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**ORDINANCE NO. 634**

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF EAGLE, TO THE CITY OF EAGLE, IDAHO; CHANGING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY DESCRIBED HEREIN FROM RUT (RURAL-URBAN TRANSITION), RR (RURAL RESIDENTIAL) AND RP (RURAL PRESERVATION) TO R-1-DA (RESIDENTIAL WITH A DEVELOPMENT AGREEMENT), A-R-DA (AGRICULTURAL-RESIDENTIAL WITH A DEVELOPMENT AGREEMENT) AND PS (PUBLIC/SEMIPUBLIC); AMENDING THE ZONING MAP OF THE CITY OF EAGLE TO REFLECT SAID CHANGE; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Eagle, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex to and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owners of the real property situated in the unincorporated area of Ada County and particularly described in Exhibits A-C, (M3/AR Boise, LLC Properties – Exhibit “A”, Hanson Properties – Exhibit “B”, and BLM Properties – Exhibit “C”) of this ordinance has requested or consented to in writing, annexation of said real property to the City of Eagle; and

WHEREAS, the owner of the real properties situated within the City of Eagle and particularly described in Exhibits A-C of this ordinance has requested or consented to, in writing, a rezone from RUT, RR and RP to R-1-DA, A-R-DA and PS; and

WHEREAS, the property described in Exhibits A-C is identified by zoning designation, owners and parcel numbers on Exhibit “D”; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notices as required by law, held public hearings on November 5, 2007 (M3 Eagle/AR Boise LLC properties), September 14, 2009 (Hanson and BLM properties), September 21, 2009 (BLM – Willow Creek properties) as required by Section 67-6525, Idaho Code, and made recommendations to the Mayor and Council; and

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TECHNICAL SUPPORT

WHEREAS, the Eagle City Council, pursuant to public notices as required by law, held public hearings on December 11, 2007 (M3 Eagle/AR Boise LLC properties) and October 13, 2009 (Hanson, BLM and BLM – Willow Creek properties), on the proposed annexations and zoning for the real property described in Exhibits A-C as required by Section 67-6525, Idaho Code, made findings and determined that the requested annexations should be granted and that the zoning classifications of R-1-DA, A-R-DA and PS for the properties described in Exhibits A-C is appropriate to meet the requirements of Idaho Code, Eagle City Code and the Eagle Comprehensive Plan and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF EAGLE, IDAHO, as follows:

**Section 1:** The Eagle City Council hereby finds and declares that the real properties particularly described in Exhibits A-C, attached hereto and incorporated herein by reference, are contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owners of said property have requested or have consented to, in writing, annexation thereof to the City.

**Section 2:** The real property, all situated in Ada County, Idaho, adjacent and contiguous to the City, particularly described in Exhibits A-C and as generally shown on Exhibit "E", attached here to and included herein by reference, is hereby annexed to the incorporated territorial limits of the City of Eagle, Idaho.

**Section 3:** The City Council hereby finds and determines that the real properties particularly described in Exhibits A-C and generally as shown on Exhibit "E", attached hereto and incorporated by reference, be removed from the RUT (Rural-Urban Transition), RR (Rural Residential) and RP (Rural Preservation) zoning classifications and included in the R-1-DA (Residential with a development agreement), A-R-DA (Agricultural-Residential with a development agreement), and PS (Public/Semipublic) zoning classifications pursuant to the Zoning Ordinance of the City of Eagle. The City Council further finds and determines that said zone change is in accordance with the Eagle Comprehensive Plan and relevant City Codes.

**Section 4:** The described real properties generally as shown on Exhibit "E" and located as specifically described in the attached legal descriptions Exhibit A-C all situated in the City of Eagle, Ada County, Idaho, are hereby removed from the RUT (Rural-Urban Transition), RR (Rural Residential) and RP (Rural Preservation) zoning classifications and the real properties described in Exhibits A-C are hereby included in the R-1-DA (Residential with a development agreement), A-R-DA (Agricultural-Residential with a development agreement) and PS (Public/Semipublic) zoning classifications.

**Section 5:** The official Zoning Map of the City of Eagle, Idaho, is hereby amended to reflect the foregoing change in zoning classifications.

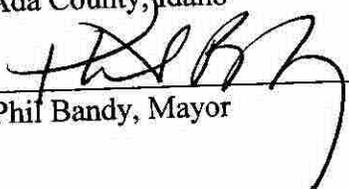
**Section 6:** From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Eagle.

**Section 7:** The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-2215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

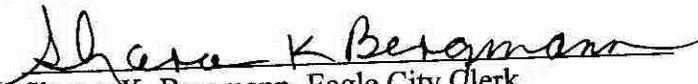
**Section 8:** This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 10th day of November 2009.

