

**HARRIS RANCH  
COMMUNITY INFRASTRUCTURE DISTRICT NO. 1**

**SOUTHERN HALF OF ROADWAY PARCELS  
LOCATED WITHIN THE  
HARRIS RANCH SUBDIVISION  
(PORTIONS OF PHASES 2, 6, 8, 9, AND 11)**

**Completion Dates:**

**Phase 2 (0.26 +/- acres) – July 24, 2015**

**Phase 6 (0.30 +/- acres) – January 2, 2018**

**Phase 8 (0.26 +/- acres) – September 9, 2018**

**Phase 9 (0.26 +/- acres) – September 12, 2019**

**Phase 11 (3.44 +/- acres) – July 25, 2020**

**Submitted to the City of Boise: March 1, 2021**

## Project Description

Rights of Way for the southern half of roadway parcels that are located within the Harris Ranch Subdivision. The roadways are located within portions of Dallas Harris Estates Townhomes Subdivision Phases No. 2, 6, 8, 9, and 11.

The roadway parcels are a total of 6.40 acres +/- . The market value of the parcels, \$1,874,000.00, was determined from the enclosed MAI appraisal completed by Langston & Associates, Inc. dated August 28, 2020.

The roadways are community infrastructure that benefits the District and are eligible for reimbursement.

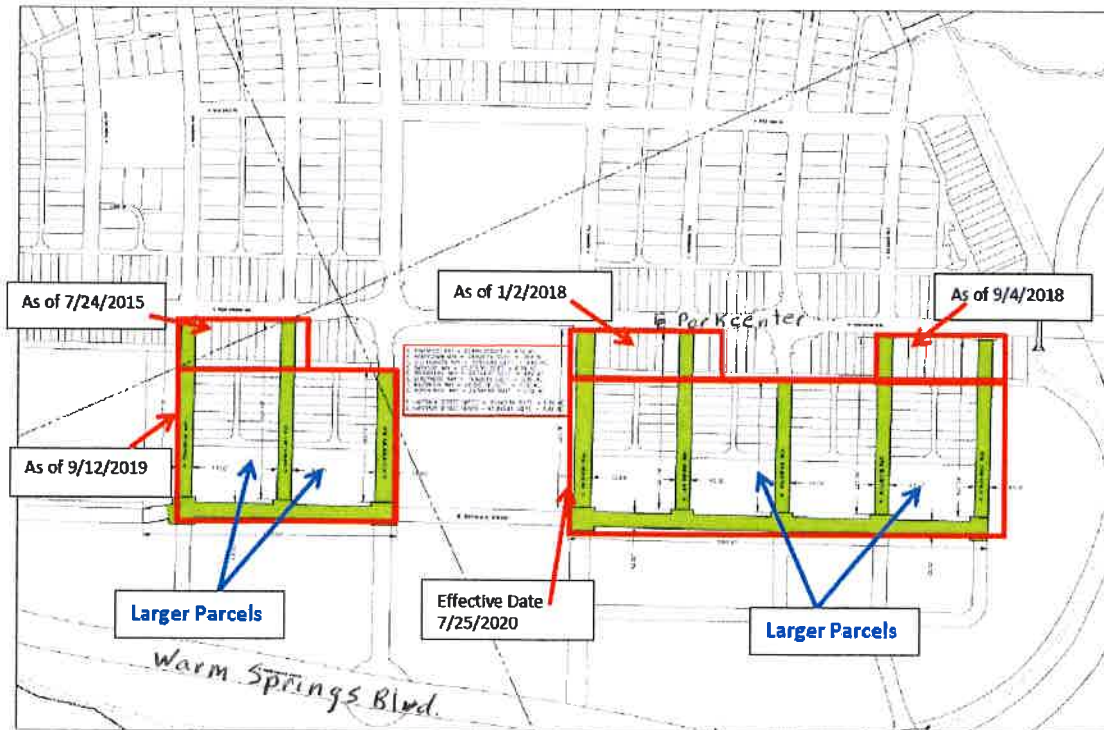
Project reimbursement request submitted by Barber Valley Development, Inc. & Harris Family Limited Partnership, LLC



Doug Fowler

President Barber Valley Development

The subject includes the roadway parcels within Phases 2, 6, 8, 9, and 11 of the Harris Ranch Subdivision, as outlined below.



## Project Ownership & Acceptance

The recorded plats for Dallas Harris Townhomes Subdivisions No. 2, 6, 8, 9 and 11 document acceptance and ownership of the roadway rights of way.



PLAT SHOWING

**DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 2**  
**PLAN SHOWING**

PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 19 AND THE NORTHEAST 1/4 OF SECTION 30

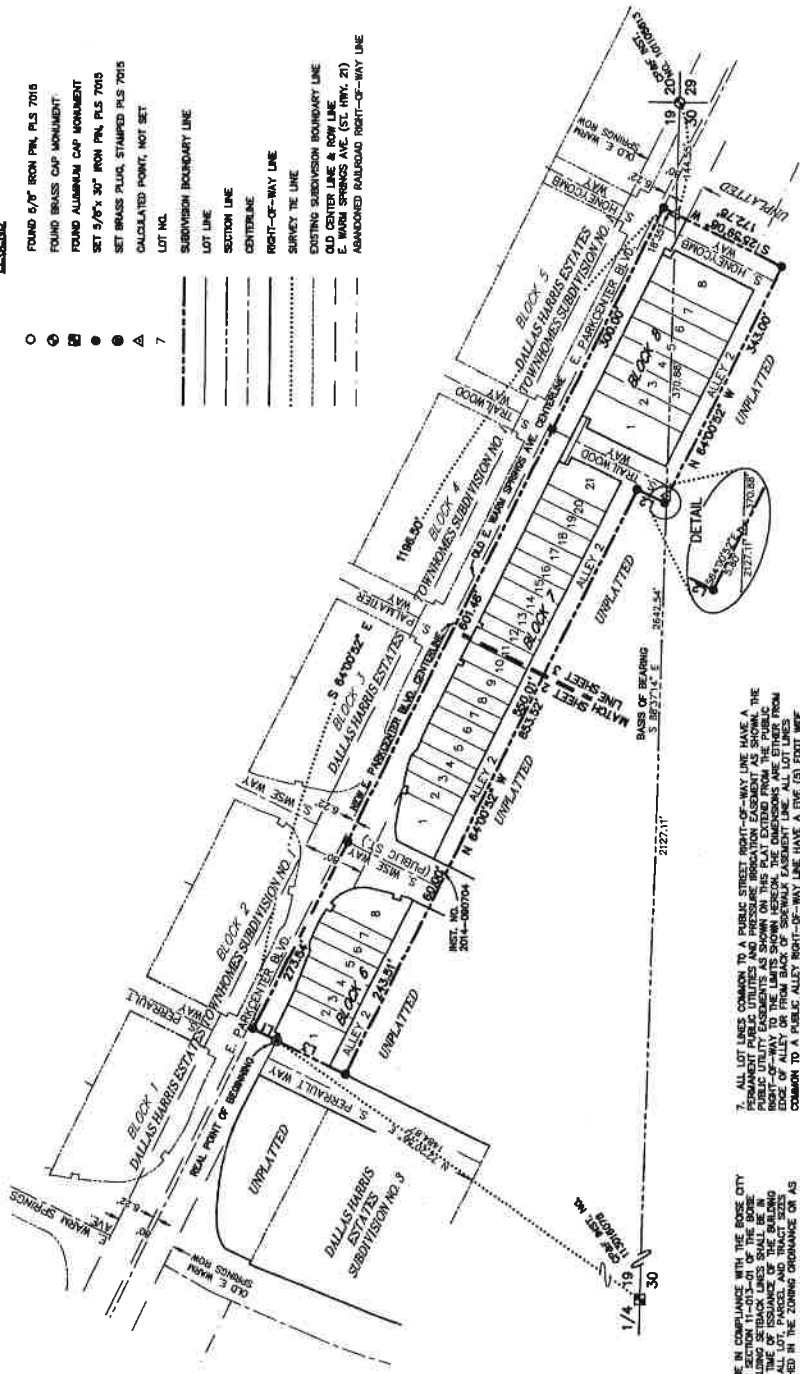
T.3N., R.3E., B.M. BOISE CITY, ADA COUNTY, IDAHO  
2015

2015



- FOUND 5/8" IRON PIN, PLS 7015  
FOUND BRASS CAP MONUMENT  
FOUND ALUMINUM CAP MONUMENT  
SET 5/8"x 30" IRON PIN, PLS 7015  
SET BRASS PLUG, STAMPED PLS 7015  
CALCULATED POINT, NOT SET

- 7
- LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SURVEY THE LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- OWNER'S LINES & LOT LINE
- EASEMENTS & EASEMENT LINES
- ADJACENT PARCELS, SITES, LOTS, AND



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 25°58'35" E	33.78'
L2	N 25°59'08" E	39.50'
L3	N 25°59'35" E	99.50'

- [illegible]



NEW! OFFER!  
BARBER VALLEY DEVELOPMENT, INC.

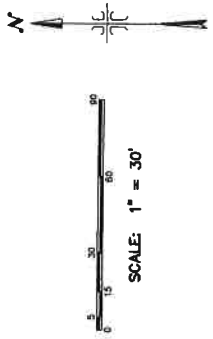
1450 E. WATERTOWER ST.  
SUITE 130  
MERIDIAN, IDAHO 83642  
PH. (208) 648-8570  
FAX (208) 648-8389

FOR NO 14-143  
SHEET 1 OF 5

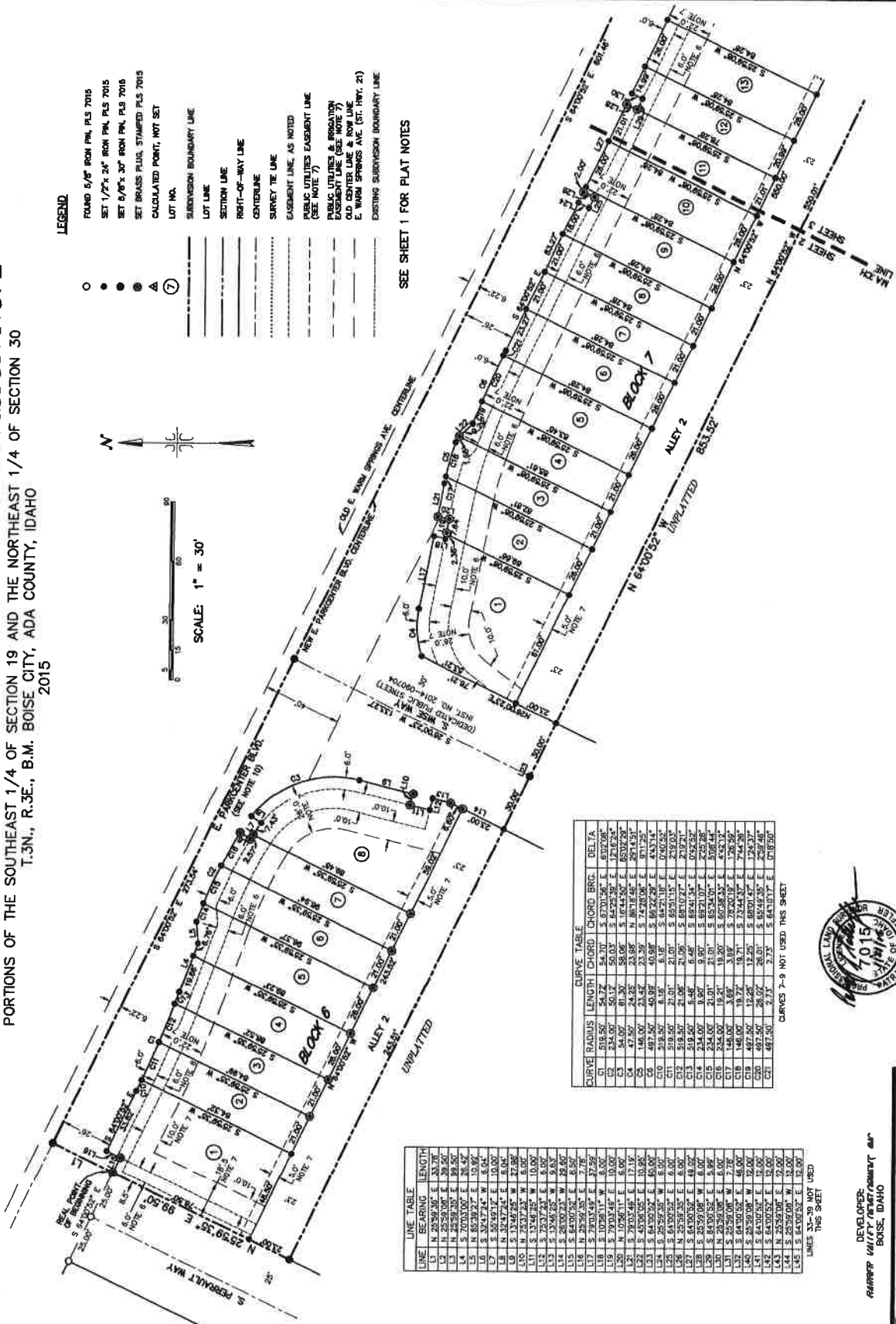
BK 195 Pg 15281

# PLAT SHOWING **DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 2** PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 19 AND THE NORTHEAST 1/4 OF SECTION 30 T.3N., R.3E., B.M. BOISE CITY, ADA COUNTY, IDAHO 2015

- LEGEND**
- FOUND 5/8" IRON PIN, PLS 7015
  - SET 1/2" x 24" IRON PIN, PLS 7015
  - SET 6/8" x 30" IRON PIN, PLS 7015
  - SET BRASS PLUG, STAMPED PLS 7015
  - △ CALCULATED POINT, NOT SET
  - ⑦ LOT NO.
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - SURVEY TIE LINE
  - EASEMENT LINE, AS NOTED
  - PUBLIC UTILITIES EASEMENT LINE (SEE NOTE 7)
  - PUBLIC UTILITIES & EASEMENT EASEMENT LINE (SEE NOTE 7)
  - OLD CENTER LINE & ROW LINE
  - E. WARM SPRINGS AVE. (ST. HWY. 21)
  - EXISTING SUBDIVISION BOUNDARY LINE



SEE SHEET 1 FOR PLAT NOTES



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 25°59'35" E	98.50
L2	N 25°59'35" E	98.50
L3	N 25°59'35" E	98.50
L4	S 70°03'00" E	28.42
L5	N 85°29'27" E	10.92
L6	S 32°47'24" W	8.04
L7	S 32°47'24" W	8.04
L8	S 32°47'24" W	8.04
L9	S 32°47'24" W	8.04
L10	N 25°59'35" E	98.50
L11	S 13°46'25" W	10.00
L12	S 13°46'25" W	10.00
L13	S 13°46'25" W	10.00
L14	S 28°00'21" W	28.60
L15	S 64°00'52" E	6.00
L16	N 25°59'35" E	98.50
L17	S 10°05'11" W	7.78
L18	S 10°05'11" W	7.78
L19	S 79°03'45" E	10.00
L20	N 10°56'11" E	6.00
L21	S 79°03'45" E	10.00
L22	S 79°03'45" E	10.00
L23	S 64°00'52" E	6.00
L24	S 28°00'21" W	28.60
L25	S 64°00'52" E	6.00
L26	N 25°59'35" E	98.50
L27	S 10°05'11" W	7.78
L28	S 10°05'11" W	7.78
L29	S 79°03'45" E	10.00
L30	N 10°56'11" E	6.00
L31	S 79°03'45" E	10.00
L32	S 79°03'45" E	10.00
L33	S 64°00'52" E	6.00
L34	S 28°00'21" W	28.60
L35	S 64°00'52" E	6.00
L36	N 25°59'35" E	98.50
L37	S 10°05'11" W	7.78
L38	S 10°05'11" W	7.78
L39	S 79°03'45" E	10.00
L40	N 10°56'11" E	6.00
L41	S 79°03'45" E	10.00
L42	S 79°03'45" E	10.00
L43	S 64°00'52" E	6.00
L44	S 28°00'21" W	28.60
L45	S 64°00'52" E	6.00

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BRC	DELTA
C1	519.50	50.17	84.33	50.03	12.16
C2	519.50	50.17	84.33	50.03	12.16
C3	519.50	50.17	84.33	50.03	12.16
C4	519.50	50.17	84.33	50.03	12.16
C5	519.50	50.17	84.33	50.03	12.16
C6	519.50	50.17	84.33	50.03	12.16
C7	519.50	50.17	84.33	50.03	12.16
C8	519.50	50.17	84.33	50.03	12.16
C9	519.50	50.17	84.33	50.03	12.16
C10	519.50	50.17	84.33	50.03	12.16
C11	519.50	50.17	84.33	50.03	12.16
C12	519.50	50.17	84.33	50.03	12.16
C13	519.50	50.17	84.33	50.03	12.16
C14	519.50	50.17	84.33	50.03	12.16
C15	519.50	50.17	84.33	50.03	12.16
C16	519.50	50.17	84.33	50.03	12.16
C17	519.50	50.17	84.33	50.03	12.16
C18	519.50	50.17	84.33	50.03	12.16
C19	519.50	50.17	84.33	50.03	12.16
C20	519.50	50.17	84.33	50.03	12.16
C21	519.50	50.17	84.33	50.03	12.16

CURVES 7-9 NOT USED THIS SHEET



DEVELOPER:  
 HARRIS SURVEY GROUP, P.C.  
 BOISE, IDAHO

IDAHO  
 SURVEY  
 GROUP, P.C.  
 1450 E. WATERLOO ST.  
 BOISE, IDAHO 83725  
 PH. (208) 946-6570  
 FAX (208) 946-6586

BK 108 PG 1528

PLAT SHOWING

# DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 2

PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 19 AND THE NORTHEAST 1/4 OF SECTION 30  
T.3N., R.3E., B.M. BOISE CITY, ADA COUNTY, IDAHO  
2015

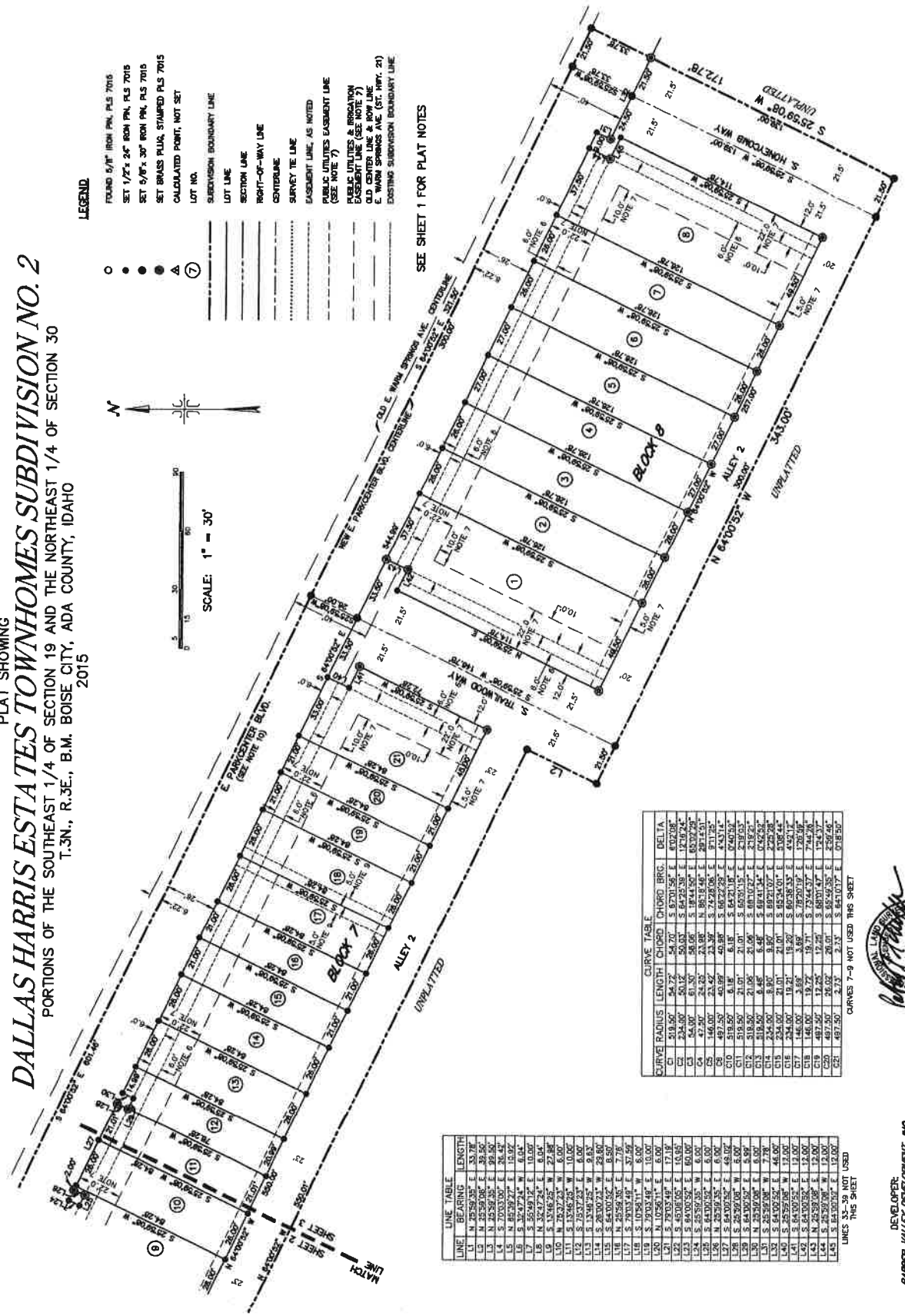
## LEGEND

- FOUND 5/8" IRON PIN, PLS 7015
- SET 1/2" 24" IRON PIN, PLS 7015
- SET 5/8" 30" IRON PIN, PLS 7015
- SET BRASS PLUG, STAMPED PLS 7015
- CALCULATED POINT, NOT SET
- LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SURVEY TIE LINE
- EASEMENT LINE, AS NOTED
- PUBLIC UTILITIES EASEMENT LINE (SEE NOTE 7)
- PUBLIC UTILITIES & EASEMENT EASEMENT LINE (SEE NOTE 7)
- OLD CENTER LINE & ROW LINE
- E. WARD SPRINGS AVE. (ST. HWY. 24)
- EXISTING SUBDIVISION BOUNDARY LINE



SCALE: 1" = 30'

SEE SHEET 1 FOR PLAT NOTES



CURVE	RADIUS	LENGTH	CHORD	CHORD BEG.	DELTA
C1	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C2	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C3	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C4	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C5	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C6	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C7	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C8	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C9	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C10	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C11	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C12	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C13	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C14	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C15	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C16	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C17	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C18	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C19	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C20	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"
C21	513.50'	24.72'	24.72'	S 87°01'56\"	E 80°02'38\"

LINE	BEARING	LENGTH
L1	N 87°01'56\"	10.00'
L2	N 87°01'56\"	10.00'
L3	N 87°01'56\"	10.00'
L4	N 87°01'56\"	10.00'
L5	N 87°01'56\"	10.00'
L6	N 87°01'56\"	10.00'
L7	N 87°01'56\"	10.00'
L8	N 87°01'56\"	10.00'
L9	N 87°01'56\"	10.00'
L10	N 87°01'56\"	10.00'
L11	N 87°01'56\"	10.00'
L12	N 87°01'56\"	10.00'
L13	N 87°01'56\"	10.00'
L14	N 87°01'56\"	10.00'
L15	N 87°01'56\"	10.00'
L16	N 87°01'56\"	10.00'
L17	N 87°01'56\"	10.00'
L18	N 87°01'56\"	10.00'
L19	N 87°01'56\"	10.00'
L20	N 87°01'56\"	10.00'
L21	N 87°01'56\"	10.00'
L22	N 87°01'56\"	10.00'
L23	N 87°01'56\"	10.00'
L24	N 87°01'56\"	10.00'
L25	N 87°01'56\"	10.00'
L26	N 87°01'56\"	10.00'
L27	N 87°01'56\"	10.00'
L28	N 87°01'56\"	10.00'
L29	N 87°01'56\"	10.00'
L30	N 87°01'56\"	10.00'
L31	N 87°01'56\"	10.00'
L32	N 87°01'56\"	10.00'
L33	N 87°01'56\"	10.00'
L34	N 87°01'56\"	10.00'
L35	N 87°01'56\"	10.00'
L36	N 87°01'56\"	10.00'
L37	N 87°01'56\"	10.00'
L38	N 87°01'56\"	10.00'
L39	N 87°01'56\"	10.00'
L40	N 87°01'56\"	10.00'
L41	N 87°01'56\"	10.00'
L42	N 87°01'56\"	10.00'
L43	N 87°01'56\"	10.00'
L44	N 87°01'56\"	10.00'
L45	N 87°01'56\"	10.00'

CURVES 7-9 NOT USED THIS SHEET



DEVELOPER:  
BARBER VALLEY DEVELOPMENT, INC.  
BOISE, IDAHO

IDAHO  
SURVEY  
GROUP, P.C.  
1400 E. WATERGATE ST.  
SUITE 130  
MERIDIAN, IDAHO 83642  
P. 208.333.8888  
F. 208.333.8889

KNOW ALL MEN BY THESE PRESENTS: THAT BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 19 AND THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 10 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 10 BEARS SOUTH 88°37'14" EAST, 2842.64 FEET; THENCE NORTH 72°20'56" EAST, 1464.87 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF FORMER EAST WARM SPRINGS EAST, AND THE SOUTHEASTLY RIGHT-OF-WAY OF SOUTH PERMALL WAY, BEING THE MOST NORTHEASTERLY CORNER OF DALLAS HARRIS ESTATES SUBDIVISION NO. 3 AS FILED IN BOOK 103 OF PLATS AT PAGES 13940-13942, RECORDS OF ADAMS COUNTY, IDAHO, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE NORTH 25°59'57" EAST, 33.78 FEET TO THE CORNER OF EAST PARKVIEW BOULEVARD; THENCE ALONG SAID CENTERLINE SOUTH 25°59'57" WEST, 172.78 FEET; THENCE NORTH 64°00'52" EAST, 114.69 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 25°59'57" WEST, 36.50 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF A FORMER ALBERTA, 43.00 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 25°59'57" WEST, 140.00 FEET; THENCE NORTH 88.53° EAST, 10.50 FEET TO THE CORNER OF SAID CENTERLINE; THENCE ALONG SAID CENTERLINE SOUTH 25°59'57" WEST, 172.78 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID SOUTHERLY RIGHT-OF-WAY OF A FORMER ALBERTA, 43.00 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 25°59'57" WEST, 140.00 FEET; THENCE NORTH 88.53° EAST, 10.50 FEET TO THE CORNER OF SAID CENTERLINE; THENCE ALONG SAID CENTERLINE SOUTH 25°59'57" WEST, 172.78 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID SOUTHERLY RIGHT-OF-WAY OF A FORMER ALBERTA, 43.00 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 25°59'57" EAST, 98.50 FEET TO THE REAL POINT OF BEGINNING, CONTAINS AN AREA OF 3.37 ACRES MORE OR LESS.

THE INTENTION OF HERBEY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AND ALLEYS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE PLACED ON THE EASEMENTS. THE LOT IS TO BE USED FOR THE RECEIVING WATER SERVICE FROM AN EXISTING WATER MAIN LINE LOCATED NEARBY TO THE SUBJECT SUBDIVISION, AND WATER WASTEWATER DISCHARGE, AS AGREED IN WRITING, IN THIS SUBDIVISION.

IN WITNESS WHEREOF, THE GRANTORS HAVE CAUSED  
THIS INSTRUMENT TO BE SUBSCRIBED THIS 7 DAY  
OF APRIL, 2015.

BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION

  
DOUGLAS FOWLER  
PRESIDENT

~~Felicia Harris Burhalter~~  
~~ELICIA HARRIS BURHALTER~~ SECRETARY/TREASURER

STATE OF IDAHO }  
COUNTY OF ADA }

ON THIS 30 DAY OF April, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND  
FOR THE STATE OF IDAHO, PERSONALLY APPEARED DOUGLAS FOWLER, KNOWN OR IDENTIFIED TO ME TO BE THE  
PRESIDENT OF BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION, THAT EXECUTED THE INSTRUMENT  
FOR THAT PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO  
ME THAT THAT PERSON 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.

*Lorah Mautz*  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT: *Home A*  
MY COMMISSION EXPIRES: *11* *10* *17*



STATE OF IDAHO }  
COUNTY OF ADA }

ON THIS 7 DAY OF April, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FELICIA HARRIS BURKHARTER, KNOWN TO ME TO BE THE SECRETARY/TREASURER OF BARBER DEVELOPMENT, INC., AN IDAHO CORPORATION, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND I ACKNOWLEDGED TO ME THAT SUCH PERSON 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.

*Jack Marty*  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT: Boise  
MY COMMISSION EXPIRES: 11 / 10 / 17



BK 108 Pg 15284

# DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 2

## APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 10<sup>th</sup> DAY OF June, 2015.



BY: Jim Hansen  
JIM HANSEN, PRESIDENT  
TRUSTEE OF EXISTING PUBLIC RIGHT OF WAY

## ACKNOWLEDGEMENT

STATE OF IDAHO } s.s.  
COUNTY OF ADA }

ON THIS 10<sup>th</sup> DAY OF June, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED, JIM HANSEN KNOWN TO ME TO BE THE PRESIDENT OF THE ADA COUNTY HIGHWAY DISTRICT, THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID DISTRICT, AND ACKNOWLEDGED TO ME THAT THE ADA COUNTY HIGHWAY DISTRICT EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



Valerie Rollett  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT: Boise, Idaho  
MY COMMISSION EXPIRES Aug 30, 2018

## APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1306, IDAHO CODE, BY ISSUANCE OF A CERTIFICATION OF DISAPPROVAL.



Ada County HEALTH DEPARTMENT  
CENTRAL DISTRICT HEALTH DEPARTMENT  
REELS 4-8-15

## APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED BOISE CITY ENGINEER, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR THIS PLAT.

John S. Jones 7/16/15  
BOISE CITY ENGINEER

## APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 31<sup>st</sup> DAY OF March, 2015, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Michelle Jones  
CITY CLERK, BOISE, IDAHO

## CERTIFICATE OF SURVEYOR

I, PATRICK J. SCHEFFLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



PATRICK J. SCHEFFLER, P.L.S.

IDAHO NO. 7015

## CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



Deborah L. Heston  
PLS 5359  
7-24-2015

## CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IC 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



Nicky Heston  
COUNTY TREASURER  
by Deborah Heston

DATE 07/24/2015

## COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } s.s.  
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BARBER VALLEY DEVELOPMENT, INC. AT 5:15 MINUTES PAST 2 O'CLOCK P.M. ON THIS 24<sup>th</sup> DAY OF July, 2015, IN BOOK 108 OF PLATS AT PAGES 15284 TO 15287.

INSTRUMENT NO. 2015-067349

Christoph D. Deth  
DEPUTY  
\$ 26.00 FEE

Christoph D. Deth  
EX-OFFICIO RECORDER

DEVELOPER:  
BARBER VALLEY DEVELOPMENT, INC.  
BOISE, IDAHO

BK 112 p. 16451

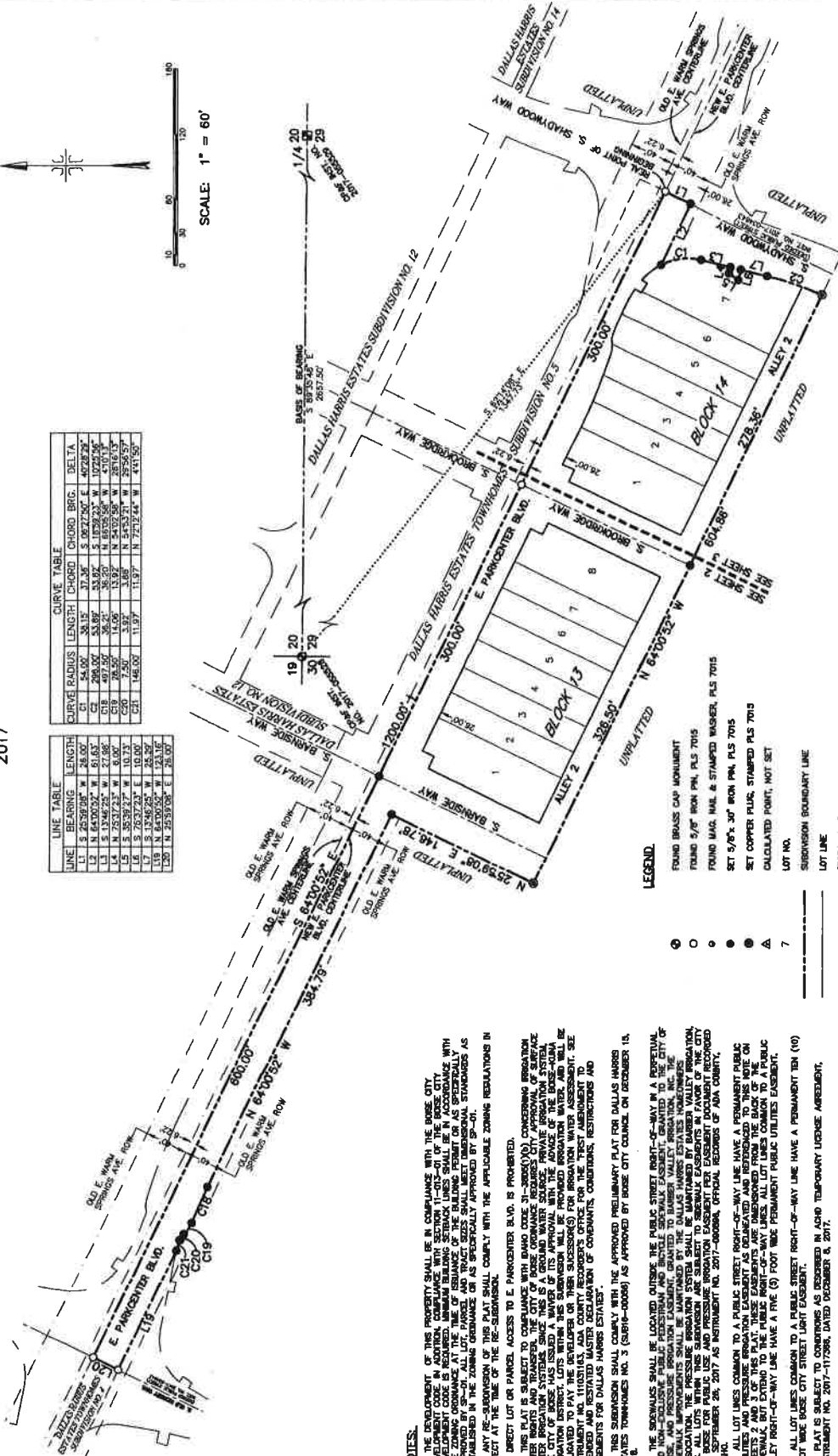
# PLAT SHOWING **DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 6** A PORTION OF THE NW 1/4 OF SECTION 29, LOCATED WITHIN T.3N., R.3E., B.M. CITY OF BOISE, ADA COUNTY, IDAHO 2017



SCALE: 1" = 60'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEG. DELTA
C1	100.00	31.42	100.00	90.00
C2	200.00	62.83	200.00	180.00
C3	300.00	94.25	300.00	270.00
C4	400.00	125.66	400.00	360.00
C5	500.00	157.08	500.00	450.00
C6	600.00	188.50	600.00	540.00
C7	700.00	219.91	700.00	630.00
C8	800.00	251.33	800.00	720.00
C9	900.00	282.74	900.00	810.00
C10	1000.00	314.16	1000.00	900.00

LINE TABLE		LENGTH	
LINE	BEARING	LENGTH	BEARING
L1	S 25°30'00" W	61.67	S 25°30'00" W
L2	N 64°00'00" E	61.67	N 64°00'00" E
L3	S 13°46'25" W	71.86	S 13°46'25" W
L4	N 25°37'25" W	6.00	N 25°37'25" W
L5	S 52°39'25" W	10.73	S 52°39'25" W
L6	S 13°46'25" W	28.50	S 13°46'25" W
L7	N 64°00'00" E	28.50	N 64°00'00" E
L8	N 64°00'00" E	28.50	N 64°00'00" E
L9	N 64°00'00" E	28.50	N 64°00'00" E
L10	N 25°30'00" E	28.50	N 25°30'00" E



## NOTES:

1. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE, AS AMENDED, AND THE IDAHO ZONING ACT, AS AMENDED. THE ZONING ORDINANCE IS REQUIRED. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE, AS AMENDED, AND THE IDAHO ZONING ACT, AS AMENDED. THE ZONING ORDINANCE IS REQUIRED. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE, AS AMENDED, AND THE IDAHO ZONING ACT, AS AMENDED.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
3. DIRECT LOT OR PARCEL ACCESS TO E. PARKCENTER BLVD. IS PROHIBITED.
4. THIS PLAT IS SUBJECT TO COMPLIANCE WITH IDAHO CODE, 31-2000, CONCERNING IRRIGATION AND NON-IRRIGABLE PUBLIC EASEMENTS AND BOTTLE NECK EASEMENTS, GRANTED TO THE CITY OF BOISE AND PRESIDENTIAL EASEMENTS GRANTED TO DALLAS VALLEY PRESERVATION, INC. THE CITY OF BOISE HAS ISSUED A WAIVER OF ITS APPROVAL WITH THE ADVANCE OF THE BOISE-ALMA ASSOCIATION, THE PRESSURE IRRIGATION SYSTEM SHALL BE MAINTAINED BY DALLAS VALLEY PRESERVATION, INC. ALL LOTS HAVE BEEN DEEMED TO BE IRRIGABLE AND SHALL BE MAINTAINED BY DALLAS VALLEY PRESERVATION, INC. ALL LOTS HAVE BEEN DEEMED TO BE IRRIGABLE AND SHALL BE MAINTAINED BY DALLAS VALLEY PRESERVATION, INC. ALL LOTS HAVE BEEN DEEMED TO BE IRRIGABLE AND SHALL BE MAINTAINED BY DALLAS VALLEY PRESERVATION, INC.
5. ALL LOTS COMMON TO A PUBLIC STREET RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITY EASEMENT TO A PUBLIC STREET RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITY EASEMENT.
6. THE SUBDIVISION IS SUBJECT TO A PUBLIC STREET RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITY EASEMENT TO A PUBLIC STREET RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITY EASEMENT.
7. THE SUBDIVISION IS SUBJECT TO A PUBLIC STREET RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITY EASEMENT TO A PUBLIC STREET RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITY EASEMENT.
8. THE SUBDIVISION IS SUBJECT TO A PUBLIC STREET RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITY EASEMENT TO A PUBLIC STREET RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITY EASEMENT.
9. THE SUBDIVISION IS SUBJECT TO A PUBLIC STREET RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITY EASEMENT TO A PUBLIC STREET RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITY EASEMENT.
10. THE SUBDIVISION IS SUBJECT TO A PUBLIC STREET RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITY EASEMENT TO A PUBLIC STREET RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITY EASEMENT.



