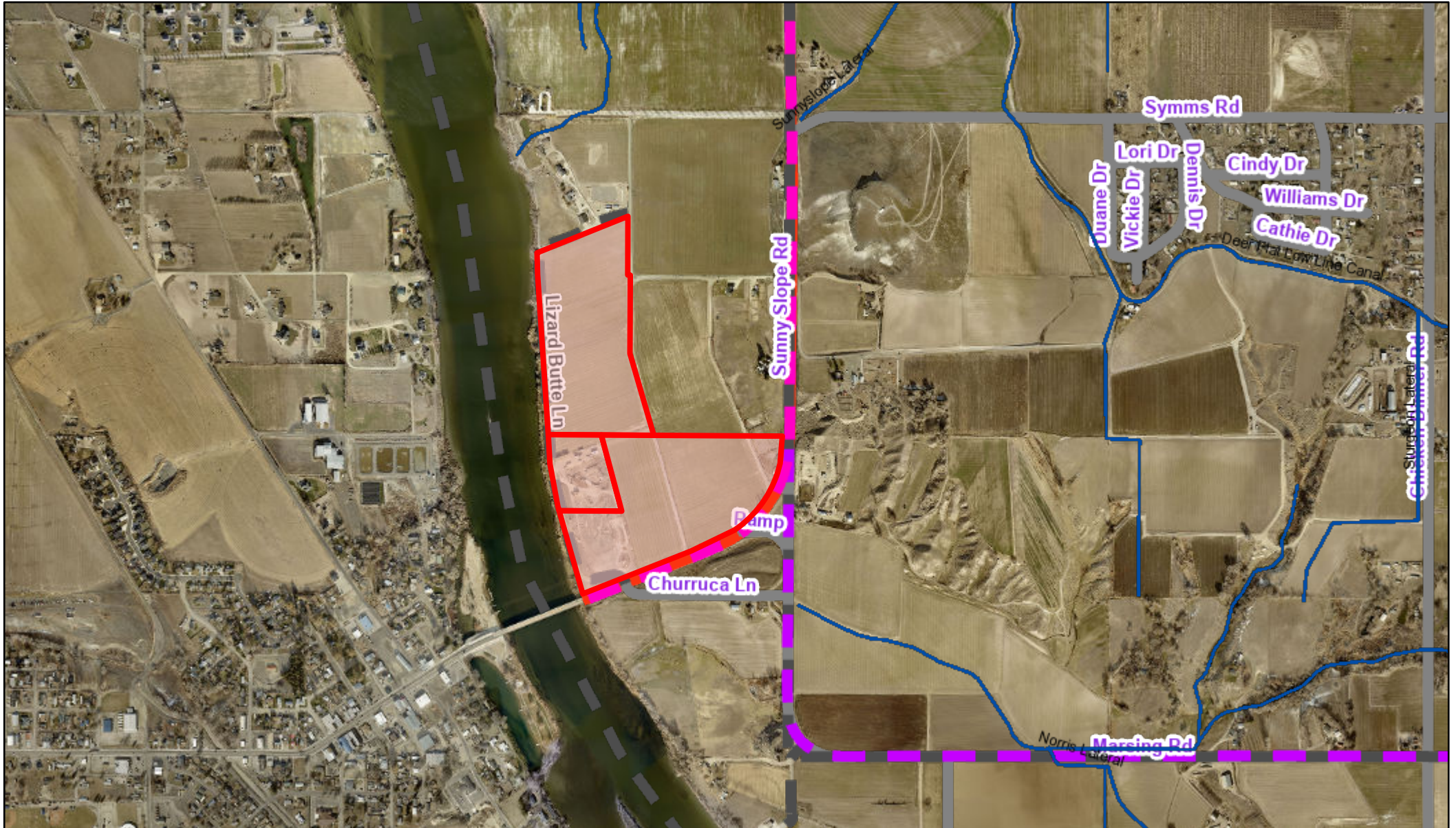


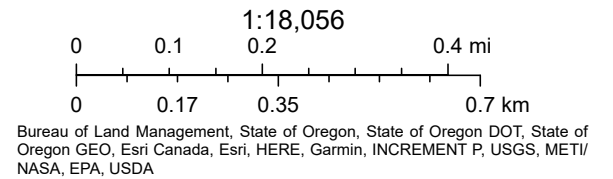
Canyon County, ID Web Map



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





COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Q2 LLC	
	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: _____</p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	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

SITE INFO	STREET ADDRESS: 0 HWY 55	
	PARCEL NUMBER: R33590012G, R33590012A, R33590012I	
	PARCEL SIZE: ~33.49, ~7.04, ~29.03. TOTAL: 69.58 acres	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: Agri-Tourism Exclusive Farm Use	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: Residential	
	FLOOD ZONE (YES/NO) Yes	ZONING DISTRICT: Ag

Check the applicable application type:	
<input checked="" type="checkbox"/>	Comprehensive Plan Map Amendment (change the future land use designation)
<input type="checkbox"/>	Comprehensive Plan Text Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
OR 2023-0005	10/12/23
RECEIVED BY: Nan K	APPLICATION FEE: \$2800
	<input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH



COMPREHENSIVE PLAN AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME	Q2 LLC
MAILING ADDRESS	3320 Marble Front Rd	
PHONE	EMAIL	

I consent to this application and allow OSD 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: *[Signature]* Date: *8/31/23*

APPLICANT IF OFFERING FROM THE PROPERTY OWNER	APPLICANT NAME	Becky Yzaguirre / Samantha Hammond
COMPANY NAME	Andorra	
MAILING ADDRESS	2471 S. Titanium Pl. Meridian, ID 83709	
PHONE	208-323-2288	
EMAIL	BYzaguirre@andorra.com SHammond@andorra.com	

STREET ADDRESS	0 HWY 55
PARCEL NUMBER	R33590012G, R33590012A, R33590012I
PARCEL SIZE	~33.49, ~7.04, ~29.03 TOTAL: 69.56 acres
CURRENT COMPREHENSIVE PLAN DESIGNATION	Agri-Tourism Exclusive Farm Use
REQUESTED COMPREHENSIVE PLAN DESIGNATION	Residential
FLOOD ZONE (YES/NO)	Yes
ZONING DISTRICT	Ag

