



Development Application Transmittal

Link to Project Application: [Silverstone Apartments MCU H-2019-0104](#)

Transmittal Date: 9/23/2019 **Hearing Date:** October 24, 2019

Assigned Planner: Kevin Holmes

To view the City of Meridian Public Records Repository, [Click Here](#)

The above "Link to Project Application" will provide you with any further information on the project.

The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to cityclerk@meridiancity.org.

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk's Office
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208.888.4433|Email: cityclerk@meridiancity.org



Built for Business, Designed for Living

All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

Hearing Date: October 24, 2019

File No.: H-2019-0104

Project Name: Silverstone Apartments

Request: Modification to the Conditional Use Permit (H-2016-0060) to increase the number of dwelling units in the multi-family development from 112 to 204, increase the acreage from 5.61 acres to 10 acres, and update the development plan for the site, by Dave Evans Construction.

Location: The site is located at 4107 E. Overland Rd., in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 3N., Range 1E.



Type of Review Requested

Hearing

File number: H-2019-0104
Assigned Planner: Kevin Holmes
Related Files: H-2019-0099

Applicant Information

Applicant name: SILVERSTONE APARTMENTS LLC Phone: _____

Applicant address: 7761 W RIVERSIDE DR #100 Zip: 83714 Email: _____

Owner name: BIENAPEL FAMILY LIMITED PARTNERSHIP Phone: _____ Fax: _____

Owner address: 2674 S. ANDROS WAY Zip: 83642 Email: _____

Agent name (e.g. architect, engineer, developer, representative): MYSTI STELLUTO

Firm name: DAVE EVANS CONSTRUCTION Phone: _____ Fax: 2088531220

Address: 7761 W RIVERSIDE DR #100 Zip: 83714 Email: MYSTIS@DEVANSCONSTRUCTION.CO
M

Contact name: MYSTI STELLUTO Phone: _____ Fax: 2088531220

Contact address: 7761 W RIVERSIDE DR #100 Zip: 83714 Email: MYSTIS@DEVANSCONSTRUCTION.CO
M

Subject Property Information

Location/street address: 4107 E OVERLAND RD

Assessor's parcel number(s): S1121120916 , S1121121031

Township, range, section: _____

Project Description

Project/Application Name: Silverstone Apartments - MCU, MDA

Description of Work: Development Agreement and Conditional Use Permit modification request for Silverstone Apartment Project.

Application Information

APPLICATION TYPES	
Conditional Use Modification - MCU:	CHECKED
Development Agreement Modification - MDA:	CHECKED
PROPERTY INFORMATION	
General Location:	Overland Road
Current Land Use:	C-G
Total Acreage:	12.417
Prior Approvals (File Numbers):	2018-012456, 2018-012457
ZONING DISTRICT(S)	
C-G:	CHECKED
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	08/27/2019
Landscape Plan Date (MM/DD/YYYY):	08/27/2019
Elevations Date (MM/DD/YYYY):	11/09/2018
Percentage of Site Devoted to Building:	47.28%
Percentage of Site Devoted to Landscaping:	SEE LANDSCAPE PLANS
Percentage of Site Devoted to Paving:	4.4%
Who will own and Maintain the Pressurized Irrigation System in this Development:	MOVADO HOA
Irrigation District:	NAMPA MERIDIAN IRRIGATION DISTRICT
Primary Irrigation Source:	PRESSURE IRRIGATION
Secondary Irrigation Source:	SUEZ
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	SEE LANDSCAPE PLANS
Number of Residential Units:	204
Minimum Square Footage of Living Area (Excluding Garage):	759 1 BED/1 BATH
Minimum Square Footage of Ground Floor Area for Multi-Story Units:	4046 12 PLEX
Proposed Building Height:	40'-0" 24 PLEX
Existing Floor Area (If Applicable):	0
Hours of Operation (Days and Hours):	NA
Number of Standard Parking Spaces Provided:	377
Number of Compact Parking Spaces Provided:	0
Gross Density:	20 UNITS/ACRE
Net Density:	20 UNITS/ACRE
TYPE OF USE PROPOSED	
Commercial:	CHECKED
Townhouse:	CHECKED
Multi-Family:	CHECKED
MULTI-FAMILY	
Total Number of Units:	204
Number of Units Containing 500 sq. ft. or Less:	0

Number of Units Containing 500-1,200 sq. ft.:	204
Number of Units Containing 1,200+ sq. ft.:	0
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Acres of Qualified Open Space:	2.39
Percentage of Qualified Open Space:	23.64
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Fitness Facilities:	CHECKED
Dog Owner Facilities:	CHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	CHECKED
Sports Courts:	CHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	CHECKED



September 3rd, 2019

City of Meridian
Community Development
Planning Division
33 E. Broadway Ave. Ste. 102
Meridian, Idaho 83642

Ref: Request for Development Agreement and Conditional Use Permit Modifications - Silverstone Apartment project

Silverstone Apartments LLC is requesting a modification of two Development Agreements as well as the creation of a new Development Agreement for the project described below.

The first Development Agreement to be modified is Addendum to Development Agreement, instrument number 2018-012457 between the City of Meridian and Movado Development LLC pertaining to the Silverstone Apartment project. The original Development Agreement was recorded on August 17th, 2017, instrument number 2017-076698.

The second Development Agreement to be modified is Addendum to Development Agreement, instrument number 2018-012456 between the City of Meridian and Movado Development LLC pertaining to the Movado Estates project. The original Development Agreement was recorded on February 10th, 2017, instrument number 2017-012608.

The purpose of the modification request is twofold. We are requesting to remove parcels of land from each Development Agreement mention above to create a new Develop Agreement using an updated metes and bounds description to clearly depict which parcels are being affected. The new Agreement will include additional multi-family housing units, a commercial pad, and townhomes to be added to the already approved apartment project.

The following sections of the Addendum to Development Agreement instrument number 2018-012457 will be retained or modified as shown:

5. CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:

5.1

- a. Future development of this site shall substantially comply with the concept plan, site plan, landscape plan and architectural elevations included in Exhibit A of the Finding of Facts and Conclusions of Law approved by Meridian City Council on ~~December 18, 2017~~ [insert new date], attached hereto as Exhibit "B" and the conditions contained herein.

- b. A maximum of ~~112~~ 192 multi-family residential dwelling units, a commercial pad, and 10 townhomes shall be constructed within this development.
- e. Site amenities shall be provided as follows: 1) clubhouse with fitness facilities, 2) a children's play structure, and 3) sports court, 4) pool, 5) dog walk, and 5) open grassy area 50'x100' ~~The applicant shall provide at least one amenity from the open space category and then one additional qualified amenity of their choice, in accord with the standards listed in 11-4-327D.~~
- g. The commercial ~~lots are~~ lot is subject to certificate of zoning compliance and design review prior to issuance of a building permit.
- h. The applicant shall have the ability to obtain multi-family building permits prior to recording the final plat.

The property owner shall be listed in the new Development Agreement as follows:

Silverstone Apartments LLC
7761 W. Riverside Dr. Suite 100
Boise, Idaho 83714

Silverstone Apartments LLC is also requesting a modification to the existing Conditional Use Permit Modification, H-2016-0060.

The modification is requesting to increase the total project acreage, to increase the number of apartment units from the 112 units to 192 units, and to modify the site design and amenities included in the plat. We are proposing to increase the site amenities consisting from 1) clubhouse, 2) a children's play structure, and a 3) sports court to 1) clubhouse with fitness facilities, 2) a children's play structure, 3) a sports court, 4) a dog walk, 5) a swimming pool, and 6) a 50'x100' open grassy area.

The multi-family residential development will include carports throughout the site, a clubhouse with a leasing office, and an outdoor mail center. During the Certificate of Zoning Compliance application process, the development's directory sign and maintenance storage area will be shown.

A neighborhood informational meeting was held on August 15th, 2019 for the property owners within 300' of our project area. Information pertaining to the proposed changes to the original Silverstone Apartment project were presented to residents in attendance.

Dave Evans Construction received several suggestions from the residents regarding the proposed layout including the following:

1. Relocate the dog walk to a location away from the south property line
2. Create a larger buffer along the south property line including adding more landscaping to assist with privacy from second and third story apartments.
3. Do not allow parking along this southern buffer area.
4. Move buildings 'J', 'L', and 'M' further north to create more distance between residence at the south property line

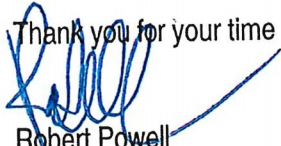
The suggestions were then used to create the proposed revision that is included in this submission and the interested parties received a copy via email requesting additional feedback. No additional feedback has been received to date from any resident.

DAVE EVANS CONSTRUCTION

7761 W. Riverside Dr. Suite 100, Boise, Idaho 83714 • (208) 853-1203 • Fax (208) 853-1220
www.devansconstruction.com

Please review the supporting documents attached to this application and feel free to contact me with any questions.

Thank you for your time and consideration to this project.



Robert Powell
Architect
Dave Evans Construction

DAVE EVANS CONSTRUCTION

7761 W. Riverside Dr. Suite 100, Boise, Idaho 83714 • (208) 853-1203 • Fax (208) 853-1220
www.devansconstruction.com



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Silverstone Apartments Phase II East
Boundary Legal Description
September 4, 2019

BASIS OF BEARINGS for this legal description is South $89^{\circ}13'35''$ East, between the brass cap marking the N1/4 of Section 21 and the aluminum cap marking the northeast corner of Section 21, both in T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho.

A parcel of land located in the NW1/4 of the NE1/4 of Section 21, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the N1/4 corner of said Section 21;

Thence South $0^{\circ}11'04''$ West, coincident with the west line of said NW1/4 of the NE1/4 of Section 21, a distance of 62.00 feet to 5/8" rebar PLS 14221 on the south right of way of E. Overland Rd.;

Thence South $89^{\circ}13'35''$ East, coincident with said south right of way of E. Overland Road, 703.00 feet;

Thence North $0^{\circ}11'04''$ East, coincident with said south right of way of E. Overland Road, 6.00 feet;

Thence South $89^{\circ}13'35''$ East, coincident with said south right of way of E. Overland Road, 63.35 feet;

Thence South $0^{\circ}45'44''$ West, coincident with said south right of way of E. Overland Road, 6.00 feet;

Thence South $89^{\circ}13'35''$ East, coincident with said south right of way of E. Overland Road, 338.35 feet to the east right of way of South Movado Way and the **POINT OF BEGINNING**;

Thence continuing South $89^{\circ}13'35''$ East, coincident with said south right of way of E. Overland Road, 47.02 feet;

Thence North $0^{\circ}36'39''$ East, coincident with said south right of way of E. Overland Road, 14.00 feet;

Thence South $89^{\circ}13'35''$ East, coincident with said south right of way of E. Overland Road, 186.48 feet to the east line of said NW1/4 of the NE1/4 of Section 21;

Thence South $0^{\circ}24'28''$ West, coincident with said east line of NW1/4 of the NE1/4 of Section 21, a distance of 468.27 feet;

Thence North 89°13'17" West, 89.02 feet to the east right of way of S. Movado Way and the beginning of a non-tangent curve;

Thence 1.46 feet along the arc of said curve to the left, and coincident with said east right of way of S. Movado Way, with a central angle of 2°56'16", a radius of 28.50 feet, subtended by a chord bearing North 2°14'33" East, 1.46 feet;

Thence North 0°46'25" East, coincident with said east right of way of S. Movado Way, 26.99 feet to the beginning of a tangent curve;

Thence 20.32 feet along the arc of said curve to the left, and coincident with said east right of way of S. Movado Way, with a central angle of 40°51'14", a radius of 28.50 feet, subtended by a chord bearing North 19°39'12" West, 19.89 feet to the point of reverse curvature;

Thence 15.68 feet along the arc of said curve to the right, and coincident with said east right of way of S. Movado Way, with a central angle of 33°16'57", a radius of 27.00 feet subtended by a chord bearing North 23°26'20" West, 15.46 feet to the point of reverse curvature;

Thence 178.50 feet along the arc of said curve to the left, and coincident with said east right of way of S. Movado Way, with a central angle of 32°00'35", a radius of 319.50 feet, subtended by a chord bearing North 22°48'09" West, 176.18 feet to the point of reverse curvature;

Thence 192.74 feet along the arc of said curve to the right, and coincident with said east right of way of S. Movado Way, with a central angle of 39°34'52", a radius of 279.00 feet, subtended by a chord bearing North 19°01'01" West, 188.93 feet;

Thence North 0°46'25" East, coincident with said east right of way of S. Movado Way, 50.05 feet to the beginning of a tangent curve;

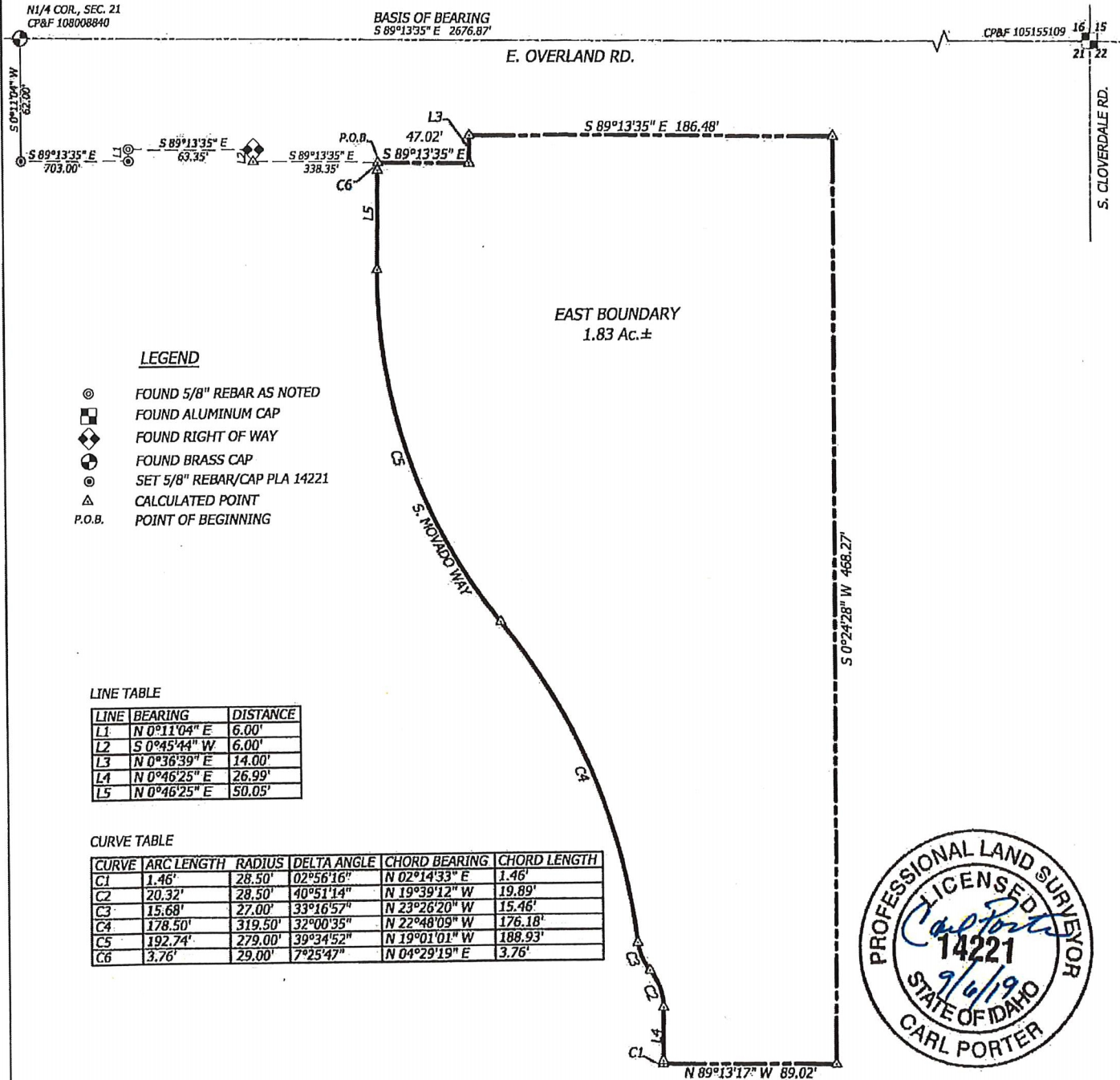
Thence 3.76 feet along the arc of said curve to the right, and coincident with said east right of way of S. Movado Way, with a central angle of 7°25'47", a radius of 29.00 feet, subtended by a chord bearing North 4°29'19" East, 3.76 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1.83 acres more or less.



SECTION 21
T. 3 N., R. 1 E.

ROLLING HILL SUBDIVISION
BOOK 18, PAGE 1202



LEGEND

- ⊙ FOUND 5/8" REBAR AS NOTED
- ⊠ FOUND ALUMINUM CAP
- ⬢ FOUND RIGHT OF WAY
- ⊙ FOUND BRASS CAP
- ⊙ SET 5/8" REBAR/CAP PLA 14221
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 0°11'04" E	6.00'
L2	S 0°45'44" W	6.00'
L3	N 0°36'39" E	14.00'
L4	N 0°46'25" E	26.99'
L5	N 0°46'25" E	50.05'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1.46'	28.50'	02°56'16"	N 02°14'33" E	1.46'
C2	20.32'	28.50'	40°51'14"	N 19°39'12" W	19.89'
C3	15.68'	27.00'	33°16'57"	N 23°26'20" W	15.46'
C4	178.50'	319.50'	32°00'35"	N 22°48'09" W	176.18'
C5	192.74'	279.00'	39°34'52"	N 19°01'01" W	188.93'
C6	3.76'	29.00'	7°25'47"	N 04°29'19" E	3.76'



PROJECT:
**SILVERSTONE APARTMENTS
PHASE II EAST BOUNDARY
MERIDIAN, ID**

OWNER/DEVELOPER:
DAVE EVANS CONSTRUCTION

DATE: 9/2019

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105

SAWTOOTH
Land Surveying, LLC
WWW.SAWTOOTHLS.COM

DWG #
19009-EX

PROJECT#
19009

SHEET
1 OF 1



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Silverstone Apartments Phase II West
Boundary Legal Description
September 4, 2019

BASIS OF BEARINGS for this legal description is South 89°13'35" East, between the brass cap marking the N1/4 of Section 21 and the aluminum cap marking the northeast corner of Section 21, both in T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho.

