



# City of Kuna

P.O. Box 13  
Kuna, ID 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[Kunacity.Id.gov](http://Kunacity.Id.gov)

## Kuna City Council- Staff Report

**To:** City Council

**Case Numbers:** 15-01-LS (Lot Split)

**Site Location:** Near the North East Corner of Cloverdale and Chiefs Farm Roads  
Kuna, Idaho 83634

**Planner:** Troy Behunin, Senior Planner

**Meeting Date:** October 13, 2015

**Applicant:** **Idaho Solar 1, LLC / Origis Energy USA, Inc.,**  
Michael Chestone  
1200 Brickell Ave. Ste. 1800  
Miami, FL 33131  
305.560.7539  
[Michael.chestone@origisenergy.com](mailto:Michael.chestone@origisenergy.com)

**Owners of Record:** **Anderson Enterprises, Inc.**  
Boyd Anderson  
17220 S. Cloverdale Rd.  
Kuna, ID 83634  
208.994.1306

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### A. Course Proceedings:

1. A Lot Split (LS) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65, Local Land Use Planning Act. The guidelines for decision making by the Council as outlined in KCC 1-14-3 have been adhered to.

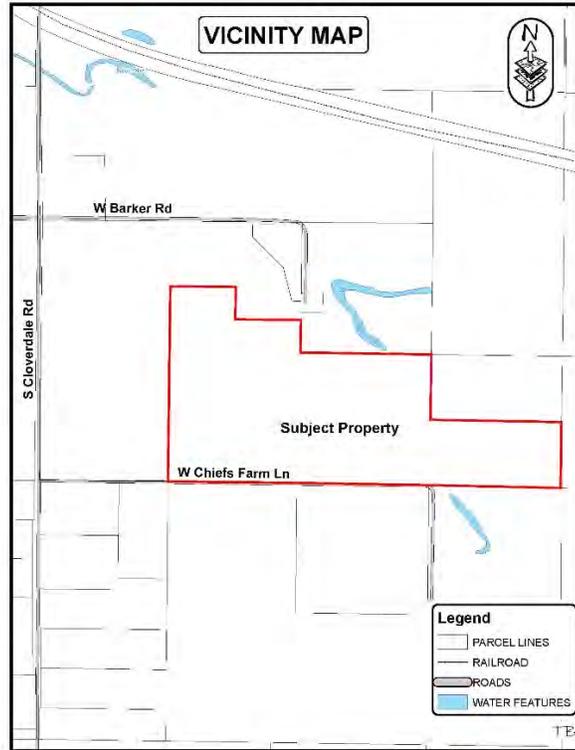
- a. Notifications
  - i. Agenda

October 12, 2015

**B. Applicants Request:**

1. Applicant seeks approval to split a qualifying parcel approximately 115 acres in size, in order to provide for capital financing options. Applicant has worked out an agreement with a neighbor to sell some excess land not needed for the recently approved Solar Farm on South Cloverdale Road. The sale of this property will aid the financing of Solar Project and is a necessary measure to help this project move forward.
2. The applicant has submitted all necessary documents and materials for review.

**C. Vicinity and Aerial Maps:**



**D. History:**

The parcel has historically been non-disturbed, dry-ground and the applicant has recently received approvals from the Kuna Planning and Zoning Commission for a Special Use Permit (SUP) and design review (DR) to operate a 40 MWac solar photovoltaic Public Service Facility in the Agriculture Zone.

**E. General Project Facts:**

1. **Comprehensive Plan Designation:** The Future Land Use map (FLU) approved by City Council, indicates the site is an Mixed-Use designation. In accordance with KCC 5-3-2, staff views this lot split request to be consistent with the FLU map.

2. **Surrounding Land Use:**

<b>North</b>	Ag, RP	Agriculture – Kuna City / Rural Preservation –Ada County
<b>South</b>	RR, RP	Rural Residential / Rural Preservation –Ada County
<b>East</b>	Ag	Agriculture – Kuna City
<b>West</b>	Ag	Agriculture – Kuna City

3. **Parcel Numbers:** APN: S2110130600.

4. **Parcel Sizes and Current Zoning:**

S2110130600: 115 ac. (Approximately) zoned Agricultural

5. **Services:**

- Sanitary Sewer– City of Kuna (*when available*)
- Potable Water – City of Kuna (*when available*)
- Irrigation District – Boise-Kuna Irrigation District (*when available*)
- Pressurized Irrigation – City of Kuna (KMID) (*when available*)
- Fire Protection – Kuna Fire District
- Police Protection – Kuna City Police (*Ada County Sheriff’s office*)
- Sanitation Services – J&M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** Currently the property is dry-ground and is mostly vacant and bare.

7. **Transportation / Connectivity:** Applicant will record a cross-access easement for access from Chief’s Farm Lane for the new owner.

8. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site’s topography is generally flat and currently has a pivot on it.

**F. Staff Analysis:**

This site is designated as mixed-use on the Future Land Use (FLU) map and staff views this proposed action to be consistent with the surrounding uses and the approved FLU designation. Staff forwards a recommendation of *approval* for Case No. 15-01-LS, to the Council.

**G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5; No. 230.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.
4. City of Kuna Zoning Ordinance Title 5, Chapter 16, Section 3. Ord. 2015-08.

**H. Comprehensive Plan Analysis:**

The City Council may accept the Comprehensive Plan components as described below.

1. The proposed lot split for the site is consistent with the following Comprehensive Plan components:

**GOALS AND POLICY – Property Rights**

*Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.*

Objective 1.4: Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure City actions do not impose a substantial and significant limitation on the use of the property.

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

**GOALS AND POLICY – Land Use**

*Goal 2: Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

Policy 2: Provide a variety of housing densities and types to accommodate various lifestyles, ages, and economic groups.

**GOALS AND POLICY – Natural Resources**

Goal 1: Retain natural resources that contribute to Kuna’s quality of life.

**I. Proposed Decision by the Council:**

*Note: This proposed motion is for approval or denial of this request. However, if the Council wishes to approve or deny specific parts of the request as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff’s report, the case file and any discussion at the public meeting with the Council of Kuna, Idaho, hereby (approves/denies) Case No. 15-01-LS, a lot split request by Idaho Solar 1, LLC / Origis Energy USA, Inc., Michael Chestone; with the following conditions of approval:

1. Have the applicants or their representative engineer-surveyor record the following documents:
  - a. Proposed Record of Survey
  - b. Execute and record the necessary deeds to accomplish the new parcel boundaries as approved.
  - c. Provide copies of the **recorded** record of survey and **recorded** new deeds, to the Planning and Zoning Department as evidence of compliance.
  - d. Applicants and/or Owners shall complete the aforementioned conditions within one (1) year of the City Council’s Order of Decision.
2. Any future development or improvements to these parcels must follow the code in place at the time of lot split (LS) approval by the Kuna City Council.
3. The applicant shall adhere to all agency and staff recommendations.
4. The applicant shall comply with all federal, state and local laws.
5. Applicant must have an access agreement in place prior to recording the lot split, giving proper access to all affected parcels.
  - a. Applicant must show proof of recorded easement to staff prior to recording the lot split. Lot split will be effective after that date.



**City of Kuna  
Planning and Zoning Department  
("Kuna P&Z")**

**Submitted by:**



**Origis Energy USA, Inc**

**On Behalf of:**

**ID Solar 1, LLC  
(dba Boise City Solar)**

**Lot Split Application Package Submission for  
ID Solar 1, LLC (dba Boise City Solar)**

**Submitted: October 9<sup>th</sup>, 2015**

**ATTN: CITY OF KUNA PLANNING & ZONING**

**FROM: MICHAEL CHESTONE,  
DIRECTOR OF DEVELOPMENT  
ORIGIS ENERGY USA, INC.  
800 BRICKELL AVE, SUITE 1100  
MIAMI, FLORIDA 33131  
Email : [michael.chestone@origisenergy.com](mailto:michael.chestone@origisenergy.com)**



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## **LIST OF EXHIBITS**

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- APPENDIX 6 – VICINITY MAP
- APPENDIX 7 – PROPERTY SKETCHES



## PART A: DETAILED LETTER(S)

### I. Detailed Letter

#### a. Commission and Council Review

The Boise City Solar project is a 40 MWac solar photovoltaic project that will sell power to Idaho Power Company under a long-term power purchase agreement. Interconnecting into Idaho Power Company's 138 kV Bowmont-Mora transmission line, the project will be complete with state-of-the-art technology to provide electricity in a safe and clean manner. With most of the facility being surrounded by company-owned property located east of S. Cloverdale Road and south of Barker Road, the project will be of minimal impact to the neighboring community. The project falls under the jurisdiction of both the Planning and Zoning Departments of both the City of Kuna as well as Ada County and is not within the boundaries of the Morley Nelson Snake River Birds of Prey National Conversation Area.

The project has applied for and was granted a Special Use Permit by the City of Kuna under **15-04-SUP** (Special Use Permit) and **15-05-DR** (Design Review). The permitting application was approved on August 25<sup>th</sup>, 2011, with a vote of 4-0. The Commission reached this determination based on the materials in the case file, public testimony and discussion at the public hearing. Our team is currently finalizing the various requirements listed as Conditions of Approval, including a landscaping and lighting plan. These items will be reviewed by staff upon completion.