DEVELOPER:  
 BARBER VALLEY DEVELOPMENT, INC.  
 BOISE, IDAHO

IDAHO  
 SURVEY  
 GROUP, P.C.

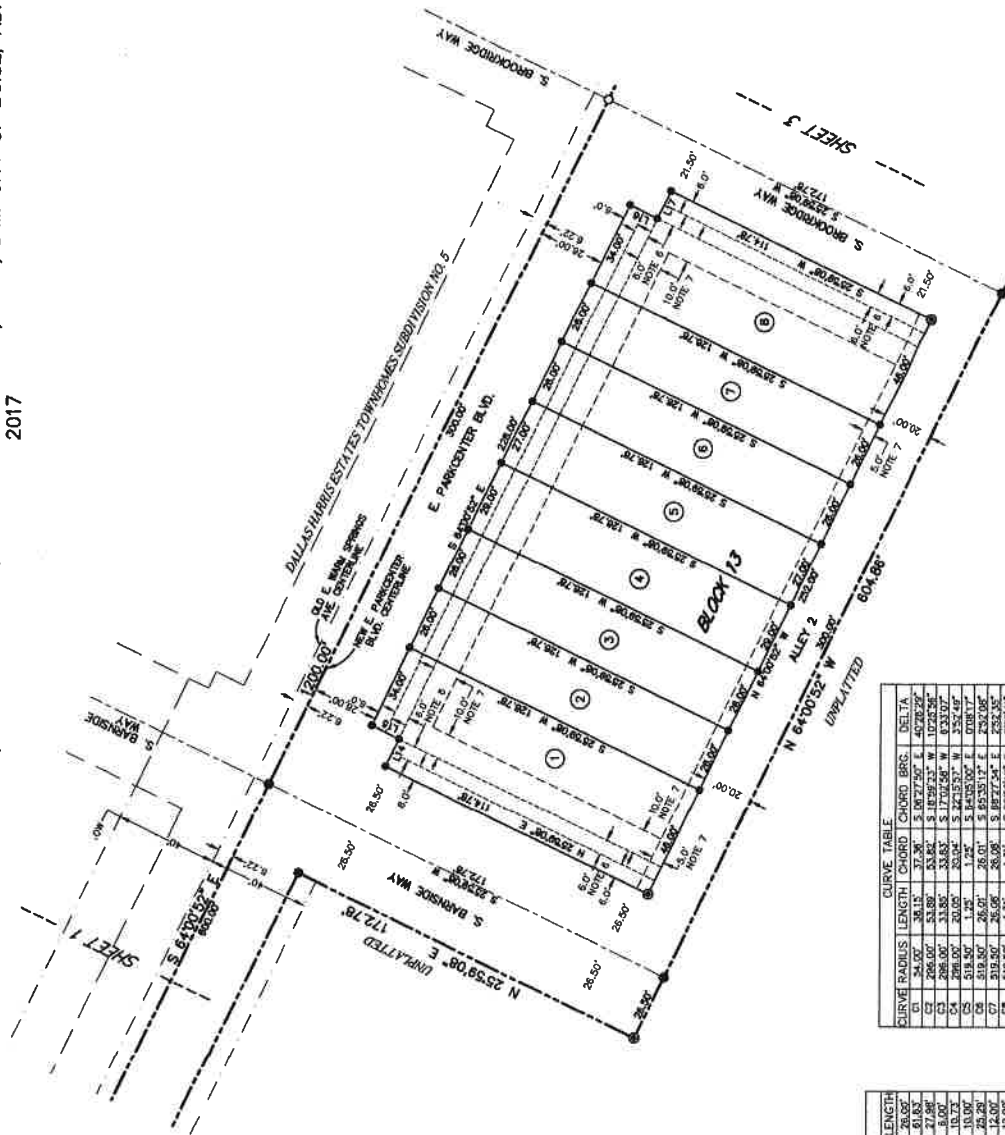
JOB NO. 16-331  
 SHEET 1 OF 6

1400 E. WATERLOO ST.  
 SUITE 130  
 MERIDIAN, IDAHO 83642  
 PH: (208) 666-6670  
 FAX: (208) 666-6668



Bk. 112 pg. 16452

PLAT SHOWING  
**DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 6**  
A PORTION OF THE NW 1/4 OF SECTION 29, LOCATED WITHIN T.3N., R.3E., B.M. CITY OF BOISE, ADA COUNTY, IDAHO  
2017



SCALE: 1" = 30'

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 7015
- FOUND COPPER PLUG, STAMPED PLS 7015
- SET 1/2" 24" IRON PIN, PLS 7015
- SET 5/8" 30" IRON PIN, PLS 7015
- SET COPPER PLUG, STAMPED PLS 7015
- CALCULATED POINT, NOT SET
- LOT NO.
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SURVEY TIE LINE
- SIDEWALK EASEMENT LINE (SEE NOTE 8)
- PERMANENT UTILITY & EASEMENT LINE (SEE NOTE 9, SHC1)
- OLD EASEMENT LINE & NEW LINE
- E. MAIN SPRINGS AVE. (SEE HWY. 2)
- EXISTING RIGHT-OF-WAY LINE, DALLAS HARRIS ESTATES SUBDIVISION NO. 12 & 14 AND DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 6
- BOUNDARY LINE-DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 5

LINE	BEARING	LENGTH
L1	S 25°30'08" E	76.00'
L2	N 84°00'55" W	61.63'
L3	S 13°49'25" E	27.68'
L4	S 5°52'27" E	10.72'
L5	S 25°30'08" E	10.00'
L6	S 13°49'25" E	25.28'
L7	S 5°52'27" E	12.00'
L8	S 25°30'08" E	12.00'
L9	N 84°00'55" W	17.64'
L10	S 13°49'25" E	1.00'
L11	S 25°30'08" E	1.00'
L12	S 13°49'25" E	8.04'
L13	N 84°00'55" W	5.98'
L14	S 25°30'08" E	12.00'
L15	S 13°49'25" E	12.00'
L16	S 25°30'08" E	12.00'
L17	S 13°49'25" E	12.00'
L18	S 25°30'08" E	17.64'

CURVE	RADIUS	LENGTH	CHORD	CHORD BEG.	DELTA
C1	24.00'	35.12'	37.30'	S 08°27'50" E	40°28'59"
C2	226.00'	53.88'	53.88'	S 18°59'23" W	102°25'28"
C3	226.00'	33.88'	33.88'	S 17°03'08" W	63°30'37"
C4	226.00'	33.88'	33.88'	S 17°03'08" W	63°30'37"
C5	519.50'	1.25'	1.25'	S 84°00'55" E	0°00'17"
C6	519.50'	26.07'	26.07'	S 65°25'17" E	65°00'08"
C7	519.50'	26.07'	26.07'	S 65°25'17" E	65°00'08"
C8	519.50'	26.07'	26.07'	S 65°25'17" E	65°00'08"
C9	519.50'	26.07'	26.07'	S 65°25'17" E	65°00'08"
C10	28.50'	3.73'	3.73'	N 84°00'55" E	0°00'17"
C11	7.50'	3.73'	3.73'	S 84°00'55" E	80°32'18"
C12	234.00'	22.35'	22.35'	S 87°18'25" E	92°02'14"
C13	234.00'	22.35'	22.35'	S 87°18'25" E	92°02'14"
C14	234.00'	22.35'	22.35'	S 87°18'25" E	92°02'14"
C15	531.50'	78.28'	78.28'	S 44°57'48" F	63°26'00"
C16	218.00'	56.45'	56.45'	S 44°57'48" F	63°26'00"
C17	38.00'	47.07'	44.13'	S 27°52'45" E	70°28'18"



DEVELOPER:  
**BARBER WADE DEVELOPMENT, INC.**  
BOISE, IDAHO

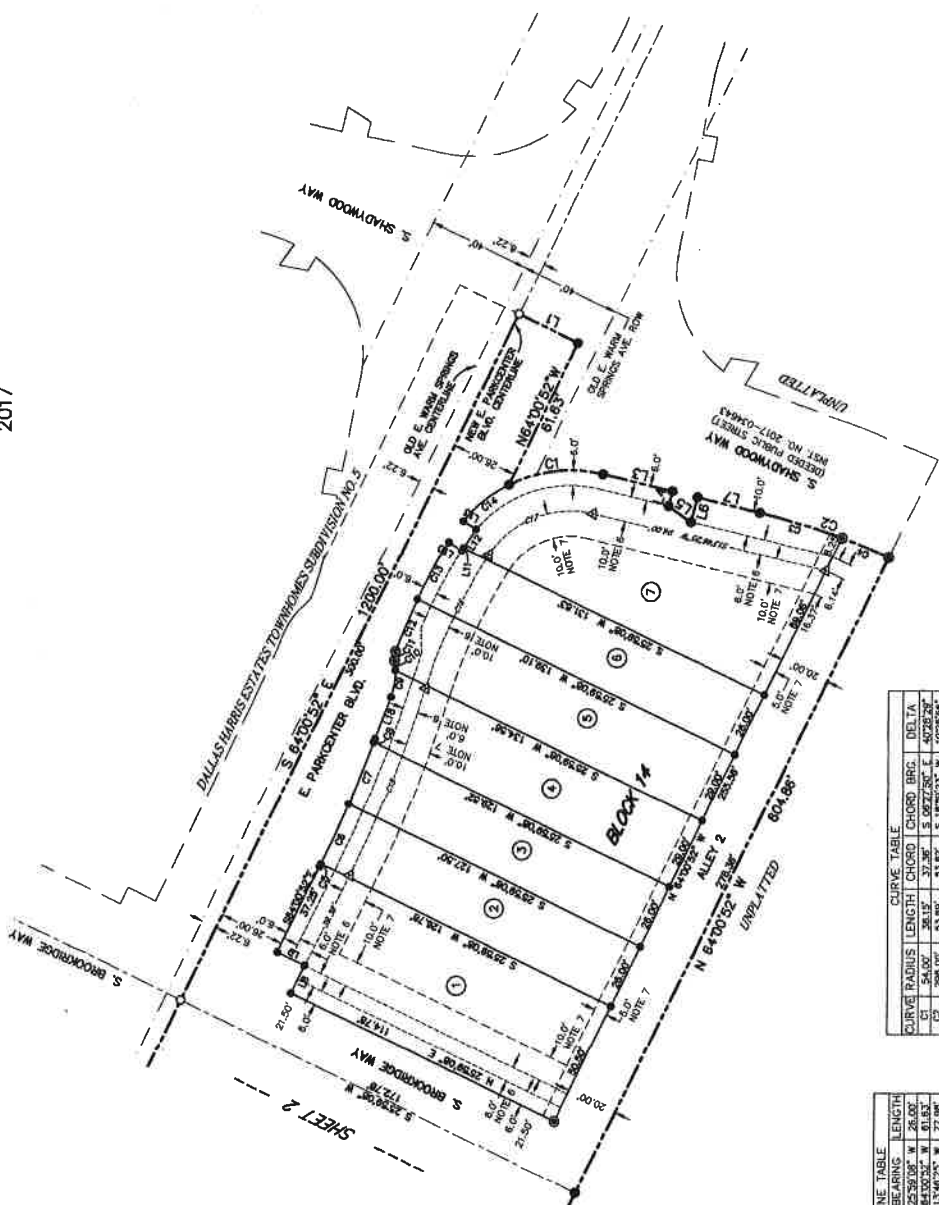
FOR M7 16-111  
SHEET 2 OF 6

1435 E WATERLOO ST.  
BOISE, IDAHO 83702  
PH: (208) 846-5570  
FAX: (208) 844-3366

IDAHO  
SURVEY  
GROUP, P.C.

BL112 pg 6453

PLAT SHOWING  
**DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 6**  
A PORTION OF THE NW 1/4 OF SECTION 29, LOCATED WITHIN T.3N., R.3E., B.M. CITY OF BOISE, ADA COUNTY, IDAHO  
2017



SCALE: 1" = 30'

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 7015
- FOUND COPPER PLUG, STAMPED PLS 7015
- SET 1/2" 24" IRON PIN, PLS 7015
- SET 3/8" 30" IRON PIN, PLS 7015
- SET COPPER PLUG, STAMPED PLS 7015
- CALCULATED POINT, NOT SET
- LOT NO.
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SURVEY TIE LINE
- SECEMALK EASEMENT LINE (SEE NOTE 6)
- PUBLIC UTILITIES & REGULATION EASEMENT LINE (SEE NOTE 7, 8(11))
- OLD CENTER LINE & ROW LINE
- E. WASH SPRINGS AVE. (ST. HWY. 21)
- EXISTING RIGHT-OF-WAY LINE DALLAS HARRIS ESTATES TOWNHOMES NO. 12 & 14 AND SUBDIVISION NO. 5
- BOUNDARY LINE-DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 5

CURVE	RADIUS	LENGTH	CHORD	BEG.	DELTA
C1	125.00'	25.00'	25.00'	S 89°27'30" E	90°28'30"
C2	125.00'	25.00'	25.00'	S 89°27'30" E	90°28'30"
C3	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C4	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C5	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C6	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C7	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C8	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C9	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C10	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C11	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C12	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C13	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C14	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C15	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C16	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"
C17	288.00'	20.05'	20.05'	S 89°27'30" E	90°28'30"

LINE	BEARING	LENGTH
L1	S 89°27'30" E	25.00'
L2	S 89°27'30" E	25.00'
L3	S 89°27'30" E	25.00'
L4	S 89°27'30" E	25.00'
L5	S 89°27'30" E	25.00'
L6	S 89°27'30" E	25.00'
L7	S 89°27'30" E	25.00'
L8	S 89°27'30" E	25.00'
L9	S 89°27'30" E	25.00'
L10	S 89°27'30" E	25.00'
L11	S 89°27'30" E	25.00'
L12	S 89°27'30" E	25.00'
L13	S 89°27'30" E	25.00'
L14	S 89°27'30" E	25.00'
L15	S 89°27'30" E	25.00'
L16	S 89°27'30" E	25.00'
L17	S 89°27'30" E	25.00'
L18	S 89°27'30" E	25.00'



DEVELOPER: BARBER WALLACE & ASSOCIATES, INC.  
BAYVIEW, IDAHO  
JOB NO. 16-331  
SHEET 3 OF 6  
1450 E. WATERLOO ST.  
SUITE 130  
BOISE, IDAHO 83622  
PH (208) 464-6070  
FAX (208) 464-6088

IDAHO  
SURVEY  
GROUP, P.C.



KNOW ALL MEN BY THESE PRESENTS: THAT BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 28, LOCATED WITHIN TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 28, LOCATED WITHIN TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SAID SECTION 28 AND SECTIONS 19, 20 AND 30 OF SAID TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN FROM WHICH THE SAID CORNER COMMON TO SAID SECTIONS 20 AND 28 BEARS SOUTH 89°35'46" WEST, DISTANCE SOUTH 92°14'00" EAST, 1347.73 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SECTION 28; THENCE SOUTHWEST ALONG SAID CENTERLINE OF SECTION 28 TO THE POINT OF BEGINNING SUBDIVISION NO. 5 OF SAID TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAS PINE IS FILED IN BOOK 112 OF PLATS, THROUGH 1646-2, OFFICIAL RECORDS OF ADA COUNTY,

[illegible]

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC, THE PUBLIC STREETS AND ALLEYS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT TO BE DEDICATED TO THE PUBLIC, HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY GRANTED TO THE PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS IN THIS PLAT WILL BE AVAILABLE TO RECEIVE WATER SERVICE FROM AN EXISTING SUEZ WATER WORK, INC. MAIN LINE LOCATED ADJACENT TO THE SUBJECT SUBDIVISION, AND SUEZ WATER WORK, INC. HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, THE GRANTORS HAVE CAUSED THIS INSTRUMENT TO BE SUBSCRIBED THIS 16 DAY OF December, 2017.

BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION

BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION

*Douglas Fowler*  
DOUGLAS FOWLER  
PRESIDENT

*Elizica Harris Burkhalter*  
ELIZICA HARRIS BURKHALTER SECRETARY/TREASURER

STATE OF IDAHO }  
COUNTY OF ADA }  
S.S. }

ON THIS 16 DAY OF December, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DOUGLAS FOWLER, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BAGGER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID PERSON 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.

*Annette Salas*  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT: Meridian, ID  
MY COMMISSION EXPIRES: 10/30/2023

Arjanette Sabín  
Notary Public  
State of Idaho

## ACKNOWLEDGEMENT

STATE OF IDAHO }  
COUNTY OF ADA }  
S.S.

ON THIS 16 DAY OF December, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FELICIA HARRIS BURKHALTER, KNOWN OR IDENTIFIED TO ME TO BE THE SECRETARY/TREASURER OF BARBER VALLEY VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH PERSON 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.

August 16, 2010  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT: Meridian ID  
MY COMMISSION EXPIRES: 10/10/2013

**Arjanette Sabán**  
Notary Public  
State of Idaho



BK 112 9916455

# DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 6

## APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 10th DAY OF October, 2017

ADA COUNTY HIGHWAY DISTRICT



BY:

Paul Woods

PAUL WOODS, PRESIDENT  
TRUSTEES OF BOISE PUBLIC RIGHT OF WAY

## APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED, ACCORDING TO THE REQUIREMENTS OF THE HEALTH DEPARTMENT RECORDS OF THIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY ISSUANCE OF A CERTIFICATION OF DISAPPROVAL.

Paul Woods 2017 5-3-17  
CENTRAL DISTRICT HEALTH DEPARTMENT



## APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED BOISE CITY ENGINEER, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR THIS PLAT.

Paul Woods 11/14/17  
BOISE CITY ENGINEER

## APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 11th DAY OF April, 2017, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Deborah B. Bowers  
CITY CLERK, BOISE



## CERTIFICATE OF SURVEYOR

I, PATRICK J. SCHERER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

PATRICK J. SCHERER, P.L.S.



IDAHO NO. 7015

## CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



Deborah B. Bowers  
COUNTY SURVEYOR  
PLS 535-9 12-28-2017

## CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER, IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IC 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



1-2-2018  
DATE

Deborah B. Bowers  
COUNTY TREASURER  
519 and by  
Deborah B. Bowers

## COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }  
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BARBER VALLEY DEVELOPMENT, INC. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, IN BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_.

INSTRUMENT NO. 2017-000318

Deborah B. Bowers  
DEPUTY

Christopher D. Rich  
EX-OFFICIO RECORDER

pk 112 pg 16456

# DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 6

## ACKNOWLEDGEMENT-ADA COUNTY HIGHWAY DISTRICT

STATE OF IDAHO }  
COUNTY OF ADA }

ON THIS 12<sup>th</sup> DAY OF October 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED, PAUL WOODWARD, known to me to be the President of the ADA COUNTY HIGHWAY DISTRICT, THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID DISTRICT, AND ACKNOWLEDGED TO ME THAT THE ADA COUNTY HIGHWAY DISTRICT EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



*Valerie Rollett*  
NOTARY PUBLIC FOR IDAHO  
RESIDING IN IDAHO  
MY COMMISSION EXPIRES Nov 20, 2018

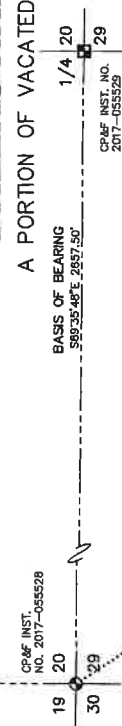
## DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 8

A PORTION OF VACATED E. PARKCENTER BLVD. RIGHT-OF-WAY AND THE NW 1/4 OF SECTION 29, LOCATED WITHIN T.3N., R.3E., B.M. CITY OF BOISE, ADA COUNTY, IDAHO

RIGHT-OF-WAY  
VACATED E. PARKCENTER BLVD. RIGHT-OF-WAY

0 10 20  
feet

1/4 20  
18



	CURVE	RADIUS	LENGTH	CHORD	DIST.	CHORD BKG.	DELTA
	C1	504.00	35.93		35.92	N21°59'59"E	4°05'04"
	C2	47.50	4.50		4.49	N22°40'07"E	5°25'19"
	C3	47.50	32.63		43.98	N89°12'17"E	53°26'50"
	C4	146.00	12.76		12.75	S76°33'03"E	5°00'30"

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.72	N19°57'27"E
L2	10.06	S58°51'33"E
L3	10.76	N9°30'09"E
L4	6.04	N58°51'33"W
L5	37.42	S79°03'18"E
L6	6.00	S1°56'42"W
L7	10.00	S79°03'18"E
L8	6.00	N10°46'42"E
L9	17.40	S79°03'18"E



10	50	150
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SCALE: 1" = 60'

## LEGEND

- FOUND 5/8" IRON PIN, PLS 7015  
FOUND BRASS CAP MONUMENT  
FOUND ALUMINUM CAP MONUMENT  
SET 1/2 IRON PIN WITH CAP  
SET 5/8" IRON PIN WITH CAP  
LOT NO.

## NOTES:

- [illegible]

[illegible]

\* 2019047066

The indicated lot corner monuments are changed to reflect setting a 1" magnetically detectible copper plug stamped PLS 11779 in concrete surface

DEVELOPER:  
**BARBER VALLEY DEVELOPMENT, INC.**  
BOISE, IDAHO

IDAHO  
SURVEY  
GROUP LLC

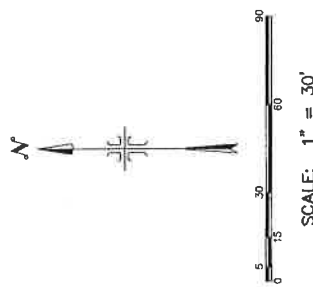
JOB NO. 17-283  
SHEET 1 OF 5

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
PH. (208) 846-8570  
FAX (208) 884-5399

BK 114 Pg. 100

PLAT SHOWING

# DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 8

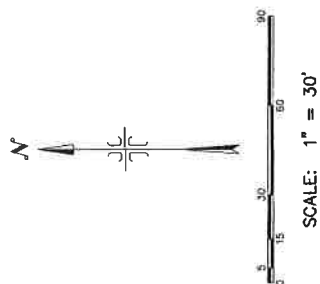


## LEGEND

- FOUND 5/8" IRON PIN, PLS 7015, UNLESS OTHERWISE NOTED
- FOUND 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 7015
- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- CALCULATED POINT
- ⑦ LOT NO.

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- OLD CENTER LINE & ROW LINE
- E. WARM SPRINGS AVE. (ST. HWY. 21)
- EXISTING RIGHT-OF-WAY LINE, DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 8, 7, 6, 5, 4, 3, 2, 1, 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 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601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 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1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 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# PLAT SHOWING DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 8



## LEGEND

- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- ▲ CALCULATED POINT
- ⑦ LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- OLD CENTER LINE & ROW LINE
- E. WARM SPRINGS AVE. (ST. HWY. 21)
- EXISTING RIGHT-OF-WAY LINE, DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 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1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 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2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 217

# PLAT SHOWING DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO.8

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 28, LOCATED WITHIN TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SAID SECTION 29 AND SECTIONS 19, 20 AND 30 OF SAID TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN FROM WHICH THE 1/4 CORNER COMMON TO SAID SECTIONS 20 AND 28 BEARS SOUTH 88°35'48" EAST, 2857.50 FEET; THENCE SOUTH 62°14'08" EAST, 1,347.73 FEET TO THE INTERSECTION WITH THE CENTERLINE OF EAST PARKCENTER BOULEVARD BEING ALSO THE MOST SOUTHERLY CORNER OF DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 3 AS SAME IS FILED IN BOOK 112 OF PLATS AT PAGES 16443 THROUGH 16447, OFFICIAL RECORDS OF ADA COUNTY, SAID POINT BEING THE REAL POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE SOUTH 64°00'52" EAST, 722.40 FEET;

THENCE SOUTH 25°59'08" WEST, 172.78 FEET;

THENCE NORTH 64°00'52" WEST, 701.19 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY CORNER OF THAT PORTION OF SAID TOWNHOMES PLAT AS DESCRIBED IN SAID WARRANTY DEED INSTRUMENT NO. 2017-034843, OFFICIAL RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH SHADYWOOD WAY AND THE EASTERLY

BOUNDARY LINE OF SAID WARRANTY DEED FOR THE FOLLOWING 13 COURSES AND DISTANCES:

THENCE 35.93 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 504.00 FEET, A CENTRAL ANGLE OF 04°05'04" AND A LONG CHORD OF 35.92 FEET WHICH BEARS NORTH 21°59'59" EAST;

THENCE NORTH 19°57'27" EAST, 40.72 FEET;

THENCE 4.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 05°25'19" AND A LONG CHORD OF 4.49 FEET WHICH BEARS NORTH 22°40'07" EAST;

THENCE SOUTH 58°51'33" EAST, 10.06 FEET;

THENCE NORTH 08°30'09" EAST, 10.76 FEET;

THENCE NORTH 58°51'33" WEST, 6.04 FEET;

THENCE 92.63 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 63°28'50" AND A LONG CHORD OF 49.98 FEET WHICH BEARS NORTH 69°12'17" EAST;

THENCE SOUTH 79°03'18" EAST, 37.42 FEET;

THENCE SOUTH 10°56'42" WEST, 6.00 FEET;

THENCE SOUTH 79°03'18" EAST, 10.00 FEET;

THENCE NORTH 10°56'42" EAST, 6.00 FEET;

THENCE SOUTH 79°03'18" EAST, 17.40 FEET;

THENCE 12.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 146.00 FEET, A CENTRAL ANGLE OF 05°00'30" AND A LONG CHORD OF 12.76 FEET WHICH BEARS SOUTH 76°33'03" EAST TO THE INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL RECORDED AS WARRANTY DEED INSTRUMENT NO. 2017-034843, OFFICIAL RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID NORTHERLY BOUNDARY LINE NORTH 64°00'52" WEST, 124.40 FEET;

THENCE ALONG SAID NORTHERLY BOUNDARY LINE NORTH 25°59'08" EAST, 26.00 FEET;

TO THE REAL POINT OF BEGINNING, CONTAINING 2.77 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC, THE PUBLIC STREETS AND ALLEYS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR THE PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF SUCH UTILITIES OR SUCH OTHER USES. THIS PLAT SHALL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING SUEZ WATER IDAHO MAIN LINE LOCATED ADJACENT TO THE SUBJECT SUBDIVISION, AND SUEZ WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

## OWNERS:

IN WITNESS WHEREOF, THE GRANTORS HAVE CAUSED THIS INSTRUMENT TO BE SUBSCRIBED THIS 14th DAY OF MARCH, 2018.

BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION

*Douglas Fowler*  
DOUGLAS FOWLER, PRESIDENT

*Felicia Harris Burkhalter*  
FELICIA HARRIS BURKHALTER, SECRETARY/TREASURER

## ACKNOWLEDGEMENT

STATE OF IDAHO } S.S.  
COUNTY OF ADA }

ON THIS 14th DAY OF MARCH, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DOUGLAS FOWLER, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH PERSON 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.

Anjanette Sablin  
Notary Public  
State of Idaho

*Anjanette Sablin*  
NOTARY PUBLIC FOR IDAHO myidaho.id  
RESIDING AT: 10/30/2023  
MY COMMISSION EXPIRES:

## ACKNOWLEDGEMENT

STATE OF IDAHO } S.S.  
COUNTY OF ADA }

ON THIS 14th DAY OF MARCH, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FELICIA HARRIS BURKHALTER, KNOWN OR IDENTIFIED TO ME TO BE THE SECRETARY/TREASURER OF BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH PERSON 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.

Anjanette Sablin  
Notary Public  
State of Idaho

*Anjanette Sablin*  
NOTARY PUBLIC FOR IDAHO myidaho.id  
RESIDING AT: 10/30/2023  
MY COMMISSION EXPIRES:



DEVELOPER:  
BARBER VALLEY DEVELOPMENT, INC.  
BOISE, IDAHO



IDAHO  
SURVEY  
GROUP, LLC

JOB NO. 17-283  
SHEET 4 OF 5

1450 E WATERTOWER ST.  
SUITE 130  
MERIDIAN, IDAHO 83642  
PH: (208) 884-5300  
FAX: (208) 884-5399



# PLAT SHOWING DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 8

## APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 13th DAY OF June, 2018

ADA COUNTY HIGHWAY DISTRICT

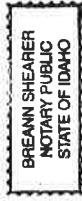
BY: [Signature]  
 TRUSTEE OF EXISTING PUBLIC RIGHT OF WAY

## ACKNOWLEDGEMENT

STATE OF IDAHO } S.S.  
 COUNTY OF ADA }

ON THIS 13th DAY OF June, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED BREANN SHEARER, KNOWN TO ME TO BE THE PRESIDENT OF THE ADA COUNTY HIGHWAY DISTRICT, THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID DISTRICT, AND ACKNOWLEDGED TO ME THAT THE ADA COUNTY HIGHWAY DISTRICT EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



Breann Shearer  
 NOTARY PUBLIC FOR IDAHO  
 RESIDING AT: [Address]  
 MY COMMISSION EXPIRES: July 19, 2019

## APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY ISSUANCE OF A CERTIFICATION OF DISAPPROVAL.



[Signature]  
 CENTRAL DISTRICT HEALTH DEPARTMENT

## APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED BOISE CITY ENGINEER, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR THIS PLAT.

[Signature]  
 BOISE CITY ENGINEER  
8/14/2018

## APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 12th DAY OF December, 2017, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



[Signature]  
 CITY CLERK, BOISE, IDAHO (City Clerk)

## CERTIFICATE OF SURVEYOR

I, CODY M. McCAMMON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CODY M. McCAMMON, P.L.S.  
 PROFESSIONAL LAND SURVEYOR  
 11779  
 3/14/18  
 STATE OF IDAHO  
 IDAHO NO. 11779

## CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



[Signature]  
 COUNTY SURVEYOR  
 PLS 5359  
 8-31-2018

## CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



DATE  
9-04-2019

[Signature]  
 COUNTY TREASURER

## COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } S.S.  
 COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BARBER VALLEY DEVELOPMENT, INC. AT 5:22 MINUTES PAST 4 O'CLOCK P.M., ON THIS 21st DAY OF September, 2018, IN BOOK 114 OF PLATS AT PAGES 16999-17003.

INSTRUMENT NO. 2018-083992

[Signature]  
 DEPUTY

FEE  
\$26.-

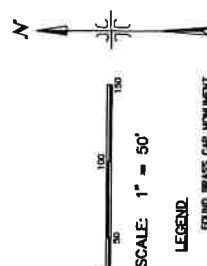
DEVELOPER:  
 BARBER VALLEY DEVELOPMENT, INC.  
 BOISE, IDAHO



## PLAT SHOWING

## DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 9

PORTIONS OF THE SE 1/4 OF SECTION 19, THE NW 1/4 OF THE NW 1/4 OF SECTION 29 AND GOVERNMENT LOT 9 OF SECTION 30, T.3N., R.3E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO 2019



END

- FOUND BRASS CAP MONUMENT  
FOUND ALUMINUM CAP MONUMENT  
FOUND 5/8" IRON PLS 7015  
FOUND 1" MAGNETICALLY DETECTABLE  
COPPER DCR MONUMENT, PLS 7015  
SET 1/2" 24" IRON PLS 11779  
SET 5/8" 30" IRON PLS 11779  
SET 1" MAGNETICALLY DETECTABLE  
COPPER DCR MONUMENT, PLS 11779  
LOTT N/L  
SUBURBAN BOUNDARY LINE  
LOTT LINE  
SECTION LINE  
RIGHT-OF-WAY LINE  
CENTROIDE LINE  
SPECIAL EASEMENT LINE (NOTE 5)  
PUBLIC UTILITIES & PRESSURE IRRIGATION  
EASEMENT LINE (NOTE 6)  
PUBLIC UTILITIES EASEMENT LINE (NOTE 7)  
BOOSE CITY STREET LIGHT EASEMENT (NOTE 8)  
BOOSE CITY STREET LIGHT EASEMENT  
PUBLIC UTILITIES & PRESSURE IRRIGATION  
EASEMENT LINE (NOTES 9 & 10)  
EXISTING RIGHT-OF-WAY LINE DALLAS  
COUNTY, TEXAS TOWNSHIP SUBURBAN  
NO. 2 AND 4  
EXISTING EASEMENTS AS SHOWN HEREON

**SURVEYORS NARRATIVE:**

[illegible]

## REFERENCE DOCUMENTS

ROS 9085  
 DALLAS HARRIS ESTATES TOWNHOMES SUB. NO. 2, BOOK 108, PAGES 15280 THROUGH 15284  
 DALLAS HARRIS ESTATES TOWNHOMES SUB. NO. 4, BOOK 112, PAGES 18411 THROUGH 18413  
 SUTCLAM DEED: 2018-121742

LINE TABLE		
LINE	BEARING	LENGTH
L1	S25°59'06"W	13.00
L2	N64°00'32"E	18.50
L3	S25°59'06"W	7.00
L4	N64°00'32"W	12.00
L5	S25°59'06"W	11.00

LINE TABLE		
LINE	BEARING	LENGTH
L14	N79°29'32"E	13.42
L15	S75°29'32"E	20.09
L16	N25°56'00"E	44.50
L17	N25°56'00"E	48.00
L18	N79°29'32"E	14.14

# MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF DAHO CODE 50-1331 THROUGH 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORRING DATE OF THIS PLAT.