A parcel of land located in the NW1/4 of the NE1/4 of Section 21, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the N1/4 corner of said Section 21;

Thence South 0°11'04" West, coincident with the west line of said NW1/4 of the NE1/4 of Section 21, a distance of 62.00 feet to 5/8" rebar PLS 14221 on the south right of way of E. Overland Rd.;

Thence South 89°13'35" East, coincident with said south right of way of E. Overland Road, 703.00 feet to the **POINT OF BEGINNING**;

Thence North 0°11'04" East, coincident with said south right of way of E. Overland Road, 6.00 feet;

Thence South 89°13'35" East, coincident with said south right of way of E. Overland Road, 63.35 feet;

Thence South 0°45'44" West, coincident with said south right of way of E. Overland Road, 6.00 feet;

Thence South 89°13'35" East, coincident with said south right of way of E. Overland Road, 291.61 feet to the west right of way of South Movado Way and the beginning of a non-tangent curve;

Thence 16.35 feet along the arc of said curve to the right, and coincident with said west right of way of South Movado Way, with a central angle of 32°18'32", a radius of 29.00 feet, subtended by a chord bearing South 15°22'51" East, 16.14 feet;

Thence South 0°46'25" West, coincident with said west right of way of South Movado Way, 38.30 feet to the beginning of a tangent curve;

Thence 226.17 feet along the arc of said curve to the left, and coincident with said west right of way of South Movado Way, with a central angle of $40^{\circ}22'08''$, a radius of 321.00 feet, subtended by a chord bearing South $19^{\circ}24'38''$ East, 221.52 feet to the point of reverse curvature;

Thence 148.74 feet along the arc of said curve to the right, and coincident with said west right of way of South Movado Way, with a central angle of $30^{\circ}22'58''$, a radius of 280.50 feet, subtended by a chord bearing South $24^{\circ}24'13''$ East, 147.01 feet to the point of compound curvature;

Thence 18.07 feet along the arc of said curve to the right, and coincident with said west right of way of South Movado Way, with a central angle of $38^{\circ}20'33''$, a radius of 27.00 feet, subtended by a chord bearing South $9^{\circ}57'33''$ West, 17.73 feet to the point of reverse curvature;

Thence 14.11 feet along the arc of said curve to the left, and coincident with said west right of way of South Movado Way, with a central angle of $28^{\circ}21'24''$, a radius of 28.50 feet, subtended by a chord bearing South $14^{\circ}57'07''$ West, 13.96 feet;

Thence South $0^{\circ}46'25''$ West, coincident with said west right of way of South Movado Way, 26.99 feet to the beginning of a tangent curve;

Thence 1.46 feet along the arc of said curve to the left, and coincident with said west right of way of South Movado Way, with a central angle of $2^{\circ}55'41''$, a radius of 28.50 feet, subtended by a chord bearing South $0^{\circ}41'24''$ East, 1.46 feet to the northeast corner of Movado Greens Subdivision No. 1 as shown on file in Book 114 of Plats at Page 17017 Ada County Records;

Thence North $89^{\circ}13'17''$ West, coincident with the north line of said Movado Greens Subdivision No. 1, a distance of 487.48 feet to a $5/8''$ rebar PLS 14221;

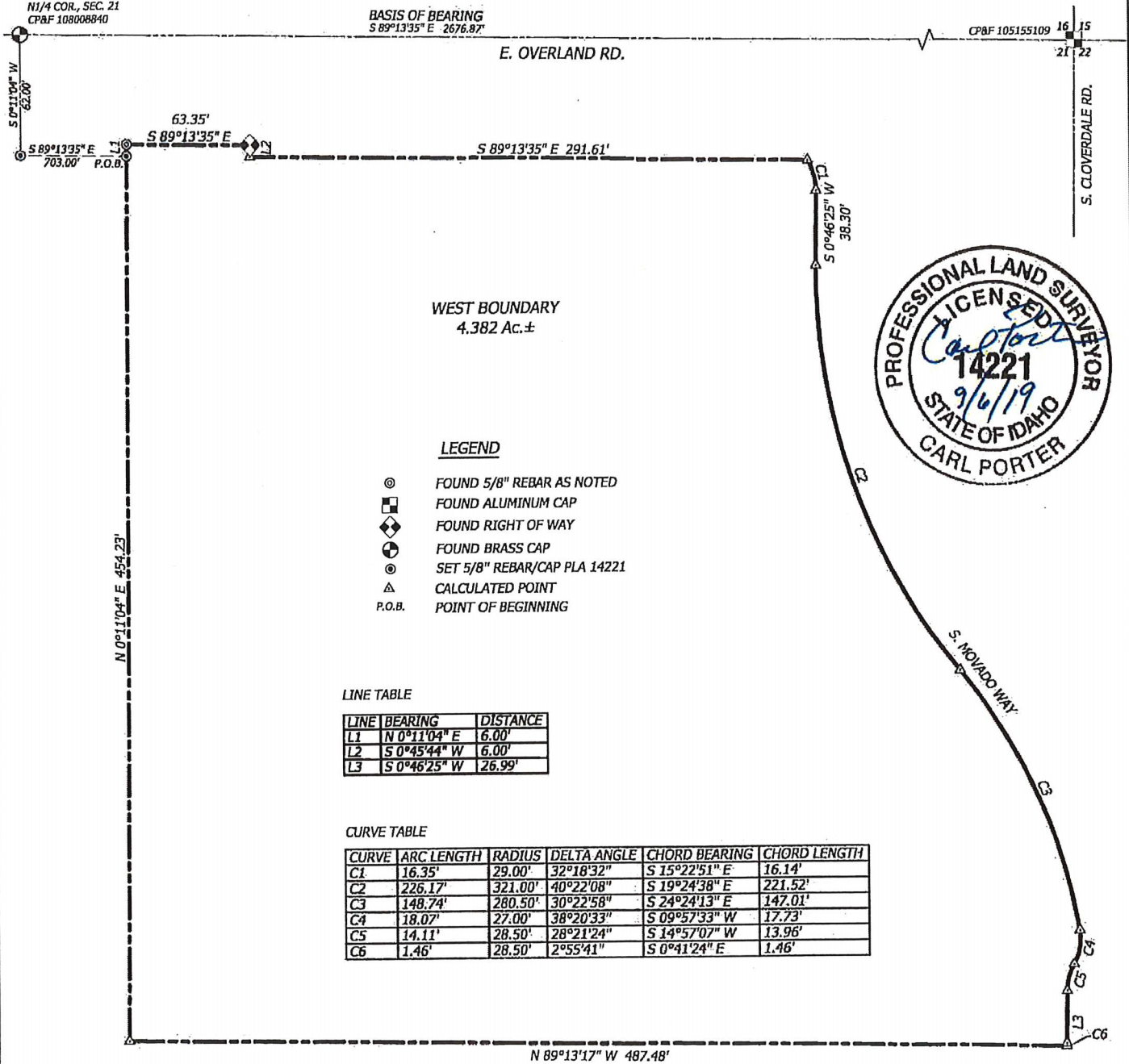
Thence North $0^{\circ}11'04''$ East, parallel with said west line of the NW1/4 of the NE1/4 of Section 21, a distance of 454.23 feet to the **POINT OF BEGINNING**.

The above described parcel contains 4.38 acres more or less.



SECTION 21
T. 3 N., R. 1 E.

ROLLING HILL SUBDIVISION
BOOK 18, PAGE 1202



WEST BOUNDARY
4.382 Ac. ±

LEGEND

- ⊙ FOUND 5/8" REBAR AS NOTED
- ⊠ FOUND ALUMINUM CAP
- ⬠ FOUND RIGHT OF WAY
- ⊕ FOUND BRASS CAP
- ⊙ SET 5/8" REBAR/CAP PLA 14221
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 0°11'04" E	6.00'
L2	S 0°45'44" W	6.00'
L3	S 0°46'25" W	26.99'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.35'	29.00'	32°18'32"	S 15°22'51" E	16.14'
C2	226.17'	321.00'	40°22'08"	S 19°24'38" E	221.52'
C3	148.74'	280.50'	30°22'58"	S 24°24'13" E	147.01'
C4	18.07'	27.00'	38°20'33"	S 09°57'33" W	17.73'
C5	14.11'	28.50'	28°21'24"	S 14°57'07" W	13.96'
C6	1.46'	28.50'	2°55'41"	S 0°41'24" E	1.46'



<p>PROJECT:</p> <p>SILVERSTONE APARTMENTS PHASE II WEST BOUNDARY MERIDIAN, ID</p>	<p>OWNER/DEVELOPER:</p> <p>DAVE EVANS CONSTRUCTION</p>	<p>SAWTOOTH Land Surveying, LLC</p>	<p>2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105</p>	<p>DWG # 19009-EX</p> <p>PROJECT# 19009</p> <p>SHEET 1 OF 1</p>
<p>DATE: 9/2019</p>		<p>WWW.SAWTOOTHLS.COM</p>		



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

Order No. 19330323 *ST/SD*

SPECIAL WARRANTY DEED

This Special Warranty Deed is between **Dave Evans Construction LLC, an Idaho limited liability company ("Grantor")**, whose address is 7761 W. Riverside Dr., Suite 100, Garden City, ID 83714, and **Silverstone Apartments, LLC, an Idaho limited liability company ("Grantee")**, whose address is 7761 W. Riverside Dr., Ste 100, Garden City, ID 83714, witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, convey unto Grantee and its heirs, successors and assigns forever, all the following described real estate situated in the County of Ada County, State of Idaho:

See Exhibit A, attached hereto and incorporated herein.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein ("**Premises**").

To have and to hold, all and singular the Premises together with the appurtenances unto Grantee and its heirs, successors and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor, subject to any and all easements, restrictions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

[signature pages to follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 11th day of April, 2019.

Dave Evans Construction LLC, an Idaho limited liability company

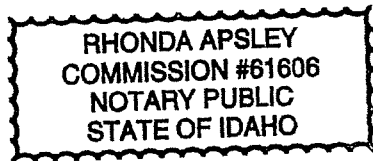
By: [Signature]
Zach Evans, Manager

State of Idaho, County of Ada, ss.

On this 11 day of April, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Zach Evans, known or identified to me to be a Manager 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.

[Signature]
Notary Public for Idaho
Residing In: Boise
My Commission Expires: 5/14/19



**EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES**

Basis of Bearing for this description is South 89° 13'35" East, between the brass cap marking the North quarter corner of Section 21, and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho.

A parcel of land located in the Northwest quarter of the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the North quarter corner of Section 21; thence

South 0° 11'04" West, coincident with the West line of said Northwest quarter of the Northeast quarter of Section 21, a distance of 56.00 feet to the Southerly right of way line of E. Overland Road and the Point of Beginning; thence

South 89° 13'35" East, coincident with said Southerly right of way line of E. Overland Road, 703.00 feet; thence

South 0° 11'04" West, parallel with said West line of the Northwest quarter of the Northeast quarter of Section 21, a distance of 353.42 feet; thence

North 89° 13'35" West, parallel with said Southerly right of way line of E. Overland Road, 703.00 feet to said West line of the Northwest quarter of the Northeast quarter of Section 21; thence

North 0° 11'04" East, coincident with said West line of the Northwest quarter of the Northeast quarter of Section 21, a distance of 353.42 feet to the Point of Beginning.

Excepting Therefrom:

Basis of Bearing for this description is South 89° 13'35" East, between the brass cap marking the North quarter corner of Section 21, and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land conveyed to Ada County Highway District by Warranty Deed recorded February 4, 2019 as Instrument No. 2019-008816, records of Ada County, Idaho, located in the Northwest quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the North quarter corner of Section 21; thence

South 0°11'04" West, coincident with the West line of said Northeast quarter of Section 21, a distance of 56.00 feet to the South right of way of E. Overland Road and the Point of Beginning; thence

South 89°13'35" East, coincident with said South right of way of E. Overland Road, 703.00 feet; thence

South 0°11'04" West, parallel with said West line of the Northeast quarter of Section 21, a distance of 6.00 feet; thence

North 89°13'35" West, parallel with said South right of way of E. Overland Road, 703.00 feet to said West line of the Northeast quarter of Section 21; thence

North 0°11'04" East, coincident with said West line of the Northeast quarter of Section 21, a distance of 6.00 feet to the Point of Beginning.

Recording Requested By and
When Recorded Return to:

Dave Evans Construction LLC
7761 N. Riverside Dr., Ste, 100
Boise, Idaho 83714
Attn: Dave Evans

16 278616

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, Bienapfl Family Limited Partnership, an Idaho limited partnership ("**Grantor**"), does hereby grant, sell, transfer and convey to Dave Evans Construction LLC, an Idaho limited liability company ("**Grantee**"), whose address is 7761 N. Riverside Dr., Ste, 100, Boise, Idaho 83714, and its successors and assigns forever, the real property described on the attached Exhibit A ("**Subject Property**");

To have and to hold the Subject Property and all buildings and improvements thereon, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

Grantor hereby covenants with Grantee that the Subject Property is free from all liens, claims or encumbrances and that it will warrant and defend said Premises against the lawful claims of all persons claiming by, through or under it; subject, however to those liens, encumbrances and other matters listed on Exhibit B attached hereto and by this reference made a part hereof.

EXCEPT AS SPECIFICALLY PROVIDED IN THE PURCHASE AND SALE AGREEMENT BETWEEN GRANTOR AND GRANTEE AND THIS SPECIAL WARRANTY DEED (COLLECTIVELY, THE "**EXPRESS REPRESENTATIONS**"), SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO ANY AND ALL WARRANTIES AND REPRESENTATIONS OF, AS TO OR CONCERNING MERCHANTABILITY, CONDITION, SUITABILITY, FITNESS FOR A PARTICULAR PURPOSE, WORKMANSHIP, HABITABILITY, ENVIRONMENTAL MATTERS OR COMPLIANCE WITH LAWS PERTAINING OR RELATED TO THE PROPERTY. EXCEPT FOR THE EXPRESS REPRESENTATIONS, ALL WARRANTIES AND REPRESENTATIONS, EXPRESS, IMPLIED OR ARISING BY LAW, CONCERNING THE PROPERTY ARE HEREBY DISCLAIMED AND WAIVED TO THE FULLEST EXTENT ALLOWED BY LAW.

SUBJECT TO THE EXPRESS REPRESENTATIONS, BUYER ACKNOWLEDGES THAT BUYER IS ACQUIRING THE PROPERTY IN ITS CURRENT CONDITION, AS IS, WHERE IS. THIS PARAGRAPH SHALL SURVIVE THE CLOSING OR ANY TERMINATION OF THIS AGREEMENT.

WITNESS THE EXECUTION HEREOF as of the 4th day of January, 2017.

