



**VOLUME I OF II
HARRIS RANCH SPECIFIC PLAN 2007
Amendment 7 (2019)**

TABLE OF CONTENTS

A. VOLUME 1	PAGE
1) GENERAL	1-15
a) INTRODUCTION	1-2
b) LEGAL DESCRIPTION AND EXHIBITS	3-8
c) ILLUSTRATIVE MASTER PLAN AND LEGAL DESCRIPTION	9-13
d) VICINITY / EXISTING CONDITIONS / 300' RADIUS MAP	14
e) OWNERSHIP MAP	15
2) DETAILED PLANS	16-139
a) CIRCULATION PLANS	
i) Roadway Plan	16
ii) Bike Lanes, Greenways and Pathways Plan	17
iii) Transit Plan	18
iv) Right-of-Way Sections	19-25
v) Roundabouts in Harris Ranch	26-40
b) LAND USE PLANS	
i) Prototypical Block Instructions	41
ii) Land Use Development Plan	42
iii) Harris Ranch Allowed Uses	43-54
iv) Land Use Development and Prototypical Block Charts	55-56
v) Block Prototype Details	57-130
Block Prototype 1 - 35	
c) LANDSCAPE PLANS	
i) Open Space and Pathways Plan	131
ii) Streetscapes Plan	132
iii) Streetscapes Details	133-134
iv) Roundabout Islands	135
v) Street Trees	136
vi) Irrigation	137
vii) River Corridor	138
viii) Stormwater Feature	139
ix) Village Green	140
x) Neighborhood Green	141
xi) Landscape Block Prototypes	143

A. VOLUME 1	PAGE
d) COMMUNITY SERVICES PLAN	
i) Utility Report - Civil Design Narrative	144-145
ii) Water and Sewer Plan	146
iii) Grading and Drainage Plan	147
iv) Electrical, Communications and Street Lighting Plan	148
v) Utility and Drainage Block Prototypes	149-151
vi) Harris Ranch Phasing Plan Narrative	152
vii) Public Amenities Phasing Plan	154
viii) Alta Harris Community Park	155
ix) Greenbelt Plan	156
3) ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES	158-177
a) COMMERCIAL , MIXED USE, MULTI-FAMILY HOUSING AND TOWNHOME BUILDINGS	
i) Intent	158
ii) Introduction	158
iii) GUIDELINES	159
a. Building Types	159-161
b. Building Height	162
c. Form	162
d. Proportion	163
e. Roofs	163
f. Exterior Walls and Projections	163
g. Transparency	164
h. Entrances and Storefronts	164
i. Windows and Doors	164
j. Materials and Colors	165
k. Out-Buildings and Landscape Structures	165
l. Exterior Lighting	165
m. Miscellaneous (dumpsters, satellite dishes, mechanical equipment, etc.)	165
n. Signage	165
o. Parking	165
p. Commercial Buildings and Parking Lots	165

A VOLUME 1	PAGE
q. Private Outdoor Space for Residential Uses	165
b) LANDSCAPE DESIGN GUIDELINES	
i) General Requirements	166-169
ii) Street Tree Requirements	170
iii) Streetscape Furnishings	171-172
iv) Commercial, Mixed-Use, Multi-Family Housing and Townhouse Landscape	173
v) Additional Requirements	174-175
vi) Plant Palette Recommendations	176-177
4) CODE	178-205
GENERAL PROVISIONS; ADMINISTRATION	179-183
GENERAL AND SPECIFIC USE STANDARDS	183-190
PARKING STANDARDS	190-197
SIGN STANDARDS	197-202
FOOTHILLS PLANNED DEVELOPMENT	203-208
HILLSIDE AND FOOTHILL AREAS	209-214
5) DEFINITIONS/TABLE OF ABBREVIATIONS	215-235

B. VOLUME II APPENDICES
1) DALLAS HARRIS ORIGINAL MASTER PLAN
2) ORAL HISTORIES AND HISTORICAL PHOTOS
3) CULTURAL ASSESSMENT REPORT
4) TRAFFIC IMPACT STUDY
5) TRANSPORTATION MANAGEMENT PLAN (TMA)
6) WILDLIFE IMPACT ASSESSMENT AND MANAGEMENT PLAN
7) PRELIMINARY GEOTECHNICAL AND GEOLOGY REPORT
8) FLOOD ANALYSIS, EXISTING SITUATION AND PROPOSED MANAGEMENT PLAN
9) WETLANDS ANALYSIS, EXISTING SITUATION AND PROPOSED FUTURE SITUATION
10) FISCAL IMPACT ANALYSIS REPORT
11) EXISTING CONDITIONS AND VICINITY MAP AT 36" X 48"
12) WATER AND SEWER AT 36" X 48"
13) STORM DRAIN & GRADING PLAN AT 36X48"
14) ELECTRICAL, COMMUNICATIONS & STREET LIGHTING AT 36X48"
15) PHASING PLAN AT 36X48"
16) WEST FOOTHILLS GRADING AND DRAINAGE PLAN AT 36X48"
17) WEST FOOTHILLS WATER AND SEWER PLAN AT 36X48"
18) EAST FOOTHILLS GRADING AND DRAINAGE AT 36X48"
19) EAST FOOTHILLS WATER AND SEWER AT 36X48"





1) GENERAL

THE VISION:

“By George - we can do it if we all work hard!” Dallas Harris was often heard to say. Dallas had a dream for this land east of Boise, and the courage and drive to pursue its fulfillment. Although Dallas is not here to celebrate this achievement, it is a testament to his vision that this plan is presented to the people of Boise today.

Dallas’ philosophy was that hard work and cooperation between his family, a dedicated team of consultants, and existing neighbors, would culminate in an outstanding community. This philosophy is evident in the Harris Ranch Specific Plan. In March of 1976, Dallas Harris completed the first master plan for Harris Ranch, the “Warm Springs Village Plan.” The hard work that went into that plan has continued for many years through the efforts of Dallas’ wife Mrs. Alta Harris, his son Randy Harris and his daughters Millie Davis and Felicia Burkhalter. Additional master plans, and modifications, were developed over the next several years, the last one being completed in 2002.

In June of 2005 the Harris Family Limited Partnership (HFLP) adopted as its mission statement the following:

In a timely manner, to profitably sell the assets of Harris Ranch in a professional and businesslike atmosphere demonstrative of the Owners’ commitment to the environment, the community and their heritage.



Over the last decade or so, citizens and Boise City have been exploring ways to bring New Urbanism principles to Boise. “Smart Growth” as a concept had been embraced by leaders long before they became the “official,” elected leaders. These principles have been adopted by the Owners and employed by its consultants to plan for this area.

In April of 2006 a four-day charrette was conducted in which representatives from seven neighborhoods, The Idaho Conservation League, Idaho Fish & Game, Boise Parks & Recreation, Ada County Parks, Idaho Power, Boise Planning & Development Services, participated in the planning process. This was followed by a two-day charrette a month later and a monthly charrette/progress meeting until submittal of the application in December

2006.

Through the charrette process with the Owners and stakeholders, a clear vision of the preferred future for Harris Ranch evolved. That vision is one of pedestrian-oriented public streets, plazas, greens, riverfront walks and pathways. Those public streets are lined with, and shaped by, mixed-use, pedestrian-oriented buildings. The scale and general character of new development is based, in many ways, on the best elements of Boise’s heritage – the mixed-use shop-front buildings of historic Downtown and the iconic buildings of the agriculture and timber industries.

The heart of this vision is one of a very particular kind of *place*. A sense of place results only when the public realm – the streets and other public open spaces – and the private realm – the buildings that line the public spaces – are designed to connect to one another at the scale of the person on foot. Such a place once thrived in the Barber Valley in the form of the town of Barberton.¹

Public spaces – in addition to providing circulation of people on foot, on bicycles and in cars – are the “living rooms,” the gathering places, the center of the community. The shape, scale and character of these public spaces are defined by their design and detailing, and by the way that private buildings connect to their edges. The coordination of the design of public and private elements, to be built in large and small increments over a period of many years, does not happen automatically.

An overall framework and a systematic approach to the design of the components and the connections between them are required.

The Specific Plan for Harris Ranch, the Harris Ranch Specific Plan Code and exacting design guidelines to be applied, not only by the City but by Harris Ranch community itself, will provide a system for ensuring that the design of the public realm and the design of private buildings are rigorously coordinated and focused on the pedestrian experience.

The Specific Plan, the Code, and Design Guidelines,

¹ see appendix 2) ORAL HISTORIES AND HISTORICAL PHOTOS

define an agreement between the community and property owners. The community commits itself to building and maintaining high-quality, pedestrian-oriented streets, squares, plazas, and pathways, while the property and business owners commit themselves to building high-quality buildings that face the public domain with façades scaled to the pedestrian, orienting on-site parking and service functions to the backs of the buildings and the interiors of the blocks.

In creating the Specific Plan for Harris Ranch, the Owners have been inspired by the principles of the Congress for New Urbanism and have embraced them as their own:

HFLP desires the evolution of true and diverse neighborhoods that conserve the natural environment and develop a built environment worth preserving. Economic vitality, community stability and environmental health can be enhanced and sustained with such a coherent and supportive physical framework.

HFLP shall strive to germinate neighborhoods that are diverse in use and population; designed for pedestrians as well as cars; shaped by physically-defined and accessible open spaces; and neighborhoods that are framed by architecture and landscape design that celebrate the rich history of Harris Ranch, its ecology and buildings. HFLP is committed to re-establishing the relationship between building and the making of community, through citizen-based participatory planning.

HFLP asserts the following principles to guide Harris Ranch development and design:

- Harris Ranch is one of multiple centers in Boise with its own identifiable center and boundaries derived from topography, river basin, ranch lands, parks and institutions.
- The development patterns of Harris Ranch

attempt to shape the defined edge of Boise

- Harris Ranch is contiguous to the existing urban boundary, and will be organized as neighborhoods and districts and integrated with the existing urban pattern.
- The development of Harris Ranch respects the historical patterns, precedents and boundaries of what was once the largest town in Idaho, the mill town of Barberton.
- HFLP will strive for a broad spectrum of land uses to support the economy of Harris Ranch and Boise and to benefit people of all incomes. Affordable housing will be found throughout Harris Ranch.