CURVE TABLE				CHORD DIST.	
CURVE	LENGTH	DELTA	CHORD	BROL	
C1	9.25	18.00	27°53'52"	3922.967'	6.16
C2	13.16	24.00	30°07'04"	5104.913'	15.00
C3	38.27	25.00	30°07'04"	7079.079'	35.38
C4	38.27	25.00	30°07'04"	5107.007"	35.38
C5	38.27	25.00	30°07'04"	4708.007"	35.38
C6	38.27	25.00	30°07'04"	4147.052"	35.38
C7	38.27	25.00	30°07'04"	3759.052"	35.38
C8	38.27	25.00	30°07'04"	3479.052"	35.38
C9	38.27	25.00	30°07'04"	3209.052"	35.38
C10	38.27	25.00	30°07'04"	2949.052"	35.38
C11	38.59	25.00	30°07'04"	2689.052"	35.38
C12	84.5	25.00	30°07'04"	2429.052"	84.5
C13	28.02	28.00	40°23'02"	4623.072"	28.02
C14	41.4	34.00	47°11"	4024.472"	41.4
C15	12.98	25.00	20°07'11"	5381.144"	12.98
C16	13.03	24.00	30°28'48"	8300.033"	12.98
C17	84.08	51.60	87°54'41"	8300.033"	84.08
C18	84.08	57.54	67°54'41"	8224.447"	84.08
C19	84.08	57.50	67°50'	8224.447"	84.08

**IDAHO  
SURVEY  
GROUP, LLC**

JOB NO. 18-244  
SHEET 1 OF 4

SEE SHEET 2 FOR PLAT NOTES AND  
ADDITIONAL EASEMENT INFORMATION.

9963 W. EMERALD ST.  
BOISE, IDAHO 83704



DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 9

KNOW ALL MEN BY THESE PRESENTS, THAT BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED WITHIN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, AND GOVERNMENT LOT 8 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF BOOSE, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SECTION CORNER COMMON TO SAID SECTIONS 19 AND 30, TOWNSHIP 3 NORTH, RANGE 3 EAST, 2842.54 FEET; THENCE SOUTH 57°26'02" WEST, 251.66 FEET TO A POINT COMMON TO THE SOUTHEAST CORNER OF DALLAS HARRIS ESTATES TOWNSHIPS SUBDIVISION NO. 4 AS FILED IN BOOK 108 OF PLATS AT PAGES 15280 THROUGH 15283, AND THE SOUTHWEST CORNER OF DALLAS HARRIS ESTATES TOWNSHIPS SUBDIVISION NO. 4 AS FILED IN BOOK 112 OF PLATS AT PAGES 1911 THROUGH 1914, RECORDS OF ADA COUNTY, THENCE POINT BEING THE REAL POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID DALLAS HARRIS ESTATES TOWNSHIPS SUBDIVISION NO. 4 AND THE EASTERLY EXTENSION THEREOF, SOUTH 64°00'32" EAST, 298.44 FEET;

THENCE LEAVING SAID SOUTHERLY EXTENSION, 9.25 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 27°53'22", AND A LONG CHORD WHICH BEARS, SOUTH 10°24'53" WEST, 9.16 FEET;

THENCE 15.18 FEET SOUTHERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 28.50 FEET  
 AND A CENTRAL ANGLE OF 30°30'54", AND A LONG CHORD WHICH BEARS SOUTH 10°43'41" WEST, 15.00 FEET;  
 THENCE SOUTH 25°59'08" WEST, 368.75 FEET;  
 THENCE SOUTH 64°00'52" EAST, 12.00 FEET;  
 THENCE SOUTH 25°59'08" WEST, 13.00 FEET;  
 THENCE SOUTH 64°00'52" EAST, 16.50 FEET;  
 THENCE SOUTH 25°59'08" WEST, 43.00 FEET;  
 THENCE NORTH 64°00'52" WEST, 16.50 FEET;  
 THENCE SOUTH 25°59'08" WEST, 7.00 FEET;  
 THENCE NORTH 64°00'52" WEST, 12.00 FEET;  
 THENCE SOUTH 25°59'08" WEST, 18.00 FEET;  
 THENCE NORTH 64°00'52" WEST, 53.00 FEET;  
 THENCE NORTH 25°59'08" EAST, 12.00 FEET;  
 THENCE NORTH 64°00'52" WEST, 12.00 FEET;  
 THENCE NORTH 25°59'08" EAST, 12.00 FEET;  
 THENCE NORTH 64°00'52" WEST, 12.00 FEET;  
 THENCE NORTH 25°59'08" EAST, 12.00 FEET;  
 THENCE NORTH 64°00'52" WEST, 928.00 FEET;  
 THENCE SOUTH 25°59'08" WEST, 13.15 FEET;  
 THENCE NORTH 64°00'52" WEST, 12.00 FEET;  
 THENCE SOUTH 25°59'08" WEST, 11.85 FEET;  
 THENCE NORTH 64°00'52" WEST, 43.00 FEET;  
 THENCE NORTH 25°59'08" EAST, 11.85 FEET;  
 THENCE NORTH 64°00'52" WEST, 11.45 FEET;  
 THENCE NORTH 25°59'08" EAST, 8.03 FEET;  
 THENCE NORTH 75°28'32" WEST, 13.42 FEET;  
 THENCE NORTH 15°44'43" EAST, 43.01 FEET;  
 THENCE SOUTH 75°28'32" EAST, 20.66 FEET;  
 THENCE NORTH 25°59'08" EAST, 19.36 FEET;  
 THENCE NORTH 64°00'52" EAST, 12.00 FEET;  
 THENCE NORTH 25°59'08" EAST, 38.00 FEET;  
 THENCE SOUTH 64°00'52" EAST, 343.00 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE REAL POINT OF  
 ALLAS HARRIS ESTATES TOWNSHIP SUBDIVISION NO. 2;

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC, THE PUBLIC STREETS AND ALLEYS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY GRANTED TO THE PUBLIC FOR THE PURPOSES OF TRAVEL AND ACCESS TO THE PUBLIC STREETS AND ALLEYS. NO OTHER PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS IN THIS PLAT ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING SUEZ WATER IDAHO, INC. MAIN LINE LOCATED ADJACENT TO BEING SUBDIVISION, AND SUEZ WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, THE GRANTORS HAVE CAUSED THIS INSTRUMENT TO BE SUBSCRIBED THIS 12 DAY OF April, 2018.  
BARBER VALLEY DEVELOPMENT INC., AN IDAHO CORPORATION

**DOUGLAS FOWLER**  
**PRESIDENT**

## ACKNOWLEDGEMENT

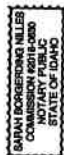
STATE OF IDAHO }  
COUNTY OF ADA } ss.

ON THIS 12 DAY OF April, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DOUGLAS FOWLER, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH PERSON 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.

LEGISLATIVE PUBLIC FOR IDAHO  
RESIDING AT: Boise

ISSUED AT: Boise  
COMMISSION EXPIRES: April 9, 2014  
*James B. Berglund*



JOB NO. 18-244  
SHEET 3 OF 4

8865 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 548-8570

PK 116 T3 17673

# DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 9

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT  
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS  
ON THE 24<sup>TH</sup> DAY OF JULY, 2019.

*John W. Mudd*  
PRESIDENT, ACHD



## APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE  
LETTER TO BE READ ON FILE WITH THE COUNTY RECORDS. THE COUNTY RECORDS WILL BE MAINTAINED FOR THE PURPOSE OF  
SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY ISSUANCE OF A  
CERTIFICATION OF DISAPPROVAL.



*David L. Smith*  
CENTRAL DISTRICT HEALTH DEPARTMENT  
4/24/19

## APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, BOISE CITY ENGINEER, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE  
BEEN SATISFIED FOR THIS PLAT.

*David J. Ray*  
BOISE CITY ENGINEER  
PE # 11185  
9/4/2019

## APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A  
REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 21<sup>ST</sup> DAY OF JANUARY, 2019, THIS PLAT WAS  
DULY ACCEPTED AND APPROVED.



*Cliff Deady*  
CITY CLERK, BOISE, IDAHO  
CLIFF Deady

## CERTIFICATE OF SURVEYOR

I, CODY M. MCCANNON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF  
IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DONE IN ACCORDANCE WITH THE  
MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLANTED HEREON, AND  
IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

*Cody M. McCannon*  
COUNTY LAND SURVEYOR  
1779  
STATE OF IDAHO  
CODY M. MCCANNON  
IDAHO NO. 17779

## CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE  
CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

*Jeffrey L. Halting*  
COUNTY SURVEYOR  
PLS 5359  
9-10-2019

## CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, REB THE REQUIREMENTS  
OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY RECORD TAXES FOR  
THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT  
THIRTY (30) DAYS ONLY.

9/4/2019  
*Shirley M. Maden*  
COUNTY TREASURER  
Signed by Cliff Skewes  
Boise, Idaho

## COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } S.S.  
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BARBER VALLEY DEVELOPMENT, INC.  
AT 11 MINUTES PAST 2 O'CLOCK P. M. ON THIS 14 DAY OF SEP, 2019.  
IN BOOK 116 OF PLATS AT PAGES 17670 TO 17673.

INSTRUMENT NO. 2019-08617

*Phil McGowan*  
DEPUTY RECORDER

FE  
\$21.00

IDAHO  
JSG SURVEY GROUP, LLC

808 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 446-8870

JOB NO. 19-244  
SHEET 4 OF 4

EX 115 18260

PLAT SHOWING

# DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 11

LOCATED IN THE NW 1/4 OF SECTION 29, T.3N., R.3E., B.M.  
BOISE, ADA COUNTY, IDAHO  
2020

CP&F INST. NO.  
2019-08731

S.19 S.20

S.30 S.29

CP&F INST. NO.  
2017-05539

S.20 S.29

1/4  
BASIS OF BEARING  
S89°35'48"E 2957.50'

REAL POINT OF BEGINNING

## REFERENCE DOCUMENTS

ROS: 9095  
DALLAS HARRIS ESTATES TOWNHOMES SUB. NO. 6, BOOK 112,  
PAGES 19431 THROUGH 19456.  
DALLAS HARRIS ESTATES TOWNHOMES SUB. NO. 8, BOOK 114,  
PAGES 19999 THROUGH 17003  
QUITCLAIM DEED: 2019-078934 AND 2019-078795

## LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 11779
- FOUND 1" MAGNETICALLY DETECTABLE  
COPPER DISK MONUMENT, PLS 7015
- FOUND 1" MAGNETICALLY DETECTABLE  
COPPER DISK MONUMENT, PLS 11779
- FOUND 1" MAGNETICALLY DETECTABLE  
COPPER DISK MONUMENT, PLS 7015
- REMOVED BY CONSTRUCTION, RESET 1"  
MAGNETICALLY DETECTABLE COPPER DISK  
MONUMENT, PLS 11779
- SET 5/8" 30" IRON PIN, PLS 11779
- SET 1" MAGNETICALLY DETECTABLE COPPER  
DISK MONUMENT, PLS 11779
- LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SURVEY TIE LINE
- EXISTING RIGHT-OF-WAY LINE, DALLAS  
HARRIS ESTATES TOWNHOMES SUB. NO.  
8 & 9.
- EXISTING EASEMENT AS SHOWN HEREON

LINE	BEARING	LENGTH
L1	N25°59'08"E	13.00
L2	S25°59'08"W	13.00
L3	N25°59'08"E	13.00
L4	S25°59'08"W	13.00
L5	N25°59'08"E	13.00
L6	S25°59'08"W	13.00
L7	S64°00'52"E	12.00

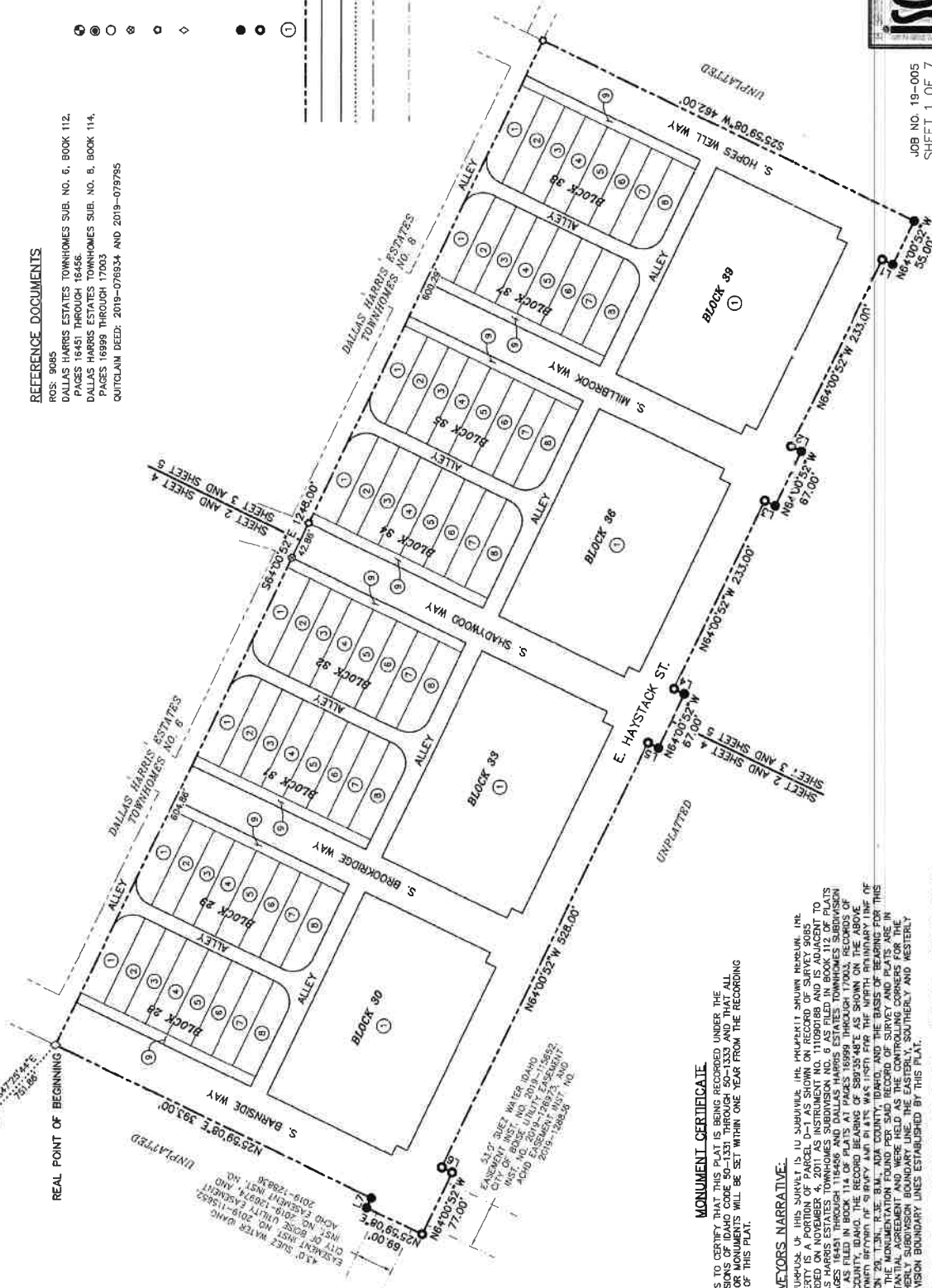
SEE SHEET 5 FOR PLAT NOTES. SEE  
SHEETS 4 AND 5 FOR ADDITIONAL  
EASEMENT INFORMATION.



IDAHO  
SURVEY  
GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

JOB NO. 19-005  
SHEET 1 OF 7



## MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE  
PROVISIONS OF IDAHO CODE 50-1331 THROUGH 50-1333 AND THAT ALL  
INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING  
DATE OF THIS PLAT.

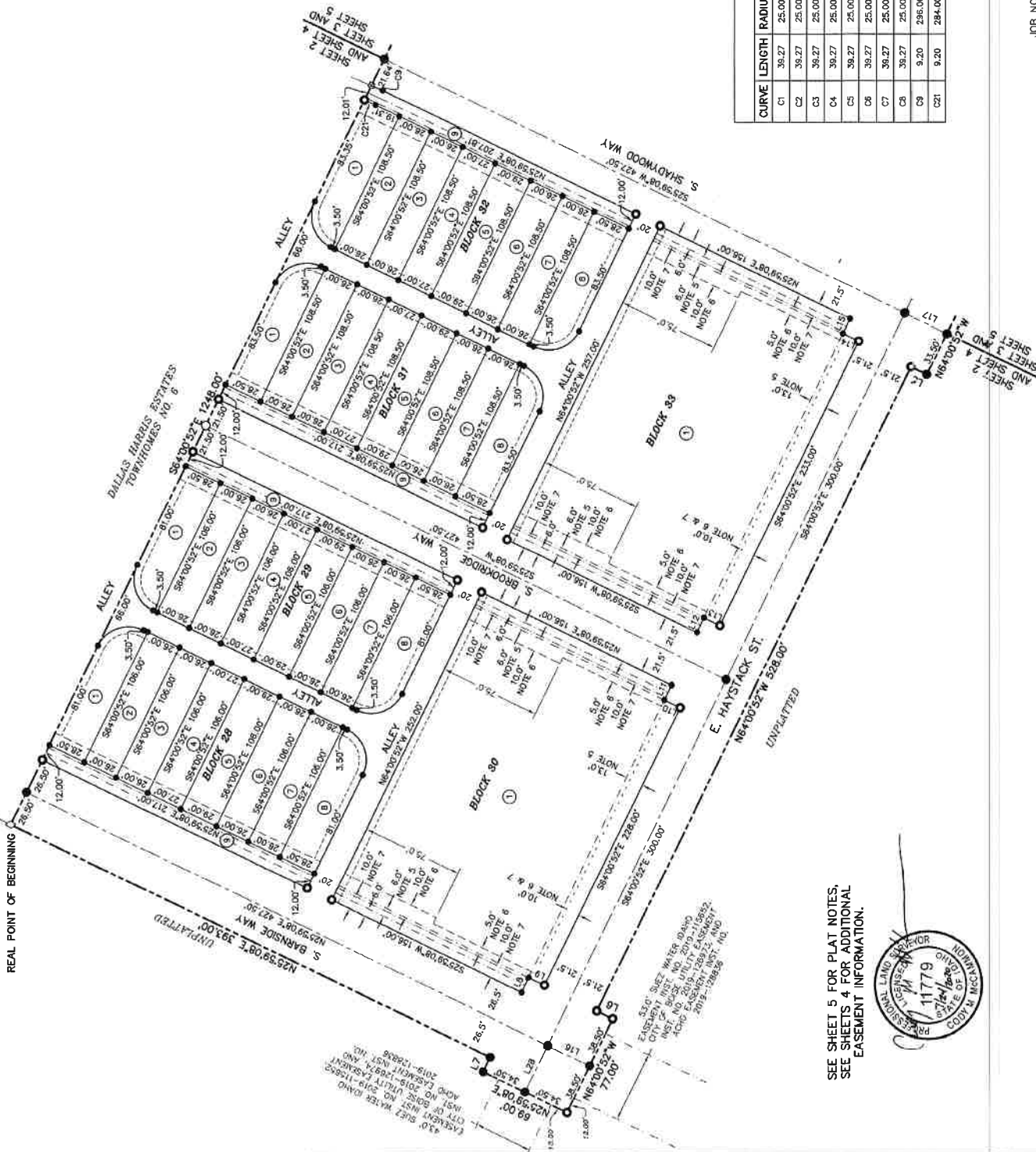
## SURVEYORS' NARRATIVE:

THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE IDAHO SURVEYING ACT, THE  
PROPERTY IS A PORTION OF PARCEL D-115 SHOWN ON RECORD OF SURVEY 9085  
RECORDED ON NOVEMBER 4, 2011 AS INSTRUMENT NO. 111090188 AND IS ADJACENT TO  
DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 6 AS FILED IN BOOK 112 OF PLATS  
IN THE PUBLIC RECORDS OF ADA COUNTY, IDAHO. THE RECORD BEARING OF S89°35'48"E AS SHOWN ON THE ABOVE  
MENTIONED REFERENCE OF 9.875' AIR IN PLAT WAS USED FOR THE NORTH RAINBOW LINE OF  
SECTION 29, T.3N., R.3E., ADA COUNTY, IDAHO, AND THE BASIS OF BEARING FOR THIS  
SUBSTANTIAL AGREEMENT AND WERE HELD AS THE CONTROLLING CORNERS FOR THE  
NORTHERLY SUBDIVISION BOUNDARY LINE. THE EASTERLY, SOUTHERLY AND WESTERLY  
SUBDIVISION BOUNDARY LINES ESTABLISHED BY THIS PLAT.

DK 118 Pg 18261

# DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO.11

REAL POINT OF BEGINNING



SCALE: 1" = 50'

## LEGEND

- FOUND 5/8" IRON PIN, PLS 7015
- FOUND 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 7015
- ◇ FOUND 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 7015
- REMOVED BY CONSTRUCTION, RESET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779
- SET 1/2" x 24" IRON PIN, PLS 11779
- SET 5/8" x 30" IRON PIN, PLS 11779
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779
- LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SIDEWALK EASEMENT LINE
- PUBLIC UTILITIES EASEMENT LINE
- PUBLIC UTILITIES & PRESSURE IRRIGATION LINE
- BOSE CITY STREET LIGHT EASEMENT
- BOSE CITY STREET LIGHT EASEMENT, PRESSURE IRRIGATION EASEMENT LINE
- EXISTING EASEMENT AS SHOWN HEREON
- EASEMENT DIMENSION

LINE TABLE	
LINE	BEARING
L1	N25°59'08"E
L2	S25°59'08"W
L3	S25°59'08"E
L4	S25°59'08"W
L5	S25°59'08"E
L6	S25°59'08"W
L7	S25°59'08"E
L8	S25°59'08"W
L9	S25°59'08"E
L10	S25°59'08"W
L11	S25°59'08"E
L12	S25°59'08"W
L13	S25°59'08"E
L14	S25°59'08"W
L15	S25°59'08"E
L16	S25°59'08"W
L17	S25°59'08"E
L18	S25°59'08"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD DIST.
C1	36.27	25.00	36.36
C2	36.27	25.00	36.36
C3	36.27	25.00	36.36
C4	36.27	25.00	36.36
C5	36.27	25.00	36.36
C6	36.27	25.00	36.36
C7	36.27	25.00	36.36
C8	36.27	25.00	36.36
C9	36.27	25.00	36.36
C10	36.27	25.00	36.36
C11	36.27	25.00	36.36
C12	36.27	25.00	36.36
C13	36.27	25.00	36.36
C14	36.27	25.00	36.36
C15	36.27	25.00	36.36
C16	36.27	25.00	36.36
C17	36.27	25.00	36.36
C18	36.27	25.00	36.36
C19	36.27	25.00	36.36
C20	36.27	25.00	36.36
C21	36.27	25.00	36.36
C22	36.27	25.00	36.36
C23	36.27	25.00	36.36
C24	36.27	25.00	36.36
C25	36.27	25.00	36.36
C26	36.27	25.00	36.36
C27	36.27	25.00	36.36
C28	36.27	25.00	36.36
C29	36.27	25.00	36.36
C30	36.27	25.00	36.36
C31	36.27	25.00	36.36
C32	36.27	25.00	36.36
C33	36.27	25.00	36.36
C34	36.27	25.00	36.36
C35	36.27	25.00	36.36
C36	36.27	25.00	36.36
C37	36.27	25.00	36.36
C38	36.27	25.00	36.36
C39	36.27	25.00	36.36
C40	36.27	25.00	36.36
C41	36.27	25.00	36.36
C42	36.27	25.00	36.36
C43	36.27	25.00	36.36
C44	36.27	25.00	36.36
C45	36.27	25.00	36.36
C46	36.27	25.00	36.36
C47	36.27	25.00	36.36
C48	36.27	25.00	36.36
C49	36.27	25.00	36.36
C50	36.27	25.00	36.36
C51	36.27	25.00	36.36
C52	36.27	25.00	36.36
C53	36.27	25.00	36.36
C54	36.27	25.00	36.36
C55	36.27	25.00	36.36
C56	36.27	25.00	36.36
C57	36.27	25.00	36.36
C58	36.27	25.00	36.36
C59	36.27	25.00	36.36
C60	36.27	25.00	36.36
C61	36.27	25.00	36.36
C62	36.27	25.00	36.36
C63	36.27	25.00	36.36
C64	36.27	25.00	36.36
C65	36.27	25.00	36.36
C66	36.27	25.00	36.36
C67	36.27	25.00	36.36
C68	36.27	25.00	36.36
C69	36.27	25.00	36.36
C70	36.27	25.00	36.36
C71	36.27	25.00	36.36
C72	36.27	25.00	36.36
C73	36.27	25.00	36.36
C74	36.27	25.00	36.36
C75	36.27	25.00	36.36
C76	36.27	25.00	36.36
C77	36.27	25.00	36.36
C78	36.27	25.00	36.36
C79	36.27	25.00	36.36
C80	36.27	25.00	36.36
C81	36.27	25.00	36.36
C82	36.27	25.00	36.36
C83	36.27	25.00	36.36
C84	36.27	25.00	36.36
C85	36.27	25.00	36.36
C86	36.27	25.00	36.36
C87	36.27	25.00	36.36
C88	36.27	25.00	36.36
C89	36.27	25.00	36.36
C90	36.27	25.00	36.36
C91	36.27	25.00	36.36
C92	36.27	25.00	36.36
C93	36.27	25.00	36.36
C94	36.27	25.00	36.36
C95	36.27	25.00	36.36
C96	36.27	25.00	36.36
C97	36.27	25.00	36.36
C98	36.27	25.00	36.36
C99	36.27	25.00	36.36
C100	36.27	25.00	36.36

SEE SHEET 5 FOR PLAT NOTES.  
SEE SHEETS 4 FOR ADDITIONAL  
EASEMENT INFORMATION.



IDAHO SURVEY GROUP, LLC

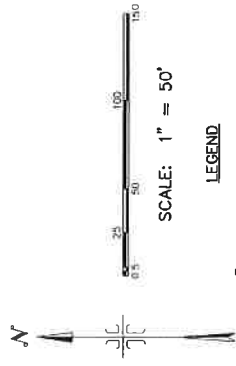
9665 W. EVERETT ST.  
BOISE, IDAHO 83704  
(208) 445-8570

JOB NO. 19-005  
SHEET 2 OF 7



BK 118 pg 18262

# DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO.11

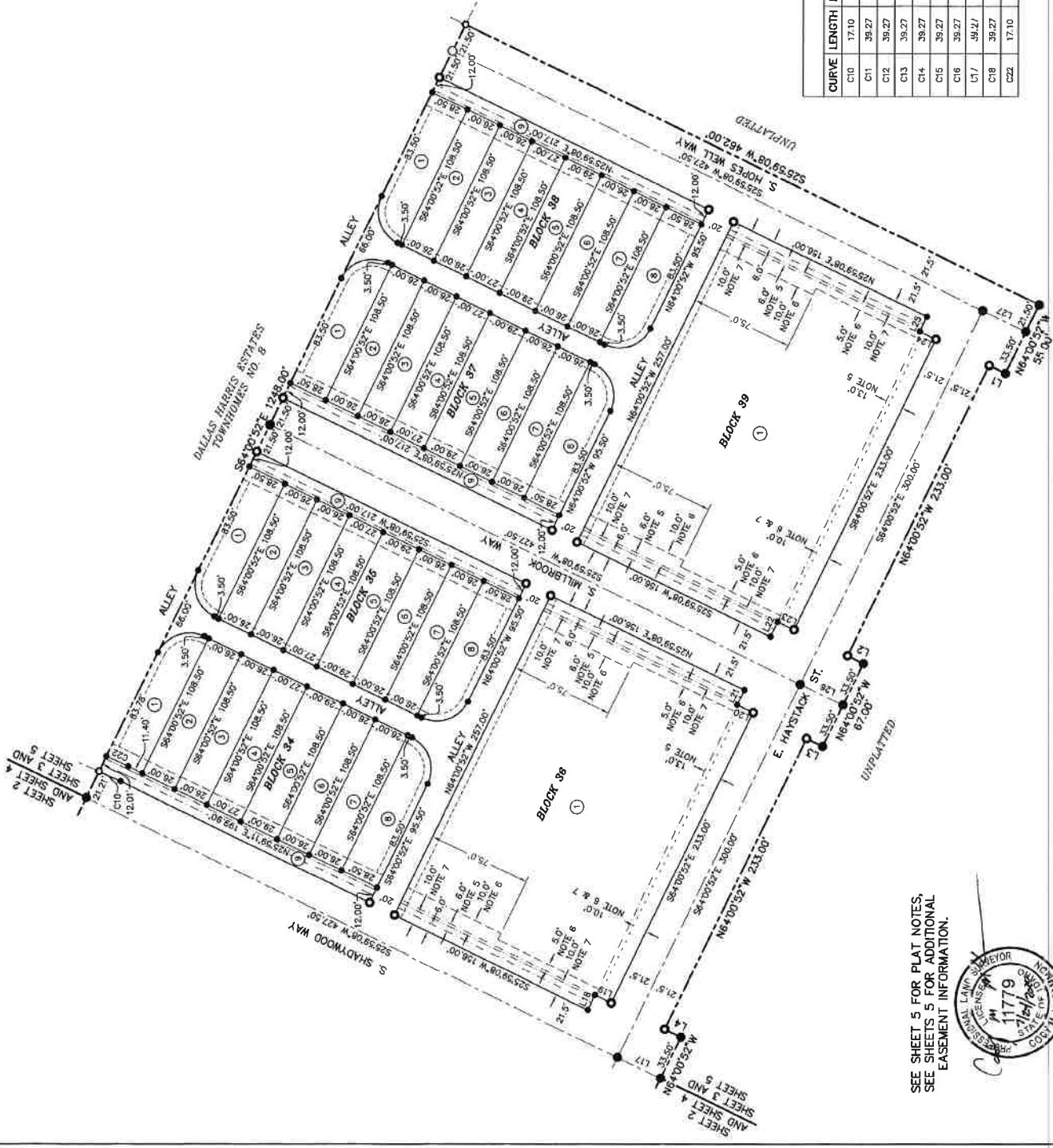


## LEGEND

- FOUND 5/8" IRON PIN, PLS 11779
- FOUND 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779
- SET 1/2" x 24" IRON PIN, PLS 11779
- SET 5/8" x 30" IRON PIN, PLS 11779
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779
- ① LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SIDEWALK EASEMENT LINE
- PUBLIC UTILITIES EASEMENT LINE
- PUBLIC UTILITIES & PRESSURE IRRIGATION LINE
- BOISE CITY STREET LIGHT EASEMENT
- BOISE CITY STREET LIGHT EASEMENT, PUBLIC UTILITIES & PRESSURE IRRIGATION EASEMENT LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°59'08"E	13.00
L2	S25°59'08"W	13.00
L3	N25°59'08"E	13.00
L4	S25°59'08"W	13.00
L17	S25°59'08"W	34.50
L18	S64°00'52"E	12.00
L19	S25°59'08"W	13.00
L20	N25°59'08"E	13.00
L21	S64°00'52"E	12.00
L22	S64°00'52"E	12.00
L23	S25°59'08"W	13.00
L24	N25°59'08"E	13.00
L25	S64°00'52"E	12.00
L26	S25°59'08"W	34.50
L27	S25°59'08"W	34.50

CURVE TABLE			
CURVE	LENGTH	DELTA	CHORD BRG. CHORD DIST.
C10	17.10	504.00	1°56'40" N25°00'51"E 17.10
C11	39.27	25.00	9°00'00" N10°00'52"W 35.36
C12	39.27	25.00	9°00'00" N7°00'58"E 35.36
C13	39.27	25.00	9°00'00" S10°00'52"E 35.36
C14	39.27	25.00	9°00'00" S7°00'58"W 35.36
C15	39.27	25.00	9°00'00" N10°00'52"W 35.36
C16	39.27	25.00	9°00'00" N7°00'58"E 35.36
C17	39.27	25.00	9°00'00" S10°00'52"E 35.36
C18	39.27	25.00	9°00'00" S7°00'58"W 35.36
C22	17.10	516.00	1°53'57" N25°02'12"E 17.10



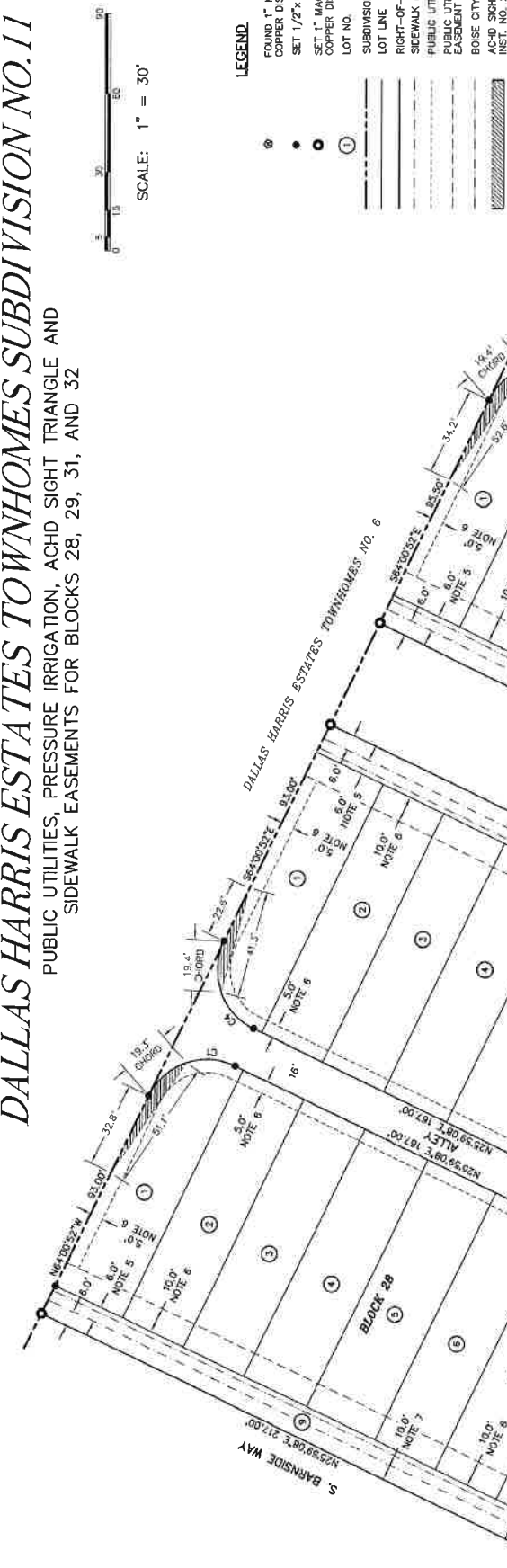
SEE SHEET 5 FOR PLAT NOTES,  
SEE SHEETS 5 FOR ADDITIONAL  
EASEMENT INFORMATION.