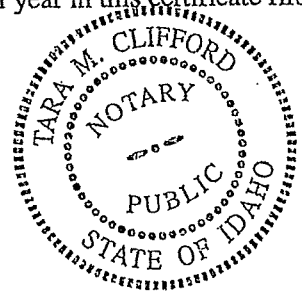
Bienapfl Family Limited Partnership, an Idaho limited partnership:

By: William P. Bienapfl, General Partner
William P. Bienapfl, Jr. (also known as William P. Bienapfl), General Partner

STATE OF IDAHO)
) ss.
County of Ada 44th)

On this 44th day of January, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared William P. Bienapfl, Jr. (also known as William P. Bienapfl), known or identified to me to be the general partner of the Bienapfl Family Limited Partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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



Tara M. Clifford
Notary Public for Idaho
Residing at Residing: Eagle, Idaho
My commission expires Commission Expires: 6/18/2022

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 1A:

Basis of Bearings for this legal description is South 89°13'35" East, between the brass cap marking the North quarter of Section 21 and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the North quarter corner of said Section 21; thence South 0°11'04" West, coincident with the West line of said Northeast quarter of Section 21, a distance of 1127.44 feet to the centerline of the Five Mile Canal, the beginning of a non-tangent curve; thence 19.77 feet along the arc of said curve to the right and said centerline of the Five Mile Canal, with a central angle of 5°39'45", a radius of 200.00 feet, subtended by a chord bearing South 67°30'46" East, 19.76 feet; thence South 64°40'54" East, coincident with said centerline of the Five Mile Canal, 77.83 feet to the beginning of a tangent curve; thence 30.88 feet along the arc of said curve to the right and said centerline of the Five Mile Canal, with a central angle of 35°22'58", a radius of 50.00 feet, subtended by a chord bearing South 46°59'25" East, 30.39 feet; thence South 29°17'56" East, coincident with said centerline of the Five Mile Canal 6.00 feet and the beginning of a tangent curve; thence 49.99 feet along the arc of said curve to the left and said centerline of the Five Mile Canal, with a central angle of 5°43'42", a radius of 500.00 feet, subtended by a chord bearing South 32°09'47" East, 49.97 feet; thence South 35°01'38" East, coincident with said centerline of the Five Mile Canal, 225.08 feet; thence South 35°58'42" East, coincident with said centerline of the Five Mile Canal, 175.40 feet and the Point of Beginning; thence continuing South 35°58'42" East, coincident with said centerline of the Five Mile Canal, 58.55 feet to the beginning of a tangent curve; thence 72.60 feet along the arc of said curve to the left and said centerline of the Five Mile Canal, with a central angle of 41°35'47", a radius of 100.00 feet, subtended by a chord bearing South 56°46'36" East, 71.02 feet; thence South 77°34'29" East, coincident with said centerline of the Five Mile Canal, 200.64 feet to the beginning of a tangent curve; thence 112.46 feet along the arc of said curve to the right and said centerline of the Five Mile Canal, with a central angle of 32°13'00", a radius of 200.00 feet, subtended by a chord bearing South 61°27'59" East, 110.98 feet; thence South 45°21'29" East, coincident with said centerline of the Five Mile Canal, 78.42 feet to the beginning of a tangent curve; thence 199.25 feet along the arc of said curve to the left and said centerline of the Five Mile Canal, with a central angle of 57°04'56", a radius of 200.00 feet, subtended by a chord bearing South 73°53'57" East, 191.12 feet; thence

North 77°33'34" East, coincident with said centerline of the Five Mile Canal, 109.40 feet to the beginning of a tangent curve; thence 166.58 feet along the arc of said curve to the right and said centerline of the Five Mile Canal, with a central angle of 47°43'16", a radius of 200.00 feet, subtended by a chord bearing South 78°34'47" East, 161.81 feet; thence South 54°43'11" East, coincident with said centerline of the Five Mile Canal, 67.31 feet; thence South 35°16'51" West, 162.65 feet to the beginning of a non-tangent curve; thence 27.53 feet along the arc of said curve to the right, with a central angle of 4°18'33", a radius of 366.00 feet, subtended by a chord bearing South 64°18'12" East, 27.52 feet; thence South 27°51'05" West, 44.00 feet; thence South 0°11'08" West, 422.46 feet; thence North 89°48'56" West, 115.00 feet; thence South 0°11'04" West, parallel with said West line of the Northeast quarter of Section 21, a distance of 6.86 feet; thence North 89°08'03" West, 730.05 feet; thence North 0°11'04" East, parallel with said West line of the Northeast quarter of Section 21, a distance of 23.20 feet; thence North 89°48'56" West, 144.00 feet; thence North 0°11'04" East, parallel with said West line of the Northeast quarter of Section 21, a distance of 372.00 feet; thence South 89°48'56" East, 95.56 feet; thence North 44°48'56" West, 7.87 feet; thence North 0°11'03" East, a distance of 298.00 feet; thence South 89°48'56" East, 40.00 feet; thence North 0°11'04" East, parallel with said West line of the Northeast quarter of Section 21, a distance of 240.64 feet to the Point of Beginning

Parcel 2A:

Basis of Bearings for this legal description is South 89°13'35" East, between the brass cap marking the North quarter of Section 21 and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the North quarter corner of said Section 21; thence South 0°11'04" West, coincident with the West line of said Northeast quarter of Section 21, a distance of 2618.11 feet to the Point of Beginning; thence South 89°08'03" East, 244.02 feet; thence North 0°11'04" East, parallel with said West line of the Northeast quarter of Section 21, a distance of 143.21 feet; thence South 89°48'56" East, 144.00 feet; thence

South 0°11'04" West, parallel with said West line of the Northeast quarter of Section 21, a distance of 23.20 feet; thence
South 89°08'03" East, 730.05 feet; thence
North 0°11'04" East, parallel with said West line of the Northeast quarter of Section 21, a distance of 6.86 feet; thence
South 89°48'56" East, 115.00 feet; thence
South 0°11'04" West, parallel with said West line of the Northeast quarter of Section 21, a distance of 150.00 feet; thence
North 89°48'56" West, 49.00 feet; thence
South 0°11'04" West, parallel with said West line of the Northeast quarter of Section 21, a distance of 168.87 feet to the centerline of the Ridenbaugh Canal; thence
North 84°03'21" West, coincident with said centerline of the Ridenbaugh Canal, 20.23 feet; thence
South 89°28'30" West, coincident with said centerline of the Ridenbaugh Canal, 187.09 feet; thence
South 0°55'40" West, 20.23 feet; thence
North 89°10'02" West, 976.67 feet to the West line of the Southeast quarter of said Section 21; thence
North 0°12'27" East, coincident with said West line of the Southeast quarter of Section 21, a distance of 174.05 feet to the Southwest corner of said Northeast quarter of Section 21; thence
North 0°11'04" East, 39.00 feet to the Point of Beginning.

Parcel 3A:

Basis of Bearings for this legal description is South 89°13'35" East, between the brass cap marking the North quarter of Section 21 and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:
Commencing at a brass cap marking the North quarter corner of said Section 21; thence

South 0°11'04" West, coincident with the West line of said Northeast quarter of Section 21, a distance of 1946.24 feet to the Point of Beginning; thence
South 89°48'56" East, 334.00 feet; thence
South 0°11'04" West, parallel with said West line of the Northeast quarter of Section 21, a distance of 154.00 feet; thence
South 44°48'56" East, 7.87 feet; thence
North 89°48'56" West, 95.56 feet; thence
South 0°11'04" West, parallel with said West line of the Northeast quarter of Section 21, a distance of 515.21 feet; thence
North 89°08'03" West, 244.02 feet to said West line of the Northeast quarter of Section 21; thence

North 0°11'04" East, coincident with said West line of the Northeast quarter of Section 21, a distance of 671.87 feet to the Point of Beginning.

Parcel 4A:

Basis of Bearings for this legal description is South 89°13'35" East, between the brass cap marking the North quarter of Section 21 and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the North quarter corner of said Section 21; thence South 0°11'04" West, coincident with the West line of said Northeast quarter of Section 21, a distance of 1882.87 feet; thence South 89°13'35" East, parallel to the North line of said Northeast quarter of Section 21, a distance of 1322.19 feet to the Point of Beginning; thence continuing South 54°43'09" East, coincident with said centerline of the Five Mile Canal, 165.49 feet to the beginning of a tangent curve; thence 193.80 feet along the arc of said curve to the left and said centerline of the Five Mile Canal, with a central angle of 60°01'20", a radius of 185.00 feet, subtended by a chord bearing South 84°43'49" East, 185.06 feet; thence South 24°44'29" East, 40.00 feet; thence South 41°14'59" East, 124.27 feet; thence South 23°45'23" East, 45.82 feet; thence South 13°37'04" East, 89.91 feet; thence South 0°11'04" West, parallel with said West line of the Northeast quarter of Section 21, a distance of 407.14 feet; thence South 24°11'35" East, 51.06 feet; thence South 6°17'30" West, 162.90 feet to the centerline of the Ridenbaugh Canal; thence North 84°03'21" West, coincident with said centerline of the Ridenbaugh Canal, 603.79 feet; thence North 0°11'04" East, parallel with said West line of the Northeast quarter of Section 21, a distance of 168.87 feet; thence South 89°48'56" East, 49.00 feet; thence North 0°11'04" East, 150.00 feet; thence North 0°11'08" East, 422.46 feet; thence North 27°51'05" East, 44.00 feet to the beginning of a non-tangent curve; thence 27.53 feet along the arc of said curve to the left, with a central angle of 4°18'33", a radius of 366.00 feet, subtended by a chord bearing North 64°18'12" West, 27.52 feet; thence North 35°16'51" East, 162.65 feet to the Point of Beginning.

Parcel 5A:

Basis of Bearings for this legal description is South 89°13'35" East, between the brass cap marking the North quarter of Section 21 and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the East half of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the Northeast corner of said Section 21; thence South 0°37'54" West, coincident with the East line of the Northeast quarter of said Section 21, a distance of 2661.26 feet to the East quarter corner of said Section 21; thence North 89°08'00" West, coincident with the South line of said Northeast quarter of Section 21, a distance of 107.56 feet to the Point of Beginning; thence continuing North 89°08'00" West, coincident with the South line of said Northeast quarter of Section 21, a distance of 102.32 feet to the centerline of the Ridenbaugh Canal; thence South 39°51'57" West, coincident with said centerline of the Ridenbaugh Canal, 253.25 feet; thence South 65°04'09" West, coincident with said centerline of the Ridenbaugh Canal, 100.00 feet; thence North 84°03'21" West, coincident with said centerline of the Ridenbaugh Canal, 411.17 feet; thence North 6°17'30" East, 162.90 feet; thence North 24°11'35" West, 51.06 feet; thence North 0°11'04" East, parallel with the West line of the Northeast quarter of said Section 21, a distance of 369.54 feet; thence North 68°36'22" East, 66.10; thence North 48°45'01" East, 232.05 feet; thence South 60°49'22" East, 218.43 feet; thence South 0°37'54" West, parallel with said East line of the Northeast quarter of Section 21, a distance of 209.73 feet; thence South 37°28'54" West, 10.84 feet; thence South 64°57'48" East, 129.03 feet; thence South 46°47'08" East, 46.58 feet; thence South 52°31'06" East, 248.87 feet to the Point of Beginning.

Parcel 6A:

Basis of Bearings for this legal description is South 89°13'35" East, between the brass cap marking the North quarter of Section 21 and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the Northeast corner of said Section 21; thence South 0°37'54" West, coincident with the East line of said Northeast quarter of Section 21, a distance of 2079.01 feet to the Point of Beginning; thence continuing South 0°37'54" West, coincident with said East line of the Northeast quarter of Section 21, a distance of 582.24 feet to the East quarter corner of said Section 21; thence North 89°08'00" West, 107.56 feet; thence North 52°31'06" West, 248.87 feet; thence North 46°47'08" West, 46.58 feet; thence North 64°57'48" West, 129.03 feet; thence North 37°28'54" East, 10.84 feet; thence North 0°37'54" East, parallel with said East line of the Northeast quarter of Section 21, a distance of 209.73 feet; thence North 60°49'22" West, 218.43 feet; thence South 48°45'01" West, 232.05 feet; thence South 68°36'22" West, 66.10 feet; thence North 0°11'04" East, parallel with the West line of said Northeast quarter of Section 21, a distance of 37.60 feet; thence North 13°37'04" West, 89.91 feet; thence North 23°45'23" West, 45.82 feet; thence North 41°14'59" West, 124.27 feet; thence

North 24°44'29" West, 40.00 feet to the centerline of the Five Mile Canal and the beginning of a non-tangent curve; thence 53.30 feet along the arc of said curve to the left and said centerline of the Five Mile Canal, with a central angle of 16°30'30", a radius of 185.00 feet, subtended by a chord bearing North 57°00'16" East, 53.12 feet; thence North 48°45'01" East, coincident with said centerline of the Five Mile Canal, 202.35 feet to the beginning of a tangent curve; thence 100.03 feet along the arc of said curve to the right and said centerline of the Five Mile Canal, with a central angle of 45°50'58", a radius of 125.00 feet, subtended by a chord bearing North 71°40'30" East, 97.38 feet; thence South 85°24'01" East, coincident with said centerline of the Five Mile Canal, 171.21 feet to the beginning of a tangent curve; thence 53.25 feet along the arc of said curve to the right and said centerline of the Five Mile Canal, with a central angle of 24°24'23", a radius of 125.00 feet, subtended by a chord bearing South 73°11'50" East, 52.84 feet; thence South 60°59'38" East, coincident with said centerline of the Five Mile Canal, 85.77 feet; thence South 60°46'33" East, coincident with said centerline of the Five Mile Canal, 232.89 feet; thence South 63°04'43" East, coincident with said centerline of the Five Mile Canal, 192.92 feet to the beginning of a tangent curve; thence 27.80 feet along the arc of said curve to the right and said centerline of the Five Mile Canal, with a central angle of 63°42'37", a radius of 25.00 feet, subtended by a chord bearing South 31°13'24" East, 26.39 feet; thence South 89°22'06" East, 44.00 feet to the Point of Beginning.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes, including any assessments collected therewith, for the year 2017 which are a lien not yet due and payable.
2. Real property taxes which may be assessed, levied and extended on any "subsequent and/or occupancy roll" with respect to improvements completed during the current tax year and previous tax years, which escaped assessment on the regular assessment roll, which are not yet due and payable.
3. The land described herein is located within the boundaries of Ada County and is subject to any assessments levied thereby.
4. The land described herein is located within the boundaries of Nampa-Meridian Irrigation District and is subject to any assessments levied thereby.
5. Right-of-way for Ridenbaugh Canal and the rights of access thereto for maintenance of said canal.
6. Right-of-way for Eightmile Creek and the rights of access thereto for maintenance of said creek.
7. Right-of-way for S. Cloverdale Road and the rights of access thereto for maintenance of said road.
8. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded December 30, 1899 in Book 3 of Patents, at Page 202, records of Ada County, Idaho.
9. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded October 15, 1900 in Book 3 of Patents, at Page 433, records of Ada County, Idaho.
10. Drainage Easement recorded: February 5, 1959 as Instrument No. 446793, Book 37 of Miscellaneous Records at Pages 469, 470 and 471, records of Ada County, Idaho.
11. Master Pathway Agreement, recorded December 26, 2000, January 9, 2001, February 6, 2001, and February 15, 2001 as Instrument Nos. 100102999, 101002090, 101002091, 101009649, and 101013585, records of Ada County, Idaho.
12. Ordinance No. 6150, recorded May 30, 2002 as Instrument No. 102060940, records of Ada County, Idaho.

13. Ordinance No. 6175, recorded August 29, 2002 as Instrument No. 102098378, records of Ada County, Idaho.
14. Ordinance 10-16 (CAR16-00003), recorded April 21, 2016 as Instrument No. 2016-033388, records of Ada County, Idaho.

Recording Requested By and
When Recorded Return to:

C4 Land LLC
4824 W Fairview Ave
Boise, ID 83706
Attn: Jim D Conger

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

15257931

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, Bienapfl Family Limited Partnership, an Idaho limited partnership, and B S B, LLC, an Idaho limited liability company (collectively, "**Grantor**"), do hereby grant, sell, transfer and convey to C4 Land LLC, an Idaho limited liability company ("**Grantee**"), whose address is 4824 West Fairview Avenue, Boise, Idaho 83706, and its successors and assigns forever, the real property described on the attached Exhibit A ("**Subject Property**");

To have and to hold the Subject Property and all buildings and improvements thereon, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

Grantor hereby covenants with Grantee that the Subject Property is free from all liens, claims or encumbrances and that it will warrant and defend said Premises against the lawful claims of all persons claiming by, through or under it; subject, however to those liens, encumbrances and other matters listed on Exhibit B attached hereto and by this reference made a part hereof.

EXCEPT AS SPECIFICALLY PROVIDED IN THE PURCHASE AND SALE AGREEMENT BETWEEN GRANTOR AND GRANTEE AND THIS SPECIAL WARRANTY DEED (COLLECTIVELY, THE "**EXPRESS REPRESENTATIONS**"), SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO ANY AND ALL WARRANTIES AND REPRESENTATIONS OF, AS TO OR CONCERNING MERCHANTABILITY, CONDITION, SUITABILITY, FITNESS FOR A PARTICULAR PURPOSE, WORKMANSHIP, HABITABILITY, ENVIRONMENTAL MATTERS OR COMPLIANCE WITH LAWS PERTAINING OR RELATED TO THE PROPERTY. EXCEPT FOR THE EXPRESS REPRESENTATIONS, ALL WARRANTIES AND REPRESENTATIONS, EXPRESS, IMPLIED OR ARISING BY LAW, CONCERNING THE PROPERTY ARE HEREBY

DISCLAIMED AND WAIVED TO THE FULLEST EXTENT ALLOWED BY LAW. SUBJECT TO THE EXPRESS REPRESENTATIONS, BUYER ACKNOWLEDGES THAT BUYER IS ACQUIRING THE PROPERTY IN ITS CURRENT CONDITION, AS IS, WHERE IS. THIS PARAGRAPH SHALL SURVIVE THE CLOSING OR ANY TERMINATION OF THIS AGREEMENT.

WITNESS THE EXECUTION HEREOF as of the 4th day of January, 2017.

Bienapfl Family Limited Partnership, an
Idaho limited partnership:

By: William P. Bienapfl, General Partner
William P. Bienapfl, Jr. (also known as
William P. Bienapfl), General Partner

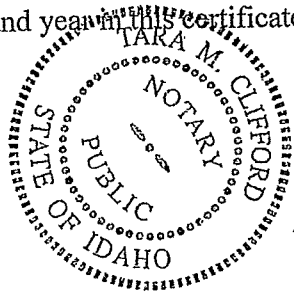
B S B, LLC, an Idaho limited liability
company:

By: William P. Bienapfl, Manager
William P. Bienapfl, Jr. (also known as
William P. Bienapfl), Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 4th day of January, 2017, before me, the undersigned,
a Notary Public in and for said state, personally appeared William P. Bienapfl, Jr. (also known
as William P. Bienapfl), known or identified to me to be the general partner of the Bienapfl
Family Limited Partnership, and the partner who subscribed said partnership name to the
foregoing instrument, and acknowledged to me that he executed the same in said partnership
name.

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

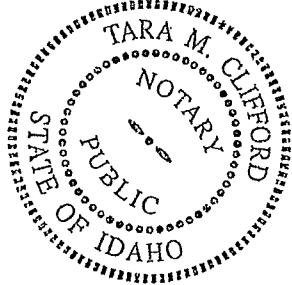


Tara M. Clifford
Notary Public for Idaho
Residing at Eagle, Idaho
My commission expires 6/18/2022

STATE OF IDAHO)
) ss.
County of Ada)

On this 4th day of January, 2017, before me, the undersigned,
a Notary Public in and for said State, personally appeared William P. Bienapfl, Jr. (also known
as William P. Bienapfl), known or identified to me to be the manager of B S B, LLC, or the
person who executed the instrument on behalf of said limited liability company and
acknowledged to me that such limited liability company executed the same.

