



CITY OF Caldwell, Idaho

Planning &
Zoning
Hearing
Review
Application

Type of Review Requested

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:
File Number(s): _____
Project Name: _____
Date Filed: _____ Date Complete: _____
Related Files: _____

Subject Property Information

Address: 4121 LASTER LNCALDWELL, ID 83605 Parcel Number(s): R3247801000

Subdivison: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: _____

Prior Use of the Property: Residential / Vacant

Proposed Use of the Property: Multi-family

Applicant Information

Applicant Name: Penelope Constantikes Phone: (208) 908-1609

Address: P.O. Box 405 City: Boise State: ID Zip: 83701

Email: penelope@rileyplanning.com Cell: (208) 908-1609

Owner Name: FISHBURN JUSTIN A Phone: _____

FISHBURN GENNIE

Address: 1410 N 6TH ST City: BOISE State: ID Zip: 83702

BOISE, ID 83702

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Riley Planning Services

Address: P.O. Box 405 City: Boise State: ID Zip: 83701

Email: penelope@rileyplanning.com Cell: (208) 908-1609

Authorization

Print Applicant Name: Penelope Constantikes

Applicant Signature: _____ Date: 10/08/2022

621 Cleveland Boulevard • Caldwell, Idaho 83605 • Phone: (208) 455-3021 • www.cityofcaldwell.com/PlanningZoning

A-1



quick search:

Address

Permit #

License #



- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 22-004048 ...
 4114 LASTER LN CALDWELL ID 83605
 Annexation

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:
File

Edit Permit: ANN22-000021



- ADD:
 - Activity
 - Address
 - Alert
 - Contact
 - Document
 - Email
 - Inspection
 - Letter
 - Note
 - Payment
 - Permit
 - Route

Permit #: ANN22-000021
 Permit Type: Annexation
 Sub Type: Annexation
 Work Description: Annexation

Applicant: Riley Planning Services - Penel ...
 Status: Online Application Received
 Total Amount: \$ 0.00
 Amount Paid: \$ 0.00
 Balance Due: \$ 0.00
 Valuation: 0.00
 Non-Billable:

Application Date: 10/08/2022
 Approval Date:
 Issue Date:
 Expiration Date:
 Close Date:
 Last Inspection:

- REPORTS:
 - Custom
 - Detail
 - Summary

OFFICE USE ONLY

P&Z Hearing Date Scheduled:
 P&Z Decision:
 CC Legal Ad Publish Date:
 CC Meeting Date:
 Bill and Ordinance #:
 Development Agreement
 Approved:

P&Z Legal Ad Publish Date:
 CC Hearing Date Scheduled:
 CC Decision:
 CC Meeting Decision:
 Bill and Ordinance Approval Date:

PROPERTY INFORMATION

Is this part of a concurrent application: No
 Prior use of the property: residential / vacant
 # of Acres: More than 2 acres

Proposed use of the property: multi-family

CONTACT INFORMATION



Property Owner: YELLOWSTONE CAI ... Agent: Riley Planning Serv

SUBMITTAL DOCUMENTS



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Will you be submitting plans for review: No Yes

Site Plan:

Metes and bounds legal description: 20-302  
 Annexation Description.pdf


Vicinity map:
 VICINITY MAP.pdf  

Neighborhood meeting sign in sheet: NEIGHBORHOOD MEETING PACKET.pdf  

Project narrative: PROJECT DESCRIPTION.pdf  

Property Owner Acknowledgement: AFFIDAVITS.pdf  

Landscape plan:

Recorded warranty deed: AFFIDAVITS.pdf  


Copy of the Order of Decision:

Copy of the Record of Survey:

B. Compaction tests shall be completed in accordance with ISPWC and submitted to the City.

 Permit Fees  

Quantity	Fee	Description	Amount	Total
			Plan Check Fees:	0.00
			Other Fees:	0.00
			Total Fees:	0.00

 Payments  

Date	Type	Reference	Note	Receipt #	Received From	Amount
						Amount Paid: 0.00
						Balance Due: 0.00



quick search:

Address

Permit #

License #



- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 22-004049 ***
 4121 LASTER LN CALDWELL ID 83605

This parcel has multiple permits of the same type and subtype.
 Subdivision

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:
File

Edit Permit: **SUB22-000039**



- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

Permit #: SUB22-000039
 Permit Type: Subdivision Plats
 Sub Type: Preliminary
 Work Description: Subdivision

Applicant: Riley Planning Services - Penelr ***
 Status: Online Application Received
 Total Amount: \$ 0.00
 Amount Paid: \$ 0.00
 Balance Due: \$ 0.00
 Valuation: 0.00
 Non-Billable:

Application Date: 10/08/2022
 Approval Date:
 Issue Date:
 Expiration Date:
 Close Date:
 Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

OFFICE USE ONLY

HE Hearing Date Scheduled:
 HE Decision:
 P&Z Legal Ad Publish Date:
 CC Hearing Date Scheduled:
 CC Decision:

HE Legal Ad Publish Date:
 P&Z Hearing Date Scheduled:
 P&Z Decision:
 CC Legal Ad Publish Date:

PROPERTY INFORMATION

Is this part of a concurrent application: No
 Prior use of the property: Residential / Vacant

Proposed use of the property: Multi-family

CONTACT INFORMATION

Property Owner: FISHBURN JUSTIN A

Agent: Riley Planning Servic

SUBMITTAL DOCUMENTS

Will you be submitting plans for review: Yes
 Site Plan:
 Preliminary Plat, Utilities and Landscape - 20220822.pdf

Projectdox Permit #: SUB22-000039
 Preliminary Plat:
 Preliminary Plat, Utilities and Landscape - 20220822.pdf

Metes and bounds legal description:

A-1

Vicinity map: VICINITY MAP.pdf

Project narrative: PROJECT DESCRIPTION.pdf **Property Owner** AFFIDAVITS.pdf
Acknowledgement:

Landscape plan: LavenderCrossing_LscpRendering (2022-08-21).pdf Recorded warranty deed: PROPERTY DEED.pdf

Copy of the Order of Decision: Copy of the Record of Survey:

Please check with the Engineering Department to see if a Traffic Impact Study is required.

Traffic Impact Study: Lavender CROSSING TIS - FINAL 12022021.pdf
 Lavender Crossing TIS Addendum 09302022 COMPLETE.pdf

TOTAL NUMBER OF LOTS

Residential:	<input type="text" value="12"/>	Commercial:	<input type="text"/>
Industrial:	<input type="text"/>	Common:	<input type="text" value="2"/>
Phased Project:	<input checked="" type="checkbox"/>	If Phased, Phase #:	<input type="text" value="1"/>
Total Acreage:	<input type="text" value="14.0"/>	Min. Lot Size (excluding common lots):	<input type="text" value="16,016"/>
Max. Lot Size (excluding common lots):	<input type="text" value="16,016"/>	Avg. Lot Size (excluding common lots):	<input type="text" value="16,016"/>
% Usable Open Space:	<input type="text" value="14"/>	List all types of usable open space:	<input type="text" value="EV Charging, grassy are"/>

Permit Fees

Quantity	Fee	Description	Amount	Total
		Plan Check Fees:		0.00
		Other Fees:		0.00
		Total Fees:		0.00

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount
					Amount Paid:	0.00
					Balance Due:	0.00

A-1



quick search:

Address

Permit #

License #



- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 22-004051 ***

4121 LASTER LN CALDWELL ID 83605

This parcel has multiple permits of the same type and subtype.
special use permit

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:
File

Edit Permit: **SUP22-000027**



- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

Permit #: SUP22-000027
Permit Type: Special Use Permit
Sub Type: Special Use
Work Description: special use permit
 ANN22-000021, SUB22-000039, ZON22-000011

Applicant: Riley Planning Services - Penel
Status: Online Application Received
Total Amount: \$ 0.00
Amount Paid: \$ 0.00
Balance Due: \$ 0.00
Valuation: 0.00
Non-Billable:

Application Date: 10/08/2022
Approval Date:
Issue Date:
Expiration Date:
Close Date:
Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

OFFICE USE ONLY

HE Hearing Date Scheduled:
HE Decision:
P&Z Legal Ad Publish Date:
City Council Hearing Date Scheduled:
CC Decision:

HE Legal Ad Publish Date:
P&Z Hearing Date Scheduled:
P&Z Decision:
CC Legal Ad Publish Date:

PROPERTY INFORMATION

Is this part of a concurrent application: No
Prior use of the property: residential / vacant
of Acres: More than 2 acres

Proposed use of the property: multi-family

CONTACT INFORMATION

Property Owner: FISHBURN JUSTIN A

Agent: Riley Planning Serv

SUBMITTAL DOCUMENTS

Will you be submitting plans for review: Yes

Projectdox Permit #: SUP22-000027



Site Plan:
 Preliminary Plat, Utilities and Landscape -
 20220822.pdf

Metes and bounds legal description: 20-302
 Annexation
 Exhibit.pdf

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Vicinity map:

VICINITY MAP.pdf  

Neighb meeting sign.in.sheet: NEIGHBORHOOD  

MEETING
PACKET.pdf

Project narrative:



PROJECT  
DESCRIPTION.pdf

Property Owner

AFFIDAVITS.pdf  

Acknowledgement:

Landscape plan:

LavenderCrossing_LscpRendering  
(2022-08-21).pdf

Recorded warranty deed:

PROPERTY  
DEED.pdf

Copy of the Order of Decision:

Copy of the Record of Survey:

 Permit Fees



Quantity	Fee	Description	Amount	Total
			Plan Check Fees:	0.00
			Other Fees:	0.00
			Total Fees:	0.00

 Payments



Date	Type	Reference	Note	Receipt #	Received From	Amount
						Amount Paid: 0.00
						Balance Due: 0.00



quick search:

Address

Permit #

License #



- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 22-004050 ...
4121 LASTER LN CALDWELL ID 83605

This parcel has multiple permits of the same type and subtype.
rezone site to R-3

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:
File

Edit Permit: **ZON22-000011**



- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

Permit #: ZON22-000011
Permit Type: Rezone
Sub Type: 2 to 20 acres
Work Description: rezone site to R-3
 ANN22-000021, SUB22-000039, SUP22-000027

Applicant: Riley Planning Services - Penel ...
Status: Online Application Received
Total Amount: \$ 0.00
Amount Paid: \$ 0.00
Balance Due: \$ 0.00
Valuation: 0.00
Non-Billable:

Application Date: 10/08/2022
Approval Date:
Issue Date:
Expiration Date:
Close Date:
Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

OFFICE USE ONLY

HE Hearing Date Scheduled:
HE Decision: ...
P&Z Legal Ad Publish Date:
P&Z Decision: ...
CC Hearing Date Scheduled:
CC Decision: ...
Bill and Ordinance Approval Date:

HE Legal Ad Publish Date:
P&Z Hearing Date Scheduled:
P&Z Legal Ad Publish Date:
CC Legal Ad Publish Date:

PROPERTY INFORMATION

Is this part of a concurrent application: No
Prior use of the property: Residential / Vacant
Proposed use of the property: Multi-family
Current Zone: ag
Desired Zone: R-3

CONTACT INFORMATION

Property Owner: FISHBURN JL ... Agent: Riley Planning Services ...