CITY COUNCIL OF THE CITY OF EAGLE  
Ada County, Idaho

  
\_\_\_\_\_  
Phil Bandy, Mayor

ATTEST:

  
\_\_\_\_\_  
Sharon K. Bergmann, Eagle City Clerk



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EXHIBIT "A"

DESCRIPTION FOR  
M3 PROPERTIES  
5920 ACRE COMBINED PARCELS

NOVEMBER 3, 2009

PARCEL 1

A PARCEL OF LAND BEING A PORTIONS OF SECTIONS 10, 11, 12, 13, 14, 15, 22, 23, 24, 26, 27, 28 AND 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M. AND SECTIONS 7, 17, 18, 19 AND 20, TOWNSHIP 5 NORTH, RANGE 1 EAST, B.M., ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, T.5 N., R.1 W., B.M., THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 51°51'16" W 1038.72 FEET TO A POINT;

THENCE S 08°04'51" E 54.22 FEET TO A POINT;

THENCE S 63°02'18" W 382.31 FEET TO A POINT;

THENCE S 67°11'38" W 254.57 FEET TO A POINT;

THENCE S 52°16'06" W 535.08 FEET TO A POINT;

THENCE S 38°40'25" W 715.30 FEET TO A POINT;

THENCE S 21°05'40" W 84.42 FEET TO A POINT;

THENCE N 88°57'16" W 182.70 FEET TO A POINT ON A CURVE ON THE EAST RIGHT OF WAY OF HIGHWAY 16;

ALONG THE EAST RIGHT OF WAY OF HIGHWAY 16 THE FOLLOWING:

THENCE 283.91 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1859.86 FEET, A DELTA ANGLE OF 8°44'47", A TANGENT OF 142.23 FEET AND A CHORD BEARING N 13°10'13" W 283.63 FEET TO A POINT OF SPIRAL CURVATURE;

THENCE 355.29 FEET ALONG A SPIRAL CURVE, HAVING A RADIUS OF 1897.44 FEET, A THETA ANGLE OF 5°21'51" AND A CHORD BEARING N 05°11'07" W 355.15 FEET TO A POINT OF TANGNECY;

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TECHNICAL SUPPORT

THENCE N 03°23'51" W 455.37 FEET TO THE SOUTHWEST CORNER OF  
LOT 1, BLOCK 1, GULCH RANCH ESTATES;

LEAVING THE EAST RIGHT OF WAY OF HIGHWAY 16:

THENCE S 89°01'44" E 1121.31 FEET TO THE SOUTHEAST CORNER OF  
LOT 2, BLOCK 1, GULCH RANCH ESTATES;

THENCE N 00°00'35" W 1132.15 FEET TO THE NORTHEAST CORNER OF  
LOT 2, BLOCK 1, GULCH RANCH ESTATES;

THENCE S 50°24'32" W 361.44 FEET TO A POINT;

THENCE N 88°44'12" W 75.36 FEET TO A POINT;

THENCE S 58°25'55" W 467.54 FEET TO A POINT;

THENCE N 00°37'49" E 303.23 FEET TO A POINT;

THENCE S 67°20'45" E 25.66 FEET TO A POINT OF CURVATURE;

THENCE 167.31 FEET ALONG A CURVE TO THE LEFT, SAID CURVE  
HAVING A RADIUS OF 140.00 FEET, A DELTA ANGLE OF 68°28'28", A  
TANGENT OF 95.28 FEET, A CHORD BEARING N 78°25'01" E 157.53 FEET  
TO A POINT OF TANGENCY;

THENCE N 44°10'47" E 140.31 FEET TO A POINT OF CURVATURE;

THENCE 25.96 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING  
A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 05°57'01", A TANGENT OF  
12.99 FEET, A CHORD BEARING N 41°12'17" E 25.95 FEET TO A POINT ON  
A CURVE;

THENCE N 81°23'04" E 27.32 FEET TO A POINT;

THENCE S 68°29'37" E 45.40 FEET TO A POINT;

THENCE N 65°02'00" E 50.04 FEET TO A POINT;

THENCE N 23°32'44" E 64.53 FEET TO A POINT;

THENCE N 20°06'56" E 67.97 FEET TO A POINT;

THENCE N 48°34'57" E 51.57 FEET TO A POINT;

THENCE N 78°24'30" E 51.93 FEET TO A POINT;