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



Tara M. Clifford
Notary Public for Idaho
Residing at Eagle, Idaho
My commission expires 6/18/2022

EXHIBIT A

Parcel 1B:

Basis of Bearings for this legal description is South 89°13'35" East, between the brass cap marking the North quarter of Section 21 and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the North quarter corner of said Section 21; thence South 0°11'04" West, coincident with the West line of said Northeast quarter of Section 21, a distance of 1127.44 feet to the centerline of the Five Mile Canal, the beginning of a non-tangent curve and the Point of Beginning; thence 19.77 feet along the arc of said curve to the right and said centerline of the Five Mile Canal, with a central angle of 5°39'45", a radius of 200.00 feet, subtended by a chord bearing South 67°30'46" East, 19.76 feet; thence South 64°40'54" East, coincident with said centerline of the Five Mile Canal, 77.83 feet to the beginning of a tangent curve; thence 30.88 feet along the arc of said curve to the right and said centerline of the Five Mile Canal, with a central angle of 35°22'58", a radius of 50.00 feet, subtended by a chord bearing South 46°59'25" East, 30.39 feet; thence South 29°17'56" East, coincident with said centerline of the Five Mile Canal 6.00 feet and the beginning of a tangent curve; thence 49.99 feet along the arc of said curve to the left and said centerline of the Five Mile Canal, with a central angle of 5°43'42", a radius of 500.00 feet, subtended by a chord bearing South 32°09'47" East, 49.97 feet; thence South 35°01'38" East, coincident with said centerline of the Five Mile Canal, 225.08 feet; thence South 35°58'42" East, coincident with said centerline of the Five Mile Canal, 175.40 feet; thence South 0°11'04" West, parallel with said West line of the Northeast quarter of Section 21, a distance of 240.64 feet; thence North 89°48'56" West, 40.00 feet; thence South 0°11'04" West, parallel with said West line of the Northeast quarter of Section 21, a distance of 144.00 feet; thence North 89°48'56" West, 334.00 feet to said West line of the Northeast quarter of Section 21; thence North 0°11'04" East, coincident with said West line of the Northeast quarter of Section 21, a distance of 818.80 feet to the Point of Beginning.

Parcel 2B:

Basis of Bearings for this legal description is South 89°13'35" East, between the brass cap marking the North quarter of Section 21 and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the North quarter corner of said Section 21; thence South 0°11'04" West, coincident with the West line of said Northeast quarter of Section 21, a distance of 892.93 feet to the Point of Beginning; thence South 89°13'17" East, 703.00 feet; thence North 0°11'04" East, parallel with said West line of the Northeast quarter of Section 21, a distance of 98.74 feet; thence South 89°13'17" East, 540.83 feet to the beginning of a non-tangent curve; thence 11.71 feet along the arc of said curve to the right, with a central angle of 23°19'49", a radius of 28.76 feet, subtended by a chord bearing South 25°42'00" West, 11.63 feet to the point of reverse curvature; thence 16.42 feet along the arc of said curve to the left, with a central angle of 34°50'55", a radius of 27.00 feet, subtended by a chord bearing South 18°12'07" West, 16.17 feet; thence South 0°46'25" West, 225.66 feet to the beginning of a tangent curve; thence 130.99 feet along the arc of said curve to the left, with a central angle of 26°36'51", a radius of 282.00 feet, subtended by a chord bearing South 12°32'00" East, 129.82 feet to the point of reverse curvature; thence 441.80 feet along the arc of said curve to the right, with a central angle of 79°36'05", a radius of 318.00 feet, subtended by a chord bearing South 13°57'37" West, 407.12 feet; thence South 53°45'46" West, 113.18 feet; thence North 36°14'14" West, 68.00 feet; thence North 0°46'43" East, 121.26 feet; thence North 32°00'09" West, 51.56 feet to the beginning of a non-tangent curve; thence 15.42 feet along the arc of said curve to the right, with a central angle of 31°33'45", a radius of 28.00 feet, subtended by a chord bearing South 75°00'05" West, 15.23 feet; thence North 89°13'17" West, 142.63 feet; thence North 0°46'43" East, 166.00 feet; thence North 89°13'17" West, 315.00 feet; thence North 0°46'43" East, 80.50 feet; thence North 89°13'17" West, 147.62 feet; thence South 54°30'28" West, 26.00 feet; thence North 35°29'31" West, 55.76 feet to the beginning of a non-tangent curve; thence 5.55 feet along the arc of said curve to the right, with a central angle of 5°53'29", a radius of 54.00 feet, subtended by a chord bearing North 32°32'39" West, 5.55 feet; thence South 54°30'36" West, 208.52 feet to the centerline of Eight Mile Creek; thence North 35°01'38" West, coincident with said centerline of Eight Mile Creek, 36.93 feet to the beginning of a tangent curve; thence 49.99 feet along the arc of said curve to the right, and

coincident with said centerline of Eight Mile Creek, with a central angle of $5^{\circ}43'42''$, a radius of 500.00 feet, subtended by a chord bearing North $32^{\circ}09'47''$ West, 49.97 feet; thence North $29^{\circ}17'56''$ West, coincident with said centerline of Eight Mile Creek, 6.00 feet to the beginning of a tangent curve; thence 30.88 feet along the arc of said curve to the left, and coincident with said centerline of Eight Mile Creek, with a central angle of $35^{\circ}23'09''$, a radius of 50.00 feet, subtended by a chord bearing North $46^{\circ}59'31''$ West, 30.39 feet; thence North $64^{\circ}40'54''$ West, coincident with said centerline of Eight Mile Creek, 98.02 feet to said West line of the Northeast quarter of Section 21; thence North $0^{\circ}11'04''$ East, coincident with said West line of the Northeast quarter of Section 21, a distance of 233.44 feet to the Point of Beginning.

Parcel 3B:

Basis of Bearings for this legal description is South $89^{\circ}13'35''$ East, between the brass cap marking the North quarter of Section 21 and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the North quarter corner of said Section 21; thence South $0^{\circ}11'04''$ West, coincident with the West line of said Northeast quarter of Section 21, a distance of 892.93 feet; thence South $89^{\circ}13'17''$ East, 703.00 feet; thence North $0^{\circ}11'04''$ East, parallel with said West line of the Northeast quarter of Section 21, a distance of 98.74 feet; thence South $89^{\circ}13'17''$ East, 540.83 feet to the beginning of a non-tangent curve and the Point of Beginning; thence 11.26 feet along the arc of said curve to the right, with a central angle of $22^{\circ}38'08''$, a radius of 28.50 feet, subtended by a chord bearing South $25^{\circ}16'51''$ West, 11.19 feet to the point of reverse curvature; thence 16.88 feet along the arc of said curve to the left, with a central angle of $35^{\circ}49'29''$, a radius of 27.00 feet, subtended by a chord bearing South $18^{\circ}41'10''$ West, 16.61 feet; thence South $0^{\circ}46'25''$ West, 225.66 feet to the beginning of a tangent curve; thence 130.99 feet along the arc of said curve to the left, with a central angle of $26^{\circ}36'47''$, a radius of 282.00 feet, subtended by a chord bearing South $12^{\circ}31'58''$ East, 129.81 feet to the point of reverse curvature; thence 414.32 feet along the arc of said curve to the right, with a central angle of $74^{\circ}39'00''$, a radius of 318.00 feet, subtended by a chord bearing South $11^{\circ}29'08''$ West, 385.63 feet; thence South $52^{\circ}58'48''$ West, 86.90 feet; thence South $53^{\circ}45'46''$ West, 167.55 feet to the beginning of a tangent curve; thence 113.70 feet along the arc of said curve to the left, with a central angle of $23^{\circ}06'01''$, a radius of 282.00 feet, subtended by a chord bearing South $42^{\circ}12'45''$ West, 112.93 feet; thence South $30^{\circ}39'45''$ West, 46.81 feet to the centerline of the Five Mile Canal and the beginning of a non-tangent curve; thence 122.93 feet along the arc of said curve to the left and said centerline of

the Five Mile Canal, with a central angle of 35°12'56", a radius of 200.00 feet, subtended by a chord bearing South 84°49'57" East, 121.00 feet; thence North 77°33'34" East, coincident with said centerline of the Five Mile Canal, 109.40 feet and the beginning of a tangent curve; thence 166.58 feet along the arc of said curve to the right and said centerline of the Five Mile Canal, with a central angle of 47°43'16", a radius of 200.00 feet, subtended by a chord bearing South 78°34'47" East, 161.81 feet; thence South 54°43'09" East, coincident with said centerline of the Five Mile Canal, 78.81 feet; thence North 46°01'30" East, 164.61 feet; thence North 49°23'25" East, 44.08 feet; thence North 48°45'01" East, 340.38 feet; thence North 34°54'01" East, 44.84 feet; thence North 46°01'30" East, 141.65 feet to the Westerly bank of the Ridenbaugh Canal; thence North 45°21'57" West, coincident with said Westerly bank of the Ridenbaugh Canal, 371.18 feet; thence North 27°06'57" West, coincident with said Westerly bank of the Ridenbaugh Canal, 100.00 feet; thence North 7°21'57" West, coincident with said Westerly bank of the Ridenbaugh Canal, 173.00 feet; thence North 7°22'14" West, coincident with said Westerly bank of the Ridenbaugh Canal, 69.14 feet; thence North 89°13'17" West, 278.94 feet to the Point of Beginning.

Parcel 4B:

Basis of Bearings for this legal description is South 89°13'35" East, between the brass cap marking the North quarter of Section 21 and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the North quarter corner of said Section 21; thence South 0°11'04" West, coincident with the West line of said Northeast quarter of Section 21, a distance of 1126.36 feet to the centerline of Eight Mile Creek and the beginning of a tangent curve; thence South 64°40'54" East, coincident with said centerline of Eight Mile Creek, 98.02 feet to said West line of the Northeast quarter of Section 21, to the beginning of a tangent curve; thence 30.88 feet along the arc of said curve to the right, and coincident with said centerline of Eight Mile Creek, with a central angle of 35°23'09", a radius of 50.00 feet, subtended by a chord bearing South 46°59'31" East, 30.39 feet; thence South 29°17'56" East, coincident with said centerline of Eight Mile Creek, 6.00 feet to the beginning of a tangent curve; thence 49.99 feet along the arc of said curve to the left, and

coincident with said centerline of Eight Mile Creek, with a central angle of $5^{\circ}43'42''$, a radius of 500.00 feet, subtended by a chord bearing South $32^{\circ}09'47''$ East, 49.97 feet; thence South $35^{\circ}01'38''$ East, coincident with said centerline of Eight Mile Creek, 36.93 feet to the Point of Beginning; thence leaving said centerline of Eight Mile Creek North $54^{\circ}30'36''$ East, 208.52 feet to the beginning of a non-tangent curve; thence 5.55 feet along the arc of said curve to the left, with a central angle of $5^{\circ}53'29''$, a radius of 54.00 feet, subtended by a chord bearing South $32^{\circ}32'39''$ East, 5.55 feet; thence South $35^{\circ}29'31''$ East, 55.76 feet; thence North $54^{\circ}30'28''$ East, 26.00 feet; thence South $89^{\circ}13'17''$ East, 147.62 feet; thence South $0^{\circ}46'43''$ West, 80.50 feet; thence South $89^{\circ}13'17''$ East, 315.00 feet; thence South $0^{\circ}46'43''$ West, 166.00 feet; thence South $89^{\circ}13'17''$ East, 142.63 feet to the beginning of a tangent curve; thence 15.42 feet along the arc of said curve to the left, with a central angle of $31^{\circ}33'13''$, a radius of 28.00 feet, subtended by a chord bearing North $75^{\circ}00'07''$ East, 15.23 feet; thence South $32^{\circ}00'09''$ East, 51.56 feet; thence South $0^{\circ}46'43''$ West, 121.26 feet; thence South $36^{\circ}14'14''$ East, 68.00 feet; thence South $53^{\circ}45'46''$ West, 113.81 feet to the beginning of a tangent curve; thence 113.70 feet along the arc of said curve to the left, with a central angle of $23^{\circ}06'04''$, a radius of 282.00 feet, subtended by a chord bearing South $42^{\circ}12'44''$ West, 112.93 feet; thence South $30^{\circ}39'45''$ West, 46.81 feet to said centerline of Eight Mile Creek and the beginning of a non-tangent curve; thence 76.33 feet along the arc of said curve to the right, and coincident with said Eight Mile Creek, with a central angle of $21^{\circ}51'58''$, a radius of 200.00 feet, subtended by a chord bearing North $56^{\circ}17'21''$ West, 75.87 feet; thence North $45^{\circ}21'29''$ West, coincident with said Eight Mile Creek, 78.42 feet to the beginning of a tangent curve; thence 112.46 feet along the arc of said curve to the left, and coincident with said Eight Mile Creek, with a central angle of $32^{\circ}13'03''$, a radius of 200.00 feet, subtended by a chord bearing North $61^{\circ}28'00''$ West, 110.98 feet; thence North $77^{\circ}34'29''$ West, coincident with said Eight Mile Creek, 200.64 feet to the beginning of a tangent curve; thence 72.60 feet along the arc of said curve to the right, and coincident with said Eight Mile Creek, with a central angle of $41^{\circ}35'48''$, a radius of 100.00 feet, subtended by a chord bearing North $56^{\circ}46'35''$ West, 71.02 feet; thence North $35^{\circ}58'42''$ West, coincident with said centerline of Eight Mile Creek, 233.95 feet; thence North $35^{\circ}01'38''$ West, coincident with said centerline of Eight Mile Creek, 188.15 feet to the Point of Beginning.

Parcel 5B:

Basis of Bearings for this legal description is South $89^{\circ}13'35''$ East, between the brass cap marking the North quarter of Section 21 and the aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the Northeast corner of said Section 21; thence South $0^{\circ}37'54''$ West, coincident with the East line of said Northeast quarter of Section 21, a distance of 1976.78 feet to the Point of Beginning; thence continuing South $0^{\circ}37'54''$ West, coincident with said East line of the Northeast quarter of Section 21, a distance of 102.23 feet; thence North $89^{\circ}22'06''$ West, 44.00 feet to the centerline of the Five Mile Canal and the beginning of a non-tangent curve; thence 27.80 feet along the arc of said curve to the left and said centerline of the Five Mile Canal, with a central angle of $63^{\circ}42'37''$, a radius of 25.00 feet, subtended by a chord bearing North $31^{\circ}13'24''$ West, 26.39 feet; thence North $63^{\circ}04'43''$ West, coincident with said centerline of the Five Mile Canal, 192.92 feet; thence North $60^{\circ}46'33''$ West, coincident with said centerline of the Five Mile Canal, 232.89 feet; thence North $60^{\circ}59'38''$ West, coincident with said centerline of the Five Mile Canal, 85.77 feet to the beginning of a tangent curve; thence 53.25 feet along the arc of said curve to the left and said centerline of the Five Mile Canal, with a central angle of $24^{\circ}24'23''$, a radius of 125.00 feet, subtended by a chord bearing North $73^{\circ}11'50''$ West, 52.84 feet; thence North $85^{\circ}24'01''$ West, coincident with said centerline of the Five Mile Canal, 171.21 feet to the beginning of a tangent curve; thence 100.03 feet along the arc of said curve to the left and said centerline of the Five Mile Canal, with a central angle of $45^{\circ}50'58''$, a radius of 125.00 feet, subtended by a chord bearing South $71^{\circ}40'30''$ West, 97.38 feet; thence South $48^{\circ}45'01''$ West, coincident with said centerline of the Five Mile Canal, 202.35 feet to the beginning of a tangent curve; thence 247.11 feet along the arc of said curve to the right and said centerline of the Five Mile Canal, with a central angle of $76^{\circ}31'50''$, a radius of 185.00 feet, subtended by a chord bearing South $87^{\circ}00'56''$ West, 229.14 feet; thence North $54^{\circ}43'09''$ West, coincident with said centerline of the Five Mile Canal, 153.99 feet; thence North $46^{\circ}01'30''$ East, 164.61 feet; thence North $49^{\circ}23'25''$ East, 44.08 feet; thence North $48^{\circ}45'01''$ East, 340.38 feet; thence North $34^{\circ}54'01''$ East, 44.84 feet; thence North $46^{\circ}01'30''$ East, 141.65 feet to a point on the Westerly bank of the Ridenbaugh Canal; thence South $45^{\circ}21'57''$ East, coincident with the Westerly bank of the Ridenbaugh Canal, 178.82 feet; thence South $54^{\circ}06'57''$ East, coincident with said Westerly bank of the Ridenbaugh Canal, 822.94 feet to the East line of said Northeast quarter of Section 21 to the Point of Beginning.

EXHIBIT B

1. Taxes, including any assessments collected therewith, for the year 2017 which are a lien not yet due and payable.
2. Real property taxes which may be assessed, levied and extended on any "subsequent and/or occupancy roll" with respect to improvements completed during the current tax year and previous tax years, which escaped assessment on the regular assessment roll, which are not yet due and payable.
3. The land described herein is located within the boundaries of Ada County and is subject to any assessments levied thereby.
4. The land described herein is located within the boundaries of City of Meridian and is subject to any assessments levied thereby.
5. The land described herein is located within the boundaries of Nampa-Meridian Irrigation District and is subject to any assessments levied thereby.
6. Right-of-way for Ridenbaugh Canal and the rights of access thereto for maintenance of said canal.
7. Right-of-way for Eightmile Creek and the rights of access thereto for maintenance of said creek.
8. Right-of-way for S. Cloverdale Road.
9. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded October 15, 1900 in Book 3 of Patents, at Page 433, records of Ada County, Idaho.
10. Master Pathway Agreement, recorded December 26, 2000, January 9, 2001, February 6, 2001, and February 15, 2001 as Instrument Nos. 100102999, 101002090, 101002091, 101009649, and 101013585, records of Ada County, Idaho.
11. Ordinance No. 6150, recorded May 30, 2002 as Instrument No. 102060940, records of Ada County, Idaho.
12. Ordinance No. 6175, recorded August 29, 2002 as Instrument No. 102098378, records of Ada County, Idaho.
13. Record of Survey No. 6111 recorded April 4, 2003 as Instrument No. 103056171, records of Ada County, Idaho.
14. Drainage Easement, recorded February 5, 1959 as Instrument No. 446793, Book 37 of Miscellaneous Records at Pages 469, 470, and 471, records of Ada County, Idaho.