Since the approval of this SUP, the project has worked out a commercial agreement with one of the neighbors to sell some of the excess land that the project does not require for its use. Some of this land to be sold is currently being farmed and some of it is non-disturbed dry ground. Much of the non-disturbed ground can now be brought into agricultural production under the new commercial arrangement. ID Solar 1 is seeking a "lot split" to help accomplish the separation of these lands. The proposed location of the new boundary line mostly follows the natural contours of the land is an ideal place for such a split.

Upon diligent review with the Ada County Assessor's office, it has been determined that this parcel qualifies to receive a "lot split" based on its history. The parcel was split one time since December of 1977, which occurred in 2006 as shown in Appendix 5. Having met the qualifying regulations, ID Solar 1 kindly requests that the City Council of Kuna grant this lot split request

Lastly, it should be noted that the project is not intending to change the use of any parcels as defined in our SUP. The counterparty for the agreement may subsequently file for a permit to build a single residential home on the resulting eastern parcel of the property for him and his immediate family, but ID Solar 1 will not be a part of that permitting request or make any representations on the future use of the second parcel. All future uses will be subject to the City of Kuna regulations and will be up to the new landowner.



## **PART B: LIST OF APPLICATIONS AND CHECKLISTS**

- Commission and Council Review Application
- Lot Split Checklist



# I. Commission and Council Review Application



City of Kuna  
 Planning & Zoning  
 Department  
 P.O. Box 13  
 Kuna, Idaho 83634  
 208.922.5274  
 Fax: 208.922.5989  
 Website: www.cityofkuna.com

## Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

### Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

### Contact/Applicant Information

Owners of Record: <u>Anderson Enterprises Inc.</u>	Phone Number: <u>(208)994-1306</u>
Address: <u>17220 S. Cloverdale Road</u>	E-Mail: _____
City, State, Zip: <u>Kuna, ID, 83634</u>	Fax #: _____
Applicant (Developer): <u>ID Solar 1, LLC.</u>	Phone Number: <u>(305)560-7539</u>
Address: <u>800 Brickell Ave, Suite 1100</u>	E-Mail: <u>michael.chestone@origisenergy.com</u>
City, State, Zip: <u>Miami, FL, 33131</u>	Fax #: <u>(786)221-4237</u>
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

### Subject Property Information

Site Address: <u>S. Cloverdale Road, Kuna, ID, 83634</u>	
Site Location (Cross Streets): <u>SE Corner of Cloverdale Road and Barker Road</u>	
Parcel Number (s): <u>S2110130600</u>	<b>See Appendix 1 for Land Info</b>
Section, Township, Range: <u>Section 10, Township 1N, Range 1E</u>	
Property size : <u>Approximately 115 acres</u>	
Current land use: <u>Agriculture</u>	Proposed land use: <u>Public Service Facility</u>
Current zoning district: <u>Agricultural</u>	Proposed zoning district: <u>Agricultural</u>



**Project Description**

Project / subdivision name: ID Solar 1, LLC (dba Boise City Solar)

General description of proposed project / request: The project is a request to split a 115 acre parcel. The western portion of the parcel will be used under SUP 15-04-SUP and the east half will be sold.

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other Public Service Facility for the western half and the eastern half will be farmed

Amenities provided with this development (if applicable): N/A

**Residential Project Summary (if applicable)**

~~Are there existing buildings?  Yes  No~~

~~Please describe the existing buildings: \_\_\_\_\_~~

~~Any existing buildings to remain?  Yes  No~~

~~Number of residential units: \_\_\_\_\_ Number of building lots: \_\_\_\_\_~~

~~Number of common and/or other lots: \_\_\_\_\_~~

~~Type of dwellings proposed:~~

~~Single-Family \_\_\_\_\_~~

~~Townhouses \_\_\_\_\_~~

~~Duplexes \_\_\_\_\_~~

~~Multi-Family \_\_\_\_\_~~

~~Other \_\_\_\_\_~~

~~Minimum Square footage of structure (s): \_\_\_\_\_~~

~~Gross density (DU/acre-total property): \_\_\_\_\_ Net density (DU/acre-excluding roads): \_\_\_\_\_~~

~~Percentage of open space provided: \_\_\_\_\_ Acreage of open space: \_\_\_\_\_~~

~~Type of open space provided (i.e. landscaping, public, common, etc.): \_\_\_\_\_~~

**N/A**

**Non-Residential Project Summary (if applicable)**

Number of building lots: N/A Other lots: N/A

Gross floor area square footage: N/A Existing (if applicable): N/A

Hours of operation (days & hours): 24x7 365 days Building height: N/A

Total number of employees: 1-2 Max. number of employees at one time: 300

Number and ages of students/children: N/A Seating capacity: N/A

Fencing type, size & location (proposed or existing to remain): Chain link fencing around perimeter for safety and security. Access gates will meet code requirements

Proposed Parking:

a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: Per Special Use Permit 15-04-SUP and Design Review 15-05-DR

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Per Special Use Permit 15-04-SUP and Design Review 15-05-DR

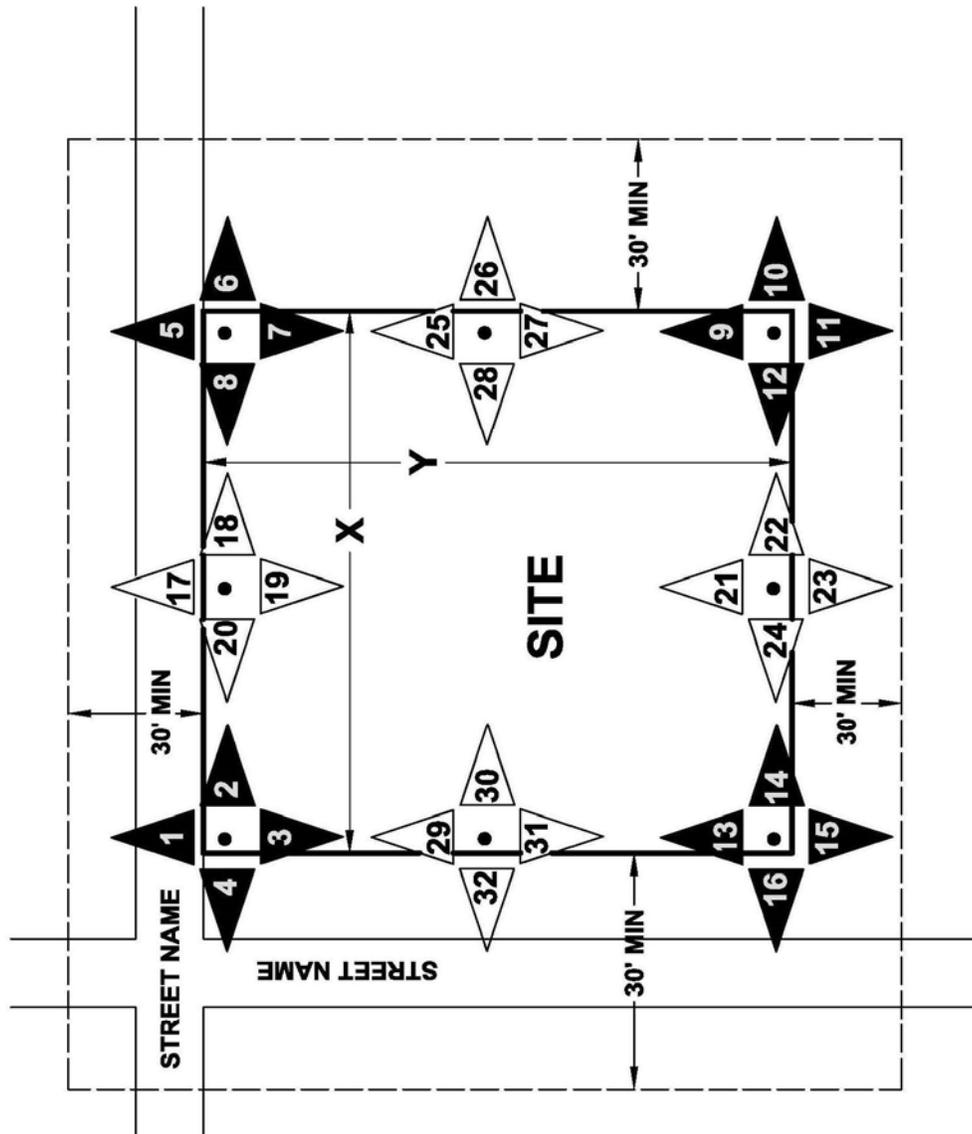
Applicant's Signature: \_\_\_\_\_ Date: 10/09/2015



## Please See Appendix 2 for Photos

**Project Information:**  
 Name: .....  
 Project: .....  
 Gross Acre: .....

**NOTE:**  
 Provide Site Plan on an 8 1/2" x 11" paper—indicating placement of photo orientation.  
 All applicants are expected to provide COLOR photographs at a 1-16 minimum.  
 If Distance 'X' is GREATER than 500-feet, also take photos 17-24.  
 If Distance 'Y' is GREATER than 500-feet, also take photos 17-24.





## II. Lot Split Checklist



City of Kuna  
 Planning & Zoning  
 Department  
 P.O. Box 13  
 Kuna, Idaho 83634  
 208.922.5274  
 Fax: 208.922.5989  
 Website: www.kunacity.id.gov

### Lot Split Checklist

A Lot Split request does not require a public hearing, and will be scheduled for a regular City Council meeting as a regular agenda item.

