

ORDER GRANTING PETITION FOR ANNEXATION
TO NORTH KOOTENAI WATER DISTRICT
Kootenai County, Idaho

110

CHILCO ANNEXATION

THE BOARD OF DIRECTORS (the "Board") of NORTH KOOTENAI WATER DISTRICT (the "District") makes the following findings relative to a Petition for Annexation presented to the Board:

(1) The District is a validly formed water district under and by virtues of the laws of the State of Idaho.

(2) The owners of certain real property located in Kootenai County, Idaho, generally adjacent to the boundaries of the District, filed a Petition for Annexation with the District which complied with the requirements of Idaho Code §42-3218(a) (a copy of the Petition and attachments thereto are attached hereto as Exhibit "A" as though fully set forth herein).

(3) After a thorough examination and review by the Board and its consultants, it was established that the Petitions were executed by the property owner(s) in the area covered by the annexation. (The area covered by the annexation is set forth in the map attached hereto and incorporated herein by this reference as Exhibit "B".)

(4) The Board set a public hearing on the Petition for Annexation.

(5) The public hearing was set for August 18, 2011, with notice of this hearing ("Notice") given by both publication and mailing. Notice was published in the *Coeur d'Alene Press* on August 6, 2011, and August 13, 2011. (A copy of the Notice and Affidavit of Publication are attached hereto and incorporated herein by this reference as Exhibit "C".) At this public hearing the Board and its consultants were prepared to respond to any questions or issues raised.

(6) The Board has assumed, pursuant to the provisions of Idaho Code Section 42-3218(b) that the failure of any other individuals to show cause in writing as to the annexation of the property described in Exhibit "B", is deemed as their assent.

(7) The Board, after consideration of the records and files herein and the public health and safety of the current and future residents and businesses in the District and the area proposed for annexation, find it in the best interests of the District its residents and those who are in the area to be annexed into the District, to annex the area covered by the Petition.

(8) Subject to the conditions placed on the annexation by the District, the real property described in the map attached hereto as Exhibit "B" and legally described in Exhibit

RECEIVED

SEP 06 2011

TECHNICAL SUPPORT

-1-

CLIFFORD T. HAYES 18P I 2325935000
KOOTENAI CO. RECORDER Page 1 of 18
AAA Date 09/01/2011 Time 10:29:01
REC-REQ OF NORTH KOOTENAI WATER DIS
RECORDING FEE: 0.00
2325935000 XK

“D” attached hereto is hereby incorporated into the District as of the date this Order is recorded with the County Recorder.

(9) The Secretary of the District is hereby directed to file this Order in the records of the District and transmit this Order and all the attachments thereto to the appropriate Kootenai County offices for filing pursuant to Idaho Code §42-3218(b).

(10) Petitioner(s) agree to pay for their share of a New Facility Plan or Facility Plan Amendment and Preliminary Engineering Report as required by the Idaho Department of Environmental Quality.

(11) Conditions: This annexation is conditioned upon completion of the following:

That the petitioners property owners will complete and pay for certain improvements to the specifications and requirements of the District (at their sole discretion) in order to provide service to the property included in this annexation.

Should it be later determined that one or more of the above conditions has not been satisfactorily achieved, the Board shall have the right to remove or deannex this property from the boundaries of the District.

This Order is adopted by a majority vote of the Board of Directors at a meeting on August 18, 2011.

NORTH KOOTENAI WATER DISTRICT

By: 
Chairman, Board of Directors

ATTEST:


Secretary

LIST OF EXHIBITS

- A. Petition requesting Annexation
- B. Legal Description of real property annexed into District
- C. Map of the area to be annexed
- D. Notice and Affidavit of Publication of Public Hearing

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- D. Legal Description of real property annexed into District

52N03W182800
52N03W182850

PETITION FOR ANNEXATION

NORTH KOOTENAI WATER DISTRICT
KOOTENAI COUNTY, IDAHO

TIM DEVINE
JON COOK

COMES NOW Petitioner, _____ and petitions the Board of Directors of North Kootenai Water District ("District") as follows:

1. Petitioners are the owners of the real property situated within the County of Kootenai, State of Idaho, particularly described in Exhibit "A", attached hereto, and incorporated herein by reference.