15. Ordinance No. 10-16. recorded April 21, 2016 as Instrument No. 2016-033388, records of Ada County, Idaho.

16. Ingress-Egress Easement Agreement, recorded August 9, 2016 as Instrument No. 2016-072867, records of Ada County, Idaho.



Project Name: Movado Estates - SPINE ROAD IMPROVEMENTS
Project No.: SUBP 17-0003
R/W Parcel No.: _____
Township/Range/Section: 3N 1E 21

(Reserved for Ada County Recorder) 7

WARRANTY DEED

THIS INDENTURE, made this 4th day of January, 2017, Bienapfl Family Limited Partnership an Idaho limited partnership the "GRANTOR". and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

SUBJECT TO general taxes and assessments for the current year which are not yet due and payable, easements of record or obvious on a physical inspection of the Premises, any recorded reservation of oil and/or mineral rights and covenants of record.

Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

EXHIBIT A
LEGAL DESCRIPTION AND GRAPHIC DEPICTION
OF THE
SPINE ROAD RIGHT-OF-WAY



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Legal Description Spine Road Right of Way August 26, 2016

BASIS OF BEARINGS for this legal description is South 89°13'35" East, between the brass cap marking the N1/4 of Section 21 and the aluminum cap marking the northeast corner of Section 21, both in T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho.

A parcel of land located in the NE1/4 of Section 21, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the N1/4 corner of said Section 21;

Thence South 89°13'35" East, coincident with the north line of said NE1/4 of Section 21, a distance of 1084.03 feet;

Thence South 0°46'25" West, 62.00 feet to the southerly right of way of W. Overland Road, and the **POINT OF BEGINNING**;

Thence South 89°13'35" East, coincident with said southerly right of way of W. Overland Road, 21.23 feet to the beginning of a non-tangent curve;

Thence leaving said southerly right of way of W. Overland Road, 3.69 feet along the arc of said curve to the left, with a central angle of 7°17'04", a radius of 29.00 feet, subtended by a chord bearing South 4°24'57" West, 3.68 feet;

Thence South 0°46'25" West, 50.13 feet to the beginning of a tangent curve;

Thence 192.74 feet along the arc of said curve to the left, with a central angle of 39°34'52", a radius of 279.00 feet, subtended by a chord bearing South 19°01'01" East, 188.93 feet to the point of reverse curvature;

Thence 220.72 feet along the arc of said curve to the right, with a central angle of 39°34'52", a radius of 319.50 feet, subtended by a chord bearing South 19°01'01" East, 216.35 feet;

Thence South 0°46' 25" West, 231.12 feet to the beginning of a tangent curve;

Thence 16.88 feet along the arc of said curve to the left, with a central angle of 35°49'29", a radius of 27.00 feet, subtended by a chord bearing South 17°08'19" East, 16.61 feet to the point of reverse curvature;

Thence 17.82 feet along the arc said curve to the right, with a central angle of 35°49'29", a radius of 28.50 feet, subtended by a chord bearing South 17°08'19" East, 17.53 feet;

Thence South 0°46'25" West, 27.00 feet to the beginning of a tangent curve;

Thence 6.56 feet along the arc said curve to the right, with a central angle of 13°11'21", a radius of 28.50 feet, subtended by a chord bearing South 7°22'06" West, 6.55 feet;

Thence North 89°13'17" West, 55.50 feet to the beginning of a non-tangent curve;

Thence 6.56 feet along the arc said curve to the right, with a central angle of 13°10'46", a radius of 28.50 feet, subtended by a chord bearing North 5°48'58" West, 6.54 feet;

Thence North 0°46'25" East, 27.00 feet to the beginning of a tangent curve;

Thence 17.82 feet along the arc said curve to the right, with a central angle of 35°49'29", a radius of 28.50 feet, subtended by a chord bearing North 18°41'10" East, 17.53 feet to the point of reverse curvature;

Thence 16.88 feet along the arc of said curve to the left, with a central angle of 35°49'29", a radius of 27.00 feet, subtended by a chord bearing North 18°41'10" East, 16.61 feet;

Thence North 0°46'25" East, 222.87 feet to the beginning of a tangent curve;

Thence 197.63 feet along the arc of said curve to the left, with a central angle of 40°22'08", a radius of 280.50 feet, subtended by a chord bearing North 19°24'38" West, 193.57 feet to the point of reverse curvature;

Thence 226.17 feet along the arc of said curve to the right, with a central angle of 40°22'08", a radius of 321.00 feet, subtended by a chord bearing North 19°24'38" West, 221.52 feet;

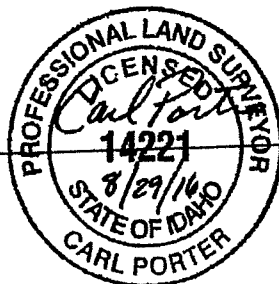
Thence North 0°46'25" East, 38.18 feet to the beginning of a tangent curve;

Thence 16.50 feet along the arc of said curve to the left, with a central angle of 32°35'29", a radius of 29.00 feet, subtended by a chord bearing North 15°31'19" West, 16.27 feet to said southerly right of way of W. Overland Road;

Thence South 89°13'35" East, coincident with said southerly right of way of W. Overland Road, 25.57 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.71 acres more or less.

Carl Porter, PLS
End Description



Date

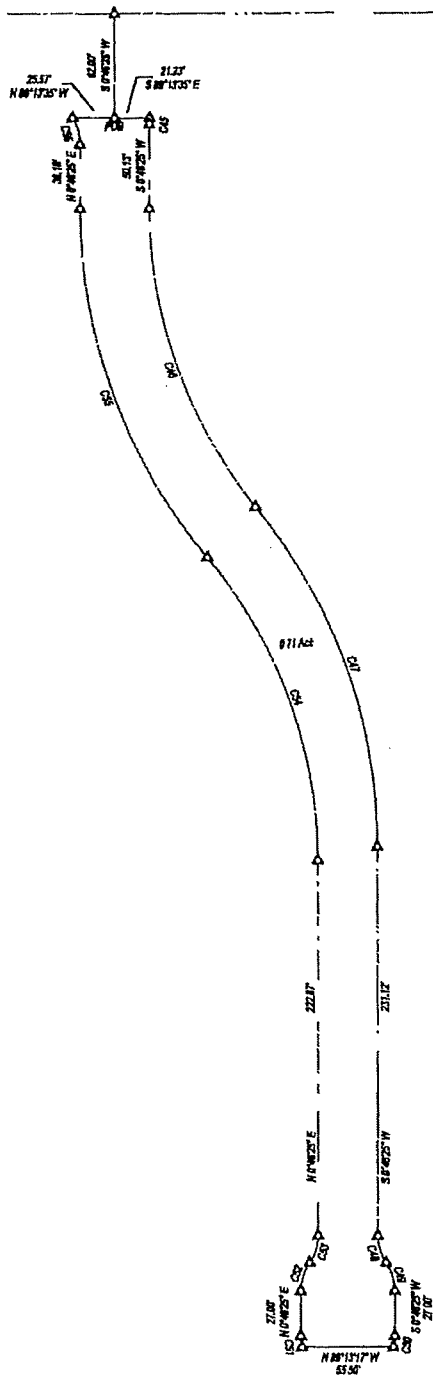
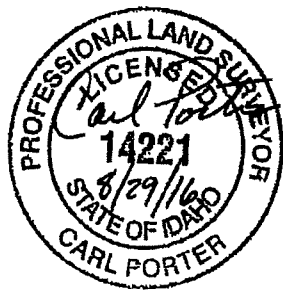
NW COR. SEC 21

BASIS OF BEARINGS
S 89°13'35" E
W OVERLAND ROAD


16 | 15
21 | 22
CLOVERDALE ROAD

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C45	1.89	7°17'54"	26.87	S 84°50'17" W	13.89
C46	1.6274	5°23'42"	27.82	S 83°01'17" E	11.83
C47	22.927	19°34'23"	218.59	S 77°01'17" E	278.22
C48	17.84	13°49'29"	27.82	S 77°01'17" E	18.81
C49	17.82	13°49'29"	26.87	S 77°01'17" E	17.83
C50	1.89	11°17'21"	26.87	S 70°22'49" W	12.83
C51	1.89	13°16'04"	26.87	N 02°42'51" W	12.83
C52	17.82	13°49'29"	26.87	N 02°42'51" E	17.83
C53	17.84	13°49'29"	27.82	N 02°42'51" E	18.81
C54	107.83	11°22'04"	200.59	N 02°42'51" W	188.87
C55	208.17	4°22'04"	241.09	N 02°42'51" W	221.52
C56	18.80	12°29'27"	26.87	N 89°31'18" W	18.27

EXHIBIT B
RIGHT OF WAY
SECTION 21
T. 3 N., R. 1 E.,



NTS

PROJECT: MOVADO SUBDIVISION RIGHT OF WAY	OWNER/DEVELOPER: CMG	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 15071-EX
	DATE: 8/2016		PROJECT # 15071
			SHEET 1 OF 1



Order Number: 17291777

Warranty Deed

For value received,

Bienapfl Family Limited Partnership, an Idaho limited partnership

the grantor, does hereby grant, bargain, sell, and convey unto

Movado Development LLC, an Idaho limited liability company

whose current address is P.O. Box 1610 Eagle, ID 83616

the grantee, the following described premises, in Ada County, Idaho, to wit:

Basis of Bearings for this description is South 89°13'35" East, between the brass cap marking the North quarter corner of Section 21, and an aluminum cap marking the Northeast corner of Section 21, both in Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho.


A parcel of land located in the Northwest quarter of the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the North quarter corner of Section 21; thence South 0°11'04" West, coincident with the West boundary line of said Northwest quarter of the Northeast quarter of Section 21, a distance of 409.43 feet; thence South 89°13'35" East, 703.00 feet; thence South 0°11'04" West, parallel with said West line of the Northwest quarter of the Northeast quarter of Section 21, a distance of 106.81 feet to the Point of Beginning; thence South 89°13'17" East, 497.93 feet to the West right of way line of South Movado Way; thence South 0°46'25" West, coincident with the West right of way line of South Movado Way, 211.94 feet to the beginning of a curve to the right; thence 16.88 feet coincident with the arc of said curve and the West right of way line of South Movado Way, having a radius of 27.00 feet, a central angle of 35°49'29", subtended by a chord which bears South 18°41'10" West, 16.61 feet to the beginning of a reverse curve (left); thence 17.82 feet coincident with the arc of said curve and the West right of way line of South Movado Way, having a radius of 28.50 feet, a central angle of 35°49'29", subtended by a chord which bears South 18°41'10" West, 17.53 feet; thence South 0°46'25" West, coincident with the West right of way line of South Movado Way, 27.00 feet to the beginning of a curve to the left; thence 6.63 feet coincident with the arc of said curve, having a radius of 28.50 feet, a central angle of 13°20'12", subtended by a chord which bears South 5°53'41" East, 6.62 feet to the North boundary line of Movado Subdivision No. 2, as recorded in Book 112 of Plats at Pages 16383 through 16386, Ada County Records; thence leaving said West right of way line North 89°13'17" West, coincident with said North boundary line of Movado Subdivision No. 2, a distance of 485.34 feet; thence leaving said North boundary line North 0°11'04" East, parallel with said West line of the Northwest quarter of the Northeast quarter of Section 21, a distance of 278.02 feet to the Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Wherever the context so requires, the singular number includes the plural.

Dated: February 2, 2018

Bienapfl Family Ltd Partnership, an Idaho limited partnership

By: 
William P. Bienapfl, General Partner

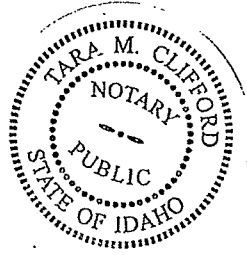
State of Id, County of Ada, ss.

On this 3rd day of Feb in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared William P. Bienapfl known or identified to me to be the General Partner of Bienapfl Family Limited Partnership and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said partnership name.

Tara M. Clifford Notary Public

Residing at: _____

My Commission Expires: _____ Residing: Eagle, Idaho
(seal) Commission Expires: 6/18/2022



Movado Estates-Spine Road Improvements
Project No.: SUBP17-0003
T.3N, R.1E, Sec. 21

(Reserved for Ada County Recorder)

WARRANTY DEED

THIS INDENTURE, made this 14 day of Sept, 2018, **Bienapfl Family Limited Partnership**, an Idaho limited partnership, the "GRANTOR" and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

SUBJECT TO general taxes and assessments for the current year which are not yet due and payable, easements of record or obvious on a physical inspection of the Premises, any recorded reservation of oil and/or mineral rights and covenants of record.

Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

The current address of the GRANTEE is:


Ada County Highway District
3775 Adams Street
Garden City, Idaho 83714-6499

Warranty Deed, page 1
(10/27/01)

S:\ADSREVIEW1-Subdivisions\Movado\Movado Spine Rd. SUBP17-0003\Easements_Warranty Deeds\Deed\Warranty Deed_Bienapfl_New Bulb ROW_West_northern portion.doc

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by and on behalf of the GRANTOR, the day, month and year herein first above written.

**GRANTOR: Bienapfl Family Limited Partnership
an Idaho Limited Partnership**



By: William P. Bienapfl

Its: General Partner

(Notary acknowledgement on following page)

Warranty Deed, page 2

(10/27/01)

S:\DSREVIEW\1-Subdivisions\Movado\Movado Spine Rd. SUBP17-0003\Easements_Warranty Deeds\Deed\Warranty Deed_Bienapfl_New Bulb ROW_West_northern portion.doc

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on September 11, 2018
[date]

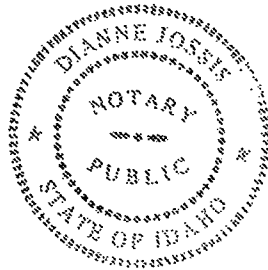
by William P. Bienapfl
[name(s) of individual(s)]

as General Partner
[type of authority, such as officer or trustee]

of Bienapfl Family Partnership an Idaho limited Partnership
[name of party on behalf of whom record was executed]

Dianne Jossie

Signature of notary public



My commission expires: 8/1/2019

The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

Warranty Deed, page 3
(10/27/01)

3:ADSREVIEW1-Subdivisions\Movado\Movado Spine Rd. SUBP17-0003\Easements_Warranty Deeds\Deed\Warranty Deed_Bienapfl_New Bull ROW_West_northern portion.doc



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

**Legal Description
Spine Road New Bulb Right of Way
July 31, 2018**

BASIS OF BEARINGS for this legal description is South $89^{\circ}13'35''$ East, between the brass cap marking the N1/4 of Section 21 and the aluminum cap marking the northeast corner of Section 21, both in T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho.

A parcel of land located in the NE1/4 of Section 21, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the N1/4 corner of said Section 21;

Thence South $89^{\circ}13'35''$ East, coincident with the north line of said NE1/4 of Section 21, a distance of 1084.03 feet;

Thence South $0^{\circ}46'25''$ West, 62.00 feet to the southerly right of way of W. Overland Road;

Thence South $89^{\circ}13'35''$ East, coincident with said southerly right of way of W. Overland Road, 21.23 feet to the beginning of a non-tangent curve;

Thence leaving said southerly right of way of W. Overland Road, 3.69 feet along the arc of said curve to the left, with a central angle of $7^{\circ}17'04''$, a radius of 29.00 feet, subtended by a chord bearing South $4^{\circ}24'57''$ West, 3.68 feet;

Thence South $0^{\circ}46'25''$ West, 50.13 feet to the beginning of a tangent curve;

Thence 192.74 feet along the arc of said curve to the left, with a central angle of $39^{\circ}34'52''$, a radius of 279.00 feet, subtended by a chord bearing South $19^{\circ}01'01''$ East, 188.93 feet to the point of reverse curvature;

Thence 178.50 feet along the arc of said curve to the right, with a central angle of $32^{\circ}00'35''$, a radius of 319.50 feet, subtended by a chord bearing South $22^{\circ}48'09''$ East, 176.18 feet to the point of reverse curvature and the **POINT OF BEGINNING**;

Thence 15.68 feet along the arc of said curve to the left, with a central angle of $33^{\circ}16'57''$, a radius of 27.00 feet, subtended by a chord bearing South $23^{\circ}26'20''$ East, 15.46 feet to the point of reverse curvature;

Thence 20.32 feet along the arc of said curve to the right, with a central angle of $40^{\circ}51'14''$, a radius of 28.50 feet, subtended by a chord bearing South $19^{\circ}39'12''$ East, 19.89 feet;

Thence South $0^{\circ}46'25''$ West, 26.99 feet to the beginning of a tangent curve;

Thence 17.82 feet along the arc of said curve to the right, with a central angle of $35^{\circ}49'29''$, a radius of 28.50 feet, subtended by a chord bearing South $18^{\circ}41'10''$ West, 17.53 feet to the point of reverse curvature;