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TECHNICAL SUPPORT

THENCE S 86°36'10" E 58.11 FEET TO A POINT;  
THENCE S 79°22'07" E 63.34 FEET TO A POINT;  
THENCE N 68°30'06" E 48.40 FEET TO A POINT;  
THENCE N 55°37'43" E 50.14 FEET TO A POINT;  
THENCE N 03°55'40" W 113.44 FEET TO A POINT;  
THENCE N 55°04'43" E 50.18 FEET TO A POINT;  
THENCE S 60°15'33" E 99.46 FEET TO A POINT;  
THENCE N 80°09'11" E 33.37 FEET TO A POINT;  
THENCE N 56°26'36" E 395.71 FEET TO A POINT;  
THENCE S 01°06'40" E 119.64 FEET TO A POINT;  
THENCE N 75°37'00" E 356.02 FEET TO A POINT;  
THENCE N 01°07'57" W 597.00 FEET TO A POINT;  
THENCE S 88°42'53" E 660.70 FEET TO THE NORTHEAST CORNER OF THE  
SE ¼ OF THE SE ¼ OF SECTION 28;  
THENCE N 00°30'21" E 1315.63 FEET TO THE NORTHWEST CORNER OF  
THE SW ¼ OF SECTION 27;  
THENCE S 89°21'49" E 1316.18 FEET THE SOUTHWEST CORNER OF THE  
SE ¼ OF THE NW ¼ OF SECTION 27;  
THENCE N 00°28'47" E 1316.75 FEET TO THE NORTHWEST CORNER OF  
THE SE ¼ OF THE NW ¼ OF SECTION 27;  
THENCE S 89°24'56" E 1315.09 FEET TO THE NORTHEAST CORNER OF  
THE SE ¼ OF THE NW ¼ OF SECTION 27;  
THENCE S 89°24'55" E 1321.60 FEET TO THE NORTHEAST CORNER OF  
THE SW ¼ OF THE NE ¼ OF SECTION 27;  
THENCE N 00°06'10" E 1319.18 FEET TO THE SOUTHWEST CORNER OF  
THE NE ¼ OF THE NE ¼ OF SECTION 27;

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TECHNICAL SUPPORT

THENCE S 89°28'02" E 1314.00 FEET TO THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27;

THENCE N 01°29'36" E 1317.12 FEET TO THE NORTHWEST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 23;

THENCE N 89°24'31" W 1319.64 FEET TO THE SOUTHWEST CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 22;

THENCE N 01°14'51" E 1318.39 FEET TO THE NORTHWEST CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 22;

THENCE N 01°14'53" E 2631.45 FEET TO THE NORTHWEST CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 22;

THENCE N 89°27'52" W 1336.59 FEET TO THE SOUTHWEST CORNER OF THE SE ¼ OF SECTION 15;

THENCE N 89°12'37" W 2642.31 FEET TO THE SECTION CORNER COMMON TO THE SECTION 15, 16, 21 AND 22;

THENCE N 00°27'13" E 2630.95 FEET TO THE NORTHWEST CORNER OF THE SW ¼ OF SECTION 15;

THENCE S 89°29'08" E 3967.38 FEET TO THE SOUTHWEST CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 15;

THENCE N 00°09'50" E 2626.90 FEET TO THE NORTHWEST CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 15;

THENCE N 00°16'02" E 2629.59 FEET TO THE NORTHWEST CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 10;

THENCE S 89°18'05" E 1306.55 FEET TO THE NORTHEAST CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 10;

THENCE N 00°43'51" E 1313.10 FEET TO THE NORTHWEST CORNER OF THE SW ¼ OF THE NW ¼ OF SECTION 11;

THENCE S 88°48'23" E 2640.93 FEET TO THE NORTHWEST CORNER OF THE SW ¼ OF THE NE ¼ OF SECTION 11;

THENCE S 88°48'22" E 1322.75 FEET TO THE NORTHEAST CORNER OF THE SW ¼ OF THE NE ¼, OF SECTION 11;

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TECHNICAL SUPPORT

THENCE S 00°08'01" W 1315.01 FEET TO THE SOUTHEAST CORNER OF THE SW ¼ OF THE NE ¼ OF SECTION 11;

THENCE S 88°46'53" E 1328.84 FEET TO THE NORTHEAST CORNER OF THE SE ¼ OF SECTION 11;

THENCE S 88°41'55" E 1300.16 FEET TO THE SOUTHWEST CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 12;

THENCE N 00°14'37" E 1310.85 FEET TO THE NORTHWEST CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 12;

THENCE S 88°29'38" E 1308.82 FEET TO THE NORTHEAST CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 12;

THENCE S 88°54'05" E 2618.91 FEET TO THE NORTHEAST CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 12;