- The physical organization of Harris Ranch will be supported by a framework of transportation alternatives. Pedestrian, bicycle and transportation systems will maximize access and mobility throughout Harris Ranch while reducing dependence on cars.

- The neighborhood, the corridor and the community are the essential elements of Harris Ranch. They form the identifiable nested hierarchy that encourages residents and workers to take responsibility for the maintenance and evolution of Harris Ranch.

- Harris Ranch neighborhoods are compact, pedestrian-friendly and mixed-use. Schools will be sized and located to enable children to walk or bicycle to school. Corridors are connectors of neighborhoods and district corridors. They range from boulevards, bus routes and sidewalks to paths and trails.

- Many activities of daily living occur within walking distance, allowing independence to those who do not drive, particularly the elderly and the young. Interconnected networks of streets are designed to encourage walking, reduce the number and length of car trips and conserve energy.



- Within Harris Ranch neighborhoods, a broad range of housing types and price levels will bring people of diverse ages, gender and incomes into daily interaction, strengthening the bonds essential to a contributing neighborhood of Boise.
- Appropriate building densities and land uses are within walking distance of probable future transit stops permitting public transit to become a viable alternative to cars.
- The economic health and compatible evolution of Harris Ranch will be cultivated through graphic urban design codes that serve as predictable guides for change.
- Conservation areas and open lands are used to define the edges of, and connect different neighborhoods and districts to Harris Ranch.
- Individual architectural projects will be linked to their surrounding. The design of streets and buildings will reinforce safe environments, but not at the expense of accessibility and openness.
- Streets, squares and greens will be designed to be safe, comfortable and interesting to the pedestrian, to encourage walking and enable neighbors to know each other and protect their community.
- Architecture and landscape design grow from the rich history, topography and building practices in Harris Ranch.



The Plan:

A primary goal of the Harris Ranch Specific Plan is to provide enough detailed information so the Owners and the Community can rely on Harris Ranch to move forward from one phase to the next, and finally, to completion. This would allow the Owners to clearly demonstrate their commitment to the environment, the community and their heritage. This would allow the stakeholders to see their vision take shape based on the following components:

- Detailed, phased specific plan based on issues identified during the charrette process
- Specific plan employing the principles of Smart Growth and New Urbanism
- Rebirth of Dallas Harris' Village Center
 - Oral History manuscript
 - Complete and comprehensive Impact Assessment and Wildlife Mitigation Plan
 - Cultural Assessment Report
 - Traffic Impact Study
 - Open Space of over 700 acres
 - Clustered development in the lower foothills
 - Establishment and turnover of the greenbelt
- Identification of a Fire Station sit
- Identification of an Elementary School sit
- Major setbacks from and along the Boise River of 200 to 700 feet

The project team is greatly appreciative of the tremendous trust and confidence the Harris family has demonstrated in the project team, the stakeholders and the process. We offer our sincerest thanks to the stakeholders who asked questions, gave constructive criticism and were instrumental in formulating the Harris Ranch Specific Plan.

“Honoring the promise – living the dream”



Project: 06005
Date: January 12, 2007
Amended: March 14, 2007; July 19, 2007, August 14, 2007

**HARRIS RANCH SPECIFIC PLAN 2006
BOUNDARY DESCRIPTION**

Six areas of land situated in Sections 17, 19, 20, 21, 28, 29, and 30, Township 3 North, Range 3 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

AREA "A"

A parcel of land situated in the west half of Sections 17, 20 and 29, in the south half of Section 19, and in the north half of Section 30, more particularly described as:

BEGINNING at the quarter corner common to Sections 19 and 20; thence, along the west line of said Section 20,

- 1) N.01°01'33"W., 2627.52 feet to the northwest corner of said Section 20; thence, along the west line of said Section 17,
- 2) N.00°22'38"E., 2627.33 feet to the west quarter corner of said section; thence, continuing along said westerly line,
- 3) N.00°10'00"W., 1313.68 feet to the north 1/16th corner common to Sections 17 and 18; thence,
- 4) S.89°38'04"E., 1320.40 feet to the northwest 1/16th corner of said Section 17; thence,
- 5) S.00°06'02"E., 1316.02 feet to the center west 1/16th corner thereof; thence,
- 6) S.89°31'29"E., 657.37 feet to the center west east 1/64th corner; thence,
- 7) S.00°01'41"W., 1313.14 feet to the center southwest east 1/16th corner; thence,
- 8) S.89°32'16"E., 662.82 feet to the center south 1/16th corner of said section; thence,
- 9) S.00°01'40"E., 1312.88 feet to the quarter corner common to said Sections 17 and 20; thence, along the north line of said Section 20,
- 10) N.89°33'49"W., 664.10 feet to the west east 1/64th corner common to said sections; thence, along the west line of the east 1/2 of the east 1/2 of the west 1/2 of said Section 20.
- 11) S.00°27'42"E., 5270.39 feet to the west east 1/64th corner common to said Sections 20 and 29; thence, along the west line of the east 1/2 of the east 1/2 of the west 1/2 of said Section 29,

- 12) S.00°26'29"W., 4560.80 feet to the northeast bank of the Boise River as shown on Record of Survey No. 1053, 3909, and 7188, Ada County records, thence, along said northeasterly bank through the following courses:
- 13) N.85°00'10"W., 290.65 feet; thence,
- 14) N.73°30'40"W., 157.48 feet; thence,
- 15) N.56°57'50"W., 178.96 feet; thence,
- 16) N.47°21'15"W., 190.62 feet; thence,
- 17) N.36°38'05"W., 400.82 feet; thence,
- 18) N.32°16'03"W., 171.01 feet; thence,
- 19) N.27°50'38"W., 88.54 feet; thence,
- 20) N.33°09'57"W., 207.74 feet; thence,
- 21) N.43°19'22"W., 86.24 feet; thence,
- 22) N.28°28'00"W., 50.35 feet; thence,
- 23) N.26°16'29"E., 26.61 feet; thence,
- 24) N.11°01'36"W., 126.73 feet; thence,
- 25) N.26°42'22"W., 143.78 feet; thence,
- 26) N.51°23'40"W., 298.34 feet; thence,
- 27) N.29°51'00"W., 319.07 feet; thence,
- 28) N.15°22'23"W., 109.33 feet; thence,
- 29) N.13°31'39"E., 93.53 feet; thence,
- 30) N.05°06'39"E., 237.01 feet; thence,
- 31) N.15°09'13"W., 177.42 feet; thence,
- 32) N.80°09'11"W., 70.03 feet; thence,
- 33) N.47°01'28"W., 349.12 feet; thence,
- 34) N.54°21'53"W., 71.40 feet; thence,
- 35) N.55°32'34"W., 367.84 feet; thence,
- 36) N.75°17'00"W., 132.39 feet; thence,
- 37) N.69°08'03"W., 92.50 feet; thence,
- 38) N.82°45'14"W., 59.49 feet; thence,
- 39) N.49°01'03"W., 9.15 feet; thence,
- 40) N.68°06'35"W., 318.09 feet; thence,
- 41) S.86°16'24"W., 455.09 feet; thence,
- 42) S.62°39'43"W., 782.92 feet; thence,
- 43) N.86°12'43"W., 166.87 feet; thence,
- 44) N.75°56'19"W., 124.97 feet; thence,
- 45) N.51°21'08"W., 88.59 feet; thence,
- 46) N.24°08'15"W., 240.04 feet; thence,
- 47) N.05°13'50"E., 381.58 feet; thence,
- 48) N.32°27'01"W., 193.50 feet; thence,
- 49) N.13°13'04"W., 207.28 feet; thence,
- 50) N.33°50'52"W., 240.13 feet; thence,
- 51) N.20°12'44"W., 316.77 feet; thence,
- 52) N.40°16'08"W., 206.20 feet; thence,
- 53) N.57°22'28"W., 400.74 feet; thence,
- 54) N.79°33'14"W., 285.40 feet; thence,
- 55) N.73°58'13"W., 467.90 feet; thence,
- 56) N.58°33'50"W., 222.24 feet; thence,
- 57) N.41°09'58"W., 367.24 feet; thence,

- 58) N.12°22'03"W., 264.03 feet; thence, leaving said Boise River northeasterly bank, along the westerly lines of said Record of Survey No. 1053 and 7188 through the following courses:
- 59) N.40°58'01"E., 540.81 feet; thence,
- 60) S.89°27'12"E., 78.51 feet; thence,
- 61) N.14°12'12"E., 119.56 feet more or less to a non-tangent point on a curve on the northerly right-of-way line of E. Warm Springs Avenue; thence, along said northeasterly line,
- 62) Southeasterly along said curve to the left having a radius of 1392.50 feet, an arc length of 579.99 feet, through a central angle of 23°51'51", and a chord bearing and distance of S.85°49'11"E., 575.81 feet; thence, non-tangent from said curve,
- 63) N.74°43'59"E., 213.38 feet to a point on the northerly right-of-way line of E. Barber Dr.; thence, along said northerly line through the following courses:
- 64) Northeasterly along a curve to the left having radius of 675.00 feet, an arc length of 194.65 feet, through a central angle of 16°31'22", and a chord bearing and distance of N.66°28'19"E., 193.98 feet; thence, tangent from said curve,
- 65) N.58°12'39"E., 62.14 feet to the beginning of a tangent curve; thence,
- 66) Northeasterly along a curve to the right having a radius of 1025.00 feet, an arc length of 74.47 feet, through a central angle of 04°09'46", and a chord bearing and distance of N.60°17'31"E., 74.45 feet; thence, tangent from said curve,
- 67) N.62°22'25"E., 174.60 feet to the beginning of a tangent curve.; thence,
- 68) Northeasterly along said curve to the right having a radius of 725.00 feet, an arc length of 172.38 feet, through a central angle of 13°37'22", and a chord bearing and distance of N.69°11'05"E., 171.97 feet; thence, tangent from said curve,
- 69) N.75°59'35"E., 60.61 feet to the beginning of a tangent curve; thence,
- 70) Northeasterly along said curve to the right having a radius of 1625.00 feet, an arc length of 207.36 feet, through a central angle of 07°18'41", and a chord bearing and distance of N.79°39'07"E., 207.22 feet to a point on the easterly line of Government Lot 4 of said