<b>Project name:</b> Boise City Solar (15-04-SUP)	<b>Applicant:</b> ID Solar 1, LLC
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All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
X	Completed and signed Commission & Council Review Application.	
X	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	
Appendix 3	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	
Appendix 4	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	
Appendix 5	Documentation the parcel is the original parcel of land held in one ownership and of record at the effective date of 12/7/77.	
Appendix 6	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	
Appendix 7	A sketch showing the proposed lot split. The sketch shall include the following information: <ul style="list-style-type: none"> <li>◊ Current lot size including dimensions, square-footage and street frontage.</li> <li>◊ Proposed lot split including the new lot lines and new dimensions, square-footages and street frontages.</li> <li>◊ Streets, surrounding land uses, etc.</li> <li>◊ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc.</li> </ul>	

*Note: Only one copy of the above items need to be submitted when applying for multiple applications.*

*This application shall not be considered complete (nor will a hearing date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*



## PART C: APPENDICES

### 1. Site Location / Parcel Information

<b><u>Parcel ID</u></b>	S2110130600
<b><u>Township</u></b>	1N
<b><u>Range</u></b>	1E
<b><u>Section</u></b>	10
<b><u>Subdivision</u></b>	1N 1E 10
<b><u>Zone Code</u></b>	A
<b><u>Total Acres</u></b>	115
<b><u>Tax Code Area</u></b>	04
<b><u>Instrument #</u></b>	2014088521
<b><u>Primary Owner</u></b>	ANDERSON ENTERPRISES INC
<b><u>Property Description(s)</u></b>	S2 NE4NW4 EXC N2SE4NE4NW SE4NW4 SW4NE4 S2SE4NE4 SEC 10 1N 1E #131200-S
<b><u>Site Address</u></b>	S CLOVERDALE RD KUNA , ID 83634



## **2. Photos for Commission and Council Review Application**



1)



2)



3)



4)



5)



6)





7)



8)



9)



10)



11)



12)





13)



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31)

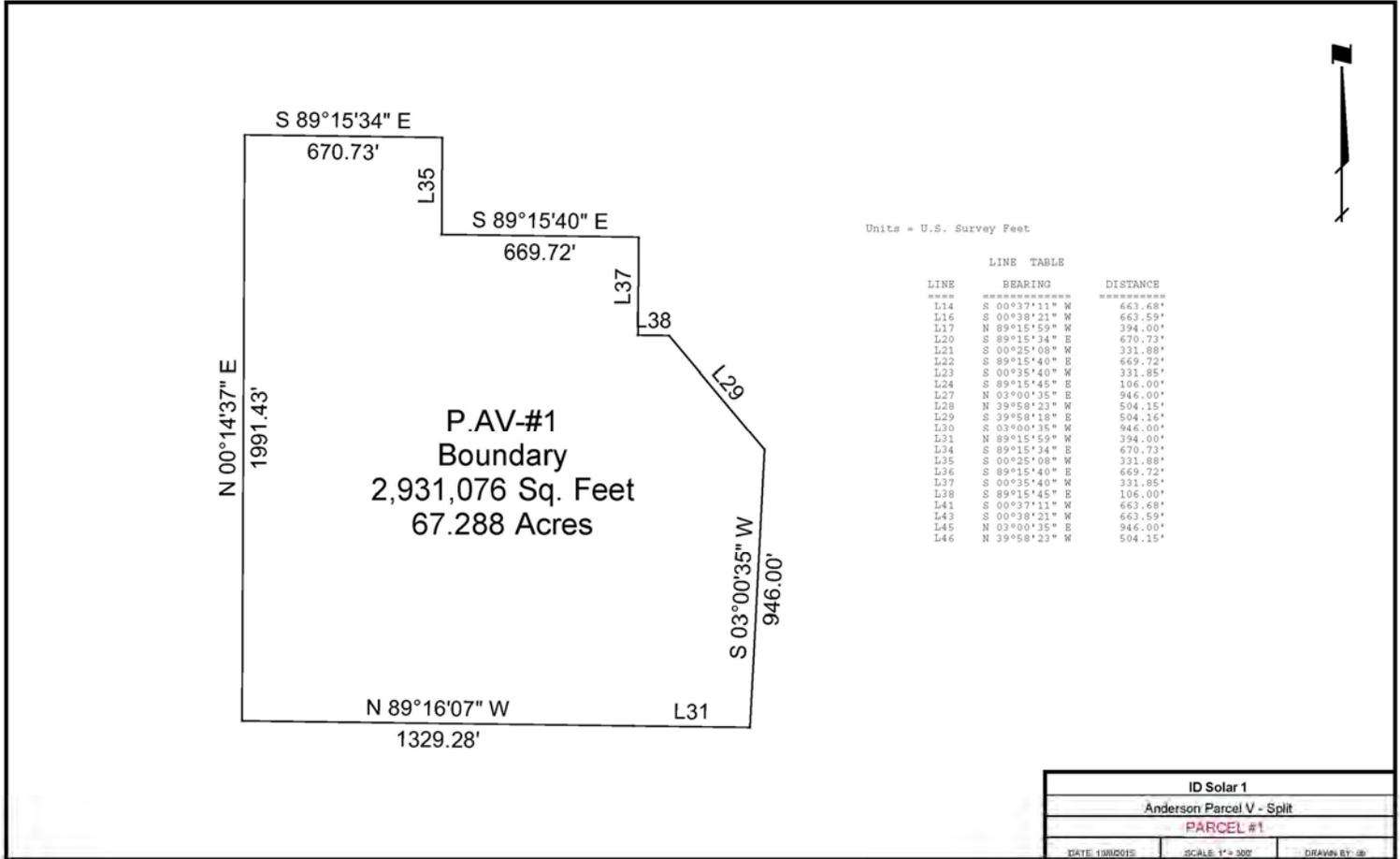


32)





### 3. Survey Information



<b>ID Solar 1</b>		
Anderson Parcel V - Split		
<b>PARCEL #1</b>		
DATE 10/02/15	SCALE 1" = 300'	DRAWN BY: [Signature]

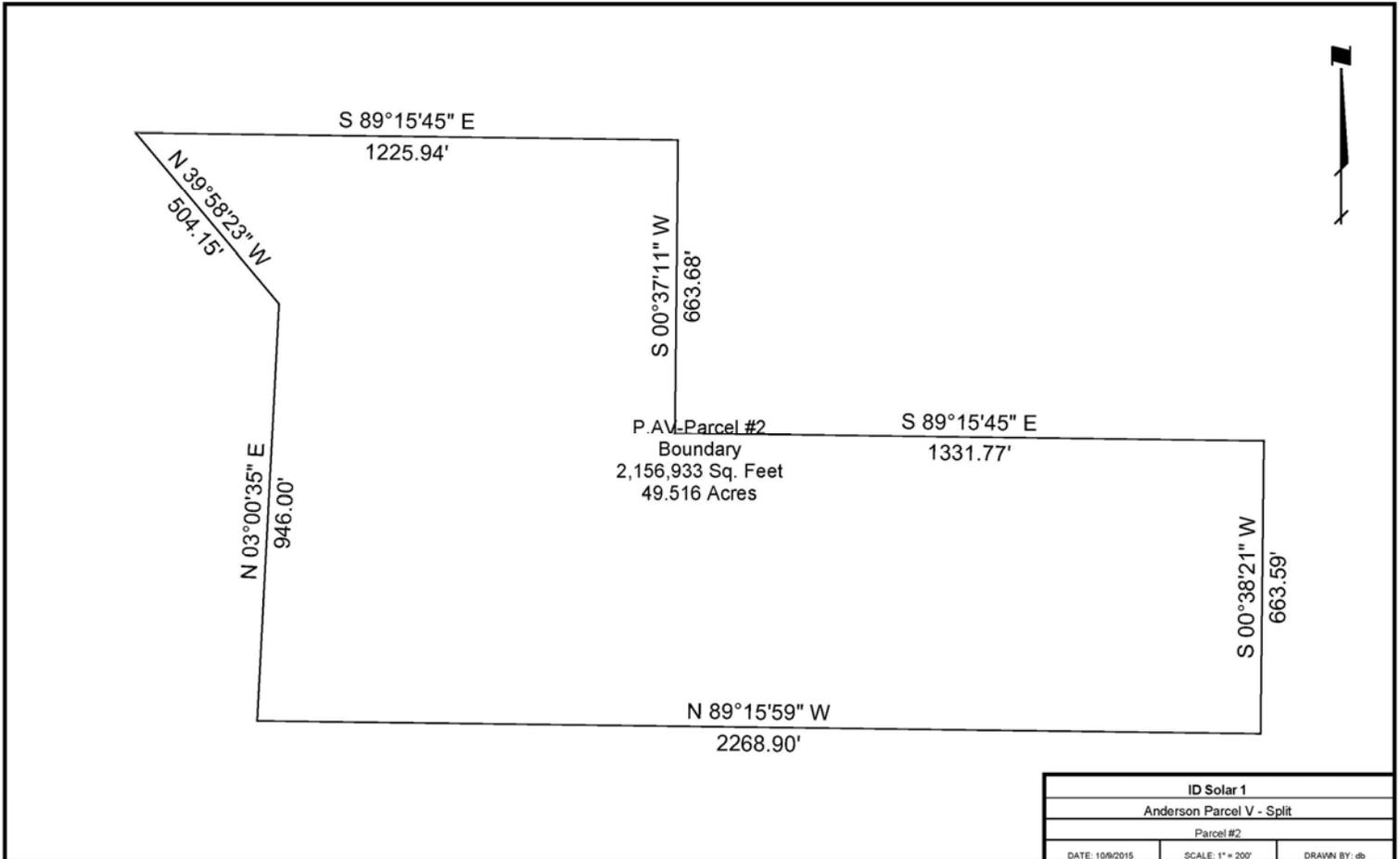




EXHIBIT 'A'