THENCE S 00°38'47" W 2630.61 FEET TO THE NORTHWEST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 7, T.5N., R.1E., OF THE B.M.;

THENCE N 89°27'42" E 1320.99 FEET ALONG THE NORTH LINE OF THE SW ¼ OF THE SW ¼ TO A POINT ON THE CENTERLINE OF WILLOW CREEK ROAD;

ALONG THE CENTERLINE OF WILLOW CREEK ROAD THE FOLLOWING;

THENCE S 17°08'49" E 211.69 FEET TO AN ANGLE POINT;

THENCE S 21°38'20" E 468.10 FEET TO A POINT OF CURVATURE;

THENCE 170.12 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 365.00 FEET, A DELTA ANGLE OF 26°42'14", A TANGENT OF 86.63 FEET, A CHORD BEARING S 08°17'13" E 168.58 FEET TO A POINT OF TANGENCY;

THENCE S 05°03'53" W 109.20 FEET TO A POINT OF CURVATURE;

THENCE 190.35 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A DELTA ANGLE OF 35°10'52", A TANGENT OF 98.28 FEET, A CHORD BEARING S 12°31'32" E 187.37 FEET TO A POINT OF TANGENCY;

THENCE S 30°06'58" E 168.08 FEET TO AN ANGLE POINT;

THENCE S 34°03'01" E 298.62 FEET TO AN ANGLE POINT;

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TECHNICAL SUPPORT

THENCE S 10°42'30" E 414.87 FEET TO A POINT OF CURVATURE;

THENCE 220.70 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00, A DELTA ANGLE OF 56°12'00", A TANGENT OF 120.14 FEET, A CHORD BEARING S 38°48'30" E 211.96 FEET TO A POINT OF TANGENCY;

THENCE S 66°54'30" E 1186.00 FEET TO A POINT OF CURVATURE;

THENCE 243.68 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, A DELTA ANGLE OF 13°57'43", A TANGENT OF 122.45 FEET, A CHORD BEARING S 59°55'39" E 243.08 FEET TO A POINT OF TANGENCY;

THENCE S 52°56'47" E 351.88 FEET TO A POINT OF CURVATURE;

THENCE 214.22 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 635.00 FEET, A DELTA ANGLE OF 19°19'45", A TANGENT OF 108.14 FEET, A CHORD BEARING S 44°01'28" E 213.21 FEET TO A POINT OF TANGENCY;

THENCE S 34°21'35" E 166.76 FEET TO A POINT OF CURVATURE;

THENCE 205.28 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 480.00 FEET, A DELTA ANGLE OF 24°30'13", A TANGENT OF 104.23 FEET, A CHORD BEARING S 24°11'03" E 203.72 FEET TO A POINT OF TANGENCY;

THENCE S 11°55'56" E 513.68 FEET TO A POINT OF CURVATURE;

THENCE 177.05 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 395.00 FEET, A DELTA ANGLE OF 25°40'56", A TANGENT OF 90.04 FEET, A CHORD BEARING S 24°46'24" E 175.58 FEET TO A POINT OF TANGENCY;

THENCE S 37°36'51" E 2385.82 FEET TO A POINT OF CURVATURE;

THENCE 470.67 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 720.00 FEET, A DELTA ANGLE 37°27'17", A TANGENT OF 244.09 FEET, A CHORD BEARING S 18°53'12" E 462.33 FEET TO A POINT OF TANGENCY;

THENCE S 00°09'34" E 210.73 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 20;

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TECHNICAL SUPPORT

LEAVING SAID CENTERLINE:

THENCE N 89°58'31" E 4449.98 FEET TO THE SECTION CORNER COMMON TO SECTION 16, 17, 20 AND 21;

THENCE S 00°15'26" E 1316.05 FEET TO THE SOUTHEAST CORNER OF THE NE ¼ OF THE NE ¼, OF SECTION 20;

THENCE S 00°13'25" E 1316.49 FEET TO THE SOUTHEAST CORNER OF THE NE ¼, OF SECTION 20;

THENCE N 89°57'10" W 1326.37 FEET TO SOUTHWEST CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 20;

THENCE S 00°18'35" E 1314.75 FEET TO SOUTHEAST CORNER OF THE NW ¼ OF THE SE ¼ OF SECTION 20;

THENCE N 89°57'26" W 827.46 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF WILLOW CREEK ROAD;

ALONG THE WESTERLY RIGHT OF WAY OF WILLOW CREEK ROAD THE FOLLOWING:

THENCE N 41°13'22" W 186.71 FEET TO A POINT OF CURVATURE;

