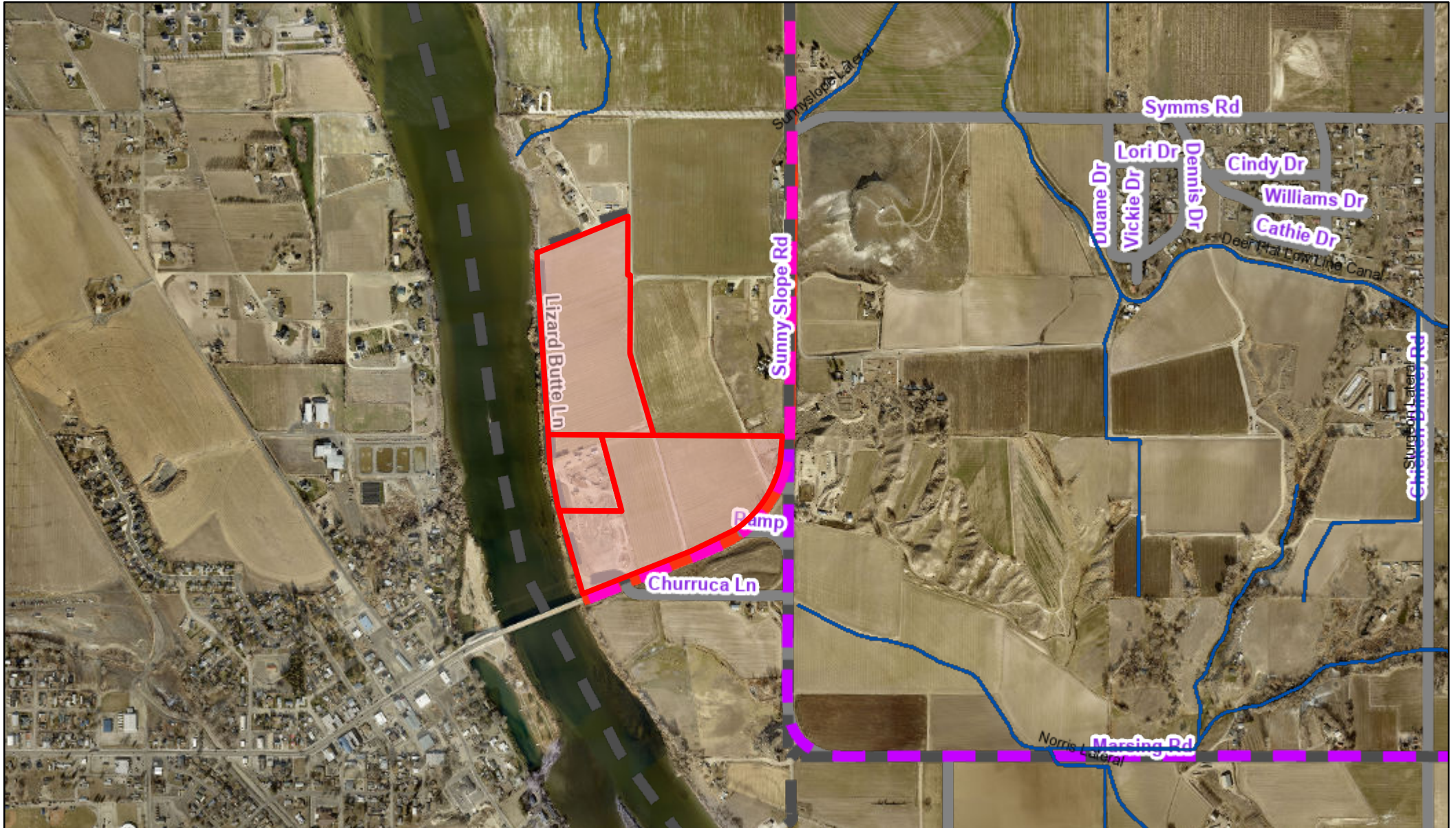


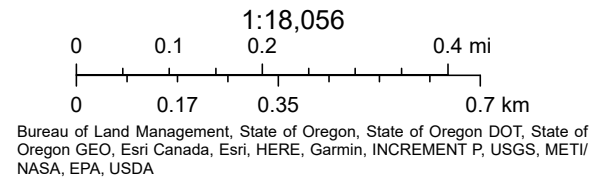
# Canyon County, ID Web Map



10/4/2023, 3:37:30 PM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- Hwy
- Roads
- CC\_PrivateRoads
- ITDFunctionalClassification
- Major Collector
- Other Principal Arterials
- Red: Band\_1
- Green: Band\_2

Canyon County Imagery 2022





**PRELIMINARY PLAT**  
**PUBLIC HEARING - MASTER APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: Q2 LLC - River Butte Estates	
	MAILING ADDRESS: 3320 Marble Front Rd.	
	PHONE:	EMAIL:
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>Attached.</u> Date: <u>—</u></p>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: Becky Yzagurrie / Samantha Hammond	
	COMPANY NAME: Ardurra	
	MAILING ADDRESS: 2471 S. Titanium Pl. Meridian, ID. 83709	
	PHONE: 208-323-2288	EMAIL: BYzaguirre@ardurra.com SHammond@ardurra.com

<b>SITE INFO</b>	STREET ADDRESS: 0 HWY 55	
	PARCEL NUMBER: R33590012G, R33590012A, R33590012I	
	PARCEL SIZE: ~33.49, ~7.04, ~29.03. TOTAL: 69.58 acres	
	NUMBER OF LOTS: 29	
	PROPOSED SUBDIVISION NAME: River Butte Estates	
	FLOOD ZONE (YES/NO) Yes	ZONING DISTRICT: Ag - Proposed: RR

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER	<u>SD 2023-0017</u>	DATE RECEIVED:	<u>10/2/23</u>
RECEIVED BY:	<u>Ivan K</u>	APPLICATION FEE:	<u>CK</u> MO CC CASH



**PRELIMINARY PLAT  
PUBLIC HEARING - MASTER APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME Q2 LLC
<b>PHONE</b>	MAILING ADDRESS 3320 Marble Front Rd.
<b>EMAIL</b>	

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: AA Date: 8/31/23

<b>APPLICANT: DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME Becky Yzaguirre / Samantha Hammond
<b>COMPANY NAME</b>	Arduira
<b>MAILING ADDRESS</b>	2471 S. Titanium Pl. Meridian, ID 83709
<b>PHONE</b>	208-323-2288
<b>EMAIL</b>	BYzaguirre@arduirra.com SHammond@arduirra.com

<b>STREET ADDRESS</b>	0 HWY 55
<b>PARCEL NUMBER</b>	R335900126, R33590012A, R33590012I
<b>PARCEL SIZE</b>	-33.48 -7.04, -29.03 TOTAL: 69.58 acres
<b>NUMBER OF LOTS</b>	29
<b>PROPOSED SUBDIVISION NAME</b>	River Butte Estates
<b>FLOOD ZONE (YES/NO)</b>	Yes
<b>ZONING DISTRICT</b>	Ag - Proposed: RR

FOR DSD STAFF COMPLETION ONLY:

<b>CASE NUMBER</b>	DATE RECEIVED
<b>RECEIVED BY</b>	APPLICATION FEE
	CK MO CC CASH



# PRELIMINARY PLAT

## PUBLIC HEARING - CHECKLIST

**PRELIMINARY PLAT - CCZO Section 07-17-09**

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

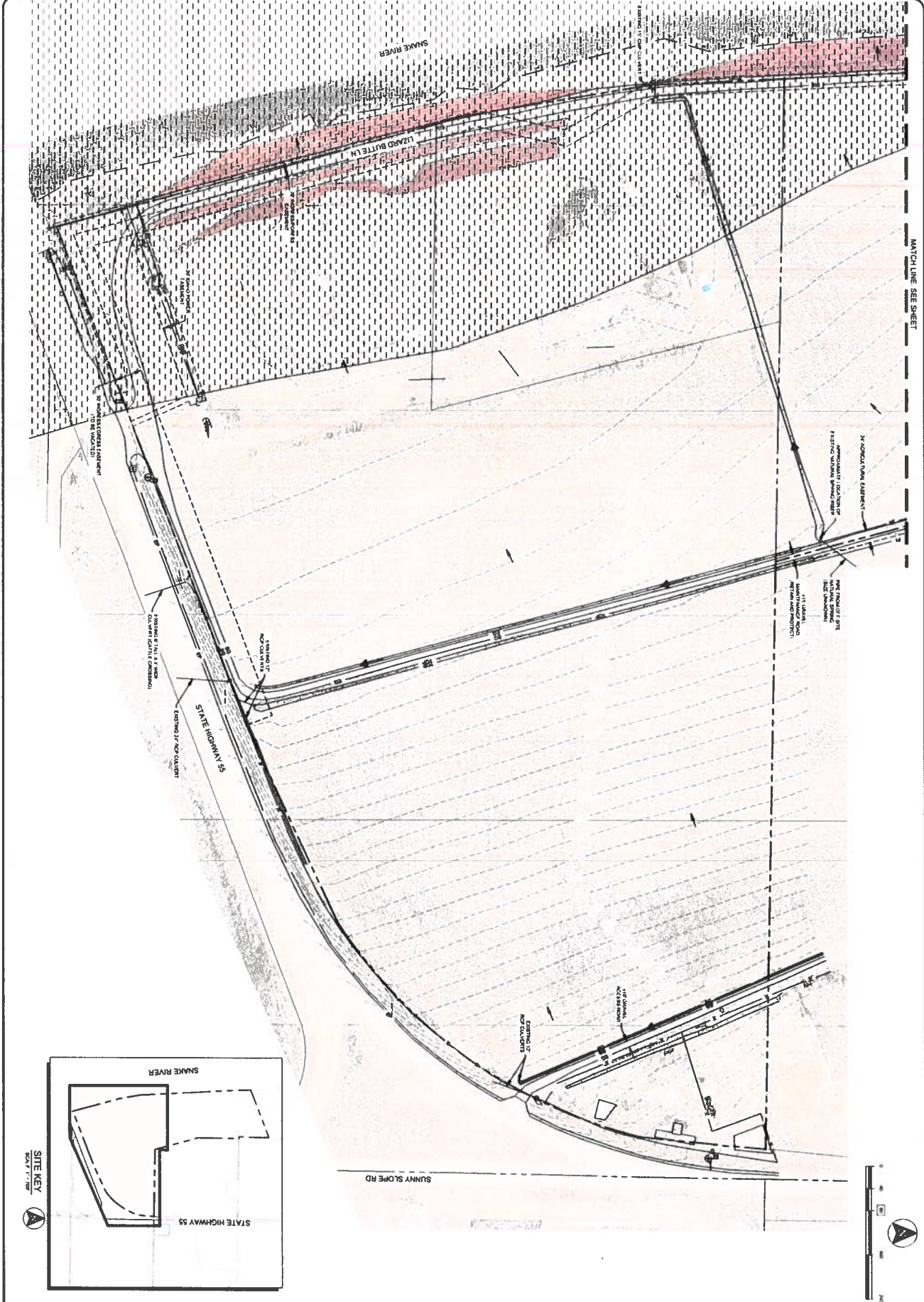
Description	Applicant	Staff
Master Application Completed and Signed	✓	
Copy of Preliminary Plat (1 Hard Copy & Digital Copy – Flash Drive Preferred)	✓	
Preliminary Drainage Plan, if applicable	✓	
Preliminary Irrigation Plan, if applicable	✓	
Preliminary Grading Plan, if applicable	✓	
Completed Preliminary Plat Checklist	✓	
Subdivision Worksheet	✓	
Irrigation Plan Application	✓	
Proof of application with:		
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/ Idaho Transportation Dept.	✓	
Area of City Impact (if applicable)	N/A	
Deed or evidence of property interest to the subject property	✓	
<b>Fee: \$1550.00</b> <b>+\$10.00/lot</b> <b>+\$100.00 for Area of City Impact</b> <b>+\$80.00 Private Road</b> <b>+\$80.00 Easement Reduction</b>	✓	
**Fees are non-refundable**		