SUBMITTAL DOCUMENTS

A-1
1/2

Will you be submitting plans for review: No

Site Plan:

Vicinity map:

Project narrative:

Landscape plan:

Copy of the Order of Decision:

Metes and bounds legal description:

Neighborhood meeting sign in sheet:

Property Owner AFFIDAVITS.pdf  

Acknowledgement:

Recorded warranty deed:

Copy of the Record of Survey:

Permit Fees

Quantity	Fee	Description	Amount	Total
			Plan Check Fees:	0.00
			Other Fees:	0.00
			Total Fees:	0.00

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount	
						Amount Paid:	0.00
						Balance Due:	0.00



A-1

City of Caldwell Receipting Form
Planning & Zoning, Engineering, and Fire Department

	Planning & Zoning		Engineering			Fire Department			Totals
Comprehensive Plan Amendment									
Map amendment	10260	\$							\$
Text Amendment	10270	\$							\$
Annexation									
Less than 2 acres	10240	\$		12550	\$		22025	\$	\$
More than 2 acres	10240	1	\$ 3,080.50	12550	1	\$ 472.05	22025	1	\$ 214.50
More than 20 acres	10240	\$		12550	\$		22025	\$	\$
DeAnnexatin	10240	\$							\$
Subdivision Plats									
Preliminary Plat	10180	1	\$ 2,968.00	12511	1	\$ 900.11	22025	1	\$ 260.90
Short plat	10180	\$		12512	\$		22025	\$	\$
PUD w Subdivision	10210	\$		12513	\$		22025	\$	\$
PUD w/o Subdivision	10210	\$		12513	\$		22025	\$	\$
Final Plat	10180	\$		12512	\$		22025	\$	\$
Manufactured Home Park Prelim	10190	\$		12520	\$		22025	\$	\$
Manufactured Home Park Final	10190	\$		12520	\$		22025	\$	\$
Plat Amendment (Administrative)	10280	\$							\$
Plat Amendment (Public Hearing)	10280	\$							\$
Time Extension (Administrative)	10280	\$							\$
Time Extension (Public Hearing)	10280	\$							\$
Zone Change									
Less than 2 acres	10220	\$					22025	\$	\$
More than 2 acres	10220	1	\$				22025	1	\$
Special Use Permit									
Less than 2 acres	10200	\$		12530	\$		22025	\$	\$
More than 2 acres	10200	1	\$ 2,173.00	12530	1	\$ 472.05	22025	1	\$ 97.90
More than 20 acres	10200	\$		12530	\$		22025	\$	\$
Additional Fees									
Appeals/ Amendments to Conditions	10290	\$							\$
Business Permits (No change in use)	11040	\$							\$
Business Permits (Change in use)	11040	\$							\$
Business Permits Renewal	11040	\$							\$
Certified Mailing	10340	\$							\$
Code Enforcement Admin. Fee	64240	\$							\$
Design Review - New Construction (Hearing Level)	10330	\$							\$
Design Review - Rennovations/Add.'s (Staff)	10330	\$							\$
Design Review - Building Maint. (Staff)	10330	\$							\$
Development Agreements	10335	1	\$ 950.00						\$ 950.00
Development Agreement Modification	10335	\$							\$
City Clerk FBI Background Check/Finger Print (\$33.25)	11031	\$							\$
Historic Preservation (Staff level)	11042	\$							\$
Historic Preservation (Hearing level)	11042	\$							\$
Lot Line Adjustments	10280	\$							\$
Lot Split	10280	\$							\$
Minor Land Use App. (Home Occupation, Temp. Use, Mobile Food Unit)	10216						22025	\$	\$
Minor Land Use App. Renewal (Home Occupation, Temp. Use, Mobile Food Unit)	10216	\$					22025	\$	\$
Minor Land Use App. (Admin. Deter. Dir. Appr.)	10216	\$							\$
Ordinance Text Amendment	10230	\$							\$
Outdoor Dining Permit	11040	\$							\$
Variance (Hearing Level)	10250	\$							\$
Letter Verification									
Certificate of Zoning Compliance Letter	10360	\$							\$
Legal Non-Conforming Use Letter	10360	\$							\$
Zoning Verification Letter	10360	\$							\$
Documents - Copies									
Audio Tape Duplication	10360								\$
Bike & Pedestrian Master Plan	10360	\$							\$
Comprehensive Plan	10360	\$							\$
Parks & Recreation Master Plan	10360	\$							\$
Subdivision Ordinances	10360	\$							\$
Treasure Valley Tree Selection Guide	10360	\$							\$
Xerox copies	1401	\$							\$
Zoning Ordinance	10360	\$							\$
			\$ 9,171.50		\$ 1,844.21		\$ 573.30		\$ 11,589.01
ANN22-000021 Lavender Crossing									
SUB22-000039 ZON22-000011 SUP22-000027									
							GRAND TOTAL		\$ 11,589.01

Paid 10/21/22 Receipt # 8733

AI

October 7, 2022

City of Caldwell Planning & Zoning Department
ATTN: Alex Jones
621 Cleveland Blvd.
Caldwell, ID 83605

**RE: 4121 AND 4114 LASTER LANE
ANNEXATION & ZONING / PRELIMINARY PLAT
SPECIAL USE PERMIT FOR MULTI-FAMILY DEVELOPMENT**

Dear Mr. Jones:

On behalf of Yellowstone Capital LLC, Justin and Gennie Fishburn, please accept the attached application packet for annexation, zoning, preliminary plat, landscape plan, and a special use permit for Lavender Crossing - a 288 unit multi-family development, at 4121 and 4114 Laster Lane, Caldwell. The 14 acre uniquely shaped site is shown below and is composed of two parcels with individual residences and driveway access to Laster Lane.



This site has been designated on the City of Caldwell Future Land Use Map as High Density Residential and a proposed zoning designation of R-3 is requested consistent with the *2040 City of Caldwell Comprehensive Plan Future Land Use Map*. The proposed density is lower than allowed in an R-3 Zone at 20.57 units per gross acre.

The project team is pleased to present to the City of Caldwell a comprehensive application packet that includes a full set of drawings. These include:

- Dimensioned Preliminary Plat / Site Layout with:
 - Site access via Laster Lane and emergency access;
 - Drive aisles and parking space layout;
 - Guest parking spaces;
 - Storm water retention; and
 - Setbacks.
- Preliminary Engineering Plan.
- Landscape Plan.
- Landscape Plan Rendering.
- Full building elevations including the clubhouse and office, and materials and color palette information.
- Floor plans.

Other submittals include:

- Hearing Review Master Application, and associated checklists.
- Project description.
- Deed, Affidavit of Legal Interest and Idaho SOS documentation.
- Metes & Bounds Legal Description and Exhibit Map.
- Neighborhood Meeting Documentation.

Amenities proposed with the project are:

- Micro-path connections within site.
- Perimeter Macro Path – 0.60 miles in length, or 3,250 linear feet.
- A large grassy area with room for a variety of options including a ‘tot lot’.
- Clubhouse and leasing office connected with a ‘breeze-way’.
- Electric Vehicle Charging Stations

The site has been laid out to minimize building massing adjacent to the existing residential as much as possible. The large balconies for the one bedroom units are oriented to the center of the overall site and separated from adjacent residential areas. Three unit types are proposed – one, two and three bedrooms. The Architect has incorporated the Unit A and Unit B standards.

Other thoughtful elements incorporated into the layout is the inclusion of heating & cooling, and water heating local in each unit which keeps the ground level area around each structure free of obstructions and keeps the grounds ‘visually clean’. A complementary scheme of color and materials has been devised for a low key pleasing presentation with a striking wood accent.

A full landscape plan is also presented in the packet. One element that the team will incorporate into the final landscape plan is the use of fencing to block headlights. Bike parking requirements have been noted and will be incorporated into the design of the grounds. EV charging stations have also been included at a location to be determined.

An addendum to the originally submitted Traffic Impact Study has been prepared. This addendum factors in the change of access exclusively to Laster Lane and includes data and analysis as appropriate for the Alante Homes at Spring Run project. The project engineer and planner have had

preliminary discussions with Pioneer Irrigation District and Black Canyon Irrigation District. A PI pump station owned and maintained by Pioneer Irrigation District is located along Laster near the existing access driveways and the project team will coordinate PI with them. Black Canyon Irrigation District has provided easement widths and no pathway encroachment is anticipated into the Notus Canal easement per their requirement.

A neighborhood meeting was held at the Caldwell Library and a full packet of information is included in the application materials. One neighbor attended.

Interestingly, this site is within the Caldwell Urban Renewal Area and the project team is interested to learn how the special status of this site can be a benefit to the City of Caldwell.

As provided in the update to the TIS referenced above, access for residents will be from Laster Lane with a second 'emergency only' access in cooperation with Alante Homes along the shared east property line.

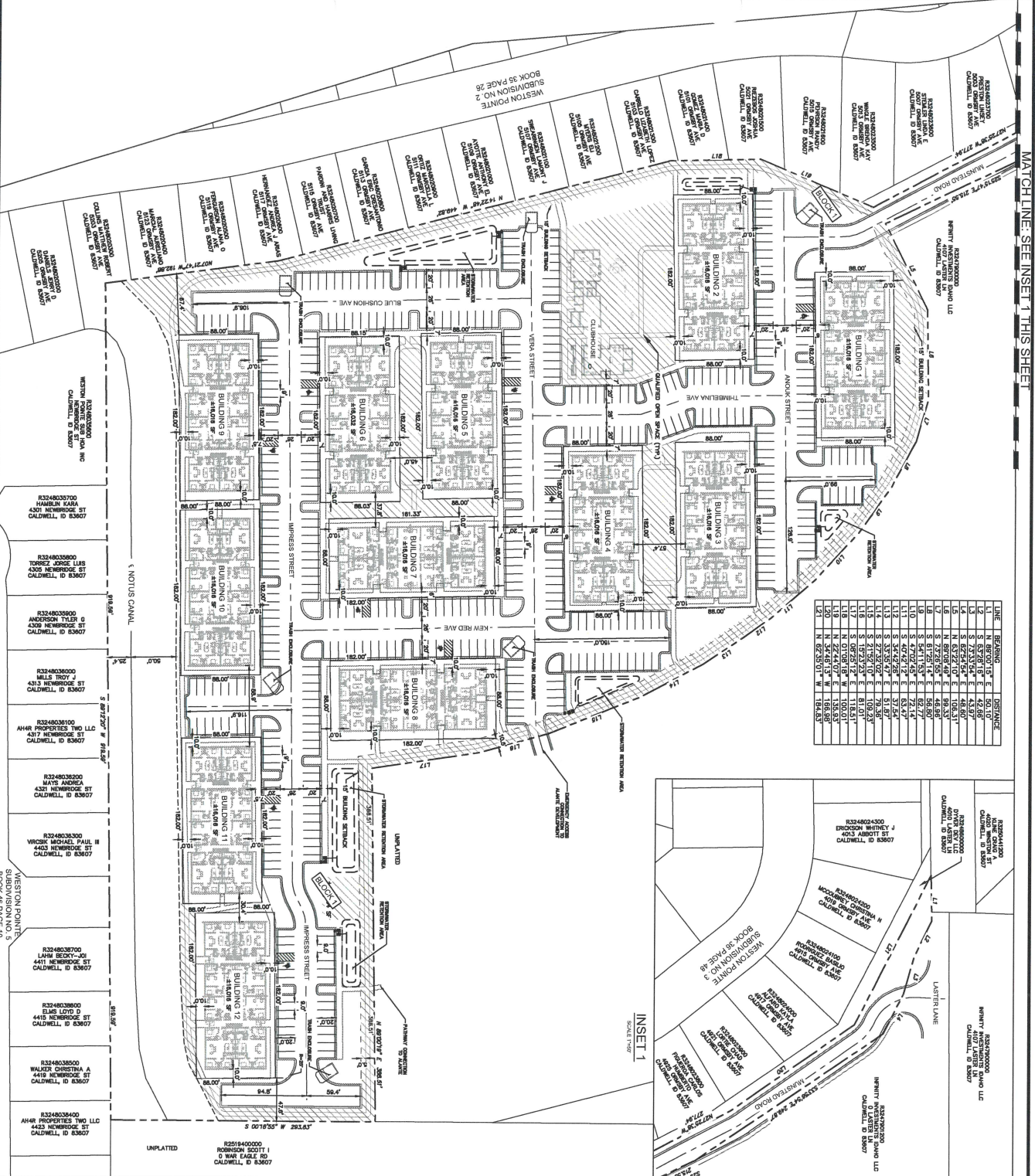
Please do not hesitate to contact me if I can be of assistance by answering questions or providing additional information.

