



APPLICATION FOR CONDITIONAL USE PERMIT

PLANNING AND ZONING DEPARTMENT

411 3RD STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: **\$234.00** (1 acre or less) Nonrefundable Fee: **\$463.00** (more than 1 acre)

Applicant Name <i>PAUL HILBIG, ZOKE LLC</i>	Home Number
Street Address <i>408 S. EAGLE RD #205</i>	Mobile Number <i>208 921 2506</i>
City <i>EAGLE</i> State <i>10</i> Zip code <i>83616</i>	Email <i>PH@ZOKEGROUP.COM</i>
Property Owner Name <i>TREASURE VALLEY ENTERPRISES</i>	Home Number
Street Address <i>304 E CAROL</i>	Mobile Number <i>208 941 3786</i>
City <i>NAMPA</i> State <i>10</i> Zip Code <i>83687</i>	Email <i>TOM@GANDS-EXCAVATION.COM</i>
Applicant's interest in property: () Own () Rent (<input checked="" type="checkbox"/>) Other	
ADDRESS OF SUBJECT PROPERTY: <i>304 E CAROL, NAMPA, 10 83687</i>	

Please provide the following REQUIRED DOCUMENTATION to complete the CUP

- A copy of one of the following: Warranty Deed Proof Of Option Earnest Money Agreement
- A sketch drawing of the site & any adjacent property affected, showing all existing & proposed locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street parking & off-street loading facilities and landscaped areas, preliminary or final building plans & building elevations, together with any other information considered pertinent to the determination of this matter.
- Signed & Notarized Affidavit of Legal Interest (attached). Form **must** be completed by the legal owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)
- Original Legal description of property AND a legible WORD formatted document. (Must have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

Project Description

➤ State (or attach a letter stating) the reason for the proposed Conditional Use Permit: *RV PARK-*
SEE ATTACHED LETTER

Dated this *1* day of *July*, 20 *19*


Applicant Signature

NOTICE TO APPLICANT

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press-Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission, it shall not become effective until after an elapsed period of 15 days from the date of Planning Commission action. During this time any interested person may appeal the action to the City Council. You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be sent a document which constitutes an official "Conditional Use Permit". This document will enumerate the conditions attached to the issuance of the permit and state the consequences of failure to comply.

OFFICE USE ONLY

FILE NUMBER: **CUP -** *148* - 20 *19* PROJECT NAME *RV Park*

July 2019

**Conditional Use Permit – Project Description
Northside Park**

Treasure Valley Enterprises LLC is seeking approval for a 126-unit recreational vehicle development located generally at the south east corner of I-84 and Northside Boulevard. The project is bordered as follows:

North: interstate

East: cemetery

South: City of Nampa property and a mobile home park

West: a single-family home and Jackson's gas station.

The IL zone requires that a conditional use permit be obtained for an RV park.

Given that the property is surrounded by the uses listed above, and due to its proximity to the Northside Boulevard exit, we feel our proposal represents this property's highest and best use. Our design is 40 units *below* what City Code allows. The site plan results in 16.6 units per acre. Rather than "cramming in" as many pads as possible, we elected to increase the pad sizes in order to provide a more comfortable living environment. The average pad size is 1,514 square feet which is 26% larger than the 1,200 square feet required by City Code. The minimum visitor parking requirement is also met with 13 stalls.

The existing ditch will be piped and covered in order to increase safety and provide more usable open space. The project has 40,393 square feet of open space – well above the requirement of 9,450 square feet. The perimeter will be landscaped with trees and shrubs.

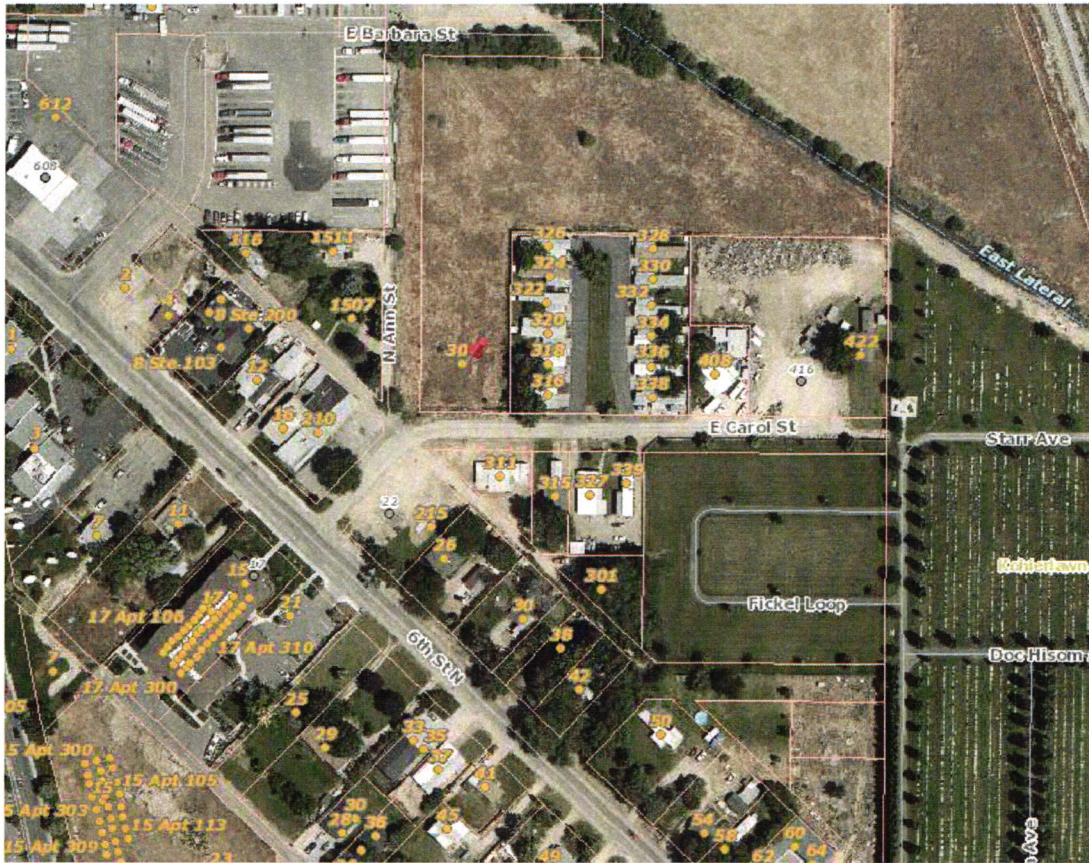
The community club house will be available for all residents for social events. The clubhouse will also have several private full bathrooms and a laundry facility. The site maintenance and operations will be handled by the on-site manager. The manager's residence is proposed to be a permanent structure (and not an RV).