Additional Information	Applicant	Staff
Hillside Development Requirements (07-17-33(1))		
Private Road Name Application		
Easement Reduction Application		
Floodplain Development Permit	✓	

\*DISCLAIMER: The subject property shall comply with the public nuisance ordinance, the building code, and the zoning code before the Director can accept the application.







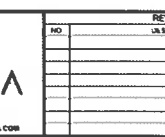
**PRELIMINARY PLAT FOR:**  
**RIVER BUTTE ESTATES**  
**EXISTING CONDITIONS**

ARDURRA  
 130 N. BROADWAY #800  
 RAINIER, IDAHO 83857  
 208-442-4388 | WWW.ARDURRA.COM

REVISIONS	
NO.	DESCRIPTION

BORDER SIZE	
NO.	DESCRIPTION

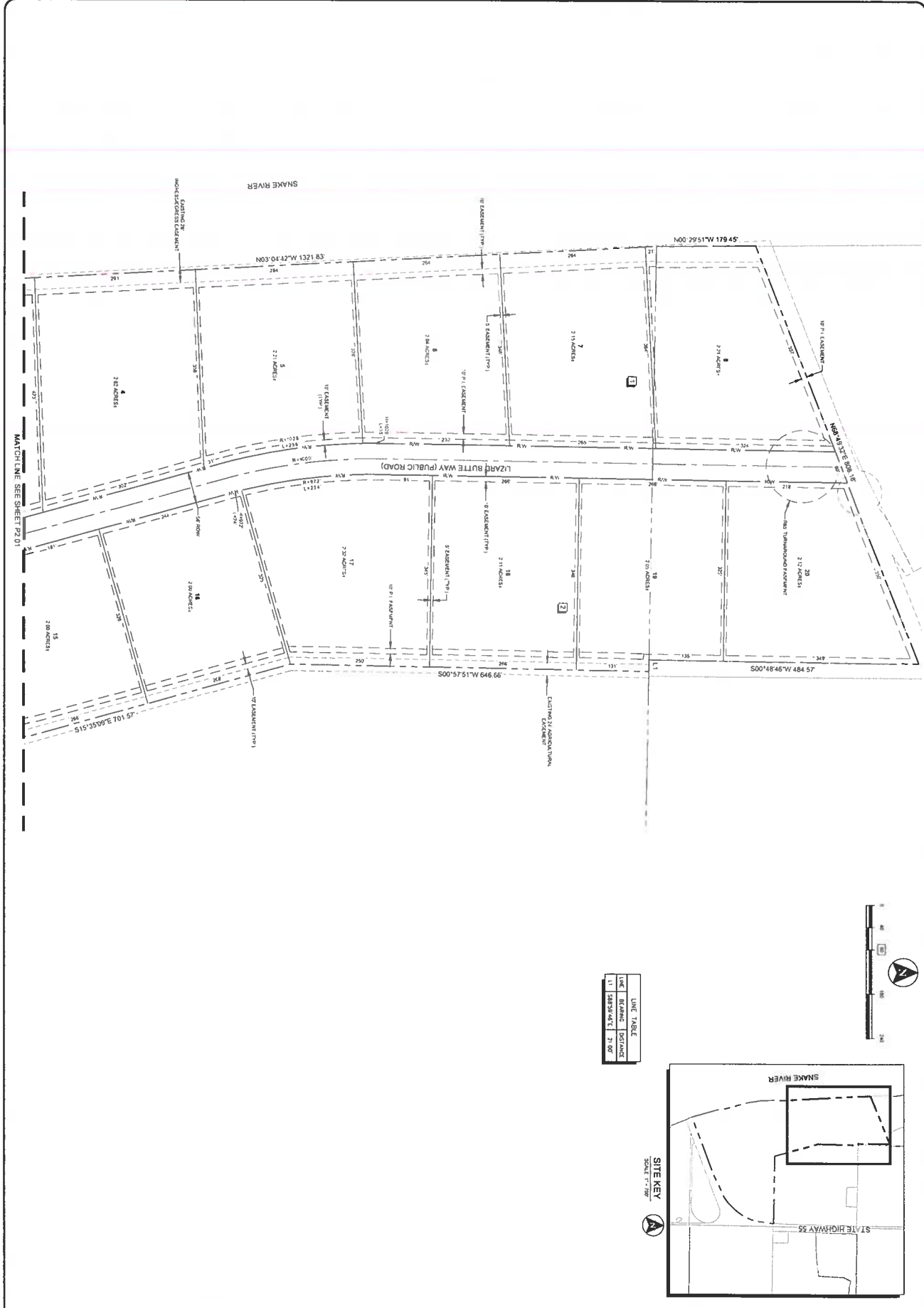
DATE: 11/17/2023  
 DRAWN BY: J. LYLE  
 CHECKED BY: J. LYLE  
 APPROVED BY: J. LYLE



**ATTENTION:**  
 THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A FINAL PLAT. THE FINAL PLAT WILL BE SUBMITTED TO THE COUNTY CLERK FOR RECORDATION. THE COUNTY CLERK'S OFFICE WILL BE CONTACTED BY THE ENGINEER FOR RECORDATION. THE ENGINEER'S OFFICE IS LOCATED AT 130 N. BROADWAY #800, RAINIER, IDAHO 83857. THE ENGINEER'S PHONE NUMBER IS 208-442-4388. THE ENGINEER'S FAX NUMBER IS 208-442-4389. THE ENGINEER'S EMAIL ADDRESS IS INFO@ARDURRA.COM. THE ENGINEER'S WEBSITE IS WWW.ARDURRA.COM.

**SCALE:** 1" = 100'

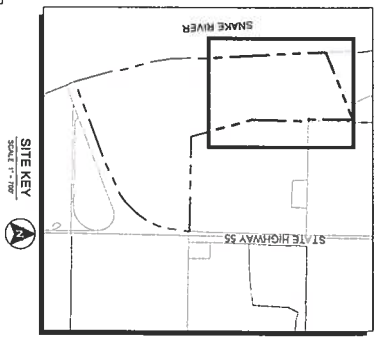
**PROJECT:** P1.01



MATCHLINE SEE SHEET P2.01

LINE TABLE

LINE	BEARING	DISTANCE
13	S89°50'42\"	21.00'



**P2.00**

ATTENTION:  
 THIS IS A PRELIMINARY PLAT FOR THE RIVER BUTTE ESTATES. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ARDURRA GROUP, INC.