Best regards,

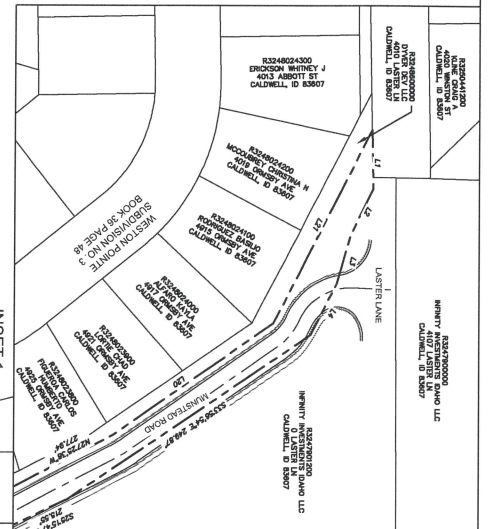
RILEY PLANNING SERVICES LLC

P. CONSTANTIKES

Penelope Constantikes
Principal



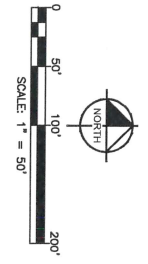
LINE	BEARING	DISTANCE
L1	N 89.00° E	50.10'
L2	S 72.72° E	42.89'
L3	S 72.72° E	42.89'
L4	S 62.54° E	46.83'
L5	N 63.72° E	50.83'
L6	S 72.72° E	46.83'
L7	S 72.72° E	46.83'
L8	S 72.72° E	46.83'
L9	S 72.72° E	46.83'
L10	S 72.72° E	46.83'
L11	S 72.72° E	46.83'
L12	S 72.72° E	46.83'
L13	S 72.72° E	46.83'
L14	S 72.72° E	46.83'
L15	S 72.72° E	46.83'
L16	S 72.72° E	46.83'
L17	S 72.72° E	46.83'
L18	S 72.72° E	46.83'
L19	S 72.72° E	46.83'
L20	S 72.72° E	46.83'
L21	S 72.72° E	46.83'
L22	S 72.72° E	46.83'
L23	S 72.72° E	46.83'
L24	S 72.72° E	46.83'
L25	S 72.72° E	46.83'
L26	S 72.72° E	46.83'
L27	S 72.72° E	46.83'
L28	S 72.72° E	46.83'
L29	S 72.72° E	46.83'
L30	S 72.72° E	46.83'
L31	S 72.72° E	46.83'
L32	S 72.72° E	46.83'
L33	S 72.72° E	46.83'
L34	S 72.72° E	46.83'
L35	S 72.72° E	46.83'
L36	S 72.72° E	46.83'
L37	S 72.72° E	46.83'
L38	S 72.72° E	46.83'
L39	S 72.72° E	46.83'
L40	S 72.72° E	46.83'
L41	S 72.72° E	46.83'
L42	S 72.72° E	46.83'
L43	S 72.72° E	46.83'
L44	S 72.72° E	46.83'
L45	S 72.72° E	46.83'
L46	S 72.72° E	46.83'
L47	S 72.72° E	46.83'
L48	S 72.72° E	46.83'
L49	S 72.72° E	46.83'
L50	S 72.72° E	46.83'
L51	S 72.72° E	46.83'
L52	S 72.72° E	46.83'
L53	S 72.72° E	46.83'
L54	S 72.72° E	46.83'
L55	S 72.72° E	46.83'
L56	S 72.72° E	46.83'
L57	S 72.72° E	46.83'
L58	S 72.72° E	46.83'
L59	S 72.72° E	46.83'
L60	S 72.72° E	46.83'
L61	S 72.72° E	46.83'
L62	S 72.72° E	46.83'
L63	S 72.72° E	46.83'
L64	S 72.72° E	46.83'
L65	S 72.72° E	46.83'
L66	S 72.72° E	46.83'
L67	S 72.72° E	46.83'
L68	S 72.72° E	46.83'
L69	S 72.72° E	46.83'
L70	S 72.72° E	46.83'
L71	S 72.72° E	46.83'
L72	S 72.72° E	46.83'
L73	S 72.72° E	46.83'
L74	S 72.72° E	46.83'
L75	S 72.72° E	46.83'
L76	S 72.72° E	46.83'
L77	S 72.72° E	46.83'
L78	S 72.72° E	46.83'
L79	S 72.72° E	46.83'
L80	S 72.72° E	46.83'
L81	S 72.72° E	46.83'
L82	S 72.72° E	46.83'
L83	S 72.72° E	46.83'
L84	S 72.72° E	46.83'
L85	S 72.72° E	46.83'
L86	S 72.72° E	46.83'
L87	S 72.72° E	46.83'
L88	S 72.72° E	46.83'
L89	S 72.72° E	46.83'
L90	S 72.72° E	46.83'
L91	S 72.72° E	46.83'
L92	S 72.72° E	46.83'
L93	S 72.72° E	46.83'
L94	S 72.72° E	46.83'
L95	S 72.72° E	46.83'
L96	S 72.72° E	46.83'
L97	S 72.72° E	46.83'
L98	S 72.72° E	46.83'
L99	S 72.72° E	46.83'
L100	S 72.72° E	46.83'



- R3248035700 HANBORN MARK 4301 NEWBRIDGE ST CALDWELL, ID 83607
- R3248036000 TORREZ JORGE LUIS 4305 NEWBRIDGE ST CALDWELL, ID 83607
- R3248036000 ANDERSON TYLER G 4309 NEWBRIDGE ST CALDWELL, ID 83607
- R3248036200 MILLS TROY F 4313 NEWBRIDGE ST CALDWELL, ID 83607
- R3248036100 AHAR PROPERTIES TWO LLC 4317 NEWBRIDGE ST CALDWELL, ID 83607
- R3248036300 MATS ANDREA 4331 NEWBRIDGE ST CALDWELL, ID 83607
- R3248036300 WICKER MICHAEL PAUL III 4403 NEWBRIDGE ST CALDWELL, ID 83607
- R3248036700 LAHM BECKY-JO 4411 NEWBRIDGE ST CALDWELL, ID 83607
- R3248036800 ELAM LINDA D 4415 NEWBRIDGE ST CALDWELL, ID 83607
- R3248036500 WALKER CHRISTINA A 4419 NEWBRIDGE ST CALDWELL, ID 83607
- R3248036400 AHAR PROPERTIES TWO LLC 4423 NEWBRIDGE ST CALDWELL, ID 83607
- R2518400000 ROBINSON SCOTT I 0 NEW BRIDGE ST CALDWELL, ID 83607

GENERAL NOTES

1. WATER AND SEWER SERVICE WILL BE PROVIDED BY CONNECTION TO CITY OF CALDWELL MUNICIPAL SYSTEM.
2. ALL STORMWATER WILL BE RETAINED ON SITE.
3. RESURFACING SHALL BE PROVIDED BY CONNECTION TO THE EXISTING PAVED DRIVEWAY TO THE STREET. ALL DRIVEWAY SHALL BE PAVED FROM TO THE STREET.
4. THIS DEVELOPMENT REQUIRES DAVID LOCK SECTION 22-400L, RIGHT TO FLOW ACT OF 2009 STATES: "THE APPLICANT SHALL OBTAIN A CONSULTANT'S REPORT ON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES TO DETERMINE THE APPROPRIATE FLOW RATE THAT CAN BE MAINTAINED WITHIN THE DEVELOPMENT AND THE NEIGHBORHOOD OF THE SECTION SHALL NOT BE REDUCED BY A SIGNIFICANT AMOUNT." THE CONSULTANT SHALL NOTIFY THE DEVELOPER IN A SEPARATE REPORT.



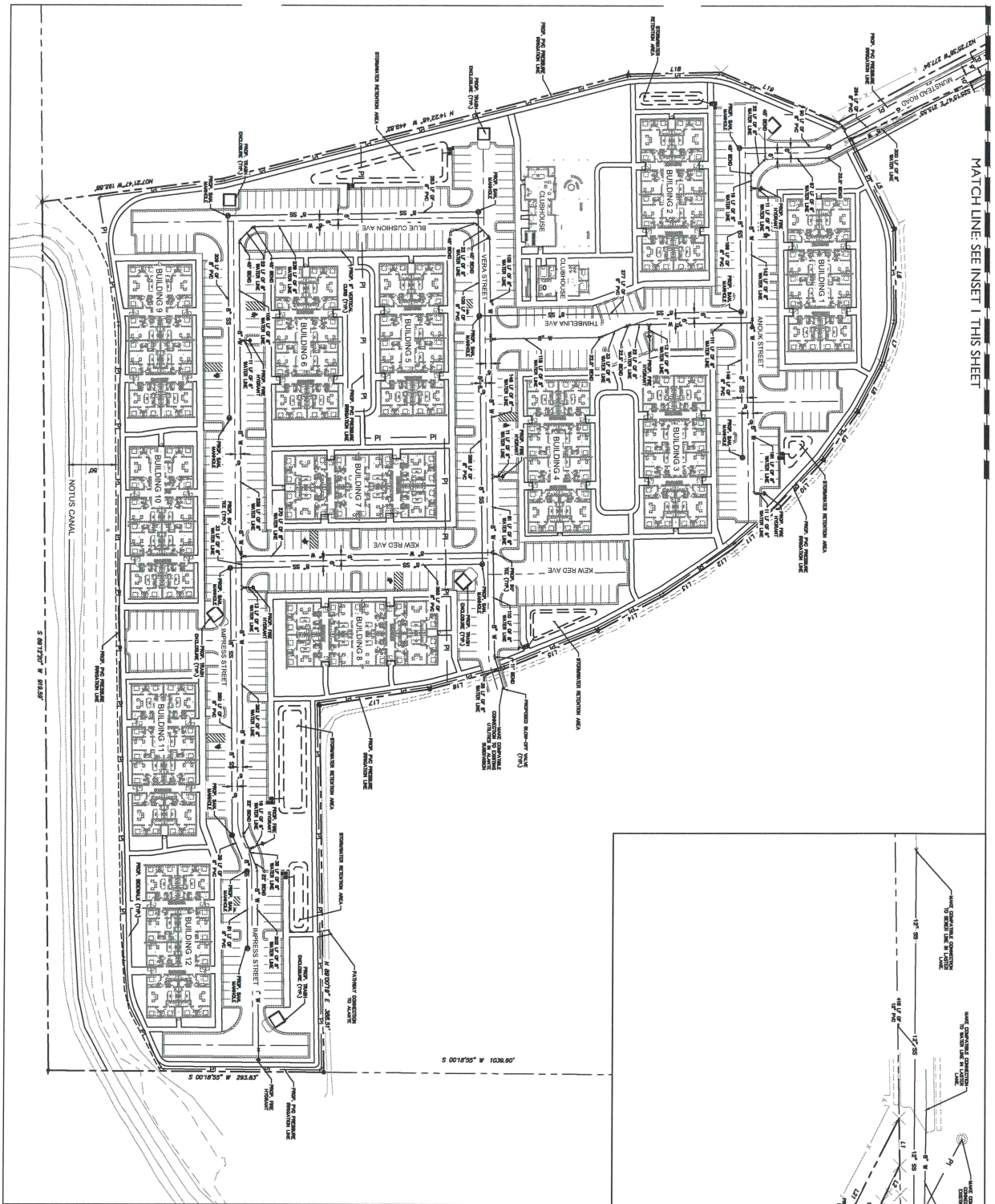
DRAWN BY:	ARS	8/22/2022
DESIGNED BY:	ARS	8/22/2022
CHECKED BY:	BMD	8/22/2022
PROJECT No.:	000000000	SCALE: AS SHOWN