THENCE 208.60 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 949.44 FEET, A DELTA ANGLE OF 12°35'19", A TANGENT OF 104.72 FEET, A CHORD BEARING N 47°31'02" W 208.18 FEET TO A POINT OF A REVERSED CURVATURE;

THENCE 204.80 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1297.79 FEET, A DELTA ANGLE OF 9°02'30", A TANGENT OF 102.61 FEET, A CHORD BEARING N 49°17'26" W 204.59 FEET TO A POINT OF TANGENCY;

THENCE N 44°46'11" W 411.88 FEET TO AN ANGLE POINT;

THENCE N 42°05'07" W 231.38 FEET TO A POINT OF CURVATURE;

THENCE 331.68 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1899.41 FEET, A DELTA ANGLE OF 10°00'18", A TANGENT OF 166.26 FEET, A CHORD BEARING N 37°04'58" W 331.25 FEET TO A POINT OF TANGENCY;

THENCE N 32°04'49" W 223.05 FEET TO A POINT OF CURVATURE;

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TECHNICAL SUPPORT

THENCE 234.81 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.80 FEET, A DELTA ANGLE OF 12°55'34", A TANGENT OF 117.90 FEET, A CHORD BEARING N 25°37'02" W 234.31 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 200.60 FEET TO A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 573.50 FEET, A DELTA ANGLE OF 20°02'27", A TANGENT OF 101.33 FEET, A CHORD BEARING N 29°10'29" W 199.58 FEET TO A POINT OF TANGENCY;

THENCE N 39°11'42" W 233.00 FEET TO A POINT OF CURVATURE;

THENCE 476.94 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.55 FEET, A DELTA ANGLE OF 28°09'20", A TANGENT OF 243.39 FEET, A CHORD BEARING N 25°07'02" W 472.15 FEET TO A POINT OF TANGENCY;

THENCE N 11°02'22" W 144.76 FEET TO A POINT OF CURVATURE;

THENCE 113.94 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 400.40 FEET, A DELTA ANGLE OF 16°18'14", A TANGENT OF 57.36 FEET, A CHORD BEARING N 19°11'29" W 113.55 FEET TO A POINT OF TANGENCY;

THENCE N 27°20'36" W 62.21 FEET TO A POINT ON THE NORTH LINE OF THE SE ¼ OF THE NW ¼, OF SECTION 20;

LEAVING THE WESTERLY RIGHT OF WAY OF WILLOW CREEK ROAD:

THENCE N 89°59'20" W 9.92 FEET TO THE NORTHEAST CORNER OF THE SW ¼ OF THE NW ¼ OF SECTION 20;

THENCE S 00°32'40" E 3941.70 FEET TO THE SOUTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 20;

THENCE N 89°52'12" W 1321.63 FEET TO THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30;

THENCE S 89°36'15" W 2663.86 FEET TO THE SOUTHWEST CORNER OF THE SE ¼ OF SECTION 19;

THENCE N 00°25'12" W 2625.76 FEET TO THE NORTHWEST CORNER OF THE SE ¼ OF SECTION 19;

THENCE S 89°33'40" W 2335.42 FEET TO THE SOUTHEAST CORNER OF THE NE ¼ OF SECTION 24;

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TECHNICAL SUPPORT

THENCE S 00°22'27" W 1312.13 FEET TO THE SOUTHEAST CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 24;

THENCE N 89°08'33" W 3934.61 FEET TO THE SOUTHWEST CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 24;

THENCE N 00°43'27" E 1309.91 FEET TO THE SOUTHEAST CORNER OF THE SW ¼ OF THE NW ¼ OF SECTION 24;

THENCE N 89°10'27" W 1309.03 FEET TO THE SOUTHWEST CORNER OF THE NW ¼ OF SECTION 24;

THENCE S 00°50'15" W 1309.18 FEET TO THE SOUTHEAST CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 23;

THENCE N 88°41'36" W 1322.58 FEET TO THE SOUTHWEST CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 23;

THENCE S 01°00'18" W 1311.15 FEET TO THE SOUTHEAST CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 23;

THENCE N 88°46'46" W 2652.80 FEET TO THE SOUTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 23;

THENCE S 00°08'13" W 1318.99 FEET TO THE SOUTHEAST CORNER OF THE NW ¼ OF THE NW ¼ OF SECTION 26;

THENCE N 88°50'07" W 1318.00 FEET TO THE SOUTHWEST CORNER OF THE NW ¼ OF THE NW ¼ OF SECTION 26;

THENCE S 00°13'35" E 1320.46 FEET TO THE SOUTHEAST CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 27;