2. Petitioners are desirous that the above-described property be included in, made or part of, and be served with water system improvements in North Kootenai Water District, Kootenai County, Idaho.

3. Petitioners request that, in accordance with the provisions of Section 42-3218, Idaho Code, notice of the filing of this petition be given and published in the official newspaper of the District in Kootenai County, Idaho, said notice to give all persons interested an opportunity to appear and show cause in writing, if any they have, why this petition should not be granted at the hearing, time and place to be set by this Board; that further, assuming that no valid objections are made to the inclusion of the above-described property within the boundaries of the District, the Board enter its order that the above-described property be included within the boundaries of the District, and that such order be recorder and filed with Kootenai County, Idaho and filed with the State of Idaho Tax Commission.

That Petitioners are aware that, as a condition of annexation, the District may require that the land described in this petition be subjected to the following requirements:

(a) The Petitioners shall pay for the actual costs incurred by the District for District administration, engineering, legal, inspection, and preparation of any necessary documents that are required by the District for annexation of the property. Such District costs shall include, but are not limited to, preparation of conditions of annexation, any needed water system master planning, design consultations, plan reviews, and final approval of the Petitioner's construction plans and specifications for water facilities.

(b) The Petitioner shall be responsible for all water facilities that will be necessary to serve the Petitioner's annexed property. These water facilities will include those required within the annexed property as well as all necessary water facilities needed to extend water service from the District's existing facilities to those proposed to serve the annexed property. The District shall have the right to dictate where and how the Petitioner's water facilities that serve his annexed area may be connected to the District's water facilities. Upon completion of installation and approval by the District of all water facilities the Petitioner shall dedicate such facilities to the District.

Exhibit 'A'

(c) The District shall not be obligated to serve any property annexed within the District where the District has determined there is not sufficient water system capacity to adequately serve such property. There shall arise no right to service or obligation by the District for service upon annexation and as among other properties annexed to the District, and there shall be no priority for service until each water connection permit has been obtained. If construction is not completed within two (2) years from the date the water connection permit was issued, any priority for service shall become null and void. The District may extend the time for completion upon a request by the property owner and a showing of good cause why such extension should be granted.

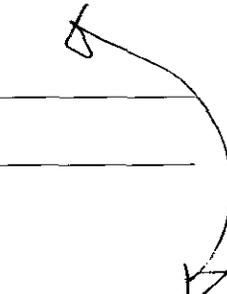
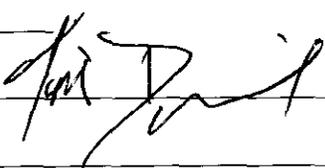
(d) At the time each water connection permit is issued and prior to connection of the water system to each private facility, a service availability fee of no less than Fifteen and 75/100 Dollars (\$_15.75) per lot or equivalent dwelling unit shall be paid each month to repay the District for the cost of developing the District's core water collector lines, and treatment facilities including the debt retirement of such facilities committed to prior to inclusion of the annexed property into the District. Such service availability fees may increase at such time as the District determines such fees are not adequate to reimburse the District for the cost incurred in developing the water system. The service availability fee shall be in addition to actual costs required for connecting to the actual main water line.

(e) The District shall form a local improvement district pursuant to title 50, chapter 17 of the Idaho Code for the purpose of financing the acquisition, construction and installation of improvements to water system of the District to serve the real property described in Exhibit "A."

(f) And such other conditions as the District may prescribe.

WHEREFORE, Petitioners pray that this petition be set for hearing at the earliest practicable time, and that the Board grant the petition including the conditions as set forth in Paragraph 3 above.

DATED: _____
Petitioner: _____
Address: _____
Signature: _____
Petitioner: _____
Address: _____



Signature: _____ Jan Cook

Petitioner: _____

Address: _____

Signature: _____

Petitioner: _____

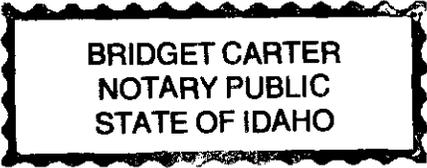
Address: _____

Signature: _____

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 17th day of June, 2011, before me, a Notary Public in and for the State of Idaho, personally appeared Tim Devine, known to be the person or persons whose names are subscribed to the foregoing instrument, and acknowledged to be that they executed the same.