DIMENSIONS PLAN
LAVENDER CROSSING
 CALDWELL, ID

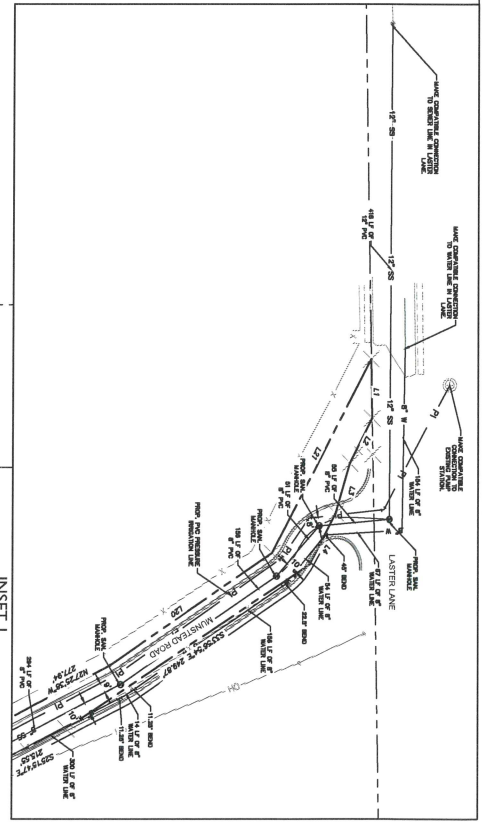


DATE	DESCRIPTION

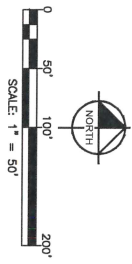
A-3



MATCH LINE: SEE INSET 1 THIS SHEET



- LEGEND**
- PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED STORM DRAINAGE FACILITY
 - PROPOSED PRESSURE IRRIGATION LINE



DRAWN BY:	ARR	8/22/2002
DESIGNED BY:	ARR	8/22/2002
CHECKED BY:	BMD	8/22/2002
PROJECT No.:	000000000	SCALE: AS SHOWN

PRELIMINARY ENGINEERING PLAN

LAVENDER CROSSING
CALDWELL, ID



850 W. Barrock Street, Suite 1100, Boise, ID 83702 | Tel. No. (208) 297-2885

DATE	DESCRIPTION

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

P2.0

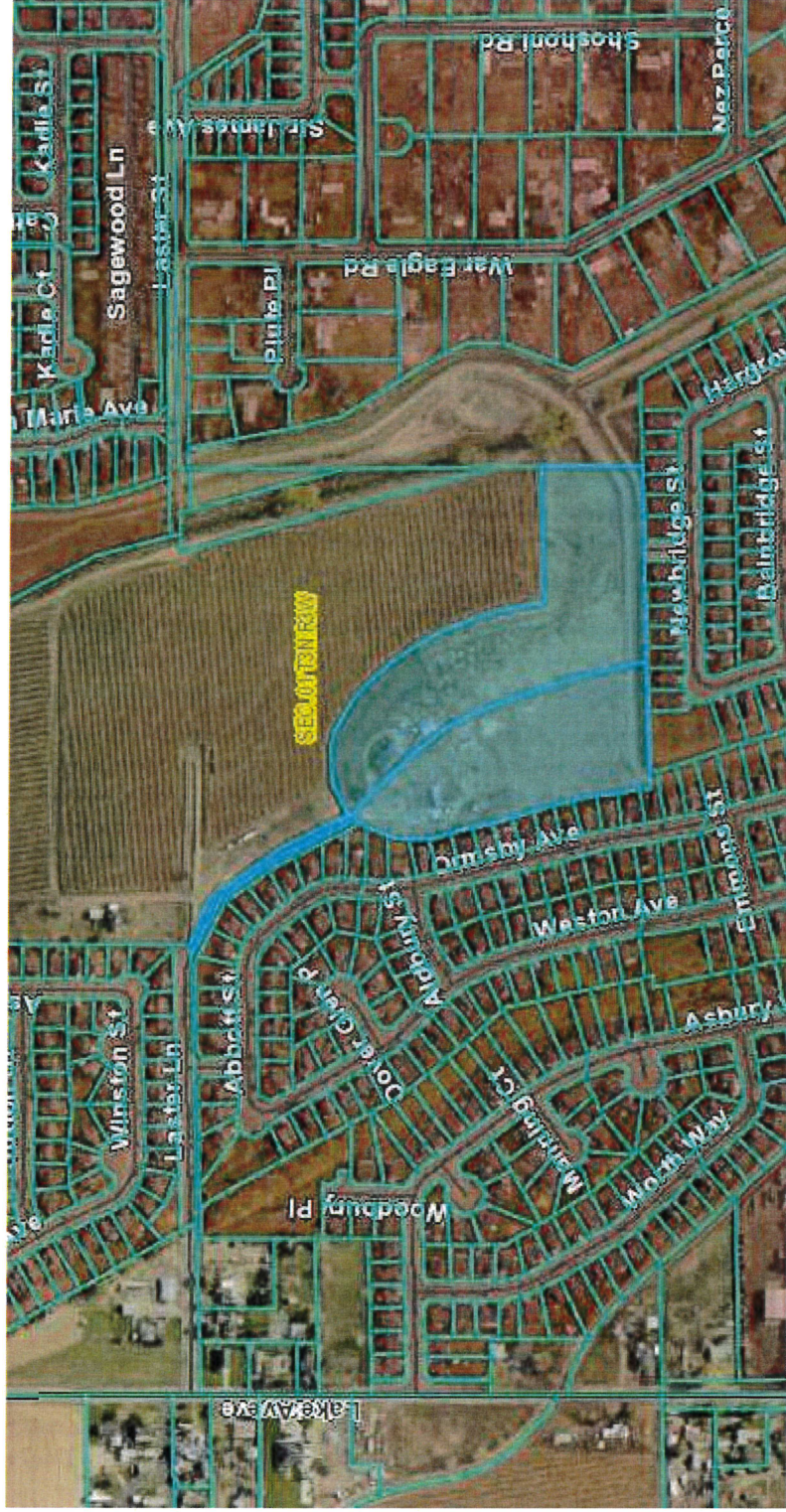
A-3



RILEY PLANNING SERVICES

P.O. Box 405
Boise, ID 83701

VICINITY MAP 4121 AND 4114 LASTER LANE, CALDWELL



A-4
vicinity map

NEIGHBORHOOD MEETING FORM

INSTRUCTIONS:

Section 10-03-12: NEIGHBORHOOD MEETINGS:

- (1) Applicants shall conduct a neighborhood meeting prior to the first public hearing for any of the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications; and, rezone applications.
- (2) The neighborhood meeting shall be conducted after a round table meeting has been held, provided a round table meeting was required, and prior to the first public hearing related to the application. In no instances shall the application be heard at a public hearing until the neighborhood meeting has been held.
- (3) It shall be the sole duty of the applicant to provide written notice of a neighborhood meeting to all property owners or purchasers of record owning property within three hundred feet (300') of the exterior boundary of the subject property; except that in the case of variance applications only, written notice of a neighborhood meeting only needs to be provided to property owners immediately adjacent to the subject property. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (4) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
- (4) The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday or holiday weekend.
- (5) The meeting shall be held at one of the following locations:
 - A. On the subject property;
 - B. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 - C. An office space with suitable meeting facilities if such facilities are within a one-mile radius of the nearest public meeting place.
- (6) The neighborhood meeting shall be conducted after a round table meeting has been held at the City, provided a round table meeting was required, and prior to acceptance of the application (except as listed in #2 above).
 - Notices of the neighborhood meeting shall be placed in the mail at least ten (10) days prior to the date of the neighborhood meeting.
- (7) The neighborhood meeting form shall be obtained from the Planning and Zoning Department and shall be completed and submitted to the Planning and Zoning Department when complete.

NEIGHBORHOOD MEETING FORM
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 6:00 pm

End Time of Neighborhood Meeting: 7:00 pm

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

- 1. SEE ATTACHED
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____

A-5

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: High density multi-family

Date of Round Table meeting: Feb. 5, 2021

Notice sent to neighbors on: Post Marked January 14, 2022

Date & time of the neighborhood meeting: Tuesday, January 25, 2022

Location of the neighborhood meeting: City of Caldwell Public Library

Developer/Applicant:

Name: Yellowstone Capital LLC

Address, City, State, Zip: 1410 N. 6th Street, Boise, ID 83702

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE P. CONSTANTINES DATE 1/15/22

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PLANNING SERVICES

P.O. Box 405
Boise, ID 83701

January 14, 2022

Dear Neighbor:

Please join me for a neighborhood meeting for a proposed development at 4121 and 4114 Laster Lane, Caldwell. An application for Annexation and Zoning, and a Planned Unit Development is anticipated for this site. The purpose of this meeting is to provide neighbors in the vicinity of the site with an opportunity to learn more about the proposed applications.

The City of Caldwell has designated this site as appropriate for High Density Residential on their Future Land Use Map. The site is proposed to be developed as multi-family consistent with the City's assigned land use for the site. Conceptual materials will be available for viewing.

WHEN: Tuesday, January 25, 2022 – 6:00 to 7:00 PM

WHERE: Caldwell Public Library, 1010 Dearborn St. - Dean Miller Community Room

This is not a public hearing and no public or appointed officials will be in attendance. A representative of the project team will be present at the meeting.

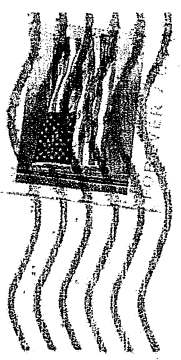
Thank you in advance for your interest.

Riley Planning Services

PROJECT SITE



Riley Planning Services
P.O. Box 405
Boise, ID 83701



BOISE ID 836
14 JAN 2022 PM 1 L

Riley Planning Services
P.O. Box 405
Boise, ID 83702

POSTNET
9571-04055



Canyon County Listing - R32487 (300)

ACCOUNT #	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP CODE
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R3247801000	FISHBURN JUSTIN A	1410 N 6TH ST	BOISE	ID	83702
R3247900000	BUXTON FARM LLC	3209 W TUCKER RD	BOISE	ID	83703
R3248019900	TORPEY JULIENE A	5204 ORMSBY AVE	CALDWELL	ID	83607
R3248020200	DANIELS JERRY D @@	5205 ORMSBY AVE	CALDWELL	ID	83607
R3248014900	BURTON JAMES	5203 WESTON AVE	CALDWELL	ID	83607
R3248020100	QUINTERO LUIS D	5207 ORMSBY AVE	CALDWELL	ID	83607
R3248020000	NACHBAR LLC	3364 OPAL TER	BELLINGHAM	WA	98226
R3248014800	FERGUSON PEGGY M	5209 WESTON AVE	CALDWELL	ID	83607
R3248016900	SALDIVAR ODET CHAVEZ	2725 W TANGO CREEK DR	MERIDIAN	ID	83646
R3248015100	MC ERLEAN CRAIG	5218 ORMSBY AVE	CALDWELL	ID	83607
R3248014700	RODRIGUEZ RODOLFO T	5217 WESTON AVE	CALDWELL	ID	83607
R3248016800	PARKS MERRILL D	5215 ORMSBY AVE	CALDWELL	ID	83607
R3248016700	DONOFRIO GINO A	5219 ORMSBY AVE	CALDWELL	ID	83607
R3248013600	SOUZA TYLER J	5222 ORMSBY AVE	CALDWELL	ID	83607
R3250440900	PRICE WILLIAM	4915 ASHTON AVE	CALDWELL	ID	83607
R3250448200	GRIFFIN TIMOTHY L	4924 ASHTON AVE	CALDWELL	ID	83607
R3250441000	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302
R3250441100	SILVERHAWK PROPERTIES LLC	4505 AVIATION WAY	CALDWELL	ID	83605
R3250441300	RODRIGUEZ ROSE MARY	4016 WINSTON ST	CALDWELL	ID	83607
R3250441400	BROWN FAMILY TRUST EST 1990	13408 S DEACON AVE	NAMPA	ID	83686
R3250441500	CHASE JENNIFER RUTH	93 S ROLLING GREEN ST	NAMPA	ID	83687
R3250441600	MC AUSLAN LINDA	3924 WINSTON ST	CALDWELL	ID	83607
R3250441200	KLINE CRAIG A	4020 WINSTON ST	CALDWELL	ID	83607
R3248700000	YELLOWSTONE CAPITAL LLC	1410 N 6TH ST	BOISE	ID	83702