Check the applicable application type:

Comprehensive Plan Map Amendment (change the future land use designation)

Comprehensive Plan Text Amendment (propose a new Comp Plan Policy or Amendment)

FOR OSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED
PREPARED BY	APPLICATION FEE: CK MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
421 S. 200th St., Suite 200, Boise, ID 83725
Phone: 208-385-2495
Fax: 208-385-2496



COMPREHENSIVE PLAN AMENDMENT

PUBLIC HEARING - CHECKLIST

Comprehensive Plan Amendment - CCZO Section 07-06-03

Check the applicable application type:

- Comprehensive Plan **Map** Amendment (change the future land use designation)
- Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

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	✓	
Letter of Intent (see standards)	✓	
Neighborhood Meeting Requirements	✓	
Text Amendment:		
Draft of proposed policy change	N/A	
Map Amendment:		
Legal description (metes and bounds)	✓	
Deed or evidence of property interest to the subject property	✓	
Proof of application/communication with (varies per application):		
Southwest District Health	✓	
Irrigation District	✓	
Highway District/Idaho Transportation Dept.	✓	
Fire District	✓	
City Impact Area	N/A	
Fee: \$2800.00	✓	
Fees are non-refundable		

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



Wednesday, August 30, 2023

Canyon County Development Services
111 N 11th Ave.
Caldwell, ID 83605

SUBJECT: Comprehensive Plan Map Amendment | Conditional Rezone

Dear Staff and Commissioners:

Ardurra and Q2 LLC respectfully submit the enclosed Comprehensive Plan Map Amendment and Conditional Rezone applications for River Butte Estates, located on parcels R335590012I0, R335590012A0, and R33590012G0. The subject parcel has frontage onto HWY 55.

The request includes a Comprehensive Plan Map amendment from Agri-Tourism Exclusive Farmland to Rural Residential and a Conditional Rezone from the zoning designation of Agricultural to Rural-Residential with the attached 25 buildable lot concept plan. The parcel's current state consists of bare land, a man-made boat track, and portions of unusable farmland that obtain a few older vehicles.

Comprehensive Plan Map Amendment:

We are requesting a Comprehensive Map Amendment of parcels R335590012I0, R335590012A0, and R33590012G0 from Agri-Tourism Exclusive Farmland to Rural Residential. This request is a necessity to proceed with the attached Conditional Rezone application. These properties fall on the western boundary of Canyon County directly across the river from the City of Marsing/Owyhee County. The proposal is consistent with the intent of the 2030 comprehensive plan as noted under zone designations, RR is supported within the Agricultural zone¹. We support the County in the requirement to apply for the Comprehensive Plan Map Amendment to Rural Residential so the future land use can accurately depict the proposed land use.

Conditional Rezone:

Upon the requested approval of the Comprehensive Plan Map amendment, we are requesting a Conditional Rezone from Agricultural to Rural-Residential. The proposed zone is considered supported by the comprehensive plan but not consistent with for this reason we respectfully ask for the

¹ Canyon County 2023 Comprehensive Plan, Page 25.



consideration of the approval of the Comprehensive Plan Amendment and Conditional Rezone. Included within the application is a concept plan to depict the 25 buildable lot plan.

Canyon County 2030 Comprehensive Plan Alignment:

Within the 2023 Canyon County Comprehensive Plan the following Goals and Policies align with the enclosed proposed development:

Population²:

- G2.01.00 "Incorporate population growth trends & projections when making land-use decisions."

The proposed development incorporates the growth of population seen within the City of Marsing as well as the necessity to have more available housing for families and farm workers who want to maintain the rural lifestyle.

Land Use³:

- P4.01.01 "Maintain a balance between residential growth and agriculture that protects the rural character."

Within the Canyon County 2030 Comprehensive plan under Zone Designations, the Agricultural zone is described to support the Rural-Residential zoning designation. With this proposed development we believe that this unfavorable location for farming and a short distance to the City of Marsing provides the perfect balance of residential growth within the bounds of protecting the rural character of the area.

- G4.02.00 "Ensure that growth maintains and enhances the unique character throughout the County."

Many individuals come to Canyon County in search of the rural lifestyle that is also within proximity to the essential services and businesses provided within City Limits. This development not only will support these smaller rural communities by bringing in more business and community members but also balancing/maintaining the unique characteristics of the County which attracts so many.

- G4.03.00 "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning."

This development allows an orderly flow of development while protecting and mitigating all incompatible uses, protecting public health and safety, and creating a vibrant economy.

² Canyon County 2030 Comprehensive Plan: Population, Page 13.

³ Canyon County 2030 Comprehensive Plan: Land Use, Page 16.



- P4.03.03 “Recognize that each land use application is unique and that agricultural and nonagricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.”

The proposed development is a great example of how agricultural and non-agricultural uses can co-exist in the same area. With this development being rural-residential it allows for a compatible transition of residential housing that supports a rural lifestyle to agricultural farmland.

Housing⁴:

- G11.01.00 “Encourage opportunities for a diversity of housing choices in the County.”

This development encourages a diversity of housing for the proposed area but also allows for a great location to transition from the City of Marsing, to rural residential to agricultural.

- G11.02.00 “Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.”

The proposed development is a great example of how agricultural and non-agricultural uses can co-exist in the same area. With this development being rural-residential it allows for a compatible transition of residential housing that supports a rural lifestyle to agricultural farmland.

- G11.04.00 “Strive for an adequate supply of housing to meet the needs of farm workers and the agricultural industry.”

Currently, the available housing within and around this area is not readily available, this development would allow more supply for the demand that is needed. Not only will it provide more housing for the farm workers, but larger lot sizes will encourage the residents to obtain a hobby farm.

Agricultural⁵:

- G12.04.00 “Minimize conflicts between agricultural uses and operations and adjacent nonagricultural uses.”

The proposed development incorporates the growth of population seen within the City of Marsing as well as the necessity to have more available housing for families and farm workers who want to maintain the rural lifestyle.

- P12.04.01 “Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses.”