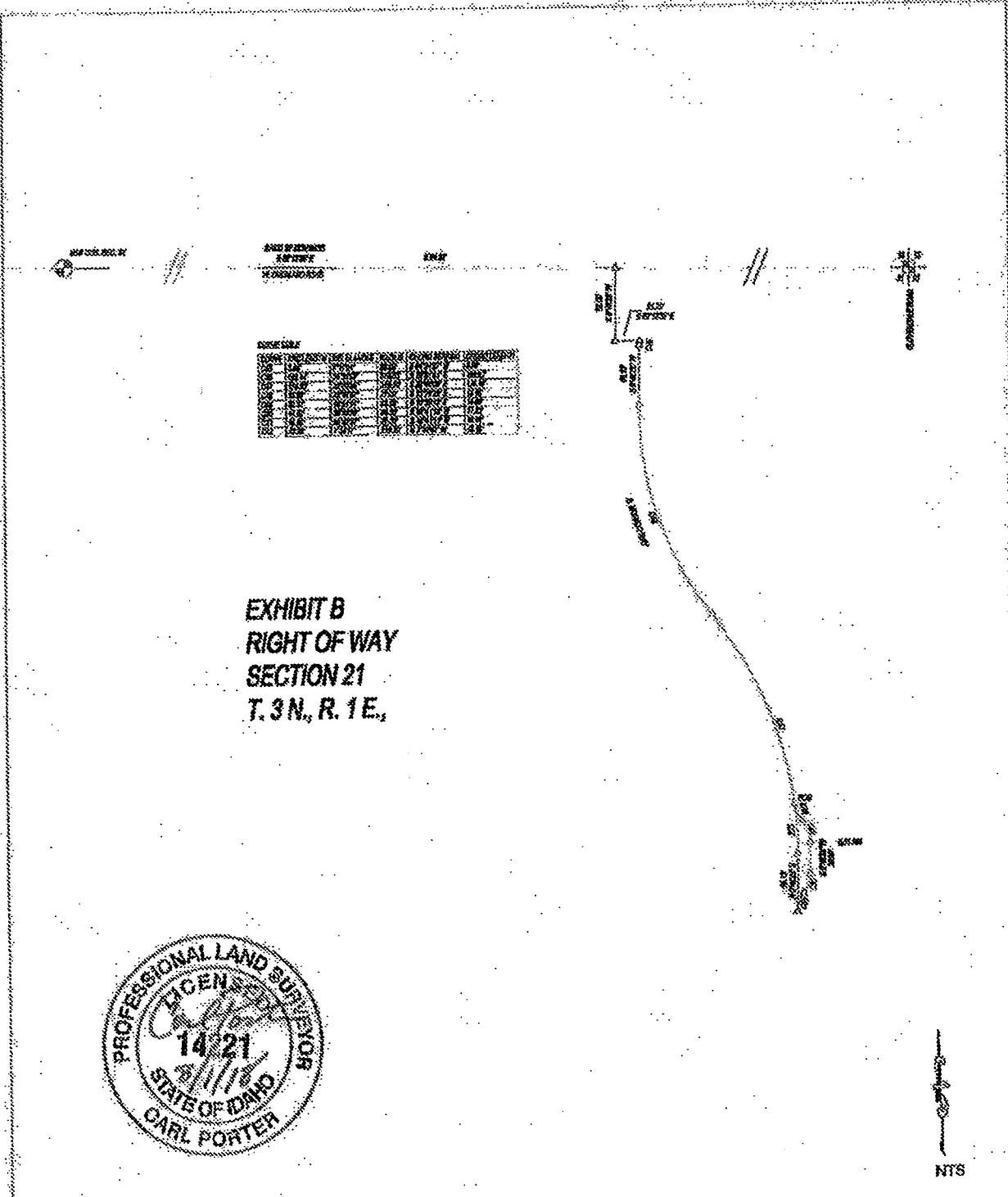
Thence 16.88 feet along the arc said curve to the left, with a central angle of $35^{\circ}49'27''$, a radius of 27.00 feet, subtended by a chord bearing South $18^{\circ}41'11''$ West, 16.61 feet;

Thence North $0^{\circ}46'25''$ East, 50.13 feet to the beginning of a tangent curve;

Thence 42.22 feet along the arc of said curve to the left, with a central angle of $7^{\circ}34'17''$, a radius of 319.50 feet, subtended by a chord bearing North $3^{\circ}00'43''$ West, 42.19 feet to the **POINT OF BEGINNING.**

The above described parcel contains 0.01 acres more or less.






**EXHIBIT B
RIGHT OF WAY
SECTION 21
T. 3 N., R. 1 E.,**



NTS

PROJECT: MOVADO SUBDIVISION RIGHT OF WAY	OWNER/DEVELOPER: CMG	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-6105 WWW.SAWTOOTHLS.COM	DWG # 16371-EX PROJECT# 15071 SHEET 1 OF 1
DATE: 7/2018			



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

**Legal Description
Spine Road New Bulb Right of Way West-North
August 28, 2018**

BASIS OF BEARINGS for this legal description is South $89^{\circ}13'35''$ East, between the brass cap marking the N1/4 of Section 21 and the aluminum cap marking the northeast corner of Section 21, both in T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho.

A parcel of land located in the NE1/4 of Section 21, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the N1/4 corner of said Section 21;

Thence South $89^{\circ}13'35''$ East, coincident with the north line of said NE1/4 of Section 21, a distance of 1084.03 feet;

Thence South $0^{\circ}46'25''$ West, 62.00 feet to the southerly right of way of W. Overland Road;

Thence North $89^{\circ}13'35''$ West, coincident with said southerly right of way of W. Overland Road, 25.57 feet to the beginning of a non-tangent curve;

Thence leaving said southerly right of way of W. Overland Road, 16.50 feet along the arc of said curve to the right, with a central angle of $32^{\circ}35'29''$, a radius of 29.00 feet, subtended by a chord bearing South $15^{\circ}31'19''$ East, 16.27 feet;

Thence South $0^{\circ}46'25''$ West, 36.18 feet to the beginning of a tangent curve;

Thence 226.17 feet along the arc of said curve to the left, with a central angle of $40^{\circ}22'08''$, a radius of 321.00 feet, subtended by a chord bearing South $19^{\circ}24'38''$ East, 221.52 feet to the point of reverse curvature;

Thence 148.74 feet along the arc of said curve to the right, with a central angle of $30^{\circ}22'58''$, a radius of 280.50 feet, subtended by a chord bearing South $24^{\circ}24'13''$ East, 147.01 feet to the **POINT OF BEGINNING**;

Thence continuing along said curve to the right, 48.89 feet, with a central angle of $9^{\circ}59'09''$, a radius of 280.50 feet, subtended by a chord bearing South $4^{\circ}13'09''$ East, 48.83 feet;

Thence South $0^{\circ}46'25''$ West, 10.85 feet;

Thence North $89^{\circ}13'17''$ West, 10.46 feet to the beginning of a non-tangent curve;

Thence 1.46 feet along the arc of said curve to the right, with a central angle of $2^{\circ}55'41''$, a radius of 28.50 feet, subtended by a chord bearing North $0^{\circ}41'25''$ West, 1.46 feet;

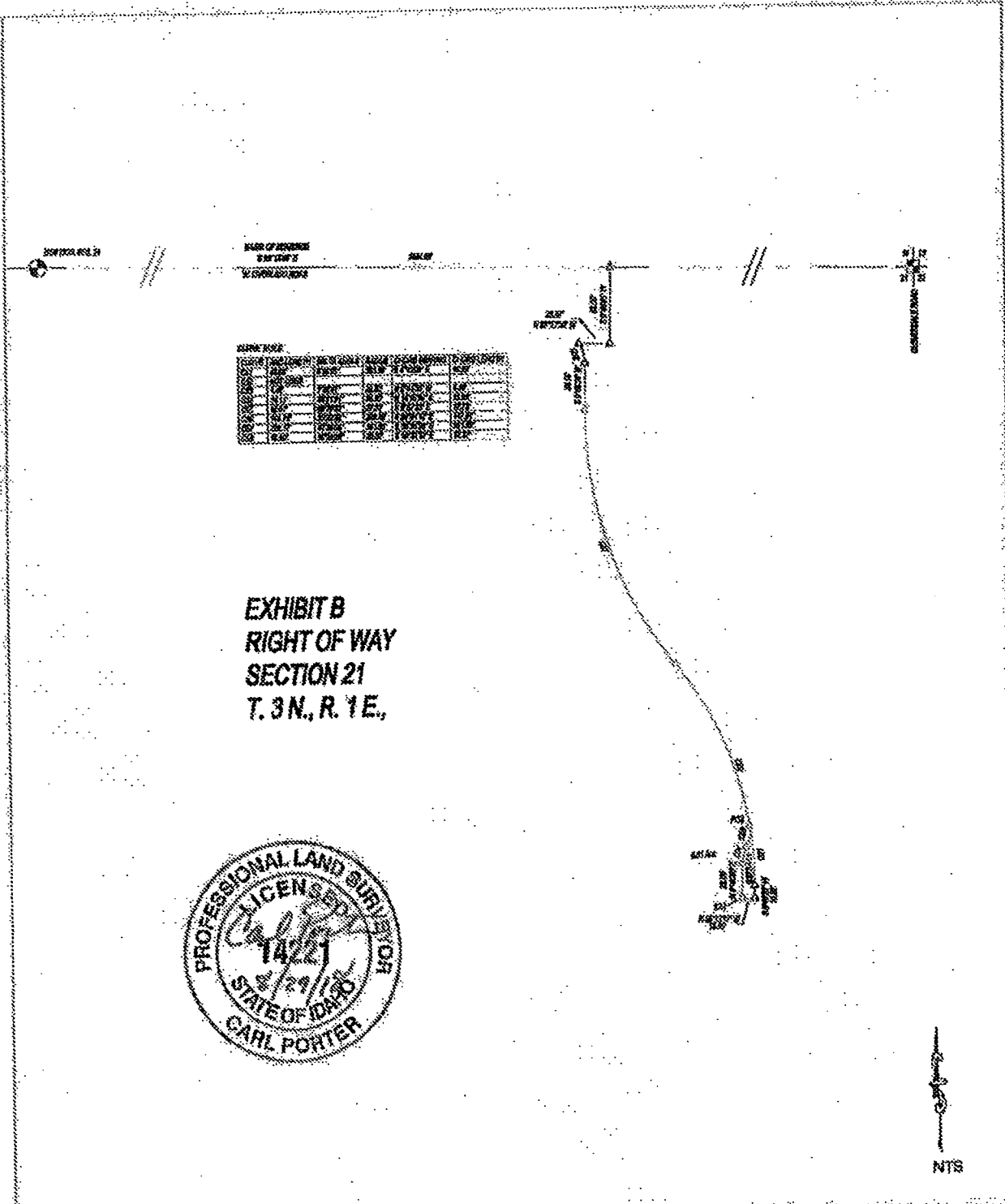
Thence North $0^{\circ}46'25''$ East, 26.99 feet to the beginning of a tangent curve;

Thence 14.11 feet along the arc of said curve to the right, with a central angle of $28^{\circ}21'24''$, a radius of 28.50 feet, subtended by a chord bearing North $14^{\circ}57'07''$ East, 13.96 feet to the point of reverse curvature;

Thence 18.07 feet along the arc said curve to the left, with a central angle of $38^{\circ}20'33''$, a radius of 27.00 feet, subtended by a chord bearing North $9^{\circ}57'33''$ East, 17.73 feet to the **POINT OF BEGINNING.**


The above described parcel contains 0.01 acres more or less.





**EXHIBIT B
RIGHT OF WAY
SECTION 21
T. 3 N., R. 1 E.,**



PROJECT: MOVADO SUBDIVISION RIGHT OF WAY	OWNER/DEVELOPER: CMG DATE: 6/2018	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 388-8104 F: (208) 388-8105 WWW.SAWTOOTHLS.COM	DWG # 15071-EX PROJECT# 15071 SHEET 1 OF 1
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ACCOMMODATION
RECORDING

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=5 DAWN TRIVOLIS
TITLEONE BOISE

2016-087450
09/15/2016 02:01 PM
\$22.00

Recording Requested By and
When Recorded Return to:
Richard F. Goodson
HAWLEY TROXELL ENNIS & HAWLEY LLP
P.O. Box 1617
Boise, Idaho 83701

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR VALUE RECEIVED, Bienapfl Family Limited Partnership, an Idaho limited partnership and William P. Bienapfl, Jr. (also known as William P. Bienapfl), a married man, as his sole and separate property (collectively "Grantor"), do by these presents convey, remise, release and forever quitclaim unto Bienapfl Family Limited Partnership, an Idaho limited partnership ("Grantee"), whose mailing address is 2674 S. Andros Way, Meridian, Idaho 83642, all right, title and interest which Grantor now has in the property situated in the County of Ada, State of Idaho, as more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

TOGETHER WITH all right, title and interest which Grantor now has in the rights of way, easements, tenements, hereditaments and appurtenances thereunto belonging, reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the same unto the Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, this Quitclaim Deed has been duly executed by and on behalf of Grantor this 9th day of September, 2016.

Bienapfl Family Limited Partnership,
an Idaho limited partnership

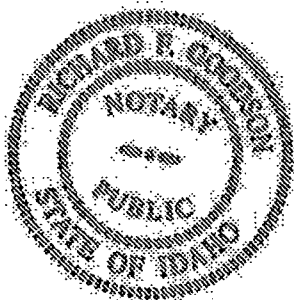
By: William P. Bienapfl
William P. Bienapfl, General Partner

William P. Bienapfl, Jr.
William P. Bienapfl, Jr.
(also known as William P. Bienapfl)

STATE OF IDAHO)
) ss.
County of Ada)

On this 9th day of September, 2016, before me, RICHARD F. COOPERSON, a Notary Public in and for said state, personally appeared William P. Bienapfl, known or identified to me to be the General Partner of the partnership of Bienapfl Family Limited Partnership, and the General Partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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



Richard F. Cooperston
Notary Public for Idaho
Residing at Bonnie, Idaho
My commission expires October 22, 2018

STATE OF IDAHO)
) ss.
County of Ada)

On this 9th day of September, 2016, before me, RICHARD F. GOODSON, a Notary Public in and for said state, personally appeared William P. Bienapfl, Jr. (also known as William P. Bienapfl), known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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



Richard F. Goodson
Notary Public for Idaho
Residing at Bowen, Idaho
My commission expires October 22, 2018

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL B.



Sawtooth Land Surveying, LLC
P. (208) 366-6704 F. (208) 366-6105
2030 S. Washington Ave., Lewiston, ID 83501

February 16, 2016
Movado Legal Description

A parcel of land located in the NE1/4 and the SE1/4 of Section 21, T. 3 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at a found brass cap marking the N1/4 corner of Section 21;

Thence South $0^{\circ}11'04''$ West, coincident with the west line of the NE1/4 of said Section 21, a distance of 892.93 feet to the **POINT OF BEGINNING**;

Thence South $89^{\circ}13'17''$ East, 703.00 feet;

Thence North $0^{\circ}11'04''$ East, parallel with said west line of the NE1/4 of Section 21, a distance of 836.98 feet to the southerly right of way of E. Overland Road;

Thence South $89^{\circ}13'35''$ East, coincident with said southerly right of way of E. Overland Road, 63.35 feet to Station 190+90.22, 56.00 feet right;

Thence South $0^{\circ}45'44''$ West, coincident with said southerly right of way of E. Overland Road, 6.00 feet to Station 191+90.22, 62.00 feet right;

Thence South $89^{\circ}13'35''$ East, coincident with said southerly right of way of E. Overland Road, 385.37 feet to Station 194+75.73, 62.00 feet right;

Thence North $0^{\circ}36'39''$ East, coincident with said southerly right of way of E. Overland Road, 14.00 feet to Station 194+75.64, 48.00 feet right;

Thence South $89^{\circ}13'35''$ East, coincident with said southerly right of way of E. Overland Road, 186.48 feet to the Ada County, Boise City Line;

Thence South $0^{\circ}24'28''$ West, coincident with said Ada County, Boise City Line, 2611.16 feet;

Thence South $0^{\circ}13'41''$ West, coincident with said Ada County, Boise City Line, 163.30 feet to the centerline of the Ridenbaugh Canal;

Thence North $84^{\circ}03'21''$ West, coincident with said centerline of the Ridenbaugh Canal, 164.83 feet;

Thence South $89^{\circ}28'30''$ West, coincident with said centerline of the Ridenbaugh Canal, 136.02 feet to the northeast corner of Sutherland Farm Subdivision No. 5 as shown on file in

Book 94 of Plats at Page 11433 Ada County Records;

Thence continuing South $89^{\circ}28'30''$ West, coincident with northerly boundary of said Sutherland Farm Subdivision No. 5, a distance of 51.07 feet;

Thence South $0^{\circ}55'40''$ West, coincident with said northerly boundary of Sutherland Farm Subdivision No. 5, a distance of 20.23 feet;

Thence North $89^{\circ}10'02''$ West, coincident with said northerly boundary of Sutherland Farm Subdivision No. 5, a distance of 976.67 feet to the west line of the NW1/4 of the SE1/4 of said Section 21;

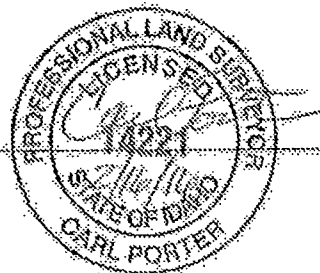
Thence North $0^{\circ}12'27''$ East, coincident with said west line of the NW1/4 of the SE1/4 of Section 21, a distance of 174.05 feet to the southwest corner (C1/4 corner) of said NE1/4 of Section 21;

Thence North $0^{\circ}11'04''$ East, coincident with said west line of the NE1/4 of Section 21, a distance of 1764.19 feet to the POINT OF BEGINNING;

The above described parcel contains 71.24 acres more or less.

Basis of Bearings is North $89^{\circ}13'35''$ West, between the found aluminum cap marking the corner of Sections 21, 22, 16 and 15 and the found brass cap marking the 1/4 corner common to Sections 16 and 21, all in T. 3 N., R. 1 E., B.M.

