ}54'55''$ West a distance of 17.24 feet to a $5/8$ inch diameter iron pin;

Thence South $0^{\circ}22'36''$ West a distance of 64.00 feet to a $5/8$ inch diameter iron pin;

Thence South $29^{\circ}09'44''$ East a distance of 17.24 feet to a $5/8$ inch diameter iron pin;

Thence South $0^{\circ}22'36''$ West along a line 53.00 feet east of and parallel to the easterly boundary of said Southwest Quarter of Section 30 a distance of 62.00 feet to a $5/8$ inch diameter iron pin;

Thence leaving said line North $89^{\circ}37'24''$ West a distance of 211.00 feet to a $5/8$ inch diameter iron pin;

Thence South $0^{\circ}22'36''$ West a distance of 24.00 feet to a $5/8$ inch diameter iron pin;

Thence North $89^{\circ}37'24''$ West a distance of 322.00 feet to a $5/8$ inch diameter iron pin;

Thence North $0^{\circ}22'36''$ East a distance of 33.00 feet to a $5/8$ inch diameter iron pin;

Thence North $89^{\circ}37'24''$ West a distance of 105.00 feet to a $5/8$ inch diameter iron pin;

Thence South $0^{\circ}22'36''$ West a distance of 45.33 feet to a $5/8$ inch diameter iron pin;

Thence North $56^{\circ}31'15''$ West a distance of 259.58 feet to a $5/8$ inch diameter iron pin;

Thence North $56^{\circ}33'26''$ West a distance of 603.48 feet to a $5/8$ inch diameter iron pin;

Thence North $56^{\circ}33'05''$ West a distance of 136.67 feet to a $5/8$ inch diameter iron pin;

Thence South $69^{\circ}41'22''$ West a distance of 79.30 feet to a point on the centerline of the Solomon Drain, said point being witnessed by a $5/8$ inch diameter iron pin which bears North $69^{\circ}41'22''$ East a distance of 30.00 feet from the point;

Thence North $32^{\circ}16'07''$ West along said Solomon Drain centerline a distance of 586.82 feet to a point on the northerly boundary of said South Half of Section 30, said point being witnessed by a $5/8$ inch diameter iron pin which bears South $89^{\circ}46'38''$ East a distance of 50.00 feet from the point;

Thence South $89^{\circ}46'38''$ East along said northerly boundary a distance of 499.98 feet to a $5/8$ inch diameter iron pin marking the northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 30;

Thence continuing along said northerly boundary South $89^{\circ}48'48''$ East a distance of 1313.49 feet to the Point of Beginning.

16544
Accommodation

RERECORDED TO CORRECT TYPOGRAPHIC ERROR

INSTRUMENT NO. 200530673

QUITCLAIM DEED

FOR VALUE RECEIVED

Montecito Park Development, LLC

Do(es) hereby convey, release and forever quitclaim unto

Marvin E. and Lisa D. Quenzer

Whose current address is:

3320 Marble Front Road

Caldwell, ID 83605

The following described premises, to-wit:

See Exhibit "A"

Date: August 4, 2004


Montecito Park Development, LLC
Manager

2004 AUG 5 PM 4 17
G NOEL HALES
CANYON CNTY RECORDER
P. M. Langhlin ap.
TRANSACTION TITLE
REQUEST
TYPE Deed FEE 12.00

RECORDED

200442996

2005 JUN 3 PM 12 23
G NOEL HALES
CANYON CNTY RECORDER
P. M. Langhlin ap.
PIONEER-CALDWELL
REQUEST
TYPE Deed FEE 12.00

RECORDED

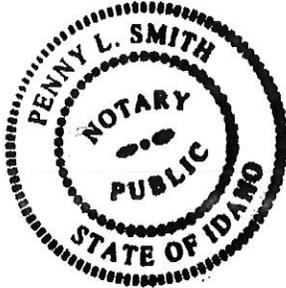
200530673

Notary Acknowledgement – see page 2

STATE OF IDAHO)
) ss.
County of Ada)

On this 4th day of August in the year 2004, before me Penny L. Smith, a Notary Public in and for the State of Idaho, personally appeared Matt Schultz known or identified to me to be the Manager of Monteito Park Dev. the person who subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company 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.