We look forward to bringing this new RV park to Nampa!

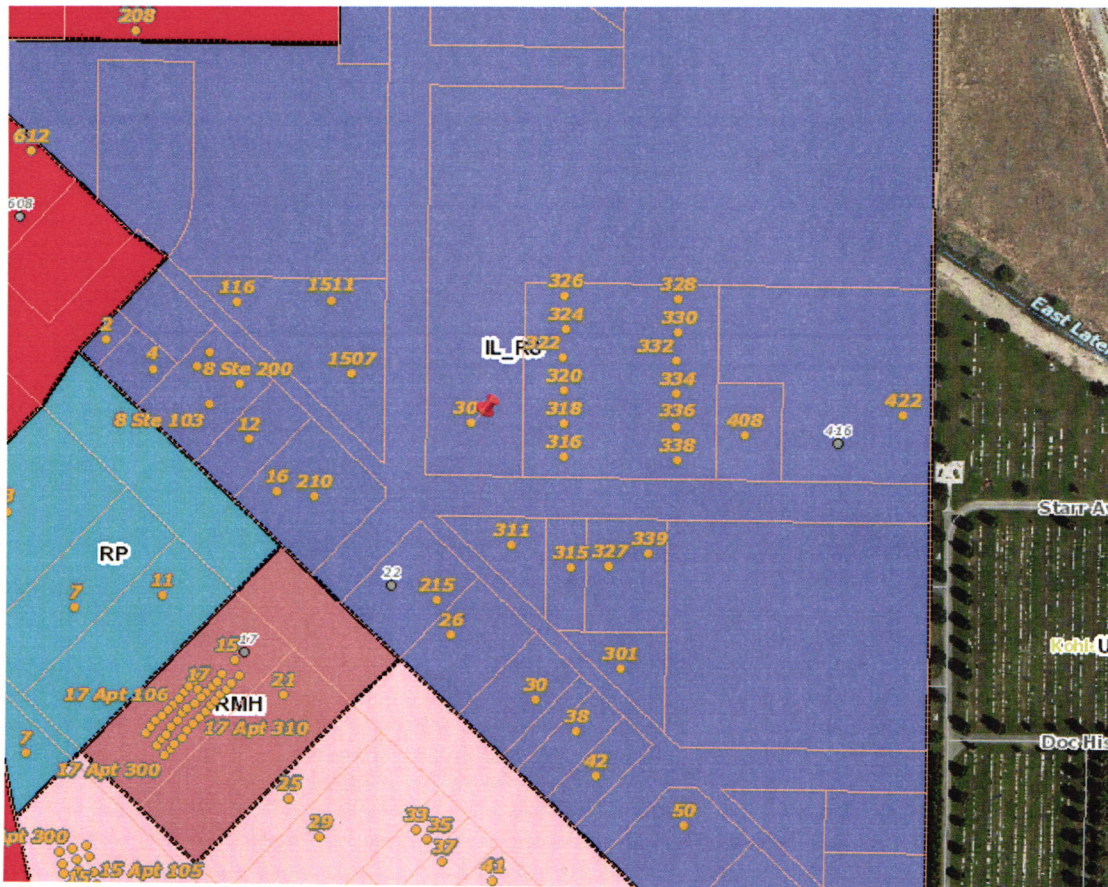
Regards,

Paul Hilbig

304 East Carol Street



Current Zone



3A



REQUEST TYPE *DM* FEE *Q*
TITLEONE

2007 OCT 18 PM 4 05
WILLIAM H. HURST
CANYON COUNTY RECORDER
BY *DM*

RECORDED

2007069797

Order No.: C0720312 *SWTC*

WARRANTY DEED

FOR VALUE RECEIVED,

Thomas Albert Farr, an unmarried man,

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

John A. Solari and Sheila L. Solari, husband and wife

whose current address is 500 Damante Ranch Pkwy Suite 1008
Reno, NV 89521

the Grantee, the following described premises, in Canyon County, Idaho, TO WIT:

Commencing at the Northeast corner of the Northwest Quarter of the Southwest quarter of Section 15, Township 3 North, Range 2 West from the Boise Meridian, and bearing West 505 feet, along the North boundary line of the Northwest quarter of the Southwest quarter of the aforesaid Section 15 to the Real Point of Beginning; thence North 132.27 feet, on a line 505 feet West and parallel to the East boundary line of the Southwest quarter of the Northwest quarter of the aforesaid Section 15; thence East 120 feet; thence North 240 feet, on a line 385 feet West and parallel to the aforesaid East boundary line; thence West 240 feet; thence South 480 feet, on a line parallel to the aforesaid East boundary line; thence East 120 feet; thence North 107.73 feet, on a line 505 feet West and parallel to the aforesaid East boundary line to the Real Point of Beginning.

AND

Beginning at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of Section 15, Township 3 North, Range 2 West of the Boise Meridian and bearing West 385 feet along the North boundary of the aforesaid South half of the Southwest quarter of the Northwest quarter; thence South 240 feet; thence East 385 feet to the East boundary of the South half of the Southwest quarter of the Northwest quarter of the aforesaid Section 15; thence North along the Est boundary of said South half of the Southwest quarter of the Northwest quarter of said Section 15 to the Point of Beginning.