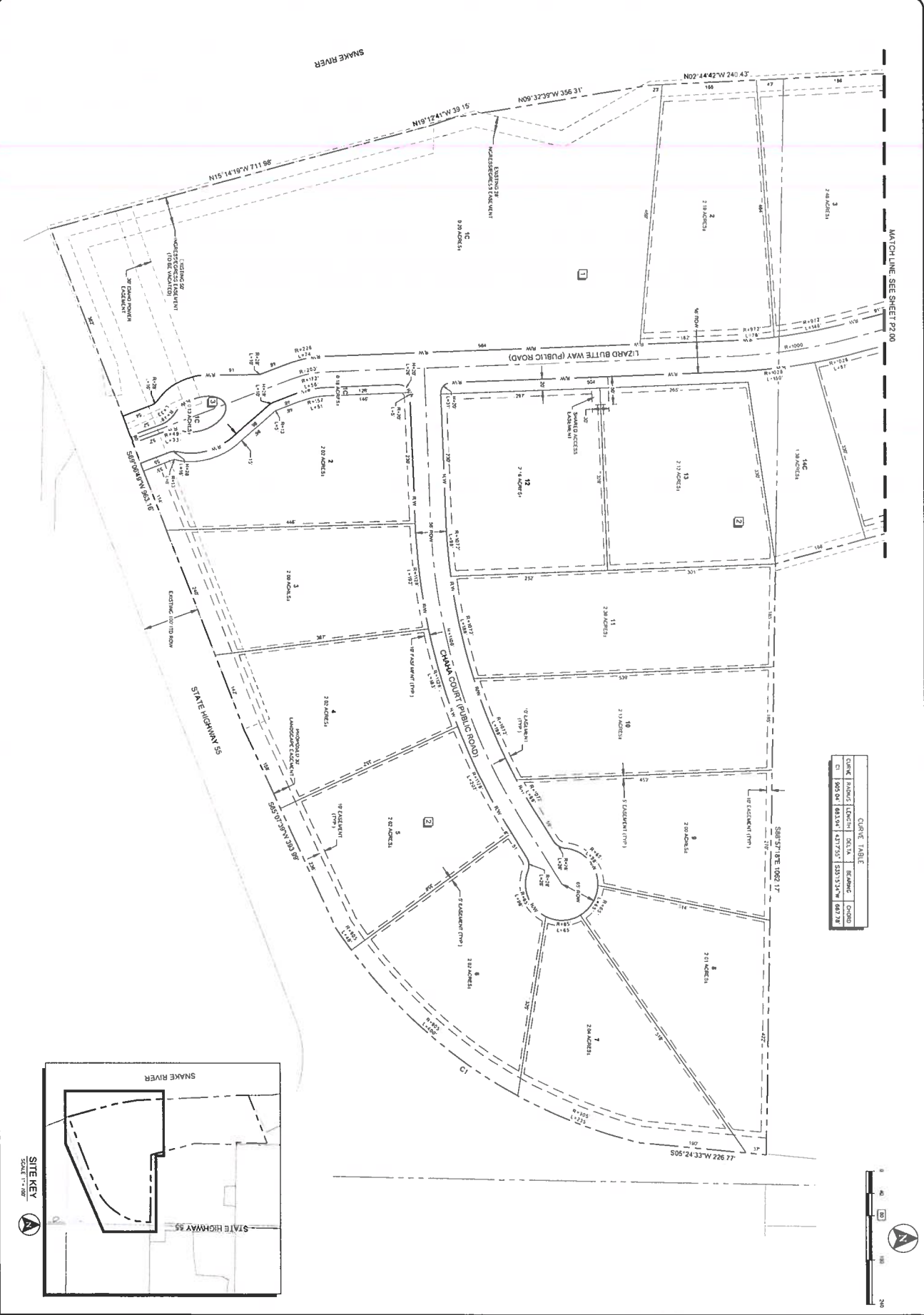
PRELIMINARY PLAT FOR:  
**RIVER BUTTE ESTATES**  
 LOT DIMENSIONS



NO.	REVISIONS DESCRIPTION	DATE







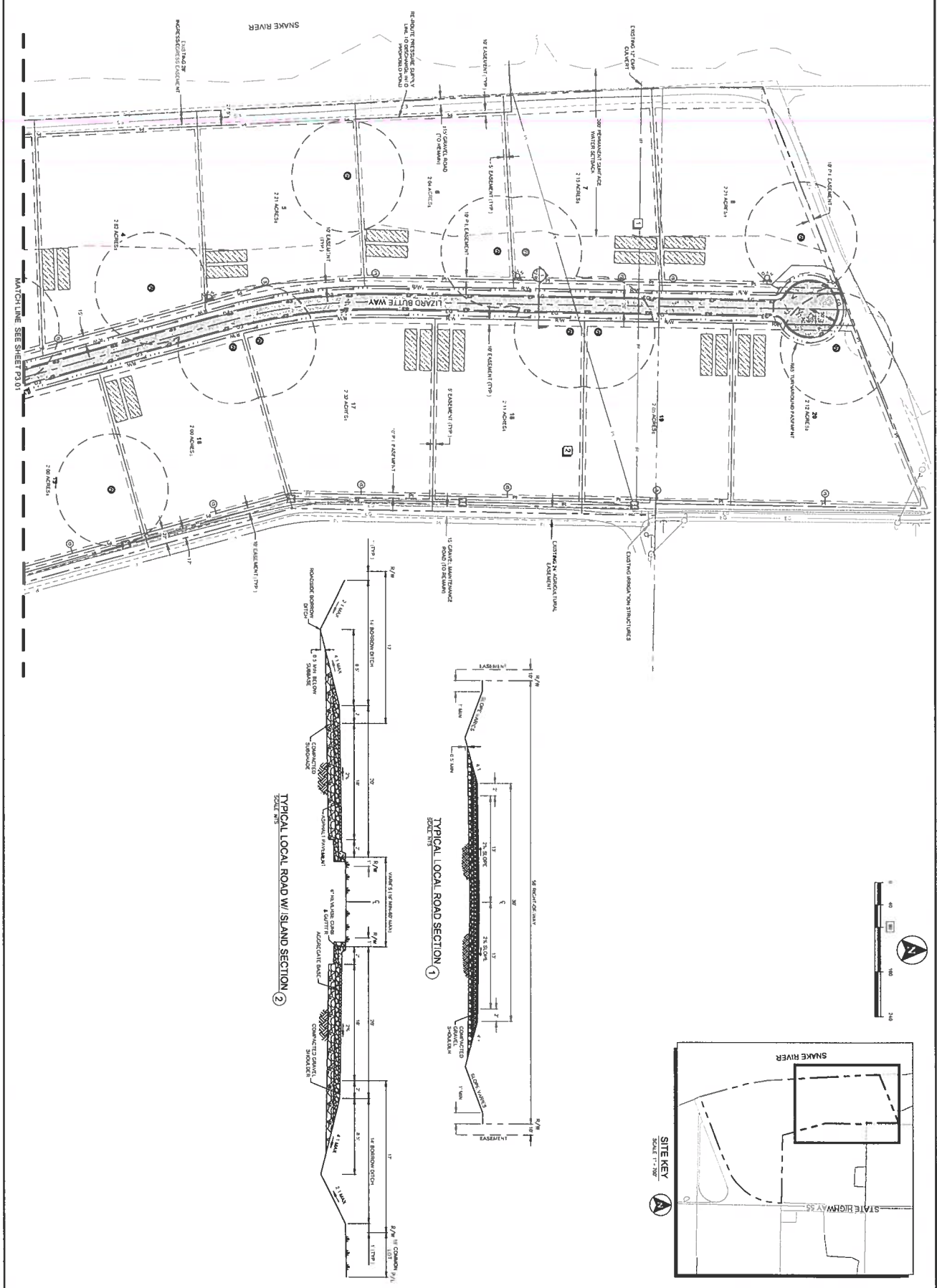
**P2.01**

PRELIMINARY PLAT FOR:  
**RIVER BUTTE ESTATES**  
LOT DIMENSIONS

ARDURRA  
132 N. BROADMOORE WAY  
HAMPA, IDAHO 83487  
208-441-4308 | WWW.ARDURRA.COM

NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE	DATE
27'x34'	
7' LEVEL	
7' LEVEL	
CHECKED	
APPROVED	



ATTENTION:  
 THIS IS A PRELIMINARY PLAT FOR THE RIVER BUTTE ESTATES. IT IS NOT TO BE USED FOR CONSTRUCTION. THE FINAL PLAT WILL BE FILED WITH THE COUNTY CLERK'S OFFICE. THE DATE OF THE FINAL PLAT WILL BE DETERMINED BY THE COUNTY CLERK'S OFFICE.  
 PROJECT NO. 202301  
 DATE: 10/15/2023

P3.00

PRELIMINARY PLAT FOR:  
**RIVER BUTTE ESTATES**  
 SITE PLAN



NO.	REVISIONS DESCRIPTION	DATE	BORDER SIZE
1	DESIGN	7/11/24	27'x31'
2	DRAWN	7/11/24	
3	CHECKED	8/20/24	
4	APPROVED	10/15/23	

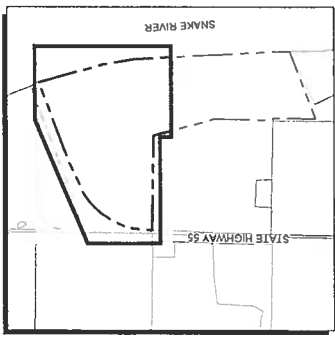




MATCHLINE SEE SHEET P3.00

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DEG. TA.	BEARING	CHORD
C1	500.00'	98.33'	1.57175°	S25°15'14" W	1.6077'



**ATTENTION:**  
 IF THIS DOCUMENT IS USED FOR ANY OTHER PROJECT, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 DATE: JAN 15, 2023  
 PROJECT: 230001  
 SHEET: P3.01

PRELIMINARY PLAT FOR:  
**RIVER BUTTE ESTATES**  
 SITE PLAN



**REVISIONS**

NO.	DESCRIPTION	DATE

BORDER SIZE	DATE
27' x 41'	11/19/2023
17' x 15'	11/19/2023
17' x 15'	11/19/2023
17' x 15'	11/19/2023
17' x 15'	11/19/2023
17' x 15'	11/19/2023
17' x 15'	11/19/2023
17' x 15'	11/19/2023
17' x 15'	11/19/2023



## SUBDIVISION WORKSHEET

### Overview:

Number of Buildable Residential Lots: 25	Number of Non-Buildable Lots: 4
Number of Common Lots: 4	Total Subdivision Size: 69.58 AC
Number of Common Lots: 4	Average Residential Lot Size: 2.14 AC

### Area of City Impact:

Is the property in an Area of City Impact?  No  Yes- What City:

Will you be requesting subdivision Improvement Waivers?  No  Yes

If yes, which waivers will you be requesting?

Curbs  Gutters  Sidewalks  Street Lights  Landscaping  Other

If you are located in an Area of City Impact the following is required:

- Evidence of compliance with IC 31-3805 which could include evidence of irrigation system plan approval by the planning and zoning authority and city council and coordination with the irrigation entity.
- Communication with the City.

### Roads:

Roads within the development will utilize:

Public  Private\*  Not Applicable

\*Private Roads Require: Name approved prior to submittal & a Private Road Application at the Time of submittal.

### Hillside Development:

Of the total lots requested how many of each contain slopes +15%?

Residential: 0 Non-Buildable: 0 Common: 0

Will the proposed roads be located within any area containing +15% slopes?

Yes\*  No

\*If any development or construction activities will occur on slopes > 15% please submit the information required by CCZO 07-17-33

### Irrigation:

What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Wilder Irrigation District

Drainage:

---

This property has:  Water rights available  No water rights available.

If No Water Rights are available, please fill out an Irrigation Plan Worksheet

Irrigation Water is Provided via:  Irrigation Well  Surface Water

Percentage of property that has water: 100%

Volume of water or diversion rate available at the property: Unknown

Please describe, in detail, how the property is currently irrigated and how it will be irrigated after it is subdivided:

The property currently has two irrigation water sources. The primary is a pipeline coming from the east ultimately fed from Lake Lowell. There is a distribution structure just outside of the property that feed water to properties to the north, gravity irrigation for the subject property, and also pumped for pressure irrigation on a portion of the property. The secondary irrigation source is an intake and pump in the Snake River that discharges in the gravity irrigation ditches on the property. The proposed condition will use the gravity irrigation water being delivered to the property and store it in a year round pond. Pressure irrigation will be provided to each lot by a pump station drawing water from the pond.

Are there irrigation easement(s) on the property?  Irrigation Well  Surface Water

How do you plan to retain storm and excess water on each lot?

Storm water and excess water will surface flow into roadside ditches and be discharged into the proposed pond on the property. Pre-development flows along with the spring water entering the pond will be released into the Snake River.