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

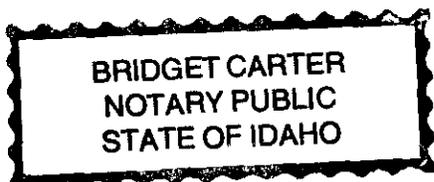


Bridget Carter
Notary Public for Idaho
Print Name: BRIDGET CARTER
My commission expires: 10-31-12

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 17th day of June, 2011, before me, a Notary Public in and for the State of Idaho, personally appeared JON COOKE, known to be the person or persons whose names are subscribed to the foregoing instrument, and acknowledged to be that they executed the same.

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



Bridget Carter
Notary Public for Idaho
Print Name: BRIDGET CARTER
My commission expires: 10-31-12

North Kootenai Water District - Tim Devine & Tom Cooke

Exhibit 'B'



Kootenai County, Idaho

Map Section	1	2	3	4	5	6	7	8	9	10	11	12
1												
2												
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12												



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INCONGRUENCIES CONTAINED HEREIN.

Notes

Map Revisions

- 08/20/08 - JB
PTN 07520-041-899-A OUT to RW (08)
10/1/08 - JMW
PTN 07520-041-899-A out to RW (08)
- 1/17/08 - JMW
PTN 52N03W-18-5000 out to RW (08)
- 1/18/10 - JB
PTN 52N03W-18-2700 out to RW (11)
PTN 52N03W-18-2800 out to RW (11)
PTN 52N03W-18-2900 out to RW (11)
PTN 52N03W-18-3000 out to RW (11)
PTN 52N03W-18-3100 out to RW (11)
PTN 52N03W-18-3200 out to RW (11)
PTN 52N03W-18-3300 out to RW (11)
PTN 52N03W-18-3400 out to RW (11)
PTN 52N03W-18-3500 out to RW (11)
PTN 52N03W-18-3600 out to RW (11)
PTN 52N03W-18-3700 out to RW (11)
PTN 52N03W-18-3800 out to RW (11)
PTN 52N03W-18-3900 out to RW (11)
PTN 52N03W-18-4000 out to RW (11)
PTN 52N03W-18-4100 out to RW (11)
PTN 52N03W-18-4200 out to RW (11)
PTN 52N03W-18-4300 out to RW (11)
PTN 52N03W-18-4400 out to RW (11)
PTN 52N03W-18-4500 out to RW (11)
PTN 52N03W-18-4600 out to RW (11)
PTN 52N03W-18-4700 out to RW (11)
PTN 52N03W-18-4800 out to RW (11)
PTN 52N03W-18-4900 out to RW (11)
PTN 52N03W-18-5000 out to RW (11)
- 01/18/11 - JB
PTN 52N03W-18-4375 out to RW (11)
PTN 52N03W-18-2000 out to RW (11)
PTN 52N03W-18-2000 out to RW (11)
- 02/14/2011 - JMW
PTN 52N03W-18-2000 out to RW (12)
- 07/08/11 - ET
52N03W-18-4375 withdrawn as Tr 823986-172

Please note that these boundaries have been established by reference to the original plat and are not intended to be a substitute for a survey. The boundaries shown on this map are based on the original plat and are not intended to be a substitute for a survey. The boundaries shown on this map are based on the original plat and are not intended to be a substitute for a survey.