Penny L. Smith
Notary Public for Idaho

Residing at: Boise

Commission Expires: 2/16/07

SCHEDULE A (continued)

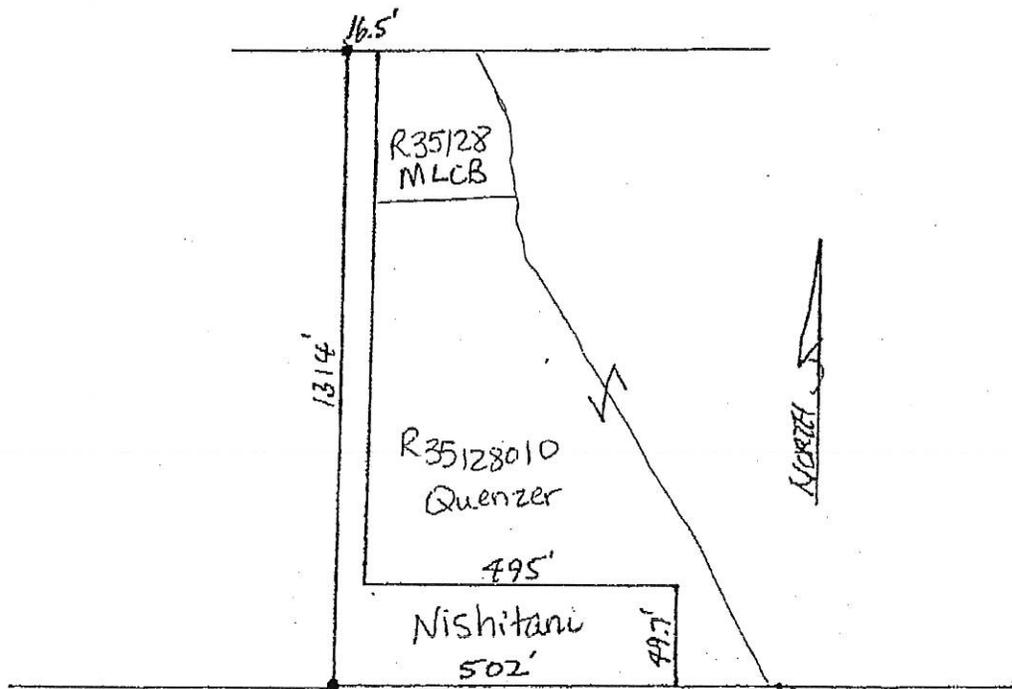
LEGAL DESCRIPTION (continued)

EXHIBIT "A"

A parcel of land located in the Northeast quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the East quarter corner of said Section 23 from which the Southeast corner of said section bears
South 00°34'57" West, 2638.13 feet; thence
North 89°37'22" West, 1331.40 feet to the C-E 1/16 corner, common to the Northeast corner of Hillcrest Subdivision, said point being the REAL POINT OF BEGINNING; thence
North 00°26'17" East 1314.30 feet to the Northeast 1/16 corner; thence
along the North line of the Southeast quarter of the Northeast quarter
North 89°56'53" East 16.50 feet; thence
South 00°51'42" West 1264.76 feet to a 5/8 inch iron pin; thence
South 89°37'22" East 495.00 feet; thence
South 00°51'43" East 49.71 feet to a 5/8 inch iron pin on the East West mid-section line;
thence
along said line
North 89°37'22" West ~~501.78~~ feet to the POINT OF BEGINNING.

~~503.28~~ - ?
501.78



NISHITANI PROPERTY



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholzhey@masonandassociates.us

FOR: Marv Quenzer
JOB NO.: DE0618
DATE: February 27, 2019

PARCEL 1

A parcel of land being all of the SE1/4 NE1/4 of Section 23, Township 4 North, Range 3 West, Boise Meridian, Caldwell, Canyon County Idaho, more particularly described as follows:

BEGINNING at the northwest corner of the SE1/4 NE1/4;

Thence N 89° 57' 02" E a distance of 1328.69 feet along the north boundary of the SE1/4 NE1/4 to the northeast corner of the SE1/4 NE1/4;

Thence S 00° 19' 59" W a distance of 1324.00 feet along the east boundary of the SE1/4 NE1/4 to the southeast corner of the SE1/4 NE1/4;

Thence N 89° 37' 34" W a distance of 1331.15 feet along the south boundary of the SE1/4 NE1/4 to the southwest corner of the SE1/4 NE1/4;

Thence N 00° 26' 29" E a distance of 1314.18 feet along the west boundary of the SE1/4 NE1/4 to the **POINT OF BEGINNING**.

This parcel contains 40.27 acres more or less.

Also, this parcel is subject to all easements and rights-of-way of record or implied.



Handwritten initials

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF CANYON)

I, Marvin Quenzer , 3320 Marble Front
(name) (address)

Caldwell , Id
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

Mason and Associates, Inc. 924 3rd Street South ste B, Nampa ID 83651
(name) (address)

to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 30TH day of JANUARY , 20 19

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

[Signature]
(Notary Public for Idaho)



Residing at: MIDDLETON

My Commission Expires: 9/29/2020

PL