- 71) Section 19; thence, leaving said northerly line, along said easterly line, S.00°00'59"W., 451.86 feet to the southwest corner of the northwest quarter of the southeast quarter of said section; thence, along the southerly line of said northwest quarter of the southeast quarter of Section 19,
- 72) S.88°33'26"E., 1322.61 feet to the southeast corner of the southeast quarter of the southeast quarter of said section; thence, along the easterly line of the northwest quarter of the southeast quarter of said Section 19,
- 73) N.00°04'04"E., 638.29 feet to a point on the above-described northerly right-of-way line of E. Barber Dr.; thence, along said northerly line,
- 74) N.83°21'41"E., 1332.09 feet to a point on the easterly line of said Section 19; thence, along said easterly line,
- 75) N.00°07'16"E., 496.58 feet to the **POINT OF BEGINNING.**

EXCEPTING THEREFROM

Two parcels of land situated in the southwest quarter of said Section 20, said parcels being Parcels A and B as shown on Record of Survey No. 1357, Ada County Records, more particularly described as follows:

PARCEL "A"

COMMENCING at the quarter corner common to said Sections 19 and 20, from which point the northwest corner of said Section 20 bears N.01°01'33"W., 2627.52 feet; thence,

- A) S.50°25'59"E., 1419.97 feet to the most northerly corner of said Parcel A as shown on said survey and the **POINT OF BEGINNING**; thence, along the exterior boundary of said Parcel A through the following courses:
- 76) S.59°18'24"E., 254.58 feet; thence,
- 77) S.30°45'14"W., 171.11 to a point hereinafter referred to as Point "A"; thence, continuing along said boundary,
- 78) N.59°18'24"W., 254.58 feet; thence,
- 79) N.30°45'01"E., 171.11 feet to the **POINT OF BEGINNING.**

SAID PARCEL A containing 1.00 acre.

PARCEL "B"

COMMENCING at the above-described Point A; thence,



A. VOLUME I
 1) GENERAL
 a) LEGAL DESCRIPTION

B) S.11°40'12"W., 307.11 feet to the most easterly corner of said Parcel "B" and the **POINT OF BEGINNING**; thence, along the exterior of said Parcel "B" through the following courses:
 80) S.10°37'46"W., 290.68 feet; thence,
 81) N.79°22'14"W., 160.34 feet; thence,
 82) N.10°37'46"E., 197.01 feet; thence,
 83) N.45°25'16"E., 114.06 feet; thence,
 84) S.79°22'14"E., 95.26 feet to the **POINT OF BEGINNING**.
SAID PARCEL "B" containing 1.00 acre.

ALSO EXCEPTING THEREFROM

A parcel of land situated in the southeast quarter of the northwest quarter of Section 29, being that certain 1.46 acre parcel of land as shown on Record of Survey No. 6825, Ada County records, more particularly described as follows:

COMMENCING at the northwest quarter of said section, from which corner, the north quarter corner of said section bears S.89°35'34"E., 2657.71 feet; thence, along the north line of said section,

C) S.89°35'34"E., 1993.28 feet to a point on the west line of an Idaho Power Corridor as described in Instrument No. 420137, Ada County records; thence, along said westerly line,
 D) S.00°25'53"W., 1834.35 feet to the **POINT OF BEGINNING**; thence, continuing,
 85) S.00°25'53"W., 144.97 feet; thence,
 86) S.49°29'24"W., 165.00 feet; thence,
 87) N.40°30'36"W., 265.00 feet; thence,
 88) N.49°29'24"E., 260.00 feet; thence,
 89) S.40°30'36"E., 155.49 feet to the **POINT OF BEGINNING**.
SAID PARCEL containing 1.46 acres, more or less.

FURTHER EXCEPTING THEREFROM

A parcel of land situated in the southeast quarter of the southeast quarter of said Section 19 and in the northeast quarter of the northeast quarter of said Section 30, being the two parcels of land as shown on Record of Survey No. 752, Ada County records, more particularly described as a whole as follows:

COMMENCING at the Section Corner common to said Sections 19, 20, 29, and 30 as shown on said survey, from which point the quarter corner common to said Sections 19 and 30 bears, N.89°04'58"W., 1321.37; thence, along the south line of said Section 19,

E) N.89°04'58"W., 301.06 feet to a point on the

centerline of Union Pacific Railroad, Barber Spur; thence, along said centerline,
 F) N.64°28'00"W., 301.74 feet; thence, perpendicular to said centerline,
 G) S.25°32'00"W., 50.00 feet to the **POINT OF BEGINNING**; thence, continuing,
 90) S.25°32'00"W., 450.00 feet; thence,
 91) N.64°28'00"W., 449.00 feet to a point on the easterly line of Wise Way; thence, along said easterly line,
 92) N.25°32'00"E., 450.00 feet to a point hereinafter referred to as Point "B"; thence,
 93) S.64°28'00"E., 449.00 feet to the **POINT OF BEGINNING**.
SAID PARCELS containing 4.64 acres, more or less.

ALSO EXCEPTING THEREFROM

A parcel of land situated in the southeast quarter of the southeast quarter of said Section 19, said parcel being that certain 1.00 acre parcel of land as shown on Record of Survey No. 740, Ada County records, more particularly described as follows:

COMMENCING at the above-described Point "B"; thence,

H) N.64°28'00"W., 60.00 feet to the most northerly corner of said parcel on the westerly line of Wise Way, and the **POINT OF BEGINNING**; thence, along the exterior of said parcel through the following courses:
 94) S.25°32'00"W., 256.00 feet; thence,
 95) N.64°28'00"W., 170.16 feet; thence,
 96) N.25°32'00"E., 256.00 feet; thence,
 97) S.64°28'00"E., 170.16 feet to the **POINT OF BEGINNING**.
SAID PARCEL containing 1.00 acre.

ALSO EXCEPTING THEREFROM

A parcel of land situated in the south half of said Section 19, and in the north half of said Section 30 as described in Warranty Deed Instrument No. 105177088 and Gift Deed Instrument No. 106030880, described as a whole as follows:

COMMENCING at the quarter section corner common to said Sections 20 and 29; thence, along the section line common to said sections,

I) N.89°34'27"W., 2657.52 feet to the section corner common to Sections 19, 20, 29 and 30; thence,
 J) N.70°28'07"W., 1621.54 feet to the northeast most corner of that parcel of land as shown

on Record of Survey No. 1053, of Ada County Records, said point being on the southerly boundary line of that property owned by Ada County, (formerly the Oregon Short Line Railroad Property), said point also being the **POINT OF BEGINNING**; thence, leaving said southerly boundary line, along the easterly boundary line of said Record of Survey No. 1053,
 98) S.25°22'28"W., 741.38 feet; thence, leaving said easterly boundary line,
 99) S.82°34'44"E., 49.70 feet; thence,
 100) S.44°43'59"E., 166.73 feet; thence,
 101) S.37°09'59"E., 326.62 feet; thence,
 102) S.39°35'06"E., 263.13 feet; thence,
 103) S.53°23'36"E., 166.87 feet; thence,
 104) S.32°14'51"E., 265.87 feet; thence,
 105) S.25°40'01"E., 547.31 feet to a point on the northeasterly bank of the Boise River as shown on Record of Survey No. 1053, 3909, and 7188, Ada County records; thence, along said northeasterly bank and exterior boundary line of said parcel of land as shown on Record of Survey No. 1053 through the following courses:
 106) N.68°31'24"W., 317.37 feet; thence,
 107) S.85°51'30"W., 455.06 feet; thence,
 108) S.62°14'49"W., 782.92 feet; thence,
 109) N.86°37'37"W., 166.87 feet; thence,
 110) N.76°21'13"W., 124.97 feet; thence,
 111) N.51°46'02"W., 88.59 feet; thence,
 112) N.24°33'09"W., 240.04 feet; thence,
 113) N.04°48'56"E., 381.58 feet; thence,
 114) N.32°51'55"W., 193.50 feet; thence,
 115) N.13°37'58"W., 207.28 feet; thence,
 116) N.34°15'46"W., 240.13 feet; thence,
 117) N.20°37'38"W., 316.77 feet; thence,
 118) N.40°41'02"W., 206.20 feet; thence,
 119) N.57°47'22"W., 400.74 feet; thence,
 120) N.79°58'08"W., 285.40 feet; thence,
 121) N.74°23'07"W., 467.90 feet; thence,
 122) N.58°58'44"W., 222.24 feet; thence,
 123) N.41°34'52"W., 363.70 feet to a point on the northeasterly bank of the Boise River, said point being within the right-of-way of a future Ada County Highway District road; thence along said northeasterly bank of the Boise River,
 124) N.12°46'57"W., 264.99 feet to the southeast corner of that parcel of land described in Deed Instrument No. 8365880, Ada County

records; thence, leaving said northeasterly bank of the Boise River, along the easterly boundary line of said parcel of land,
 125) N.40°33'07"E., 540.81 feet; thence,
 126) S.89°52'06"E., 78.51 feet to a point in the bottom of a diversion channel; thence,
 127) N.13°47'18"E., 15.70 feet to a point on a curve on the southerly boundary line of that property owned by Ada County, (formerly the Oregon Short Line Railroad Property), as shown on said Record of Survey No. 1053; thence, along the southerly boundary line of said property owned by Ada County through the following courses:
 128) Southeasterly along said curve to the left having a radius of 1194.30 feet, an arc length of 301.71 feet, through a central angle of 14°28'27", and a chord bearing and distance of S.85°18'38"E., 300.90 feet; thence,
 129) S.24°40'24"E., 55.90 feet; thence,
 130) S.88°06'30"E., 763.51 feet to a point within the right-of-way of a future Ada County Highway District road, said point being a point on a non-tangent curve on the southerly boundary line of that property owned by Ada County, (formerly the Oregon Short Line Railroad Property), as shown on said Record of Survey No. 1053; thence,
 131) Southeasterly along said curve to the right having a radius of 1548.53 feet, an arc length of 467.84 feet, through a central angle of 17°01'40", and a chord bearing and distance of S.76°28'16"E., 466.07 feet; thence,
 132) S.66°50'00"E., 135.00 feet; thence,
 133) S.64°16'30"E., 1264.69 feet to the **POINT OF BEGINNING**.
SAID PARCELS containing 128.96 acres, more or less.