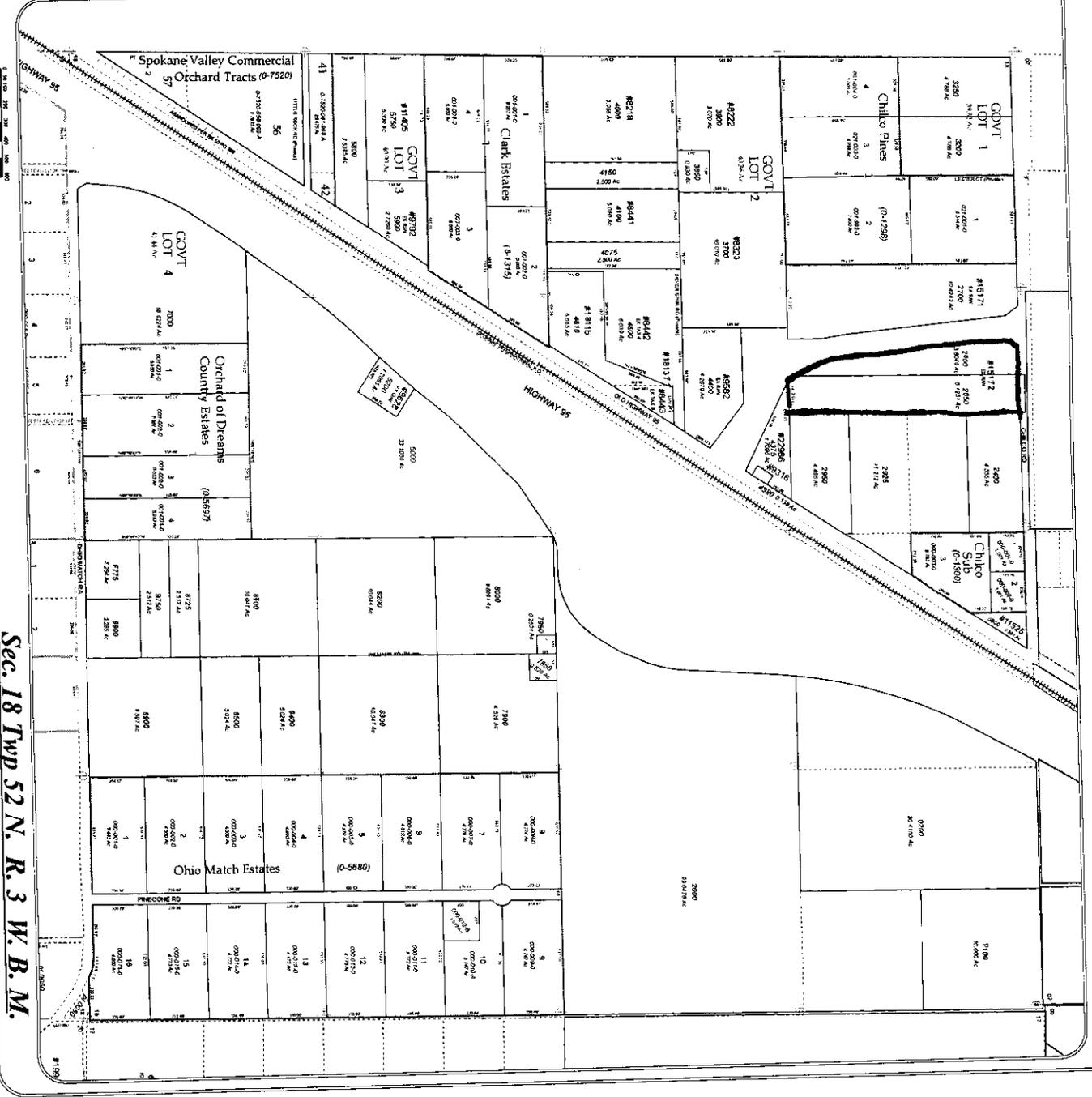
LOCATION OF ROAD SHOWS ARE BASED ON ADDRESSABLE ROAD INFORMATION MAY OR MAY NOT BE PUBLIC

Private Rights: Tax Parcels City Limits

Legal Rights: Private Boundaries GCOB Corners

Road RV: Railroad GCOB Lines

Mapfile: 52N03W18



Sec. 18 Twp 52 N. R. 3 W. B.M.

NOTICE OF PUBLIC HEARING
OF ANNEXATION OF PROPERTY INTO
NORTH KOOTENAI WATER DISTRICT
Kootenai County, Idaho

CHILCO ANNEXATION

The Board of Directors (the "Board") of the North Kootenai Water District (the "District") will be holding a public hearing on the annexation of property into the District. The public hearing will be held as follows:

Day: Thursday

Date: August 18, 2011

Time: 12:30 p.m.