The new development that is adjacent to an agricultural area has been designed to not only minimize conflicts but also enhance the current use. The proposed development consists of additional frontage improvements, recreation improvements/additions, added vegetation through

⁴ Canyon County 2030 Comprehensive Plan: Housing, Page 80.
⁵ Canyon County 2030 Comprehensive Plan: Agriculture, Page 84.



landscaping, and many other improvements that will not only minimize the impacts but greatly improve the area.

- P12.04.02 "Protect agricultural operations from conflicts by providing buffers between proposed non-agricultural uses and adjacent farming operations."

The proposed development incorporates the growth of population seen within the City of Marsing as well as the necessity to have more available housing for families and farm workers who want to maintain the rural lifestyle.

Landscaping/Recreation:

The proposed concept plan has considered the surrounding area in its design. Currently, the walking path across the bridge is heavily utilized for pedestrians, however it currently dead ends on the Eastern side leaving unsafe and visually unappealing terrain. This development will enhance that frontage off HWY 55 and throughout the development by the addition of landscaping, trail paths, and a recreation pond.

As seen in the proposed concept plan and landscaping plan as lot "1c" this 9.20-acre lot will be a recreational pond for the residents and members of the community to enjoy. This recreational pond is planned to include a parking lot for visitors, a fishing pier, day-use area, trails around the perimeter/existing trail along the river, and landscaping throughout the recreational area. Due to the unsafety that follows swimming within the Snake River, this pond would give residents another recreational activity to partake in within a short distance from the community.

Access/Traffic:

The proposed development's planned access is off HWY 55, onto Lizard Butte Way. The development is proposed to have two public roads, Lizard Butte Way and Chaha Court. There is an existing 100' ITD ROW that will continue to be upheld. All roads within the development will be built according to the applicable Canyon County Zoning Ordinance/Standards. We are willing to comply/communicate with ITD regarding any concerns and conditions that may need to be applied.

Many individuals currently access the property on foot through the sidewalk across the bridge to access the walking path along the river. In its current state the sidewalk dead ends on the eastern side of the bridge and the overgrown, unmaintained land does not leave safe conditions for individuals to utilize. This development has proposed to enhance this on-foot access by increasing the visual appeal and safety of the frontage as well as by adding walking paths that will connect to the existing path located along the river.



Public Services and Facilities:

Schools: Children that reside within the development will attend Marsing Public Schools; the current student-to-teacher ratio of the school district is 17:1. This development is not projected to have a negative impact on the school district's capacity.

Water: The proposed development will utilize individual wells as City services are not available.

Septic: The proposed development will utilize individual septic as City services are not available.

Emergency Services: There is no proposed impact on emergency services and the capabilities to receive services at this site.

Applications:

As discussed with Canyon County Development Services staff, the required applications include a Comprehensive Plan Map Amendment and Conditional Rezone.

Comprehensive Plan Map Amendment:

The proposed plan requires a Comprehensive Plan Map Amendment per the Canyon County Code. Attached to this application are all required documents and information as requested by the application.

Conditional Rezone:

The proposed plan requires a Conditional Rezone per the Canyon County Code. Attached to this application are all required documents and information as requested by the application.

In conclusion, we believe that this location is an ideal location for rural residential housing that will not only offer more opportunity to live within city limits but also provide a place for the community to go and utilize the proposed/added improvements while balancing the surrounding agricultural land.

We appreciate the opportunity to present this application to Canyon County Development Services. If you have any questions, please do not hesitate to contact our office at (208) 323-2288 or email: BYzaguirre@to-engineers.com

Sincerely,

Land Use Planner

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 0 HWY 55	Parcel Number: R33590012G0, R33590012A0, R33590012I0
City: <u>MARSING Caldwell</u>	State: ID ZIP Code: 83607
Notices Mailed Date:	Number of Acres: 69.58 Current Zoning: AGRICULTURE
Description of the Request: RE-ZONE AND PRELIMINARY PLAT	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: ZANE CRADIC		
Company Name: ARDURRA		
Current address: 332 N. BROADMORE WAY		
City: NAMPA	State: ID	ZIP Code: 83687
Phone: (208) 442-6300	Cell: (602) 456-9263	Fax: (208) 466-0944
Email: zcradic@ardurra.com		

MEETING INFORMATION

DATE OF MEETING: 7/11/2023	ONSITE @ INTERSECTION LIZARD
MEETING START TIME: 6:00 PM	MEETING LOCATION: BUTTE LN & HWY 55
MEETING END TIME:	

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. ZANE CRADIC		332 N. BROADMORE NAMPA
2. NICK DERUYTER		13027 SUNNYSLOPE RD
3. SUZANNE DERUYTER		13027 SUNNYSLOPE RD
4. MARC QUANZER		3320 Marble Front
5. JENIFER HILL		3320 Marble Front Rd.
6. Tara Payne		7705 Poison Creek Rd.
7. Alan Mowry		12671 Lizard Butte Ln
8. Tiffany Olsen		12661 Lizard Butte Ln.
9. Dixie Freedom		12741 Sunnyslope Rd

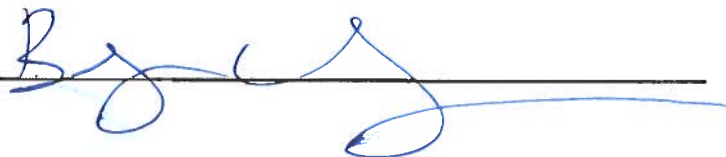
10.	Jolyn Thompson	Jolyn E. Thompson	2505 8 th Av. Marry
11.	Ria Mack	Ria Kent	171039 Sunnyslope Rd
12.	Tony Hall	Tony Hall	12905 Sunnyslope Rd
13.	Madeleine Hall	Madelin Hall	12905 Sunnyslope Rd
14.	Anne Delgado	Anne Delgado	1957 Spratt Caldwell
15.	Jasmine Bradford	Jasmine Bradford	11984 Jerky Lee Ln Nampa
16.	Jennifer Gunn	Jennifer Gunn	6170 Thompson Rd
17.	Maria Malofye (71 Farms)	Maria Malofye	10478 Riverside Rd
18.			
19.			
20.			