THENCE N 89°21'49" W 1329.19 FEET TO THE SOUTHWEST CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 27;

THENCE S 00°43'20" W 1316.23 FEET TO THE SOUTHEAST CORNER OF THE NW ¼ OF THE SE ¼ OF SECTION 27;

THENCE N 89°24'53" W 1322.53 FEET TO THE SOUTHEAST CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 27;

THENCE N 89°19'29" W 1317.26 FEET TO THE SOUTHWEST CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 27;

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TECHNICAL SUPPORT

THENCE S 00°28'44" W 1316.52 FEET TO THE SOUTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 27;

THENCE N 89°17'09" W 1317.43 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, THIS PARCEL CONTAINS 5,638.83 ACRES MINUS EXCEPTION 1 (39.36 ACRES) FOR A NET AREA OF 5,599.47 ACRES.

EXCEPT THE FOLLOWING PARCEL:

A PARCEL OF LAND BEING THE SE ¼ OF THE SE ¼ OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14, T.5N., R.1W., B.M., THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 88°25'48" W 1311.65 FEET TO THE SOUTHWEST CORNER OF THE SE ¼ OF THE SE ¼;

THENCE N 00°11'03" W 1312.45 FEET TO THE NORTHWEST CORNER OF THE SE ¼ OF THE SE ¼;

THENCE S 88°17'02" E 1305.96 FEET TO THE NORTHEAST CORNER OF THE SE ¼ OF THE SE ¼;

THENCE S 00°26'15" E 1309.31 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

#### PARCEL 2

A PARCEL OF LAND LOCATED IN THE SW ¼ OF SECTION 15, THE NORTH ½ OF SECTION 21 AND THE NW ¼ OF THE NW ¼ OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 15, 16, 21 AND 22, T.5N., R.1E., B.M., THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 00°26'10" E 2637.96 FEET TO THE NORTHWEST CORNER OF THE SW ¼ OF SECTION 15;

THENCE S 89°13'00" E 2637.98 FEET TO THE NORTHEAST CORNER OF THE SW ¼ OF SECTION 15;

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THENCE S 00°04'45" W 2611.85 FEET TO THE SOUTHEAST CORNER OF  
THE SW ¼ OF SECTION 15;

THENCE N 89°47'01" W 1326.69 FEET TO THE NORTHEAST CORNER OF  
THE NW ¼ OF THE NW ¼ OF SECTION 22;

THENCE S 00°11'26" E 1318.17 FEET TO THE SOUTHEAST CORNER OF  
THE NW ¼ OF THE NW ¼ OF SECTION 22;

THENCE N 89°49'56" W 1324.65 FEET TO THE SOUTHWEST CORNER OF  
THE NW ¼ OF THE NW ¼ OF SECTION 22;

THENCE N 89°52'48" W 3978.22 THE SOUTHWEST CORNER OF THE NE ¼  
OF THE NW ¼ OF SECTION 22;

THENCE N 00°17'22" W 1318.61 FEET TO THE NORTHWEST CORNER OF  
THE NE ¼ OF THE NW ¼ OF SECTION 21;

THENCE S 89°53'23" E 3977.62 FEET TO THE REAL POINT OF BEGINNING  
OF THIS DESCRIPTION, CONTAINING 320.04 ACRES, MORE OR LESS.



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**DESCRIPTION FOR  
HANSON TOTAL PARCEL**

OCTOBER 14, 2009

A PARCEL OF LAND BEING A PORTION OF THE WEST ½ OF THE NE ¼ AND ALL THE SE ¼ OF THE NW ¼ OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE ¼ (NORTH ¼ CORNER) OF SECTION 34, T.5 N., R.1 W., B.M.; THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°28'30" E, 760.67 FEET ALONG THE NORTH LINE OF THE WEST ½ OF THE NE ¼ TO A POINT;

THENCE S 00°31'15" W, 790.00 FEET TO A POINT;

THENCE S 89°28'30" E, 555.00 FEET TO A POINT ON THE EAST LINE OF SAID WEST ½ OF THE NE ¼;

THENCE S 00°31'15" W, 1423.97 FEET ALONG SAID EAST LINE TO A POINT;

THENCE N 89°11'05" W, 577.50 FEET TO A POINT;

THENCE S 00°31'15" W, 429.00 FEET TO A POINT ON THE SOUTH LINE OF THE WEST ½ OF THE NE ¼;

THENCE N 89°11'05" W, 736.51 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE SE ¼ OF THE NW ¼ (CENTER ¼ CORNER);

THENCE N 89°10'14" W, 1318.72 FEET TO SOUTHWEST CORNER OF THE SE ¼ OF THE NW ¼;

THENCE N 00°29'33" E, 1316.71 FEET TO NORTHWEST CORNER OF THE SE ¼ OF THE NW ¼;

THENCE S 89°14'01" E, 1318.52 FEET TO NORTHEAST CORNER OF THE SE ¼ OF THE NW ¼;

THENCE N 00°29'03" E, 1318.16 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 103.803 ACRES, MORE OR LESS.