Thursday, March 11, 2021

Page 1 of 5

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ACCOUNT #	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP CODE
R324800000	DYVER DEV LLC	PO BOX 369	MERIDIAN	ID	83680
R3248024300	ERICKSON WHITNEY J	4013 N ABBOTT ST	CALDWELL	ID	83607
R3248024400	BERETTA GREG TRUST	2821 226TH ST SW	BRIER	WA	98036
R3248024500	JACOBO JOSE G	4005 N ABBOTT ST	CALDWELL	ID	83607
R3248024600	PACK BRADLEY	8800 HWY 95	MARSING	ID	83639
R3248024200	MCCOUBREY CHRISTINA N	4019 ABBOTT ST	CALDWELL	ID	83607
R3248024100	RODRIGUEZ BASILIO	444 W ALTURAS ST	TUCSON	AZ	85705
R3248024000	ALFARO KAYLA	4917 ORMSBY AVE	CALDWELL	ID	83607
R3248023900	LORTIE CHAD	4921 ORMSBY AVE	CALDWELL	ID	83607
R3248025100	BATE WILLIAM C Jr	4012 ABBOT ST	CALDWELL	ID	83605
R3248025000	NEW RALPH C	4914 ORMSBY AVE	CALDWELL	ID	83607
R3248025200	KOREIS ZACHARY D	4008 ABBOTT ST	CALDWELL	ID	83605
R3248025300	PEHRSON RANDY DEAN	4445 BEVERLAND LN	MACKAY	ID	83251
R3248025400	KUZMIC DATHAN	3922 N ABBOTT ST	CALDWELL	ID	83607
R3248023800	FIGUEROA CARLOS HUMBERTO	4925 ORMSBY AVE	CALDWELL	ID	83607
R3248024900	RAMIREZ ROSALINDA	4920 ORMSBY AVE	CALDWELL	ID	83607
R3248026100	INIGUEZ JUAN G	4018 DOVER GLEN PL	CALDWELL	ID	83607
R3248026000	WILLIAMS KATRINA M	4011 DOVER GLENN PLACE	CALDWELL	ID	83607
R3248023700	PRESTON LINSEY	5003 ORMSBY AVE	CALDWELL	ID	83607
R3248024800	BARAJAS HUGO GARCIA	5004 ORMSBY AVE	CALDWELL	ID	83607
R3248026200	JOHNSON MICHAEL L	4014 DOVER GLENN PL	CALDWELL	ID	83607
R3248023600	STEMLER LINDA E	5007 ORMSBY AVE	CALDWELL	ID	83607
R3248024700	REECE FAMILY 2015 REVOCABLE TRUST	3825 W GULF	SANIBEL	FL	33957
R3248023500	WINGLE BRENDA KAY	PO BOX 687	CALDWELL	ID	83606
R3248026300	CARTER SHANNON L	4010 DOVER GLENN PL	CALDWELL	ID	83607
R3248022100	SOLIS MARIBEL	5014 ORMSBY AVE	CALDWELL	ID	83607
R3248021600	PEHRSON RANDY	4445 BEVERLAND LN	MACKAY	ID	83251

Thursday, March 11, 2021

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ACCOUNT #	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP CODE
R3248021900	MUHLESTEIN JASON	4023 ALDBURY ST	CALDWELL	ID	83607
R3248022000	JONES STEVEN AND MARILYNN JOINT REVOCABLE	765 VIEW CT	BAKER CITY	OR	97814
R3248021200	MYERS ELI	5105 ORMSBY AVE	CALDWELL	ID	83607
R3248018700	HIBBERT HYRUM TURNBULL	5105 WESTON AVE	CALDWELL	ID	83607
R3248021100	SWEARINGEN LAMONT J	5107 ORMSBY AVE	CALDWELL	ID	83605
R3248019100	DIHLE RAYMOND	14594 SE CREEKSIDE DR	MILWAUKIE	OR	97267
R3248018600	MCCORMICK PATRICK AND ROSEMARIE REVOCAB	451 MARKHAM AVE	SAN BRUNO	CA	94066
R3248021000	AYOTTE ANTHONY E	5109 ORMSBY AVE	CALDWELL	ID	83605
R3248019200	PANGELINA FRANK GILBERT JR	5108 ORMSBY AVE	CALDWELL	ID	83607
R3248018500	MOUNTAIN WEST IRA INC FBO KEVIN BRIDGEWA	13905 W WAINWRIGHT DR	BOISE	ID	83713
R3248020900	ORTIZ MARCELLA L	1632 I MANATEE AVE	CALDWELL	ID	83607
R3248019300	VASQUEZ ERICA	5110 ORMSBY AVE	CALDWELL	ID	83607
R3248018400	LOMELI MARIELA	5111 WESTON AVE	CALDWELL	ID	83607-1911
R3248020800	GARCIA ERIC CRESANTONIO	5113 ORMSBY AVE	CALDWELL	ID	83607
R3248019400	CORTEZ GABRIELA E SANTANA	5112 ORMSBY AVE	CALDWELL	ID	83607
R3248018300	PETERSON CHRISTOPHER R	5113 WESTON AVE	CALDWELL	ID	83607
R3248020700	PARDINI AND HARRIS LIVING TRUST	79 BENSON LN	COTATI	CA	94931
R3248019500	HAMMOND RICHARD	5114 ORMSBY AVE	CALDWELL	ID	83607
R3248018200	GONZALEZ GRISELDA N PADILLA	5115 WESTON AVE	CALDWELL	ID	83607
R3248020600	HERNANDEZ ANDREA J ARIAS	5117 ORMSBY AVE	CALDWELL	ID	83607
R3248019600	MARTINEZ ROBERTO	5116 ORMSBY AVE	CALDWELL	ID	83607
R3248018100	ADAMS KAYLA	5117 WESTON AVE	CALDWELL	ID	83607
R3248020500	FERGURSON ALANA O	5119 ORMSBY AVE	CALDWELL	ID	83607
R3248019700	CORONA MARTIN PATLAN	5120 ORMSBY AVE	CALDWELL	ID	83607
R3248018000	ADVOCATES AGAINST FAMILY VIOLENCE INC	PO BOX 1496	CALDWELL	ID	83606
R3248020400	MARCIAL AURELIANO	5123 ORMSBY AVE	CALDWELL	ID	83607
R3248019800	GONZALEZ ANDRES MENDOZA	5124 ORMSBY AVE	CALDWELL	ID	83607

Thursday, March 11, 2021

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45

ACCOUNT #	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP CODE
R3248015000	CHRISTIAN RONALD	5121 WESTON AVE	CALDWELL	ID	83607
R3248020300	COLLINS MATTHEW ROBERT	5203 ORMSBY AVE	CALDWELL	ID	83607
R3250440800	MASCORRO JOSE ANGEL MACIAS	4911 ASHTON AVE	CALDWELL	ID	83607
R3248021500	RIEZEBOS JOSHUA	5021 ORMSBY AVE	CALDWELL	ID	83607
R3248021400	GOMEZ MARIA D	5101 ORMSBY AVE	CALDWELL	ID	83605
R3248018900	CONGER KEITH A	5102 ORMSBY AVE	CALDWELL	ID	83607
R3248021300	CARRILLO LIZBETH LOPEZ	5103 ORMSBY AVE	CALDWELL	ID	83605
R3248018800	ANGELETTI SARAH M	5103 WESTON AVE	CALDWELL	ID	83607-1911
R3248019000	PATTEE DONALD H	5104 ORMSBY AVE	CALDWELL	ID	83607
R3248039000	MARTINEZ FRANK	4319 BAINBRIDGE ST	CALDWELL	ID	83607
R3248035400	CLARK DAVID A	5318 LANDSDOWN AVE	CALDWELL	ID	83607
R3248040600	WILLIAMS CHRISTOPHER	4312 NEWBRIDGE ST	CALDWELL	ID	83607
R3248040500	SAUCEDO VICTOR TORRES	4316 NEWBRIDGE ST	CALDWELL	ID	83607
R3248040400	BUSTILLOS DAVID	4320 NEWBRIDGE ST	CALDWELL	ID	83607
R3248040300	JOSEY ALEXANDER X	4402 NEWBRIDGE ST	CALDWELL	ID	83607
R3248035900	ANDERSON TYLER G	4309 NEWBRIDGE ST	CALDWELL	ID	83607
R3248036000	MILLS TROY J	4313 NEWBRIDGE ST	CALDWELL	ID	83607
R3248036100	MCKENNA KELSEY KRISTINE	4317 NEWBRIDGE ST	CALDWELL	ID	83607
R3248036200	MAYS ANDREA	4321 NEWBRIDGE ST	CALDWELL	ID	83607
R3248036300	VIRCSIK MICHAEL PAUL III	1860 BERINGER WAY	RENO	NV	89521
R3248038800	FISCALINI BENJAMIN	643 CHOCTAW DR	SAN JOSE	CA	95123
R3248038900	SOLT EDDIE D	4315 BAINBRIDGE ST	CALDWELL	ID	83607
R3248035500	GARDNER CORY A	5312 LANDSDOWN AVE	CALDWELL	ID	83607
R3248040700	PICKETT RICHARD COLTON	4308 NEWBRIDGE ST	CALDWELL	ID	83607
R3248035600	WESTON POINTE SUB HOA INC	850 E FRANKLIN RD STE 416	MERIDIAN	ID	83642
R3248035700	JONES JOSHUA D	4301 NEWBRIDGE ST	CALDWELL	ID	83607
R3248035800	TORREZ JORGE LUIS	4305 NEWBRIDGE ST	CALDWELL	ID	83607