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Becky Yzaguirre

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 7 / 11 / 23

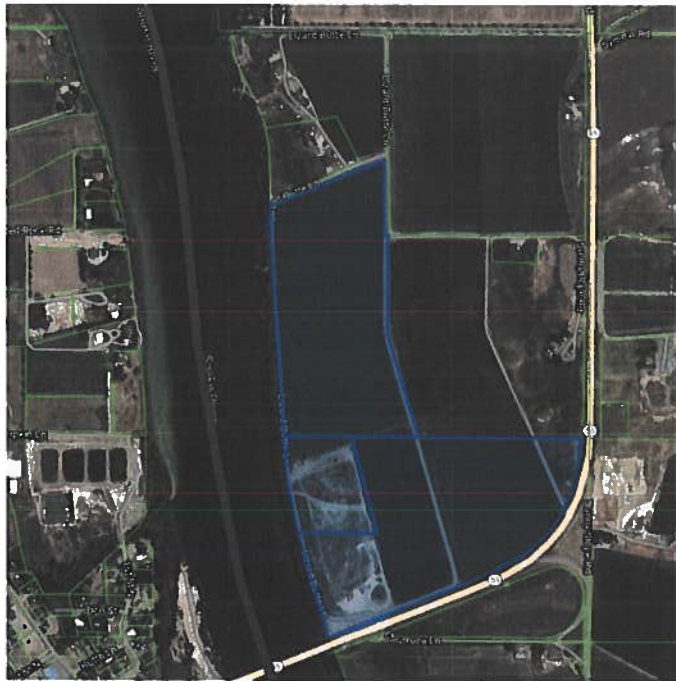


June 27, 2023

Re: Notice of Neighborhood Meeting | River Butte Subdivision | July 11, 2023, at 6:00 PM

Dear Neighbor:

You are invited to attend an informational neighborhood meeting regarding the property highlighted in blue below. We will submit applications to Canyon County Development Services for a Comprehensive Plan Map Amendment, Conditional Rezone, and Preliminary Plat for the River Butte Subdivision located north of Highway 55 and west of Sunny Slope Road. The above mentioned applications will allow for a 65.58-acre single-family residential development with a proposed zoning of R-1 Low-density residential to support the development of 25 buildable lots, three common lots with an average lot size of 2.15 acres.



This neighborhood meeting will be held on **July 11, 2023, Starting at 6:00 PM, located on the project site. Please see the attached the map for the exact meeting location.**

I look forward to your participation and support. If you have any questions, feel free to contact me at 208-323-2288 or BYzaguirre@ardurra.com.

Sincerely,

Becky Yzaguirre
Ardurra, Inc.

Location of Neighborhood Meeting:

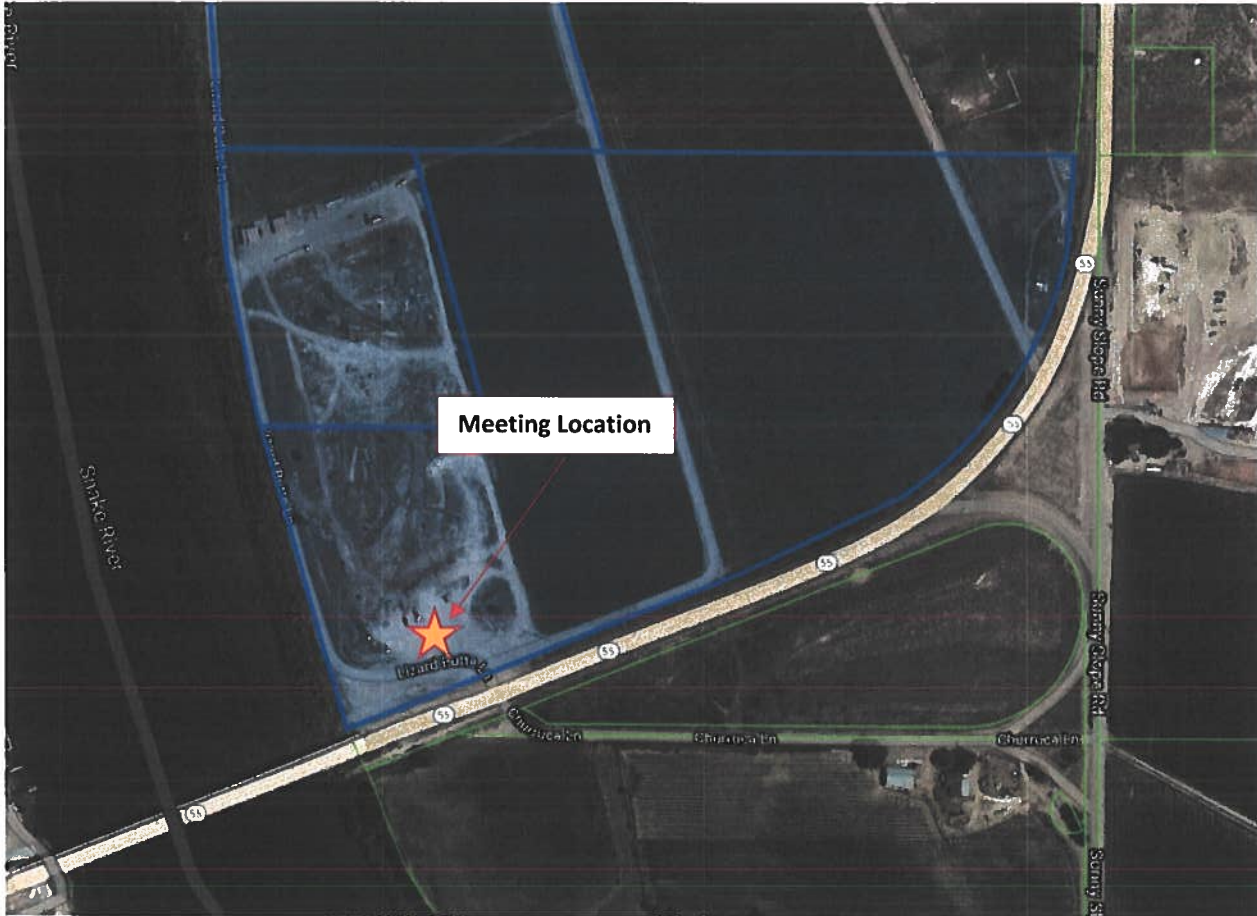


EXHIBIT A

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 ID 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 Corner 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.