BC 118 Pg 18263

# DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 11

PUBLIC UTILITIES, PRESSURE IRRIGATION, ACHD SIGHT TRIANGLE AND  
SIDEWALK EASEMENTS FOR BLOCKS 28, 29, 31, AND 32



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRC. CHORD DIST.
C1	39.27	25.00	90°00'00"	N19°00'52"W 35.36
C2	39.27	25.00	90°00'00"	N70°59'08"E 35.36
C3	39.27	25.00	90°00'00"	S19°00'52"E 35.36
C4	39.27	25.00	90°00'00"	N19°00'52"W 35.36
C5	39.27	25.00	90°00'00"	N70°59'08"E 35.36
C6	39.27	25.00	90°00'00"	N19°00'52"W 35.36
C7	39.27	25.00	90°00'00"	N70°59'08"E 35.36
C8	39.27	25.00	90°00'00"	S19°00'52"E 35.36
C9	9.20	255.00	1°46'47"	N25°05'45"E 9.19

SEE SHEET 5 FOR PLAT NOTES







EX 118 182465

# DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 11

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, FROM WHICH THE NORTH 1/4 CORNER OF SECTION 29 BEARS SOUTH 89°35'48" EAST, 2857.50 FEET; THENCE SOUTH 47°25'44" EAST, 751.86 FEET TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY LINE OF DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 6 AS FILED IN BOOK 112 OF PLATS AT PAGES 18451 THROUGH 18456, RECORDS OF ADA COUNTY, IDAHO, AND THE REAL POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 64°00'52" EAST, 604.86 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF S. SHADYWOOD WAY AS DESCRIBED IN A WARRANTY DEED, RECORDED AS INSTRUMENT NO. 2017-034643, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 64°00'52" EAST, 42.86 FEET TO THE SOUTHWEST CORNER OF DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 8 AS FILED IN BOOK 114 OF PLATS AT PAGES 16999 THROUGH 17003, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID DALLAS HARRIS ESTATES TOWNHOMES SUBDIVISION NO. 8, SOUTH 64°00'52" EAST, 600.29 FEET;

THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE, SOUTH 25°59'08" WEST, 462.00 FEET;

THENCE NORTH 64°00'52" WEST, 55.00 FEET;

THENCE NORTH 25°59'08" EAST, 13.00 FEET;

THENCE NORTH 64°00'52" WEST, 233.00 FEET;

THENCE SOUTH 25°59'08" WEST, 13.00 FEET;

THENCE NORTH 64°00'52" WEST, 67.00 FEET;

THENCE NORTH 25°59'08" EAST, 13.00 FEET;

THENCE NORTH 64°00'52" WEST, 233.00 FEET;

THENCE SOUTH 25°59'08" WEST, 13.00 FEET;

THENCE NORTH 64°00'52" WEST, 67.00 FEET;

THENCE NORTH 25°59'08" EAST, 13.00 FEET;

THENCE NORTH 64°00'52" WEST, 528.00 FEET;

THENCE SOUTH 25°59'08" WEST, 13.00 FEET;

THENCE NORTH 64°00'52" EAST, 69.00 FEET;

THENCE SOUTH 64°00'52" EAST, 12.00 FEET;

THENCE NORTH 25°59'08" EAST, 393.00 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 12.96 ACRES, MORE OR LESS.

## OWNER:

IN WITNESS WHEREOF, THE GRANTORS HAVE CAUSED THIS INSTRUMENT TO BE SUBSCRIBED THIS 17<sup>th</sup> DAY OF April, 2020.

BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION

*[Signature]*  
DOUGLAS FOWLER  
PRESIDENT

## ACKNOWLEDGEMENT

STATE OF IDAHO } S.S.  
COUNTY OF ADA }

ON THIS 17<sup>th</sup> DAY OF April, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DOUGLAS FOWLER, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BARBER VALLEY DEVELOPMENT, INC., AN IDAHO CORPORATION, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH PERSON 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.



*[Signature]*  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT: 1121 1st St  
MY COMMISSION EXPIRES: Jul 29 2022

## CERTIFICATE OF SURVEYOR

I, CODY M. MCCAMMON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AND THE EASEMENTS THEREON WERE DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



CODY M. MCCAMMON, P.L.S.

IDAHO NO. 11779



JOB NO. 19-005  
SHEET 6 OF 7

9855 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8870

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 15 DAY OF MAY, 2020.

AS ACCEPTED AND APPROVED  
MAY 2020



**PRESIDENT: ACHIA**

Signed by Bruce S. Wong, Director for President



Jerry L. Hastings

PLS 5359

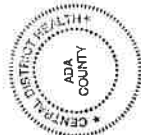
7-30-2020

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

## APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY ISSUANCE OF A CERTIFICATION OF DISAPPROVAL.



Lawrence EHS 4.17.2020  
CENTRAL DISTRICT HEALTH DEPARTMENT



DATE 07/31/2020

Elizabeth Mann  
COUNTY TREASURER  
Per Deputy Treasurer [Signature]

## APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED BOISE CITY ENGINEER, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR THIS PLAT.

Alex. J. Perry 7.30.2020  
 JOSE CITY ENGINEER  
 PE# 11185

## COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO )  
COUNTY OF ADA ) S.S.

COUNTY OF SAN JUAN

HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BARBER VALLEY DEVELOPMENT, INC.

MINUTES PAST 0'CLOCK P.M., ON THIS 24 DAY OF July, 2020.

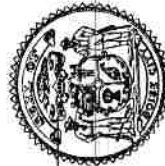
OF PLATS AT BACKS 18 OF BOOK 2004

INSTRUMENT NO. 2020-096848

GAUER

436.8

Phil McLeranc  
EX-OFFICIO RECORDER



CITY CLERK, BOISE, IDAHO Chief Deputy



BOISE, IDAHO 83704  
(208) 846-8570

IDAHO  
SURVEY  
GROUP, LLC

JOB NO. 19-005  
SHEET 7 OF 7

**Southern Half Roadway Portions  
Located Within Harris Ranch Subdivision (Portions of 2,6,8,9, and 11)**

<b>Retrospective Dates of value</b>	<b>Acres</b>	<b>Appraisal Amount</b>	<b>Reimbursement Due</b>
7/24/2015	0.26 +- acres	\$ 45,000.00	\$ 45,000.00
1/2/2018	0.30 +- acres	\$ 78,000.00	\$ 78,000.00
9/4/2018	0.26 +- acres	\$ 68,000.00	\$ 68,000.00
9/12/2019	0.26 +- acres	\$ 559,000.00	\$ 559,000.00
7/25/2020	3.44 +- acres	\$ 1,124,000.00	\$ 1,124,000.00
		\$ 1,874,000.00	\$ 1,874,000.00

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**APPRAISAL REPORT**  
ON THE  
**SOUTHERN HALF ROADWAY PARCELS**  
LOCATED WITHIN THE  
**HARRIS RANCH SUBDIVISION**  
**(PORTIONS OF PHASES 2, 6, 8, 9, AND 11)**  
IN  
**BOISE, ADA COUNTY**  
**IDAHO**

FOR

MR. DOUG FOWLER  
PRESIDENT  
BARBER VALLEY DEVELOPMENT INC.  
4940 E. MILL STATION DRIVE, STE. 101B  
BOISE, ID 83716

RETROSPECTIVE DATES OF VALUE:

JULY 24, 2015  
JANUARY 2, 2018  
SEPTEMBER 4, 2018  
SEPTEMBER 12, 2019  
JULY 25, 2020

L&A FILE NO. 20.2100SP

PREPARED BY

BY

SAM LANGSTON, MAI  
IDAHO CGA #195  
&  
GREG J. CONTOS  
IDAHO CRA #13



**Langston  
& Associates**

A REAL ESTATE SERVICES CORPORATION

August 28, 2020

Mr. Doug Fowler  
President  
Barber Valley Development Inc.  
4940 E. Mill Station Drive, Ste. 101B  
Boise, ID 83716

Re: Appraisal Report (Summary Format) on the Southern Half Roadway Parcels located within the Harris Ranch Subdivision located south of E. Warm Springs Ave. and north of S. Eckert Road, Boise, Ada County, Idaho.

Dear Mr. Fowler:

In accordance with your request for an appraisal on the above captioned property, we have conducted market investigations, gathered pertinent data, and performed certain analyses necessary for the appraisal process. The appraisal is based on a "Hypothetical" condition that title to the subject parcels is assumed to be marketable and free and clear of all liens and encumbrances and has been analyzed as a vacant development parcel prior to the development of the Harris Ranch Subdivision Phases 2, 6, 8, 9, and 11 as of the effective date of value. The purpose of this report is to provide a market value estimate of the underlying land for the purposes of reimbursement from the CID (Community Infrastructure District). From such, we have formed an opinion of the ATF (Across-the-fence) value (as defined in the report), for the Fee Simple Estate of the subject property based on the Across-the-Fence methodology and the Hypothetical Condition as described.

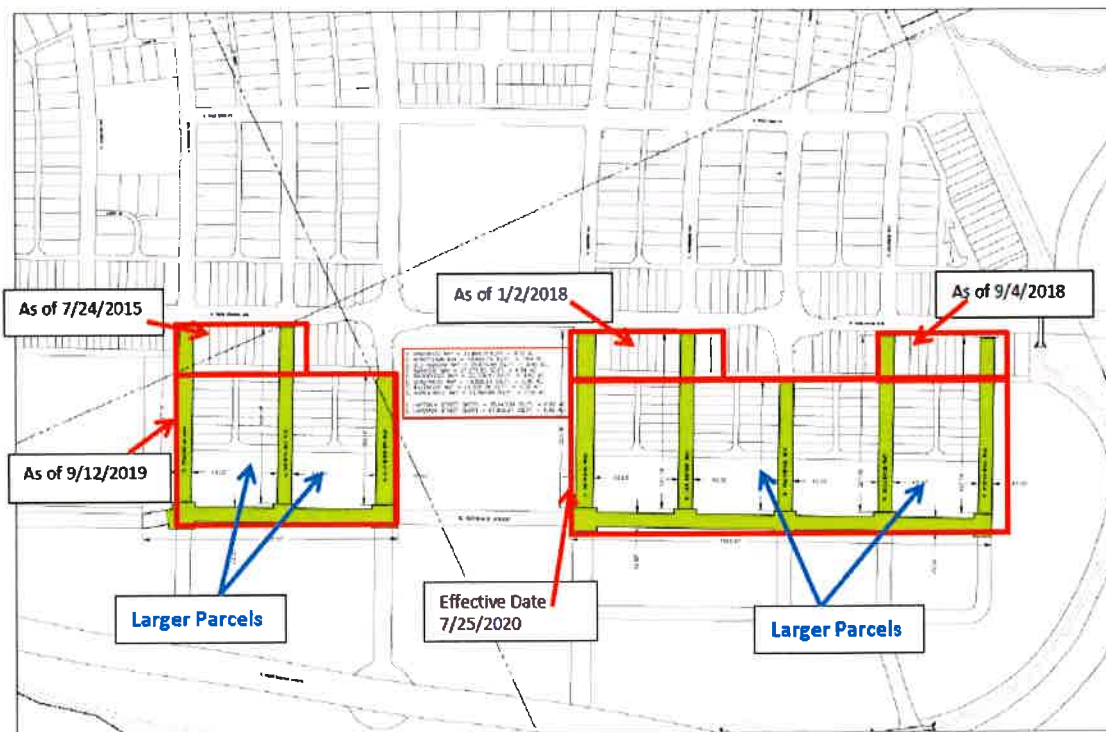
The information herein is presented with the understanding that appraisals and reporting formats vary greatly depending upon the client's individual needs, time constraints, the size and complexity of the property, and the intended use of the data. It is at your request and by mutual agreement that the written report be presented in a summary format.

Upon your request we have prepared retrospective dates of value as of July 24, 2015, January 2, 2018, September 4, 2018 and September 12, 2019. For the roadways currently under construction we have concluded the valuation based on the effective date of the appraisal, July 25, 2020. A retrospective appraisal is complicated by the fact that the appraiser already knows what occurred in the market after the effective date of the appraisal. Data subsequent to the effective date may be considered in developing a retrospective value as a confirmation of trends that would reasonably be considered by a buyer or seller as of that date.

The appraiser should determine a logical cut-off for the data to be used in the analysis because at some point distant from the effective date, the subsequent data will no longer provide an accurate representation of market conditions as of the effective date. This is a difficult determination to make. Studying the market conditions as of the date of the appraisal assists the appraiser in judging where he or she should make this cut-off. With market evidence that data subsequent to the effective date was consistent with market expectations as of the effective date, the subsequent data should be used. In the absence of such evidence, the effective date should be used as the cut-off date for data considered by the appraiser.

This appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Additional supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file.

The subject includes the roadway parcels within Phases 2, 6, 8, 9, and 11 of the Harris Ranch Subdivision, as outlined below.



The following grid outlines the specifics for each parcel.

Street	Phase #	Block	Land Use	Site Area/Acres	Site Area/SF	Retrospective Date
S. Trailwood Way	2	SW9	Mixed Use Residential	0.13	5,663	7/24/2015
S. Honeycomb Way	2	SW9 & SW10	Mixed Use Residential	<u>0.13</u>	<u>5,663</u>	7/24/2015
<b>Total</b>				<b>0.26</b>	<b>11,326</b>	
S. Barnside Way	6	SE1	Mixed Use Residential	0.16	6,970	1/2/2018
S. Brookridge Way	6	SE1 & SE2	Mixed Use Residential	<u>0.14</u>	<u>6,098</u>	1/2/2018
<b>Total</b>				<b>0.30</b>	<b>13,068</b>	
S. Millbrook Way	8	SE3 & SE4	Mixed Use Residential	0.13	5,663	9/4/2018
S. Hopes Well Way	8	SE4	Mixed Use Residential	<u>0.13</u>	<u>5,663</u>	9/4/2018
<b>Total</b>				<b>0.26</b>	<b>11,326</b>	
S. Trailwood Way	9	SW9	Mixed Use Residential	0.39	16,988	9/12/2019
S. Honeycomb Way	9	SW9 & SW10	Mixed Use Residential	0.39	16,988	9/12/2019
S. Old Hickory Way	9	SW10	Mixed Use Residential	0.48	20,909	9/12/2019
E. Haystack Street (West)	9	SW9 & SW10	Mixed Use Residential	<u>0.88</u>	<u>38,333</u>	9/12/2019
<b>Total</b>				<b>2.14</b>	<b>93,218</b>	
S. Barnside Way	11	SE1	Mixed Use Residential	0.48	20,909	7/25/2020 *
S. Brookridge Way	11	SE1 & SE2	Mixed Use Residential	0.38	16,553	7/25/2020 *
S. Shadywood Way	11	SE2 & SE3	Mixed Use Residential	0.38	16,553	7/25/2020 *
S. Millbrook Way	11	SE3 & SE4	Mixed Use Residential	0.39	16,988	7/25/2020 *
S. Hopes Well Way	11	SE4	Mixed Use Residential	0.39	16,988	7/25/2020 *
E. Haystack Street (East)	11	SE1, SE2, SE3, SE4	Mixed Use Residential	<u>1.42</u>	<u>61,855</u>	7/25/2020 *
<b>Total</b>				<b>3.44</b>	<b>149,846</b>	
<b>Total Roadways</b>				<b>6.40</b>	<b>278,784</b>	* Roadways Not Dedicated Effective Date of Appraisal

The total site size for the roadway parcels is 6.40± acres. The larger parcel in this appraisal is identified as the contiguous land for the Harris Ranch Subdivision, Blocks SW9, SW10, SE1, SE2, SE3, and SE4, which abuts the specific roadways and will be valued in accordance with the ATF Methodology under the premise that the roadway sites could be developed. The larger parcels have been developed, or are in the process of being developed as Mixed Use Residential. The total site size for the larger parcel is 19.31± acres.

For the purposes of this analysis the appraisal is based on a "Hypothetical" condition that title to the subject parcel is assumed to be marketable and free and clear of all liens and encumbrances and is included as vacant residential development land to be developed as part of the Harris Ranch Subdivision. A "Hypothetical" condition is defined as:

Hypothetical Condition: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external



to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

*Development of a value opinion based on a hypothetical condition is addressed in Standards Rule 1-2(g) of USPAP. Use of a hypothetical condition is permitted when it is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison. An analysis based on a hypothetical condition must not result in an appraisal or appraisal review report that is misleading. The hypothetical condition must be clearly and conspicuously disclosed in the report with a description of the hypothetical condition and a statement that its use might have affected the assignment results.*

#### ACROSS-THE-FENCE (ATF)

"Across-the-fence" price means the estimated unit price per acre, per unit, or per square foot of adjoining or nearby land sales, analyzed and adjusted for dissimilarities, weighing the more important factors.

"[The "ATF" valuation] is based on the premise that the corridor land should be worth at least as much as the land through which it passes. Using this approach, the corridor is typically divided into segments or districts of similar utility based on the adjacent land use. Then the value of a typical parcel of adjacent land within the district is applied to that portion of the corridor to arrive at its market value. Finally the values of each of the segments or districts of the corridor are added together to estimate the ATF value of the total corridor."<sup>1</sup>

Of the three customary approaches to value – the Sales Comparison Approach – was determined to be most applicable to the subject property, and has been applied based on the market comparables identified in the data collection process

A Phase I Environmental Assessment has not been provided regarding the subject site. It is assumed in this report that no environmental conditions were present on the subject site. The existence of hazardous materials, which may or may not be present on the subject site, was not observed by LANGSTON & ASSOCIATES, INC. The value estimate is predicated on the assumption that there is no such material on the property. There are a number of specific Extraordinary Assumptions relative to this appraisal, dealing with items from legal restrictions to reliability of supplied information from various sources. These Extraordinary Assumptions are in addition to the Standard Assumptions and Limiting Conditions set-forth in the Addenda of this report.

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<sup>1</sup> Arthur G. Rahm, "Across the Fence Methodology for Valuation of Corridors: What Is It and How Is It Used?," *The Appraisal Journal*, July 2001, 270.

In the interest of disclosure, Mr. Greg J. Contos, CRA #13, provided significant real property appraisal assistance in the data collection and compilation of information contained herein. All statements of fact used in the report serving as the basis of the appraisers' analyses, opinions, and conclusions, are considered to be true and correct to the best of the appraisers' knowledge and belief. Langston & Associates shall have no responsibility for legal matters; questions of survey; opinion of title; soil or subsoil conditions; engineering; technical matters, etc.

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of July 24, 2015, the "Hypothetical" market value of the subject property as of the retrospective date of value was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) AS OF THE RETROSPECTIVE DATE OF JULY 24, 2015- 0.26± ACRES: ..... \$45,000**

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of January 2, 2018, the "Hypothetical" market value of the subject property as of the retrospective date of value was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) AS OF THE RETROSPECTIVE DATE OF JANUARY 2, 2018- 0.30± ACRES: ..... \$78,000**

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of September 4, 2018, the "Hypothetical" market value of the subject property as of the retrospective date of value was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) AS OF THE RETROSPECTIVE DATE OF SEPTEMBER 4, 2018- 0.26± ACRES: ..... \$68,000**

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of September 12, 2019, the "Hypothetical" market value of the subject property as of the retrospective date of value was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) AS OF THE RETROSPECTIVE DATE OF SEPTEMBER 12, 2019- 2.14± ACRES: ..... \$559,000**

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of July 25, 2020, the "Hypothetical" market value of the subject property was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) 3.44± ACRES: ..... \$1,124,000**

The following report sets forth the identification of the subject property, as well as summary discussions of the pertinent facts about the investigations and analyses, and reasoning leading to the conclusions set forth. We trust you will find the information contained in the report relevant to your decisions regarding the subject property. Should you have any questions regarding this report, or if we may be of further service to you on this or future projects, please contact us at your earliest convenience.

Sincerely,  
LANGSTON & ASSOCIATES, INC.



Sam Langston, MAI  
Idaho CGA#195



Greg J. Contos  
Idaho CRA #13

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**ASSUMPTIONS & LIMITING CONDITIONS****ENGAGEMENT LETTER****PROVIDED INFORMATION****QUALIFICATIONS OF THE APPRAISER**

## OVERVIEW OF ASSUMPTIONS AND LIMITING CONDITIONS

### OVERVIEW

In the course of the normal appraisal process, situations arise wherein I must make standard (generic) and specific and/or extraordinary assumptions with regard to information not readily available. All Standard, Specific and/or Extraordinary Assumptions & Limiting Conditions which may appear in the report are believed to be compatible with generally accepted appraisal principles, Uniform Standards of Professional Appraisal Practice (USPAP), and Appraisal Institute requirements. All are to be considered a part of the Report, and the reader is advised that acceptance of the report constitutes acceptance of all Assumptions and Limiting Conditions.

### STANDARD UNDERLYING ASSUMPTIONS & LIMITING CONDITIONS

Standard Assumptions and Limiting Conditions include such issues as construction components of existing construction; adaptability of soils to development; existence of typical easements, etc. Additionally, since Idaho is a non-disclosure state, details of comparable property sales or leases are presumed to be accurately portrayed by the parties to the respective agreements; in lieu of cooperation by the parties (or in some cases, where parties have no recollection of such details), assumptions and/or reasonable approximations are sometimes necessitated. Such generic assumptions are provided for in the Standard (Generic) Underlying Assumptions and Limiting Conditions, located in the Addenda of the Report. The reader is encouraged to read this section of the Report.

### EXTRAORDINARY UNDERLYING ASSUMPTIONS & LIMITING CONDITIONS

Extraordinary Assumptions & Limiting Conditions are sometimes required depending upon the individual nature of the appraisal problem, and are clearly disclosed in the Certificate of Appraisal, and/or in the discussions within the report to which they pertain. These assumptions are of matters which I have no knowledge, expertise, or timely ability to clarify.

Standard Rule 2-1c of the Uniform Standards of Professional Appraisal Practice require, as applicable to the appraisal problem, clear and accurate disclosure of, and an indication of any impact on value of, a third classification of assumption: "extraordinary assumptions and limiting conditions" that directly affect the outcome of appraisal. In the event any specific and/or extraordinary assumptions and limiting conditions are deemed relevant to the subject and its valuation, they will be set forth in the Certificate of Appraisal, and/or in the discussions within the report to which they pertain.

Extraordinary Assumptions & Limiting Conditions are sometimes required depending upon the individual nature of the appraisal problem, and are clearly disclosed in the Certificate of Appraisal, and/or in the discussions within the report to which they pertain. These assumptions are of matters which I have no knowledge, expertise, or timely ability to clarify. Standard Rule 2-1c of the Uniform Standards of Professional Appraisal Practice require, as applicable to the appraisal problem, clear and accurate disclosure of, and an indication of any impact on value of, a third classification of assumption: "extraordinary assumptions and limiting conditions" that directly affect the outcome of appraisal. *In the event any extraordinary assumptions and limiting conditions are deemed relevant to the subject and its valuation, they will be set forth in the Certificate of Appraisal, and/or in the discussions within the report to which they pertain. An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. I have employed extraordinary assumptions for the purpose of this report and their use might have affected the assignment results. The following assumptions have been employed for the purpose of this report:*

- We have relied upon plats, site sizes and specifications provided by the client and/or the client's representatives. Should these representations be amended, or prove to be inaccurate, the value estimates are subject to revision.
- A Phase 1 Environmental Study has not been provided regarding the site. The value estimate is predicated on the assumption that there is no such material on the property. Any such environmental risk discovered at a later date may require a revised estimate of value which may or may not be simply a reduction of the value by the estimated cost to cure the environmental condition. Properties known to have environmental risk may carry a stigma in the market place which also may or may not affect the value.
- For the purposes of this analysis the appraisal is based on a "Hypothetical" condition that title to the subject parcel is assumed to be marketable and free and clear of all liens and encumbrances and is included as vacant residential development land to be developed as part of the Harris Ranch Subdivision as of the effective date of value. A "Hypothetical" condition is defined as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *The hypothetical condition must be clearly and conspicuously disclosed in the report with a description of the hypothetical condition and a statement that its use might have affected the assignment results.*

- All statements of fact used in the report serving as the basis of the appraiser's analyses, opinions, and conclusions, are considered to be true and correct to the best of the appraiser's knowledge and belief. We shall have no responsibility for legal matters; questions of survey; legal description; opinion of title; soil or subsoil conditions; engineering; technical matters, etc.



*SUMMARY OF IMPORTANT FACTS & CONCLUSIONS*

PROPERTY TYPE:	The subject of this appraisal contains approximately 6.40± acres of dedicated roadways within Phases 2, 6, 8, 9, and 11 of the Harris Ranch Subdivision.
LOCATION:	The subject property is located within the Barber Junction @ Harris Ranch Subdivision located south of E. Warm Springs Ave. and north of S. Eckert Road, Boise, Ada County, Idaho.
OWNERS OF RECORD:	Harris Family Limited Partnership & Barber Valley Development
PARCEL SIZE/CONFIGURATION:	According to the provided plat map the parcel contains 6.40± acres of dedicated roadway. The subject's larger parcel (19.31± acres) to be valued in conjunction with the ATF methodology is identified as the contiguous land for the Harris Ranch Subdivision, Blocks SW9, SW10, SE1, SE2, SE3, and SE4. A metes and bounds legal description was not provided.
ZONING:	(SP - 01) Harris Ranch Specific District - Entire Site Mixed Use Residential - Med/High
PROPERTY TAX ID NUMBER:	According to the Ada County Assessor there are no tax parcel numbers for the subject roadways.
VALUE ESTIMATED:	ATF Value "Hypothetical" as though vacant prior to development as of the retrospective date of value.
PROPERTY RIGHTS APPRAISED:	Fee Simple Estate
HIGHEST AND BEST USE:	"Hypothetical" Residential Development
ESTIMATED EXPOSURE TIME:	12± months (As Vacant)
ESTIMATED MARKETING TIME:	12± months (As Vacant)





Ada County  
Assessor

View of the  
subject parcels



All Photos Taken:  
7/25/2020  
By: GC

S. Trailwood Way





S. Honeycomb  
Way.



S. Old Hickory  
Way.



E. Haystack Street  
(West)



S. Hopes Well  
Way.





S. Millbrook Way.



S. Shadywood  
Way



S. Brookridge  
Way.



S. Barnside Way.



*PART I - DEFINITION OF THE APPRAISAL PROBLEM*

## DEFINITIONS & BACKGROUND INFORMATION

### IDENTIFICATION OF THE PROPERTY

#### Physical Description:

The subject of this appraisal contains approximately 6.40± acres of dedicated roadways within Phases 2, 6, 8, 9, and 11 of the Harris Ranch Subdivision located south of E. Warm Springs Ave. and north of S. Eckert Road, Boise, Ada County, Idaho.

#### Legal Description:

Harris Ranch Subdivision, Blocks SW9, SW10, SE1, SE2, SE3, and SE4.

#### Flood Zone Classification:

Review of the FIRM map applicable to the subject indicates (Panel# FM16001C0284H) that the majority of the Subject site is located within the 500yr flood zone. According to the project engineer the parcels of the subject site will be removed from the Flood Plain as demand dictates. Based upon our experience with the Harris Ranch Project and conversations with the project engineer indicated that it is typical of some of the parcels in Harris Ranch Development will be filled raising the site above the minimum flood elevation and then removed from the Flood Zone through a map revision where flood insurance would not be required for these lots. **It is an extraordinary assumption of this report that a FEMA map revision will occur and the lots will be reclassified outside of Flood Zone and no flood insurance will be required.**



### **HISTORY OF THE SUBJECT PROPERTY**

The historical use of the site, as well as immediate surrounding sites has been rural residential/agricultural in nature. According to the Ada County Assessor's office the subject is currently owned by the Harris Family Limited Partnership & Barber Valley Development.

The larger parcel of which the subject is a portion was transferred from the Harris Family Ranch to the current owner in April 2004. A portion of the larger parcel included an option purchase by Blackrock Homes which included 64 single family townhouse lots in 2 "takedowns" of 32 lots each for \$75,000/lot, or a total of \$4,800,000. The developer indicated that the final takedown is scheduled for January 1, 2021. Additional details of this transfer were not provided for the purposes of this appraisal. No other sales are known to have occurred during the 3-year reporting period required by USPAP.

The subject acreage is included in the Harris Ranch Specific District which was approved by the Boise City Council on June 20, 2007.

### SCOPE OF THE APPRAISAL

The subject of this appraisal contains approximately 6.40± acres of dedicated roadway within Phases 2, 6, 8, 9, and 11 of the Harris Ranch Subdivision. For the purposes of this analysis the appraisal is based on a "Hypothetical" condition that title to the subject parcel is assumed to be marketable and free and clear of all liens and encumbrances and is included as vacant residential development land to be developed, as of the retrospective dates outlined in this report, as part of the Harris Ranch Subdivision and is to be valued as part of the subject's larger parcel of 19.31± acres prior to development based upon the premise that the parcels could have been developed. The Sales Comparison or Market Data Approach is considered most applicable method in the valuation of the subject site. Comparable land sales deemed substitutable alternatives were available providing an indication of the subject's potential land value.

We have formed an opinion of the ATF (Across-the-fence) value (as defined in the report), for the Fee Simple Estate of the subject property based on the Across-the-Fence methodology.

"Across-the-fence" price means the estimated unit price per acre, per unit, or per square foot of adjoining or nearby land sales, analyzed and adjusted for dissimilarities, weighing the more important factors.

"[The "ATF" valuation] is based on the premise that the corridor land should be worth at least as much as the land through which it passes. Using this approach, the corridor is typically divided into segments or districts of similar utility based on the adjacent land use. Then the value of a typical parcel of adjacent land within the district is applied to that portion of the corridor to arrive at its market value. Finally the values of each of the segments or districts of the corridor are added together to estimate the ATF value of the total corridor."<sup>2</sup>

In an effort to collect all data relevant to the formulation of an opinion of market value, information on physical, economic, legal, and social influences upon the subject property were researched through interviews and conversations with various public agencies and local real estate market participants. Relevant and necessary investigations were undertaken in the local and regional marketplace to identify and summarize applicable sales of properties, which might assist in the estimation of the subject's market value potential.

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<sup>2</sup> Arthur G. Rahm, "Across the Fence Methodology for Valuation of Corridors: What Is It and How Is It Used?," *The Appraisal Journal*, July 2001, 270.

A summary examination of the data acquired, and the reasoning and conclusions based thereupon, are presented in the body of the report to follow.

***PURPOSE OF THE APPRAISAL***

The purpose of this appraisal is to provide a "Hypothetical" ATF (Across-the-Fence) Market Value as of the retrospective date of the underlying land value of the subject parcel and to clearly communicate the data and reasoning leading to the formulation of the value estimates for the purposes of a cost reimbursement of land value from the Harris Ranch Community Infrastructure District.

***INTENDED Use/INTENDED USER OF THE APPRAISAL***

As outlined in the engagement letter, contained in the Addenda for review, Mr. Doug Fowler, Barber Valley Development, Inc., has requested this report. It is the understanding of LANGSTON & ASSOCIATES, INC. that the intended use of this appraisal is for use by Barber Valley Development as the client to assist in establishing market value of the underlying roadway parcels under the "Hypothetical" conditions as previously discussed as of the retrospective dates of value. However, the intended use of the report, does not impact the estimation of value, as defined below. In addition, the intended users of the report are Barber Valley Development; City of Boise and the Harris Ranch Community Infrastructure District.

***DEFINITION OF MARKET VALUE***

The following definition is in compliance with FIRREA. Market value is defined by the Federal Deposit Insurance Corporation (FDIC) under FDIC Law, Regulations, Regulated Acts, Part 323 Appraisals, 323.2 Definitions (g):

MARKET VALUE: Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;

(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

#### **DEFINITION OF HYPOTHETICAL CONDITION**

Hypothetical Condition: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

#### **ACROSS-THE-FENCE (ATF)**

"Across-the-fence price means the estimated unit price per acre, per unit, or per square foot of adjoining or nearby land sales, analyzed and adjusted for dissimilarities, weighing the more important factors.

Further explanation of the application of this concept is provided below:

"[The "ATF" valuation] is based on the premise that the corridor land should be worth at least as much as the land through which it passes. Using this approach, the corridor is typically divided into segments or districts of similar utility based on the adjacent land use. Then the value of a typical parcel of adjacent land within the district is applied to that portion of the corridor to arrive at its market value. Finally the values of each of the segments or districts of the corridor are added together to estimate the ATF value of the total corridor."<sup>3</sup>

#### **DEFINITION OF PROPERTY RIGHTS APPRAISED**

The property rights being appraised include the fee simple estate. Fee Simple is defined as follows:

Possession of a title in fee establishes the interest in property known as the fee simple estate—i.e., absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the

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<sup>3</sup> Arthur G. Rahm, "Across the Fence Methodology for Valuation of Corridors: What Is It and How Is It Used?," *The Appraisal Journal*, July 2001, 270.

governmental powers of taxation, eminent domain, police power, and escheat.<sup>4</sup>

**EFFECTIVE DATE OF THE VALUE ESTIMATE (RETROSPECTIVE)**

Upon your request we have prepared retrospective dates of value as of July 24, 2015, January 2, 2018, September 4, 2018 and September 12, 2019. For the roadways currently under construction we have concluded the valuation based on the effective date of the appraisal, and July 25, 2020. Physical inspections of the property were conducted on July 25, 2020 and subsequent dates. The date of the report is indicated on the letter of transmittal. These dates are important because they set the critical point in time from which the appraiser examines the market and thus establishes the context for the value estimate.

**CONFORMITY WITH USPAP**

This appraisal has been developed in conformance with the current Uniform Standards of Professional Appraisal Practice as adopted by the Appraisal Standards board of The Appraisal Foundation. It conforms to the Standards of Professional Practice and Code of Ethics of the Appraisal Institute.

We are familiar with the type of property being appraised in this appraisal and with the market area in which it is located. Consequently, we found no need to take special measures to comply with the "Competency Provision" of the USPAP.

This appraisal does not include personal property that would be considered real property and would require a separate valuation.

**STATE & LOCAL DATA**

Considering the summary format of this report no state data sections have been presented. We have, however, included local information on the Boise metro market, including from the Idaho Department of Labor and Moody's Economy.com.

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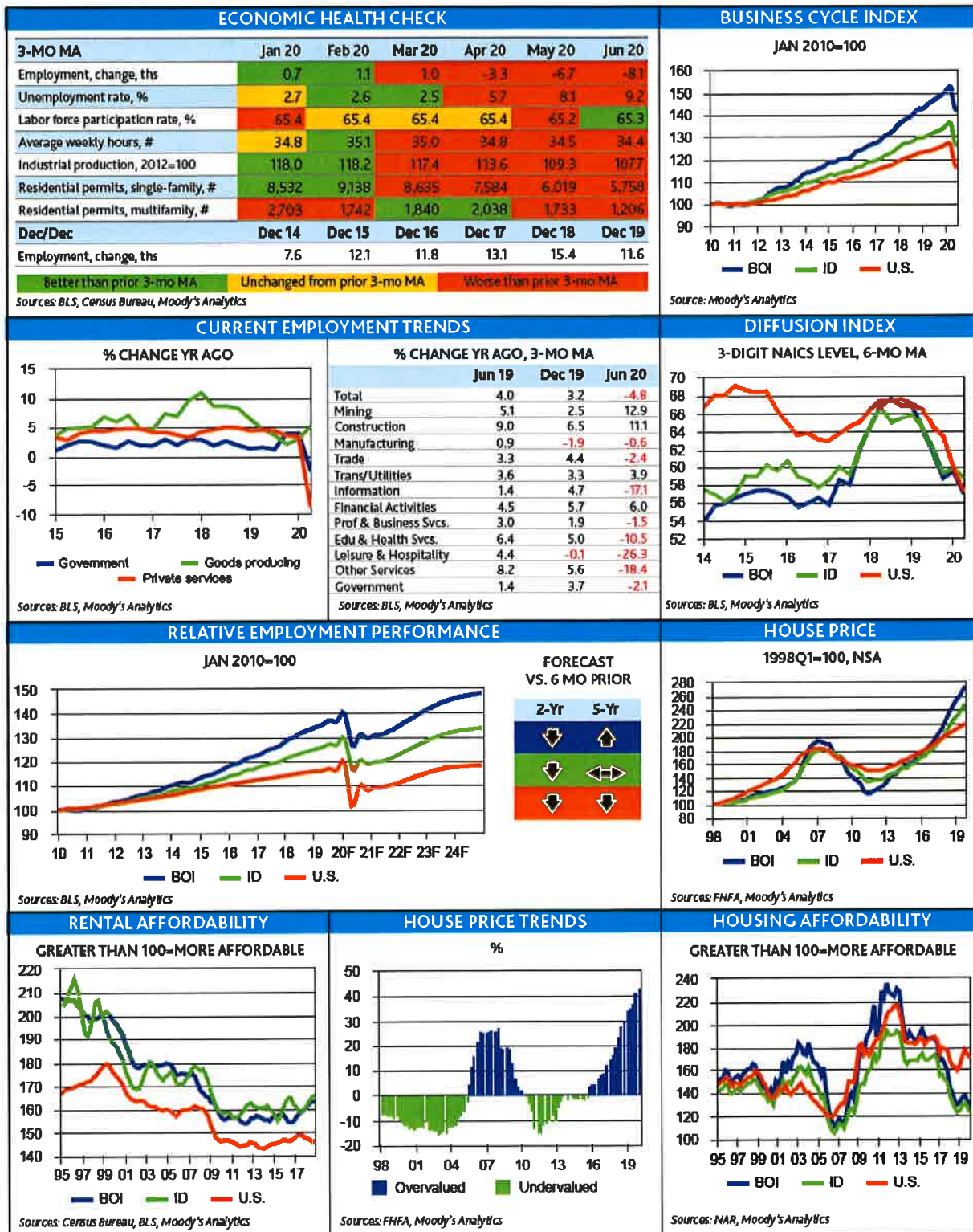
<sup>4</sup>The Appraisal of Real Estate, 14th Edition, Chicago: Appraisal Institute.