ID SOLAR 1

LEGAL DESCRIPTION FOR PARCEL A-V DIVISION – EAST PARCEL, '2'

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

THE SOUTH  $\frac{1}{2}$  OF THE SOUTHEAST QUARTER  $\frac{1}{4}$  OF THE NORTH EAST  $\frac{1}{4}$ ; AND A PORTION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST OF SAID SECTION 10, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S  $89^{\circ}15'22''$  E 2664.92 FEET ALONG THE NORTH BOUNDARY OF SAID NW  $\frac{1}{4}$  TO A POINT MARKING THE NORTHEAST CORNER OF THE SAID NW  $\frac{1}{4}$ ; THENCE S  $0^{\circ}35'40''$  E 1327.41 FEET ALONG THE EAST BOUNDARY OF THE NE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  TO A POINT MARKING THE SOUTHEAST CORNER OF SAID NE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$ ; THENCE S  $89^{\circ}15'45''$  E 106.00 FEET ALONG THE SOUTH BOUNDARY OF SAID NE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  TO A POINT, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S  $89^{\circ}15'45''$  E 1225.94 FEET ALONG THE NORTH BOUNDARY OF SAID SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  TO A POINT ON THE EASTERLY BOUNDARY OF SAID SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$ ;

THENCE S  $0^{\circ}37'11''$  W 663.68 FEET ALONG THE EASTERLY BOUNDARY OF THE SW  $\frac{1}{4}$  OF THE SAID NE  $\frac{1}{4}$  TO A POINT;

THENCE S  $89^{\circ}15'45''$  E 1331.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$ ;

THENCE S  $0^{\circ}38'21''$  W 663.59 FEET ALONG THE SAID EASTERLY BOUNDARY TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$ ;

THENCE N  $89^{\circ}15'59''$  W 2268.90 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID NE  $\frac{1}{4}$  TO A POINT;

THENCE N  $3^{\circ}00'35''$  E 946.00 FEET A TO A POINT;

THENCE N  $39^{\circ}58'23''$  W 504.15 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

SAID PARCEL CONTAINS 49.516 ACRES MORE OR LESS.

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW  $\frac{1}{4}$  OF SECTION 10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S  $89^{\circ}26'43''$  E.





EXHIBIT 'A'

ID SOLAR 1

LEGAL DESCRIPTION FOR PARCEL A-V DIVISION – WEST PARCEL, '1'

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

A PORTION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$ ; THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ ; THE SOUTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ , AND THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 10, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF SAID NW  $\frac{1}{4}$  TO A POINT MARKING THE NORTHEAST CORNER OF THE SAID NW  $\frac{1}{4}$ ; THENCE S 0°35'40" E 1327.41 FEET ALONG THE EAST BOUNDARY OF THE NE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  TO A POINT MARKING THE SOUTHEAST CORNER OF SAID NE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$ ; THENCE S 89°15'45" E 106.00 FEET ALONG THE SOUTH BOUNDARY OF SAID NE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  TO A POINT, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 39°58'18" E 504.16 FEET TO A POINT;

THENCE S 3°00'35" W 946.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$ , SAID SECTION 10;

THENCE N 89°15'59" W 394.00 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID NE  $\frac{1}{4}$  TO A POINT MARKING THE SOUTHWEST CORNER OF SAID NE  $\frac{1}{4}$ ;

THENCE N 89°16'07" W 1329.28 FEET ALONG THE SOUTHERLY BOUNDARY OF THE SE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  TO A POINT MARKING THE SOUTHWEST CORNER OF SAID SE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$ ;

THENCE N 0°14'37" E 1991.43 FEET ALONG THE WESTERLY BOUNDARY OF THE EAST  $\frac{1}{2}$  OF THE NW  $\frac{1}{4}$  TO A POINT MARKING THE NORTHWEST CORNER OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SAID NW  $\frac{1}{4}$  OF SECTION 10;

THENCE S 89°15'34" E 670.73 FEET ALONG THE NORTH BOUNDARY OF SAID SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  TO A POINT MARKING THE NORTHWEST CORNER OF THE SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SAID NW  $\frac{1}{4}$ ;

THENCE S 0°25'08" W 331.88 FEET ALONG WESTERLY BOUNDARY OF SAID SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SAID NW  $\frac{1}{4}$  TO A POINT;

THENCE S 89°15'40" E 669.72 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SAID NW  $\frac{1}{4}$ ;



THENCE S 0°35'40" W 331.85 FEET ALONG SAID EASTERLY BOUNDARY TO A POINT MARKING THE SOUTHEAST CORNER OF SAID SE ¼ OF THE NE ¼ OF SAID NW ¼;

THENCE S 89°15'45" E 106.00 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SW ¼ OF THE NE ¼ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

SAID PARCEL CONTAINS 67.288 ACRES MORE OR LESS.

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION 10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.









230

**FILED EFFECTIVE**



### CERTIFICATE OF LIMITED PARTNERSHIP

(Instructions on back of application)

06 MAR -9 AM 9: 03

SECRETARY OF STATE  
STATE OF IDAHO

1. The name of the limited partnership is: Boyd & Loa Anderson L.P.

2. The name and business address of the registered agent are:  
Lary C. Walker, Walker Law Offices, 232 E. Main Street, Weiser, Idaho 83672

3. The name and business address of each general partner are:

Name	Address
Boyd W. Anderson	17220 South Cloverdale Road, Kuna, Idaho 83634
Loa Anderson	17220 South Cloverdale Road, Kuna, Idaho 83634

(If more space is needed, continue in item 4.)

4. Other matters (optional):

5. Signature of all general partners:

	Boyd W. Anderson
_____	Typed Name
	Loa Anderson
_____	Typed Name
_____	Typed Name
_____	Typed Name

Secretary of State use only

\\scorp\forms\lplforms\certlpl.p65  
Revised 01/2001

IDAHO SECRETARY OF STATE  
**03/09/2006 05:00**  
 CK: 6088 CT: 44531 BH: 942081  
 1 @ 100.00 = 100.00 LTD PTR DM # 2  
 1 @ 20.00 = 20.00 EXPEDITE C # 3

Web Form

L5604



ADA COUNTY RECORDER Christopher D. Rich  
 BOISE IDAHO Pgs=3 NIKOLA OLSON  
 ARTHUR ANDERSON

**2014-088521**  
 10/30/2014 12:43 PM  
 AMOUNT \$16.00



**QUITCLAIM DEED**

**Anderson Enterprises**, an Idaho general partnership, Grantor, does hereby convey, release, remise and forever quitclaim unto Arthur Sidney Anderson, as his sole and separate property, Grantee, whose current address is 4110 Rose Hill St, Boise, ID, 83705, five percent (5%) of Grantor's right, title and interest in and to certain real property located in Ada County, Idaho, more particularly described on Exhibit A, attached hereto and made a part hereof by this reference.

WITNESSETH That said Grantor for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee and to its heirs and assigns 5% of those certain lots, pieces or parcels of land, situate, lying and being in, County of Ada, State of Idaho, bounded and particularly described on Exhibit A.

Together with 5% of all improvements, easements, hereditaments, mineral rights and appurtenances thereto, and subject to such right, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

TO HAVE AND TO HOLD, 5% of the said premises, together with 5% of the appurtenances, and unto the Grantee and to its heirs and assigns forever.

In Witness whereof, Grantor does hereunto subscribed their name to this instrument effective the

22nd day of October, 2014.

Grantor: Anderson Enterprises, an Idaho general partnership

By: Boyd W Anderson  
 Its: Managing Partner

State of Idaho )  
 ) ss.  
 County of Ada )

On this 22nd day of October, 2014 before me the undersigned Notary Public, in and for said State, personally appeared Boyd W Anderson, known or identified to me to be the persons whose names are subscribed to this instrument and acknowledged to me that executed the same.  
 WITNESS MY HAND AND OFFICIAL SEAL,



Notary Public State of Idaho

Residing at: 30 SW 8th Ave Meridian ID83204

Commission Expires: 9/5/2015



## Exhibit A

### Parcel I

The Southwest quarter of the Southwest quarter and the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter all in Section 3, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 3, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the Oregon Short Line Railroad in the Southwest quarter of the Southeast of Section 3, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the Southwest quarter of the southeast quarter lying North of the right-of-way line of the Oregon Short Line Railroad of Section 3, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

AND ALSO that portion of land in the North half of the Southwest quarter of Section 3, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, lying South and West of the Southwesterly right-of-way line of the Oregon Short Line Railroad.

### Parcel II

Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

### Parcel III

The Northwest quarter of the Northeast quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM a one acre parcel described as part of the Northwest quarter of the Northeast quarter in Section 10, township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at a point on the Half Section line 407.0 feet North of a half-inch steel pin marking the North center 1/16 corner of said Section 10, the REAL POINT OF BEGINNING; thence continuing North along the Half section line, 200.0 feet; thence East 217.8 feet; thence South 200.0 feet; thence West 217.8 feet to the REAL POINT OF BEGINNING.