Location: 1841 West Hayden Avenue, Hayden, Idaho

The annexation hearing is based upon petitions filed by the following parties for the properties identified in such petitions: Curt and Lana Carney (Parcel No. 52N03W-18-0100); Gary W. Creagle, Trustee (Parcel No. 0-7195-001-0; Parcel No. 0-7195-001-003-0; Parcel No. 0-7195-001-004-0); Ed D. Jameson, President of Jameson Mortgage Company (52N03W-07-9100); Pensco Trust Company, Custodian, FBO Ed. D. Jameson, IRA (52N03W-07-9200); Martin Unruh (Parcel No. 0-1300-000-003-0; 52N03W-07-9400); Randall L. Smith, on behalf of R&R Smith Properties L.L.C. (Parcel No. 0-7520-010-999-A); Randall L. Smith, on behalf of R&R Smith Family Trust (Parcel No. 0-7195-001-002-0); Judy and Walter Brooks (52N03W-18-3200); Tim Devine and Jon Cooke (52N03W-18-2800; 52N03W-18-2850); Idaho Forest Group, LLC (52N03W-07-6750; 52N03W-07-8600; 52N03W-07-7900; 52N03W-07-6500; 52N03W-07-5000; 52N03W-07-3600; 52N03W-07-7400). A copy of the petitions and additional description of the area covered by the petitions can be obtained from the District by sending a request to:

North Kootenai Water District
P.O. Box 2290
Hayden, Idaho 83835

All persons interested in appearing at the time and place of the hearing may show cause in writing why any petition for annexation should not be granted. The Board shall consider, at the hearing, any objection presented in writing. The failure of any person to show cause in writing shall be deemed as an assent to include their property within the boundaries of the District.

Anyone wishing to provide written comments, who is unable to attend the hearing, may provide them in advance of the hearing by sending them, first class mail, postage pre-paid, to:



North Kootenai Water District
P.O. Box 2290
Hayden, Idaho 83835

Failure to have your written comments to the Board in advance of the public hearing means they will not be considered by the Board at the public hearing.

DATED this 21st day of July, 2011.

NORTH KOOTENAI WATER DISTRICT,
Kootenai County, Idaho

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO, }
County of Kootenai, } ss.

Katrina George being first duly sworn
upon oath deposes and says:

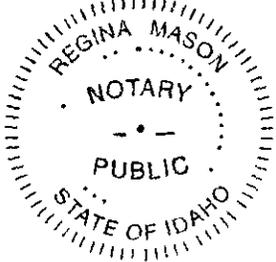
1 I am now and at all times hereinafter mentioned was a citizen of the United States, resident of the State of Idaho, over the age of twenty-one years and not a party of the above entitled action.

2 I am now and at all times hereinafter mentioned was the printer (principal clerk) of the "Coeur d'Alene Press," a newspaper printed and published daily except Sunday in Coeur d'Alene, Kootenai County, Idaho, and having a general circulation in said county.

3. The Legal Notice

of which the annexed is a printed copy, was published in the regular Saturday issue of said newspaper for 2 consecutive Weeks commencing on the 6 day of August 20 11 and ending on the 13 day of August 20 11 and such publication was made as often during said period as said Daily newspaper was regularly issued.

4 That said newspaper has been continuously and uninterruptedly published in said Kootenai County, during a period of more than seventy-eight consecutive weeks immediately prior to the first publication of said notice. Katrina George On this 13 day of August in the year of 2011, before me, a Notary Public, personally appeared Katrina George known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.



Regina Mason
Notary Public for the State of Idaho,
residing at Coeur d'Alene, Idaho

MY COMMISSION EXPIRES 6/18/15

NOTICE OF PUBLIC HEARING
OF ANNEXATION OF
PROPERTY INTO
NORTH KOOTENAI WATER
DISTRICT
Kootenai County, Idaho
CHILCO ANNEXATION

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North Kootenai Water District
P.O. Box 2290
Hayden, Idaho 83835

All persons interested in appearing at the time and place of the hearing may show cause in writing why any petition for annexation should not be granted. The Board shall consider, at the hearing, any objection presented in writing. The failure of any person to show cause in writing shall be deemed as an assent to include their property within the boundaries of the District.