Thursday, March 11, 2021

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A-5

ACCOUNT # OWNER NAME OWNER ADDRESS CITY STATE ZIP CODE

Thursday, March 11, 2021

Page 5 of 5

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A-5

ROBINSON SCOTT
5104 WAR EAGLE RD
CALDWELL, ID 83605

RODRIGUEZ RODOLFO
5217 WESTON AVE
CALDWELL, ID 83607

CHASE JENNIFER
93 ROLLING GREEN ST
NAMPA, ID 83687

INFINITY INVESTMENTS
IDAHO LLC
3631 PHEASANT TAIL WAY
BOISE, ID 83716

PARKS MERRILL
5215 ORMSBY AVE
CALDWELL, ID 83607

MCAUSLAN LINDA
3924 WINSTON
CALDWELL, ID 83607

TORPEY JULIENE
5204 ORMSBY AVE
CALDWELL, ID 83607

DONOFRIO GINO
5219 ORMSBY
CALDWELL, ID 83607

KLINE CRAIG
4020 WINSTON
CALDWELL, ID 83607

DANIELS JERRY
5205 ORMSBY AVE
CALDWELL, ID 83607

SOUZA TYLER
5222 ORMSBY AVE
CALDWELL, ID 83607

YELLOWSTONE CAPITAL LLC
1410 N 6TH STREET
BOISE, ID 83702

BURTON JAMES
5203 WESTON AVE
CALDWELL ID 83607

PRICE WILLIAM
4915 ASHTON AVE
CALDWELL, ID 83607

DYVER DEV LLC
P.O. BOX 369
MERIDIAN, ID 83680

QUINTERO LUIS
5207 ORMSBY AVE
CALDWELL, ID 83607

GRIFFIN TIMOTHY
4924 ASHTON AVE
CALDWELL, ID 83607

ERICKSON WHITNEY
4013 N ABBOTT ST
CALDWELL, ID 83607

NACH BAR LLC
3364 OPAL TER
BELLINGHAM, WA 98226

AMERICAN HOMES 4 RENT
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

BERETTA GREG TRUST
2821 226TH ST SW
BRIER, WA 98036

FREGUSSON PEGGY
5209 WESTON AVE
CALDWELL, ID 83607

SILVERHAWK PROPERTIES
4505 AVIATION WAY
CALDWELL, ID 83605

JACOBO JOSE
4005 N ABBOTT ST
CALDWELL, ID 83607

SALDIVAR ODET CHAVEZ
2725 W TANGO CREEK DR
MERIDIAN, ID 83646

RODRIGUEZ ROASE MARY
4016 WINSTON ST
CALDWELL, ID 83607

PACK BRADLEY
8800 HWY 95
MARSING, ID 83639

MCERLEAN CRAIG
5218 ORMSBY AVE
CALDWELL, ID 83607

BROWN FAMILY TRUST
13408 S DEACON AVE
NAMPA, ID 83686

MCCOUBREY CHRISTINA
4019 ABBOTT STREET
CALDWELL, ID 83607

RODRIGUEZ BASILIO
444 W ALTURAS ST
TUCSON, AZ 83705

INIGUEZ JUAN
4018 DOVER GLEN PL
CALDWELL, ID 83607

PEHRSON RANDY
4445 BEVERLAND LN
MACKAY, ID 83251

ALFARO KAYLA
4917 ORMSBY AVE
CALDWELL, ID 83607

WILLIAMS KATRINA
4011 DOVER GLENN PL
CALDWELL, ID 83607

MUHLESTEIN JASON
4023 ALDBURY
CALDWELL, ID 83607

LORTIE CHAD
4912 ORMSBY AVE
CALDWELL, ID 83607

PRESTON LINSEY
5003 ORMSBY AVE
CALDWELL, ID 83607

JONES STEVEN REV. TRUST
765 VIEW CT
BAKER CITY, OR 97814

BATE WILLIAM
4012 ABBOTT STREET
CALDWELL, ID 83605

BARAJAS HUGO
5004 ORMSBY AVE
CALDWELL, ID 83607

MYERS ELI
5105 ORMSBY AVE
CALDWELL, ID 83607

NEW RALPH
4914 ORMSBY AVE
CALDWELL, ID 83607

JOHNSON MICHAEL
4014 DOVER GLENN PL
CALDWELL, ID 83607

HIBBERT HYRUM
5105 WESTON AVE
CALDWELL, ID 83607

KOREIS ZACHARY
4008 ABBOTT
CALDWELL, ID 83605

STEMLER LINDA
5007 ORMSBY AVE
CALDWELL, ID 83607

SWEARINGEN LAMONT
5107 ORMSBY AVE
CALDWELL, ID 83605

PEHRSON RANDY
4445 BEVERLAND LN
MCKAY, ID 83251

REECE FAMILY REV. TRUST
3825 W GULF
SANIBEL, FL 33957

BEEGHLY BRANDON
5106 ORMSBY AVE
CALDWELL, ID 83607

KUZMIC DATHAN
3922 N ABBOTT ST
CALDWELL, ID 83607

WINGLE BRENDA
P.O. BOX 687
CALDWELL, ID 83606

MCCORMICK PATRICK
451 MARKHAM AVE
SAN BRUNO, CA 94066

FIGUEROA CARLOS
4925 ORMSBY AVE
CALDWELL, ID 83607

CARTER SHANNON
4010 DOVER FLENN PL
CALDWELL, ID 83607

AYOTTE ANTHONY
5109 ORMSBY AVE
CALDWELL, ID 83605

RAMIREZ ROSALINDA
4920 ORMSBY AVE
CALDWELL, ID 83607

SOLIS MARIBEL
5014 ORMSBY AVE
CALDWELL, ID 83607

PANGELINA FRANK
5108 ORMSBY AVE
CALDWELL, ID 83607

MT. WEST IRA FBO KEVIN
BRIDGEWATER IRA
13905 W WAINWRIGHT DR
BOISE, ID 83713

HAMMOND RICHARD
5114 ORMSBY AVE
CALDWELL, ID 83607

CHRISTIAN RONALD
5121 WESTON AVE
CALDWELL, ID 83607

RODGIGUEZ JOSE
4122 E IRIS CT
NAMPA, ID 83687

GONZALEZ GRISELDA
5115 WESTON AVE
CALDWELL, ID 83607

COLLINS MATTHEW
5203 ORMSBY AVE
CALDWELL, ID 83607

ORTIZ MARCELLA
16321 MANATEE AVE
CALDWELL, ID 83607

HERNANDEZ ANDREA
5117 ORMSBY AVE
CALDWELL, ID 83607

MASCORRO JOSE
4911 ASHTON AVE
CALDWELL, ID 83607

VASQUEZ ERICA
5110 ORMSBY AVE
CALDWELL, ID 83607

MARTINEZ ROBERTO
5116 ORMSBY AVE
CALDWELL, ID 83607

REIZEBOS JOSHUA
5021 ORMSBY AVE
CALDWELL, ID 83607

LOMELI MARIELA
5111 WESTON AVE
CALDWELL, ID 83607

ADAMS KAYLA
5117 WESTON AVE
CALDWELL, ID 83607

GOMEZ MARIA
5101 ORMSBY AVE
CALDWELL, ID 83605

GARZIA ERIC
5113 ORMSBY AVE
CALDWELL, ID 83607

FERGURSON ALANA
5119 ORMSBY AVE
CALDWELL, ID 83607

CONGER KEITH
5102 ORMSBY AVE
CALDWELL, ID 83607

CORTEZ GABRIELA
5112 ORMSBY AVE
CALDWELL, ID 83607

CORONA MARTIN
5120 ORMSBY AVE
CALDWELL, ID 83607

CARRILLO LIZBETH
5103 ORMSBY AVE
CALDWELL, ID 83607

PETERSON CHRISTOPHER
5113 WESTON AVE
CALDWELL, ID 83607

ADVOCATES AGAINST FAMILY
VIOLENCE
P.O. BOX 1496
CALDWELL, ID 83605

ANGELETTI SARAH
5103 ORMSBY AVE
CALDWELL, ID 83607

PARDIMI & HARRIS TRUST
79 BENSON LN
COTATI, CA 94931

MARCIAL AURELIANO
5123 ORMSBY AVE
CALDWELL, ID 83607

PATTEE DONALD
5104 ORMSBY AVE
CALDWELL, ID 83607

GOMER JOANN
5210 WAR EAGLE RD
CALDWELL, ID 83607

GONZALEZ ANDRES
5124 ORMSBY AVE
CALDWELL, ID 83607

MARTINEZ FRANK
4319 BAINBRIDGE ST
CALDWELL, ID 83607

AWES DIANNA
4323 BAINBRIDGE ST
CALDWELL, ID 83607

JOSEY ALEXANDER
4402 NEWBRIDGE ST
CALDWELL, ID 83607

MAYS ANDREA
4321 NEWBRIDGE ST
CALDWELL, ID 83607

GRIGORIEV VADIM
8249 WINDING WAY
FAIR OAKS, CA 95628

SANDERS ALYSSA
4406 NEWBRIDGE ST
CALDWELL, ID 83607

VIRSCIK MICHAEL
1860 BERINGER WAY
RENO, NV 89521

HALES WADE
4409 BAINBRIDGE ST
CALDWELL, ID 83607

VALENCIA CESAR
4410 NEWBRIDGE ST
CALDWELL, ID 83607

ESPINOZA SERGIO
4503 BAINBRIDGE ST
CALDWELL, ID 83607

ZIMMER DAVID
5304 N MOOSE CREEK AVE
MERIDIAN, ID 83646

MOORE FRANKLIN
4414 NEWBRIDGE ST
CALDWELL, ID 83607

LAHM BECKY
8234 S LEYDEN CT
CENTENNIAL, CO 80112

LEMOS ROBERT
4417 BAINBRIDGE ST
CALDWELL, ID 83607

QUINTANA URIEL
4418 NEWBRIDGE ST
CALDWELL, ID 83607

ELMS LOYD
4415 NEWBRIDGE ST
CALDWELL ID 83607

ANDREASEN CODY
4421 BAINBRIDGE ST
CALDWELL, ID 83607

LORDS CLAUD
4422 NEWBRIDGE ST
CALDWELL, ID 83607

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

CLARK DAVID
5318 LANDSDOWN AVE
CALDWELL, ID 83607

KEZER MATTHEW
5317 HARGROVE AVE
CALDWELL, ID 83607

WALKER CHRISTINA
4419 NEWBRIDGE ST
CALDWELL, ID 83607

ROOSEVELT JUDY
4312 NEWBRIDGE ST
CALDWELL, ID 83607

ANDERSON TYLER
4309 NEWBRIDGE ST
CALDWELL, ID 83607

FISCALINI BENJAMIN
643 CHACTAW DR
SAN JOSE, CA 95123

SAUCEDO VICTOR
4316 NEWBRIDGE ST
CALDWELL, ID 83607

MILLS TROY
4313 NEWBRIDGE
CALDWELL, ID 83607

SOLT EDDIE
4315 BAINBRIDGE ST
CALDWELL, ID 83607

BUSTILLOS DAVID
4320 NEWBRIDGE ST
CALDWELL, ID 83607

MCKENNA KELSEY
4317 NEWBRIDGE
CALDWELL, ID 83607

HAMRE TOR
5312 LANDSBOWN AVE
CALDWELL, ID 83607

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HUFF JEFFERY
4308 NEWBRIDGE ST
CALDWELL, ID 83605

VEGA SILVINO
4505 NEWBRIDGE ST
CALDWELL, ID 83607

WESTON POINTE SUB HOA
850 E FRANKLIN STE 416
MERIDIAN, ID 83642

BLAY CODY
4509 NEWBRIDGE ST
CALDWELL, ID 83607

MORTON KRISTA
5313 HARGROVE AVE
CALDWELL, ID 83607

HAMBLIN KARA
8844 HELEN AVE
SUN VALLEY, CA 91352

TORREZ JORGE
4305 NEWBRIDGE ST
CALDWELL, ID 83607

ACCOMMODATION

2021-025470
RECORDED
04/08/2021 11:38 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 SCARDENAS \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Quitclaim Deed

For value received, **Justin A. Fishburn, a single man as to Parcel 1 and 1-a and Yellowstone Capital, LLC, an Idaho Limited Liability Company as to Parcel II and II-a**

Does hereby convey, release, remise, and forever quit claim unto

Justin A. Fishburn, a single man, as to Parcels 1 and 1-a and Yellowstone Capital LLC, an Idaho Limited Liability Company as to Parcel II and II-a and Gennie Fishburn, a single woman

whose current address is 1410 N. 6th Street, Boise, ID 83702,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

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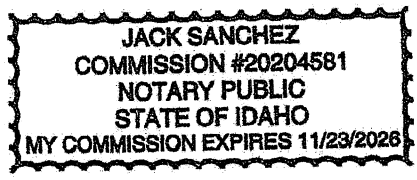
Date: 04/06/2021
[Signature]

Justin A. Fishburn
[Signature]
Yellowstone Capital LLC, an Idaho Limited Liability Company
By: Justin A. Fishburn, Member

State of Idaho, County of Ada, ss.

On this 7th day of April in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Justin A. Fishburn known or identified to me to be the person whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Jack Sanchez, Notary Public
Residing at: Boise, ID
My Commission Expires: 11/23/2026
(seal)

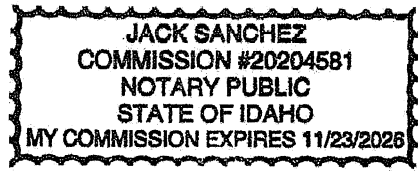


State of Idaho, County of Ada, ss.