### Parcel IV

The North Half of the Southeast quarter of the Northeast quarter in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

### Parcel V

A parcel of land situate in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho described as follows:

The East Half of the Northwest quarter; the Southwest quarter of the Northeast quarter and the South Half of the Southeast quarter of the Northeast quarter.

EXCEPTING THEREFROM the North half of the Northeast quarter of the Northwest quarter and the North Half of the Southeast quarter of the Northeast quarter of the Northwest quarter.



#### Parcel VI

The West half of the Northwest quarter; the North half of the Northeast quarter of the Northwest quarter; and the North half of the Southeast quarter of the Northeast quarter of the Northwest quarter; all in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM a parcel of land situate in the Northeast quarter of the Northwest quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a found brass cap marking the Northwest corner of Section 10, Township 1 North, Range 1 East, Boise Meridian; thence  
South 89°15'00" East, 2,664.80 feet along the North line of Section 10 to a found 5/8 inch rebar marking the North quarter section corner of Section 10, the POINT OF BEGINNING; thence  
South 00°36'05" West, 800.00 feet along the East line of the Northeast quarter of the Northwest quarter to a set 5/8 inch rebar; thence  
North 89°23'55" West, 100.00 feet to a set 5/8 inch rebar; thence  
North 13°54'54" West, 352.72 feet to a set 5/8 inch rebar; thence  
North 44°44'12" West, 209.42 feet to a set 5/8 inch rebar; thence  
North 44°23'55" West, 230.00 feet to a set 5/8 inch rebar; thence  
North 00°36'05" East, 125.00 feet to a set 5/8 inch rebar on the South right-of-way line of East Barker Road; thence  
South 89°15'00" East, 220.00 feet along the South right-of-way line of East Barker Road to a set 5/8 inch rebar at the end of East Barker Road; thence  
North 00°36'05" East, 25.00 feet along the East end of East Barker Road to a 5/8 inch rebar on the North line of Section 10; thence  
South 89°15'00" East, 280.00 feet along the North line of Section 10 to the POINT OF BEGINNING.

#### Parcel VII

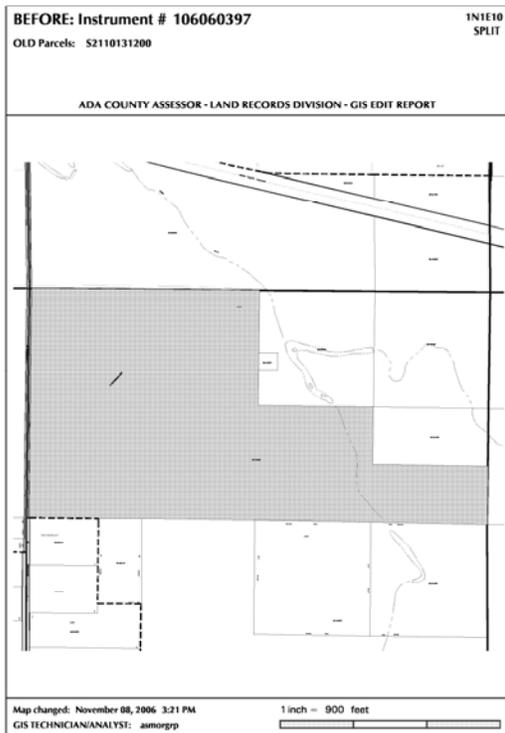
A parcel of land situate in the Northeast quarter of the Northwest quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

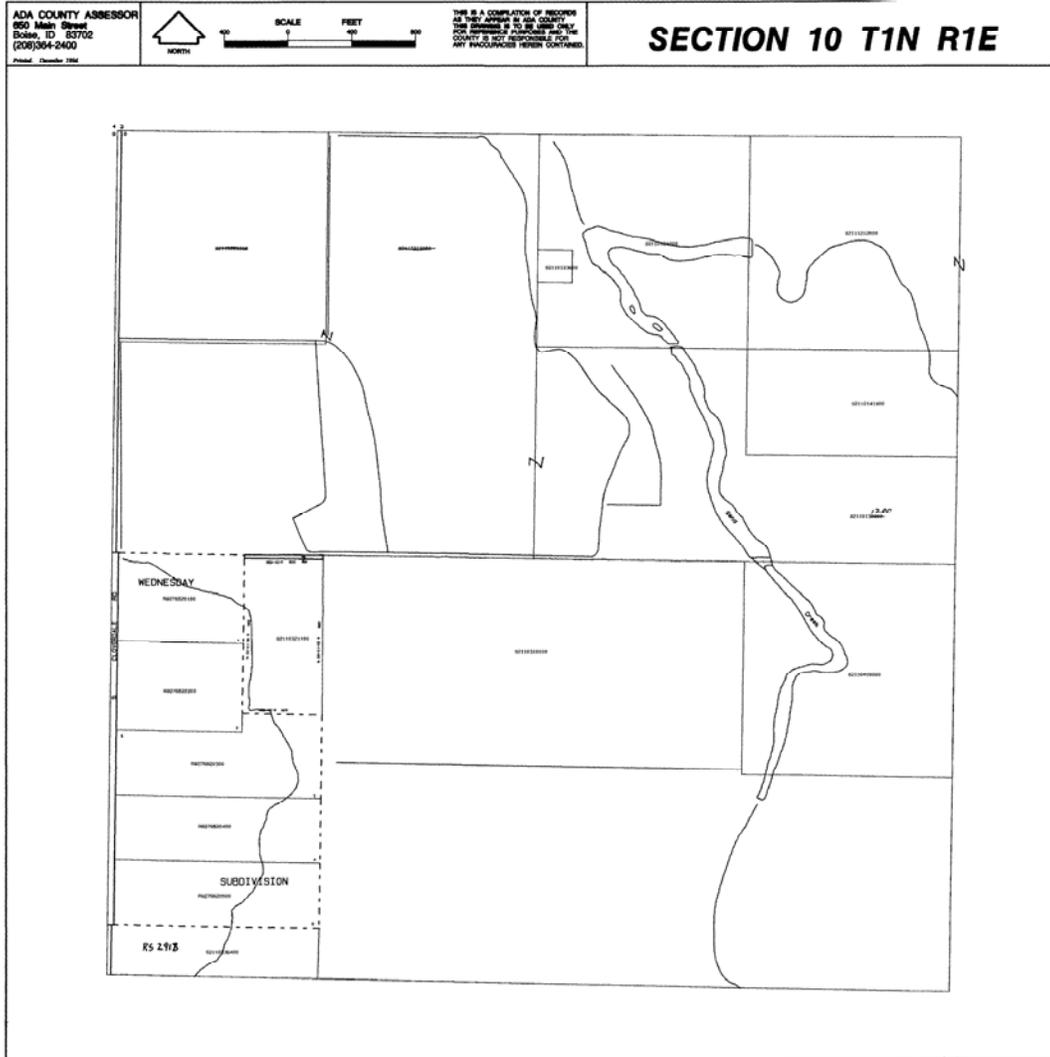
Commencing at a found brass cap marking the Northwest corner of Section 10, Township 1 North, Range 1 East, Boise Meridian; thence  
South 89°15'00" East, 2,664.80 feet along the North line of Section 10 to a found 5/8 inch rebar marking the North quarter section corner of Section 10, the POINT OF BEGINNING; thence  
South 00°36'05" West, 800.00 feet along the East line of the Northeast quarter of the Northwest quarter to a set 5/8 inch rebar; thence  
North 89°23'55" West, 100.00 feet to a set 5/8 inch rebar; thence  
North 13°54'54" West, 352.72 feet to a set 5/8 inch rebar; thence  
North 44°44'12" West, 209.42 feet to a set 5/8 inch rebar; thence  
North 44°23'55" West, 230.00 feet to a set 5/8 inch rebar; thence  
North 00°36'05" East, 125.00 feet to a set 5/8 inch rebar on the South right-of-way line of East Barker Road; thence  
South 89°15'00" East, 220.00 feet along the South right-of-way line of East Barker Road to a set 5/8 inch rebar at the end of East Barker Road; thence  
North 00°36'05" East, 25.00 feet along the East end of East Barker Road to a 5/8 inch rebar on the North line of Section 10; thence  
South 89°15'00" East, 280.00 feet along the North line of Section 10 to the POINT OF BEGINNING.



## 5. Historical Documentation for Parcel

The parcel history shows a single lot split has occurred since the property came in to the Anderson's possession in 1974. The lot split was completed in 2006. The graphics below show the before and after split photos. The subsequent images show the Tract Book for Section 10, going back to before the required date of December 1974 as well as the chain of deeds going back to that time.









Origis Energy

79CC808

FA-46637

## WARRANTY DEED

423 1335

For Value Received JOHN H. ANDERSON and ROSE T. ANDERSON, husband and wife, AND BOYD ANDERSON and LOA W. ANDERSON, husband and wife,

the grantors do hereby grant, bargain, sell and convey unto  
ANDERSON BROTHERS, a Partnership,  
Route 2  
Kuna, Idaho 83634

the grantee s, the following described premises, in.....Ada..... County Idaho, to wit:

The North half of the Northwest quarter and all the Northeast quarter of Section 9, Township 1 North, Range 1 East, Boise-Meridian, Ada County, Idaho.

The Northwest quarter; the Southwest quarter of the Northeast quarter; the South half of the Southeast quarter of the Northeast quarter; all in Section 10, Township 1 North, Range 1 East, Boise-Meridian, Ada County, Idaho.