Anyone wishing to provide written comments, who is unable to attend the hearing, may provide them in advance of the hearing by sending them, first class mail, postage pre-paid, to:

North Kootenai Water District
P.O. Box 2290
Hayden, Idaho 83835

Failure to have your written comments to the Board in advance of the public hearing means they will not be considered by the Board at the public hearing.

DATED this 21st day of July, 2011.
NORTH KOOTENAI WATER
Kootenai County,

EXHIBIT "D"

Legal Description of Annexed Property

PARCEL 1:

The West half of the East 412.50 feet of Tracts 67 and 70 of the old SPOKANE VALLEY COMMERCIAL ORCHARD TRACTS, in the Northeast quarter of the Northwest quarter of Section 18, Township 52 North, Range 3 West of the Boise Meridian, Kootenai County, Idaho

Said West half shall be defined by a straight line between the midpoints of the northern and southern boundaries of said East 412.50 feet of said Tracts 67 and 70;

PARCEL 2:

The East half of the East 412.50 feet of Tracts 67 and 70 of the old SPOKANE VALLEY COMMERCIAL ORCHARD TRACTS, in the Northeast quarter of the Northwest quarter of Section 18, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, Idaho.

Said East half shall be defined by a straight line between the midpoints of the northern and southern boundaries of said East 412.5 feet of said Tracts 67 and 70.

EXCEPT

The following two parcels identified as
parcel 112 and parcel 113

Idaho Transportation Department
US-95, Garwood to Sagle - Chilco Segment
No. A009(780)
Key No. 09780

Connecting Idaho Partners
May 13, 2010
Assessor's Parcel N^o 52N03W-18-2850
788 Sq. Ft (0.018 Acres)

**PARCEL 112
ITD PID 0043971
FREE ACQUISITION
REVISED MAY 13, 2010**

A tract of land being a portion of the northeast quarter of the northwest quarter (NE4, NW4) of Section 18, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the north quarter corner of said Section 18, marked by a found 2 1/2-inch diameter Aluminum Cap on a 5/8-inch rebar, as referenced by Corner Record Instrument No's. 1742797, 1285951 and 1893066; thence along the northerly line of said Section 18, South 89°42'56" West, a distance of 867.91 feet; thence leaving said northerly line South 0°17'03" East a distance of 25.00 feet to the southerly right-of-way line of Chilco Road and the northwest corner of that certain parcel of land described in Deed Instrument No. 1487641 of the Official records of Kootenai County, Idaho, said point being 265.69 feet left of Abbott Road Centerline Station 57+01.84; thence leaving said southerly right-of-way line, along the westerly boundary of said parcel South 0°47'48" West a distance of 1237.95 feet, said point being 57.83 feet left of Abbott Road Centerline Station 69+92.08 and the **TRUE POINT OF BEGINNING**;

thence leaving said westerly boundary, South 25°41'04" East a distance of 62.61 feet to the southerly boundary of said parcel, said point being 43.62 feet left of Abbott Road Centerline Station 70+58.24;

thence along said southerly boundary, South 89°52'58" West a distance of 27.92 feet to the southwest corner of said parcel, said point being 22.47 feet left of Abbott Road Centerline Station 70+39.05;

thence leaving said southerly boundary, along said westerly boundary, North 0°47'48" East a distance of 56.48 feet to the **POINT OF BEGINNING**.

Said parcel contains 788 square feet or 0.018 acres, more or less.

Located between Abbott Road Centerline Stations 69+92.08 and 70+58.24

Together with and subject to covenants, easements and restrictions of record.

Basis of bearing is South 89°42'56" West, 2629.04 feet, between the found 2 1/2-inch diameter Aluminum Cap on a 5/8-inch diameter rebar, Corner Record Inst. No's. 1742797, 1285951 and 1893066 marking the north quarter corner of Section 18, and the found 5/8-inch diameter rebar, Corner Record Inst. No's. 1287712 and 1708611 marking the northwest corner of Section 18, both in Township 52 North, Range 3 West, Boise Meridian.

Prepared by CH2M Hill, May 13, 2010
End of description



Mitchell D. Christian, P.L.S.