October 19, 2009

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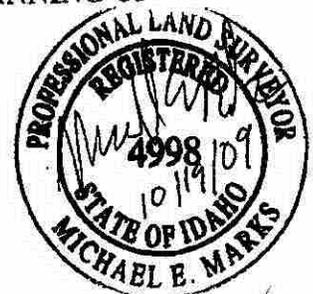


EXHIBIT "C"

**DESCRIPTION FOR  
BLM PROPERTIES  
1,922.35 ACRE COMBINED PARCELS**

NOVEMBER 4, 2009

S0221233800	5N1E21	W2NW4 SE4NW4 NW4SW4
S0220438500	5N1E20	LOT 1 E2SE4
S0323449000	5N1W23	SE4SE4
S0326142300	5N1W26	NE4 E2NW4 SW4NW4
S0327449200	5N1W27	SE4SW4 NE4SE4
S0334212400	5N1W34	N2NW4
S0324336000	5N1W24	NW4SW4 S2SW4
S0219314800	5N1E19	LOTS 3 & 4 E2SW4
S0325212400	5N1W25	NE4NE4 W2NE4
S0230110100	5N1E30	NE4 E2NW4

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EXHIBIT "D"

**R-1-DA (Residential One - up to one unit per acre with a development agreement)**

Owner	Parcel	Owner	Parcel
AR BOISE LLC	R3314130300	AR BOISE LLC	S0218341000
AR BOISE LLC	R3314130400	AR BOISE LLC	S0218344200
AR BOISE LLC	R4985520028	AR BOISE LLC	S0218449000
AR BOISE LLC	S0207330000	AR BOISE LLC	S0219110000
AR BOISE LLC	S0207346900	AR BOISE LLC	S0219140000
AR BOISE LLC	S0217325700	AR BOISE LLC	S0219220000
AR BOISE LLC	S0217336300	AR BOISE LLC	S0219400000
AR BOISE LLC	S0218131400	AR BOISE LLC	S0220110500
AR BOISE LLC	S0218212700	AR BOISE LLC	S0220212400
AR BOISE LLC	S0218221000	AR BOISE LLC	S0220230000
AR BOISE LLC	S0218230000	AR BOISE LLC	S0310410000
AR BOISE LLC	S0218320000	AR BOISE LLC	S0311130000
AR BOISE LLC	S0312130000	AR BOISE LLC	S0323110015
AR BOISE LLC	S0312330000	AR BOISE LLC	S0323120600
AR BOISE LLC	S0313110000	AR BOISE LLC	S0323336000
AR BOISE LLC	S0313120000	AR BOISE LLC	S0324110000
AR BOISE LLC	S0313210000	AR BOISE LLC	S0324130000
AR BOISE LLC	S0314110000	AR BOISE LLC	S0326220000
AR BOISE LLC	S0314130000	AR BOISE LLC	S0327110000
AR BOISE LLC	S0314325400	AR BOISE LLC	S0327130000
AR BOISE LLC	S0315110000	AR BOISE LLC	S0327311100
AR BOISE LLC	S0315330000	AR BOISE LLC	S0328449250
AR BOISE LLC	S0322110000	AR BOISE LLC	S0333120700
AR BOISE LLC	S0322141800	AR BOISE LLC	S0333120710
AR BOISE LLC	S0215300000		
AR BOISE LLC	S0221110000		
AR BOISE LLC	S0222220000		