The Southwest quarter of the Southwest quarter and the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter all in Section 3, Township 1 North, Range 1 East, Boise-Meridian, Ada County, Idaho.

The North half of the Southwest quarter; the Southeast quarter of the Southwest quarter; the Southwest quarter of the Southwest quarter; the Southeast quarter; the Northwest quarter and Southwest quarter of the Northeast quarter of Section 4, Township 1 North, Range 1 East, Boise-Meridian, Ada County, Idaho.

And also that portion of land in the North half of the Southwest quarter of Section 3, Township 1 North, Range 1 East, Boise-Meridian, Ada County, Idaho lying South and West of the Southwesterly right-of-way line of the Oregon Short Line Railroad.

And that portion of the Southeast quarter of the Northeast quarter of Section 4, Township 1 North, Range 1 East, Boise-Meridian, Ada County, Idaho, lying Southwesterly of the Southwesterly right-of-way line of the Oregon Short Line Railroad.

### EXCEPT:

That part of the Southeast quarter of the Northwest quarter of said Section 4, as follows:

Commencing at a point in the center line of the present main tract of the Oregon Short Line Railroad 2445 feet Southeasterly measured along said center line from its intersection with the West line of Section 4, Township 1 North, Range 1 East, Boise-Meridian; thence Southwesterly at right angles 100 feet to a point in the Southwesterly boundary of the present right-of-way of said railroad, which point is the POINT OF BEGINNING; thence Northwesterly along said right-of-way boundary, being 100 feet from and parallel to said center line of tract, for a distance of 50 feet; thence Southwesterly at right angles 50 feet; thence Southeasterly at right angles 50 feet; thence Northeasterly at right angles 50 feet to the POINT OF BEGINNING.

### AND EXCEPT:

All rights-of-way to the Oregon Short Line Railroad affecting said property in said Sections; all rights-of-way to Indian Creek in said Sections; the Boise-Mora Canal rights-of-way in the Northwest quarter of said Section 4; and all Road and Ditch rights-of-way in said Sections.



423 1336

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees , their heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantees , that they are the owners in fee simple of said premises; that they are free from all encumbrances except current years taxes, irrigation district assessments, public utility easements, subdivision restrictions and U. S. Patent reservations.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: JANUARY 4, 1979.

John H. Anderson  
John H. Anderson  
Rose T. Anderson  
Rose T. Anderson

Boyd Anderson  
Boyd Anderson  
Loa W. Anderson  
Loa W. Anderson

STATE OF IDAHO, COUNTY OF Ada  
On this 4th day of Jan. , 1979 ,  
before me, a notary public in and for said State, personally  
appeared John H. Anderson, Rose T.  
Anderson, Boyd Anderson and  
Loa W. Anderson,

known to me to be the persons whose names are  
subscribed to the within instrument, and acknowledged to  
me that they executed the same.

Clarence A. Planting  
Notary Public  
Residing at Meridian , Idaho  
Comm. Expires 7/22/79

STATE OF IDAHO, COUNTY OF Ada  
I hereby certify that this instrument was filed for record at  
the request of FIRST AMERICAN TITLE CO.  
at 00 minutes past 8 o'clock A.M.,  
this 5th day of Jan.,  
19 79, in my office, and duly recorded in Book  
of Deeds at page

CLARENCE A. PLANTING  
Ex-Officio Recorder

By Trina J. Williams Deputy.

Fees \$ 2.00  
Mail to:

First American Title Company of Idaho



Origis Energy

211-CORPORATION WARRANTY DEED

873640

Printed and for sale by Symm-York Company, Boise

170 1308

THIS INDENTURE, Made this 13th day of July, in the year of our Lord one thousand nine hundred and seventy-three between WEATHERBY RANCHES, INC., an Idaho corporation

a corporation duly organized and existing under the laws of the State of Idaho and having its principal office in Idaho at Kuna in the County of

Ada, party of the first part, and JOHN H. ANDERSON and ROSE T. ANDERSON, husband and wife, and BOYD W. ANDERSON and LOA W. ANDERSON, husband and wife, all

of Dietrich, County of Lincoln, State of Idaho parties of the second part,

WITNESSETH, That the said party of the first part, having been hereunto duly authorized by resolution of its Board of Directors, for and in consideration of the sum of

TEN AND NO/100-----(\$10.00)----- DOLLARS,

lawful money of the United States of America, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey

and confirm unto the said parties of the second part, and to their heirs and assigns forever, all the following described real estate situated in the County of Ada

State of Idaho, to-wit:

TOGETHER With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said party of the first part.

To HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the parties of the second part, and to their heirs and assigns forever. And the said party of the first part, and its successors, shall and will warrant and by these presents forever defend the said premises in the quiet and peaceable possession of the said parties of the second part their heirs and assigns, against the said party of the first part, and its successors, and against all and every person and persons whomsoever, lawfully claiming the same.



The North Half of the Northwest Quarter and all the Northeast Quarter of Section 9, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho. 170 1309

The Northwest Quarter; the Southwest Quarter of the Northeast Quarter; the South Half of the Southeast Quarter of the Northeast Quarter; all in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

The Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 3, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

The North Half of the Southwest Quarter; the Southeast Quarter of the Southwest Quarter; the Southwest Quarter of the Southwest Quarter; the Southeast Quarter; the Northwest Quarter and Southwest Quarter of the Northeast Quarter of Section 4, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPT:

That part of the Southeast Quarter of the Northwest Quarter of said Section 4 as follows:  
COMMENCING At a point in the center line of the present main tract of the Oregon Short Line Railroad 2445 feet Southeasterly measured along said center line from its intersection with the West line of Section 4, Township 1 North, Range 1 East, Boise Meridian; thence Southwesterly at right angles 100 feet to a point in the Southwesterly boundary of the present right of way of said railroad, which point is the POINT OF BEGINNING; thence Northwesterly along said right of way boundary, being 100 feet from and parallel to said center line of track, for a distance of 50 feet; thence Southwesterly at right angles 50 feet; thence Southeasterly at right angles 50 feet; thence Northeasterly at right angles 50 feet to the POINT OF BEGINNING.

AND EXCEPT:

All rights of way to the Oregon Short Line Railroad affecting said property in said Sections; all rights of way to Indian Creek in said sections; the Boise-Mora Canal right of way in the Northwest Quarter of said Section 4; and all Road and Ditch rights of way in said sections.



Origis Energy

170 1310

IN WITNESS WHEREOF, The party of the first part has caused its corporate name to be hereunto subscribed by its President and its corporate seal to be affixed by its Secretary in pursuance to said resolution the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

WEATHERBY RANCHES, INC.

By William H. Weatherby

Its President.

Attest Helen Weatherby

Its Secretary.

STATE OF IDAHO,

COUNTY OF Ada

On this 20th day of July

in the year 19 73 , before me

the undersigned

, a Notary Public in and for the said State,

personally appeared WILLIAM H. WEATHERBY and HELEN WEATHERBY, known to me to be the President & Secretary, respectively of the corporation that executed this instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Ellen E. Gray

Notary Public for the State of Idaho,  
Residing at Boise, Idaho.

No. \_\_\_\_\_

Corporation Warranty Deed  
Weatherby Ranches, Inc.

for \_\_\_\_\_

John H. Anderson, et ux

Dated \_\_\_\_\_, 19\_\_\_\_

STATE OF IDAHO,  
County of Ada

I here by certify that this instrument was filed for record at request of FIRST AMERICAN TITLE CO.

at no minutes past 4 o'clock P.M., this 1 day of February, A.D. 1974 in my office, and duly recorded in Book \_\_\_\_\_ of CLARENCE A. PLANTING at Page \_\_\_\_\_

By Bessie J. Anderson Ex-Officio Recorder, Deputy.

Fees, \$ 2.00

Mail to \_\_\_\_\_

MINUTEMAN CO., BOISE



**LandAmerica  
Transnation**

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 04/19/06 04:39 PM  
DEPUTY Patti Thompson  
RECORDED - REQUEST OF  
Transnation Title

AMOUNT 9.00 3



2

Escrow No. a500038320 CMH

### WARRANTY DEED

#### FOR VALUE RECEIVED

**BOYD & LOA ANDERSON L.P., an Idaho Limited Partnership as a 50% undivided interest and  
JOHN & ROSE ANDERSON L.P., an Idaho Limited Partnership as a 50% undivided interest**

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

**ONSITE, LLC., an Idaho Limited Liability Company**

GRANTEES(s), whose current address is: **PO Box 506, Meridian ID 83683** the following described real property in **ADA** County, State of Idaho, more particularly described as follows, to wit:

**Legal description attached: "Exhibit D"**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Date: **April 18, 2006**

**BOYD & LOA ANDERSON L.P**

*Boyd Anderson Partner*  
By Boyd Anderson, partner

*Loa Anderson, Partner*  
By Loa Anderson, partner

**JOHN & ROSE ANDERSON L.P.**

*John Anderson Partner*  
By John Anderson, partner

*Rose Anderson Partner*  
By Rose Anderson, partner

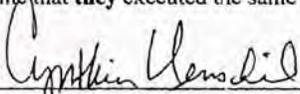
Notary Acknowledgment - see page 2



Attached to Warranty Deed

State of **Idaho**, County of **Ada**, ss.