On this 7th day of April 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Justin A. Fishburn, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Jack Sanchez
Notary Public for Idaho
Residing In: Boise, ID
My Commission Expires: 11/23/2026
(seal)



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EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel I:

A portion of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southwest Quarter of Section 1, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence South 89°12'22" West along the South boundary of said Northeast Quarter of the Southwest Quarter a distance of 557.78 feet; thence North 11°53'49" West a distance of 208.69 feet; thence North 18°43'45" West a distance of 284.73 feet; thence North 26°26'37" West a distance of 125.13 feet; thence North 39°04'09" West a distance of 124.71 feet; thence North 42°47'54" West a distance of 181.15 feet; thence North 50°31'29" West a distance of 58.47 feet; thence North 27°25'38" West a distance of 278.71 feet; thence North 34°46'13" West a distance of 170.72 feet; thence North 62°35'01" West a distance of 166.13 feet to a point on the North boundary of said Northwest Quarter of the Southwest Quarter; thence North 88°59'40" East along said North boundary a distance of 24.85 feet; thence South 63°28'16" East a distance of 43.19 feet (formerly shown of record as 63°50'11" East a distance of 43.18 feet); thence South 73°33'54" East (formerly shown of record as South 73°55'49" East) a distance of 43.97 feet; thence South 62°54'54" East (formerly shown of record as South 63°16'49" East) a distance of 48.60 feet; thence South 33°56'54" East (formerly shown of record as South 34°18'49" East) a distance of 249.87 feet; thence South 25°15'47" East (formerly shown of record as South 25°37'42" East) a distance of 215.55 feet; thence North 63°22'10" East a distance of 106.31 feet (formerly shown of record as North 63°03'53" East, a distance of 106.21 feet); thence North 89°08'49" East a distance of 99.33 feet (formerly shown of record as North 88°49'05" East a distance of 99.28 feet); thence South 73°26'55" East a distance of 46.96 feet (formerly shown of record as South 73°45'00" East a distance of 47.04 feet); thence South 61°25'14" East a distance of 56.80 feet (formerly shown of record as South 61°45'17" East a distance of 56.71 feet); thence South 54°11'53" East a distance of 62.77 feet (formerly shown of record as South 54°34'58" East a distance of 62.66 feet); thence South 47°02'45" East a distance of 72.14 feet (formerly shown of record as South 47°26'06" East a distance of 72.17 feet); thence South 40°42'12" East a distance of 63.47 feet (formerly shown of record as South 40°59'57" East a distance of 63.42 feet); thence South 34°42'26" East a distance of 37.54 feet (formerly shown of record as South 35°05'07" East a distance of 37.53 feet); thence South 33°35'47" East a distance of 51.87 feet (formerly shown of record as South 34°01'30" East a distance of 51.91 feet); thence South 27°32'02" East a distance of 79.36 feet (formerly shown of record as South 27°57'11" East a distance of 109.22 feet); thence South 21°52'10" East a distance of 109.23 feet (formerly shown of record as South 22°15'14" East a distance of 79.37 feet); thence

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South 15°23'23" East a distance of 81.01 feet (formerly shown of record as South 15°49'59" East a distance of 80.90 feet); thence
South 8°24'36" East a distance of 118.42 feet (formerly shown of record as South 8°51'16" East a distance of 118.52 feet); thence
North 89°00'19" East a distance of 388.51 feet (formerly shown of record as North 88°37'45" East a distance of 388.33 feet) to a point on the East boundary of said Northeast Quarter of the Southwest Quarter; thence
South 0°18'55" West (formerly shown of record as South 0°03'00" East) along said East boundary a distance of 293.83 feet to the Point of Beginning.

Parcel I-a

Together with and subject to an ingress-egress easement described as follows:

This perpetual, nonexclusive easement lies in the Northeast Quarter of the Southwest Quarter and in the Northwest Quarter of the Southwest Quarter of Section 1, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence
South 88°59'40" West along the North boundary of said Northwest Quarter of the Southwest Quarter a distance of 31.21 feet to the True Point of Beginning; thence
South 63°28'16" East a distance of 43.19 feet; thence South 73°33'54" East a distance of 43.97 feet; thence South 62°54'54" East a distance of 48.60 feet; thence South 33°56'54" East a distance of 249.87 feet; thence South 25°15'47" East a distance of 215.55 feet; thence South 40°32'55" West a distance of 11.16 feet; thence
South 62°34'22" West a distance of 12 feet; thence North 27°25'38" West a distance of 277.94 feet; thence North 34°46'13" West a distance of 166.98 feet; thence
North 62°35'01" West a distance of 185.33 feet to a point on the North boundary of said Northwest Quarter of the Southwest Quarter; thence
North 88°59'40" East along said North boundary a distance of 50.06 feet to the True Point of Beginning.

Parcel II

A portion of the Northeast quarter of the Southwest quarter and of the Northwest quarter of the Southwest quarter of Section 1, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Northeast quarter of the Southwest quarter; thence
South 89°12'22" West (formerly shown of record as South 88°50'25" West) along the South boundary of said Northeast quarter of the Southwest quarter a distance of 557.78 feet to the True Point of Beginning; thence continuing
South 89°12'22" West (formerly shown of record as South 88°50'25" West) along said South boundary a distance of 361.78 feet; thence
North 7°21'47" West (formerly shown of record as North 7°43'42" West) a distance of 192.80 feet; thence
North 14°22'48" West (formerly shown of record as North 14°44'43" West) a distance of 449.82 feet; thence
North 1°08'18" West (formerly shown of record as North 1°30'13" West) a distance of 100.01 feet; thence
North 22°44'07" East (formerly shown of record as North 22°22'12" East) a distance of 135.93 feet; thence
North 27°25'38" West a distance of 277.94 feet (formerly shown of record as North 27°47'17" West a distance of 278 feet); thence
North 34°46'13" West a distance of 166.98 feet (formerly shown of record as North 35°09'35" West a distance of 167 feet); thence
North 62°35'01" West a distance of 185.33 feet (formerly shown of record as North 62°56'00" West a distance of 220.25 feet) to a point on the North boundary of said Northwest quarter of the Southwest quarter; thence

North 88°59'40" East (formerly shown of record as North 88°37'45" East) along said North boundary a distance of 25.21 feet; thence
South 62°35'01" East a distance of 166.13 feet; thence
South 34°46'13" East a distance of 170.72 feet; thence
South 27°25'38" East a distance of 278.71 feet; thence
South 50°31'29" East a distance of 58.47 feet; thence
South 42°47'54" East a distance of 181.15 feet; thence
South 39°04'09" East a distance of 124.71 feet; thence
South 26°26'37" East a distance of 125.13 feet; thence
South 18°43'45" East a distance of 284.73 feet; thence
South 11°53'49" East a distance of 208.69 feet to the True Point of Beginning.

Parcel II-a

Subject to and including use of the following described ingress-egress easement.

This perpetual, nonexclusive easement lies in the Northeast quarter of the Southwest quarter and in the Northwest quarter of the Southwest quarter of Section 1, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Northwest quarter of the Southwest quarter; thence
South 88°59'40" West along the North boundary of said Northwest quarter of the Southwest quarter a distance of 31.21 feet to the True Point of Beginning; thence
South 63°28'16" East a distance of 43.19 feet; thence
South 73°33'54" East a distance of 43.97 feet; thence
South 62°54'54" East a distance of 48.60 feet; thence
South 33°56'54" East a distance of 249.87 feet; thence
South 25°15'47" East a distance of 215.55 feet; thence
South 40°32'55" West a distance of 11.16 feet; thence
South 62°34'22" West a distance of 12 feet; thence
North 27°25'38" West a distance of 277.94 feet; thence
North 34°46'13" West a distance of 166.98 feet; thence
North 62°35'01" West a distance of 185.33 feet to a point on the North boundary of said Northwest quarter of the Southwest quarter; thence
North 88°59'40" East along said North boundary a distance of 50.06 feet to the True Point of Beginning.

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Property Owner Acknowledgement

I, JUSTIN / Bennie Fishburn, the record owner for real property addressed as 4114 and 4121 Laster Lane, am aware of, in agreement with, and give my permission to Penelope Constantikes, Riley Planning Services LLC, to submit the accompanying application(s) pertaining to the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 14th day of February, 2022

[Signature] / J.F. Fishburn
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
County of Ada) ss.
Canyon)

I, Shea Sutton, a Notary Public, do hereby certify that on this 4 day of February, 2021, personally appeared before me Justin Fishburn + Bennie Fishburn, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Shea Sutton
NOTARY PUBLIC FOR IDAHO
Residing at Boise, ID
My Commission Expires 9/13/2027

SHEA R SUTTON
Notary Public
State of Idaho
Commission No. 53590

Property Owner Acknowledgement

I, Justin Fishburn, the record owner for real property addressed as 4114 and 4121 Laster Lane, am aware of, in agreement with, and give my permission to Penelope Constantikes, Riley Planning Services LLC, to submit the accompanying application(s) pertaining to that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 4th day of February, 2022

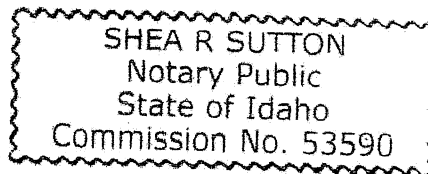
Justin Fishburn
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon

I, Shea Sutton, a Notary Public, do hereby certify that on this 4th day of February, 2022, personally appeared before me Justin Fishburn known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Shea Sutton
NOTARY PUBLIC FOR IDAHO
Residing at Boise, Idaho
My Commission Expires 2/13/2027



Property Owner Acknowledgement

I, Gennie Fishburn, the record owner for real property addressed as 4114 and 4121 Laster Lane, am aware of, in agreement with, and give my permission to Penelope Constantikes, Riley Planning Services LLC, to submit the accompanying application(s) pertaining to that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 4th day of February, 20 22

Gennie Fishburn
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon Ada

I, Shea Sutton, a Notary Public, do hereby certify that on this 4 day of February, 2022, personally appeared before me Gennie Fishburn, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Shea Sutton
NOTARY PUBLIC FOR IDAHO
Residing at Boise, Idaho
My Commission Expires 9/13/2027

SHEA R SUTTON
Notary Public
State of Idaho
Commission No. 53590

Land Description

A parcel of land being a portion of the north half of the southwest quarter of Section 1, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the found aluminum cap monument at the quarter corner common to Sections 1 and 2, T3N, R3W, from which the found brass cap monument at the center-west sixteenth corner of said Section 1 bears N 89° 00' 15" E a distance of 1319.88 feet;

Thence N 89° 00' 15" E along the mid-section line and center line of Laster Lane for a distance of 1239.05 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 and the **REAL POINT OF BEGINNING**;

Thence continuing N 89° 00' 15" E for a distance of 50.10 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 63° 28' 16" E for a distance of 42.66 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 73° 33' 54" E for a distance of 43.97 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 62° 54' 54" E for a distance of 48.60 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 33° 56' 54" E for a distance of 249.87 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 25° 15' 47" E for a distance of 215.55 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 63° 22' 10" E for a distance of 106.31 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 89° 08' 49" E for a distance of 99.33 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 73° 26' 55" E for a distance of 46.96 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

(CONTINUED ON NEXT PAGE)

Thence S 61° 25' 41" E for a distance of 56.80 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 54° 11' 53" E for a distance of 62.77 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 47° 02' 45" E for a distance of 72.14 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 40° 42' 12" E for a distance of 63.47 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 34° 42' 26" E for a distance of 37.54 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 33° 35' 47" E for a distance of 51.87 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 27° 32' 02" E for a distance of 79.36 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 21° 52' 10" E for a distance of 109.23 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 15° 23' 23" E for a distance of 81.01 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 08° 25' 12" E for a distance of 118.51 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 89° 00' 19" E for a distance of 388.51 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 on the mid-section line;

Thence S 00° 18' 55" W along the mid-section line for a distance of 293.83 feet to a found 5/8th inch iron pin labeled PLS 11334 at the center-south sixteenth corner;

Thence S 89° 12' 20" W along the sixteenth line for a distance of 919.59 feet to a found 5/8th inch iron pin labeled PLS 11334 on the easterly line of Weston Pointe Subdivision No. 2;

(CONTINUED ON NEXT PAGE)

Thence N 07° 21' 47" W along said line for a distance of 192.88 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 14° 22' 48" W along said line for a distance of 449.82 feet to a found 5/8th inch iron pin labeled PLS 7732;

Thence N 01° 08' 18" W along said line for a distance of 100.01 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 22° 44' 07" E along said line for a distance of 135.93 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 27° 25' 38" W along said line and the easterly line of Weston Point Subdivision No. 3 for a distance of 277.94 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 34° 46' 13" W along the easterly line of Weston Point Subdivision No. 3 for a distance of 166.98 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 62° 35' 01" W along said line for a distance of 184.83 feet to the **REAL POINT OF BEGINNING**.