SAID AREA "A" containing 725 acres, more or less.

AREA "B"

A parcel of land being the northwest quarter of the northwest quarter of Section 21, together with portions of the east half of Section 20, the northwest quarter of Section 28 and the northeast quarter of section 29 more particularly described as follows:

BEGINNING at the quarter corner common to said Sections 17 and 20; thence, along the south line of said Section 17,



- 134) N.89°35'31"E., 2651.31 feet to the northeast corner of said Section 20; thence, along the north line of said Section 21,
- 135) N.90°00'00"E., 1329.13 feet to the west 1/16th corner common to Sections 16 and 21; thence,
- 136) S.00°11'23"E., 1329.29 feet to the northwest 1/16th corner of said Section 21; thence,
- 137) S.89°55'05"W., 1325.04 feet to the north 1/16th corner common to Sections 20 and 21; thence, along the east line of said Section 20,
- 138) S.00°21'56"E., 3993.64 feet to the southeast corner thereof; thence, along the north line of said Section 28,
- 139) N.89°20'12"E., 2625.66 feet to the quarter corner common to said Sections 21 and 28; thence,
- 140) S.00°07'52"W., 2662.51 feet to the center quarter corner of said section 28; thence,
- 141) N.89°34'45"W., 1307.93 feet to the west 1/16 corner thereof, said point being the southerly prolongation of the easterly line of Triplett Subdivision recorded in Book 99 of Plats at Pages 11491 – 11493, Ada County records; thence, along said prolongation and easterly line,
- 142) N.00°01'37"E., 883.91 feet to an angle point thereon; thence, along the northeasterly line of said subdivision,
- 143) N.51°10'52"W., 1346.18 feet to the intersection with the southeasterly line of Record of Survey No. 5911, (Old Water Reservoir Parcel), Ada County records; thence, along the exterior boundary of said survey through the following courses:
- 144) N.39°00'38"E., 334.33 feet; thence,
- 145) N.50°59'22"W., 71.00 feet; thence,
- 146) N.39°00'38"E., 110.00 feet; thence,
- 147) N.50°59'22"W., 125.00 feet; thence,
- 148) S.39°00'38"W., 544.00 feet; thence,
- 149) S.53°51'17"E., 60.54 feet to the intersection with the northwesterly line of said Triplett Subdivision; thence, along said northwesterly line,
- 150) S.38°50'43"W., 168.73 feet to the most westerly corner thereof, said point also being the northwest corner of Lot 1, Block 1 of Barberton Subdivision No. 1; thence,
- 151) N.51°13'33"W., 55.32 feet more or less to a point on the southeasterly line of Parcel "B" as

- shown on Property Line Adjustment Record of Survey No. 6244, Ada County records; thence, along the southeasterly line of said parcel through the following courses:
- 152) N.41°14'36"E., 57.93 feet to the beginning of a tangent curve; thence,
- 153) Northeasterly along said curve to the left having a radius of 115.00 feet, an arc length of 85.98 feet, through a central angle of 42°50'12", and a chord bearing and distance of N.17°21'21"E., 83.99 feet thence, tangent from said curve,
- 154) N.04°03'44"W., 193.62 feet to the beginning of a tangent curve; thence,
- 155) Northeasterly along said curve to the right having a radius of 205.00 feet, an arc length of 175.26 feet, through a central angle of 48°59'00", and a chord bearing and distance of N.20°25'46"E., 169.97 feet; thence, tangent from said curve,
- 156) N.44°55'16"E., 50.53 feet; thence,
- 157) S.89°55'16"W., 91.86 feet to a point on the westerly line of said section, said point also being an angle point on the easterly line of Parcel "A" as shown on said survey; thence, along the easterly and northerly line of said parcel,
- 158) N.00°04'37"W., 209.48 feet; thence,
- 159) S.75°20'47"W., 660.10 feet to the southeast corner of Lot 14, Block 29 of Harris Ranch Subdivision No. 4, recorded in Book 81 of Plats at Pages 8807 through 8809, Ada County records; thence, along the exterior boundary of said subdivision through the following courses:
- 160) N.11°26'30"W., 173.71 feet; thence,
- 161) N.48°18'13"W., 276.07 feet; thence,
- 162) N.68°01'57"W., 558.59 feet; thence,
- 163) N.73°14'42"W., 206.78 feet; thence,
- 164) S.16°48'47"W., 180.78 feet to a point on the northerly line of said Section 29; thence, along said northerly line,
- 165) N.89°13'13"W., 45.42 feet to the southeasterly corner of that certain 7.29 acre parcel of land as shown on Record of Survey No. 5558, Ada County records; thence, along the easterly and northeasterly line of said parcel through the following courses:
- 166) N.12°35'12"E., 115.20 feet; thence,
- 167) N.62°39'13"W., 203.41 feet; thence,
- 168) N.68°58'40"W., 607.25 feet; thence,

- 169) N.51°39'40"W., 292.47 feet to the most northerly corner of said parcel on the mid-section line of said Section 20; thence, along said mid-section line,
- 170) N.00°30'02"W., 4677.58 feet to the **POINT OF BEGINNING.**

SAID AREA "B" containing 475 acres, more or less.

AREA "C"

A parcel of land situated in the east half of Section 29, more particularly described as follows:

COMMENCING at the quarter corner common to said Sections 20 and 29; thence, along the mid-section line of said Section 29,

- K) S.00°29'29"W., 1458.45 feet to a non-tangent point on a curve on a line parallel with and 60.00 feet southwesterly of the southwesterly right-of-way of E. Warm Springs Avenue, (Old Hwy 21), and the **POINT OF BEGINNING**; thence, along said parallel line,
- 171) Southeasterly along said curve to the right having a radius of 4675.00 feet, an arc length of 483.67 feet, through a central angle of 05°55'40", and a chord bearing and distance of S.54°15'38"E., 483.44 feet; thence, tangent from said curve,
- 172) S.51°17'49"E., 497.82 feet to the intersection with the northwesterly right-of-way line of S. Eckert Road as shown on Harris Ranch Subdivision No. 1 recorded in Book 79 of Plats at Pages 8416 through 8425, Ada County records; thence, along said northwesterly right-of-way line through the following courses
- 173) S.41°07'52"W., 104.42 feet; thence,
- 174) S.41°15'49"W., 853.93 feet to the beginning of a tangent curve; thence,
- 175) Southwesterly along said curve to the right having a radius of 526.00 feet, an arc length of 204.90 feet, through a central angle of 22°19'08", and a chord bearing and distance of S.52°25'20"W., 203.60 feet to the intersection with the mid-section line of said section; thence, along said mid-section line,
- 176) N.00°29'29"E., 1438.41 feet to the **POINT OF BEGINNING.**

SAID AREA "C" containing 13.63 acres, more or less.

AREA "D"

A parcel of land situated in the east half of said Section 29, being Lots 2 through 18, Block 5 of Harris Ranch Subdivision No. 6 recorded in Book 84 of Plats at Pages 9321 through 9324, Ada County records more particularly described as follows:

COMMENCING at the quarter corner common to said Sections 28 and 29 as shown on said subdivision; thence, along the east line of said Section 29,

- L) S.00°55'05"W., 820.39 feet to a point on the southwesterly right-of-way line of W. Warm Springs Ave., (Old Hwy 21); thence, along said southwesterly line,
- M) N.51°17'49"W., 1607.81 feet to the most easterly corner of Lot 10 of said block and the **POINT OF BEGINNING**; thence, along the exterior boundary of said Lots 2 through 18 through the following courses:
- 177) S.38°42'11"W., 16.00 feet; thence,
- 178) S.06°17'49"E., 42.43 feet; thence,
- 179) S.38°42'11"W., 48.03 feet to the beginning of a tangent curve; thence,
- 180) Southwesterly along said curve to the left having a radius of 83.00 feet, an arc length of 19.22 feet, through a central angle of 13°16'12", and a chord bearing and distance of S.32°04'03"W., 19.18 feet; thence, tangent from said curve,
- 181) S.25°25'54"W., 9.85 feet to the beginning of a tangent curve; thence,
- 182) Southwesterly along said curve to the right having a radius of 75.00 feet, an arc length of 18.16 feet, through a central angle of 13°52'36", and a chord bearing and distance of S.32°22'18"W., 18.12 feet to a point of compound curvature; thence,
- 183) Southwesterly along said curve to the right having a radius of 412.50 feet, an arc length of 251.26 feet, through a central angle of 34°53'58", and a chord bearing and distance of S.56°45'39"W., 247.39 feet to a point of compound curvature; thence,
- 184) Northwesterly along a curve to the right having a radius of 20.00 feet, an arc length of 24.04 feet, through a central angle of 68°52'26", and a chord bearing and distance of N.71°20'57"W., 22.62 feet to a point of reverse curvature; thence,
- 185) Southwesterly along said curve to the left having a radius of 91.50 feet, an arc length of 176.83 feet, through a central angle of



A. VOLUME I
 1) GENERAL
 a) LEGAL DESCRIPTION

- 110°43'46", and a chord bearing and distance of S.87°43'38"W., 150.57 feet to a point of reverse curvature; thence,
 186) Southwesterly along said curve to the right having a radius of 20.00 feet, an arc length of 24.04 feet, through a central angle of 68°52'26", and a chord bearing and distance of S.66°48'13"W., 22.62 feet to a point of compound curvature; thence,
 187) Northwesterly along said curve to the right having a radius of 412.50 feet, an arc length of 307.33 feet, through a central angle of 42°41'16", and a chord bearing and distance of N.57°24'43"W., 300.27 feet to a point of reverse curvature; thence,
 188) Northwesterly along said curve to the left having a radius of 250.00 feet, an arc length of 72.73 feet, through a central angle of 16°40'04", and a chord bearing and distance of N.44°24'08"W., 72.47 feet; thence, tangent from said curve,
 189) N.52°44'11"W., 59.02 feet; thence,
 190) N.12°32'42"W., 87.46 feet to a point on the southeasterly right-of-way line of S. Eckert Road as shown on said subdivision; thence, along said southeasterly line through the following courses:
 191) N.41°15'49"E., 428.15 feet; thence,
 192) N.86°15'49"E., 42.43 feet; thence,
 193) N.41°15'49"E., 16.02 feet to a point on the southwesterly right-of-way line of E. Warm Springs Avenue; thence, along said southwesterly line,
 194) S.51°17'49"E., 632.35 feet to the **POINT OF BEGINNING.**

SAID AREA "D" containing 7.75 acres, more or less.