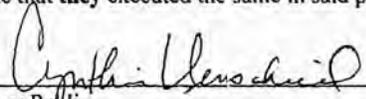
On this 18 day of **April** in the year of **2006**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Boyd and Loa Anderson** known or identified to me to be the general(s) of the partners in the partnership of **BOYD & LOA ANDERSON L.P** and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that **they** executed the same in said partnership name.

  
\_\_\_\_\_  
Notary Public  
Residing at:  
My Commission Expires: **Residing in: Boise, Idaho**  
**Commission expires: 10-07-2010**



State of **Idaho**, County of **Ada**, ss.

On this 18 day of **April** in the year of **2006**, before me, the undersigned, a Notary Public in and for said State, personally appeared **John & Rose Anderson** known or identified to me to be the general(s) of the partners in the partnership of **John & Rose ANDERSON L.P** and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that **they** executed the same in said partnership name.

  
\_\_\_\_\_  
Notary Public  
Residing at:  
My Commission Expires: **Residing in: Boise, Idaho**  
**Commission expires: 10-07-2010**





**EXHIBIT "D"**

The East half of the Northwest quarter; the Southwest quarter of the Northeast quarter; the South half of the Southeast quarter of the Northeast quarter, all in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

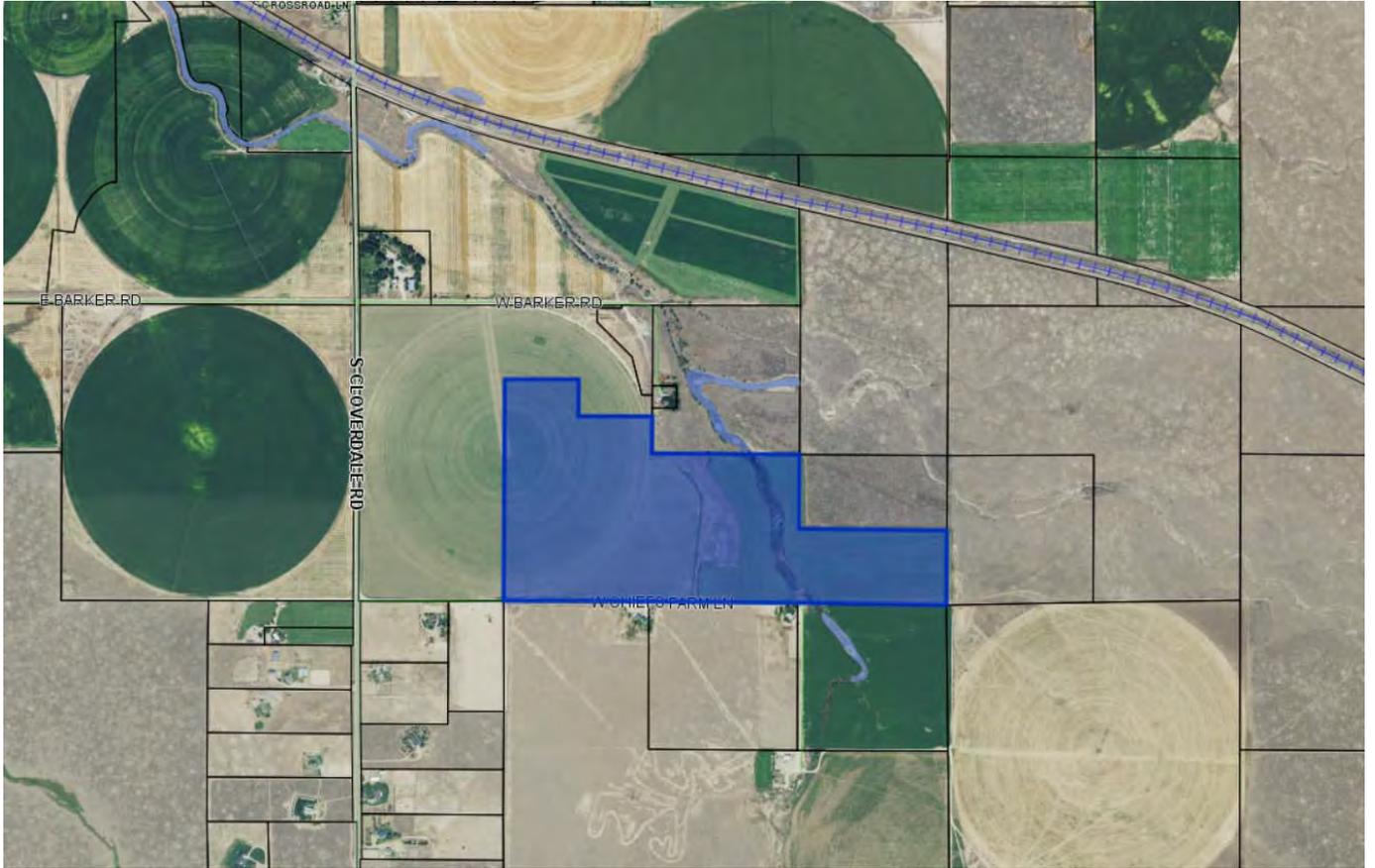
EXCEPTING THEREFROM the North half of the Northeast quarter of the Northwest quarter and the North half of the Southeast quarter of the Northeast quarter of the Northwest quarter.

(CONTAINING 115 ACRES)

*Blk Lwa REA, JWA. AWA*

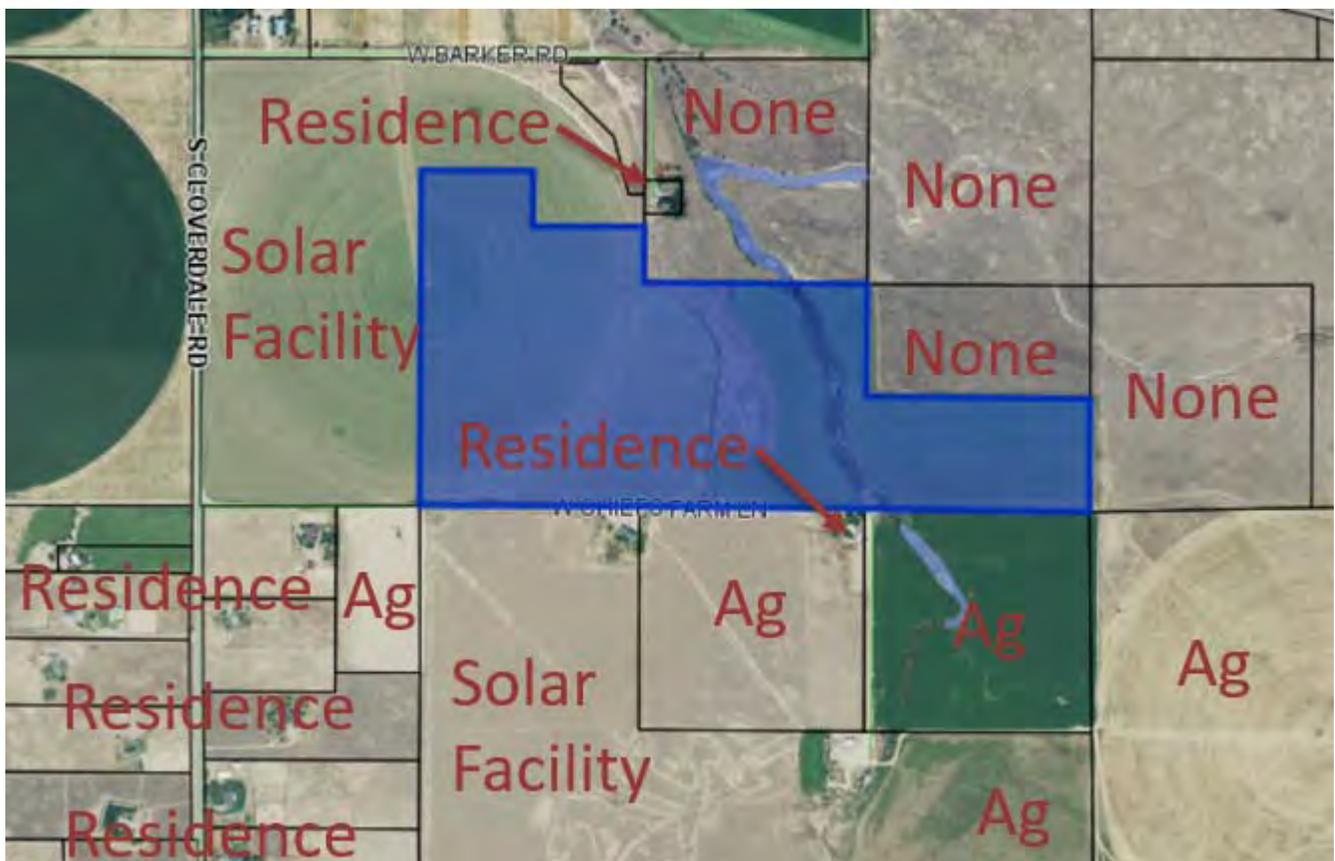
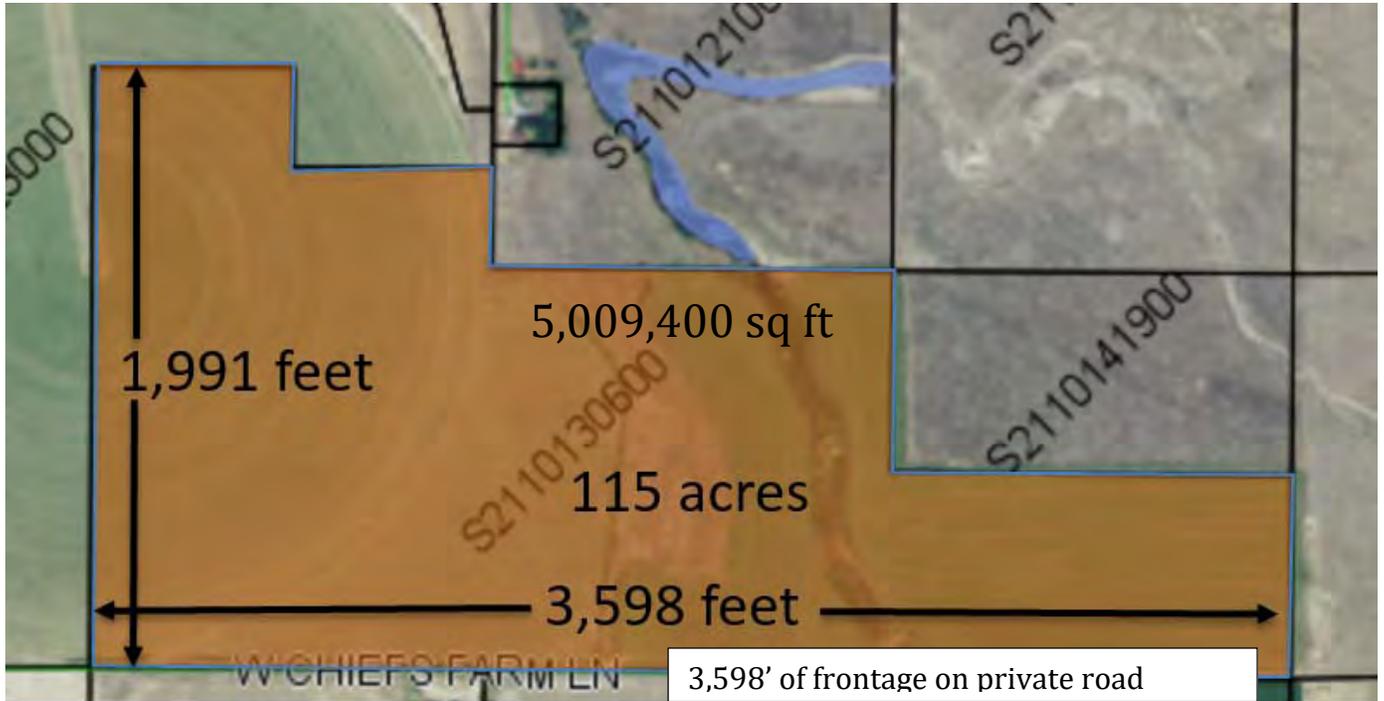