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How do you plan to remove the stormwater/excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates):

Storm water will be pretreated for oil, grease, sediments, and other pollutants by settling out in the roadside ditches with check dams and the proposed detention pond before being discharged into the Snake River.

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\*\*\*\*\* Applicant Acknowledgment \*\*\*\*\*

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be ~~EXHIBIT~~ and/or ~~LISTED~~ prior to the Board's signature on the final plan.

Signed: ML Date: 8/31/23  
Property Owner (Application Submitted)

Signed: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Director / Staff

# IRRIGATION PLAN APPLICATION



See Representative.

Applicant(s)	Name	Daytime Telephone Number	
	Street Address	City, State	Zip
	Becky Yzagurrie / Samantha Hammond	208-323-2288	BYzaguirre@ardurra.com SHammond@ardurra.com
Representative Name	Daytime Telephone Number / E-mail Address		
	2471 S. Titanium Pl. Meridian, ID. 83709		
	Street Address	City, State	Zip

Location of Subject Property: HWY 55 & Lizard Butte Ln Caldwell

Two Nearest Cross Streets or Property Address Caldwell

Assessor's Account Number(s): RR33590012G, R33590012A, R33590012I Section 34 Township 3N Range 4W

This land:

- Has water rights available to it.
- Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

**Idaho Code 31-3805** states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
  - 1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.
  - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

## Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

- 1  All canals, ditches, and laterals with their respective names.
- 2  Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3  Rise locations and types, if any.
- 4  Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5  Slope of the property in various locations.
- 6  Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7  Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8  Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9  Other information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Also, provide the following documentation:**

- Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.



\*\*\*\*\* Applicant Acknowledgement \*\*\*\*\*

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the Irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed:  Date 8/31/23  
(Application Submitted)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_  
Director / Staff



## AGENCY ACKNOWLEDGMENT

Date: 7/27/2023

Applicant: Becky Yzaguirre

Parcel Number: R33590012G0, R33590012A0, R33590012I0

Site Address: 0 HWY 55, CALDWELL, ID

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### **Southwest District Health:**

Applicant submitted/met for informal review.

Date: 08/29/2023 Signed: \_\_\_\_\_

Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

District: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

\_\_\_\_\_  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

\_\_\_\_\_  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

District: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

\_\_\_\_\_  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact**

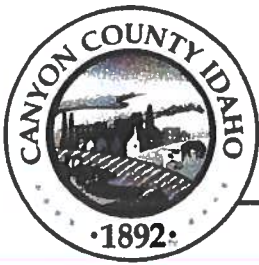
City: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

\_\_\_\_\_  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



## AGENCY ACKNOWLEDGMENT

Date: 7/27/2023

Applicant: Becky Yzaguirre

Parcel Number: R33590012G0, R33590012A0, R33590012I0

Site Address: 0 HWY 55, CALDWELL, ID

### SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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#### Southwest District Health:

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

District: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: 7-31-23 Signed: \_\_\_\_\_

Jerry Mays  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

District: Marsing Fire District

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

District: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact

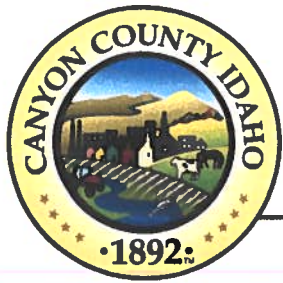
City: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



## AGENCY ACKNOWLEDGMENT

Date: 7/27/2023

Applicant: Becky Yzaguirre

Parcel Number: R33590012G0, R33590012A0, R33590012I0

Site Address: 0 HWY 55, CALDWELL, ID

**SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

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**Southwest District Health:**

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

**Fire District:**

District: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

**Highway District:**

District: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: 7/31/23 Signed: \_\_\_\_\_

*Bob Watkins*  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

**Irrigation District:**

District: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

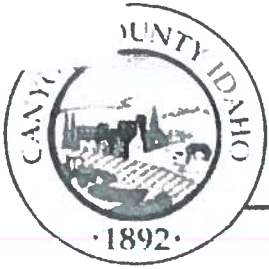
**Area of City Impact**

City: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)



# AGENCY ACKNOWLEDGMENT

Date: 7/27/2023

Applicant: Becky Yzaguirre

Parcel Number: R33590012G0, R33590012A0, R33590012I0

Site Address: 0 HWY 55, CALDWELL, ID

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

### Southwest District Health:

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

### Fire District:

District: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

### Highway District:

District: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

### Irrigation District:

District: Wilder Irrigation District

Applicant submitted/met for informal review.

Date: 7/27/23 Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

### Area of City Impact

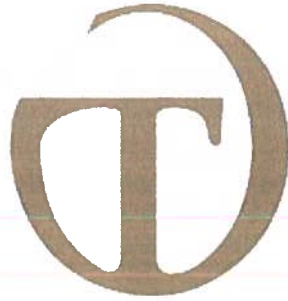
City: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



# TitleOne

a title & escrow co.

## PROPERTY INFORMATION

**Date:**

8/22/2023

**Prepared By:**

TitleOne Customer Service

**Property Address:**

Hwy 55 Caldwell 83607

**Parcel Number:**

R3359001210

**Warmest Regards,**

The TitleOne Team  
TitleOne Corporation  
[www.TitleOneCorp.com](http://www.TitleOneCorp.com)

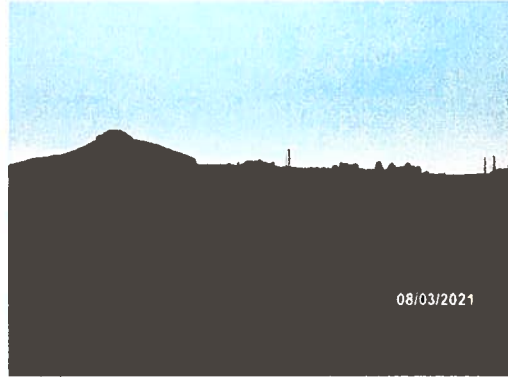
**Disclaimer**

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

**Canyon County Property Profile Information**



**Parcel ID:** R3359001210  
**Alt Parcel ID:** 03N04W342150  
**Property Addr:** Hwy 55  
Caldwell ID 83607



**Owner Information**

**Name:** Q2 LLC  
**Address:** 3320 Marble Front Rd  
Caldwell ID 83605 - 8174

**Assessor Information**

**Legal Description:** 34-3N-4W NE TX 19108 IN GOVT LTS 1 & 2 AND IN SENE

**Twn/Range/Section:** 03N / 04W / 34 / NE  
**Acres:** 29.03 (1,264,547 SqFt)  
**Irrigation Dist:** Wilder Irrigation District

**School District:** Marsing  
**Instrument #:** 2022033753

**Subdivision:**  
**Plat Instr. #:**

**Lot:**  
**Block:**  
**Recreation:**

**Assessed Values**

**Land Value:** \$51,410.00  
**Improvement Value:** \$0.00  
**Total Value:** \$51,410.00 (2023)

**Treasurer Information**

**Year: 2022 Tax: \$281.58**  
**Year: 2021 Tax: \$399.14**  
**Year: 2020 Tax: \$451.54**

**Levy Year:** 2022  
**Levy Code:** 155-00  
**Levy Rate:** 0.0056

**Assessor Land Categories**

Use Code	Description	Value
01	01 Irr Ag	\$10,470.00
01	01 Irr Ag	\$37,550.00
01	01 Irr Ag	\$3,390.00

**Transfer Information**

**Rec. Date:** 07/08/2022  
**Owner:** Q2 LLC  
**Orig. Loan Amt:**

**Doc Num:** 33753      **Doc Type:** Deed  
**Grantor:** PARADISE JOHN K N TRUST  
**Title Co:** PIONEER TITLE CO

**Finance Type:**      **Loan Type:**      **Lender:**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



8151 W. Rifleman Street  
Boise, ID 83704

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

File No. 810510 CB/JB

**2022-033753**  
RECORDED  
**07/08/2022 09:40 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 JWINSLOW \$15.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

### WARRANTY DEED

For Value Received Gary Kimura, as successor trustee of the John Kimura NOYFB Paradise Trust hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Q2, LLC, an Idaho limited liability company hereinafter referred to as Grantee, whose current address is 3320 Marble Front Caldwell, ID 83605

The following described premises, to-wit:

See Attached Exhibit "A" for legal description which by this reference is incorporated herein.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 29, 2022

John Kimura NOYFB Paradise Trust

By: [Signature]  
Gary Kimura, Trustee for John Kimura NOYFB Paradise Trust

State of \_\_\_\_\_, County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Gary Kimura, as Successor Trustee of John Kimura NOYFB Paradise Trust.

Signature of notary public \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

See ATTACHED CA ~~JURY~~ ACKNOWLEDGEMENT



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verified only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Sacramento)

On July 5, 2022, before me, Amber M. Seals, Notary Public, personally appeared Coary Kimura, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Amber M. Seals (Seal)



EXHIBIT A

This parcel is a portion of Government Lots 1 and 2 and the SE ¼ NE ¼, all of Section 34 in Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said Government Lot 2, (NE1/16 Corner, Section 34), a found ½ inch diameter rebar;  
thence  
South 88°59'55" East along the North boundary of the SE ¼ NE ¼ a distance of 21.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
South 00°57'21" West a distance of 646.77 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
South 15°35'40" East a distance of 701.43 feet to a point on the South boundary of the SE ¼ NE ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
North 88°57'16" West along the South boundaries of the SE ¼ NE ¼ and Government Lot 2 a distance of 873.00 feet to the Southwest corner of Government Lot 2, a found 5/8 inch diameter rebar; thence  
North 3°04'15" West along the Right or East bank of the Snake River a distance of 1321.62 feet to the Northwest corner of Government Lot 2, a found 5/8 inch diameter rebar; thence continuing along said bank in Government Lot 1, North 00°35'22" West a distance of 179.62 feet to a found ½ inch diameter rebar; thence leaving said bank bearing, North 68°48'58" East a distance of 808.25 feet to a point on the East boundary of Government Lot 1, a found ½ inch diameter rebar; thence South 00°48'55" West along said East boundary a distance of 484.72 feet to the POINT OF BEGINNING.

ALSO SHOWN as Parcel A on Record of Survey recorded February 13, 2019, as Instrument No. 2019-006091, records of Canyon County, Idaho.