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

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: *Gary Kimura*
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 AT ACKNOWLEDGEMEN

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 9, 2022, before me, Amber M. Seals, Notary Public, personally appeared Cozy 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)

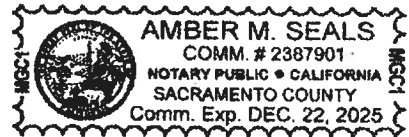


EXHIBIT A

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:

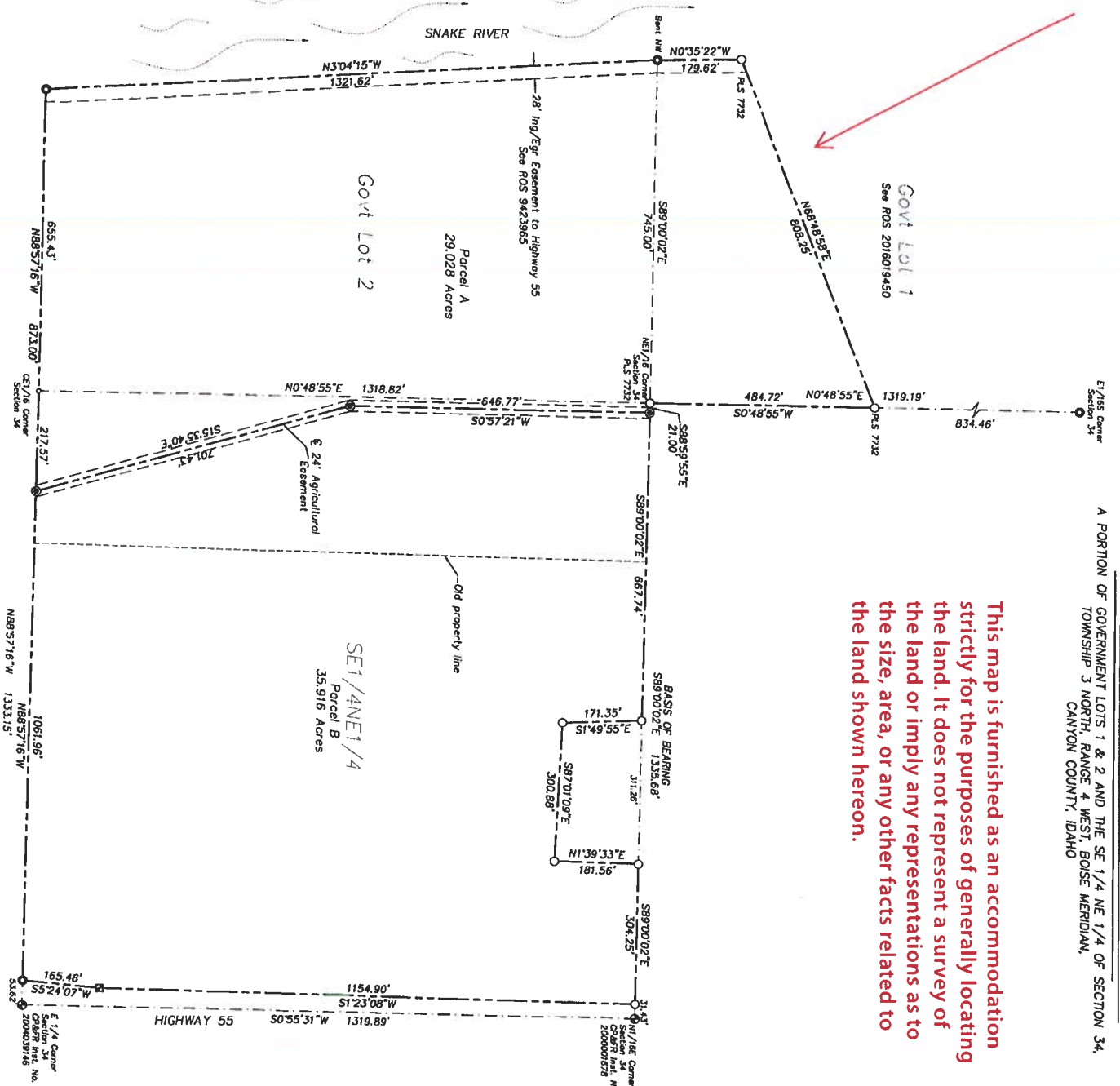
This easement lies in the SE ¼ NE ¼ of Section 34 in Township 3 North Range 4 West of the Boise Meridian, Canyon County, Idaho. This easement is 24.00 feet in width, being 12.00 feet right and 12.00 feet left of the following described centerline. The sidelines of said easement are to be extended or 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
Pamela Skopus
SURVEY
SHERMAN 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/ALLOTMENT 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. 2015048013
 - Inst. No. 201013654
 - 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 Perpetuation 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: SLW
Date: Jan. 31, 2019
Surveyed By: TLW

Skinner
Land Survey
Precision Land Surveyors, P.C.
17042 Sand Hollow Road
Pocatello, Idaho 83401
(208)-454-0033
WWW.SKINNERLANDSURVEY.COM

Job No. NY1618



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

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:

Assessed Values

Land Value: \$61,840.00

Improvement Value: \$0.00

Total Value: \$61,840.00 (2023)

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

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:

Finance Type:

Loan Type:

Doc Num: 33750

Doc Type: Deed

Grantor: KIESTER PATRICIA L & H ALLEN

Title Co: PIONEER TITLE CO

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.