Also, commencing at the Southeast corner of the Southwest quarter of the Northwest quarter of Section 15 in Township 3 North, Range 2 West of the Boise Meridian, and bearing North 132.51 feet along the East boundary of the Southwest quarter of the Northwest quarter of the aforesaid Section 15 to the Real Point of of Beginning; thence continuing North 240 feet along the East boundary of the Southwest quarter of the Northwest quarter of the aforesaid Section 15; thence West 385 feet; thence South 240 feet; thence East 385 feet to the Real Point of Beginning.

Together with all water and ditch rights appurtenant thereto.

AND

A portion of the North half of the Southwest quarter of the Northwest quarter of Section 15, Township 3 North, Range 2 West, Boise Meridian, more particularly described:

A parcel of land being on the Southerly side of the centerline of Interstate 80N Project I-IG-80N-1(23)35 Highway Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and being a portion of the North half of the Southwest quarter of the Northwest quarter of Section 15, Township 3 North, Range 2 West, Boise Meridian, described as follows, to-wit:


Commencing at the West quarter corner of Section 15, Township 3 North, Range 2 West, Boise Meridian; thence
North 0°23'27" East along the West line of said Section 15, a distance of 664.16 feet to the Southwest corner of the North half of the Southwest quarter of the Northwest quarter of said Section 15; thence
South 89°36'33" East along the South line of said North half of the Southwest quarter of the Northwest quarter a distance of 25.0 feet, more or less, to a point that bears
South 89°36'33" East, 40.0 feet from Station 53+15 of the Nampa Boulevard Survey of Interchange No. 1 as shown on the plans of said Interstate 80N Project No. I-IG-80N-1(23)35 Highway Survey; thence
North 55°30'09" East, 26.96 feet to a point that bears
South 12°30'12" East, 60.0 feet from Station 0+50.0 of Ramp B-C Survey of said Interchange No. 1; thence
North 78°48'38" East, 435.70 feet to a point that bears
South 12°30'12" East, 70.0 from Station 4+85.59 of said Ramp B-C Survey; thence
South 89°32'00" East, 90.0 feet, more or less, to a point in the centerline of the Middle Lateral as the same now exists, and being the Real Point of Beginning; thence continuing
South 89°32'00" East, 175.0 feet, more or less to a point that bears
South 4°53'11" West, 90.0 feet from Station 7+75.42 of said Ramp B-C Survey; thence
South 85°21'14" East, 436.67 feet to a point that bears
South 7°10'37" West, 150.0 feet from Station 1857+66.31 of said Interstate 80N Highway Survey; thence
South 82°49'23" East, 150.21 feet to a point in the East line of said North half of the Southwest quarter of the Northwest quarter; thence
South 0°23'02" West along said East line 55.0 feet, more or less, to the Southeast corner of the said North half of the Southwest quarter of the Northwest quarter; thence
North 89°36'33" West along the South line of said North half of the Southwest quarter of the Northwest quarter a distance of 678.0 feet, more or less to a point in the centerline of said Middle Lateral; thence
Northerly along the centerline of said Middle Lateral 140.0 feet, more or less to the Real Point of Beginning.

Highway Station Reference: 1851+55 to 1859+23.

The bearing as shown in the above land description, unless otherwise noted, are from the Idaho Plane Coordinate System, based on the transverse mercator projection for the West Zone of Idaho. To convert to geodetic bearings, a correction of 0°34'11" must be subtracted from all Northeast and Southwest bearings and added to all Northwest and Southeast bearings.

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. Whenever the context so requires, the singular number includes the plural.

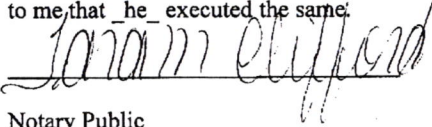
Dated: 10/16/2007


Thomas Albert Farr

State of Idaho)

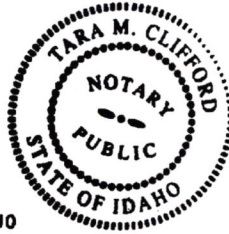
County of Ada)

On this 17th of October, 2007, before me, the undersigned, a notary public, personally appeared, Thomas Albert Farr, known to me or proven to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same.



Notary Public
Residing at:
My commission expires:

(Seal)



Residing at Meridian, Idaho
Commission Expires: 06-18-2010

QUITCLAIM DEED

FOR VALUE RECEIVED

John A. Solari and Sheila L Solari, husband and wife

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

Treasure Valley Enterprises, LLC, a Nevada Limited Liability Company
whose current address is: 500 Damonte Ranch Parkway, Suite 1008, Reno, NV 89521

the following described premises:

See Exhibit "A", attached hereto and made a part hereof, by reference, and which is comprised of 2 pages.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 11.19.07

[Signature]

[Signature]

State of Nevada

County of Washoe

On this 19th of November 2007, before me, the undersigned, a notary public, personally appeared John A. Solari and Sheila L. Solari known to me or proven to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same.

[Signature]

Notary Public
Residing at: 500 Damonte Ranch Pkwy #1008
My commission expires: July 31, 2011

(Seal)



WILLIAM H. HURST
COUNTY RECORDER
[Signature]
TYPE: *[Signature]*

2007 NOV 26 AM 11 24

RECORDED

2007077108

EXHIBIT "A"

PROPERTY DESCRIPTION

Commencing at the Northeast corner of the Northwest Quarter of the Southwest quarter of Section 15, Township 3 North, Range 2 West from the Boise Meridian, and bearing West 505 feet, along the North boundary line of the Northwest quarter of the Southwest quarter of the aforesaid Section 15 to the Real Point of Beginning; thence North 132.27 feet, on a line 505 feet West and parallel to the East boundary line of the Southwest quarter of the Northwest quarter of the aforesaid Section 15; thence East 120 feet; thence North 240 feet, on a line 385 feet West and parallel to the aforesaid East boundary line; thence West 240 feet; thence South 480 feet, on a line parallel to the aforesaid East boundary line; thence East 120 feet; thence North 107.73 feet, on a line 505 feet West and parallel to the aforesaid East boundary line to the Real Point of Beginning.