Carl Porter, P.L.S.
End Description



Date _____

ACCOMMODATION
RECORDING

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 DAWN TRIVOLIS
TITLEONE BOISE

2016-087451
09/15/2016 02:01 PM
\$19.00

Recording Requested By and
When Recorded Return to:
Richard F. Goodson
HAWLEY TROXELL ENNIS & HAWLEY LLP
P.O. Box 1617
Boise, Idaho 83701

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR VALUE RECEIVED, BSB, LLC, an Idaho limited liability company ("Grantor"), does by these presents convey, remise, release and forever quitclaim unto Bienapfl Family Limited Partnership, an Idaho limited partnership ("Grantee"), whose mailing address is 2674 S. Andros Way, Meridian, Idaho 83642, all right, title and interest which Grantor now has in the property situated in the County of Ada, State of Idaho, as more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

TOGETHER WITH all right, title and interest which Grantor now has in the rights of way, easements, tenements, hereditaments and appurtenances thereunto belonging, reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the same unto the Grantee and to its successors and assigns forever.

QUITCLAIM DEED - 1

03545:0007:8347985.1

IN WITNESS WHEREOF, this Quitclaim Deed has been duly executed by and on behalf of Grantor this 9th day of September, 2016.

BSB, LLC,
an Idaho limited liability company

By: William P. Bienapfl
William P. Bienapfl, Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 9th day of September, 2016, before me, RICHARD F. GOODSON, a Notary Public in and for said State, personally appeared William P. Bienapfl, known or identified to me to be the Manager of BSB, LLC, or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

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



Richard F. Goodson
Notary Public for Idaho
Residing at Bonanza, Idaho
My commission expires October 22, 2018

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL B



Sawtooth Land Surveying, LLC

P.O. BOX 20245 TAMPA, FL 33620-0245
800 S. WASHINGTON AVE. SUITE 100 BOISE, ID 83721

February 18, 2016
Movado Legal Description

A parcel of land located in the NE1/4 and the SE1/4 of Section 21, T. 3 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at a found brass cap marking the N1/4 corner of Section 21;

Thence South 0°11'04" West, coincident with the west line of the NE1/4 of said Section 21, a distance to 892.93 feet to the **POINT OF BEGINNING**;

Thence South 89°13'17" East, 703.00 feet;

Thence North 0°11'04" East, parallel with said west line of the NE1/4 of Section 21, a distance of 836.98 feet to the southerly right of way of E. Overland Road;

Thence South 89°13'35" East, coincident with said southerly right of way of E. Overland Road, 63.35 feet to Station 190+90.22, 56.00 feet right;

Thence South 0°45'44" West, coincident with said southerly right of way of E. Overland Road, 6.00 feet to Station 191+90.22, 62.00 feet right;

Thence South 89°13'35" East, coincident with said southerly right of way of E. Overland Road, 365.37 feet to Station 194+75.73, 62.00 feet right;

Thence North 0°36'39" East, coincident with said southerly right of way of E. Overland Road, 14.00 feet to Station 194+75.64, 48.00 feet right;

Thence South 89°13'35" East, coincident with said southerly right of way of E. Overland Road, 186.48 feet to the Ada County, Boise City Line;

Thence South 0°24'28" West, coincident with said Ada County, Boise City Line, 2611.16 feet;

Thence South 0°13'41" West, coincident with said Ada County, Boise City Line, 163.30 feet to the centerline of the Ridenbaugh Canal;

Thence North 84°03'21" West, coincident with said centerline of the Ridenbaugh Canal, 164.83 feet;

Thence South 89°26'00" West, coincident with said centerline of the Ridenbaugh Canal, 136.02 feet to the northeast corner of Sutherland Farm Subdivision No. 5 as shown on file in

Book 94 of Plats at Page 11433 Ada County Records;

Thence continuing South $89^{\circ}28'30''$ West, coincident with northerly boundary of said Sutherland Farm Subdivision No. 5, a distance of 51.07 feet;

Thence South $0^{\circ}55'40''$ West, coincident with said northerly boundary of Sutherland Farm Subdivision No. 5, a distance of 20.23 feet;

Thence North $89^{\circ}10'02''$ West, coincident with said northerly boundary of Sutherland Farm Subdivision No. 5, a distance of 976.67 feet to the west line of the NW1/4 of the SE1/4 of said Section 21;

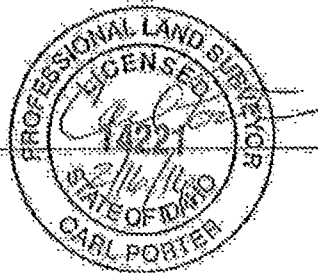
Thence North $0^{\circ}12'27''$ East, coincident with said west line of the NW1/4 of the SE1/4 of Section 21, a distance of 174.05 feet to the southwest corner (C1/4 corner) of said NE1/4 of Section 21;

Thence North $0^{\circ}11'04''$ East, coincident with said west line of the NE1/4 of Section 21, a distance of 1764.19 feet to the **POINT OF BEGINNING**;

The above described parcel contains 71.24 acres more or less.

Basis of Bearings is North $89^{\circ}13'35''$ West, between the found aluminum cap marking the corner of Sections 21, 22, 16 and 15 and the found brass cap marking the 1/4 corner common to Sections 16 and 21, all in T. 3 N., R. 1 E., B.M.

Carl Porter, PLS
End Description



Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, Bill P Bienapfel, 2674 S. Andros Way
(name) (address)
Meridian, ID 83642
(city) (state)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to:

Silverstone Apartments LLC, 7761 W. Riverside Dr #100 Boise, ID 83714
(name) (address)

to submit the accompanying application(s) pertaining to that property.

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

Dated this 27 day of August, 2019

Bill P. Bienapfel
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



Katie Parker
(Notary Public for Idaho)

Residing at: Meridian, ID

My Commission Expires: 12/01/2023

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, Dyan Chacon- President
Silverstone Apartments, LLC, 7761 W. Riverside Dr. #100
(name) (address)
Boise, Idaho
(city) (state)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to:

Dave Evans Construction, 7761 W. Riverside Dr #100 Boise, ID 83714
(name) (address)

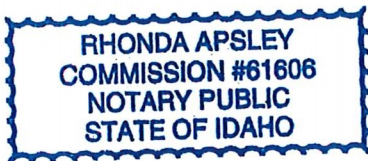
to submit the accompanying application(s) pertaining to that property.

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

Dated this 30th day of August, 20 15

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



[Signature]
(Notary Public for Idaho)

Residing at: Boise

My Commission Expires: 5/14/2025



**Silverstone Apartment Project
 Modifications to previously approved
 Conditional Use and Development Agreements
 Neighborhood Meeting Sign-in Sheet
 August 15th, 2019 6:30pm**

Name	Phone	Email
* Debbie Gibb	208-350-1156	debbiegibb1966@gmail.com
* Jo Thomas	509-220-4574	jothomas2019@gmail.com
* Becky Johnson	208-861-3416	SLDJohnson7@gmail.com
* Jo Ann Gormley	208-345-0542	
Tom W Gormley	S S S	
Rick Boyack (for Sate)	208-869-2355	KFBROB@aol.com
Dianne Berning	208-440-4524	dberning@cablocnet.net
Ellen Watson	206-715-2733	
Frank Anthony Spina	206-715-2703	

COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.

MD Stalluto

Applicant/agent signature

081319

Date

OLD APPROVED LANDSCAPE



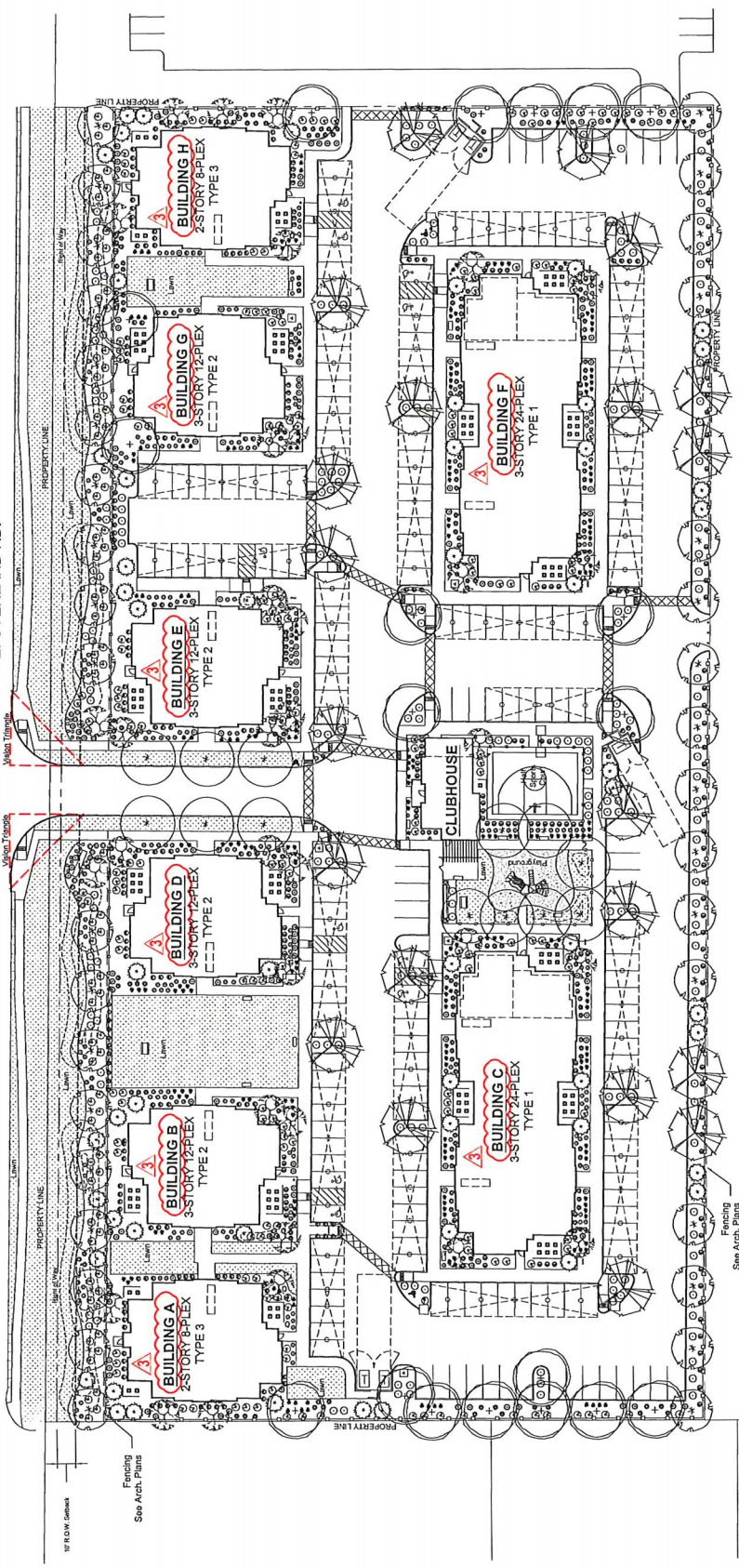
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Key	Common Name	Botanical Name	Mature size (H x W/D)	Min. Planting Spacing
+	LITTLE LAF LINDEN OR COMMON HAZELBERRY	<i>Tilia cordata</i> or <i>Corallorhiza innominata</i>	40'x30'	2' x 2'
+	SUNBURST HONEYLOCUST OR RIVER BIRCH	<i>Robinia pseudoacacia</i> var. <i>inermis</i> 'Sundance' or <i>Betula nigra</i>	50'x40'	2' x 2'
+	PACIFIC SUNSET MAPLE OR LADY SUGAR MAPLE	<i>Acer truncatum</i> x <i>paludosum</i> or <i>Acer saccharum</i> 'Lacey'	30'x30'	2' x 2'
*	EASTERN REDBUD OR SPRING SNOW GLOZELLA	<i>Cercis canadensis</i> or <i>Magnolia 'Spring Snow'</i>	30'x30'	2' x 2'
*	AUTUMN BRILLIANCE DOGWOOD OR CHANDLER RED DOGWOOD	<i>Amelanchier canadensis</i> or <i>Prunus virginiana</i> 'Chandler Red'	20'x30'	2' x 2'

Planting Symbol	Planting Name	Planting Notes	Quantity	Planting Spacing
+	VANDERBILT PINE OR BLACKEN BLUE COLORADO SPRUCE	Pinus strobus 'Vanderbilt' or Pinus strobus 'Blacken Blue'	20'x2'	6' x 7' H
+	SLOWGROWING BIRCH / TWIG DOGWOOD	Betula pumila 'Slowgrowing' / Cornus rugosa	2'x2'	2' x 2' H
+	BLOOMING WINTER WINTERCREEPER	Wintercreeper clematis	2'x2'	2' x 2' H
+	ORANGE-BLOSSOMED CAMELINA	Camelina floribunda	2'x2'	2' x 2' H
+	MOCKORANGE	Philadelphus	2'x2'	2' x 2' H
+	MANGO TANGO POTENTILLA / GOLDMOUND CORYDOBUS	Potentilla fruticosa 'Mango Tango' / Corydalis 'Goldmound'	2'x2'	2' x 2' H
+	CORAL CARPET OR PINK CARPET	Viola	2'x2'	2' x 2' H
+	RED-ROSE WINTERCREEPER	Wintercreeper clematis	2'x2'	2' x 2' H
+	WINTERCREEPER	Wintercreeper clematis	2'x2'	2' x 2' H
+	FRUITFUL CHERRY LITTLE	Prunella	1'x1'	1' x 1' H
+	ORANGE-BLOSSOMED CAMELINA	Camelina floribunda	1'x1'	1' x 1' H
+	MAIL FOSTER BURNING BUSH	Euonymus alatus	1'x1'	1' x 1' H
+	PHAROS BLUE LITTLE BLUESTEM	Amelanchier canadensis	1'x1'	1' x 1' H

NOTES:
1. SEE SHEET L1 FOR GENERAL NOTES AND MASTER SCHEDULE.
2. SEE L1 FOR PLANTING DETAILS.

E. OVERLAND RD.



PLANTING PLAN



SHEET 3 OF 4

PERMIT SET LANDSCAPE PLANS FOR:
SILVERSTONE APARTMENTS
PLANTING PLAN

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. 77th AVENUE
MIDLAND, OKLAHOMA 73646-4709
PHONE: (405) 233-2338
FAX: (405) 233-2339
WWW.T-OENGINEERS.COM
OKLAHOMA REG. NO. 10000
ENGINEER AT-LARGE
ENGINEER AT-LARGE

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	10/27/17	DISPOSED	SM/MS	
2	11/15/17	CHANGED	SM/MS	
3	11/15/17	CHANGED	SM/MS	
4	11/15/17	CHANGED	SM/MS	
5	11/15/17	CHANGED	SM/MS	
6	11/15/17	CHANGED	SM/MS	
7	11/15/17	CHANGED	SM/MS	
8	11/15/17	CHANGED	SM/MS	
9	11/15/17	CHANGED	SM/MS	
10	11/15/17	CHANGED	SM/MS	



OLD APPROVED SITE PLAN

MAR. 11, 2019

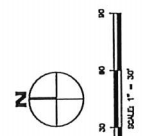
DAVE EVANS CONSTRUCTION
7781 W. Riverside Dr.
Boling, IL 60442
Office: 855-1203 Fax: 855-1220
www.daveevansconstruction.com

PERMIT SET

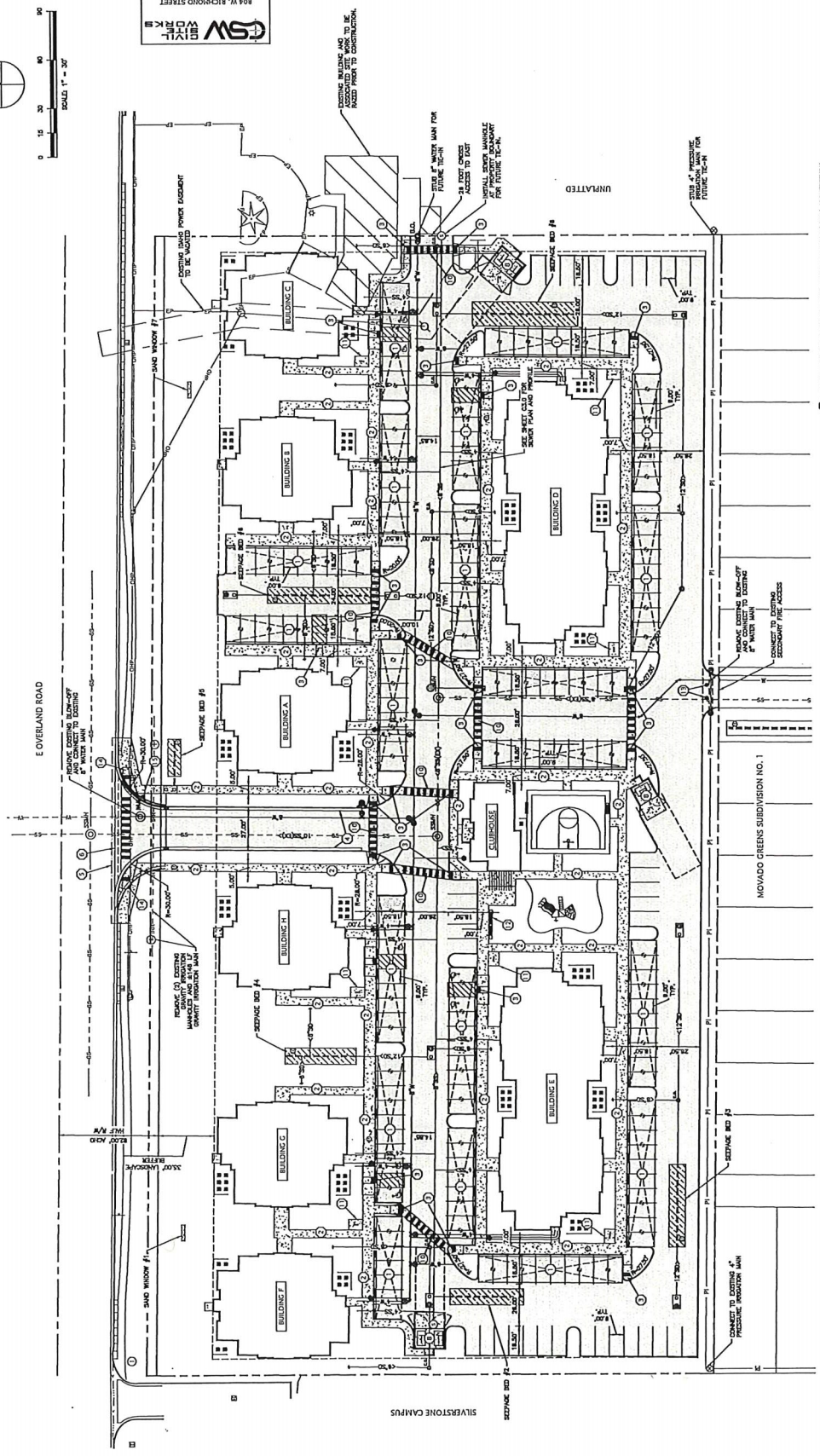
SILVERSTONE APARTMENTS
MOVADO ESTATES SUBDIVISION
8-PLEX 12-PLEX, & 24 PLEX
4107 E OVERLAND RD
MERIDIAN, IL 63942