**A-R-DA (Agricultural-Residential with a development agreement)**

HANSON	S0334244300	HANSON	S0334120800
HANSON	S0334244200	HANSON	S033411300
HANSON	S0334131200		

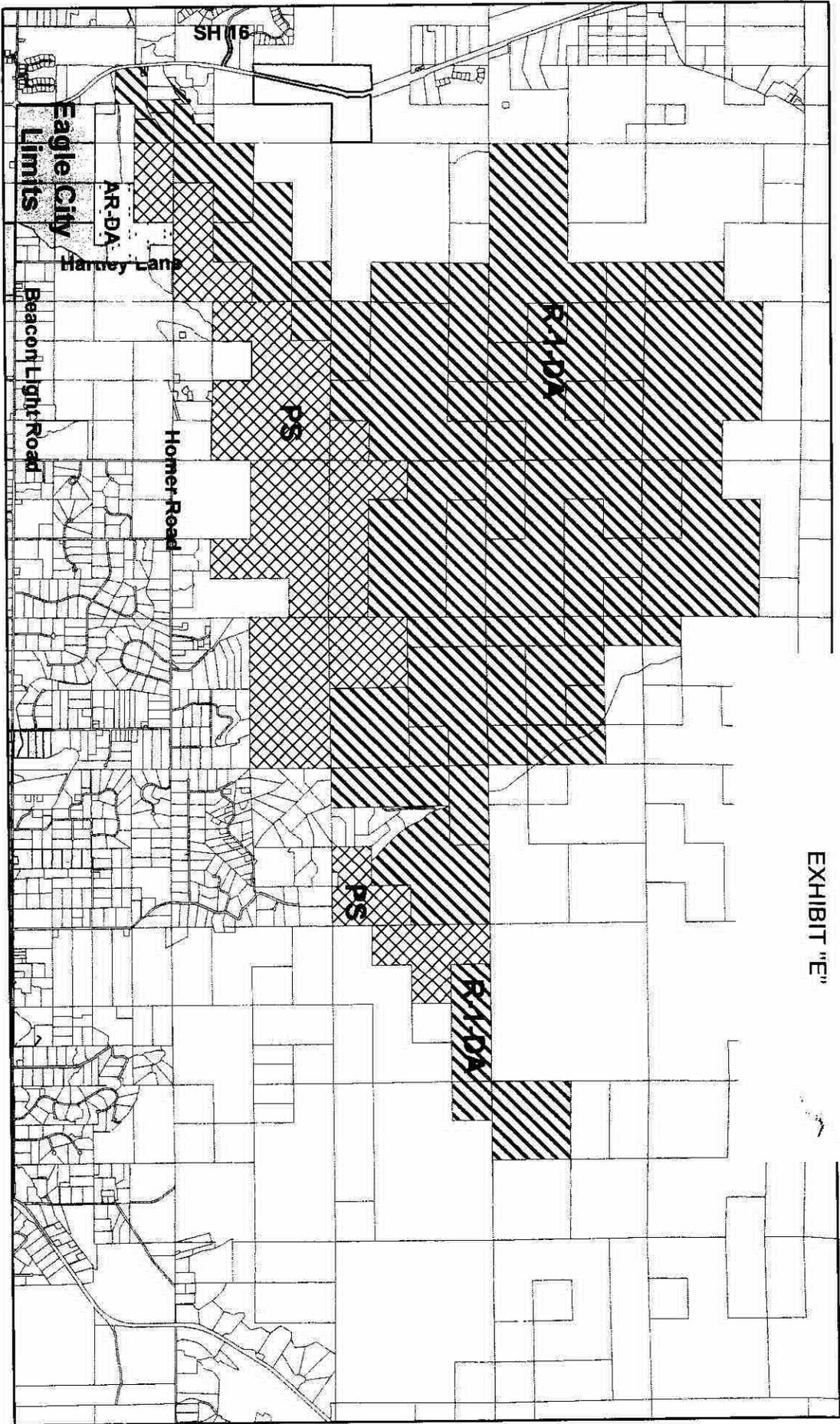
**PS (Public/Semipublic)**

BLM	S0334212400	BLM	S0324336000
BLM	S0327449200	BLM	S0219314800
BLM	S0326142300	BLM	S0230110100
BLM	S0323449000	BLM	S0220438500
BLM	S0325212400	BLM	S0221233800

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**Legend**

-  parcels
-  AR-DA
-  R-1-DA
-  PS
-  City Limits

City of Eagle  
Ord. 634  
Adopted November 10, 2009

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Mayor Phil Bandy

**CITY OF EAGLE**

P.O. Box 1520  
Eagle, Idaho 83616  
939-6813

Council: Steve Guerber  
Michael Huffaker  
Norm Semanko  
Al Shoushtarian

**CLERK'S CERTIFICATION**

STATE OF IDAHO )

: ss.

County of Ada )

I, Tracy E. Osborn, the duly appointed, qualified and acting Sr. Deputy City Clerk/Treasurer of the City of Eagle, County of Ada, State of Idaho, do hereby certify that the attached is a full, true and complete copy of Ordinance No. 634, passed and approved on the 10<sup>th</sup> day of November, 2009

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Eagle, Idaho, 2<sup>nd</sup> day of December, 2009.

Tracy E. Osborn,  
Sr. Deputy City Clerk/Treasurer



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**DEC 07 2009**

**TECHNICAL SUPPORT**