AREA "E"
 A parcel of land situated in the southeast quarter of said Section 29, more particularly described as follows:
COMMENCING at the quarter corner common to said Sections 28 and 29; thence, along the easterly line of said Section 29,

- N) S.00°55'05"W., 820.39 feet to a point on the southwesterly right-of-way line of E. Warm Springs Ave., (Old Hwy 21); thence, along said southwesterly line,
 O) N.51°17'49"W., 545.33 feet to the most

easterly corner of that certain 100.78 acre parcel of land as shown on Record of Survey No. 4343, Ada County Records; thence, along the southeasterly line of said survey through the following courses:

- P) S.38°50'33"W., 349.89 feet; thence,
 Q) S.38°51'14"W., 519.08 feet; thence,
 R) S.38°50'38"W., 671.93 feet; thence,
 S) S.38°50'25"W., 242.16 feet to the **POINT OF BEGINNING**; thence, leaving said southeasterly line,
 195) S.71°41'02"E., 242.56 feet; thence,
 196) N.89°07'13"E., 129.82 feet; thence,
 197) S.69°24'27"E., 111.53 feet; thence,
 198) S.47°25'24"W., 542.60 feet; thence,
 199) N.51°39'12"W., 383.36 feet to a point on the southerly line of said survey; thence, along said southeasterly line
 200) N.44°11'25"E., 336.72 feet to the **POINT OF BEGINNING.**

SAID AREA "E" containing 3.91 acres, more or less.

AREA "F"
 A parcel of land situated in the southeast quarter of said Section 29, more particularly described as follows
COMMENCING at the south quarter corner of said Section 29 as shown on Record of Survey No. 4343, Ada County records; thence, along the north-south mid-section line of said section,

- T) N.00°29'29"E., 665.35 feet to the southwesterly corner of that certain 100.78 acre parcel of land as shown on said survey and the **POINT OF BEGINNING**; thence, continuing,
 201) N.00°29'29"E., 882.23 feet to the intersection with the southwesterly line as described in Instrument No. 98066491, Ada County records; thence, along said southwesterly line through the following courses:
 202) S.52°58'08"E., 262.83 feet; thence,
 203) S.44°16'49"E., 185.89 feet; thence,
 204) S.11°11'21"E., 260.53 feet; thence,
 205) S.08°37'23"E., 117.70 feet; thence,
 206) S.04°31'59"W., 42.82 feet; thence,
 207) S.42°25'21"E., 373.88 feet to an angle point on the southerly line of the above-described 100.78 acre parcel of land; thence, leaving said southwesterly line, along said southerly

- line through the following courses:
 208) S.29°58'37"W., 94.60 feet; thence,
 209) N.47°37'14"W., 79.59 feet; thence,
 210) S.33°13'18"W., 74.48 feet; thence,
 211) S.89°07'10"W., 94.80 feet; thence,
 212) N.66°34'48"W., 151.83 feet; thence,
 213) N.63°21'03"W., 283.95 feet; thence,
 214) N.81°57'25"W., 29.73 feet to the **POINT OF BEGINNING.**

SAID PARCEL "F" containing 8.60 acres, more or less.

TOTAL AREA containing 1234 acres, more or less.

SUBJECT TO, all Covenants, Rights, Rights-of-Way, Easements of Record, and other Encumbrances.

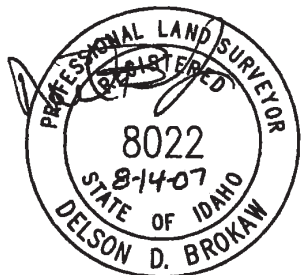
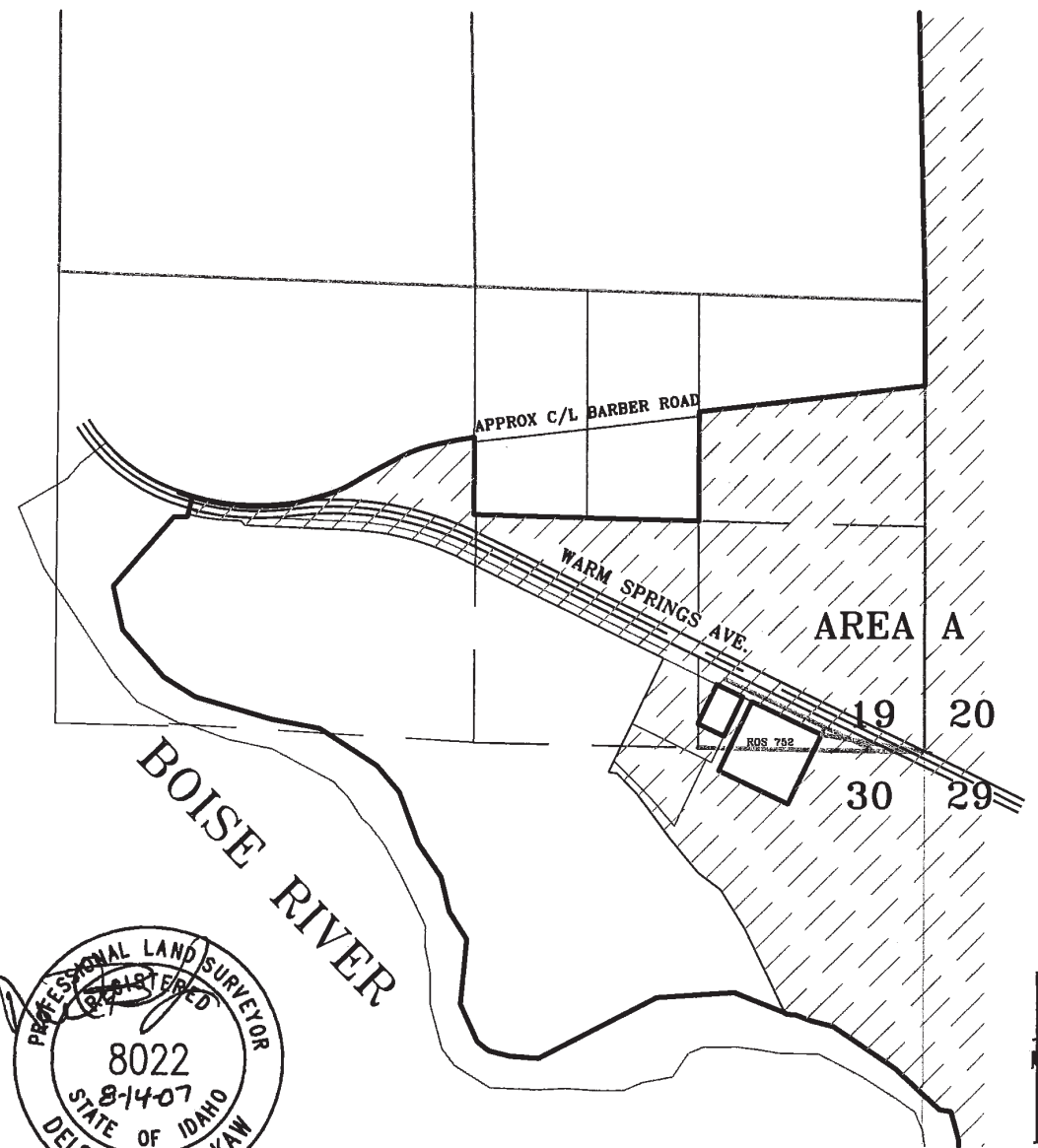
EXHIBITS "B-1" – "B-3" attached, and by this reference, made a part hereof.

NOTE: The above description was derived from public records, i.e.: Ada County Assessors, Records of Surveys, Subdivision Plats, Warranty Deeds and Quit Claim Deeds. Some of the survey and subdivision information has been rotated to obtain a best fit solution and to close mathematically. No Title Report was provided. No field surveying was performed by this firm for this description



EXHIBIT B-1

SIX PARCELS OF LAND SITUATED IN SECTIONS 17, 19, 20, 21, 28, 29, AND 30,
TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN,
ADA COUNTY, IDAHO.
2007



BROKAW SURVEYING & MAPPING, LLC

11056 Lone Star Rd., Nampa, Idaho
208-249-0479

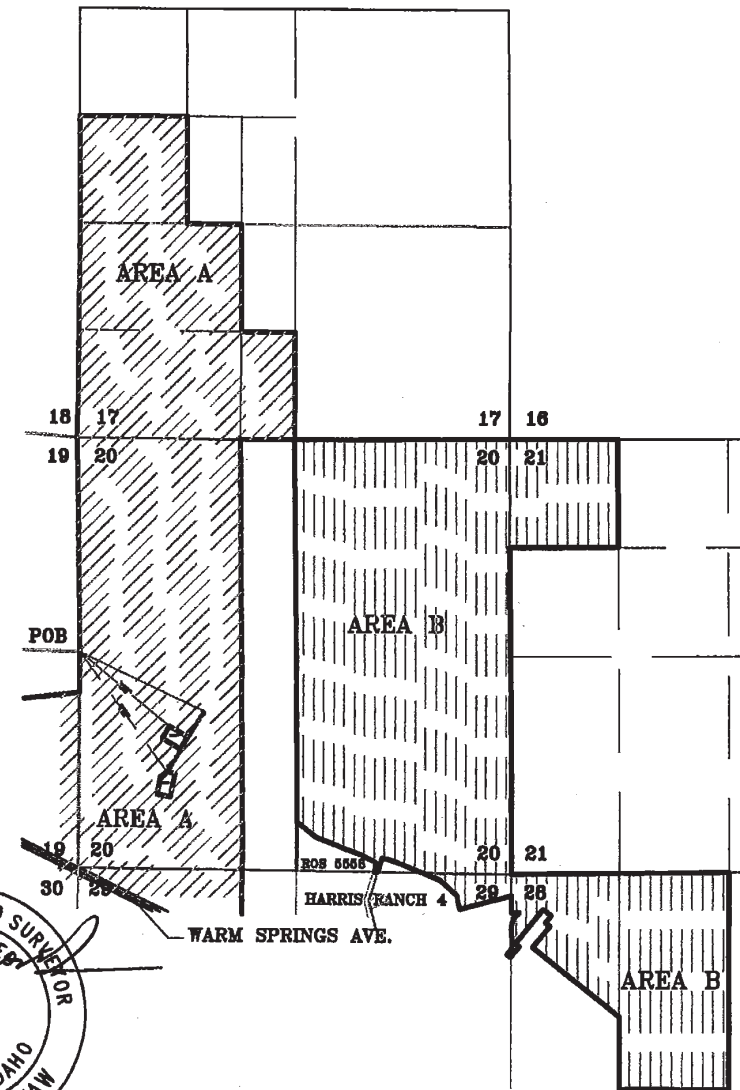
E-FILE:Exh_B-1

DATE:8-9-07

JOB:06005

EXHIBIT B-2

SIX PARCELS OF LAND SITUATED IN SECTIONS 17, 19, 20, 21, 28, 29, AND 30,
TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN,
ADA COUNTY, IDAHO.
2007