REVISIONS
11.23.18
01.11.19
01.29.19
01.11.19

C1.0
SITE/UTILITY PLAN



CSW CIVIL WORKS
804 W. RICHMOND STREET
Boling, IL 60442
Office: 855-1203 Fax: 855-1220
www.cswcivilworks.com



- NOTES**
- ALL DIMENSIONS ARE INDICATED FROM BACK OF CURB.
 - EXISTING CONCRETE FOUNDATION SHALL BE REINFORCED WITH #4 BARS AT 18\"/>
- CONSTRUCTION KEYNOTES**
- CONCRETE REFER TO ARCHITECTURAL.
 - CONSTRUCT 4\"/>
- APPROVED FOR CONSTRUCTION**
- These plans were prepared and submitted to the Meridian City Engineer, Meridian, Illinois, for approval. The engineer has reviewed the plans and approved them for construction. The engineer's approval is based on the information provided on these plans and does not constitute a warranty or guarantee of any kind. The engineer is not responsible for any errors or omissions on these plans. The engineer's approval is subject to the Meridian City Engineer's final approval and compliance with the Meridian City Ordinance and applicable laws and regulations.
- DATE: 03/11/19

SITE/UTILITY PLAN
SCALE: 1" = 30'-0"

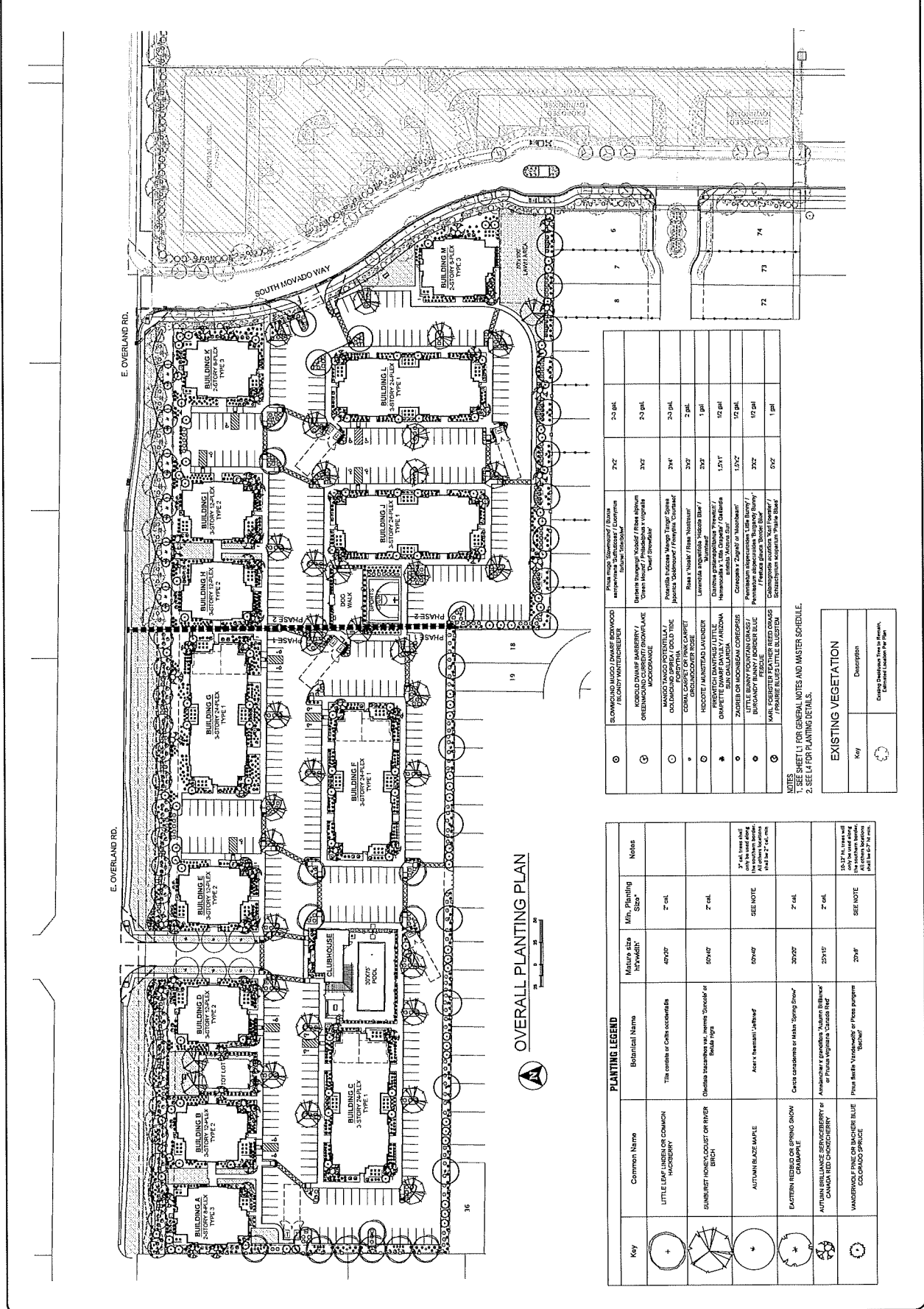
NEW PROPOSED LANDSCAPE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
4011 S. HIGHLAND PLACE
MESA, AZ 85204
PHONE (602) 333-2333
FAX (602) 333-2333
OFFICE: 4011 S. HIGHLAND PLACE
MESA, AZ 85204
PHONE (602) 333-2333
FAX (602) 333-2333

CUP MODIFICATION LANDSCAPE PLANS FOR:
SILVERSTONE APARTMENTS
OVERALL PLANTING PLAN

DATE: AUGUST 28, 2018
PROJECT: L3.0

ATTENTION:
IF ANY CHANGES ARE MADE TO THIS PLAN, THE USER SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND/OR ENGINEER OF ANY SUCH CHANGES.



OVERALL PLANTING PLAN

Key	Common Name	Botanical Name	Mature Size (Feet/Inch)	Min. Planting Size	Notes
⊕	LITTLE LEAF LINDEN OR COMMON ALDER	The ornamental Citrus coccinifera	47x37'	2" cal.	
⊗	SUNBURST HONEYLOCUST OR BRUSH BIRCH	Quercus laevis var. prinus 'Sunburst' or Betula nigra	50x47'	2" cal.	
⊙	AUTUMN BRACE MAPE	Acer 'Nectarini' 'Johann'	50x47'	SEE NOTE	3" cal. trees shall only be used along the main entrance. All other locations shall be 2" cal. min.
⊛	WINTER WAXWOOD OR SPRING SNOW GARDENIA	Carex canadensis or Mahoe 'Spring Snow'	30x37'	2" cal.	
⊜	AUTUMN BRILLIANCE BERBERIS OR GAMMA RED CHOISYRIA	Amelanchier 'Grandiflora' 'Autumn Brilliance' or Punica vulgaris 'Gamma Red'	25x17'	2" cal.	
⊝	VANDERVOUR PINE OR BUCKHORN BLUE COCOADO PRUNCE	Pinus 'Muller' 'Vanderhoop' or Pinus strobus 'Blue Prince'	20x17'	SEE NOTE	15-12" tall trees will be used along the main entrance. All other locations shall be 2" cal. min.

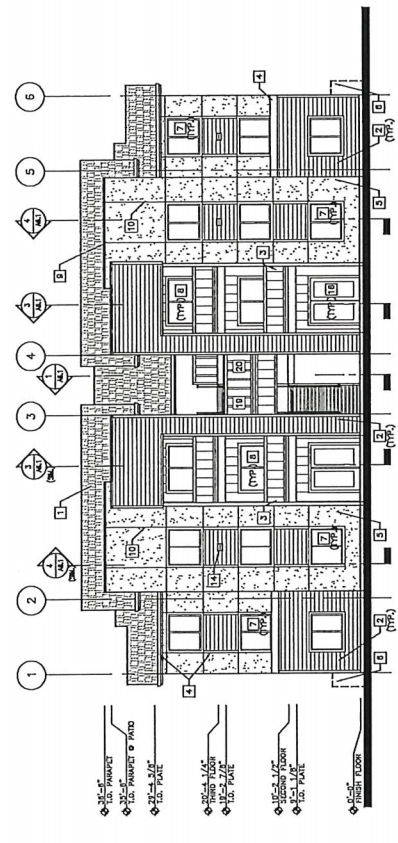
NOTES:
1. SEE SHEET L1 FOR GENERAL NOTES AND MASTER SCHEDULE.
2. SEE L4 FOR PLANTING DETAILS.

EXISTING VEGETATION	
Key	Description
⊕	Existing Development Tree Per Plan

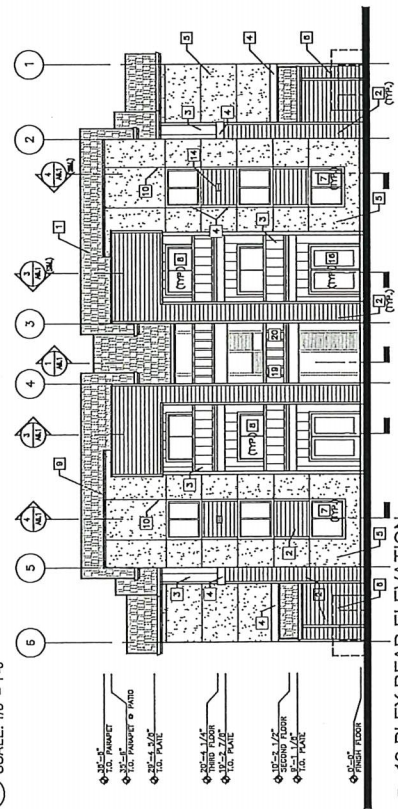
Key	Common Name	Botanical Name	Mature Size (Feet/Inch)	Min. Planting Size	Notes
⊕	LOWLAND MANGO / DWARF BROWWOOD / FLORIDA WHITEBELLER	Plum mang. 'Sawtooth' / Elaeagnus integrifolia 'Sawtooth'	7x2'	2 1/2" gal.	
⊗	ACRODIN DRAPE BARBERIS / GREEN HAZEL / PHILADELPHIA VIRGINIA	Barberis thompsonii 'Drape' / Fraxinus pennsylvanica 'Green Hazel' / Philadelphus virginiana 'Dwarf'	3x2'	2 1/2" gal.	
⊙	MAJID TANGO / TORTILLA / COCAISO / COCAISO / COCAISO	Prunella indica 'Mango Tango' / Spirea 'Cocaiso' / Prunella indica 'Mango Tango' / Prunella indica 'Mango Tango'	3x2'	2 1/2" gal.	
⊛	CELESTINE / CELESTINE / CELESTINE	Prunella indica 'Mango Tango' / Spirea 'Cocaiso' / Prunella indica 'Mango Tango' / Prunella indica 'Mango Tango'	3x2'	2 1/2" gal.	
⊜	PREWITT DANFRET / LITTLE LEAF LINDEN / PHILADELPHIA VIRGINIA	Prunella indica 'Mango Tango' / Spirea 'Cocaiso' / Prunella indica 'Mango Tango' / Prunella indica 'Mango Tango'	15x17'	1 1/2" gal.	
⊝	ZARBER OR MONSIEUR CREPES / LITTLE BUNNY / HOUSTON ORANGE / BURGUNDY / PEEBLE	Prunella indica 'Mango Tango' / Spirea 'Cocaiso' / Prunella indica 'Mango Tango' / Prunella indica 'Mango Tango'	3x2'	1 1/2" gal.	
⊝	MARLBOROUGH PEPPER REED / REED / REED	Prunella indica 'Mango Tango' / Spirea 'Cocaiso' / Prunella indica 'Mango Tango' / Prunella indica 'Mango Tango'	3x2'	1 1/2" gal.	



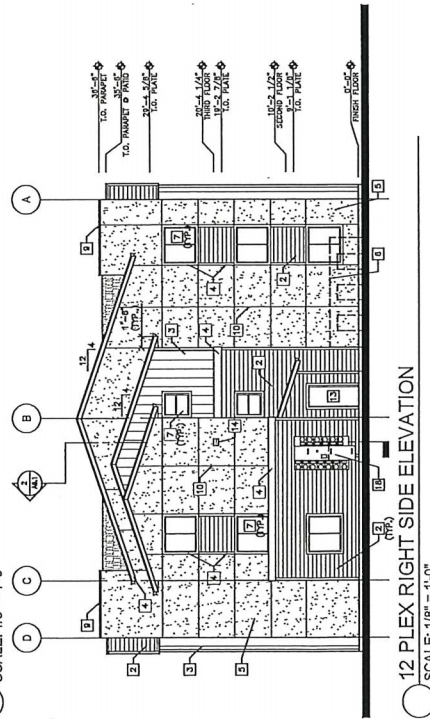
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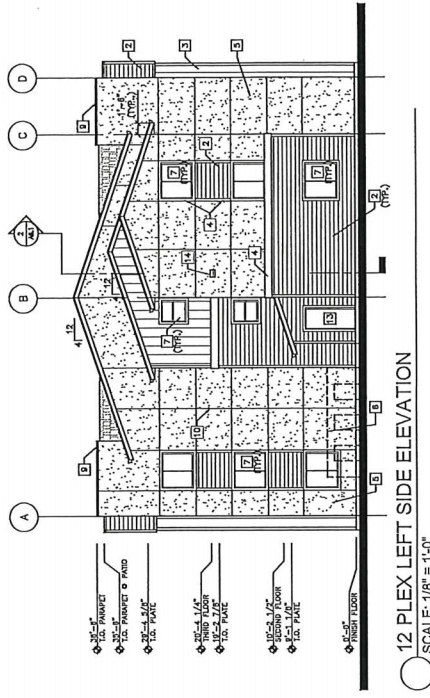
12 PLEX FRONT ELEVATION
SCALE: 1/8" = 1'-0"



12 PLEX REAR ELEVATION
SCALE: 1/8" = 1'-0"



12 PLEX RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



12 PLEX LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- FINAL COLORS TO BE SELECTED BY ARCHITECT
- SEE ARCHITECT'S ELECTRICAL DRAWINGS FOR POWER
- SEE ARCHITECT'S MECHANICAL DRAWINGS FOR HVAC
- PROPERTY LINES MUST BE MONUMENTED AND HAVE TWO SETS OF SURVEY DATA AND A WALL SECTION.

KEY NOTES

- ASPHALT COMPOSITE SHINGLES - 30 YEAR
- "HARDBOARD" LAP SIDING
- "HARDBOARD" BOARD & BATT SIDING
- "HARDBOARD" FASCIA & TRIM
- CONCRETE STUCCO WALL & TRIM
- OUTLINE OF WHITE FENCE SCREENING AC CONCRETER UNITS
- VINYL WINDOWS - LOW E COATING
- VINYL SLIDING DOOR - LOW E COATING
- PRE-FINISHED METAL PARAPET COPING
- STUCCO CONTROL JOINTS
- ALUM. STOREFRONT DOOR
- STEEL STOREFRONT DOOR
- INSUL. STEEL DOOR
- WALL MOUNTED LIGHT FIXTURE - SEE ELEC.
- ONE HOUR RATED DOOR
- HINGED PAND DOOR - LOW E COATING
- GAS METER LOCATION - PAINT TO MATCH ADJ. SURFACE
- PROPERTY LINES MONUMENTED (CORNER DIS. OF BLDG. - SEE ELEV. & SITE PLAN) - PAINT TO MATCH ADJ. SURFACE
- 1" ADDRESS NUMBERS
- SON IMMOVING UNIT NUMBERS- FIRST FLOOR UNITS 101-103, SECOND FLOOR UNITS 201-203, THIRD FLOOR UNITS 301-303
- MANUFACTURED STONE
- EMERGENCY EXIT LIGHT - SEE ELEC. PLAN
- STAINED WOOD TRELLIS

NOV. 09, 2018
LICENSED ARCHITECT
DAVE EVANS
11-9-18
PROJECT OF RECORD

PERMIT SET
WWW.DAVEEVANSCONSTRUCTION.COM
Office: 853-1203 Fax: 853-1220
8761 W. River Road
Boling, IL 63114

DAVE EVANS CONSTRUCTION
8-PLEX 12-PLEX, & 24 PLEX
4107 E. OVERLAND RD
MERRIDEN, IL 63042

SILVERSTONE APARTMENTS
MOVADO ESTATES SUBDIVISION
REVISIONS

A4.1
12-PLEX
ELEVATIONS