TOGETHER WITH AND SUBJECT TO an irrigation easement more particularly described as follows:

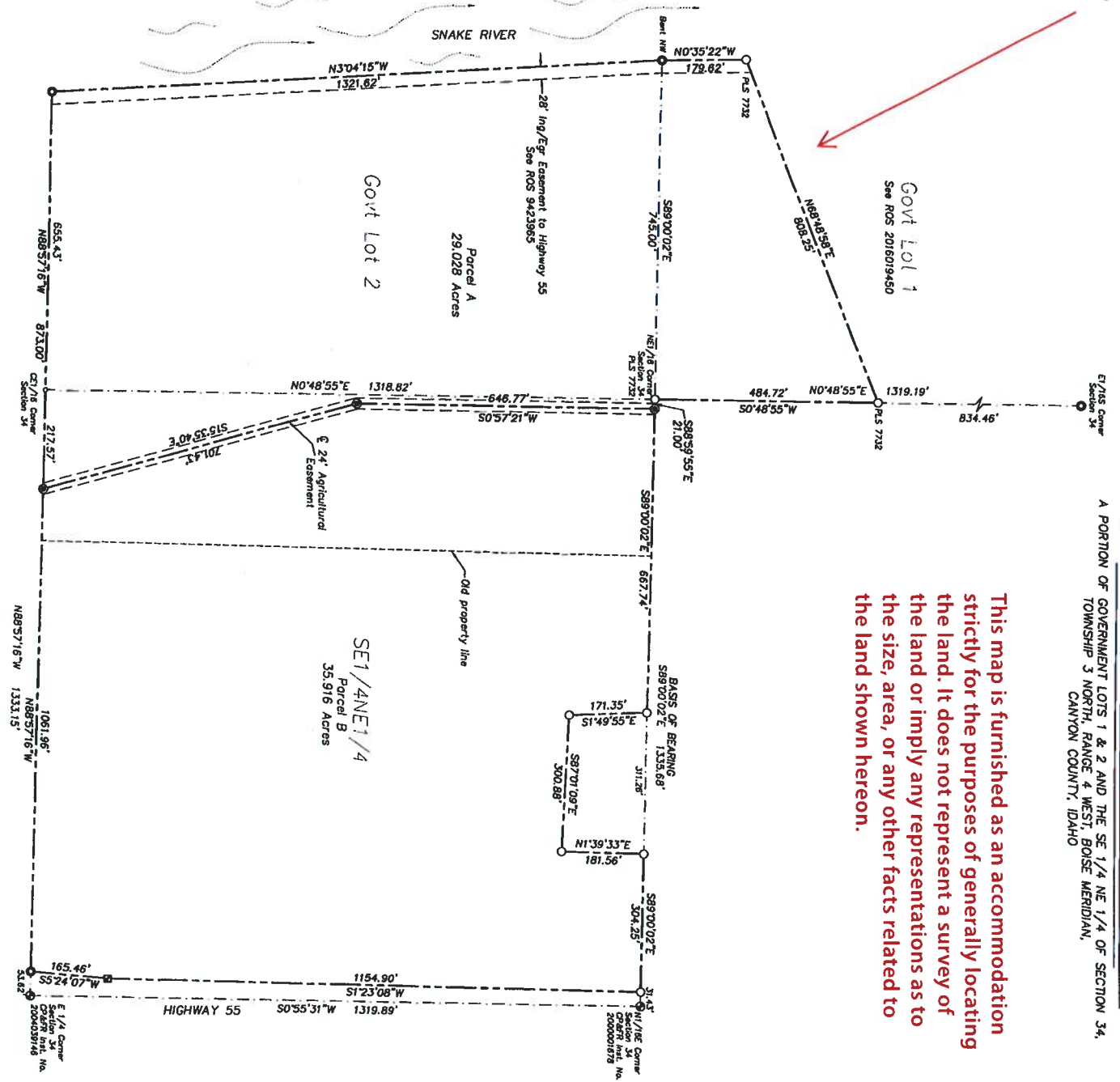
This easement lies in the SE ¼ NE ¼ of Section 34 in Township 3 North Range 4 West of the Boise Meridian, Canyon County, Idaho. This easement is 24.00 feet in width, being 12.00 feet right and 12.00 feet left of the following described centerline. The sidelines of said easement are to be extended or shortened to meet at angle points and to begin on the North boundary of the aforementioned SE ¼ NE ¼ and to terminate on the South boundary of said SE ¼ NE ¼. The centerline of said easement is more particularly described as follows:

COMMENCING at the Northwest corner of said SE ¼ NE ¼, (NE1/16 Corner, Section 34), a found ½ inch diameter rebar; thence  
South 88°59'55" East along the North boundary of the SE ¼ NE ¼ a distance of 21.00 feet to the TRUE POINT OF BEGINNING, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
South 00°57'21" West a distance of 646.77 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
South 15°35'40" East a distance of 701.43 feet to the POINT OF TERMINUS, a 5/8 x 24 inch rebar set with a Plastic cap stamped P.L.S. 15352.

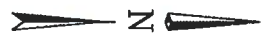
# RECORD OF SURVEY

A PORTION OF GOVERNMENT LOTS 1 & 2 AND THE SE 1/4 NE 1/4 OF SECTION 34,  
TOWNSHIP 3 NORTH, RANGE 4 WEST, BOISE MERIDIAN,  
CANYON COUNTY, IDAHO

This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.



2019-006091  
RECORDED  
02/13/2019 02:48 PM  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Patti Sappus  
BOOK 16 LAND SURVEY



0'  
150'  
300'  
Scale: 1" = 150'

- LEGEND**
- BRASS CAP MONUMENT - FOUND
  - RIGHT OF WAY BRASS CAP - FOUND
  - 5/8" REBAR - FOUND
  - 5/8" x 24" REBAR - SET
  - 1/2" REBAR - FOUND
  - CALCULATED POINT
  - PROPERTY BOUNDARY LINE
  - - - SECTION/ALLOT PART LINE

**Reference Surveys:**  
Inst. No. 2017023617  
Inst. No. 2016019450  
Inst. No. 2005010895  
Inst. No. 2005018220  
Inst. No. 1994023965  
Inst. No. 1998024503

**Reference Deeds:**  
Inst. No. 2015049013  
Inst. No. 2010136594  
Inst. No. 2017037410  
Inst. No. 2002034852

**CERTIFICATION**  
I, Thomas J. Wallard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Repealment Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 344-34-1-4-0-00-00  
INDEX No. 344-34-1-3-0-00-00  
INDEX No. 344-34-1-2-0-00-00

SURVEY FOR  
**SHERRI CLARK**

Drawn By: S.L.W.  
Date: Jan. 31, 2019  
Surveyed By: T.J.W.

**Skinner**  
Land Survey  
Precision Land Surveys, P.C.  
1042 Land Builder Road  
Pocatello, ID 83421  
(208) 454-0833  
WWW.SKINNERLANDSURVEY.COM

Job No. NV1618



# TitleOne

a title & escrow co.

## PROPERTY INFORMATION

**Date:**

8/22/2023

**Prepared By:**

TitleOne Customer Service

**Property Address:**

Hwy 55 Caldwell 83607

**Parcel Number:**

R33590012G0

**Warmest Regards,**

The TitleOne Team

TitleOne Corporation

[www.TitleOneCorp.com](http://www.TitleOneCorp.com)

**Disclaimer**

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**Canyon County Property Profile Information**



**Parcel ID:** R33590012G0  
**Alt Parcel ID:** 03N04W347200  
**Property Addr:** Hwy 55  
Caldwell ID 83607



**Owner Information**

**Name:** Q2 LLC  
**Address:** 3320 Marble Front Rd  
Caldwell ID 83605

**Assessor Information**

**Legal Description:** 34-3N-4W NE TX 11086 IN N 1/2 OF SE  
**Twn/Range/Section:** 03N / 04W / 34 / NE  
**Acres:** 33.49 (1,458,824 SqFt)  
**Irrigation Dist:** Wilder Irrigation District  
**School District:** Marsing  
**Instrument #:** 2022033750  
**Subdivision:**  
**Plat Instr. #:**  
**Lot:**  
**Block:**  
**Recreation:**

**Treasurer Information**

**Year: 2022 Tax: \$682.88**  
**Year: 2021 Tax: \$673.20**  
**Year: 2020 Tax: \$716.50**  
**Levy Year: 2022**  
**Levy Code: 155-00**  
**Levy Rate: 0.0056**

**Assessed Values**

**Land Value:** \$122,600.00  
**Improvement Value:** \$0.00  
**Total Value:** \$122,600.00 (2023)

**Assessor Land Categories**

Use Code	Description	Value
18	18 Rural other	\$72,600.00
02	02 Irr pasture	\$1,840.00
01	01 Irr Ag	\$21,960.00
01	01 Irr Ag	\$2,770.00
01	01 Irr Ag	\$23,430.00

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



8151 W. Rifleman Street  
Boise, ID 83704

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

File No. 810393 CB/JB

**2022-033750**  
RECORDED  
**07/08/2022 09:15 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=5 TYOUREN \$15.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

### WARRANTY DEED

For Value Received Patricia L. Kiester and H. Allen Kiester, wife and husband, as to Parcel 1D  
Patricia L. Kiester and Allen Kiester, wife and husband, as to Parcel D  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Q2, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 3320 Marble Front Rd Caldwell, ID 83605

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 24, 2022

X Patricia L. Kiester  
Patricia L. Kiester

X H Allen Kiester  
H. Allen Kiester

X Patricia L. Kiester  
Patricia L. Kiester

X Allen Kiester  
Allen Kiester

State of Idaho, County of ~~Ada~~<sup>SNH</sup> Elmore

This record was acknowledged before me on July 3 2022 by Patricia L. Kiester and H. Allen Kiester and Patricia L. Kiester and Allen Kiester

✓ Sheryl A Reymont  
Signature of Notary public  
Commission Expires: 1-6-24



EXHIBIT A

Parcel 1D:

A parcel of land being a portion of Government Lot 3 lying in the N1/2 SE1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE1/4 NE1/4 of Section 34 to a found Brass Cap marking the N1/16 Corner common to said Sections 34 and 35; thence S00°55'31"W. 1319.89 feet to a - found Brass Cap marking the E1/4 Corner of said Section 34; thence N.88°57'16"W. 1549.48 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE1/4 of Section 34 to a set 5/8" iron pin, said pin marking the REAL POINT OF BEGINNING; thence S14°22'54"E. 650.04 feet to a set 5/8" iron pin; thence N88°57'16"W. 517.28 feet to a set 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence along the said mean high water line of the right or east bank of the Snake River the following courses and distances: N.15°14'31"W. 39.32 feet to a found 5/8" iron pin; thence N.09°57'37"W. 355.70 feet to a found 5/8" iron pin; thence N.02°43'40"W. 240.25 feet to a found 5/8" iron pin marking the NW Corner of said Government Lot 3, said pin also lying on the said north boundary of the SE1/4 of Section 34; thence leaving the said mean high water line of the right or east bank of the Snake River, S88°57'16"E. 439.10 feet along the said north boundary of Government Lot 3 and the said north boundary of the SE1/4 of Section 34 to the point of beginning.