AND

Beginning at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of Section 15, Township 3 North, Range 2 West of the Boise Meridian and bearing West 385 feet along the North boundary of the aforesaid South half of the Southwest quarter of the Northwest quarter; thence South 240 feet; thence East 385 feet to the East boundary of the South half of the Southwest quarter of the Northwest quarter of the aforesaid Section 15; thence North along the East boundary of said South half of the Southwest quarter of the Northwest quarter of said Section 15 to the Point of Beginning.

Also, commencing at the Southeast corner of the Southwest quarter of the Northwest quarter of Section 15 in Township 3 North, Range 2 West of the Boise Meridian, and bearing North 132.51 feet along the East boundary of the Southwest quarter of the Northwest quarter of the aforesaid Section 15 to the Real Point of Beginning; thence continuing North 240 feet along the East boundary of the Southwest quarter of the Northwest quarter of the aforesaid Section 15; thence West 385 feet; thence South 240 feet; thence East 385 feet to the Real Point of Beginning.

Together with all water and ditch rights appurtenant thereto.

AND

A portion of the North half of the Southwest quarter of the Northwest quarter of Section 15, Township 3 North, Range 2 West, Boise Meridian, more particularly described:

A parcel of land being on the Southerly side of the centerline of Interstate 80N Project I-IG-80N-1(23)35 Highway

EXHIBIT "A"

PROPERTY DESCRIPTION

(Continued)

Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and being a portion of the North half of the Southwest quarter of the Northwest quarter of Section 15, Township 3 North, Range 2 West, Boise Meridian, described as follows, to-wit:

Commencing at the West quarter corner of Section 15, Township 3 North, Range 2 West, Boise Meridian; thence North $0^{\circ}23'27''$ East along the West line of said Section 15, a distance of 664.16 feet to the Southwest corner of the North half of the Southwest quarter of the Northwest quarter of said Section 15; thence South $89^{\circ}36'33''$ East along the South line of said North half of the Southwest quarter of the Northwest quarter a distance of 25.0 feet, more or less, to a point that bears South $89^{\circ}36'33''$ East, 40.0 feet from Station 53+15 of the Nampa Boulevard Survey of Interchange No. 1 as shown on the plans of said Interstate 80N Project No. I-IG-80N-1(23)35 Highway Survey; thence North $55^{\circ}30'09''$ East, 26.96 feet to a point that bears South $12^{\circ}30'12''$ East, 60.0 feet from Station 0+50.0 of Ramp B-C Survey of said Interchange No. 1; thence North $78^{\circ}48'38''$ East, 435.70 feet to a point that bears South $12^{\circ}30'12''$ East, 70.0 feet from Station 4+85.59 of said Ramp B-C Survey; thence South $89^{\circ}32'00''$ East, 90.0 feet, more or less, to a point in the centerline of the Middle Lateral as the same now exists, and being the Real Point of Beginning; thence continuing South $89^{\circ}32'00''$ East, 175.0 feet, more or less to a point that bears South $4^{\circ}53'11''$ West, 90.0 feet from Station 7+75.42 of said Ramp B-C Survey; thence South $85^{\circ}21'14''$ East, 436.67 feet to a point that bears South $7^{\circ}10'37''$ West, 150.0 feet from Station 1857+66.31 of said Interstate 80N Highway Survey; thence South $82^{\circ}49'23''$ East, 150.21 feet to a point in the East line of said North half of the Southwest quarter of the Northwest quarter; thence South $0^{\circ}23'02''$ West along said East line 55.0 feet, more or less, to the Southeast corner of the said North half of the Southwest quarter of the Northwest quarter; thence North $89^{\circ}36'33''$ West along the South line of said North half of the Southwest quarter of the Northwest quarter a distance of 678.0 feet, more or less to a point in the centerline of said Middle Lateral; thence Northerly along the centerline of said Middle Lateral 140.0 feet, more or less to the Real Point of Beginning.

Highway Station Reference: 1851+55 to 1859+23.

The bearing as shown in the above land description, unless otherwise noted, are from the Idaho Plane Coordinate System, based on the transverse mercator projection for the West Zone of Idaho. To convert to geodetic bearings, a correction of $0^{\circ}34'11''$ must be subtracted from all Northeast and Southwest bearings and added to all Northwest and Southeast bearings.

5

ORDINANCE NO. 3814

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO VACATING THE RIGHT-OF-WAY FOR A PORTION OF BARBARA STREET EAST OF ANN STREET & WEST OF KOHLERLAWN CEMETERY IN THE CITY OF NAMPA, CANYON COUNTY, IDAHO; RESERVING ANY UTILITY EASEMENTS ON SAID VACATED PROPERTY; PROVIDING FOR THE RETENTION OF CURRENT ZONING ON SAID VACATED PROPERTY; AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF NAMPA, IDAHO:

Section 1: That the following described right-of-way for a portion of Barbara Street East of Ann Street & West of Kohlerlawn Cemetery in the City of Nampa, Canyon County, Idaho, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference

be and the same is hereby VACATED.

Section 2: That any utility easements on the Exhibit A vacated property are hereby RESERVED to the Exhibit A vacated property.

Section 3: That the Exhibit A vacated property shall retain its current zone identification of IL-RS.

Section 4: That the City Engineer is hereby instructed and directed to alter the Use and Area Map in accordance with the above vacation.

PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, THIS 18th DAY OF August, 2008.

APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, THIS 18th DAY OF August, 2008.