BROKAW SURVEYING & MAPPING, LLC

11056 Lone Star Rd., Nampa, Idaho
208-249-0479

E-FILE:Exh_B-2

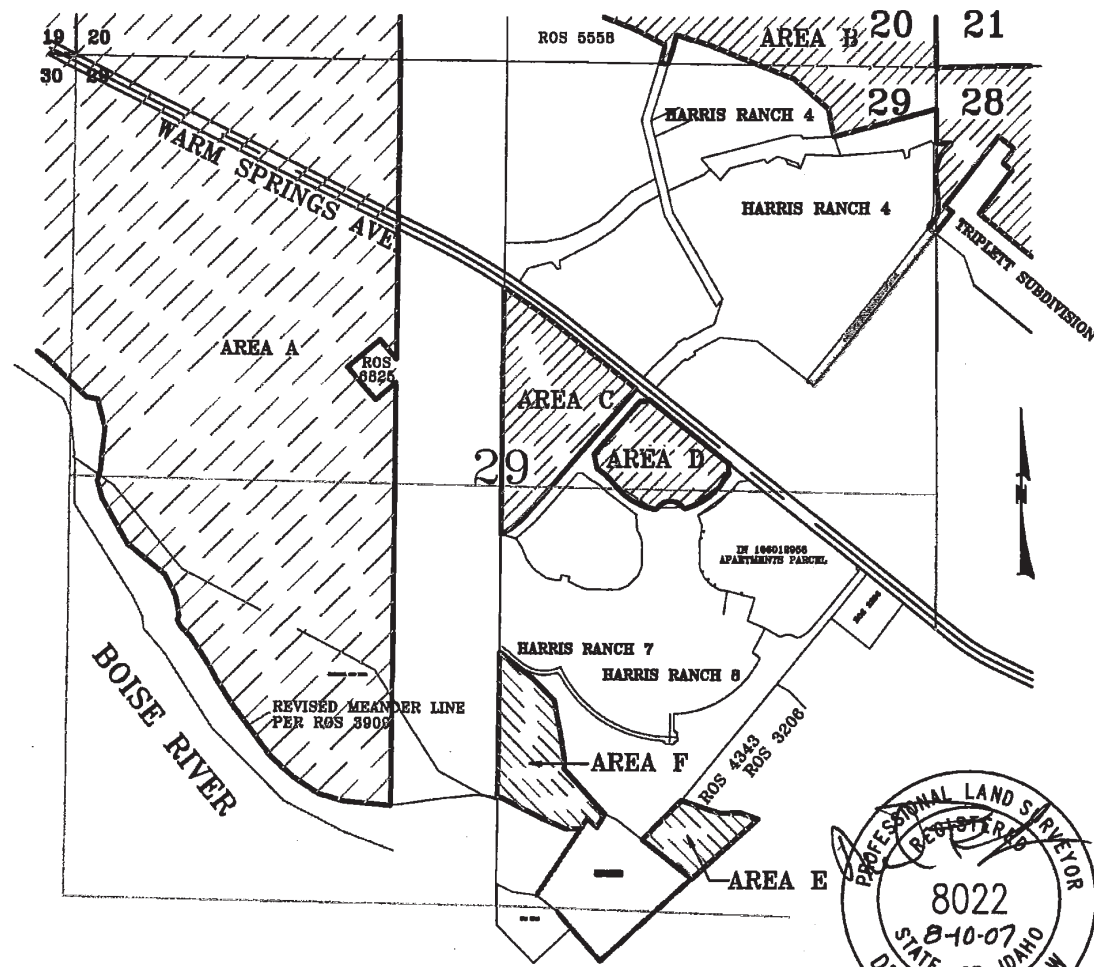
DATE:8-9-07

JOB:06005



EXHIBIT B-3

SIX PARCELS OF LAND SITUATED IN SECTIONS 17, 19, 20, 21, 28, 29, AND 30,
TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN,
ADA COUNTY, IDAHO.
2007



BROKAW SURVEYING & MAPPING, LLC
11056 Lone Star Rd., Nampa, Idaho
208-249-0479

E-FILE:Exh_B-3 DATE:8-9-07 JOB:06005





- LEGEND**
- Mixed-Use Commercial and High-Density Residential
 - Mixed-Use Commercial and Med-High-Density Residential
 - Mixed-Use Village Center
 - Mixed-Use Village Center
 - Residential—Medium-Density (8 DU/Ac.)
 - Residential—Medium-Density (6 DU/Ac.)
 - Residential—Low-Density (4 DU/Ac.)
 - Residential—Low-Density (2 DU/Ac.)
 - Residential—Foothill Development
 - Destination Spa Resort
 - Public Facilities (Schools, Fire Station)
 - Harris Homestead Foundation
 - Open Space/Conservation Areas
 - Idaho Power Corridor
 - Homeowner's Association Green Space (Village Green To Have Farmer's Market & Restaurant)
 - Postal Pavilion
 - P Parking Structure
 - NAP Not A Part

Note: Historic and cultural sites will be protected. Refer to the Harris Ranch Cultural Resources Survey and Supplement – Vol. II, Appendix 3.



Project: 06005
 Date: January 12, 2007
 Amended: March 14, 2007; August 16, 2007

**HARRIS RANCH SPECIFIC PLAN 2006
 BOUNDARY DESCRIPTION
 (INCLUDING IDAHO DEPARTMENT OF FISH &
 GAME)**

Seven areas of land situated in Sections 17, 19, 20, 21, 28, 29, and 30, Township 3 North, Range 3 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

AREA "A"

A parcel of land situated in the west half of Sections 17, 20 and 29, in the south half of Section 19, and in the north half of Section 30, more particularly described as:

BEGINNING at the quarter corner common to Sections 19 and 20; thence, along the west line of said Section 20,

- 1) N.01°01'33"W., 2627.52 feet to the northwest corner of said Section 20; thence, along the west line of said Section 17,
- 2) N.00°22'38"E., 2627.33 feet to the west quarter corner of said section; thence, continuing along said westerly line,
- 3) N.00°10'00"W., 1313.68 feet to the north 1/16th corner common to Sections 17 and 18; thence,
- 4) S.89°38'04"E., 1320.40 feet to the northwest 1/16th corner of said Section 17; thence,
- 5) S.00°06'02"E., 1316.02 feet to the center west 1/16th corner thereof; thence,
- 6) S.89°31'29"E., 657.37 feet to the center west east 1/64th corner; thence,
- 7) S.00°01'41"W., 1313.14 feet to the center southwest east 1/16th corner; thence,
- 8) S.89°32'16"E., 662.82 feet to the center south 1/16th corner of said section; thence,
- 9) S.00°01'40"E., 1312.88 feet to the quarter corner common to said Sections 17 and 20; thence, along the north line of said Section 20,
- 10) N.89°33'49"W., 664.10 feet to the west east 1/64th corner common to said sections; thence, along the west line of the east 1/2 of the east 1/2 of the west 1/2 of said Section 20.
- 11) S.00°27'42"E., 5270.39 feet to the west east 1/64th corner common to said Sections 20 and 29; thence, along the west line of the

- 12) east 1/2 of the east 1/2 of the west 1/2 of said Section 29,
 S.00°26'29"W., 4560.80 feet to the northeast bank of the Boise River as shown on Record of Survey No. 1053, 3909, and 7188, Ada County records, thence, along said northeasterly bank through the following courses:
 13) N.85°00'10"W., 290.65 feet; thence,
 14) N.73°30'40"W., 157.48 feet; thence,
 15) N.56°57'50"W., 178.96 feet; thence,
 16) N.47°21'15"W., 190.62 feet; thence,
 17) N.36°38'05"W., 400.82 feet; thence,
 18) N.32°16'03"W., 171.01 feet; thence,
 19) N.27°50'38"W., 88.54 feet; thence,
 20) N.33°09'57"W., 207.74 feet; thence,
 21) N.43°19'22"W., 86.24 feet; thence,
 22) N.28°28'00"W., 50.35 feet; thence,
 23) N.26°16'29"E., 26.61 feet; thence,
 24) N.11°01'36"W., 126.73 feet; thence,
 25) N.26°42'22"W., 143.78 feet; thence,
 26) N.51°23'40"W., 298.34 feet; thence,
 27) N.29°51'00"W., 319.07 feet; thence,
 28) N.15°22'23"W., 109.33 feet; thence,
 29) N.13°31'39"E., 93.53 feet; thence,
 30) N.05°06'39"E., 237.01 feet; thence,
 31) N.15°09'13"W., 177.42 feet; thence,
 32) N.80°09'11"W., 70.03 feet; thence,
 33) N.47°01'28"W., 349.12 feet; thence,
 34) N.54°21'53"W., 71.40 feet; thence,
 35) N.55°32'34"W., 367.84 feet; thence,
 36) N.75°17'00"W., 132.39 feet; thence,
 37) N.69°08'03"W., 92.50 feet; thence,
 38) N.82°45'14"W., 59.49 feet; thence,
 39) N.49°01'03"W., 9.15 feet; thence,
 40) N.68°06'35"W., 318.09 feet; thence,
 41) S.86°16'24"W., 455.09 feet; thence,
 42) S.62°39'43"W., 782.92 feet; thence,
 43) N.86°12'43"W., 166.87 feet; thence,
 44) N.75°56'19"W., 124.97 feet; thence,
 45) N.51°21'08"W., 88.59 feet; thence,
 46) N.24°08'15"W., 240.04 feet; thence,
 47) N.05°13'50"E., 381.58 feet; thence,
 48) N.32°27'01"W., 193.50 feet; thence,
 49) N.13°13'04"W., 207.28 feet; thence,
 50) N.33°50'52"W., 240.13 feet; thence,
 51) N.20°12'44"W., 316.77 feet; thence,
 52) N.40°16'08"W., 206.20 feet; thence,
 53) N.57°22'28"W., 400.74 feet; thence,
 54) N.79°33'14"W., 285.40 feet; thence,
 55) N.73°58'13"W., 467.90 feet; thence,