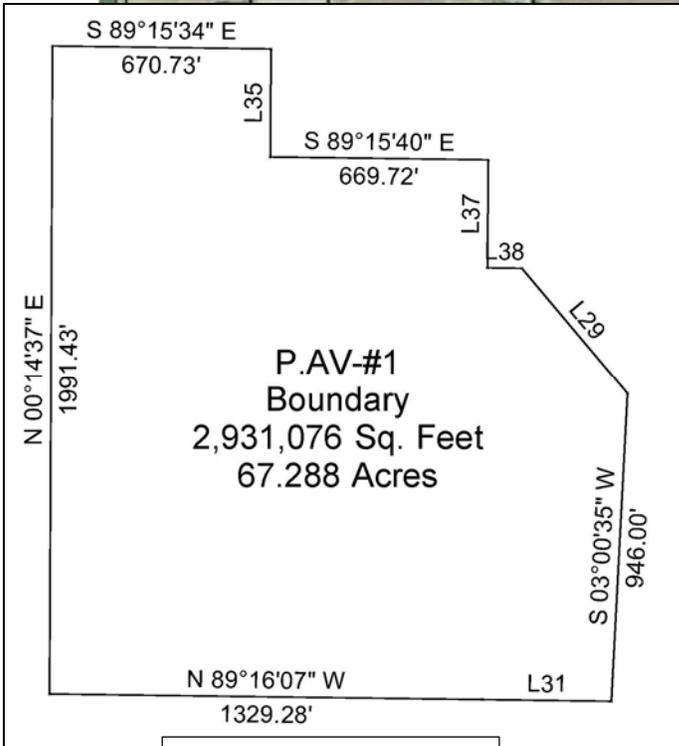
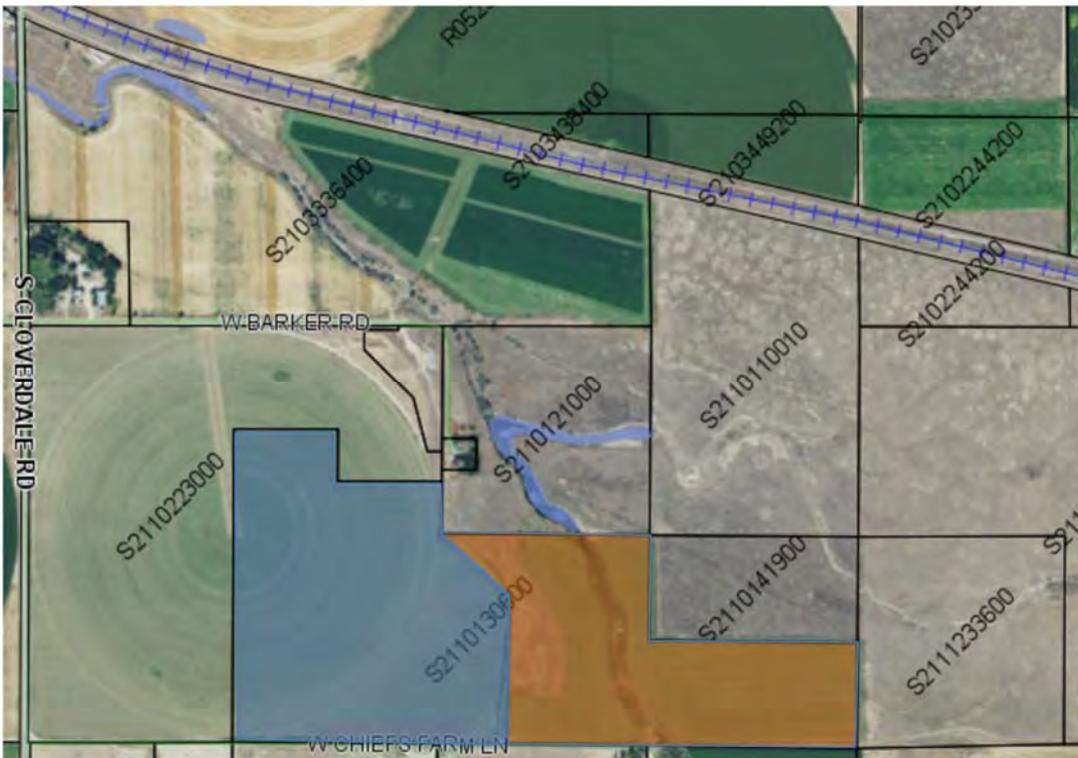
## 6. Vicinity Map



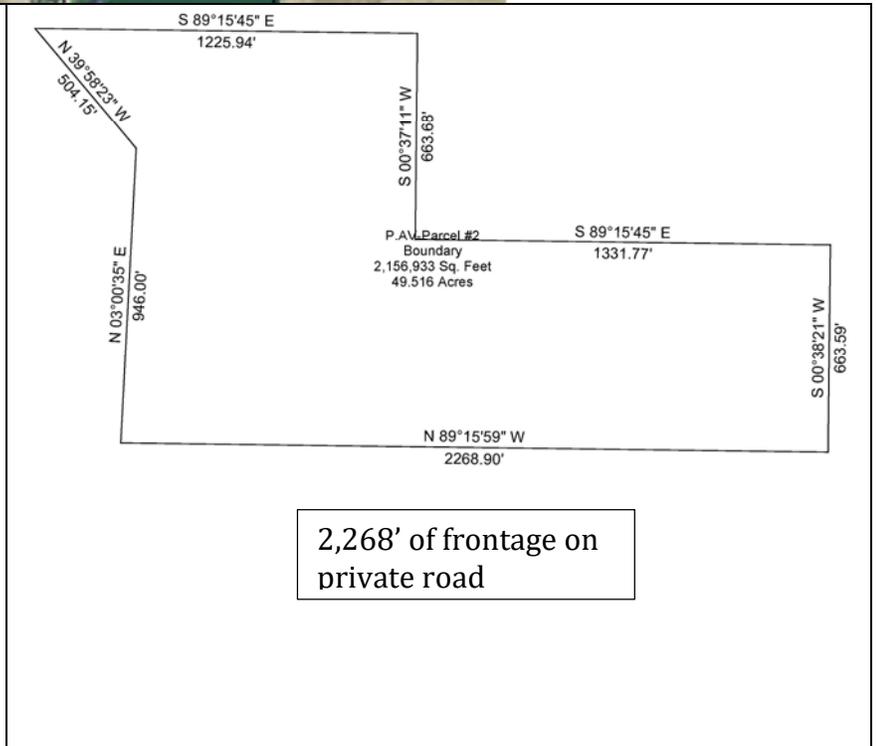


## 7. Property Sketches





1,329' of frontage on private road



2,268' of frontage on private road