Pioneer Title Co.
GOING BEYOND

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 ID
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~~^{SNH} 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 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 Corner 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:

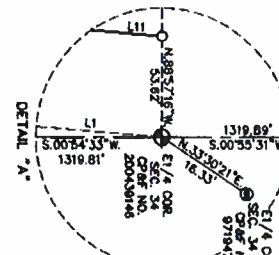
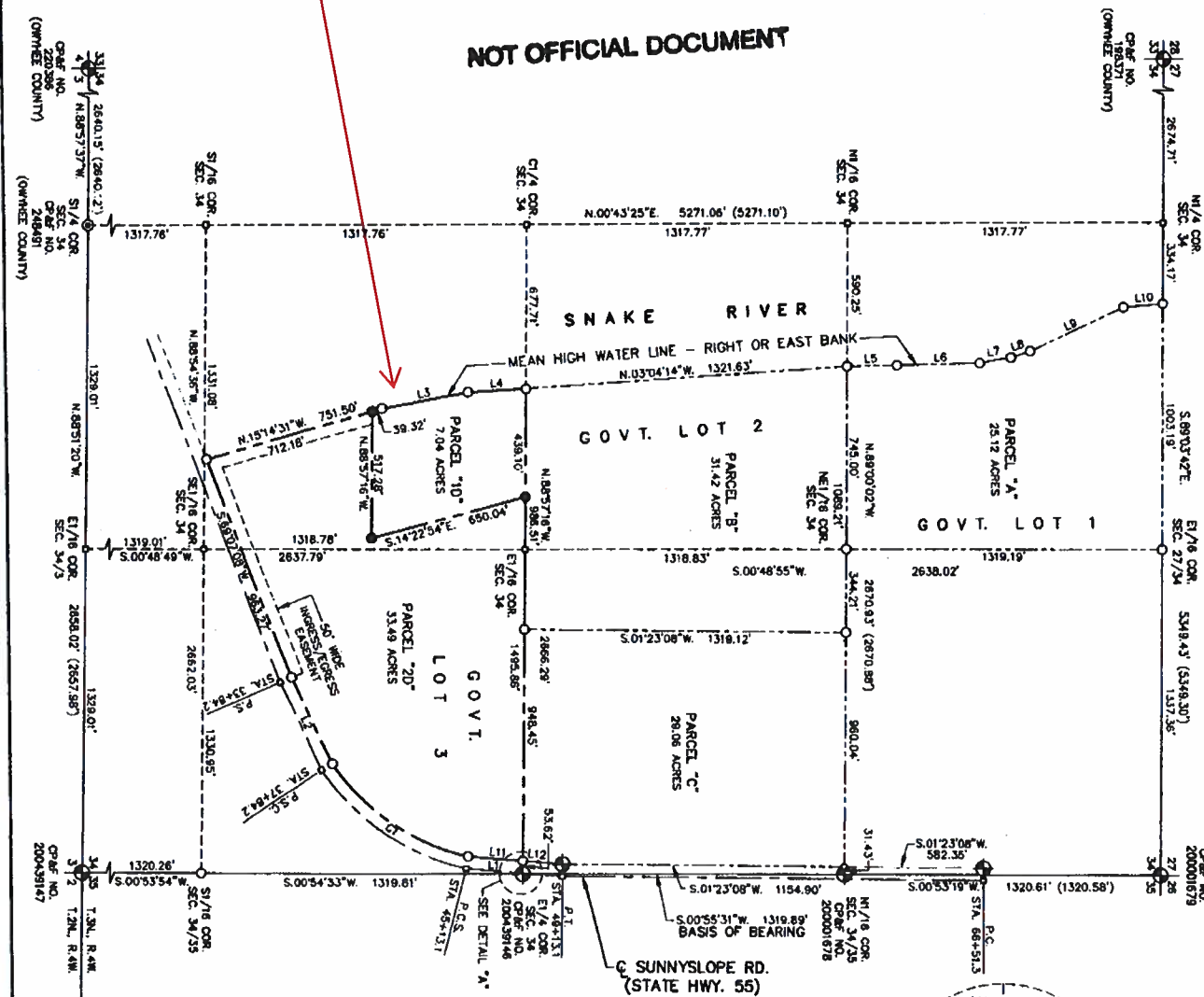
Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 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

NOT OFFICIAL DOCUMENT



LINE	BEARING	LENGTH
L1	S.05°24'07"W	392.20'
L2	S.65°07'13"W	393.94'
L3	N.08°57'37"W	355.70'
L4	N.02°43'40"W	240.25'
L5	N.00°33'56"W	209.55'
L6	N.09°15'14"W	132.00'
L7	N.00°17'31"W	347.95'
L8	N.18°45'16"W	83.93'
L9	N.24°16'14"W	427.86'
L10	N.04°07'32"W	164.90'
L11	S.05°24'07"W	228.74'
L12	S.05°24'07"W	155.46'

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING
C1	43°17'55"	904.93'	663.86'	S.53°15'08"W
			150.19'	S.67°20'17"
			667.70'	S.33°15'08"W

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, COLLEEN MARKS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY TESTIFY THAT THE SURVEY AND THE ACCOMPANYING REPRESENTATION OF SURVEY AS MADE BY ME AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND PLUNG ACT - IDAHO CODE 56-1501 THROUGH 56-1513.

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., B0SE MERIDIAN, CANTON COUNTY, IDAHO 2005

NOTES:

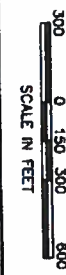
1. REFERENCE IS MADE TO RECORD OF SURVEY INSTRUMENT NO. 8422885 INSTRUMENT NO. 9824603 INSTRUMENT NO. 200068400 INSTRUMENT NO. 200041180 INSTRUMENT NO. 200019889
2. ALL CORNER RECORDS RECORDED IN CANTON COUNTY UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY BOUNDARY
- - - OTHER PROPERTY BOUNDARY
- ◆ FOUND BRASS CAP
- FOUND RAIL ROAD SPIKE
- FOUND 1" PIPE
- FOUND 5/8" IRON PIN
- SET 5/8" 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)

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

MARKS LAND SURVEYING, INC.
COLLEEN MARKS, L.S. 7045
6405 USTICK RD.
BOISE, IDAHO 83704
PH: (208) 378-7705 FX: 378-7759



DATE: 6/2/05
DRAWN: JH/2/5
TITLE: Survey-Allen-Kiester

200518220

RECORDED

2005 APR 6 PM 2 02

G NOEL HALTS

CANYON CNTY RECORDER

BY *[Signature]* \$500

[Faint, illegible text]

[Faint, illegible text]



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

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: 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:

Assessed Values

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

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

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~~^{Salt Lake} 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

✓ Sherla 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:

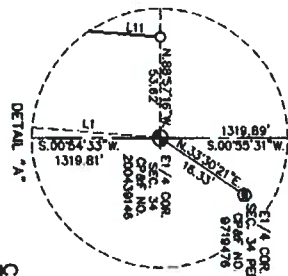
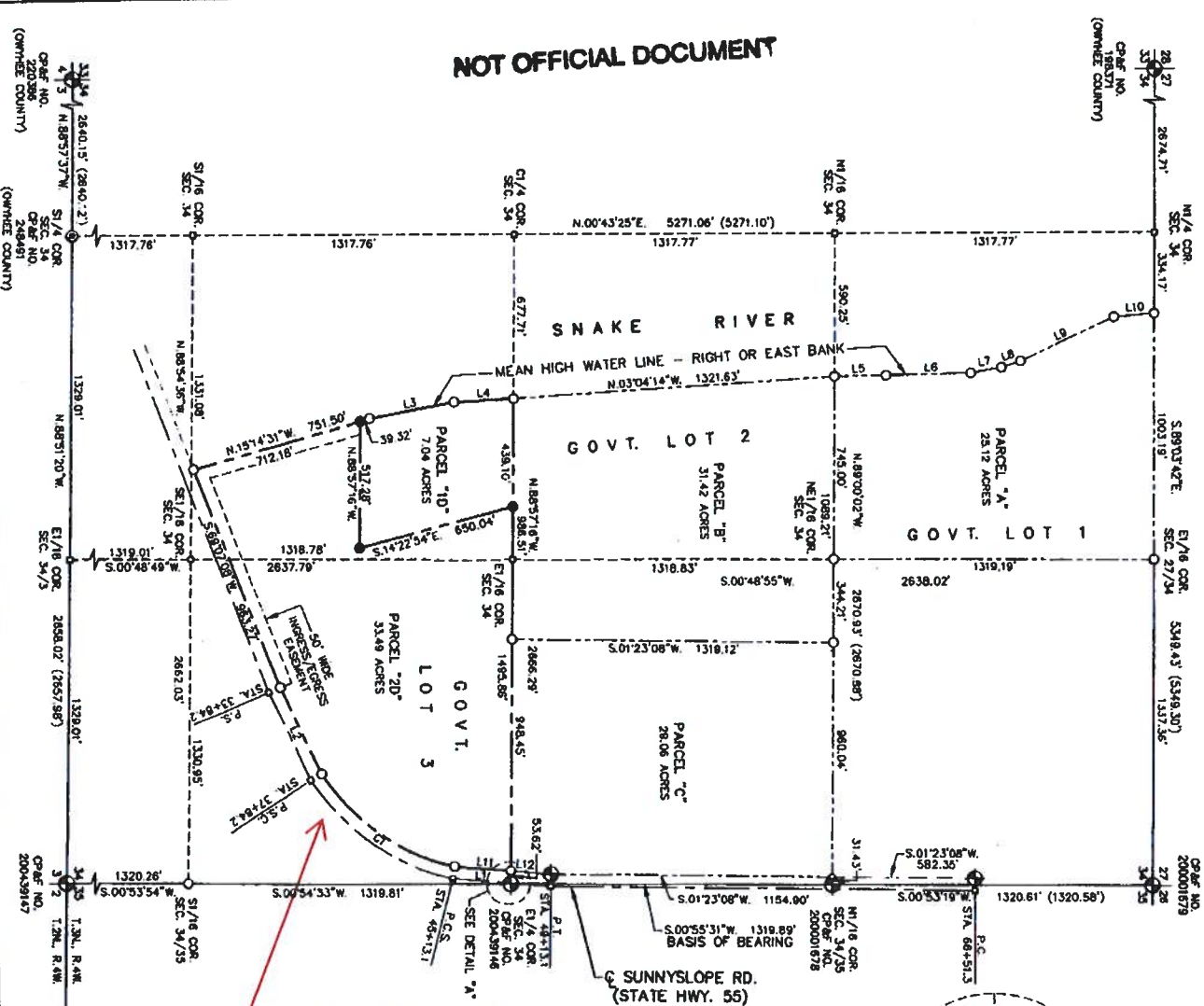
Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 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



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, HEREBY ATTEST THAT THIS IS AN ACCURATE SURVEY OF THE LAND DESCRIBED HEREIN BY THIS INSTRUMENT AND THAT THE CORNER REPRESENTATION AND PLUMB LINE IN IDAHO CODE SEC. 1501 THROUGH 1511.

Colleen Marks
COLLEEN MARKS, L.S. 7045



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	43°7'58"	904.83	359.19'	667.70'	5.357508"W.	

- NOTES:**
1. REFERENCE IS MADE TO RECORD OF SURVEY INSTRUMENT NO. 86214605 INSTRUMENT NO. 200041340 INSTRUMENT NO. 200518220 INSTRUMENT NO. 200518985
 2. ALL CORNER RECORDS RECORDED IN CANTON COUNTY UNLESS OTHERWISE NOTED.

LINE TABLE

LINE	BEARING	LENGTH
L1	S.05°24'07"W.	592.28'
L2	S.65°07'13"W.	393.54'
L3	N.09°57'37"W.	355.70'
L4	N.02°43'40"W.	240.25'
L5	N.00°53'56"W.	209.53'
L6	N.00°37'31"W.	347.35'
L7	N.09°18'14"W.	132.00'
L8	N.18°45'15"W.	83.55'
L9	N.24°18'14"W.	427.96'
L10	N.04°07'32"W.	164.80'
L11	S.05°24'07"W.	226.74'
L12	S.05°24'07"W.	163.46'

- LEGEND**
- PROPERTY BOUNDARY
 - OTHER PROPERTY BOUNDARY
 - FOUND BRASS CAP
 - FOUND RAIL ROAD SPINE
 - FOUND 1" PIPE
 - 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 CORNER RECORDING (COUNTY)

MARKS LAND SURVEYING, INC.
COLLEEN MARKS, L.S. 7045
6405 JUSTICE RD.
BOISE, IDAHO 83704
PH: (208) 378-7700 FX: 378-7759

DATE: 6/5/08 DRAWN: JRP/ALS CHECKED: MRS. COLLEEN MARKS



200518220

RECORDED

2005 APR 6 PM 2 08

G. NOEL HALE

CANON COUNTY RECORDER

BY *[Signature]* \$500

[Faint, illegible text]

[Faint, illegible text]