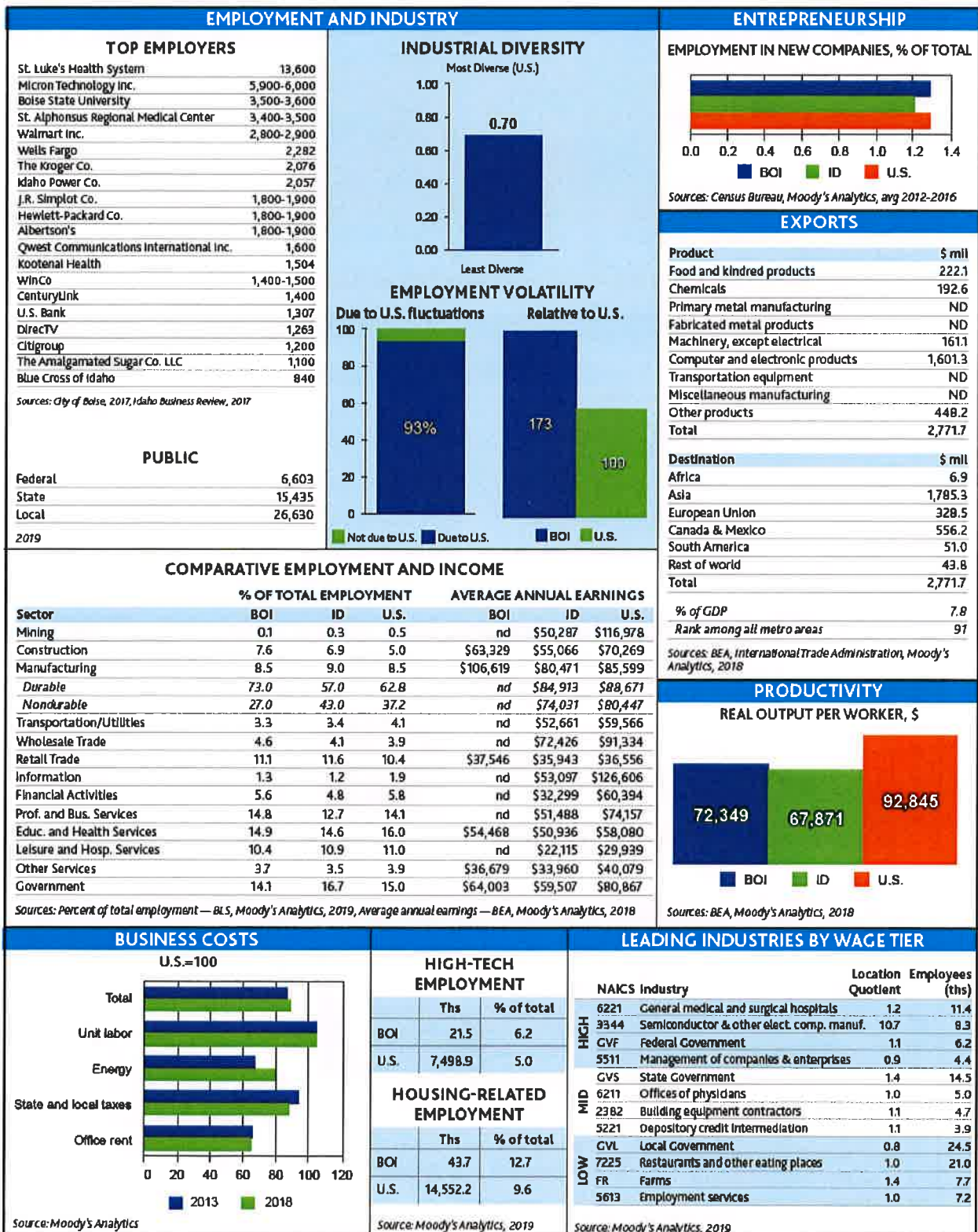
# BOISE MSA AREA MARKET DATA

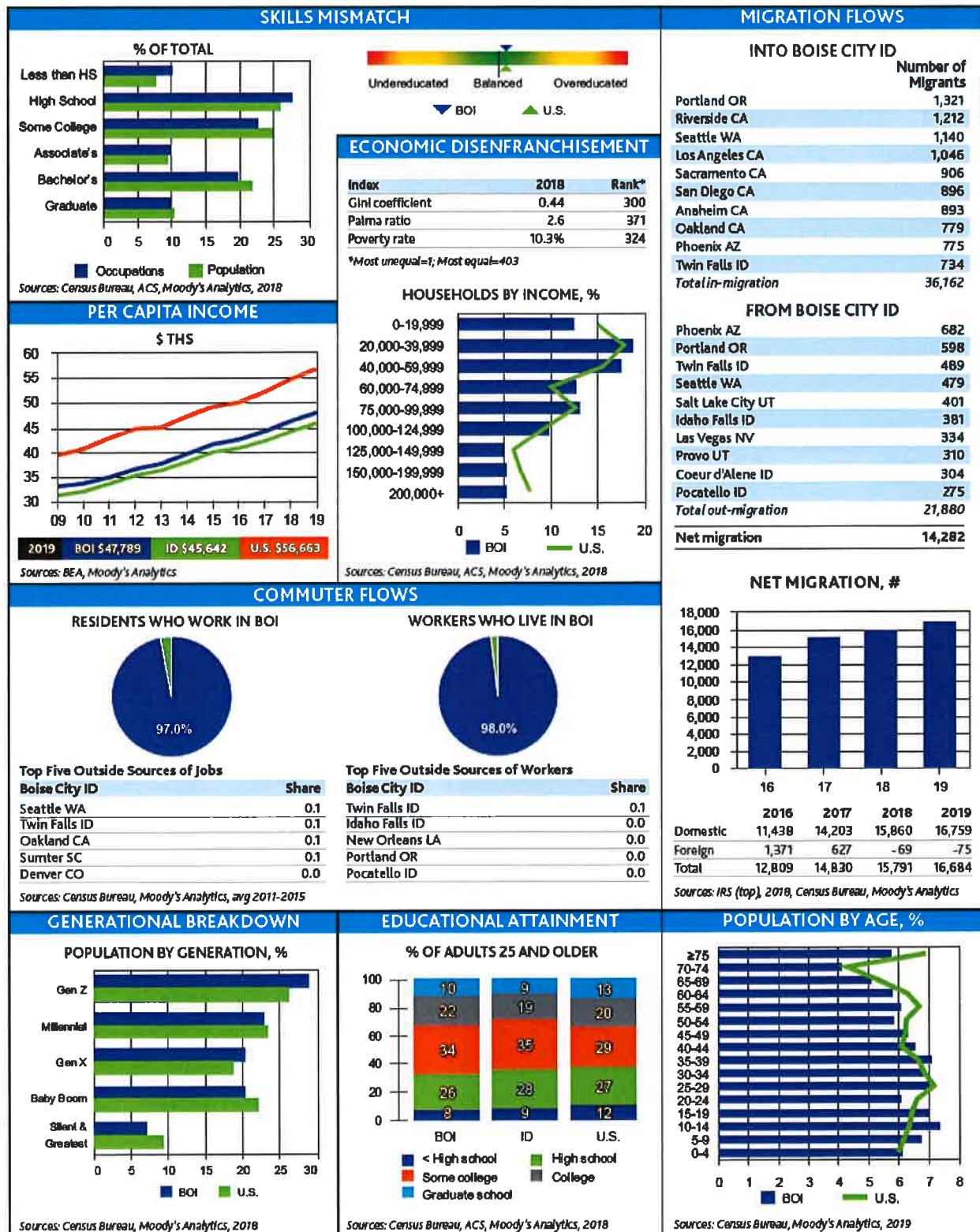
(INCLUDES - ADA, BOISE, CANYON, GEM, & OWYHEE COUNTIES)

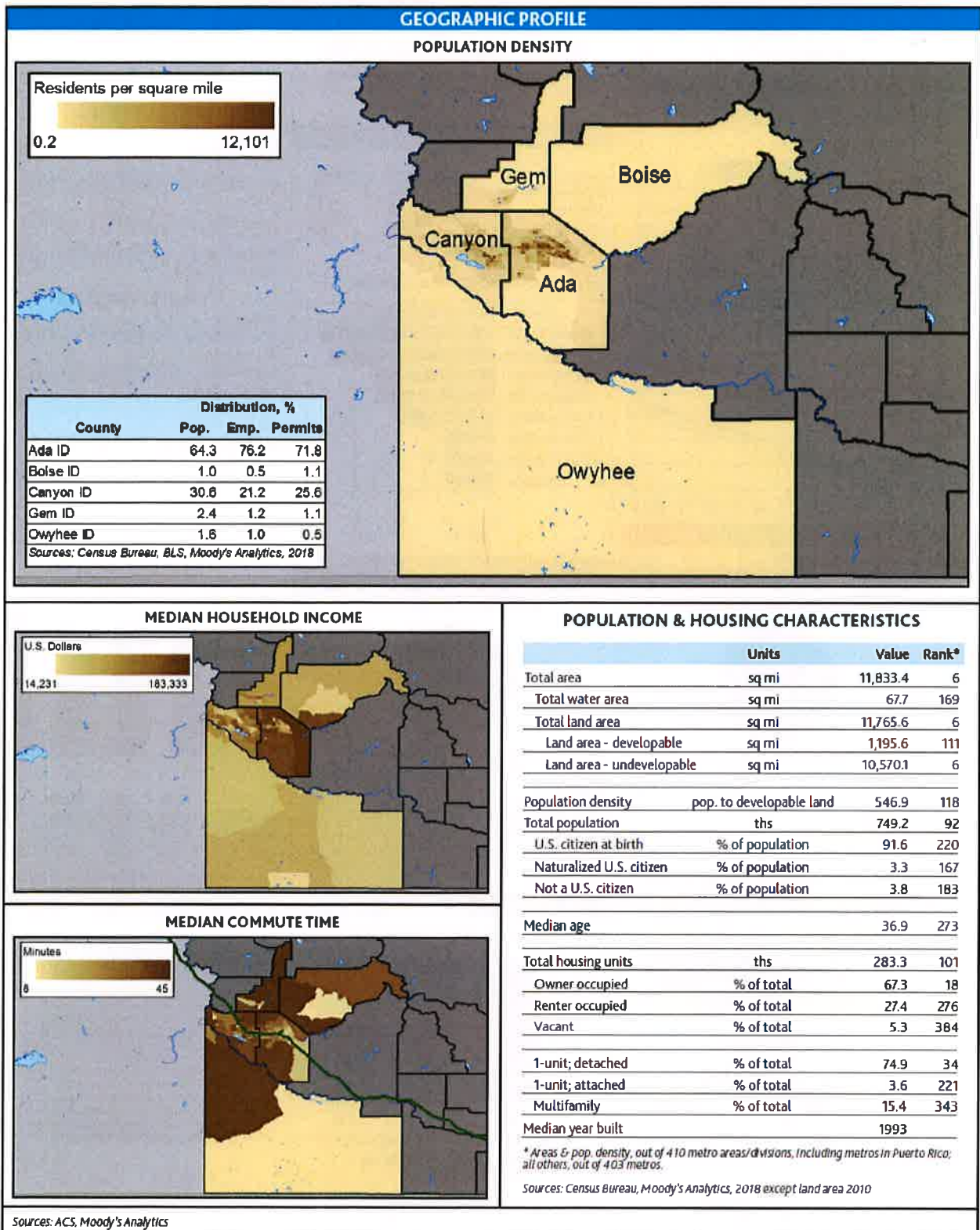














### Recent Performance

Boise City has weathered initial damage from the COVID-19 pandemic better than most. Among metro areas and divisions with more than 500,000 citizens, only five shed fewer jobs than BOI from March to June. Employment in most sectors is higher than a year earlier and in retail and construction it is higher than its pre-pandemic level. Elsewhere, BOI's core manufacturing sector shed just 1% of its jobs compared with more than 5% nationwide, while leisure/hospitality payrolls dropped by 10% versus 25% nationwide. Only education/healthcare and government have behaved similarly to the U.S. average in terms of jobs. The jobless rate is back below 6%, half of the April peak and among the lowest in the West. A fly in the ointment, however, is the housing market, which has been one of the hottest in the U.S. but is slowing despite record low mortgage rates.

### Tech

BOI's crucial tech manufacturing sector will fare better than average but will shed jobs well into 2021 before recovering. Micron, BOI's second largest employer, will benefit from strong sales to data centers. Despite facing headwinds due to falling electronics sales, Micron's revenue is strong. Micron's human capital further supports a small but growing startup industry, where critical global VC funding has not yet dried up. Risk aversion, visible in a falling number of deals, favors startups in the later stages of their development such as VisitPay and Covr. A viable talent pool and much lower business costs compared with tech hubs such as Seattle or San Francisco make BOI attractive to tech startups.

### Housing

Despite record low mortgage rates that help ease the hit to affordability from rapid appreciation, house prices will rise much more slowly in BOI in the coming year. BOI is coming off a run as one of the hottest housing markets in the U.S. thanks to West Coast retiree in-migration. However, seniors are among the most susceptible to the virus and will delay moving until the risk of infection is lower. As migration suffers, so too will household formation and demand for homes. The slump will worsen the longer the recession lasts, as demand from existing residents suffers from declining labor income. Idaho has already let its eviction moratorium expire and similar federal rules expired in late July, putting renters and landlords at higher default risk. Fewer listings and low inventories have kept house price gains above those nationally, but the pace will slow further without more homebuyers.

### Boise City Data Conclusion

Boise City's outlook has weakened because of a surge in cases that will jeopardize the recovery if there are new restrictions to contain the virus. A solid tech presence will help manufacturing, but per capita income will lag as high-wage jobs in healthcare are lost. Longer term, stellar population trends will ensure that BOI bests the West and nation.

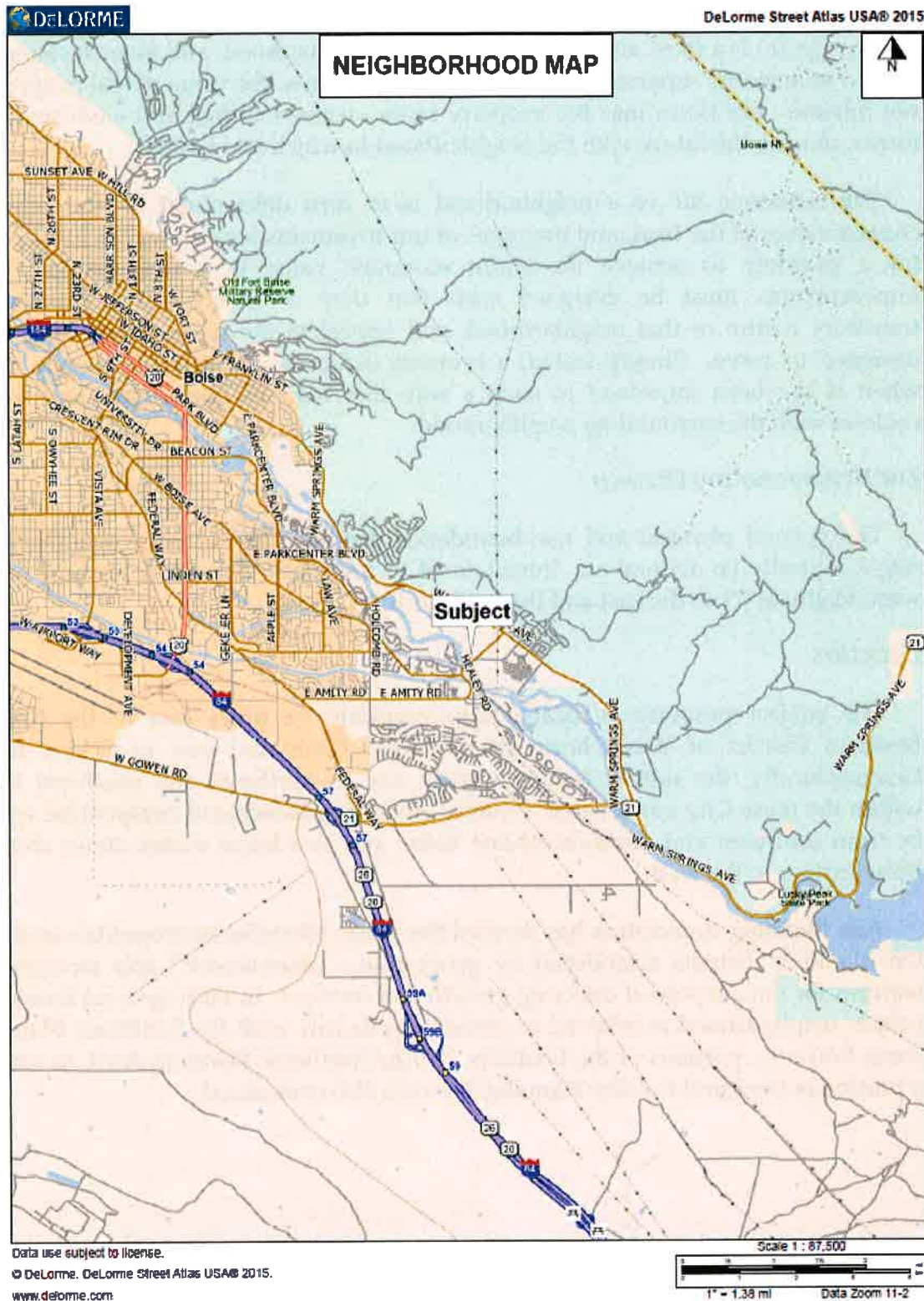
### Boise Metro Information

Boise is not only the capital of Idaho, but the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 773,300.

Although Boise is famous for the potato market, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in Boise including Micron Technology, Hewlett Packard, DirecTV, J.R. Simplot Company, MotivePower, Materne, and many others.

Forbes consistently ranks Boise as one of the top places in the country to do business, high quality of life, raising a family, entertainment, and recreation. Boise has seen increased development with The Village at Meridian, the Eighth & Main Building, and the under construction City Center Plaza and JUMP Project.





### *NEIGHBORHOOD DATA*

A property is a fixed and integral part of its neighborhood, and as such cannot be treated as an entity separate from its environment. Thus, the value of real property is not intrinsic, but flows into the property from various external and environmental forces, sharing the future with the neighborhood in which it is located.

The economic life of a neighborhood is in turn determined by the physical characteristics of the land, and the types of improvements located within it. In order for a property to achieve maximum economic value in a neighborhood, the improvements must be designed such that they complement the existing or transitory nature of that neighborhood, and appeal to the users which they were designed to serve. Simply stated, a property achieves maximum economic value when it has been improved in such a way that both its appearance and utility coalesce with the surrounding neighborhood.

### *THE NEIGHBORHOOD DEFINED*

The general physical and use boundaries defining the subject's neighborhood might logically be defined as: Interstate 84 to the south, Broadway Avenue to the west, Highway 21 to the east and the foothills to the north.

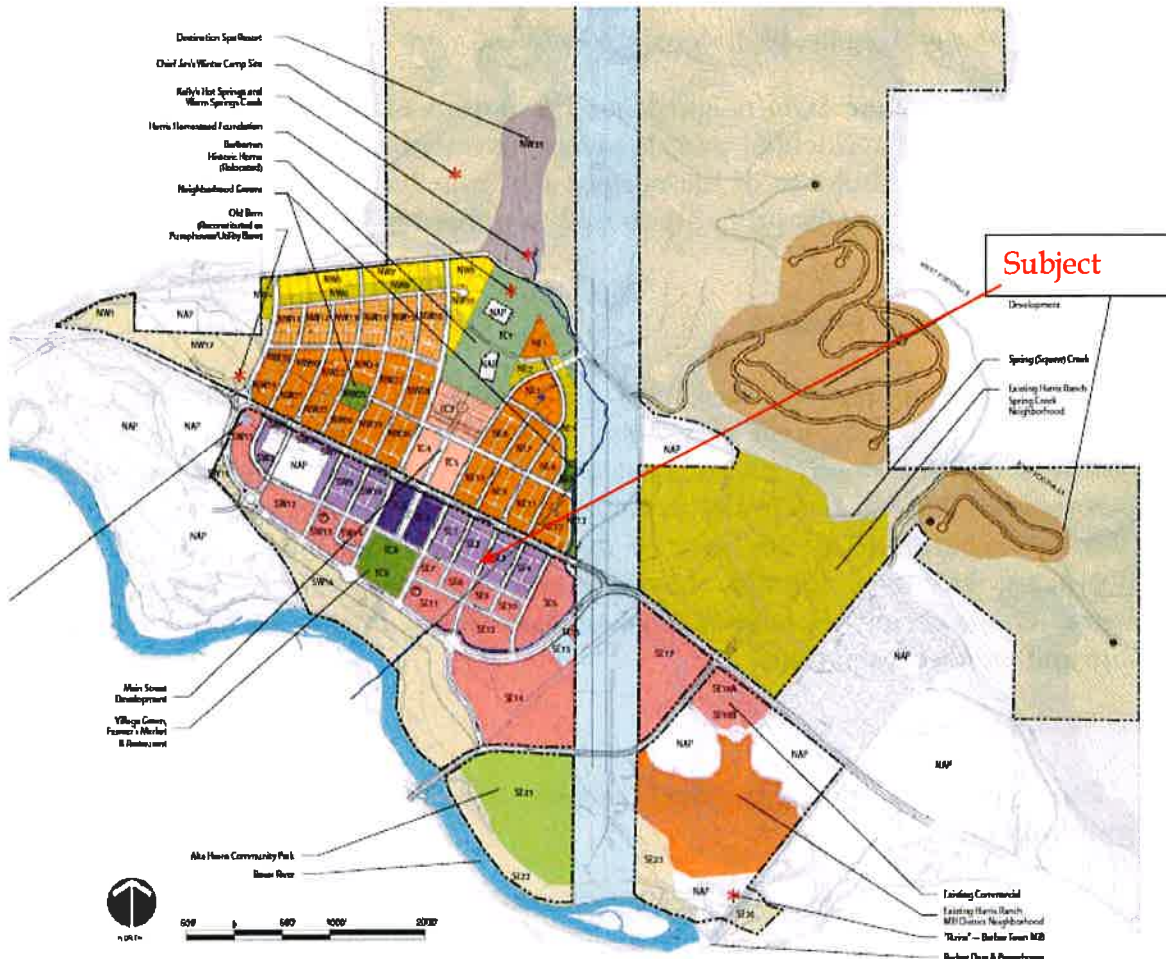
### *LOCATION*

The subject property is located approximately 5± miles east of the Central Business District of Boise, north of the Boise River and east of Eckert Road. Geographically, the subject is most closely tied to northeast and southeast Boise within the Boise City impact area. Primary areas of influence and competition would be from southeast and north/northeast Boise, and to a lesser extent, those areas of Boise further to the west.

Ada Planning Association has divided the Boise/Meridian metropolitan area into ten planning districts established by geographic, "planimetric" and topographic features for the purpose of directing growth and services. In more general terms, the subject neighborhood is believed to correlate primarily with the Southeast Planning Area; however, portions of the Foothills, North/Northeast Planning Area, as well as a portion of the Rural County Planning Area are also considered.

## Harris Family Specific District

The subject is included as a portion of the larger Harris Ranch Development. Presented below is a map of the larger Harris Ranch Development as approved by the Boise City Council.



## *EAST PARK CENTER BRIDGE*

As a requirement of previous City of Boise approvals, the Harris Ranch Development was limited to its current size until the East Park Center Bridge proposed for the western edge of the development was completed. The bridge has been completed and now provides additional access between Harris Ranch and the Boise Central Business District across the Boise River. The previous limitations have since been lifted.

### *LAND USE PATTERNS*

The influences of the subject's neighborhood range from agricultural and quasi-agricultural uses to residential development. The majority of improvements include detached, single-family residences. Residential development includes a variety of development ranging from aged residences with agricultural acreage to newer rural acreage estates and, again, high-density subdivision projects.

The subject's immediate neighborhood is approximately 60%-70% built-up. A limited number of residential parcels are evident within the subject neighborhood considering the desirability of the northeast planning area. There are a number of residential improvements, primarily in mid-to-upper range income levels, located in this area.

### *RETAIL/COMMERCIAL SERVICES*

The general commercial area most influencing the subject is located near the intersection of Apple Street and Boise Avenue, approximately 3± miles to the southwest and the Family Center located 3± miles to the south along Federal Way. Uses include various residential developments falling in the mid-to-upper range. Primary anchors within this area of extensive commercial development include Albertsons, Hastings, RiteAid, Lowes, Zamzows, Kentucky Fried Chicken and others. Other businesses include a convenience store, a bank, Hallmark, an Axiom Gym and various restaurants.

### *RECREATION*

The immediate neighborhood offers access to abundant recreational opportunities.

- Boise's 15± mile paved bicycle/pedestrian/roller blade path - The Green Belt - runs parallel with Warm Springs Avenue along the Boise River. This path leads north to Lucky Peak Reservoir and west through the city of Boise.
- Barber Park, located near the intersection of Eckert Road and Boise Avenue, offers raft/inner tube rentals in the summer as well as the typical park amenities.
- The city's Shakespeare Festival Outdoor Amphitheater is located to the east of the subject along Warm Springs Road. This outdoor stage hosts various William Shakespeare plays throughout the summer months and offers concessions to patrons.

### ***MULTI-FAMILY RESIDENTIAL CHARACTERISTICS***

The multi-family sector is limited throughout the neighborhood, however, a new 162 unit project is presently under construction east of the subject in Barber Station project. However areas to the south of the neighborhood have recently shown increases in the multi-family sector. General apartment rental rates range between \$850 and \$2,000 per month with the tenant paying electricity. On a city-wide basis, multi-family rates trend between 0% and 5%. In our opinion, the likelihood of a trending toward mid-range would be reasonable for the subject's immediate area, due to the desirability of the location in this sector of the community.

The subject's immediate area appears to develop effective single-family residential demand within the mid- to upper-mid income levels, with a general improved residential price range of \$350,000 to \$800,000+. Projects exceeding this price range were also noted.

### ***SINGLE-FAMILY RESIDENTIAL MARKET COMPETITION***

Within the general neighborhood (to include portions of southeast Boise), a variety of single-family projects provide housing alternatives for a variety of income classifications. Due to growth patterns for higher density projects, dependent on the availability of public utility services and thus dependent upon proximity to urban or urban impact areas, competing projects are not limited to the Boise Planning Areas; and to an extent, due to the availability of infrastructure which allows higher density developments, some areas surrounding the city of Meridian and the city of Eagle are more relevant in terms of competition than non-serviced areas lying within the county.

Immediate area competition is very limited due to the limited supply of developable acreage in the eastern portions of the city of Boise.

### ***UTILITY SERVICES***

In general, the expanded neighborhood is serviced by all public utilities; electricity is provided by Idaho Power, telephone services are provided by CenturyLink, water is provided by United Water, and natural gas is provided by Intermountain Gas Company. Water and Sewer are not readily available to the subject parcels given its location within the foothills.

### ***EMPLOYMENT***

Employment centers near the subject include Albertsons, in addition to a number of employers in the office and financial districts of Boise's Park Centre Area and CBD.



In addition, the Boise Air Terminal, Micron Technology, J.R. Simplot headquarters, Power Bar, Boise Parks and Recreation, and U.S. Forest Service. Micron Technology, a semi-conductor manufacturer and the largest employer in Boise, is located 1/2 mile south of the subject. Downtown Boise is easily accessible from the subject site considering its location along Warm Springs. Downtown business is considered a major financial and entertainment district for the community.

***THE SUBJECT AS PART OF ITS NEIGHBORHOOD***

This appraisal focuses upon the subject's potential position and direct and indirect competition in its market and its potential for continued viability. Recent data indicates increased residential demand in the Boise market.

The convenience of the subject's locality in relation to goods and services and employment centers is considered average.

By both the standards of recent historical development patterns and the projections of leading demographers the subject's neighborhood appears to be well positioned for long term residential development. As such, the subject is viewed as complementing the character of the overall neighborhood.

## ZONING

The legal restrictions applicable to a site can influence the size of lot or type of use, without regard to what is actually demanded by the market.

### *SPECIFIC PLANNING ORDINANCE*

The subject site is located within the City of Boise and is included as a portion of the larger Harris Ranch Development. This development is the first project to utilize the City of Boise Special District ordinance. According to the City of Boise;

"The specific Plan Ordinance is a City-initiated amendment that serves as a zoning tool to better facilitate creative and innovative developments. A developer may use a Specific Plan to craft unique zoning standards and adopt them into the zoning code as a stand alone document for an individual property. Specific Plans are custom tailored for the setting and situation in which they will be applied. They are adopted into the code by reference and become the zoning for that specific property."

"Currently, many new and innovative projects may never come to fruition, even though they may be great examples of good urban design. For example a developer has a concept for a commercial use project on the main floor with residential units on upper floors. Additionally, the developer has a unique streetscape design that is as usable to pedestrians as cars. The comprehensive plan review indicates the use is desirable from a policy perspective, but the zoning code would not allow it without many variances. The zoning code may not even contain standards that address some of the issues in the proposal, such as parking requirements for mixed use units."

"The Specific Plan tool will allow the developer to draft his own set of logical standards for parking, setback, landscaping and streetscape that apply only to his own setting and parcel. As long as the development does not exceed what the comprehensive plan would allow in terms of density or land use, the specific plan can be then approved through the normal public hearing process."

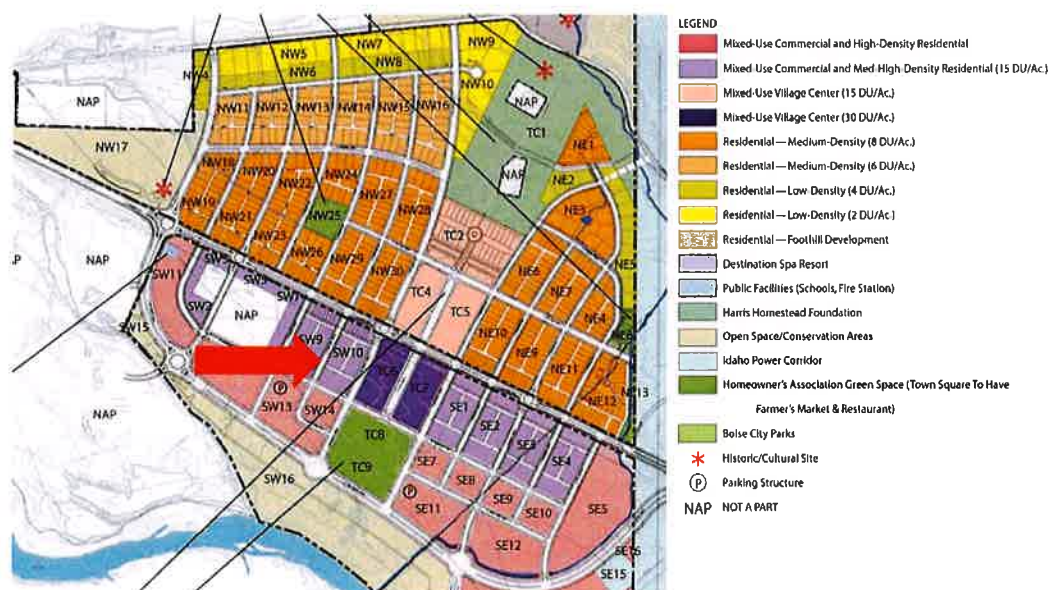
"The Specific Plan Ordinance requires that innovative projects still need to demonstrate compatibility with adjacent uses, consistency with adopted service standards and environmental protection as required of any other project or zone change. In the case of a very large project, the specific plan could also include a detailed phasing plan that stages infrastructure improvements with development, providing assurance through zoning that full services will be available. The City will administer the Specific Plan as the adopted zoning for the property for the life of the project."

### *THE HARRIS RANCH SPECIFIC DISTRICT*

The Harris Ranch Specific District was approved by the City of Boise Planning and Zoning Commission on May 21, 2007 and by the Boise City Council on June 20, 2007.

In accordance with the Specific Planning Ordinance the Harris Ranch Specific District, as approved, creates its own zoning districts, parking requirements, design standards, setbacks, etc. The details of these regulations are contained in the Harris Ranch Specific Plan. This document is 232 pages and has therefore not been included in the addenda for review. It is available on the Harris Ranch website at <http://www.harris-ranch.com>.

The various land use classifications for the larger Harris Ranch Development as outlined in the specific plan include low, medium and high density residential, mixed use residential, mixed use village center, and mixed use commercial. Within the subject acreage there is mixed use commercial medium/high density residential (15 DU/acre) designations.



### DISTRICT CLASSIFICATION

The Harris Ranch Specific Plan identifies permitted land uses for each zoning classification. In addition, each specific area, as identified on the previous zoning map, is assigned block prototypes which illustrate the exact type of development that would be permitted in that area. The block prototypes are based on the zoning classification, surrounding land uses and the location of the area in question. They are not uniform across zoning classifications.

The total site size for the roadway parcels is 6.40± acres. The larger parcel in this appraisal is identified as the contiguous land for the Harris Ranch Subdivision, Blocks SW9, SW10, SE1, SE2, SE3, and SE4, which abuts the specific roadways and will be valued in accordance with the ATF Methodology under the premise that the



roadway sites could be developed. The larger parcels have been developed, or are in the process of being developed as Mixed Use Residential. The total site size for the larger parcel is 19.31± acres.

*REAL ESTATE TAXES*

The larger parcel in this appraisal is identified as the contiguous land for the Harris Ranch Subdivision, Blocks SW9, SW10, SE1, SE2, SE3, and SE4. The subject roadway parcels are part of Harris Ranch Subdivision Phases 2, 6, 8, 9, and 11. No parcel numbers are designated for the roadways. The subject property is not currently assessed and taxed. Surrounding parcels in the subject's area are taxed at a rate of approximately 1.8%.