Attest: *Keliana Lambing*
City Clerk

REQUEST TYPE of *Amended Fee* NAMP A CITY OF

Approved: *[Signature]*
By: *[Signature]*
Mayor

WILLIAM H. HURST
CANYON CNTY RECORDER
Wm H Hurst

2008 AUG 19 AM 11 46

RECORDED

2008045089

State of Idaho)

Canyon County)

On this 18 day of August, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Tom Dale and Diana Lambing known to be the Mayor and City Clerk, of the City of Nampa, Idaho, a municipal corporation, who executed the foregoing instrument.

In Witness Thereof, I have hereunto set my hand and affixed by official seal, the day and year in this certificate first above written.

Julie Lockey
Julie Lockey
Residing at: Nampa, Canyon County, Idaho
My Commission Expires: 05/11/2011





Professional Engineers, Land Surveyors and Planners

314 Badiola St. Caldwell, ID 83605
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: dholzhey@masoneng.us

FOR: T.V.E., LLC.
JOB NO.: JY1007
DATE: June 10, 2008

**PORTION OF BARBARA STREET
TO BE VACATED**

A parcel of land being a portion of the SW1/4 NW1/4 and a portion of the NW1/4 SW1/4 of Section 15, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at the southwest corner of said SW1/4 NW1/4, said corner marked with a found brass cap monument;

Thence S 89° 15' 52" E a distance of 1324.78 feet along the south boundary of said SW1/4 NW1/4 to the southeast corner of said SW1/4 NW1/4, said corner marked with a found brass cap monument;

Thence N 00° 23' 08" E a distance of 372.54 feet along the east boundary of the S1/2 SW1/4 NW1/4 to the **POINT OF BEGINNING**;

Thence N 89° 17' 13" W a distance of 385.39 feet along the southerly right of way of said Barbara Street to a point;

Thence N 00° 42' 47" E a distance of 50.00 feet perpendicular to said southerly right of way to a point on the northerly right of way of said Barbara Street;

Thence S 89° 17' 13" E a distance of 385.10 feet along the southerly right of way of said Barbara Street to a point;

Thence S 00° 23' 08" W a distance of 50.00 feet to the **POINT OF BEGINNING**;

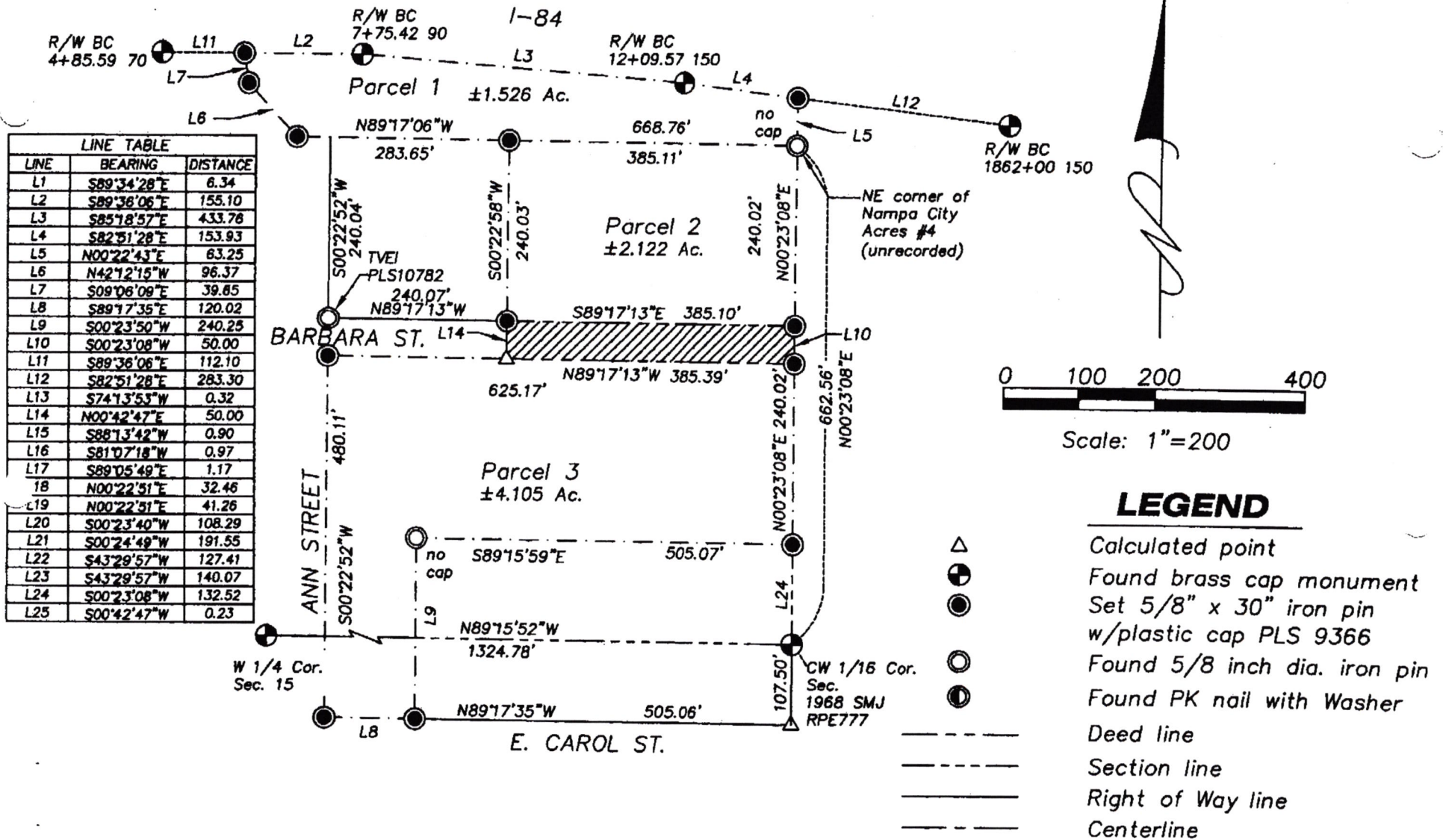
This parcel contains 0.442 acres more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.