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

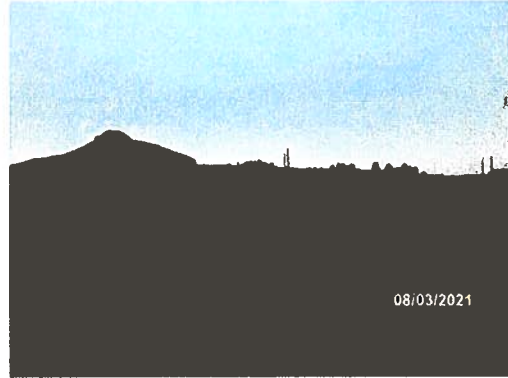
Disclaimer

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 ~~FILED~~ 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 9, 2022, before me, Amber M. Seals, Notary Public, personally appeared Cathy 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:

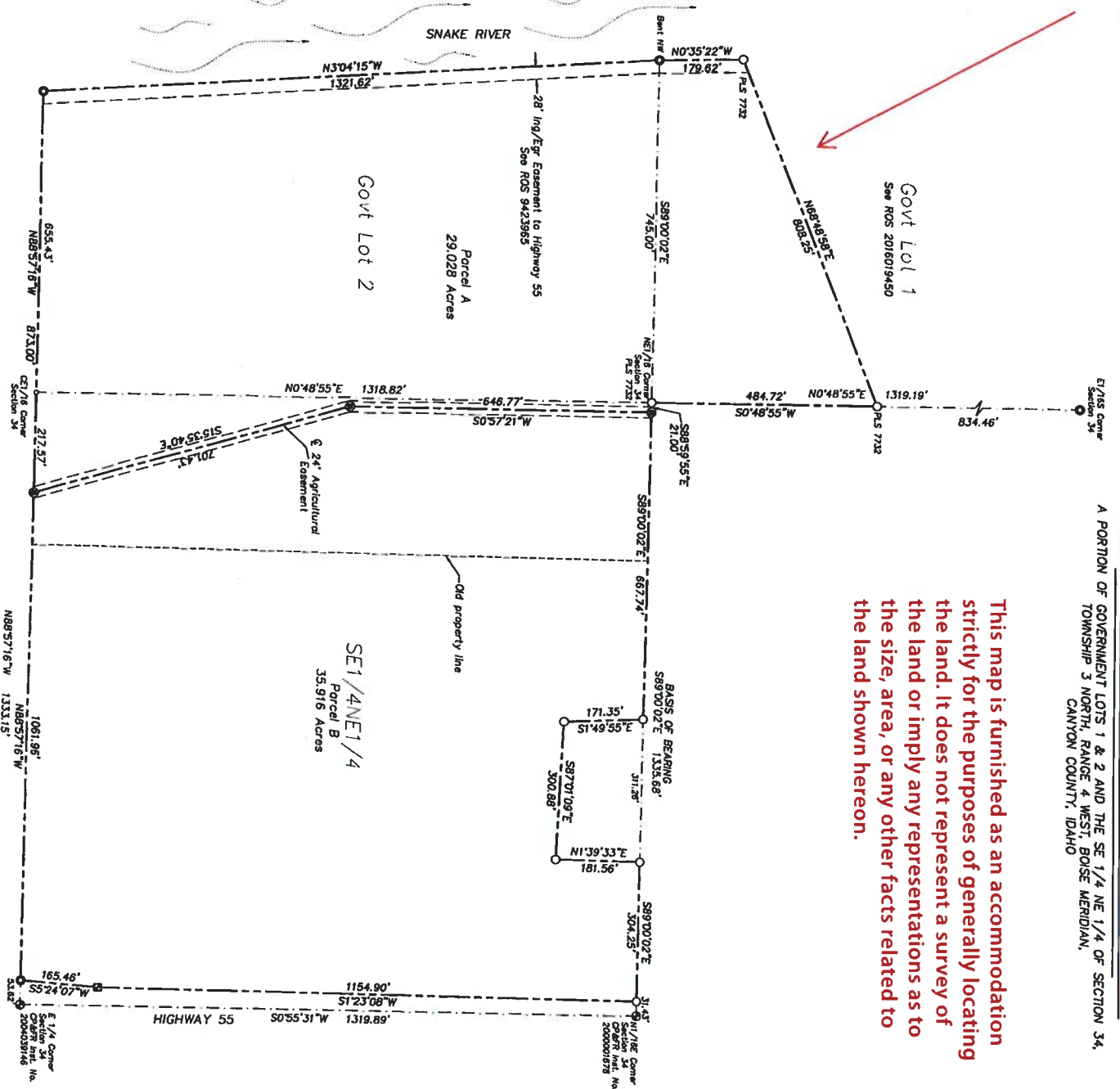
This easement lies in the SE ¼ NE ¼ of Section 34 in Township 3 North Range 4 West of the Boise Meridian, Canyon County, Idaho. This easement is 24.00 feet in width, being 12.00 feet right and 12.00 feet left of the following described centerline. The sidelines of said easement are to be extended or 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.



2019-086091
RECORDED
02/13/2019 02:48 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
SPT. BODPUS
S.S. 00
SHERRI LAND SURVEY

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

- Reference Deeds:**
- Inst. No. 2015044803
 - Inst. No. 2011013854
 - Inst. No. 2017037410
 - Inst. No. 2002034852

- 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

CERTIFICATION

I, Thomas J. Wallford, 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 in conformity with the Corner Repealment Act, Idaho Code 55-1801 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: SLW
Date: Jan. 31, 2019
Surveyed By: T.J.W.

Skinner
Land Surveyors, P.C.
1000 S. State
Caldwell, Idaho 83407
(208)-454-0833
WWW.SKINNERLANDSURVEY.COM

Job No. NV1618



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)

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

Fire District:
 Applicant submitted/met for informal review.
 Date: 7-31-23 Signed: Jerry Mauer
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

Highway District:
 Applicant submitted/met for informal review.
 Date: _____ Signed: _____
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

Irrigation 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
 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

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: _____ Signed: _____

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

Fire District:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway 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:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

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: Ucker Case
 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)

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

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
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

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

Total Payments: \$6,040.00

ADJUSTMENTS

Receipt Balance: \$0.00