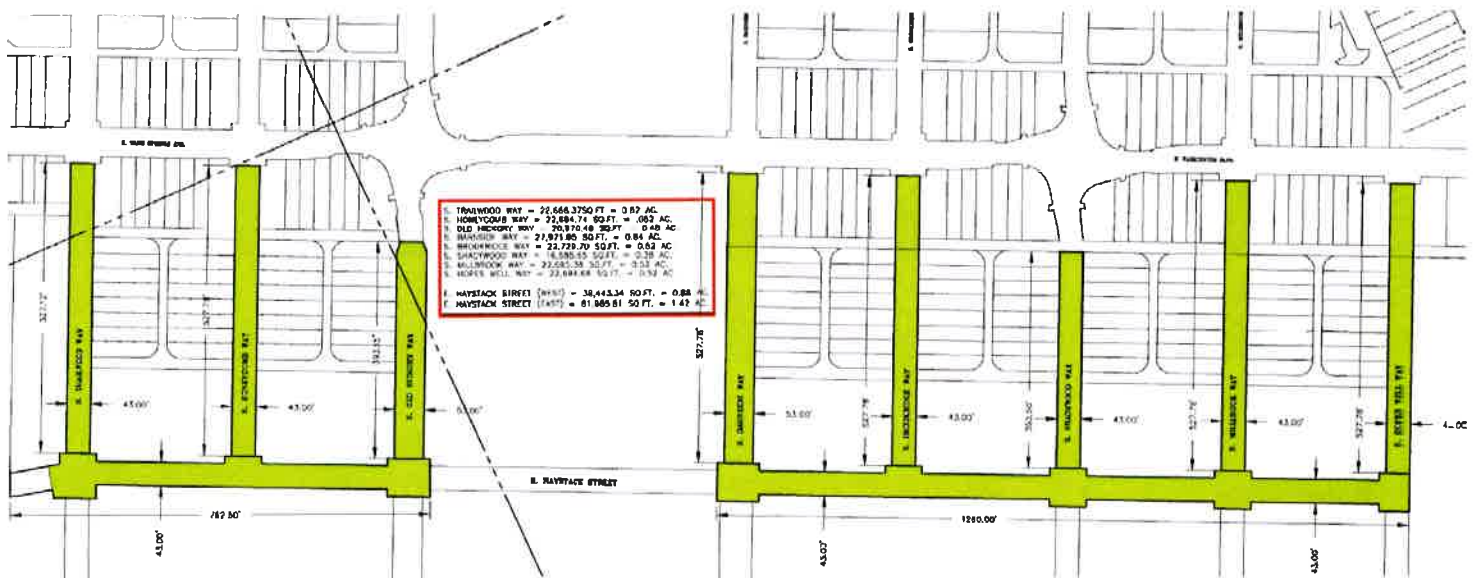
## SITE DESCRIPTION

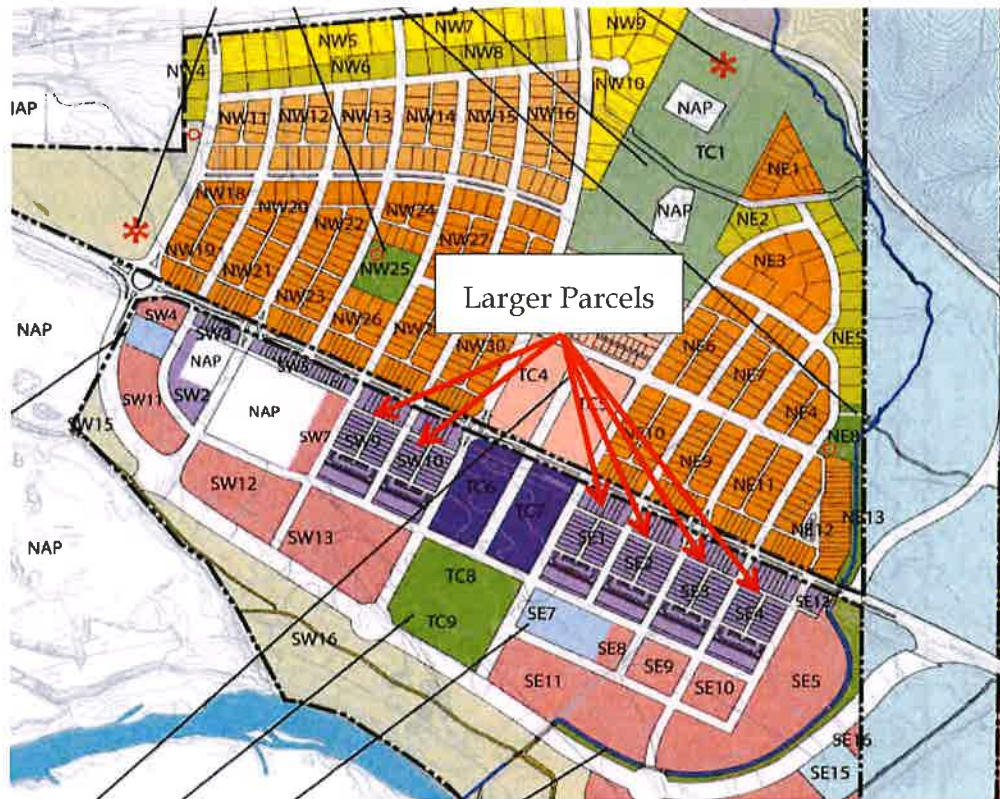
### Common and Legal Description

The subject includes the roadway parcels within Phases 2, 6, 8, 9, and 11 of the Harris Ranch Subdivision, as outlined below. The total site size for the roadway parcels is 6.40± acres.

### Larger Parcel

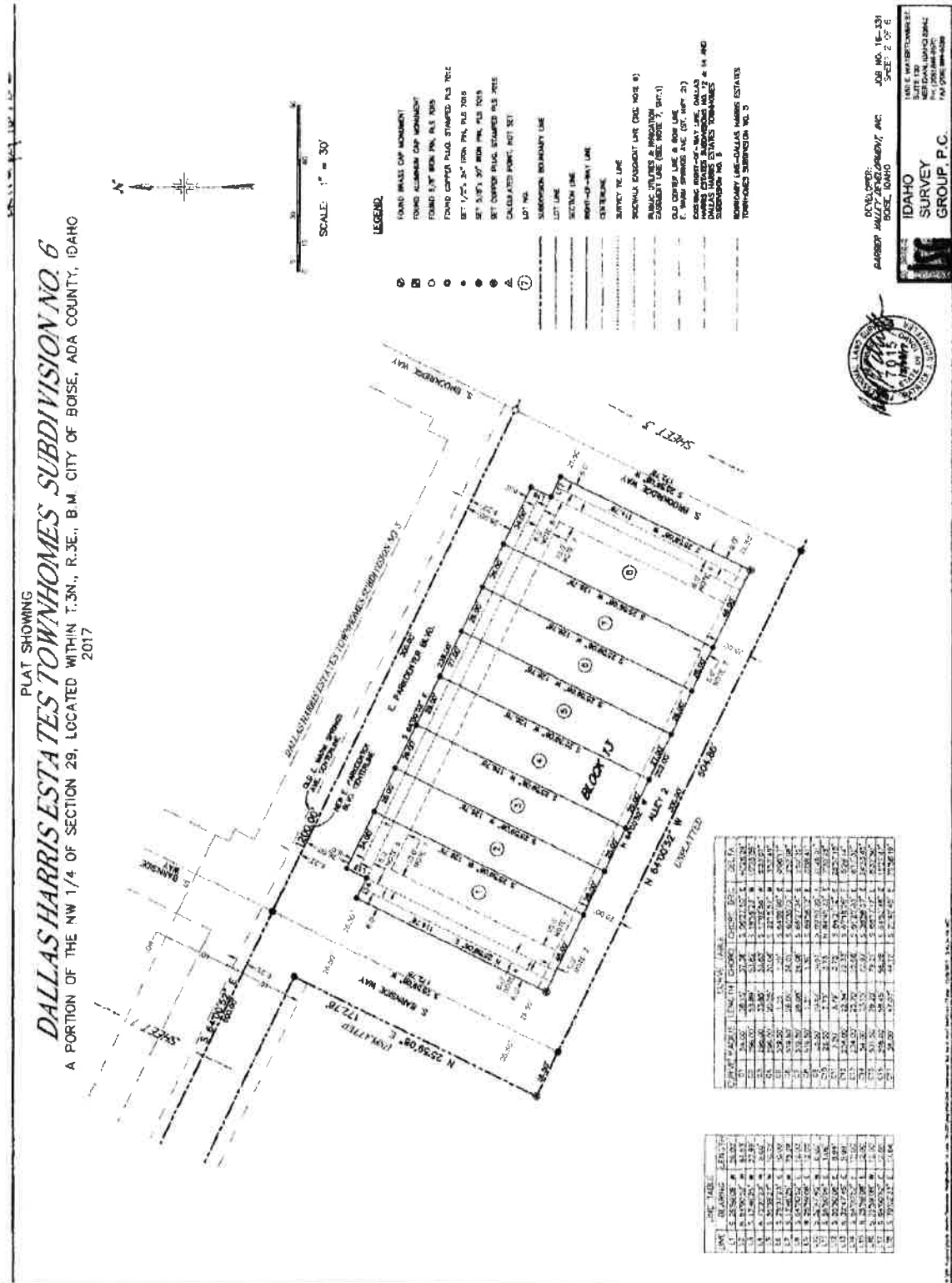
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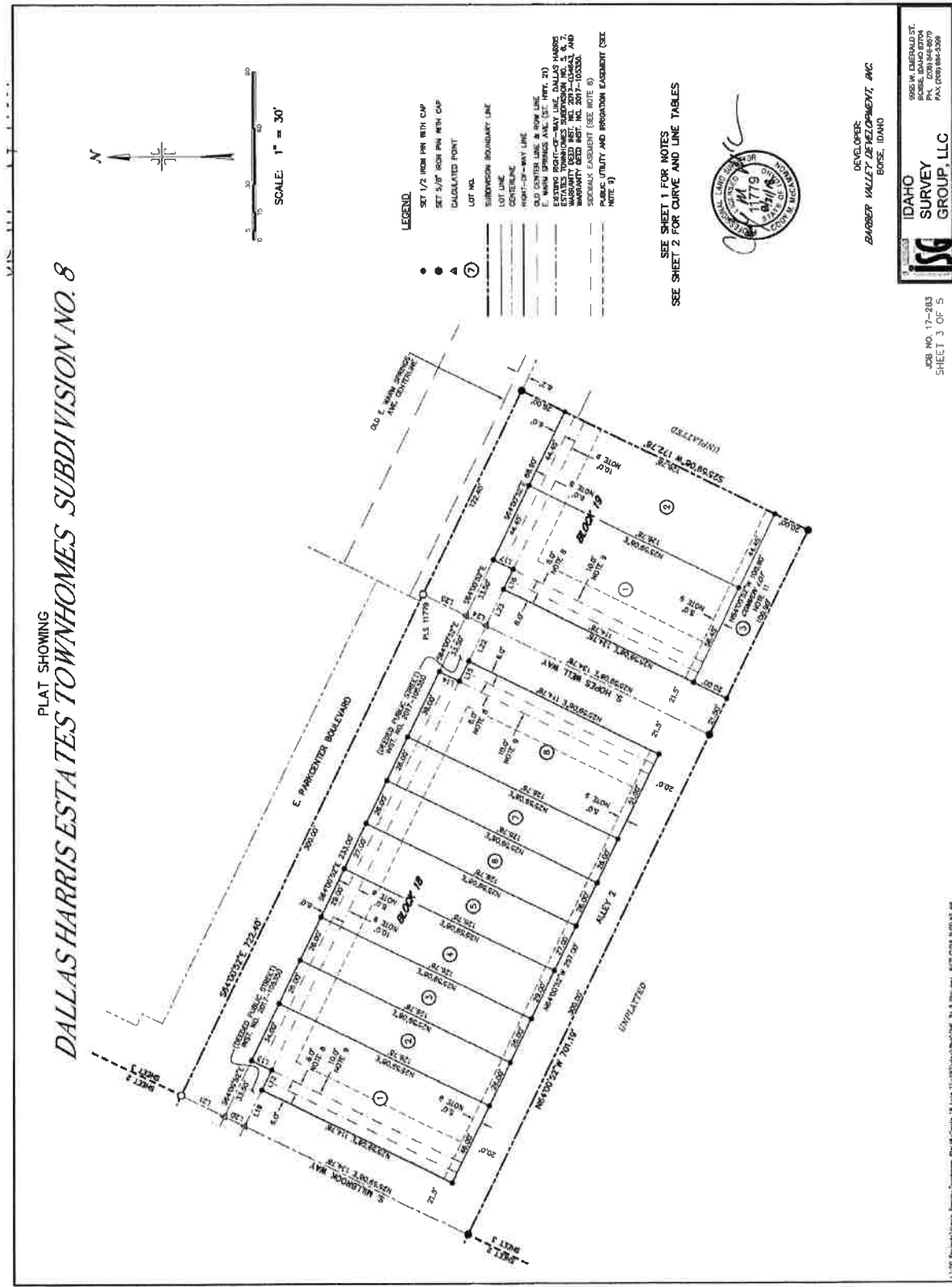


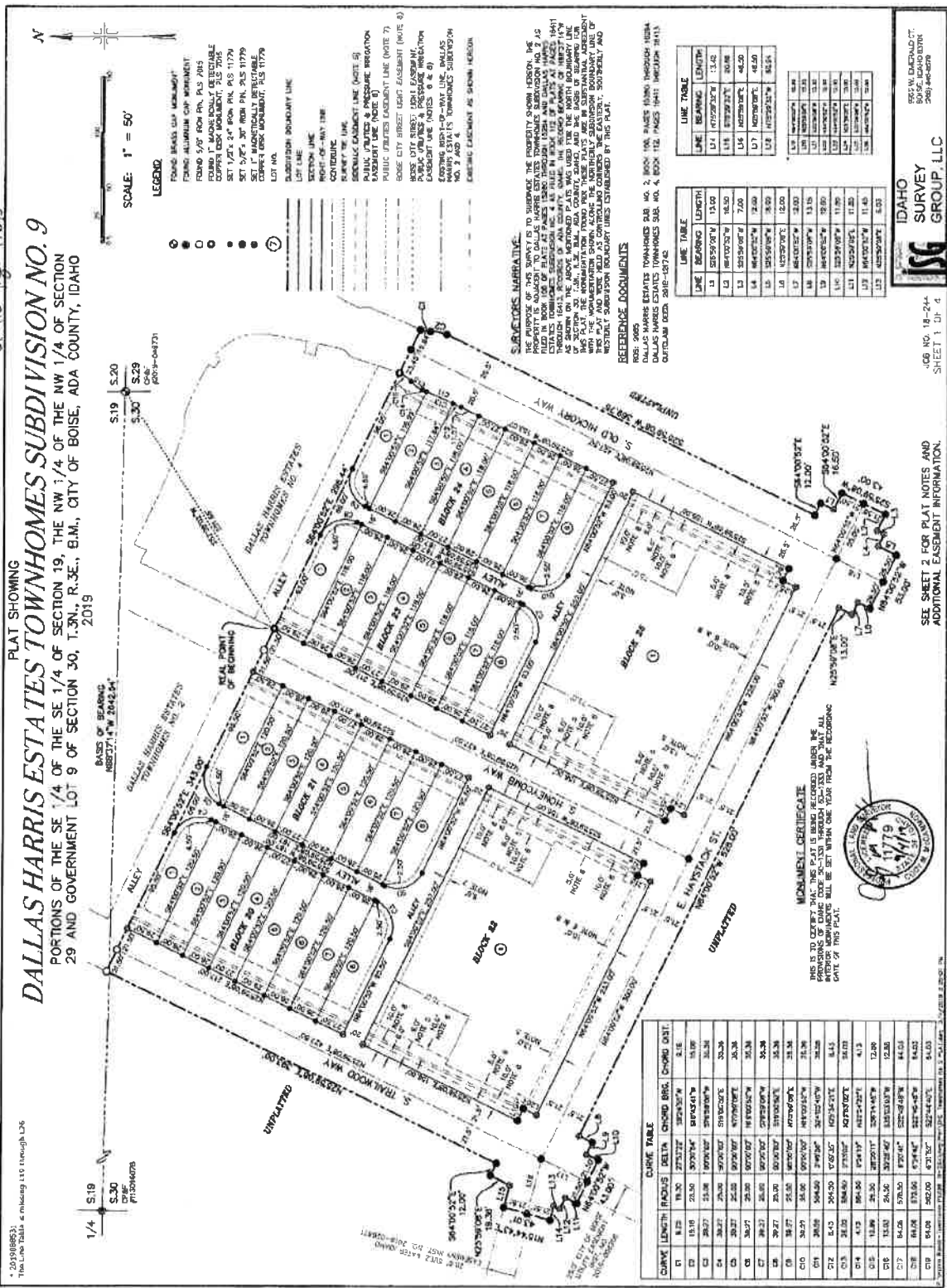
Street	Phase #	Block	Land Use	Site Area/Acres	Site Area/SF	Retrospective Date
S. Trailwood Way	2	SW9	Mixed Use Residential	0.13	5,663	7/24/2015
S. Honeycomb Way	2	SW9 & SW10	Mixed Use Residential	<u>0.13</u>	<u>5,663</u>	7/24/2015
<b>Total</b>				<b>0.26</b>	<b>11,326</b>	
S. Barnside Way	6	SE1	Mixed Use Residential	0.16	6,970	1/2/2018
S. Brookridge Way	6	SE1 & SE2	Mixed Use Residential	<u>0.14</u>	<u>6,098</u>	1/2/2018
<b>Total</b>				<b>0.30</b>	<b>13,068</b>	
S. Millbrook Way	8	SE3 & SE4	Mixed Use Residential	0.13	5,663	9/4/2018
S. Hopes Well Way	8	SE4	Mixed Use Residential	<u>0.13</u>	<u>5,663</u>	9/4/2018
<b>Total</b>				<b>0.26</b>	<b>11,326</b>	
S. Trailwood Way	9	SW9	Mixed Use Residential	0.39	16,988	9/12/2019
S. Honeycomb Way	9	SW9 & SW10	Mixed Use Residential	0.39	16,988	9/12/2019
S. Old Hickory Way	9	SW10	Mixed Use Residential	0.48	20,909	9/12/2019
E. Haystack Street (West)	9	SW9 & SW10	Mixed Use Residential	<u>0.88</u>	<u>38,333</u>	9/12/2019
<b>Total</b>				<b>2.14</b>	<b>93,218</b>	
S. Barnside Way	11	SE1	Mixed Use Residential	0.48	20,909	7/25/2020 *
S. Brookridge Way	11	SE1 & SE2	Mixed Use Residential	0.38	16,553	7/25/2020 *
S. Shadywood Way	11	SE2 & SE3	Mixed Use Residential	0.38	16,553	7/25/2020 *
S. Millbrook Way	11	SE3 & SE4	Mixed Use Residential	0.39	16,988	7/25/2020 *
S. Hopes Well Way	11	SE4	Mixed Use Residential	0.39	16,988	7/25/2020 *
E. Haystack Street (East)	11	SE1, SE2, SE3, SE4	Mixed Use Residential	<u>1.42</u>	<u>61,855</u>	7/25/2020 *
<b>Total</b>				<b>3.44</b>	<b>149,846</b>	
<b>Total Roadways</b>				<b>6.40</b>	<b>278,784</b>	* Roadways Not Dedicated Effective Date of Appraisal













### Environmental Analysis

A Phase I, Environmental Site Assessment has not been provided. The appraisers are not experts in detecting such substances, and the presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous wastes may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on the property. Any such environmental risk discovered at a later date may require a revised estimate of value that may or may not be simply a reduction in the value by the estimated cost to cure of the environmental condition. Properties known to have environmental risk may carry a stigma in the marketplace which also may or may not affect the value.

### Soil Conditions

No atypical restrictions to site maximization are noted from a topographical standpoint. Finally, while no specific soils tests have been made available, the existing improvements show no signs of atypical settling; and it is assumed that the soils conditions are adaptable to development with only typical amounts of earth-work required.

### Engineer and Flood Plain Boundary Delineation

According to the project engineer the parcels of the subject site will be removed from the Flood Plain as demand dictates. Based upon our experience with the Harris Ranch Project and conversations with the project engineer indicated that it is typical of some of the parcels in Harris Ranch Development will be filled raising the site above the minimum flood elevation and then removed from the Flood Zone through a map revision where flood insurance would not be required for these lots. **It is an extraordinary assumption of this report that a FEMA map revision will occur and the lots will be reclassified outside of Flood Zone and no flood insurance will be required.**

## **UTILITIES AND EASEMENTS**

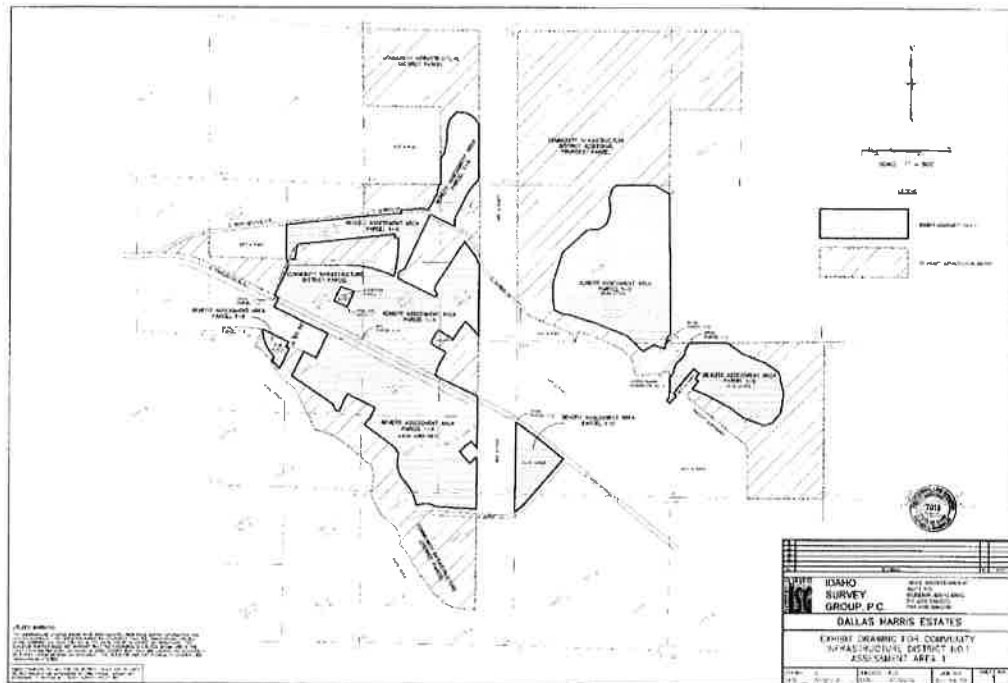
### Utilities

Conversations with the Harris Ranch Specific District engineer all public utilities will be made available to the subject by phase as development dictates. Sewer service will be provided by the City of Boise; water service will be provided by United Water, telephone will be provided by CenturyLink; electricity by Idaho Power Company; and, natural gas by Intermountain Gas Company.

The sewer system for the Harris Ranch development is a gravity flow system to a lift station located close to the East Park Center Bridge. Extension of service to the subject site will be done in accordance with the phasing schedule.

### Liens and Easements of Record

The original CID included a total of 401.5 acres of Benefit Area with the remaining acreage in the CID located in the "Non-Benefit Area". The non-benefit area is basically non developable area that has been incorporated within the Harris Ranch development Plan and within the CID. The "Non-Benefit Area" will be treated as open space/conservation areas as identified by their land use in the Harris Ranch Specific Plan. The Harris Ranch CID "Non-Benefit Area" and "Benefit Area" boundaries are identified in the exhibit found following.



The reader should note that the subject's "Benefit Area" acreage is evolving based upon the amount of land area that platted as the aggregate site is developed. The "Benefit Area" when the site is platted due to the loss in land area due to the road right of way.

Again, this appraisal is based on a "Hypothetical" condition that title to the subject parcel is assumed to be marketable and free and clear of all liens and encumbrances and has been analyzed as a vacant development parcel prior to the development of the Harris Ranch Subdivision as of the effective date of value.

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## *PART II - PROPERTY VALUATION*

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## HIGHEST AND BEST USE

In common appraisal practice, the concept of highest and best use represents the premise upon which a value estimate is based:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.<sup>5</sup>

The determination of highest and best use is the result of the appraiser's judgment and analytical skill. The reader is cautioned, however, that highest and best use of a property is not necessarily its most likely use. Furthermore, the use determined from analysis represents an opinion, not always a "fact" to be found.

In practical application, the determination of highest and best use of a property is analyzed, both as vacant, and as currently improved, subject to the following four criteria: The highest and best use must be 1) legally permissible, 2) physically possible, 3) financially feasible, and 4) maximally productive. These criteria may be considered in concert or sequentially; however, the tests of legal and physical permissibility must be applied first, as consideration of feasibility is irrelevant if such use is not possible in the first place.

### *HIGHEST AND BEST USE ("HYPOTHETICAL USE AS RESIDENTIAL DEVELOPMENT")*

For the purposes of this analysis the appraisal is based on a "Hypothetical" condition that title to the subject parcel is assumed to be marketable and free and clear of all liens and encumbrances and is included as residential development land as part of the Harris Ranch Subdivision as of the effective date of value.

"Across-the-fence" price means the estimated unit price per acre, per unit, or per square foot of adjoining or nearby land sales, analyzed and adjusted for dissimilarities, weighing the more important factors.

"[The "ATF" valuation] is based on the premise that the corridor land should be worth at least as much as the land through which it passes. Using this approach, the corridor is typically divided into segments or districts of similar utility based on the adjacent land use. Then the value of a typical parcel of adjacent land within the district is applied to that portion of the corridor to arrive at its market value. Finally the values of each of the segments or districts of the corridor are added together to estimate the ATF value of the total corridor."<sup>6</sup>

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<sup>5</sup> 14th Edition

<sup>6</sup> Arthur G. Rahm, "Across the Fence Methodology for Valuation of Corridors: What Is It and How Is It Used?," *The Appraisal Journal*, July 2001, 270.

The larger parcel in this appraisal is identified as the contiguous land for the Harris Ranch Subdivision, Blocks SW9, SW10, SE1, SE2, SE3, and SE4, which abuts the specific roadways and will be valued in accordance with the ATF Methodology under the premise that the roadway sites could be developed. The larger parcels have been developed, or are in the process of being developed as Mixed Use Residential. The total site size for the larger parcel is 19.31± acres.

In arriving at an estimation of the theoretical highest and best use for the subject property, it is necessary to consider the characteristics and environmental influences that have a direct influence on the subject's potential utilization. The characteristics and features deemed most influential in the use of the tract are the subject's location, access, physical features, zoning classification, availability of public services (including utilities), surrounding property types and forms of development, and the market's demand for various property uses.

Legally Permissible:

The subject is included in the Harris Ranch Specific District that received approval from the Boise City Council on June 20, 2007. At this point, development of the subject property to its theoretical Highest and Best Use does not appear to be restricted by its approved zoning classification.

Physically Possible:

The subject is currently in good proximity to major east/west, as well as north/south thoroughfares for the county. The site is irregular in shape and has a basically level topography.

Financially Feasible:

The decision as to the ultimate use of the subject property should include considerations of the probability of attaining a return on the investment. Any proposed use should take highest advantage of the marketable attributes of the property, while minimizing any negative characteristics. At the same time, a proposed use should operate within the limits of prudent and justified investments. Medium-High Density Residential development of the subject is considered the most probable use of the land considering the ongoing residential development in the area.

The subject's immediate neighborhood has primary demand for medium to high density residential units. The Harris Ranch Development has been able to consistently outperform its competition over the years based on superior medium to high density residential demand due to its location, project quality, and amenities.

*CONCLUSION; HIGHEST AND BEST USE AS VACANT ("HYPOTHETICAL")*

Considering the above discussion Highest & Best Use of the subject site is for medium to high density residential development. Based on our analysis there is sufficient demand to support the development of the subject site. This estimate takes into consideration future supply within the Harris Ranch Specific District.



## MARKETING & EXPOSURE TIME

### EXPOSURE PERIOD

Exposure period, by definition, is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at a market value on the effective date of the appraisal. In other words, how much time would the property being appraised need to be exposed on the market for a sale commensurate with the market value of the property, as of the date of the appraisal?

Based upon research and discussions with various participants in the market, it is the considered opinion that exposure time for the subject would most likely trend within the 12± month time frame.

### MARKETING PERIOD

This section of the report is particularly relevant to income-producing properties, and is undertaken primarily to consider how the subject fits into the overall market segment and how effectively it competes in the market. Issues worthy of consideration might include supply indicators (rent levels, absorption rates, inventory of existing space, construction trends, vacancy patterns), as well as anticipated changes in demand. Much of this sort of information has already been presented for consideration in the Neighborhood and Highest and Best Use sections of the report.

As might be expected, the availability of good sources of data on a particular property is directly proportional to the size of the respective market. The subject's property class affords an acceptable number of sales within the subject's immediate and general marketplace for analysis.

The subject would most likely appeal to a stronger local or regional residential developer. Based upon the sale data assembled, discussions with investors, discussions with brokers and agents, and discussions with other market participants, we are left with the strong sense that the subject would have a marketing period within 12± months. This assumes that the subject is priced in the range found herein and is aggressively and professionally marketed and that no adverse stigma becomes associated with the property by internal mismanagement or external forces.

### SALES COMPARISON APPROACH

It is assumed in this approach that there exists a market for the type of property being appraised, and that data on recent sales of similar, competitive properties in the market are "arm's length" transactions, indicating a most probable sale price that the subject property would bring as of the valuation date. Although individual sales often deviate from a situation where both buyer and seller are knowledgeable market participants, it is assumed that a sufficient number of sales should tend to reflect investor patterns of prices (and thus values) in that particular market.

The following process is typically undertaken in order to develop an informed opinion of a property's value using the Sales Comparison Approach:

1. Search out sales, listing, or offerings of similar properties.
2. Confirm the prices as to terms, reason for purchase, and if a bona fide sale.
3. Compare the sale property's attributes with those of the property being appraised.
4. Analyze all the differences as to their probable effect on the sale price.
5. Form an opinion of the relative value of the property under appraisal as compared with the sale price of each similar property.

Some of the economic units of comparison which may be utilized in this approach are Overall Rate (OAR), Gross Annual Income Multipliers (GAIM or GIM), Effective Gross Income Multipliers (EGIM); and some of the physical units of comparison are price per square foot, price per unit, price per room, etc.

On the following page is a Summary of the Market Sales followed by a discussion of the adjustment considerations for comparable sales presented, followed by the conclusion of value for the subject property by the Sales Comparison Approach.

#### **METHOD OF VALUATION - ACROSS-THE-FENCE (ATF)**

"Across-the-fence price means the estimated unit price per acre or per square foot of adjoining or nearby land sales, analyzed and adjusted for dissimilarities, weighing the more important factors.

Further explanation of the application of this concept is provided below:

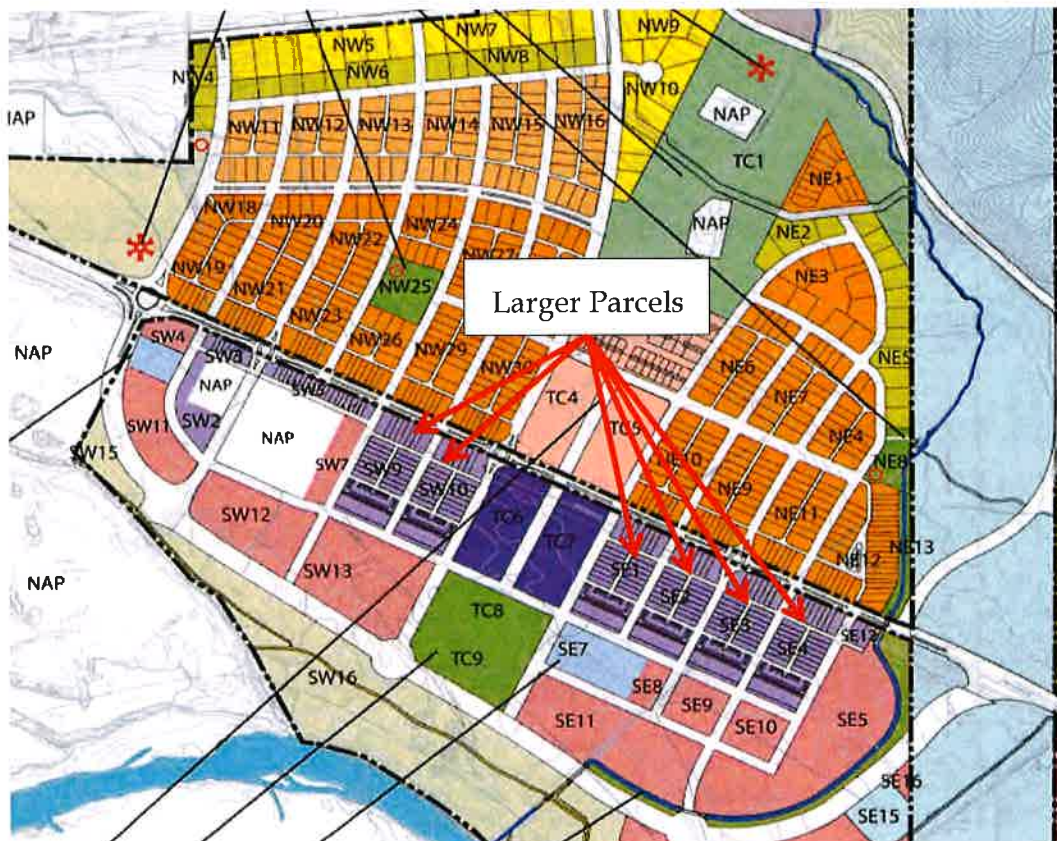
"[The "ATF" valuation] is based on the premise that the corridor land should be worth at least as much as the land through which it passes. Using this approach, the corridor is typically divided into segments or districts of similar utility based on the adjacent land use. Then the value of a typical parcel of adjacent land within the

district is applied to that portion of the corridor to arrive at its market value. Finally the values of each of the segments or districts of the corridor are added together to estimate the ATF value of the total corridor.”<sup>7</sup>

As previously discussed, we have prepared retrospective dates of value as of July 24, 2015, January 2, 2018, September 4, 2018 and September 12, 2019. For the roadways currently under construction we have concluded the valuation based on the effective date of the appraisal, and July 25, 2020.

### Larger Parcel

The larger parcel in this appraisal is identified as the contiguous land for the Harris Ranch Subdivision, Blocks SW9, SW10, SE1, SE2, SE3, and SE4, which abuts the specific roadways and will be valued in accordance with the ATF Methodology under the premise that the roadway sites could be developed. The larger parcels have been developed, or are in the process of being developed as Mixed Use Residential. The total site size for the larger parcel is 19.31± acres.



<sup>7</sup> Arthur G. Rahm, "Across the Fence Methodology for Valuation of Corridors: What Is It and How Is It Used?," *The Appraisal Journal*, July 2001, 270.







For the purposes of this report we have applied the “Across-the-fence” valuation model to estimate the current market value of the subject parcel. We have utilized Mixed Use/Medium-High Density Residential sales based on the retrospective dates as outlined above.

***HIGH DENSITY RESIDENTIAL LAND SALES (RETROSPECTIVE DATE OF 7/24/2015)***

We have provided relevant sales of development land in the subject’s market area. The comparables considered most similar to the subject have been summarized following. The following outlines sales as of the retrospective date.



## High Density Land Sales Effective Date 7/24/2015

General Data	Comparable 1	Comparable 2	Comparable 3	Comparable 4
				
Common Name	Tablerock Townhomes	Sherman Hollow Subdivision	Magal Subdivision	Sovi
Address/Location	2339 & 2399 Warm Springs Ave.	E Sherman Street	N. Lancaster Dr.	On the corner of S. Eagle Road and E. Rome Drive, between Eagle Road and S. Locust Grove, south of E. Victory Road
City	Boise	Boise	Boise	Meridian
Legal Description	Lots 4-13 Block 1 Tablerock Subdivision, Boise, Ada County, Idaho.	Parcel Numbers #3061, #3063, #3602, #4401 & SE COR NW4NW4 SEC 2 3N 2E	Multiple Parcels	Part of the NE 1/4 of the NE 1/4 of SEC. 29, T.3N, R.1E, Boise Meridian, Ada County, Idaho.
Use at Sale	Vacant	Vacant/Residential	Vacant Hillside	Vacant
Proposed Use	Residential Townhomes	Residential	Residential	Residential Development
Utility Availability	All utilities available	All utilities available	All utilities available	All Available
Zoning	R-2D	R-1B	R-1B & A-2	R-15
Frontage	Warm Springs Ave.	Sherman Street	N. Lancaster Dr.	S. Eagle Road & E. Rome Drive
Access	Good	Good	Good	Average
Parcel Shape	Irregular	Irregular	Irregular	Rectangular
Easements/ Restrictions	None Noted	None Noted	None Noted	None Noted
<b>Transaction Info</b>				
Sale Date	(July-15)	(June-2015)	(March-15)	(Mar-15)
Parcel Number	Parcels R2738310240 and R2738510180.	#51002223061, #51002223063, 50633110110, 50633110120, & #51002223602, and #51002244401	50628440120	51129110400
Parcel Size (Acres)	1.09	10.29	8.32	5.00
Parcel Size (SF)	47,480	448,232	362,419	217,800
Total Consideration	\$200,000	\$1,535,000	\$685,000	\$630,000
Price per acre	\$183,486	\$149,174	\$82,332	\$130,000
Unit Price (sf)	\$4.21	\$3.42	\$1.89	\$2.98
Terms	Cash to Seller	Cash	Cash	Cash
Marketing Period	Not Listed on Market	30+ days	30+ days	Not Actively Mkt
Grantor	Not Disclosed	Pacific West Communities	Pacific West Communities	Sara Jane Brodin
Grantee	Fallingbrook Townhomes LLC	Local Construct LLC	Local Construct LLC	C4 land LLC
Confirmation	Developer	P&S Agreement	P&S Agreement	Jim Conger, Purchase and Sale Agreement
Comments	11 proposed attached residential townhomes. Developer indicated that pricing will be \$330,000 for each unit. 1,845sf ea unit/good quality. Slightly elevated site with treetop views to the south and tablerock views to the north.	Boise foothills in-fill development. 19 proposed lots ranging from 4,731sf to 2,73 Acres. Proposed home prices from \$450K to \$800K+. Purchased as fully entitled development. New developer was required to improve a portion of Sherman Street to meet access requirements.	Proposed 9 foothill lots. Did not have entitlements in place at the time of sale. Zoned R-1B with 1 lot being A-2.	This sale involved the acquisition of farmland with a single family residential improvement. The improvements were removed after purchase in preparation for a 37 lot residential subdivision. The site has frontage along the west side of S. Eagle Road and on the north side of E. Rome Drive.