- 56) N.58°33'50"W., 222.24 feet; thence,
- 57) N.41°09'58"W., 367.24 feet; thence,
- 58) N.12°22'03"W., 264.03 feet; thence, leaving said Boise River northeasterly bank, along the westerly lines of said Record of Survey No. 1053 and 7188 through the following courses:
 59) N.40°58'01"E., 540.81 feet; thence,
 60) S.89°27'12"E., 78.51 feet; thence,
 61) N.14°12'12"E., 119.56 feet more or less to a non-tangent point on a curve on the northerly right-of-way line of E. Warm Springs Avenue; thence, along said northeasterly line,
 62) Southeasterly along said curve to the left having a radius of 1392.50 feet, an arc length of 579.99 feet, through a central angle of 23°51'51", and a chord bearing and distance of S.85°49'11"E., 575.81 feet; thence, non-tangent from said curve,
 63) N.74°43'59"E., 213.38 feet to a point on the northerly right-of-way line of E. Barber Dr.; thence, along said northerly line through the following courses:
 64) Northeasterly along a curve to the left having radius of 675.00 feet, an arc length of 194.65 feet, through a central angle of 16°31'22", and a chord bearing and distance of N.66°28'19"E., 193.98 feet; thence, tangent from said curve,
 65) N.58°12'39"E., 62.14 feet to the beginning of a tangent curve; thence,
 66) Northeasterly along a curve to the right having a radius of 1025.00 feet, an arc length of 74.47 feet, through a central angle of 04°09'46", and a chord bearing and distance of N.60°17'31"E., 74.45 feet; thence, tangent from said curve,
 67) N.62°22'25"E., 174.60 feet to the beginning of a tangent curve.; thence,
 68) Northeasterly along said curve to the right having a radius of 725.00 feet, an arc length of 172.38 feet, through a central angle of 13°37'22", and a chord bearing and distance of N.69°11'05"E., 171.97 feet; thence, tangent from said curve,
 69) N.75°59'35"E., 60.61 feet to the beginning of a tangent curve; thence,
 70) Northeasterly along said curve to the right having a radius of 1625.00 feet, an arc length of 207.36 feet, through a central angle of 07°18'41", and a chord bearing and distance

- 71) of N.79°39'07"E., 207.22 feet to a point on the easterly line of Government Lot 4 of said Section 19; thence, leaving said northerly line, along said easterly line,
 S.00°00'59"W., 451.86 feet to the southwest corner of the northwest quarter of the southeast quarter of said section; thence, along the southerly line of said northwest quarter of the southeast quarter of Section 19,
 72) S.88°33'26"E., 1322.61 feet to the southeast corner of the southeast quarter of the southeast quarter of said section; thence, along the easterly line of the northwest quarter of the southeast quarter of said Section 19,
 73) N.00°04'04"E., 638.29 feet to a point on the above-described northerly right-of-way line of E. Barber Dr.; thence, along said northerly line,
 74) N.83°21'41"E., 1332.09 feet to a point on the easterly line of said Section 19; thence, along said easterly line,
 75) N.00°07'16"E., 496.58 feet to the **POINT OF BEGINNING.**

EXCEPTING THEREFROM

Two parcels of land situated in the southwest quarter of said Section 20, said parcels being Parcels A and B as shown on Record of Survey No. 1357, Ada County Records, more particularly described as follows:

PARCEL "A"

COMMENCING at the quarter corner common to said Sections 19 and 20, from which point the northwest corner of said Section 20 bears N.01°01'33"W., 2627.52 feet; thence,

- A) S.50°25'59"E., 1419.97 feet to the most northerly corner of said Parcel A as shown on said survey and the **POINT OF BEGINNING**; thence, along the exterior boundary of said Parcel A through the following courses:
 76) S.59°18'24"E., 254.58 feet; thence,
 77) S.30°45'14"W., 171.11 to a point hereinafter referred to as Point "A"; thence, continuing along said boundary,
 78) N.59°18'24"W., 254.58 feet; thence,
 79) N.30°45'01"E., 171.11 feet to the **POINT OF BEGINNING.**

SAID PARCEL A containing 1.00 acre.



PARCEL "B"

COMMENCING at the above-described Point A; thence,

- B) S.11°40'12"W., 307.11 feet to the most easterly corner of said Parcel "B" and the **POINT OF BEGINNING**; thence, along the exterior of said Parcel "B" through the following courses:
- 80) S.10°37'46"W., 290.68 feet; thence,
- 81) N.79°22'14"W., 160.34 feet; thence,
- 82) N.10°37'46"E., 197.01 feet; thence,
- 83) N.45°25'16"E., 114.06 feet; thence,
- 84) S.79°22'14"E., 95.26 feet to the **POINT OF BEGINNING**.

SAID PARCEL "B" containing 1.00 acre.

ALSO EXCEPTING THEREFROM

A parcel of land situated in the southeast quarter of the northwest quarter of Section 29, being that certain 1.46 acre parcel of land as shown on Record of Survey No. 6825, Ada County records, more particularly described as follows:

COMMENCING at the northwest quarter of said section, from which corner, the north quarter corner of said section bears S.89°35'34"E., 2657.71 feet; thence, along the north line of said section,

- C) S.89°35'34"E., 1993.28 feet to a point on the west line of an Idaho Power Corridor as described in Instrument No. 420137, Ada County records; thence, along said westerly line,
- D) S.00°25'53"W., 1834.35 feet to the **POINT OF BEGINNING**; thence, continuing,
- 85) S.00°25'53"W., 144.97 feet; thence,
- 86) S.49°29'24"W., 165.00 feet; thence,
- 87) N.40°30'36"W., 265.00 feet; thence,
- 88) N.49°29'24"E., 260.00 feet; thence,
- 89) S.40°30'36"E., 155.49 feet to the **POINT OF BEGINNING**.

SAID PARCEL containing 1.46 acres, more or less.

FURTHER EXCEPTING THEREFROM

A parcel of land situated in the southeast quarter of the southeast quarter of said Section 19 and in the northeast quarter of the northeast quarter of said Section 30, being the two parcels of land as shown on Record of Survey No. 752, Ada County records, more particularly described as a whole as follows:

COMMENCING at the Section Corner common to said Sections 19, 20, 29, and 30 as shown on said survey, from

which point the quarter corner common to said Sections 19 and 30 bears, N.89°04'58"W., 1321.37; thence, along the south line of said Section 19,

- E) N.89°04'58"W., 301.06 feet to a point on the centerline of Union Pacific Railroad, Barber Spur; thence, along said centerline,
- F) N.64°28'00"W., 301.74 feet; thence, perpendicular to said centerline,
- G) S.25°32'00"W., 50.00 feet to the **POINT OF BEGINNING**; thence, continuing,
- 90) S.25°32'00"W., 450.00 feet; thence,
- 91) N.64°28'00"W., 449.00 feet to a point on the easterly line of Wise Way; thence, along said easterly line,
- 92) N.25°32'00"E., 450.00 feet to a point hereinafter referred to as Point "B"; thence,
- 93) S.64°28'00"E., 449.00 feet to the **POINT OF BEGINNING**.

SAID PARCELS containing 4.64 acres, more or less.

ALSO EXCEPTING THEREFROM

A parcel of land situated in the southeast quarter of the southeast quarter of said Section 19, said parcel being that certain 1.00 acre parcel of land as shown on Record of Survey No. 740, Ada County records, more particularly described as follows:

COMMENCING at the above-described Point "B"; thence,

- H) N.64°28'00"W., 60.00 feet to the most northerly corner of said parcel on the westerly line of Wise Way, and the **POINT OF BEGINNING**; thence, along the exterior of said parcel through the following courses:
- 94) S.25°32'00"W., 256.00 feet; thence,
- 95) N.64°28'00"W., 170.16 feet; thence,
- 96) N.25°32'00"E., 256.00 feet; thence,
- 97) S.64°28'00"E., 170.16 feet to the **POINT OF BEGINNING**.

SAID PARCEL containing 1.00 acre.