License No. 7043

AND ALSO EXCEPT

Idaho Transportation Department
US-95, Garwood to Sagle - Chilco Segment
No. A009(780)
Key No. 09780

Connecting Idaho Partners
May 14, 2010
Assessor's Parcel N^o 52N03W-18-2800
107,005 Sq. Ft. (2.456 Acres)
Page 1 of 2

PARCEL 113
ITD PID 0043972
FEE ACQUISITION
REVISED MAY 14, 2010

A tract of land being a portion of the northeast quarter of the northwest quarter (NE¹/₄, NW¹/₄) of Section 18, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the north quarter corner of said Section 18, marked by a found 2 1/2-inch diameter Aluminum Cap on a 5/8-inch rebar, as referenced by Corner Record Instrument No's. 1742797, 1285951 and 1893066; thence along the northerly line of said Section 18, South 89°42'56" West, a distance of 867.91 feet to the northeast corner of that certain parcel of land described in Deed Instrument No. 1487641 of the Official records of Kootenai County, Idaho, said point being 266.53 feet left of Abbott Road Centerline Station 56+75.34 and the TRUE POINT OF BEGINNING;

thence leaving said northerly line along the easterly boundary of said parcel, South 0°17'03" East a distance of 25.00 feet to the southerly right-of-way line of Chilco Road, said point being 265.69 feet left of Abbott Road Centerline Station 57+01.84;

thence along said southerly right-of-way line, South 89°42'56" West a distance of 157.57 feet to a point 108.21 feet left of Abbott Road Centerline Station 56+95.95

thence leaving said southerly right-of-way line, South 30°55'58" West a distance of 83.60 feet to a point 61.86 feet left of Abbott Road Centerline Station 57+66.81;

thence South 5°17'03" East a distance of 875.94 feet to a point 65.00 feet left of Abbott Road Centerline Station 66+45.07;

thence South 11°23'49" East a distance of 139.88 feet to a point 63.17 feet left of Abbott Road Centerline Station 68+00.62;

thence South 25°41'04" East a distance of 173.09 feet to the easterly boundary of said parcel, said point being 57.83 feet left of Abbott Road Centerline Station 69+92.08;

thence along said easterly boundary, South 0°47'48" West a distance of 56.48 feet to the southerly boundary of said parcel, said point being 22.47 feet left of Abbott Road Centerline Station 70+39.05;

thence along said southerly boundary, South 89°52'58" West a distance of 206.28 feet to the southwest corner of said parcel, said point being 146.85 feet right of Abbott Road Centerline Station 69+30.63;

thence leaving said southerly boundary, along the westerly boundary of said parcel, North 0°47'48" East a distance of 1293.83 feet to the southerly right-of-way line of Chilco Road, said point being 59.53 feet left of Abbott Road Centerline Station 56+94.21;

thence leaving said southerly right-of-way line, North 0°17'03" West a distance of 25.00 feet to northerly line of said Section 18 and the northerly boundary of said parcel, said point being 60.34 feet left of Abbott Road Centerline Station 56+68.89;

thence along the northerly line of said Section 18 and the northerly boundary of said parcel, North 89°42'56" East a distance of 206.29 feet to the POINT OF BEGINNING.

Said parcel contains 107,005 square feet or 2.456 acres, more or less.

Area includes 5,158 square feet or 0.118 acres, more or less of existing Chilco Road right-of-way.

Located between Abbott Road Centerline Stations 56+68.89 and 70+39.05

Together with and subject to covenants, easements and restrictions of record.

Idaho Transportation Department
US-95, Garwood to Sagle - Chilco Segment
No. A009(780)
Key No. 09780

Connecting Idaho Partners
May 14, 2010
Assessor's Parcel No. 52N03W-18-2800
.103,065 Sq. Ft (2.366 Acres)
Page 2 of 2

Basis of bearing is South $89^{\circ}42'56''$ West, 2629.04 feet, between the found 2 1/2-inch diameter aluminum cap on a 5/8-inch diameter rebar, Corner Record Inst. No's. 1742797, 1285951 and 1893066 marking the north quarter corner of Section 18, and the found 5/8-inch diameter rebar, Corner Record Inst. No's. 1287712 and 1708611 marking the northwest corner of Section 18, both in Township 52 North, Range 3 West, Boise Meridian.

Prepared by CH2M Hill, May 14, 2010
End of description



Mitchell D. Christian, P.L.S.

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