## *ANALYSIS OF COMPARABLE HIGH-DENSITY LAND SALES*

### Qualitative Analysis

Qualitative analysis recognizes the inefficiencies of real estate markets and the difficulty in expressing adjustments with mathematical precision. It is essential, therefore, that the appraisers explain the analytical process and logic applied in reconciling the value indications using qualitative analysis techniques such as;

- Trend analysis
- Relative Comparison analysis
- Ranking analysis

A relative comparison analysis will be employed in the analysis of the comparables sales to arrive at a value indication for the subject. Relative comparison analysis is the study of relationships indicated by market data without recourse to quantification. Many appraisers use this technique because it reflects the imperfect nature of real estate markets. To apply the technique the appraiser analyzes comparable sales to determine whether the comparable properties' characteristics are inferior, superior or similar to those of the subject property.

### Real Property Rights Conveyed

This adjustment is required when a sales transaction is other than a Fee Simple Estate, free and clear of all leases. Each comparable sale involved the transfer of the Fee Simple Estate; therefore no adjustment is indicated.

### Financing Terms

This adjustment is for financing associated with the transaction. The market value definition used in this report specifically states that value is predicated on cash or its equivalent. Comparables are typically reported as being cash sales with the purchaser obtaining third party financing, when owner financing was equivalent to market rates and terms, or were adjusted to a cash equivalency when below-market terms were disclosed. The sales prices utilized in the analysis are cash or were reported by the parties to be cash or cash equivalent prices. Therefore, no adjustment has been applied.

### Conditions of Sale

This adjustment considers the motivations of the buyer and seller. All of the comparable sales are believed to represent arms-length transactions and no adjustments are warranted.

### Market Conditions/Time

This adjustment accounts for changes in value due to variable market conditions. An indication of significant land value and single family home appreciation in the subject's neighborhood between 2003 and the end of 2006 is apparent, given the analysis of historical sales data. The market experienced dramatic reductions in values from 2007 to 2009. Sales transactions that occurred from 2009 and 2011, had shown some stabilization of values. Currently, market participants are experiencing a substantial uptick in residential demand as pricing and availability of financing are bringing buyers to the market. The transactions are current and no adjustments have been applied.

### Location

This adjustment reflects any differences attributable to location. The basis for this adjustment is proximity to major arterials in the area and location within the perceived growth patterns as evidenced by proposed road improvements and proposed development. With respect to residential use, those tracts in close proximity to existing housing developments are considered superior to those in more remote areas. The quality and price levels of surrounding residential development are also considered as an indication of quality of location as is the overall desirability and aesthetics.

*Surrounding land uses:* The subject is located in southeast Boise surrounded by existing single family residential, multi-family, and commercial developments, and is within favorable distance to shopping and services. Comparables 1-3 share similar locational influences. Comparable 4 is located in Meridian within an area of less market demand and proximity to services.

*Frontage/Access:* Tracts of land, which have frontage on well-paved thoroughfares with curbs and gutters in place, are more desirable than tracts that have accessibility to lesser quality roadways that will require improvement in order for development to take place. This refers to the major neighborhood thoroughfares that provide access to the development or site and not to the interior streets. The comparables are considered similar in access/frontage.

### Utility Availability

The physical characteristics, which affect the cost of development or end-user demand for developed lots, should be considered, and if appropriate, adjusted for. Among the physical factors, which can affect development cost, are shape, topography/slope, soil conditions (drainage, expansiveness), sub-soil conditions (depth of bedrock, presence of ground water or location over aquifers), flood plain, and the availability of public services (utilities, police and fire protection, etc.). Physical factors, which can impact the desirability of eventual lots to be developed, include views, natural water amenities or trees.

Limited extension of utilities from primary arterials or adjacent developments is generally necessary for development and considered commonplace. In this instance the comparables are considered to be similar to the subject in respect to utility availability.

### Entitlements

There are entitlement approvals in place for the subject as of the effective date of this appraisal. In today's market, with limited entitled parcels for sale in the market, buyers are attributing more contributory value to entitlements due to the fact that such parcels are ready for construction. As a result, buyers are attributing more value to entitled parcels with well-designed plats. The comparables had approvals in place at the time of sale or were purchased contingent upon achieving preliminary plat approval.

### Topography & Soils

The comparables were considered equivalent, in terms of topography and soil conditions.

### Parcel Size

Size adjustments are dictated by actual market-extracted buyer preferences. Typically, when all other attributes are equal, a smaller site will sell for more on the per unit basis than larger tracts due to reduced holding costs and risk, etc. Size adjustments must be considered carefully with such factors as economies of scale in providing utility service to larger tracts versus smaller ones. Comparable 1 is a high density project with a smaller site than the subject. We have ranked Comparable 1 slightly superior in size influences.

### Zoning

Zoning directly impacts the development potential of a site, thereby affecting net present worth of the land. Typically, zoning adjustments are based on types of

development allowed and allowable development densities. A higher allowed density may or may not contribute additional value, depending on the demand and supply of various density housing in the market.

Comparable 1 has been approved for a high density townhouse project and is overall similar to the subject. Comparables 2-4 are lower density subdivisions and have been ranked inferior in density potential compare to the subject.

Unless otherwise noted, the basis for the following adjustments is from the compiled database of property sales in the local market, and the professional opinion of the appraiser.

*The adjustment grid to this point is presented following.*

QUALITATIVE ADJUSTMENT GRID				
	Comp 1	Comp 2	Comp 3	Comp 4
Common Name	Tablerock Townhomes	Sherman Hollow Subdivision	Magal Subdivision	Sovi
Indicated Sales Price/sf	\$4.21	\$3.42	\$1.89	\$2.98
Sale Date	(July-15)	(June-2015)	(March-15)	(Mar-15)
Property Rights Conveyed	Similar	Similar	Similar	Similar
Financing Terms	Similar	Similar	Similar	Similar
Conditions of Sale	Similar	Similar	Similar	Similar
Market Conditions (Time)	Similar	Similar	Similar	Similar
Location				
Surrounding Uses	Similar	Similar	Similar	Inferior
Frontage/ Access	Similar	Similar	Similar	Similar
Physical Attributes				
Utility Availability	Similar	Similar	Similar	Similar
Entitlements	Similar	Similar	Similar	Similar
Site Size/Shape	Slightly Superior	Similar	Similar	Similar
Topography	Similar	Similar	Similar	Similar
Zoning	Similar	Inferior	Inferior	Inferior
Net Adjustments	\$4.21	\$3.42	\$1.89	\$2.98
Lump Sum/ Other	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Price/sf	\$4.21	\$3.42	\$1.89	\$2.98
Site Size (acres)	1.09	10.29	8.32	5.00
Subtotal Adjusted Price/sf	\$4.21	\$3.42	\$1.89	\$2.98
	Comp 1	Comp 2	Comp 3	Comp 4
ADJUSTED PRICE/sf	\$4.21	\$3.42	\$1.89	\$2.98
Overall Comparability	Slightly Superior	Inferior	Inferior	Inferior
Mean:	\$3.13	\$1.89 Low		\$4.21 High
Median:	\$3.20	Range within one standard deviation of mean:		
Standard Deviation:	\$0.97	\$2.16	to	\$4.10

## CONCLUSIONS

The presented comparables range in sales prices from \$1.89/sf to \$4.21/sf. The trending of the sales, and therefore the mean and median, is \$3.13/sf to \$3.20/sf respectively. In this instance the comparable sales presented establish general market parameters and are considered to provide a reliable indication of market value of the subject site. A summary table is provided below.

<i>Qualitative Analysis</i>			
Comparables	Price/sf	Site Size/ Acres	Ranking
Comp 1	\$4.21	1.09	Slightly Superior
<b>Subject Site</b>	—	—	—
Comp 2	\$3.42	10.29	Inferior
Comp 4	\$2.98	5.00	Inferior
Comp 3	\$1.89	8.32	Inferior

As noted, Comparable 1 is located near the subject and approved for high density residential. We have given the greatest consideration to Comparable 1. Comparables 2-4 are considered overall inferior. Considering the presented market data and conversations with local brokers we have determined that the subject site is best supported at \$4.00/sf.

Taking into consideration the comparables utilized conversations with real estate professionals active in the subject market, current market conditions, the subject's larger parcel location, site size, level of site improvements, access, and utility availability the indicated value for each property type is as follows:

### Larger Parcel - Blocks SW9, SW10, SE1, SE2, SE3, SE4 - 19.31 Acres

#### Land Value Calculation - High Density Residential

Effective Date 7/24/2015

Larger Parcel	841,144 SF	@	\$4.00 /SF	=	\$3,364,574
	19.31 Acres		<i>Rounded</i>		\$3,365,000

We have applied the indicated value per square foot of \$4.00/sf to the subject parcels as indicated below:



**Subject Site - S. Trailwood Way & W. Honeycomb Way****Effective Date 7/24/2015**

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Subject Site	11,326 SF	@	\$4.00 /SF	=	\$45,302
	0.26 Acres		<i>Rounded</i>		<b>\$45,000</b>

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Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of July 24, 2015, the "Hypothetical" market value of the subject property was:

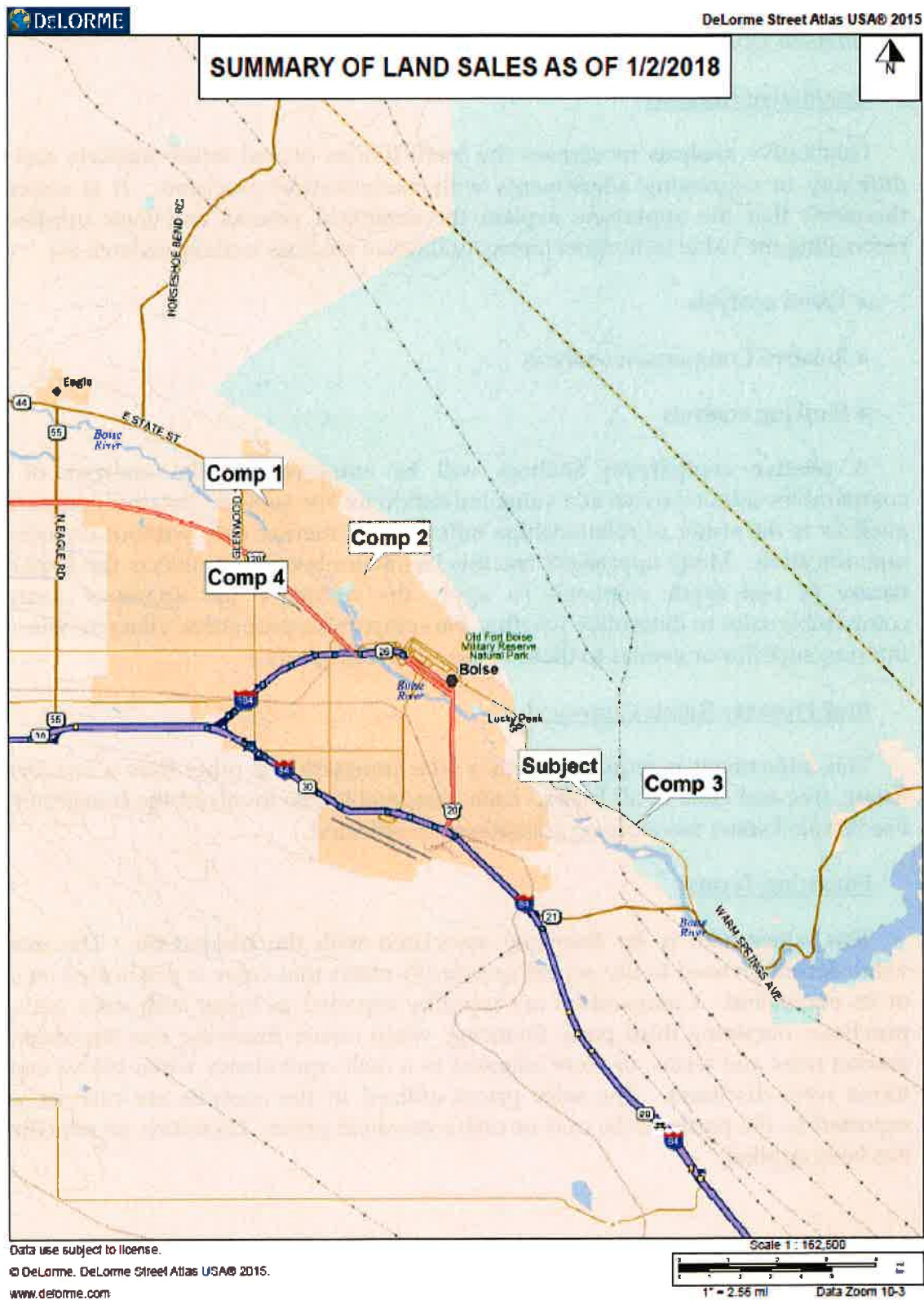
**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) 0.26± ACRES: ..... \$45,000**

## HIGH DENSITY RESIDENTIAL LAND SALES (RETROSPECTIVE DATE OF 1/2/2018 TO 9/12/2019)

We have provided relevant sales of development land in the subject's market area. The comparables considered most similar to the subject have been summarized following. It is noted that the market within this period had remained stable and insignificant differences were reflected between 1/2/2018 and 9/12/2019. The following outlines sales as of the retrospective date.

### Summary of Land Sales

General Data	Comp 1	Comp 2	Comp 3	Comp 4
				
Common Name	Panamint Villas Subdivision	Breneman Square Sub.	Council Springs Apartments	Parkway @ 43rd Townhomes
Address/Location	5401 N Pierce Park Lane	TBD W Breneman St.	3711 S. Council Springs Road	511 N. 43rd St
City	Boise	Boise	Boise	Garden City
Legal Description	PAR #5447 @ E SIDE GOV LOT 3 SEC 19 4N 2E, B.M., Boise, Ada County, Idaho.	PAR #3940 OF NW4 SEC 33 4N 2E PARCEL B ROS 10SS7#233912-5	Lot 10 Block 5 Harris Ranch Subdivision No. 6	Lots 2-7, 16-21 and 26-31 Block 1, Twotown Parkway Subdivision #2, Garden City, Idaho.
Use at Sale	Vacant	Vacant	Vacant	Vacant/Residential
Proposed Use	Residential Development	Residential Development	Multi-Family	Multi-Family
Utility Availability	All Available	All Available	All	All
Zoning	R-1C	R-1C	SP-01	C-2
Frontage	Pierce Park Ln	Breneman St	Warm Springs & Council Springs	N. 43rd
Access	Average	Average	Good	Good
Parcel Shape	Irregular	Rectangular	Rectangular	Rectangular
Easements/ Restrictions	None Noted	None Noted	None Noted	None Noted
<b>Transaction Info</b>				
Sale Date	(Feb-17)	(June-17)	(Nov-17)	(July-17)
Parcel Number	50619325447	50633233940	R348220090	R2734521491 and R273451456
Parcel Size (Acres)	1.96	1.81	0.49	1.58
Parcel Size (SF)	85,378	78,844	21,170	68,825
Total Consideration	\$300,000	\$360,000	\$215,000	\$600,000
Price per acre	\$153,061	\$198,895	\$442,387	\$379,747
Unit Price (\$)	\$3.51	\$4.57	\$10.16	\$8.72
Price per Unit	\$21,429	\$22,500	\$17,917	\$30,000
Terms	Not Marketed	Cash	Cash	Cash
Marketing Period	Not Disclosed	Not Marketed	Not Marketed	Not Marketed
Grantor	Panamint Partners LLC	Terry Tippery	C4 Investments LLC	Tempest Boise LLC
Grantee	Dan Appel/Shuloh Homes	Wood River Builders LLC	Ustick Corner LLC	Inflection Development LLC
Confirmation	Dan Appel/Shuloh Homes	Todd Blackwell	PSA	PSA
Comments	Infill development proposed for 14 lots. Lot sizes range from 3,145± square feet to 4,960± square feet with an average of 4,251± square feet. Shuloh builders will complete the build-out with homes in the \$300-350K price category. Existing home to be demolished. Not habitable.	Infill development proposed for 16 lots. Property was split from a larger parcel. Lot sizes range from 3,637± square feet to 5,078± square feet with an average of 4,053± square feet. Wood River Builders will complete the build-out with homes in the \$250-300,000+ price category.	Proposed 12 unit apartment complex. Sales price was established at \$150,000 (LIHTC) project. Zoned C-2. All utilities available. Originally was a vacant lot in Garden City at 209 W 36th St., .29 acres. The parties agreed on a value of the lot at \$65,000. The combined sales price was \$215,000, or \$10.16/±, or \$17,917/unit.	Proposed for a 20 unit rent restricted (LIHTC) project. Zoned C-2. All utilities available. Originally was a mobile home park with a SFR improvement of no value.



*ANALYSIS OF COMPARABLE HIGH-DENSITY LAND SALES*Qualitative Analysis

Qualitative analysis recognizes the inefficiencies of real estate markets and the difficulty in expressing adjustments with mathematical precision. It is essential, therefore, that the appraisers explain the analytical process and logic applied in reconciling the value indications using qualitative analysis techniques such as;

- Trend analysis
- Relative Comparison analysis
- Ranking analysis

A relative comparison analysis will be employed in the analysis of the comparables sales to arrive at a value indication for the subject. Relative comparison analysis is the study of relationships indicated by market data without recourse to quantification. Many appraisers use this technique because it reflects the imperfect nature of real estate markets. To apply the technique the appraiser analyzes comparable sales to determine whether the comparable properties' characteristics are inferior, superior or similar to those of the subject property.

Real Property Rights Conveyed

This adjustment is required when a sales transaction is other than a Fee Simple Estate, free and clear of all leases. Each comparable sale involved the transfer of the Fee Simple Estate; therefore no adjustment is indicated.

Financing Terms

This adjustment is for financing associated with the transaction. The market value definition used in this report specifically states that value is predicated on cash or its equivalent. Comparables are typically reported as being cash sales with the purchaser obtaining third party financing, when owner financing was equivalent to market rates and terms, or were adjusted to a cash equivalency when below-market terms were disclosed. The sales prices utilized in the analysis are cash or were reported by the parties to be cash or cash equivalent prices. Therefore, no adjustment has been applied.

### Conditions of Sale

This adjustment considers the motivations of the buyer and seller. All of the comparable sales are believed to represent arms-length transactions and no adjustments are warranted.

### Market Conditions/Time

This adjustment accounts for changes in value due to variable market conditions. An indication of significant land value and single family home appreciation in the subject's neighborhood between 2003 and the end of 2006 is apparent, given the analysis of historical sales data. The market experienced dramatic reductions in values from 2007 to 2009. Sales transactions that occurred from 2009 and 2011, had shown some stabilization of values. Currently, market participants are experiencing a substantial uptick in residential demand as pricing and availability of financing are bringing buyers to the market. The transactions occurred within the past 24 months and are considered current. No adjustments have been applied.

### Location

This adjustment reflects any differences attributable to location. The basis for this adjustment is proximity to major arterials in the area and location within the perceived growth patterns as evidenced by proposed road improvements and proposed development. With respect to residential use, those tracts in close proximity to existing housing developments are considered superior to those in more remote areas. The quality and price levels of surrounding residential development are also considered as an indication of quality of location as is the overall desirability and aesthetics.

*Surrounding land uses:* The subject is located in southeast Boise surrounded by existing single family residential, multi-family, and commercial developments, and is within favorable distance to shopping and services. Comparables 1 and 2 are in northwest Boise and have a mix of inferior priced homes and service commercial uses. We have ranked Comparables 1 and 2 inferior in location compared to the subject. Comparable 3 is located within the Harris Ranch development and has similar locational influences. Comparable 4 is within a transitional area in Garden City and is within an area of inferior priced housing.

*Frontage/Access:* Tracts of land, which have frontage on well-paved thoroughfares with curbs and gutters in place, are more desirable than tracts that have accessibility to lesser quality roadways that will require improvement in order for development to take place. This refers to the major neighborhood thoroughfares that provide access to the development or site and not to the interior streets. Comparable 3 is located on the corner of Warm Springs Ave. and Council Springs Rd. As indicated

the subject has frontage along Warm Springs Ave. but the proposed development is accessed via interior roads. Overall Comparable 3 is considered slightly superior in access and frontage.

#### Utility Availability

The physical characteristics, which affect the cost of development or end-user demand for developed lots, should be considered, and if appropriate, adjusted for. Among the physical factors, which can affect development cost, are shape, topography/slope, soil conditions (drainage, expansiveness), sub-soil conditions (depth of bedrock, presence of ground water or location over aquifers), flood plain, and the availability of public services (utilities, police and fire protection, etc.). Physical factors, which can impact the desirability of eventual lots to be developed, include views, natural water amenities or trees.

Limited extension of utilities from primary arterials or adjacent developments is generally necessary for development and considered commonplace. In this instance the comparables are considered to be similar to the subject in respect to utility availability.

#### Entitlements

There are entitlement approvals in place for the subject as of the effective date of this appraisal. In today's market, with limited entitled parcels for sale in the market, buyers are attributing more contributory value to entitlements due to the fact that such parcels are ready for construction. As a result, buyers are attributing more value to entitled parcels with well-designed plats. The comparables had approvals in place at the time of sale or were purchased contingent upon achieving preliminary plat approval.

#### Topography & Soils

The comparables were considered equivalent, in terms of topography and soil conditions.

#### Parcel Size

Size adjustments are dictated by actual market-extracted buyer preferences. Typically, when all other attributes are equal, a smaller site will sell for more on the per unit basis than larger tracts due to reduced holding costs and risk, etc. Size adjustments must be considered carefully with such factors as economies of scale in providing utility service to larger tracts versus smaller ones. The comparables have smaller sites and thus reflect superior size influences.



### Zoning

Zoning directly impacts the development potential of a site, thereby affecting net present worth of the land. Typically, zoning adjustments are based on types of development allowed and allowable development densities. A higher allowed density may or may not contribute additional value, depending on the demand and supply of various density housing in the market.

Comparables 1 and 2 are inferior in density approval. Comparable 4 is zoned C-2 (General Commercial) and has superior potential for increased density. For this reason we have ranked Comparable 4 superior. Comparable 3 is very similar in density/zoning.

Unless otherwise noted, the basis for the following adjustments is from the compiled database of property sales in the local market, and the professional opinion of the appraiser.

*The adjustment grid to this point is presented on the following page.*

QUALITATIVE ADJUSTMENT GRID				
	Comp 1	Comp 2	Comp 3	Comp 4
Common Name	Panamint Villas Subdivision	Breneman Square Sub.	Council Springs Apartments	Parkway @ 43rd Townhomes
Indicated Sales Price/sf	\$3.51	\$4.57	\$10.16	\$8.72
Sale Date	(Feb-17)	(June-17)	(Nov-17)	(July-17)
Property Rights Conveyed	Similar	Similar	Similar	Similar
Financing Terms	Similar	Similar	Similar	Similar
Conditions of Sale	Similar	Similar	Similar	Similar
Market Conditions (Time)	Similar	Similar	Similar	Similar
Location				
Surrounding Uses	Inferior	Inferior	Similar	Inferior
Frontage/ Access	Similar	Similar	Superior	Similar
Physical Attributes				
Utility Availability	Similar	Similar	Similar	Similar
Entitlements	Similar	Similar	Similar	Similar
Site Size	Superior	Superior	Superior	Superior
Topography	Similar	Similar	Similar	Similar
Zoning/Density	Inferior	Inferior	Similar	Superior
Net Adjustments	\$3.51	\$4.57	\$10.16	\$8.72
Lump Sum/ Other	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Price/ sf	\$3.51	\$4.57	\$10.16	\$8.72
Site Size (acres)	1.96	1.81	0.49	1.58
Subtotal Adjusted Price/sf	\$3.51	\$4.57	\$10.16	\$8.72
	Comp 1	Comp 2	Comp 3	Comp 4
ADJUSTED PRICE/SF	\$3.51	\$4.57	\$10.16	\$8.72
Overall Comparability	Inferior	Inferior	Superior	Superior
Mean:	\$6.74	\$3.51 Low		\$10.16 High
Median:	\$6.65	Range within one standard deviation of mean:		
Standard Deviation:	\$3.20	\$3.54	to	\$9.94

## CONCLUSIONS

The presented comparables range in sales prices from \$3.51/sf to \$10.16/sf. The trending of the sales, and therefore the mean and median is \$6.74/sf and \$6.65/sf, respectively. In this instance the comparable sales presented establish general market parameters and are considered to provide a reliable indication of market value of the subject site. A summary table is provided below.

### Qualitative Analysis

Comparables	Price/SF	Site Size/ Acres	Ranking
Comp 3	\$10.16	0.49	Superior
Comp 4	\$8.72	1.58	Superior
<b>Subject Site</b>			
Comp 2	\$4.57	1.81	Inferior
Comp 1	\$3.51	1.96	Inferior

As previously discussed Comparables 1 and 2 are inferior in surrounding property types and allowed densities. Comparable 3 is similar in location and density but superior in frontage/access. Comparable 4 is superior in zoning and development potential.

Considering the presented market data and conversations with local brokers we have determined that the subject site is best supported at \$6.00/sf.

Taking into consideration the comparables utilized conversations with real estate professionals active in the subject market, current market conditions, the subject's larger parcel location, site size, level of site improvements, access, and utility availability the indicated value for each property type is as follows:

**Larger Parcel - Blocks SW9, SW10, SE1, SE2, SE3, SE4 - 19.31 Acres**

**Land Value Calculation - High Density Residential**

**Retrospective Dates 1/2/2018 to 9/12/2019**

Larger Parcel	841,144 SF	@	\$6.00 /SF	=	\$5,046,862
	19.31 Acres		<i>Rounded</i>		<b>\$5,047,000</b>

We have applied the indicated value per square foot of \$6.00/sf to the subject parcels as indicated below:

**Subject Site - S. Barnsdale Way & S. Brookridge Way**

**Retrospective Date 1/2/2018**

Subject Site	13,068 SF	@	\$6.00 /SF	=	\$78,408
	0.30 Acres		<i>Rounded</i>		<b>\$78,000</b>

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of January 2, 2018, the "Hypothetical" market value of the subject property as of the retrospective date of value was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) AS OF THE RETROSPECTIVE DATE OF JANUARY 2, 2018 - 0.30± ACRES: ..... \$78,000**

**Subject Site - S. Millbrook Way & S. Hopes Well Way****Retrospective Date 9/4/2018**

Subject Site	11,326 SF	@	\$6.00 /SF	=	\$67,954
	0.26 Acres		<i>Rounded</i>		<b>\$68,000</b>

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of September 4, 2018, the "Hypothetical" market value of the subject property as of the retrospective date of value was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) AS OF THE RETROSPECTIVE DATE OF SEPTEMBER 4, 2018 - 0.26± ACRES: ..... \$68,000**

**Subject Site - S. Trailwood Way, S. Honeycomb Way,  
S. Old Hickory Way, & E. Haystack Street (West)****Retrospective Date 9/12/2019**

Subject Site	93,218 SF	@	\$6.00 /SF	=	\$559,310
	2.14 Acres		<i>Rounded</i>		<b>\$559,000</b>





Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of September 12, 2019, the "Hypothetical" market value of the subject property as of the retrospective date of value was:

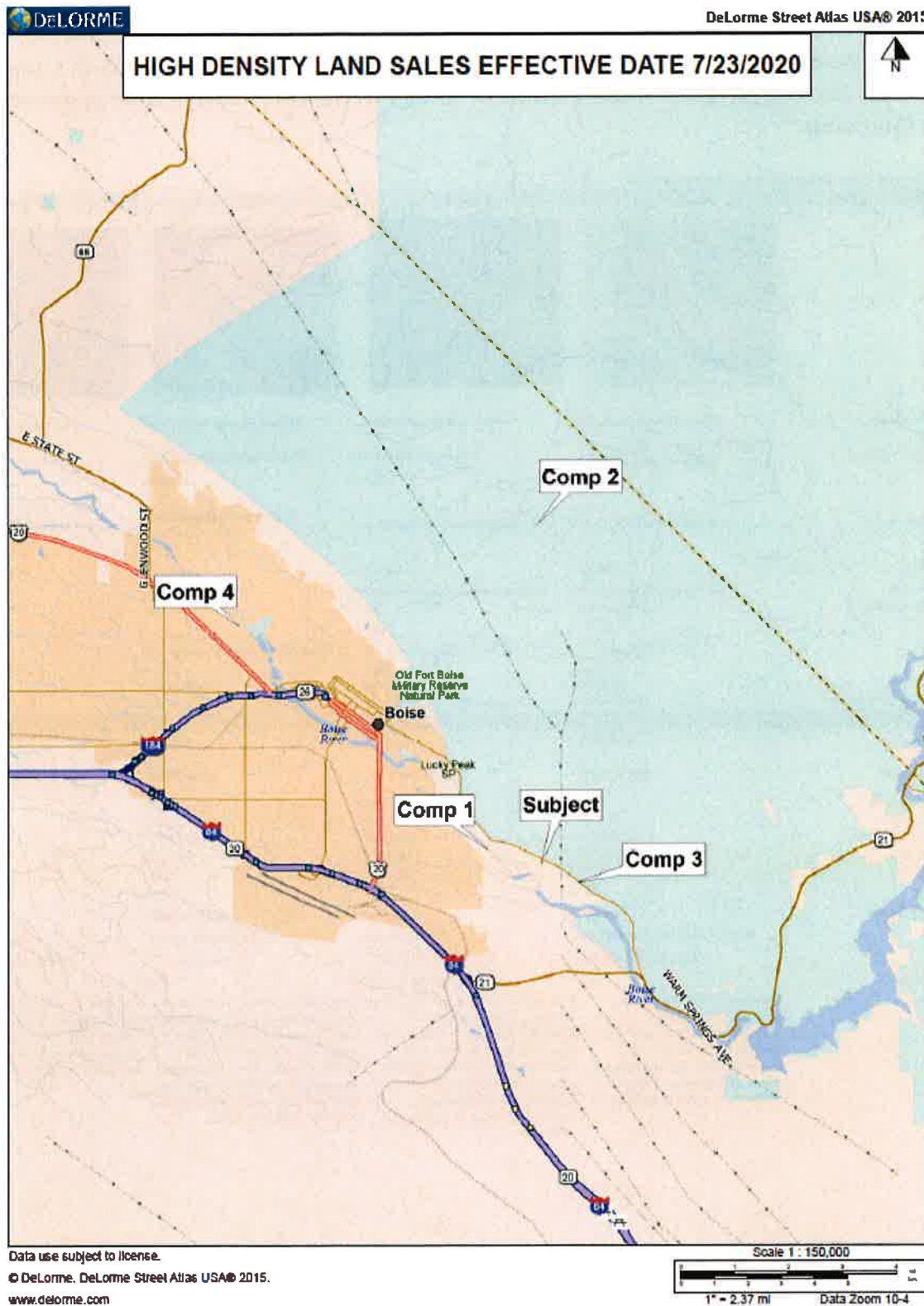
**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) AS OF THE RETROSPECTIVE DATE OF SEPTEMBER 12, 2019 - 2.14± ACRES: ..... \$559,000**

### HIGH DENSITY RESIDENTIAL DEVELOPMENT LAND (EFFECTIVE DATE 7/25/2020)

We have provided relevant sales of development land in the subject's market area. The comparables considered most similar to the subject have been summarized following.

#### High Density Land Sales Effective Date 7/25/2020

General Data	Comp 1	Comp 2	Comp 3	Comp 4
				
Common Name	Harris Ranch Block SE5	Bogus Basin Road Condos	Council Springs Apartments	Parkway @ 43rd Townhomes
Address/Location	North of E Warm Springs Ave and South of Parkcenter Blvd	2811 Bogus Basin Rd	3711 S. Council Springs Road	511 N. 43rd St
City	Boise	Boise	Boise	Garden City
Legal Description	Block SE5 Harris Ranch Sub.	LOT 1 Highlands Office Plaza Sub	Lot 10 Block 5 Harris Ranch Subdivision No 6	Lots 2-7, 16-21 and 26-31 Block 1, Twotown Parkway Subdivision #2, Garden City, Idaho.
Use at Sale	Vacant	Vacant	Vacant	Vacant/Residential
Proposed Use	Residential Development	Proposed 6-Unit Condominiums	Multi-Family	Multi-Family
Utility Availability	All Available	All	All	All
Zoning	Sp-01	L-OD	SP-01	C-2
Frontage	E Warm Springs Ave	Bogus Basin Rd	Warm Springs & Council Springs	N. 43rd
Access	Average	Good	Good	Good
Parcel Shape	Irregular	Rectangular	Rectangular	Rectangular
Easements/ Restrictions	None Noted	None Noted	None Noted	None Noted
<b>Transaction Info</b>				
Sale Date	(Jul-2020)	(Jan-19)	(Nov-17)	(July-17)
Parcel Number	50929223317	R3616710010	R34S2200090	R2734521491 and R273451456
Parcel Size (Acres)	7.16	0.33	0.49	1.58
Parcel Size (SF)	311,890	14,375	21,170	68,825
Total Consideration	\$2,261,199	\$300,000	\$215,000	\$600,000
Price per acre	\$315,810	\$909,091	\$442,367	\$379,747
Unit Price (\$)	\$7.25	\$20.87	\$10.16	\$8.72
Terms	Cash	Cash	Cash	Cash
Marketing Period	Pre-Sold	65 days	Not Marketed	Not Marketed
Grantor	Barber Valley Development Inc	Not Disclosed	C4 Investments LLC	Tempest Boise LLC
Grantee	Blue Spruce Land Co.	ZWJ PROPERTIES LLC	Ustick Corner LLC	Inflection Development LLC
Confirmation	PSA	Mike Ballantyne/TOK	PSA	PSA
Comments	Proposed 192 condominium development. The site is unimproved and the seller will provide subdivision improvements. The sales price is based on development of the subdivision at seller's expense.	Fully approved for 6-unit residential condos. Currently zoned L-O Limited Office with CUP for 6-units. Approved for 3 story structure consisting of ground floor parking and 6 second & third floor condos. Contemporary architectural construction designs by Hummel Architects.	Proposed 12 unit apartment complex. Sales price was established at \$150,000 (LIHTC) project. Zoned C-2. All utilities available. Originally was a vacant lot in Garden City at 209 W 36th St, .29 acres. The parties agreed on a value of the lot at \$65,000. The combined sales price was \$215,000, or \$10.16/sf, or \$17,917/unit.	Proposed for a 20 unit rent restricted (LIHTC) project. Zoned C-2. All utilities available. Originally was a mobile home park with a SFR improvement of no value.





## **ANALYSIS OF COMPARABLE HIGH-DENSITY LAND SALES**

### Qualitative Analysis

Qualitative analysis recognizes the inefficiencies of real estate markets and the difficulty in expressing adjustments with mathematical precision. It is essential, therefore, that the appraisers explain the analytical process and logic applied in reconciling the value indications using qualitative analysis techniques such as;

- Trend analysis
- Relative Comparison analysis
- Ranking analysis

A relative comparison analysis will be employed in the analysis of the comparables sales to arrive at a value indication for the subject. Relative comparison analysis is the study of relationships indicated by market data without recourse to quantification. Many appraisers use this technique because it reflects the imperfect nature of real estate markets. To apply the technique the appraiser analyzes comparable sales to determine whether the comparable properties' characteristics are inferior, superior or similar to those of the subject property.

### Real Property Rights Conveyed

This adjustment is required when a sales transaction is other than a Fee Simple Estate, free and clear of all leases. Each comparable sale involved the transfer of the Fee Simple Estate; therefore no adjustment is indicated.

### Financing Terms

This adjustment is for financing associated with the transaction. The market value definition used in this report specifically states that value is predicated on cash or its equivalent. Comparables are typically reported as being cash sales with the purchaser obtaining third party financing, when owner financing was equivalent to market rates and terms, or were adjusted to a cash equivalency when below-market terms were disclosed. The sales prices utilized in the analysis are cash or were reported by the parties to be cash or cash equivalent prices. Therefore, no adjustment has been applied.