ALSO SHOWN as Parcel 1D on Record of Survey recorded April 6, 2005, as Instrument No. 200518220, records of Canyon County, Idaho.

TOGETHER WITH: A fifty-foot wide ingress and egress easement lying in a portion of Government Lot 3 in the N1/2 SE1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S.00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE1/4 NE1/4 of Section 34 to a found Brass Cap marking the N1/16 Corner common to said Sections 34 and 35; thence S.00°55'31"W. 1319.89 feet to a found Brass Cap marking the E1/4 Corner of said Section 34; thence N.88°57'16"W. 1549.48 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE1/4 of Section 34 to a



set 5/8" iron pin, thence S.14°22'54"E. 650.04 feet to a set 5/8" iron pin; thence N.88°57'16"W. 517.28 feet to a set 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; said pin marking the REAL POINT OF BEGINNING; thence S.88°57'16"E. 52.09 feet to a point; thence 8.15°14'31"E. 642.39 feet to a point; thence N.69°07'08"E. 908.09 feet to a point; thence S.20°52'52"E. 50.00 feet to a found 5/8 iron pin lying along the northwesterly right of way of State Highway 55; thence S.69°07'08"W. 963.27 feet along the said northwesterly right of way of State Highway 55 to a found 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence leaving the said northwesterly right of way of State Highway 55 and along the said mean high water line of the right or east bank of the Snake River, N.15°14'31"W. 712.18 feet to the point of beginning,

Parcel 2D:

A parcel of land being a portion of Government Lot 3 lying in the N 1/2 SE 1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S.00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE 1/4 NE 1/4 of Section 34 to a found Brass Cap marking the N 1/16 Corner common to said Sections 34 and 35; thence S.00°55'31"W. 1319.89 feet to a found Brass Cap marking the E 1/4 Corner of said Section 34; thence N.88°57'16"W. 53.62 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE 1/4 of Section 34 to a set 5/8" iron pin lying along the northwesterly right of way of State Highway 55, said pin marking the REAL POINT OF BEGINNING; thence along the said northwesterly right of way of State Highway 55 the following courses and distances:  
along the long chord of a 400 foot spiral curve to the right, S.05°24'07"W. 226.74 feet to a found 5/8" iron pin marking a point of spiral curve to the right at PCS STA 45+13.1; thence 683.86 feet along said curve to the right, said curve having a delta of 43°17'56", a radius of 904.93 feet, tangents of 359.19 feet and a long chord of 667.70 feet which bears S.35°15'08"W. to a found 5/8" iron pin marking a spiral curve at PSC STA 37+84.2; thence along the long chord of said spiral curve and to the right, S.65°07'13"W. 393.94 feet to a found 5/8" iron pin marking the point of tangent to spiral curve at PS STA 33+84.2; thence S.69°07'08"W. 963.27 feet to a found 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence leaving the said northwesterly right of way of State Highway 55 and meandering along the said mean high water line of the right or east bank of the Snake River the following courses and distances:  
N.15°14'31"W. 751.50 feet to a found 5/8" iron pin; thence N.09°57'37"W. 355.70 feet to a found 5/8" iron pin; thence N.02°43'40"W. 240.25 feet to a found 5/8" iron pin marking the NW Comer of said Government Lot 3, said pin also lying on the said north boundary of the SE 1/4 of Section 34; thence leaving the said mean high water line of the right or east bank of the Snake River, S.88°57'16"E. 1934.96 feet along the said

north boundary of Government Lot 3 and the said north boundary of the SE 1/4 of Section 34 to the point of beginning,

ALSO SHOWN as Parcel D on Record of Survey recorded March 2, 2005, as Instrument No. 200510894, records of Canyon County, Idaho.

EXCEPTING THEREFROM the following:

A parcel of land being a portion of Government Lot 3 lying in the N1/2 SE1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE1/4 NE1/4 of Section 34 to a found Brass Cap marking the N1/16 Corner common to said Sections 34 and 35; thence S00°55'31"W. 1319.89 feet to a found Brass Cap marking the E1/4 Corner of said Section 34; thence N.88°57'16"W. 1549.48 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE1/4 of Section 34 to a set 5/8" iron pin, said pin marking the REAL POINT OF BEGINNING; thence S14°22'54"E. 650.04 feet to a set 5/8" iron pin; thence N88°57'16"W. 517.28 feet to a set 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence along the said mean high water line of the right or east bank of the Snake River the following courses and distances: N.15°14'31"W. 39.32 feet to a found 5/8" iron pin; thence N.09°57'37"W. 355.70 feet to a found 5/8" iron pin; thence N.02°43'40"W. 240.25 feet to a found 5/8" iron pin marking the NW Corner of said Government Lot 3, said pin also lying on the said north boundary of the SE1/4 of Section 34; thence leaving the said mean high water line of the right or east bank of the Snake River, S88°57'16"E. 439.10 feet along the said north boundary of Government Lot 3 and the said north boundary of the SE1/4 of Section 34 to the point of beginning.

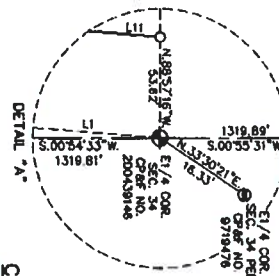
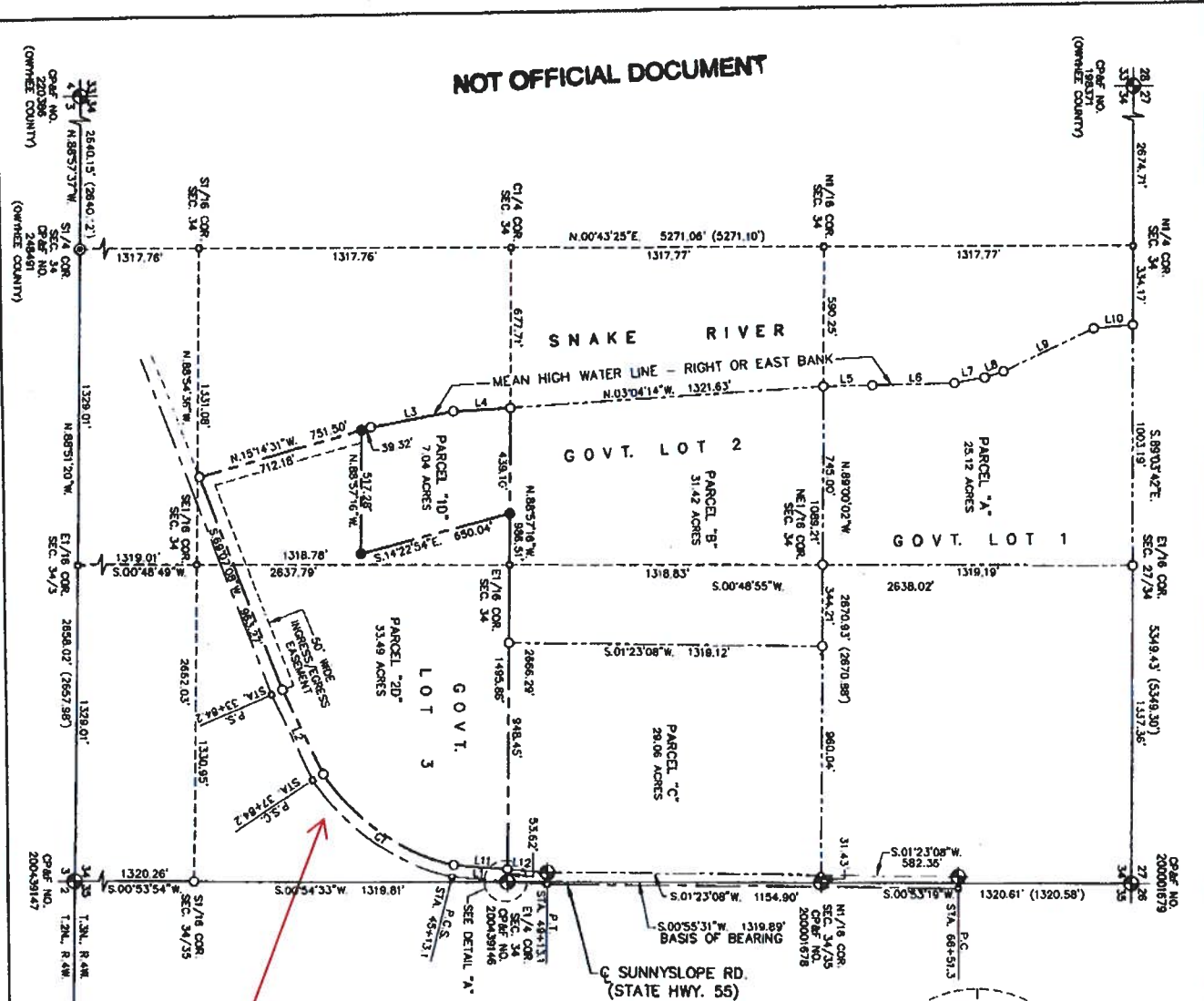
ALSO SHOWN as Parcel 1D on Record of Survey recorded April 6, 2005, as Instrument No. 200518220, records of Canyon County, Idaho.

INSTRUMENT NO. 200518220

This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.