EXHIBIT

A PART OF THE NW 1/4, AND A PART OF THE SW 1/4, SECTION 15, T. 3 N.,
R. 2 W., B.M., CANYON COUNTY, IDAHO
2008



NORTHSIDE BLVD

Exit 35

184 E

E TIMESQUARE DR

BARBARA ST

E CAROL ST

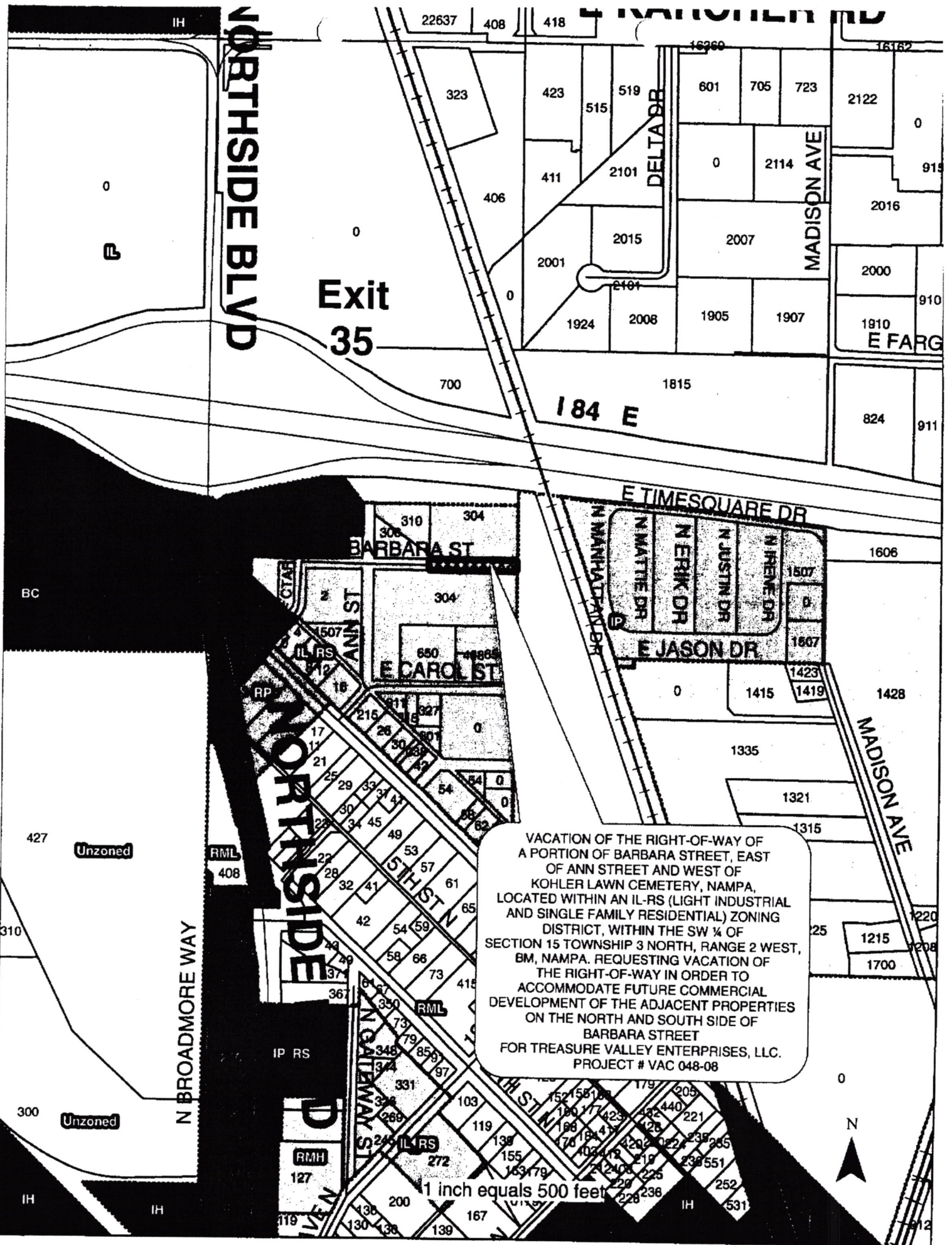
E JASON DR

N BROADMORE WAY

MADISON AVE

VACATION OF THE RIGHT-OF-WAY OF A PORTION OF BARBARA STREET, EAST OF ANN STREET AND WEST OF KOHLER LAWN CEMETERY, NAMPA, LOCATED WITHIN AN IL-RS (LIGHT INDUSTRIAL AND SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT, WITHIN THE SW ¼ OF SECTION 15 TOWNSHIP 3 NORTH, RANGE 2 WEST, 6M, NAMPA. REQUESTING VACATION OF THE RIGHT-OF-WAY IN ORDER TO ACCOMMODATE FUTURE COMMERCIAL DEVELOPMENT OF THE ADJACENT PROPERTIES ON THE NORTH AND SOUTH SIDE OF BARBARA STREET FOR TREASURE VALLEY ENTERPRISES, LLC. PROJECT # VAC 048-08

1 inch equals 500 feet



2008027635

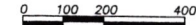
RECORD OF SURVEY

A PART OF THE NW 1/4, AND A PART OF THE SW 1/4, SECTION 15, T. 3 N., R. 2 W., B.M., CANYON COUNTY, IDAHO 2008

RECORDED

2008 MAY 20 AM 8 24

WILLIAM H. BURST
CANYON COUNTY RECORDER
BY *[Signature]*



Scale: 1"=200'

LEGEND

- △ Calculated point
- Found brass cap monument
- Set 5/8 inch dia. x 30 inch iron pin w/plastic cap PLS 9366
- Found 5/8 inch dia. iron pin
- Found PK nail with Washer
- Dead line
- - - Section line
- - - Right of Way line
- - - Centerline

RECORD DATA

- Record of Survey Inst. No. 9903018
- Record of Survey Inst. No. 2007053921
- Record of Survey Inst. No. 200558055
- Record of Survey Inst. No. 9903018
- Record of Survey Inst. No. 2007056244
- Record of Survey Inst. No. 200244988
- Record of Survey Inst. No. 2007053921
- Record of Survey Inst. No. 2007030310
- Record of Survey Inst. No. 200228471
- Nampa City Acres #4 Subdivision (unrecorded)

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in conformance with Idaho Code 31-2709, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.