### Conditions of Sale

This adjustment considers the motivations of the buyer and seller. All of the comparable sales are believed to represent arms-length transactions and no adjustments are warranted.

### Market Conditions/Time

This adjustment accounts for changes in value due to variable market conditions. An indication of significant land value and single family home appreciation in the subject's neighborhood between 2003 and the end of 2006 is apparent, given the analysis of historical sales data. The market experienced dramatic reductions in values from 2007 to 2009. Sales transactions that occurred from 2009 and 2011, had shown some stabilization of values. Currently, market participants are experiencing a substantial uptick in residential demand as pricing and availability of financing are bringing buyers to the market. Comparable 1 & 2 are current transactions. Comparables 3 & 4 sold in 2017 during a period of less market demand.

### Location

This adjustment reflects any differences attributable to location. The basis for this adjustment is proximity to major arterials in the area and location within the perceived growth patterns as evidenced by proposed road improvements and proposed development. With respect to residential use, those tracts in close proximity to existing housing developments are considered superior to those in more remote areas. The quality and price levels of surrounding residential development are also considered as an indication of quality of location as is the overall desirability and aesthetics.

*Surrounding land uses:* The subject is located in southeast Boise surrounded by existing single family residential, multi-family, and commercial developments, and is within favorable distance to shopping and services. Comparables 1 and 3 are located within the subject's Harris Ranch Development. Comparable 2 is near the Boise CBD and is generally similar in property types and demand. Comparable 4 is within a transitional area in Garden City and is within an area of inferior priced housing.

*Frontage/Access:* Tracts of land, which have frontage on well-paved thoroughfares with curbs and gutters in place, are more desirable than tracts that have accessibility to lesser quality roadways that will require improvement in order for development to take place. This refers to the major neighborhood thoroughfares that provide access to the development or site and not to the interior streets. Comparable 3 is located on the corner of Warm Springs Ave. and Council Springs Rd. As indicated the subject has frontage along Warm Springs Ave. but the proposed development is

accessed via interior roads. Overall Comparable 3 is considered slightly superior in access and frontage.

#### Utility Availability

The physical characteristics, which affect the cost of development or end-user demand for developed lots, should be considered, and if appropriate, adjusted for. Among the physical factors, which can affect development cost, are shape, topography/slope, soil conditions (drainage, expansiveness), sub-soil conditions (depth of bedrock, presence of ground water or location over aquifers), flood plain, and the availability of public services (utilities, police and fire protection, etc.). Physical factors, which can impact the desirability of eventual lots to be developed, include views, natural water amenities or trees.

Limited extension of utilities from primary arterials or adjacent developments is generally necessary for development and considered commonplace. In this instance the comparables are considered to be similar to the subject in respect to utility availability.

#### Entitlements

There are entitlement approvals in place for the subject as of the effective date of this appraisal. In today's market, with limited entitled parcels for sale in the market, buyers are attributing more contributory value to entitlements due to the fact that such parcels are ready for construction. As a result, buyers are attributing more value to entitled parcels with well-designed plats. The comparables had approvals in place at the time of sale or were purchased contingent upon achieving preliminary plat approval.

#### Topography & Soils

The comparables were considered equivalent, in terms of topography and soil conditions.

#### Parcel Size

Size adjustments are dictated by actual market-extracted buyer preferences. Typically, when all other attributes are equal, a smaller site will sell for more on the per unit basis than larger tracts due to reduced holding costs and risk, etc. Size adjustments must be considered carefully with such factors as economies of scale in providing utility service to larger tracts versus smaller ones. In this case Comparables 2-4 are much smaller than the subject and superior in size influences. Comparable 1 is generally similar in size influences.

### Zoning

Zoning directly impacts the development potential of a site, thereby affecting net present worth of the land. Typically, zoning adjustments are based on types of development allowed and allowable development densities. A higher allowed density may or may not contribute additional value, depending on the demand and supply of various density housing in the market.

Comparables 1-3 are similar in density approval. Comparable 4 is zoned C-2 (General Commercial) and has superior potential for increased density. For this reason we have ranked Comparable 4 superior.

Unless otherwise noted, the basis for the following adjustments is from the compiled database of property sales in the local market, and the professional opinion of the appraiser.

*The adjustment grid to this point is presented on the following page.*

QUALITATIVE ADJUSTMENT GRID				
	Comp 1	Comp 2	Comp 3	Comp 4
Common Name	Harris Ranch Block SE5	Bogus Basin Road Condos	Council Springs Apartments	Parkway @ 43rd Townhomes
Indicated Sales Price/sf	\$7.25	\$20.87	\$10.16	\$8.72
Sale Date	(Jul-2020)	(Jan-19)	(Nov-17)	(July-17)
Property Rights Conveyed	Similar	Similar	Similar	Similar
Financing Terms	Similar	Similar	Similar	Similar
Conditions of Sale	Similar	Similar	Similar	Similar
Market Conditions (Time)	Similar	Similar	Inferior	Inferior
Location				
Surrounding Uses	Similar	Similar	Similar	Inferior
Frontage/ Access	Similar	Similar	Superior	Similar
Physical Attributes				
Utility Availability	Similar	Similar	Similar	Similar
Entitlements	Similar	Similar	Similar	Similar
Site Size/Shape	Similar	Superior	Superior	Superior
Topography	Similar	Similar	Similar	Similar
Zoning	Similar	Similar	Similar	Superior
Net Adjustments	\$7.25	\$20.87	\$10.16	\$8.72
Lump Sum/ Other	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Price/ sf	\$7.25	\$20.87	\$10.16	\$8.72
Site Size (acres)	7.16	0.33	0.49	1.58
Subtotal Adjusted Price/sf	\$7.25	\$20.87	\$10.16	\$8.72
	Comp 1	Comp 2	Comp 3	Comp 4
ADJUSTED PRICE/sf	\$7.25	\$20.87	\$10.16	\$8.72
Overall Comparability	Similar	Superior	Superior	Superior
Mean:	\$11.75	\$7.25 Low		\$20.87 High
Median:	\$9.44	Range within one standard deviation of mean:		
Standard Deviation:	\$6.20	\$5.55	to	\$17.94

## CONCLUSIONS

The presented comparables range in sales prices from \$7.25/sf to \$20.87/sf. The trending of the sales, and therefore the mean and median is \$11.75/sf and \$9.44/sf, respectively. In this instance the comparable sales presented establish general market parameters and are considered to provide a reliable indication of market value of the subject site. A summary table is provided below.

### Qualitative Analysis

Comparables	Price/ sf	Site Size/ Acres	Ranking
Comp 2	\$20.87	0.33	Superior
Comp 3	\$10.16	0.49	Superior
Comp 4	\$8.72	1.58	Superior
Subject Site			
Comp 1	\$7.25	7.16	Similar

As previously discussed Comparable 2 is superior in size influences. Comparable 3 is superior in access and size influences. Comparable 4 is superior in zoning/use potential. Comparable 1 is within the subject's development and overall similar. As noted, Comparables 1 and 3 are within the subject development and have been given the greatest weight with a final indication slightly in favor of Comparable 1 due to similarities.

Considering the presented market data and conversations with local brokers we have determined that the subject site is best supported at \$7.50/sf.

Taking into consideration the comparables utilized conversations with real estate professionals active in the subject market, current market conditions, the subject's larger parcel location, site size, level of site improvements, access, and utility availability the indicated value for each property type is as follows:

**Larger Parcel - Blocks SW9, SW10, SE1, SE2, SE3, SE4 - 19.31 Acres**

**Land Value Calculation - High Density Residential**

**Effective Date 7/25/2020**

Larger Parcel	841,144 SF	@	\$7.50 /SF	=	\$6,308,577
	19.31 Acres		<i>Rounded</i>		<b>\$6,309,000</b>

We have applied the indicated value per square foot of \$7.50/sf to the subject parcels as indicated below:

**Subject Site - S. Barnsdale Way, S. Brookridge Way, S. Shadywood Way, S Millbrook Way, S. Hopes Well Way, E. Haystack Street (East)**

**Effective Date 7/25/2020**

Subject Site	149,846 SF	@	\$7.50 /SF	=	\$1,123,848
	3.44 Acres		<i>Rounded</i>		<b>\$1,124,000</b>

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of July 25, 2020, the "Hypothetical" market value of the subject property was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) 3.44± ACRES: ..... \$1,124,000**



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**CERTIFICATE OF APPRAISAL**

We certify that, to the best of our knowledge and belief:

1. All statements contained in this appraisal report are believed to be true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan, and therefore our compensation is not contingent upon the closing of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice.
8. The use of this report is subject to the requirements of the Appraisal Institute and the State of Idaho relating to review by its duly authorized representatives.
9. As of the date of this report we have completed the requirements under the continuing education program of The Appraisal Institute.
10. Sam Langston and Greg J. Contos have made a personal inspection of the subject of this report.
11. We have the necessary level of knowledge and experience to credibly estimate the value of the subject property, or have taken reasonable steps to achieve such competency and to provide a professional appraisal of the subject property, in accordance with the Uniform Standards of Professional Appraisal Practice.
12. Sam L. Langston, MAI is a designated member of the Appraisal Institute and has met the professional license/certification requirements for real estate appraisers practicing in the State of Idaho. He is a State Certified General Appraiser, and has been issued Idaho Certificate No. CGA-195.
13. Greg J. Contos, Idaho CRA #13, has met the professional license/certification requirements for real estate appraisers practicing in the State of Idaho and provided real property appraisal assistance in the data collection and compilation of data contained herein. No one else provided real property appraisal assistance in the preparation of this report.

14. We have performed services, as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of the assignment. Specifically, we prepared a prior appraisal (LA File# 19.1160s) of the subject property with an effective date of August 22, 2019.

#### **EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS**

- We have relied upon plats, site sizes and specifications provided by the client and/or the client's representatives. Should these representations be amended, or prove to be inaccurate, the value estimates are subject to revision.
- A Phase 1 Environmental Study has not been provided regarding the site. The value estimate is predicated on the assumption that there is no such material on the property. Any such environmental risk discovered at a later date may require a revised estimate of value which may or may not be simply a reduction of the value by the estimated cost to cure the environmental condition. Properties known to have environmental risk may carry a stigma in the market place which also may or may not affect the value.
- For the purposes of this analysis the appraisal is based on a "Hypothetical" condition that title to the subject parcel is assumed to be marketable and free and clear of all liens and encumbrances and is included as vacant residential development land to be developed as part of the Harris Ranch Subdivision as of the effective date of value. **A "Hypothetical" condition is defined as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *The hypothetical condition must be clearly and conspicuously disclosed in the report with a description of the hypothetical condition and a statement that its use might have affected the assignment results.***
- All statements of fact used in the report serving as the basis of the appraiser's analyses, opinions, and conclusions, are considered to be true and correct to the best of the appraiser's knowledge and belief. We shall have no responsibility for legal matters; questions of survey; legal description; opinion of title; soil or subsoil conditions; engineering; technical matters, etc.

**STATEMENT OF VALUE ESTIMATE**

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of July 24, 2015, the "Hypothetical" market value of the subject property as of the retrospective date of value was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) AS OF THE RETROSPECTIVE DATE OF JULY 24, 2015- 0.26± ACRES: ..... \$45,000**

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of January 2, 2018, the "Hypothetical" market value of the subject property as of the retrospective date of value was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) AS OF THE RETROSPECTIVE DATE OF JANUARY 2, 2018- 0.30± ACRES: ..... \$78,000**

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of September 4, 2018, the "Hypothetical" market value of the subject property as of the retrospective date of value was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) AS OF THE RETROSPECTIVE DATE OF SEPTEMBER 4, 2018- 0.26± ACRES: ..... \$68,000**

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of September 12, 2019, the "Hypothetical" market value of the subject property as of the retrospective date of value was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) AS OF THE RETROSPECTIVE DATE OF SEPTEMBER 12, 2019- 2.14± ACRES: ..... \$559,000**

Based upon the physical inspection of the subject, the information supplied by the client; and subject to the Assumptions and Limiting Conditions set forth, as of July 25, 2020, the "Hypothetical" market value of the subject property was:

**"HYPOTHETICAL" (ACROSS THE FENCE MARKET VALUE) 3.44± ACRES: ..... \$1,124,000**

Sincerely,  
LANGSTON & ASSOCIATES, INC.



Sam Langston, MAI  
Idaho CGA#195



Greg J. Contos  
Idaho CRA #13

*ADDENDA*

**UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS  
FOR "SUMMARY" APPRAISAL**

This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

Following are standard Underlying Assumptions and Limiting Conditions pertaining to the appraisals produced by LANGSTON & ASSOCIATES, INC. Some of the clauses contained herein may not be relevant to a given appraisal problem, such as in the case of a Letter of Opinion, or other form of Limited Appraisal. However, their inclusion in this document does not diminish the relevance of other assumptions and conditions set forth herein.

All statements of fact in the appraisal report which are used as the basis of the appraiser's analyses, opinions and conclusions will be true and correct to the best of LANGSTON & ASSOCIATES, INC.'s knowledge and belief. LANGSTON & ASSOCIATES, INC. shall have no responsibility for legal matters; questions of survey; opinion of title; soil or subsoil conditions; engineering; technical matters; or hazardous waste substances such as asbestos, radon gas, toxic wastes, or any other substances which might present a health hazard. LANGSTON & ASSOCIATES, INC. does not have expertise to advise in any of the foregoing matters and can offer no guarantees regarding them. The appraisal will simply assume, unless otherwise stated in the report, that no problems exist in any of the areas mentioned, and is not valid or to be relied upon if that assumption is incorrect.

By this notice, all persons and firms reviewing, utilizing or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. Do not use this report if you do not so accept. These conditions are a part of the appraisal report. They are a preface to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the appraiser's function is to provide a present market value indication for the subject property based upon the appraiser's observations as to the subject property and real estate market. This appraisal report is an economic study to estimate value as defined in it. It is not an engineering, construction, legal or architectural study nor survey and expertise in these areas, among others, are not implied. The certification of this appraisal report is subject to the following assumptions and limiting conditions:



### ***LIMIT OF LIABILITY***

The liability of LANGSTON & ASSOCIATES, INC. and affiliated independent contractors is limited to the client only and to the fee actually received by the appraiser. Further there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such third party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser is in no way responsible for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially, and/or legally. In the case of limited partnerships or syndication offerings or stock offerings in real estate, client agrees in the case of lawsuit (brought by lender, partner or part owner in any form of ownership, tenant, or any other party), any and all awards, settlements of any type in such suit, regardless of outcome, that client will hold appraiser completely harmless in any such action.

### ***IDENTIFICATION OF THE PROPERTY***

Any legal description(s) shown herein are presumed to be correct, but have not been confirmed by a survey. The appraiser assumes no responsibility for such a survey, or for encroachments or overlapping that might be revealed thereby.

The appraiser renders no opinion of a legal nature, such as to the ownership of the property or condition of title.

The appraiser assumes the title to the property to be marketable, that the property is an unencumbered fee, and that the property does not exist in violation of any applicable codes, ordinances, statutes or any other governmental regulations.

### ***APPRAISAL DATA AND ANALYSES SUBMITTED***

The analysis and statements contained in the appraisal are statements of opinion only, and not necessarily the only indication of value or analysis that might be obtained on the subject property. Appraisal opinions by qualified appraisers differ. No warranty or guarantee, express or implied, is made by the appraiser indicating that his opinion represents the only opinion of dollar value which might be obtained by the client on the date of valuation.

The appraiser, by rendering his appraisal report, is not offering legal advice or conclusions of law. The client is advised that legal matters concerning the property may have a direct bearing on the value of the property. If such legal matters are different than those assumed by the appraiser and set forth herein, the appraiser's value conclusion may be invalid. Client is advised to retain legal counsel to advise

client regarding the effect, if any, of the assumptions, legal or otherwise, made by the appraiser and set forth in these contingent and limiting conditions.

#### **UNAPPARENT CONDITIONS**

The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable than otherwise comparable property. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such things. The appraiser assumes no responsibility for adverse drainage conditions.

Only visual surface inspection of the property appraised has been made by the appraiser, unless otherwise instructed by the client. The appraiser assumes no liability for damages or losses sustained by the client for latent or non-apparent defects existing on, below, or above the property which may not readily be ascertainable by a visual surface inspection.

Nothing in this report should be deemed a certification or guarantee as to the structural and/or mechanical (electrical, heating, air conditioning, and plumbing) soundness of the building(s) and the mechanical systems that relate to the functions and operations of the subject property. Rather, this appraisal assumes functions and operations are satisfactory, consistent with the age and condition of the subject building(s) and associated mechanical systems, unless specifically stated in the report.

This report does not preclude or limit any party of interest from obtaining, at its own expense, architectural, engineering or contractor inspections report, certifications, assurances and/or guarantees, which might serve the purposes of technically ascertaining the structural and/or mechanical soundness of the subject property. All such reports received shall be made available to the appraiser.

#### **INFORMATION AND DATA**

The information and data supplied to the appraiser by others, and which have been considered in the valuation, are from sources believed to be reliable, but no further responsibility is assumed for its accuracy.

#### **USE OF APPRAISAL**

The appraisal report may not be used for any purpose except substantiation of the value estimated without written permission from the appraiser. All valuations in the report are applicable only under the stated program of highest and best use and are not necessarily applicable under other programs of use. The valuation of a component part of the property is applicable only as a part of the whole property.

No separation may be made of any of the various valuation components without invalidating the results which would be derived by such a separation.

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report (s) remain the property of the appraiser for the use of the client, the fee being for the analytical services only.

One (or more) of the signatories of this appraisal report is a Member (or Candidate) of the American Institute of Real Estate Appraisers of the National Association of Realtors. The Bylaws and Regulations of the Institute require each member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communications without the prior written consent of the signatories of this appraisal report.

This appraisal report was obtained from LANGSTON & ASSOCIATES, INC., and consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempted from disclosure under 5 U.S.C. 552 (B) (4). Please notify the signatories of the accompanying report of any request for reproduction of the report or any part thereof.

#### **SKETCHES AND MAPS**

The sketches included in the report are only for the purpose of aiding the reader in visualizing the property and are not based on surveys. Sizes and dimensions not shown should not be scaled from the sketches.

#### **COURT TESTIMONY**

Testimony or attendance in court by reason of the appraisal, with reference to the property in question, shall not be required of the appraisers herein named unless arrangements have been made prior to the completion and delivery of the report. Any such appearance and/or preparation for testimony will necessitate additional compensation than that which has been received for this appraisal report. Unless expressly provided for at some future time, the findings contained herein are limited to uses outlined in the "Purpose of the Appraisal" section of the report.

### *ECONOMICS*

The values ascribed in this report are based on the present purchasing power of the dollar and on the present economy.

The value estimation herein is subject to an all cash purchase consistent with the definition of market value utilized in the report and does not reflect special or favorable financing in today's market unless specifically stated. The estimated market value is subject to change with market changes over time; value is highly related to exposure, time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace.

In cases of appraisals involving the capitalization of income benefits, the estimate of market value or investment value or value in use is a reflection of such benefits and the appraiser's interpretation of income and yields and other factors derived from general and specific client and market information. Such estimates are as of the date of the estimate of value; they are thus subject to change, as the market and value are naturally dynamic.

The "estimate of market value" in the appraisal report is not based in whole or in part upon the race, color or natural origin of the present owners or occupants of the properties in the vicinity of the property appraised.

The appraisal report and value estimate are subject to change if the physical or legal entity or financing are different than that envisioned in this report.

### *ENVIRONMENTAL REQUIREMENTS*

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, petroleum leakage, agricultural chemicals, PCBs, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the expressed assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

### *INCOME PROPERTY APPRAISALS*

Responsible ownership and competent management are assumed. Data submitted to the appraiser regarding income and expenses is assumed to be accurate unless otherwise stated.

This appraisal reflects a value based upon market considerations. It is not represented that the opinion as to value would allow for the replacement of the property in kind if it were destroyed.

### *AMERICANS WITH DISABILITIES ACT*

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.



June 16, 2020

LeNir, Ltd. AT Harris Ranch  
Attn: Ms. Amy Mitchell  
208.344.1131  
[amy@lenirltd.com](mailto:amy@lenirltd.com)

Re: **Southern Half Roads at Harris Ranch:** S. Trildwood Way, S. Honeycomb Way, S. Old Hickory Way, S. Barnside Way, S. Brookridge Way, S. Shadywood Way, S. Millbrook Way, S. Hopes Well Way, Boise, ID.

Dear Ms. Mitchell:

Per your request, this letter is to confirm our agreement to perform an appraisal for the purposes of determining a market value estimate for the above referenced property. The following conditions will be the basis of a contract agreement ~~between LeNir, Ltd. AT Harris Ranch~~, at the request of Amy Mitchell ("Client") and LANGSTON & ASSOCIATES, INC. ("LA").

1. The appraisal is to be of the Market Value of the property in accordance with the current definition utilized by the Uniform Standards of Professional Appraisal Practices.
2. At your direction, you requested an *Appraisal Report* to be presented in a *Summary Format*. This summary appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for a summary appraisal report. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Additional supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file. The depth of discussion contained in this report is specific to the needs of the clients and for the intended use stated within the report. The appraisers are not responsible for unauthorized use of this report.
3. LA agrees to exercise independent judgment and to complete the appraisal assignment in accordance with sound appraisal practice and the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.



4. Clients agree to pay LANGSTON & ASSOCIATES, INC as compensation for professional appraisal services, as specified following:

**The fee is not to exceed \_\_\_\_\_ The balance is due immediately upon clients' receipt of the appraisal report.**

5. LANGSTON & ASSOCIATES, INC does not assure or guarantee any preconceived value to the clients.
6. LANGSTON & ASSOCIATES, INC agrees to provide the clients a PDF copy of the appraisal report.
7. The anticipated date of completion for this project is **thirty days (30) from date of engagement**. This assumes LA's receipt from the clients of all data pertinent to the assignment, **including a signed engagement letter**. The estimated completion period assumes that access to the property is readily available. We agree to make a good faith effort to complete the report within the anticipated time frame; but reserve the right to delay such completion where strict adherence would compromise the quality or validity of the resulting analysis.
8. All statements of fact in the appraisal report which are used as the basis of the appraiser's analyses, opinions and conclusions will be true and correct to the best of the LA's knowledge and belief. LANGSTON & ASSOCIATES, INC shall have no responsibility for legal matters; questions of survey; opinion of title; soil or subsoil conditions; engineering; technical matters; or hazardous waste substances such as asbestos, radon gas, toxic wastes, or any other substances which might present a health hazard. LANGSTON & ASSOCIATES, INC does not have expertise to advice in any of the foregoing matters and can offer no guarantees regarding same. It is the express assumption, unless otherwise noted in the body of the report that no problems exist in any of the preceding areas which might impact the estimation of Market Value. LANGSTON & ASSOCIATES, INC will, however, disclose the existence of any such issues should they become known to us prior to or during the course of our analysis of the subject property.
9. If the clients request or anyone requires LANGSTON & ASSOCIATES, INC or its agent(s) to testify or be in attendance at any court or administrative law proceeding relating to this appraisal, or attend conferences relating thereto, clients shall pay LANGSTON & ASSOCIATES, INC at the rate of \$350.00 per hour.

10. If you agree to the conditions set forth herein and authorize LANGSTON & ASSOCIATES, INC to begin the appraisal process and subsequently decide that our services are no longer needed, you are responsible for payment for the time LANGSTON & ASSOCIATES, INC has invested in the project. In this case you will be billed for the time invested at a rate of \$175 per hour, not to exceed the fee quote for the complete appraisal.
11. In the event any provision of this agreement shall be determined to be void or unenforceable by any court of competent jurisdiction, then such determination shall not affect any other provision of this agreement and all other provisions shall remain in full force and affect.
12. By the clients' acceptance of this report, the client hereby limits the appraiser's liability to the extent of the fee charged for the appraisal assignment. As such, the clients, by accepting this report indemnifies the appraiser for any liability pertaining to the appraisal assignment exceeding the fee charged.

Your signature on the original of this letter, returned to our office, will confirm our mutual understanding. Upon receipt of such, and all applicable information, we will immediately undertake our analysis of the above-referenced property. We appreciate this opportunity to be of service to you.

Sincerely,  
LANGSTON & ASSOCIATES, INC.

Sam Langston, MAI  
Principal

  
\_\_\_\_\_  
Client (Signature)  
  
\_\_\_\_\_  
Client Name & Title (Printed)  
6-23-20  
\_\_\_\_\_  
Date



**SAM LANGSTON, MAI**  
**LANGSTON & ASSOCIATES, INC.**  
A REAL ESTATE SERVICES CORPORATION  
210 W JEFFERSON STREET · BOISE, ID 83702

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## PROFESSIONAL EXPERIENCE

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**Langston & Associates, Inc.** 2004 - Present  
Real Estate Services Corporation Boise, ID  
Principal: Offering valuation/evaluation, environmental, market research and analysis of commercial and residential properties. Served as President of the Southern Idaho Chapter of Appraisal Institute, 2005 - 2006. - [www.slangston.com](http://www.slangston.com)

**Langston - Williams, Inc.** 1997 - 2004  
Real Estate Services Corporation Boise, ID  
Principal: Offering valuation/evaluation, environmental, market research and analysis of commercial and residential properties. - [www.langstonwilliams.com](http://www.langstonwilliams.com)

**Single Point Solutions** 1999 - 2006  
GIS Software Corporation Boise, ID  
Principal: Offering Geospatial services tailored for the Real Estate Industry, including Title, Brokerage, and the Public Sector. SPS also provides Internet and Database Application Development incorporating GIS technology as well as client - side and server - side customized solutions including LandPoint™, LandQuery™ and Title Production Management (TPM™) software. - [www.spsgis.com](http://www.spsgis.com)

**Janoush & Associates** 1991 - 1997  
A Real Estate Appraisal, Investment and Consulting Firm Boise, ID  
Associate Appraiser: Completed appraisals and consulting assignments for major in state and out of state financial institutions as well as assignments for the private and public sector.

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## EDUCATION

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**UNIVERSITY OF MISSISSIPPI** August 1991  
**Bachelors in Business Administrations** Oxford, MS  
Majored Real Estate and Finance

University of Mississippi	Principles of Real Estate
University of Mississippi	Real Estate Valuation and Appraisal
University of Mississippi	Real Estate Law August
Society of Real Estate Appraisers	An Introduction to Income Property Appraising, Course 201
Appraisal Institute	Course 101, An Introduction to Appraising Real Property
Appraisal Institute	Course 1BA, Capitalization Theory & Techniques, Part A
Appraisal Institute	Course 1BB, Capitalization Theory & Techniques, Part B
Appraisal Institute	Course SPP, Standards of Professional Practice, Part A
Appraisal Institute	Course SPP, Standards of Professional Practice, Part B
Appraisal Institute	Course 520, Highest & Best Use and Market Analysis

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Appraisal Institute	Understanding & Reporting Limited Appraisals
Appraisal Institute	Course 540, Report Writing & Valuation Analysis
Appraisal Institute	Course 550, Advanced Applications
Palmer Groth & Pietka	30 Specialized Appraisal Issues
Appraisal Institute/Ted Whitmer	The Comprehensive Appraisal Workshop
Appraisal Institute/Ted Whitmer	The Comprehensive Appraisal Workshop
Appraisal Institute/Tom Boyle	The Appraisal of Special Purpose Properties
Appraisal Institute/Tom Boyle	The Appraisal of Local Retail Properties
Appraisal Institute	State of the Valuation Profession
Appraisal Institute	Eminent Domain/Idaho Issues
Appraisal Institute	Standards of Professional Appraisal Practice, Part C
Appraisal Institute	Standards of Prof Practice, Part C
Appraisal Institute	State of the Valuation Profession
Appraisal Institute	Eminent Domain/Idaho Issues
Appraisal Institute	Intro to GIS Applications for Real Estate Appraisal
Appraisal Institute	Online Analyzing Operating Expenses
Appraisal Institute	Committee CE Credit - Chapter Level
Appraisal Institute	Eminent Domain & Inverse Condemnation
Law Seminars International	Eminent Domain & Inverse Condemnation
Appraisal Institute/James Boykin	Land Valuation Assignments
Appraisal Institute	Advanced Sales Comparison & Cost Approach
Appraisal Institute	Analyzing Operating Expenses
Appraisal Institute	Introduction to GIS
Appraisal Institute	National USPAP Update Course
Appraisal Institute	Committee CE Credit
Appraisal Institute	Advanced Income Capitalization
Southern Idaho Chapter of AI	Eminent Domain Past, Present & Future
Seminar	
Appraisal Institute	Evaluating Residential Construction
Appraisal Institute	Evaluating Commercial Construction
Betterbricks Professional Training	Green to Green Sustainable Development
Appraisal Institute	Appraisal of Local Retail Properties
Appraisal Institute	Special Purpose Properties
CCIM	Introduction to Commercial Investment Real Estate Analysis
CCIM	Financial Analysis for Commercial Investment Real Estate
Appraisal Institute	National USPAP Update Course
Appraisal Institute	National USPAP Equivalent Course
Appraisal Institute	Business Practices and Ethics
Appraisal Institute	Analyzing Distressed Real Estate
Appraisal Institute	Forum - Foreclosure, Short Sale, Auction Price = Market Value?
Appraisal Institute	Appraisal Curriculum Overview
Appraisal Institute	Uniform Appraisal Standards for Federal Land Acquisitions
Appraisal Institute	National USPAP Equivalent Course
Appraisal Institute	Supervising Appraisal Trainees
Appraisal Institute	Fundamentals of Separating Real Property, Personal Property

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**REPRESENTATIVE CLIENTS**

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Washington Trust Bank	St. Luke's Colliers
Bank of the Cascades	Bank of America
Wells Fargo	Bank of the West
Zion's First National Bank	Mountain West Bank
US Bank	Mountain Enterprises
Idaho Independent Bank	Selco Credit Union
D.B. Fitzpatrick	Home Federal Bank
Idaho Central Credit Union	Idaho First Bank
Intermountain Community Bank	Key Bank
Banner Bank	Rock Canyon Bank
Northwest Bank	Strategic Operations
D. L. Evans Bank	Umpqua Bank

**REPRESENTATIVE PROPERTIES & VALUE RANGES OF APPRAISALS PREFORMED**

Retail	\$200,000 - \$20,000,000	Apartments	\$100,000 - \$12,000,000
Office	\$100,000 - \$16,000,000	Hostelry	\$500,000 - \$5,000,000
Industrial	\$100,000 - \$3,000,000	Farms/Ranches	\$250,000 - \$5,000,000
Condemnation	\$5,000 - \$500,000	Special Purpose	\$400,000 - \$1,300,000
Subdivisions	\$150,000 - \$7,000,000	Recreational	\$50,000 - \$4,000,000

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**SAM LANGSTON - QUALIFICATIONS**

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## REFERENCES

Mr. Dean Emanuels, MAI  
Washington Trust Bank  
717 W Sprague Avenue  
Spokane, WA 99210  
(509) 353-3854  
Demanuels@watrust.com

Ms. Jennifer Green  
Bank of the Cascades  
888 SW Fifth Ave, Ste 1000  
Portland, OR 97204  
(503) 499-5920  
Jgreen@botc.com

Mr. Paul Dovenbarger, SLC  
Wells Fargo Bank - RETECHS  
299 S. Main St, 6th Flr  
Salt Lake City, UT 84111  
(801) 246-1651  
Paul.a.dovenbarger@wellsfargo.com

Mr. John Romney, MAI  
Zion's First National Bank  
One South Main St, 8th Flr  
Salt Lake City, UT 84133-1109  
(801) 844-7332  
John.Romney@Zionsbank.com

Mr. John Ingle  
U.S. Bank  
555 SW Oak St, Plaza 4th Floor  
Portland, OR 97204  
(503) 464-4592  
John.ingle@usbank.com

Ms. Susie O'Ban  
Idaho Independent Bank  
401 W. Front St, Ste 200  
Boise, ID 83702  
(208) 947-5304  
Susie.oban@iibk.net

Mr. Tim Higginbotham  
Washington Trust Bank  
717 W. Sprague Ave, 7th Flr  
Spokane, WA 99210  
(509) 353-3854  
Thigginbotham@watrust.com

Mr. John N. Evans, MAI  
Intermountain Community Bank  
5211 E. Sprague Ave.  
Spokane Valley, WA 99212  
(509) 944-3974  
John.evans@intermountainbank.com





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**SAM LANGSTON - QUALIFICATIONS**

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## GREG CONTOS

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### PROFESSIONAL EXPERIENCE

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**LANGSTON & ASSOCIATES, INC.** 2011 - Present  
*Real Estate Appraiser, Independent Contractor* Boise, ID  
Appraisal of multi-family units, offices, subdivisions, commercial and agricultural land, retail buildings, industrial sites, and special use properties throughout Idaho.

**CONTOS PROPERTIES, LLC** 2000 - Present  
*Real Estate Investments* Boise, ID  
Acquisition and sales of Small Office, Residential, and Multi-Family investment properties.

**GREG CONTOS & ASSOCIATES** 1989 - Present  
*Principal, Real Estate Appraiser* Boise, ID  
Appraisal of residential and complex luxury homes, recreational, REO, land, and multi-family unit properties throughout Idaho.

**MOUNTAIN STATES APPRAISAL & CONSULTING** 1985-1989  
*Real Estate Appraisal* Boise, ID  
Appraisal of residential and commercial properties throughout Idaho.

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### EDUCATION

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**MOST RECENT CE PERIODS**  
Appraisal of Small Apartment Properties, 2019  
USPAP Update for Non-Residential Real Property, 2019  
Subdivision Valuation, 2018  
Statistics, Modeling and Finance, 2018  
Real Estate Ethics and Practice, 2017  
Site Analysis and Valuation, 2017  
Court Testimony for Commercial Appraisers, 2016

**EXTENSIVE CE COURSES OVER A 20YR PERIOD**  
R.E Appraisal Principles  
Residential Valuation  
Standards of Professional Practice  
Capitalization Theory & Tech  
Standards of Professional Practice  
Feasibility Analysis  
FHA and The Appraisal Process  
Internet Search Strategies for R.E. Appraisers  
Appraising From Blueprints and Specifications  
Residential Design & Functional Utility  
Introduction to GIS Applications

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Valuation of Detrimental Conditions  
Analyzing Distressed Real Estate  
7-Hour National USPAP Equivalent  
Business Practices and Ethics  
Residential Property Construction  
New Technology for RE Appraisers  
Professional's Guide to the Fannie Mae 2-4 Units  
What Commercial Clients Would Like Appraisers to Know  
International Valuation Standards  
REO and Foreclosures  
Green Building for Appraisers  
Appraising Historic Properties  
Practices and Pitfalls for Appraisers

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#### **MEMBERSHIPS & APPOINTMENTS**

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*SRA DESIGNATION, APPRAISAL INSTITUTE (CURRENTLY INACTIVE)*  
*IDAHO REAL ESTATE COMMISSION #SP43199*

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#### **REPRESENTATIVE CLIENTS**

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Bank of America	Idaho First Bank
Umpqua Bank	Idaho Independent Bank
Bank of the West	Intermountain Community Bank
Banner Bank	Syringa Bank
City of Boise	Washington Trust Bank
D.B. Fitzpatrick	Wells Fargo Bank
D.L. Evans Bank	Zions First National Bank
Northwest Bank	Various Government Agencies
Idaho Central Credit Union	
Sunwest Bank	

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GREG CONTOS - QUALIFICATIONS

**Bureau of Occupational Licenses**  
**Department of Self Governing Agencies**  
The person named has met the requirements for licensure and is entitled  
under the laws and rules of the State of Idaho to operate as a(n)

**CERTIFIED RESIDENTIAL APPRAISER**

**GREG J CONTOS**  
**6490 PLANTATION LN**  
**BOISE ID 83703**

*Kelley Packer*  
**Kelley Packer**  
Chief, B.O.L.

**CRA-13**  
Number

**03/08/2020**  
Expires

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**GREG CONTOS - QUALIFICATIONS**

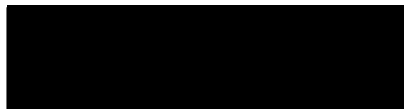
Wiring Instructions:

Columbia State Bank

Routing



Account



Barber Valley Development Inc.