NOT OFFICIAL DOCUMENT

NOT OFFICIAL DOCUMENT



RECORD OF SURVEY  
FOR  
ALLEN KIESTER  
PARCELS OF LAND LYING IN A PORTION OF  
GOVT. LOT 3 OF SECTION 34,  
T.3N., R.4W., BOISE MERIDIAN,  
CANTON COUNTY, IDAHO  
2005

CERTIFICATE OF SURVEYOR  
THIS IS TO CERTIFY THAT I, COLLEEN MARKS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HAVE MADE A SURVEY OF THE LANDS AS SHOWN ON THE ATTACHED MAP AND THAT THE SAME IS IN ACCORDANCE WITH THE CORNER PERPETUATION AND PLUMB ACT - IDAHO CODE 55-1801 THROUGH 55-1813.  
COLLEEN MARKS, L.S. 7045



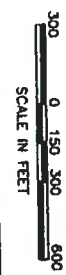
CURVE	DELTA	RADIUS	CHORD	CHORD BEARING
C1	437°52'	904.83'	159.19'	667°37'
				5°33'57.08"W

LINE	BEARING	LENGTH
L1	S.05°24.07'W	392.20'
L2	S.65°07.13'W	393.94'
L3	N.09°57.37'W	355.70'
L4	N.02°43.40'W	240.25'
L5	N.00°33.56'W	208.53'
L6	N.00°37.31'W	347.93'
L7	N.09°18.14'W	312.00'
L8	N.18°45.18'W	83.93'
L9	N.24°16.14'W	427.86'
L10	N.04°07.52'W	164.90'
L11	S.05°24.07'W	226.74'
L12	S.05°24.07'W	185.46'

- NOTES:  
1. REFERENCE IS MADE TO RECORD OF SURVEY INSTRUMENT NO. 8442885 INSTRUMENT NO. 9424603 INSTRUMENT NO. 200008400 INSTRUMENT NO. 200441140 INSTRUMENT NO. 200510885  
2. ALL CP&F RECORDS RECORDED IN CANTON COUNTY UNLESS OTHERWISE NOTED.

- LEGEND  
--- PROPERTY BOUNDARY  
--- OTHER PROPERTY BOUNDARY  
◆ FOUND BRASS CAP  
● FOUND RAIL ROAD SPWICE  
○ FOUND 1" PIRE  
○ FOUND 5/8" IRON PIN  
○ SET 5/8" IRON PIN WITH PLASTIC CAP  
○ MARKED L.S. 7045  
○ FOUND 1/2" IRON PIN WITH PLASTIC CAP  
○ CALC. POINT  
( ) DATA OF RECORD  
( ) LOCATION OF CP&F RECORDING

MARKS LAND SURVEYING, INC.  
COLLEEN MARKS, L.S. 7045  
6405 LUSTICK RD.  
BOISE, IDAHO 83704  
PH: (208) 378-7703 FX: 378-7759



CP&F NO. 200518220 (OWNER COUNTY)  
CP&F NO. 200439147 (OWNER COUNTY)

DATE: 6/4/05  
DRAWN: JMF/JLS  
CHECKED: MJK/MSD

200518220

RECORDED

2005 APR 6 PM 2 02

G NOEL HALBS  
CANNON CNTY RECORDER  
BY *NOEL* \$5.00

APR 6 2005

4-6-05



# TitleOne

a title & escrow co.

## PROPERTY INFORMATION

**Date:**

8/22/2023

**Prepared By:**

TitleOne Customer Service

**Property Address:**

Hwy 55 Caldwell 83607

**Parcel Number:**

R33590012A0

**Warmest Regards,**

The TitleOne Team

TitleOne Corporation

[www.TitleOneCorp.com](http://www.TitleOneCorp.com)

**Disclaimer**

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

**Canyon County Property Profile Information**



**Parcel ID:** R33590012A0  
**Alt Parcel ID:** 03N04W341855  
**Property Addr:** Hwy 55  
Caldwell ID 83607



**Owner Information**

**Name:** Q2 LLC  
**Address:** 3320 Marble Front Rd  
Caldwell ID 83605 - 8174

**Assessor Information**

**Legal Description:** 34-3N-4W NE TX 05340 IN GOVT LT 3 IN N 1/2 SE  
**Twn/Range/Section:** 03N / 04W / 34 / NE  
**Acres:** 7.04 (306,662 SqFt)  
**Irrigation Dist:** Wilder Irrigation District  
**School District:** Marsing  
**Instrument #:** 2022033750  
**Subdivision:**  
**Plat Instr. #:**  
**Lot:** 3  
**Block:**  
**Recreation:**

**Treasurer Information**

**Year: 2022**      **Tax:** \$276.98  
**Year: 2021**      **Tax:** \$222.56  
**Year: 2020**      **Tax:** \$226.04  
**Levy Year:** 2022  
**Levy Code:** 155-00  
**Levy Rate:** 0.0056

**Assessed Values**

**Land Value:** \$61,840.00  
**Improvement Value:** \$0.00  
**Total Value:** \$61,840.00 (2023)

**Assessor Land Categories**

Use Code	Description	Value
01	01 Irr Ag	\$4,720.00
18	18 Rural other	\$57,120.00

**Transfer Information**

**Rec. Date:** 07/08/2022  
**Owner:** Q2 LLC  
**Orig. Loan Amt:**

**Doc Num:** 33750      **Doc Type:** Deed  
**Grantor:** KIESTER PATRICIA L & H ALLEN  
**Title Co:** PIONEER TITLE CO

**Finance Type:**      **Loan Type:**      **Lender:**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



8151 W. Rifleman Street  
Boise, ID 83704

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

File No. 810393 CB/JB

**2022-033750**  
RECORDED  
**07/08/2022 09:15 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=5 TYOUREN \$15.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

### WARRANTY DEED

For Value Received Patricia L. Kiester and H. Allen Kiester, wife and husband, as to Parcel 1D  
Patricia L. Kiester and Allen Kiester, wife and husband, as to Parcel D  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Q2, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 3320 Marble Front Rd Caldwell, ID 83605

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 24, 2022

X Patricia L. Kiester  
Patricia L. Kiester

X H Allen Kiester  
H. Allen Kiester

X Patricia L. Kiester  
Patricia L. Kiester

X Allen Kiester  
Allen Kiester

State of Idaho, County of ~~Ada~~<sup>SAN</sup> Elmore

This record was acknowledged before me on July 3 2022 by Patricia L. Kiester and H. Allen Kiester and Patricia L. Kiester and Allen Kiester

✓ Sheryla Reymont  
Signature of Notary public  
Commission Expires: 1-6-24





EXHIBIT A

Parcel ID:

A parcel of land being a portion of Government Lot 3 lying in the N1/2 SE1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE1/4 NE1/4 of Section 34 to a found Brass Cap marking the N1/16 Corner common to said Sections 34 and 35; thence S00°55'31"W. 1319.89 feet to a - found Brass Cap marking the E1/4 Corner of said Section 34; thence N.88°57'16"W. 1549.48 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE1/4 of Section 34 to a set 5/8" iron pin, said pin marking the REAL POINT OF BEGINNING; thence S14°22'54"E. 650.04 feet to a set 5/8" iron pin; thence N88°57'16"W. 517.28 feet to a set 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence along the said mean high water line of the right or east bank of the Snake River the following courses and distances:  
N.15°14'31"W. 39.32 feet to a found 5/8" iron pin; thence  
N.09°57'37"W. 355.70 feet to a found 5/8" iron pin; thence  
N.02°43'40"W. 240.25 feet to a found 5/8" iron pin marking the NW Corner of said Government Lot 3, said pin also lying on the said north boundary of the SE1/4 of Section 34; thence leaving the said mean high water line of the right or east bank of the Snake River,  
S88°57'16"E. 439.10 feet along the said north boundary of Government Lot 3 and the said north boundary of the SE1/4 of Section 34 to the point of beginning.

ALSO SHOWN as Parcel 1D on Record of Survey recorded April 6, 2005, as Instrument No. 200518220, records of Canyon County, Idaho.

TOGETHER WITH: A fifty-foot wide ingress and egress easement lying in a portion of Government Lot 3 in the N1/2 SE1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S.00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE1/4 NE1/4 of Section 34 to a found Brass Cap marking the N1/16 Corner common to said Sections 34 and 35; thence S.00°55'31"W. 1319.89 feet to a found Brass Cap marking the E1/4 Corner of said Section 34; thence N.88°57'16"W. 1549.48 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE1/4 of Section 34 to a

set 5/8" iron pin, thence S.14°22'54"E. 650.04 feet to a set 5/8" iron pin; thence N.88°57'16"W. 517.28 feet to a set 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; said pin marking the REAL POINT OF BEGINNING; thence S.88°57'16"E. 52.09 feet to a point; thence 8.15°14'31"E. 642.39 feet to a point; thence N.69°07'08"E. 908.09 feet to a point; thence S.20°52'52"E. 50.00 feet to a found 5/8 iron pin lying along the northwesterly right of way of State Highway 55; thence S.69°07'08"W. 963.27 feet along the said northwesterly right of way of State Highway 55 to a found 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence leaving the said northwesterly right of way of State Highway 55 and along the said mean high water line of the right or east bank of the Snake River, N.15°14'31"W. 712.18 feet to the point of beginning,

Parcel 2D:

A parcel of land being a portion of Government Lot 3 lying in the N 1/2 SE 1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence

S.00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE 1/4 NE 1/4 of Section 34 to a found Brass Cap marking the N 1/16 Corner common to said Sections 34 and 35; thence S.00°55'31"W. 1319.89 feet to a found Brass Cap marking the E 1/4 Corner of said Section 34; thence N.88°57'16"W. 53.62 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE 1/4 of Section 34 to a set 5/8" iron pin lying along the northwesterly right of way of State Highway 55, said pin marking the REAL POINT OF BEGINNING; thence along the said northwesterly right of way of State Highway 55 the following courses and distances:

along the long chord of a 400 foot spiral curve to the right, S.05°24'07"W. 226.74 feet to a found 5/8" iron pin marking a point of spiral curve to the right at PCS STA 45+13.1; thence

683.86 feet along said curve to the right, said curve having a delta of 43°17'56", a radius of 904.93 feet, tangents of 359.19 feet and a long chord of 667.70 feet which bears S.35°15'08"W. to a found 5/8" iron pin marking a spiral curve at PSC STA 37+84.2; thence along the long chord of said spiral curve and to the right, S.65°07'13"W. 393.94 feet to a found 5/8" iron pin marking the point of tangent to spiral curve at PS STA 33+84.2; thence

S.69°07'08"W. 963.27 feet to a found 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence leaving the said northwesterly right of way of State Highway 55 and meandering along the said mean high water line of the right or east bank of the Snake River the following courses and distances:

N.15°14'31"W. 751.50 feet to a found 5/8" iron pin; thence

N.09°57'37"W. 355.70 feet to a found 5/8" iron pin; thence

N.02°43'40"W. 240.25 feet to a found 5/8" iron pin marking the NW Comer of said Government Lot 3, said pin also lying on the said north boundary of the SE 1/4 of Section 34; thence leaving the said mean high water line of the right or east bank of the Snake River, S.88°57'16"E. 1934.96 feet along the said

north boundary of Government Lot 3 and the said north boundary of the SE 1/4 of Section 34 to the point of beginning.