[Signature]
Darin Holzhey



5/20/08
P.L.S. License No. 9366

INDEX NO. 324-15-0-0-00-00

SURVEY FOR:

Treasure Valley Enterprises, LLC

Mason & Stanfield, Inc.

Professional Engineers,
Land Surveyors
& Planners

314 Radoux St. Caldwell, ID 83605
(208) 454-1256 Fax (208) 454-9279

JOB NO. JY1007

DWG NO. JY1007ROS

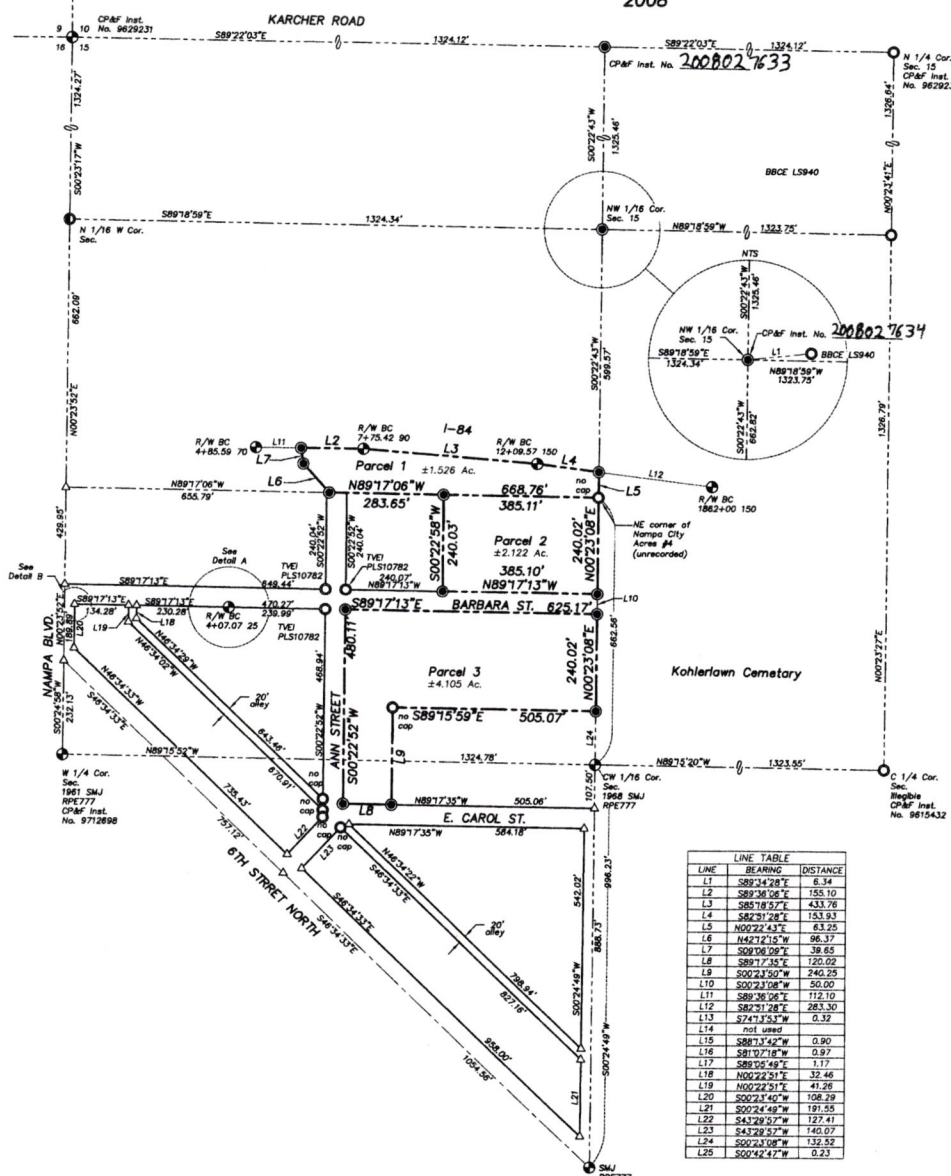
SCALE: 1"=200' REV. △

FIELD BOOK NO.

DATE: 03/28/08

DRAWN BY: JH

DATE: 03/28/08



LINE	BEARING	DISTANCE
L1	S89°14'28"E	6.34
L2	S89°36'08"E	155.10
L3	S89°18'37"E	433.76
L4	S82°21'28"E	153.93
L5	N00°22'43"E	63.25
L6	N42°12'15"W	96.37
L7	S09°08'09"E	39.85
L8	S89°17'35"E	129.02
L9	S00°23'50"W	240.25
L10	S00°23'08"W	50.00
L11	S89°36'08"E	112.10
L12	S82°21'28"E	283.30
L13	S74°18'53"W	0.32
L14	not used	
L15	S88°13'42"W	0.90
L16	S81°07'18"W	0.97
L17	S89°50'49"E	1.77
L18	N00°22'21"E	32.46
L19	N00°22'21"E	41.26
L20	S00°23'40"W	108.29
L21	S00°24'49"W	191.55
L22	S43°28'57"W	122.41
L23	S43°28'57"W	140.07
L24	S00°23'08"W	132.52
L25	S00°19'47"W	0.23

The recording of this Record of Survey does not enable the owners of the Parcels to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown on this map.