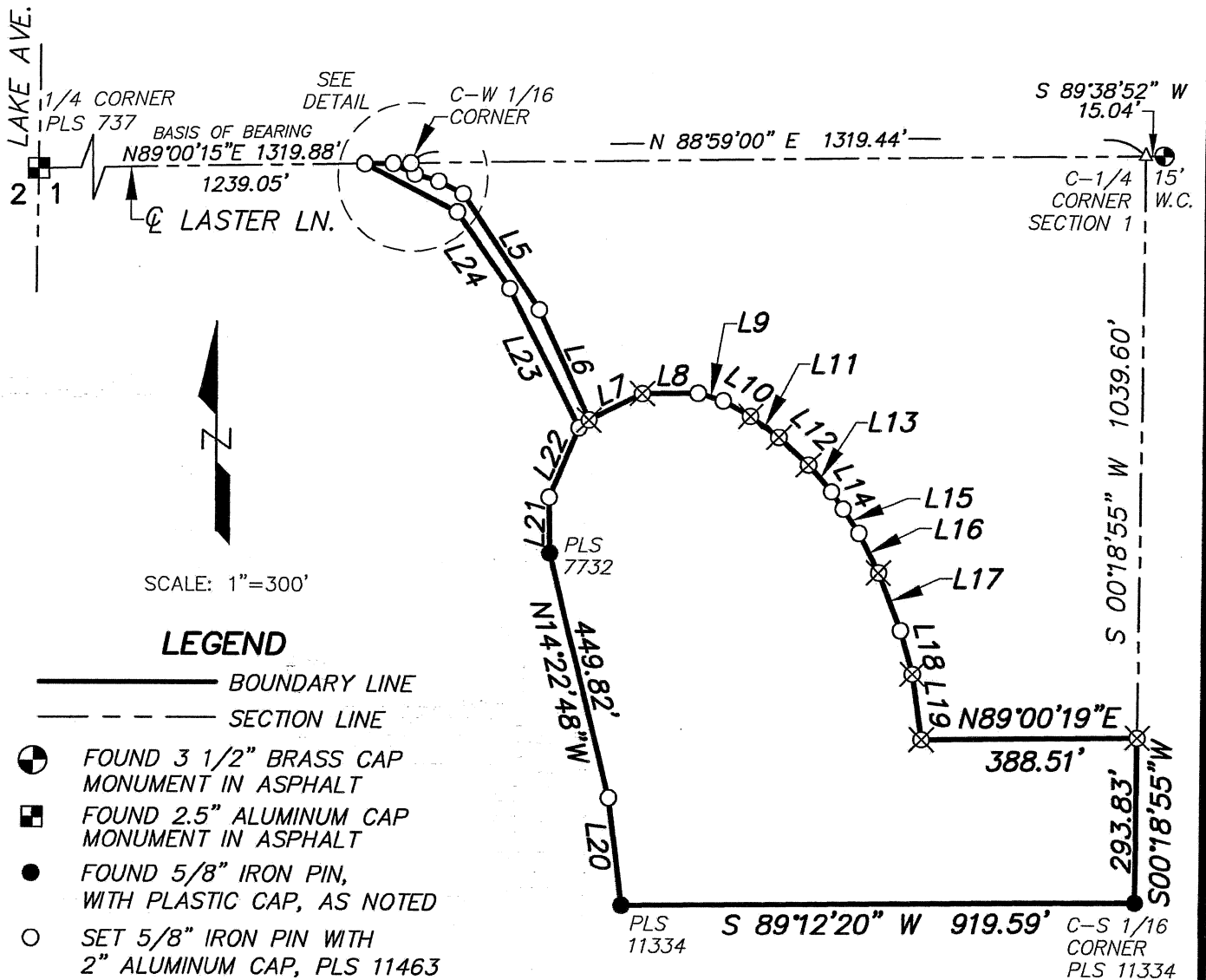
Parcel contains 14.027 acres, more or less.



EXHIBIT MAP

ANNEXATION MAP

LYING WITHIN THE N 1/2 OF THE SW 1/4 OF SECTION 1, T.3N., R.3W., B.M.
CANYON COUNTY — STATE OF IDAHO



SCALE: 1"=300'

LEGEND

- BOUNDARY LINE
- SECTION LINE
- FOUND 3 1/2" BRASS CAP MONUMENT IN ASPHALT
- FOUND 2.5" ALUMINUM CAP MONUMENT IN ASPHALT
- FOUND 5/8" IRON PIN, WITH PLASTIC CAP, AS NOTED
- SET 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
- FOUND 1/2" IRON PIN. REMOVED AND REPLACED WITH 5/8" IRON PIN, WITH 2" ALUMINUM CAP, PLS 11463
- CALCULATED POINT
- W.C. WITNESS CORNER



ACCURATE

SURVEYING & MAPPING

1602 W. Hays Street #306

Boise, Idaho 83702

(208) 488-4227

www accuratesurveyors.com

SHEET 1 OF 2

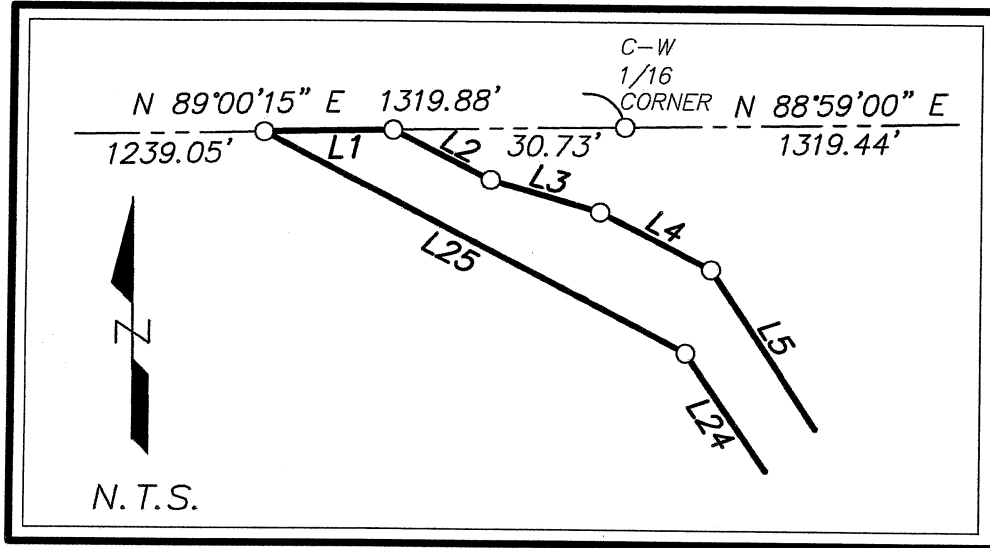
DATE: JANUARY, 2021 JOB 20-302

EXHIBIT MAP

ANNEXATION MAP

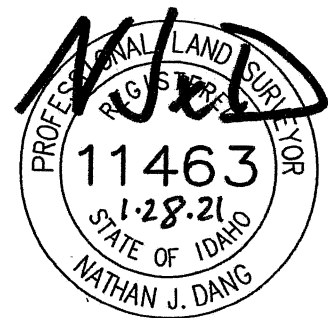
LYING WITHIN THE NE 1/4 OF THE SW 1/4 OF SECTION 1, T.3N., R.3W., B.M.
CANYON COUNTY — STATE OF IDAHO

DETAIL



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°00'15" E	50.10'
L2	S 63°28'16" E	42.66'
L3	S 73°33'54" E	43.97'
L4	S 62°54'54" E	48.60'
L5	S 33°56'54" E	249.87'
L6	S 25°15'47" E	215.55'
L7	N 63°22'10" E	106.31'
L8	N 89°08'49" E	99.33'
L9	S 73°26'55" E	46.96'
L10	S 61°25'14" E	56.80'
L11	S 54°11'53" E	62.77'
L12	S 47°02'45" E	72.14'
L13	S 40°42'12" E	63.47'
L14	S 34°42'26" E	37.54'
L15	S 33°35'47" E	51.87'
L16	S 27°32'02" E	79.36'
L17	S 21°52'10" E	109.23'
L18	S 15°23'23" E	81.01'
L19	S 08°25'12" E	118.51'
L20	N 07°21'47" W	192.88'
L21	N 01°08'18" W	100.01'
L22	N 22°44'07" E	135.93'
L23	N 27°25'38" W	277.94'
L24	N 34°46'13" W	166.98'
L25	N 62°35'01" W	184.83'



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SHEET 2 OF 2

DATE: JANUARY, 2021 JOB 20-302

Land Description

A parcel of land being a portion of the north half of the southwest quarter of Section 1, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the found aluminum cap monument at the quarter corner common to Sections 1 and 2, T3N, R3W, from which the found brass cap monument at the center-west sixteenth corner of said Section 1 bears N 89° 00' 15" E a distance of 1319.88 feet;

Thence N 89° 00' 15" E along the mid-section line and center line of Laster Lane for a distance of 1239.05 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 and the **REAL POINT OF BEGINNING**;

Thence continuing N 89° 00' 15" E for a distance of 50.10 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 63° 28' 16" E for a distance of 42.66 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 73° 33' 54" E for a distance of 43.97 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 62° 54' 54" E for a distance of 48.60 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 33° 56' 54" E for a distance of 249.87 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 25° 15' 47" E for a distance of 215.55 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 63° 22' 10" E for a distance of 106.31 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 89° 08' 49" E for a distance of 99.33 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 73° 26' 55" E for a distance of 46.96 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

(CONTINUED ON NEXT PAGE)



Thence S 61° 25' 41" E for a distance of 56.80 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 54° 11' 53" E for a distance of 62.77 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 47° 02' 45" E for a distance of 72.14 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 40° 42' 12" E for a distance of 63.47 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 34° 42' 26" E for a distance of 37.54 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 33° 35' 47" E for a distance of 51.87 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 27° 32' 02" E for a distance of 79.36 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 21° 52' 10" E for a distance of 109.23 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 15° 23' 23" E for a distance of 81.01 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 08° 25' 12" E for a distance of 118.51 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 89° 00' 19" E for a distance of 388.51 feet to a found ½ inch iron pin reset with a 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 on the mid-section line;

Thence S 00° 18' 55" W along the mid-section line for a distance of 293.83 feet to a found 5/8th inch iron pin labeled PLS 11334 at the center-south sixteenth corner;

Thence S 89° 12' 20" W along the sixteenth line for a distance of 919.59 feet to a found 5/8th inch iron pin labeled PLS 11334 on the easterly line of Weston Pointe Subdivision No. 2, as recorded in Book 35 of Plats at Page 26, records of Canyon County, Idaho;

(CONTINUED ON NEXT PAGE)



Thence N 07° 21' 47" W along said line for a distance of 192.88 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 14° 22' 48" W along said line for a distance of 449.82 feet to a found 5/8th inch iron pin labeled PLS 7732;

Thence N 01° 08' 18" W along said line for a distance of 100.01 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 22° 44' 07" E along said line and its extension for a distance of 135.93 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 27° 25' 38" W for a distance of 277.94 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 34° 46' 13" W for a distance of 166.98 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

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Parcel contains 14.027 acres, more or less.