ALSO SHOWN as Parcel D on Record of Survey recorded March 2, 2005, as Instrument No. 200510894, records of Canyon County, Idaho.

EXCEPTING THEREFROM the following:

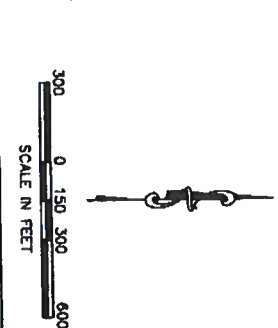
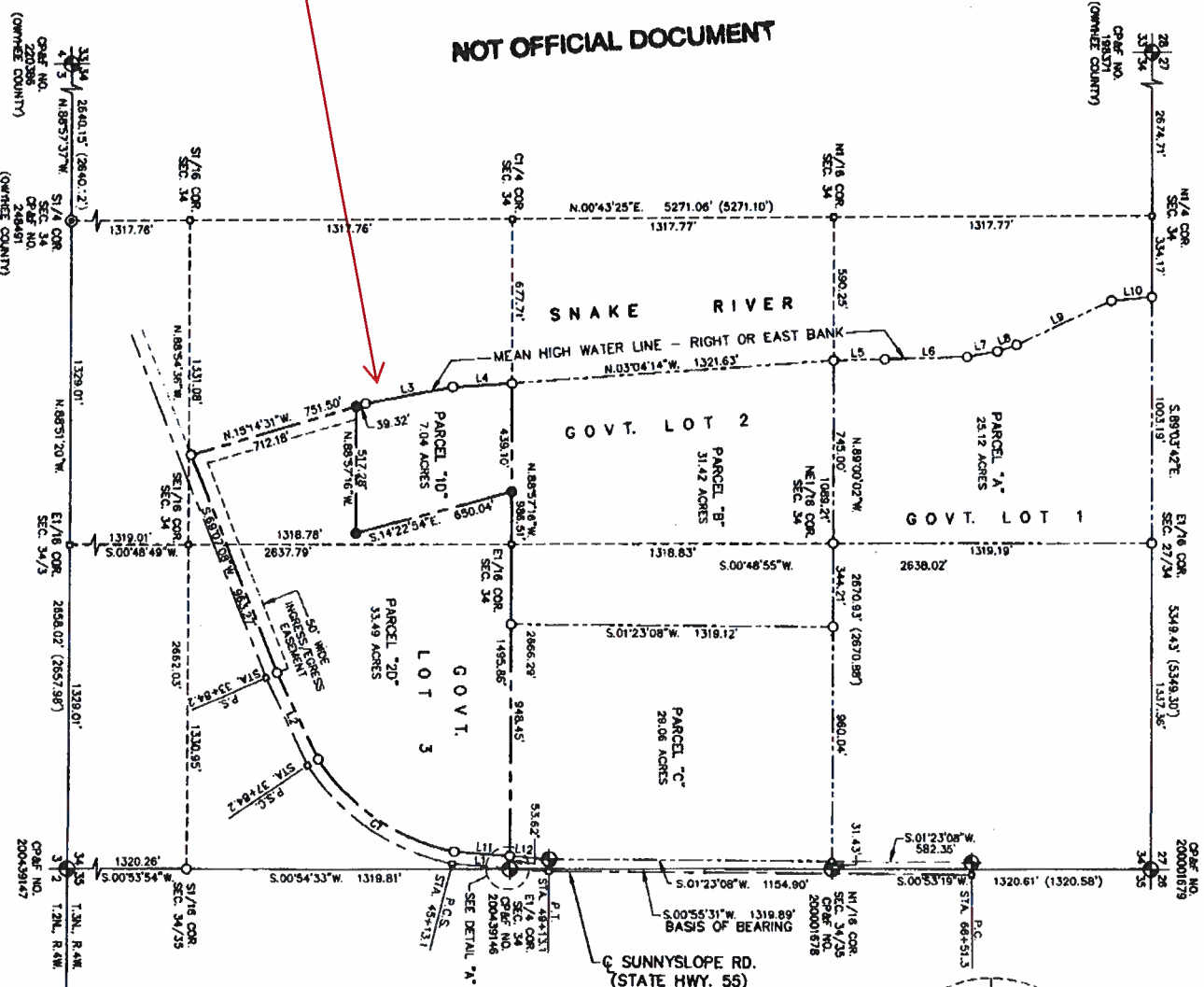
A parcel of land being a portion of Government Lot 3 lying in the N1/2 SE1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho: thence S00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE1/4 NE1/4 of Section 34 to a found Brass Cap marking the N1/16 Corner common to said Sections 34 and 35; thence S00°55'31"W. 1319.89 feet to a found Brass Cap marking the E1/4 Corner of said Section 34; thence N.88°57'16"W. 1549.48 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE1/4 of Section 34 to a set 5/8" iron pin, said pin marking the REAL POINT OF BEGINNING; thence S14°22'54"E. 650.04 feet to a set 5/8" iron pin; thence N88°57'16"W. 517.28 feet to a set 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence along the said mean high water line of the right or east bank of the Snake River the following courses and distances: N.15°14'31"W. 39.32 feet to a found 5/8" iron pin; thence N.09°57'37"W. 355.70 feet to a found 5/8" iron pin; thence N.02°43'40"W. 240.25 feet to a found 5/8" iron pin marking the NW Corner of said Government Lot 3, said pin also lying on the said north boundary of the SE1/4 of Section 34; thence leaving the said mean high water line of the right or east bank of the Snake River, S88°57'16"E. 439.10 feet along the said north boundary of Government Lot 3 and the said north boundary of the SE1/4 of Section 34 to the point of beginning.

ALSO SHOWN as Parcel 1D on Record of Survey recorded April 6, 2005, as Instrument No. 200518220, records of Canyon County, Idaho.

INSTRUMENT NO. 200518220

NOT OFFICIAL DOCUMENT



LINE	BEARING	LENGTH
11	S.65°24'07"W	392.20
12	S.65°07'13"W	393.94
13	N.09°57'37"W	355.70
14	N.02°43'49"W	240.25
15	N.00°33'56"W	209.53
16	N.00°17'31"W	347.95
17	N.09°19'14"W	132.00
18	N.18°45'15"W	63.93
19	N.24°18'14"W	427.80
110	N.04°07'52"W	164.90
111	S.05°24'07"W	226.74
112	S.05°24'07"W	165.46

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING
CT	43°17'58"	904.83'	663.06'	359.19'
			667.70'	S.35°15'08"W

NOTES:

1. REFERENCE IS MADE TO RECORD OF SURVEY INSTRUMENT NO. 84274603 SEC. 34 INSTRUMENT NO. 200008400 INSTRUMENT NO. 200441340 INSTRUMENT NO. 200510885
2. ALL CORNER RECORDS RECORDED IN CANYON COUNTY UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY BOUNDARY
- OTHER PROPERTY BOUNDARY
- ◆ FOUND BRASS CAP
- FOUND RAIL ROAD SPIKE
- FOUND 1" PIPE
- FOUND 5/8" IRON PIN
- SET 3/8" IRON PIN WITH PLASTIC CAP
- MARKED LS 7045
- FOUND 1/2" IRON PIN WITH PLASTIC CAP
- CALC POINT
- ( ) DATA OF RECORD
- ( ) LOCATION OF CORNER RECORDING (COUNTY)

**MARKS LAND SURVEYING, INC.**  
 COLLEEN MARKS, L.S. 7045  
 6405 USTOK RD.  
 BOISE, IDAHO 83704  
 PH: (208) 378-7703 FX: 378-7789

INDEX NO. 344-34-120-000  
 INDEX NO. 344-34-200-000

DATE: 4/6/05

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, COLLEEN MARKS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY CERTIFY THAT THIS IS AN ACCURATE REPRESENTATION OF THE CORNER PERPETUATION AND PLUMBING IN IDAHO CODE 55-1601 THROUGH 55-1613.

*Colleen Marks*  
 COLLEEN MARKS, L.S. 7045



RECORD OF SURVEY  
 FOR  
 ALLEN KIESTER  
 PARCELS OF LAND LYING IN A PORTION OF  
 GOVT. LOT 3 OF SECTION 34,  
 T.3N., R.4W., BOISE MERIDIAN,  
 CANYON COUNTY, IDAHO  
 2005

200518220

RECORDED

2005 APR 6 PM 2 09

G NOEL HALLS

CANYON CNTY RECORDER

BY *Boe* \$5.00

APR 6 2005

7-6-05

From: **Zane Cradic** zcradic@ardurra.com  
Subject: **River Butte**  
Date: **Sep 25, 2023 at 2:06:09 PM**  
To: **qfarms@yahoo.com**  
Cc: **Isaac Josifek** IJosifek@ardurra.com

Marv,

We have been working through the submittal process for River Butte. We now need a check for the fees to Canyon County.

- Comp. Plan Map Amendment: \$2800.00
- Conditional Rezone: \$1400.00
- Preliminary Plat: \$1550.00 + 29 lots (\$10/lot): \$1840.00 *River Butte Estates*
- Flood Plain Development Permit: \$80.00 - *to be submitted later*
- **Total: \$6040.00**

A check can be made payable to "Cayon County DSD" and if you can get it to us, we will add it into our package for submittal.

Cheers!



Zane Cradic, PE (ID)  
Project Manager  
O: 208.442.6300 | M: 602.456.ZANE  
332 N. Broadmore Way, Nampa, ID 83687  
[zcradic@ardurra.com](mailto:zcradic@ardurra.com) | [www.ardurra.com](http://www.ardurra.com)



**Canyon County Development Services**  
111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyoncounty.i    **Planning Division Email:** zoninginfo@canyoncounty.id

**Receipt Number:** 80662

**Date:** 10/2/2023

**Date Created:** 10/2/2023                      **Receipt Type:** Normal Receipt                      **Status:** Active  
**Customer's Name:** Q2 LLC  
**Comments:** SD2023-0017; OR2023-0005; CR2023-0011

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2023-0017	\$1,550.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2023-0017	\$290.00	\$0.00	\$0.00
Planning - Comprehensive Plan Amendment	OR2023-0005	\$2,800.00	\$0.00	\$0.00
Planning - Conditional Rezone with Development Agreement	CR2023-0011	\$1,400.00	\$0.00	\$0.00

**Sub Total:** \$6,040.00

**Sales Tax:** \$0.00

**Total Charges:** \$6,040.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	1142	\$6,040.00

**Total Payments:** \$6,040.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00