This drawing does not necessarily show all of the physical features of the property. Mason & Stanfield, Inc. assumes no liability for present or future compliance or non-compliance with governing jurisdictions restrictions pertaining to building permits, vehicle access permits or septic permits.

EXHIBIT "A"

PROPERTY DESCRIPTION

Commencing at the Northeast corner of the Northwest Quarter of the Southwest quarter of Section 15, Township 3 North, Range 2 West from the Boise Meridian, and bearing West 505 feet, along the North boundary line of the Northwest quarter of the Southwest quarter of the aforesaid Section 15 to the Real Point of Beginning; thence North 132.27 feet, on a line 505 feet West and parallel to the East boundary line of the Southwest quarter of the Northwest quarter of the aforesaid Section 15; thence East 120 feet; thence North 240 feet, on a line 385 feet West and parallel to the aforesaid East boundary line; thence West 240 feet; thence South 480 feet, on a line parallel to the aforesaid East boundary line; thence East 120 feet; thence North 107.73 feet, on a line 505 feet West and parallel to the aforesaid East boundary line to the Real Point of Beginning.

AND

Beginning at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of Section 15, Township 3 North, Range 2 West of the Boise Meridian and bearing West 385 feet along the North boundary of the aforesaid South half of the Southwest quarter of the Northwest quarter; thence South 240 feet; thence East 385 feet to the East boundary of the South half of the Southwest quarter of the Northwest quarter of the aforesaid Section 15; thence North along the Est boundary of said South half of the Southwest quarter of the Northwest quarter of said Section 15 to the Point of Beginning.

Also, commencing at the Southeast corner of the Southwest quarter of the Northwest quarter of Section 15 in Township 3 North, Range 2 West of the Boise Meridian, and bearing North 132.51 feet along the East boundary of the Southwest quarter of the Northwest quarter of the aforesaid Section 15 to the Real Point of of Beginning; thence continuing North 240 feet along the East boundary of the Southwest quarter of the Northwest quarter of the aforesaid Section 15; thence West 385 feet; thence South 240 feet; thence East 385 feet to the Real Point of Beginning.

Together with all water and ditch rights appurtenant thereto.

AND

A portion of the North half of the Southwest quarter of the Northwest quarter of Section 15, Township 3 North, Range 2 West, Boise Meridian, more particularly described:

A parcel of land being on the Southerly side of the centerline of Interstate 80N Project I-IG-80N-1(23)35 Highway Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and being a portion of the North half of the Southwest quarter of the Northwest quarter of Section 15, Township 3 North, Range 2 West, Boise Meridian, described as follows, to-wit:

EXHIBIT "A"

PROPERTY DESCRIPTION

(Continued)

Commencing at the West quarter corner of Section 15, Township 3 North, Range 2 West, Boise Meridian; thence North 0°23'27" East along the West line of said Section 15, a distance of 664.16 feet to the Southwest corner of the North half of the Southwest quarter of the Northwest quarter of said Section 15; thence South 89°36'33" East along the South line of said North half of the Southwest quarter of the Northwest quarter a distance of 25.0 feet, more or less, to a point that bears South 89°36'33" East, 40.0 feet from Station 53+15 of the Nampa Boulevard Survey of Interchange No. 1 as shown on the plans of said Interstate 80N Project No. I-IG-80N-1(23)35 Highway Survey; thence North 55°30'09" East, 26.96 feet to a point that bears South 12°30'12" East, 60.0 feet from Station 0+50.0 of Ramp B-C Survey of said Interchange No. 1; thence North 78°48'38" East, 435.70 feet to a point that bears South 12°30'12" East, 70.0 from Station 4+85.59 of said Ramp B-C Survey; thence South 89°32'00" East, 90.0 feet, more or less, to a point in the centerline of the Middle Lateral as the same now exists, and being the Real Point of Beginning; thence continuing South 89°32'00" East, 175.0 feet, more or less to a point that bears South 4°53'11" West, 90.0 feet from Station 7+75.42 of said Ramp B-C Survey; thence South 85°21'14" East, 436.67 feet to a point that bears South 7°10'37" West, 150.0 feet from Station 1857+66.31 of said Interstate 80N Highway Survey; thence South 82°49'23" East, 150.21 feet to a point in the East line of said North half of the Southwest quarter of the Northwest quarter; thence South 0°23'02" West along said East line 55.0 feet, more or less, to the Southeast corner of the said North half of the Southwest quarter of the Northwest quarter; thence North 89°36'33" West along the South line of said North half of the Southwest quarter of the Northwest quarter a distance of 678.0 feet, more or less to a point in the centerline of said Middle Lateral; thence Northerly along the centerline of said Middle Lateral 140.0 feet, more or less to the Real Point of Beginning.

Highway Station Reference: 1851+55 to 1859+23.

The bearing as shown in the above land description, unless otherwise noted, are from the Idaho Plane Coordinate System, based on the transverse mercator projection for the West Zone of Idaho. To convert to geodetic bearings, a correction of 0°34'11" must be subtracted from all Northeast and Southwest bearings and added to all Northwest and Southeast bearings.

(End of Exhibit "A")

(C0720312.PFD/C0720312/62)



City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

:SS

COUNTY OF CANYON)

A. I, TOM GIANNINI, whose address is 304 E CAROL ST, NAMPA, ID 83687, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

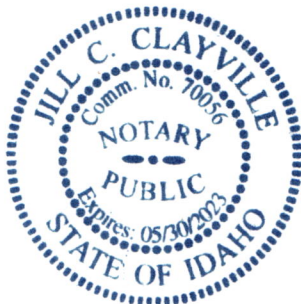
B. I grant my permission to PAUL HILBIG, whose address is 408 S EAGLE RD #205, EAGLE, ID 83616, to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa 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.

Dated this 21 day of June, 2019.

Signature

SUBSCRIBED AND SWORN to before me the 21 day of JUNE, 2019.



Notary Public for Idaho

Residing at: BOISE

Commission Expires: 30 MAY 2023