ALSO EXCEPTING THEREFROM

A parcel of land situated in the south half of said Section 19, and in the north half of said Section 30 as described in Warranty Deed Instrument No. 105177088 and Gift Deed Instrument No. 106030880, described as a whole as follows:

COMMENCING at the quarter section corner common to said Sections 20 and 29; thence, along the section line common to said sections,

- I) N.89°34'27"W., 2657.52 feet to the section corner common to Sections 19, 20, 29 and 30; thence,
- J) N.70°28'07"W., 1621.54 feet to the northeast most corner of that parcel of land as shown on Record of Survey No. 1053, of Ada County Records, said point being on the southerly boundary line of that property owned by Ada County, (formerly the Oregon Short Line Railroad Property), said point also being the POINT OF BEGINNING; thence, leaving said southerly boundary line, along the easterly boundary line of said Record of Survey No. 1053,
- 98) S.25°22'28"W., 741.38 feet; thence, leaving said easterly boundary line,
- 99) S.82°34'44"E., 49.70 feet; thence,
- 100) S.44°43'59"E., 166.73 feet; thence,
- 101) S.37°09'59"E., 326.62 feet; thence,
- 102) S.39°35'06"E., 263.13 feet; thence,
- 103) S.53°23'36"E., 166.87 feet; thence,
- 104) S.32°14'51"E., 265.87 feet; thence,
- 105) S.25°40'01"E., 547.31 feet to a point on the northeasterly bank of the Boise River as shown on Record of Survey No. 1053, 3909, and 7188, Ada County records; thence, along said northeasterly bank and exterior boundary line of said parcel of land as shown on Record of Survey No. 1053 through the following courses:
- 106) N.68°31'24"W., 317.37 feet; thence,
- 107) S.85°51'30"W., 455.06 feet; thence,
- 108) S.62°14'49"W., 782.92 feet; thence,
- 109) N.86°37'37"W., 166.87 feet; thence,
- 110) N.76°21'13"W., 124.97 feet; thence,
- 111) N.51°46'02"W., 88.59 feet; thence,
- 112) N.24°33'09"W., 240.04 feet; thence,
- 113) N.04°48'56"E., 381.58 feet; thence,
- 114) N.32°51'55"W., 193.50 feet; thence,
- 115) N.13°37'58"W., 207.28 feet; thence,
- 116) N.34°15'46"W., 240.13 feet; thence,
- 117) N.20°37'38"W., 316.77 feet; thence,
- 118) N.40°41'02"W., 206.20 feet; thence,
- 119) N.57°47'22"W., 400.74 feet; thence,
- 120) N.79°58'08"W., 285.40 feet; thence,
- 121) N.74°23'07"W., 467.90 feet; thence,
- 122) N.58°58'44"W., 222.24 feet; thence,
- 123) N.41°34'52"W., 363.70 feet to a point on the northeasterly bank of the Boise River, said point being within the right-of-way of a future Ada County Highway District road; thence

- 124) along said northeasterly bank of the Boise River, N.12°46'57"W., 264.99 feet to the southeast corner of that parcel of land described in Deed Instrument No. 8365880, Ada County records; thence, leaving said northeasterly bank of the Boise River, along the easterly boundary line of said parcel of land,
 - 125) N.40°33'07"E., 540.81 feet; thence,
 - 126) S.89°52'06"E., 78.51 feet to a point in the bottom of a diversion channel; thence,
 - 127) N.13°47'18"E., 15.70 feet to a point on a curve on the southerly boundary line of that property owned by Ada County, (formerly the Oregon Short Line Railroad Property), as shown on said Record of Survey No. 1053; thence, along the southerly boundary line of said property owned by Ada County through the following courses:
 - 128) Southeasterly along said curve to the left having a radius of 1194.30 feet, an arc length of 301.71 feet, through a central angle of 14°28'27", and a chord bearing and distance of S.85°18'38"E., 300.90 feet; thence,
 - 129) S.24°40'24"E., 55.90 feet; thence,
 - 130) S.88°06'30"E., 763.51 feet to a point within the right-of-way of a future Ada County Highway District road, said point being a point on a non-tangent curve on the southerly boundary line of that property owned by Ada County, (formerly the Oregon Short Line Railroad Property), as shown on said Record of Survey No. 1053; thence,
 - 131) Southeasterly along said curve to the right having a radius of 1548.53 feet, an arc length of 467.84 feet, through a central angle of 17°01'40", and a chord bearing and distance of S.76°28'16"E., 466.07 feet; thence,
 - 132) S.66°50'00"E., 135.00 feet; thence,
 - 133) S.64°16'30"E., 1264.69 feet to the **POINT OF BEGINNING**.
- SAID PARCELS** containing 128.96 acres, more or less.

SAID AREA "A" containing 725 acres, more or less.

AREA "B"

A parcel of land being the northwest quarter of the northwest quarter of Section 21, together with portions of the east half of Section 20, the northwest quarter of



A. VOLUME I
 1) GENERAL
 c) ILLUSTRATIVE MASTER PLAN - Legal Description with F&G

Section 28 and the northeast quarter of section 29 more particularly described as follows:

BEGINNING at the quarter corner common to said Sections 17 and 20; thence, along the south line of said Section 17,

- 134) N.89°35'31"E., 2651.31 feet to the northeast corner of said Section 20; thence, along the north line of said Section 21,
- 135) N.90°00'00"E., 1329.13 feet to the west 1/16th corner common to Sections 16 and 21; thence,
- 136) S.00°11'23"E., 1329.29 feet to the northwest 1/16th corner of said Section 21; thence,
- 137) S.89°55'05"W., 1325.04 feet to the north 1/16th corner common to Sections 20 and 21; thence, along the east line of said Section 20,
- 138) S.00°21'56"E., 3993.64 feet to the southeast corner thereof; thence, along the north line of said Section 28,
- 139) N.89°20'12"E., 2625.66 feet to the quarter corner common to said Sections 21 and 28; thence,
- 140) S.00°07'52"W., 2662.51 feet to the center quarter corner of said section 28; thence,
- 141) N.89°34'45"W., 1307.93 feet to the west 1/16 corner thereof, said point being the southerly prolongation of the easterly line of Triplett Subdivision recorded in Book 99 of Plats at Pages 11491 – 11493, Ada County records; thence, along said prolongation and easterly line,
- 142) N.00°01'37"E., 883.91 feet to an angle point thereon; thence, along the northeasterly line of said subdivision,
- 143) N.51°10'52"W., 1346.18 feet to the intersection with the southeasterly line of Record of Survey No. 5911, (Old Water Reservoir Parcel), Ada County records; thence, along the exterior boundary of said survey through the following courses:
- 144) N.39°00'38"E., 334.33 feet; thence,
- 145) N.50°59'22"W., 71.00 feet; thence,
- 146) N.39°00'38"E., 110.00 feet; thence,
- 147) N.50°59'22"W., 125.00 feet; thence,
- 148) S.39°00'38"W., 544.00 feet; thence,
- 149) S.53°51'17"E., 60.54 feet to the intersection with the northwesterly line of said Triplett Subdivision; thence, along said northwesterly line,
- 150) S.38°50'43"W., 168.73 feet to the most

- 151)
- 152)
- 153)
- 154)
- 155)
- 156)
- 157)
- 158)
- 159)
- 160)
- 161)
- 162)
- 163)
- 164)
- 165)

westerly corner thereof, said point also being the northwest corner of Lot 1, Block 1 of Barberton Subdivision No. 1; thence,
 N.51°13'33"W., 55.32 feet more or less to a point on the southeasterly line of Parcel "B" as shown on Property Line Adjustment Record of Survey No. 6244, Ada County records; thence, along the southeasterly line of said parcel through the following courses:
 N.41°14'36"E., 57.93 feet to the beginning of a tangent curve; thence,
 Northeasterly along said curve to the left having a radius of 115.00 feet, an arc length of 85.98 feet, through a central angle of 42°50'12", and a chord bearing and distance of N.17°21'21"E., 83.99 feet thence, tangent from said curve,
 N.04°03'44"W., 193.62 feet to the beginning of a tangent curve; thence,
 Northeasterly along said curve to the right having a radius of 205.00 feet, an arc length of 175.26 feet, through a central angle of 48°59'00", and a chord bearing and distance of N.20°25'46"E., 169.97 feet; thence, tangent from said curve,
 N.44°55'16"E., 50.53 feet; thence,
 S.89°55'16"W., 91.86 feet to a point on the westerly line of said section, said point also being an angle point on the easterly line of Parcel "A" as shown on said survey; thence, along the easterly and northerly line of said parcel,
 N.00°04'37"W., 209.48 feet; thence,
 S.75°20'47"W., 660.10 feet to the southeast corner of Lot 14, Block 29 of Harris Ranch Subdivision No. 4, recorded in Book 81 of Plats at Pages 8807 through 8809, Ada County records; thence, along the exterior boundary of said subdivision through the following courses:
 N.11°26'30"W., 173.71 feet; thence,
 N.48°18'13"W., 276.07 feet; thence,
 N.68°01'57"W., 558.59 feet; thence,
 N.73°14'42"W., 206.78 feet; thence,
 S.16°48'47"W., 180.78 feet to a point on the northerly line of said Section 29; thence, along said northerly line,
 N.89°13'13"W., 45.42 feet to the southeasterly corner of that certain 7.29 acre parcel of land as shown on Record of Survey No. 5558, Ada County records; thence, along the easterly

- 166)
- 167)
- 168)
- 169)
- 170)

and northeasterly line of said parcel through the following courses:

N.12°35'12"E., 115.20 feet; thence,
 N.62°39'13"W., 203.41 feet; thence,
 N.68°58'40"W., 607.25 feet; thence,
 N.51°39'40"W., 292.47 feet to the most northerly corner of said parcel on the mid-section line of said Section 20; thence, along said mid-section line,
 N.00°30'02"W., 4677.58 feet to the **POINT OF BEGINNING.**

SAID AREA "B" containing 475 acres, more or less.

AREA "C"

A parcel of land situated in the east half of Section 29, more particularly described as follows:

COMMENCING at the quarter corner common to said Sections 20 and 29; thence, along the mid-section line of said Section 29,

- K) S.00°29'29"W., 1458.45 feet to a non-tangent point on a curve on a line parallel with and 60.00 feet southwesterly of the southwesterly right-of-way of E. Warm Springs Avenue, (Old Hwy 21), and the **POINT OF BEGINNING**; thence, along said parallel line,
- 171) Southeasterly along said curve to the right having a radius of 4675.00 feet, an arc length of 483.67 feet, through a central angle of 05°55'40", and a chord bearing and distance of S.54°15'38"E., 483.44 feet; thence, tangent from said curve,
- 172) S.51°17'49"E., 497.82 feet to the intersection with the northwesterly right-of-way line of S. Eckert Road as shown on Harris Ranch Subdivision No. 1 recorded in Book 79 of Plats at Pages 8416 through 8425, Ada County records; thence, along said northwesterly right-of-way line through the following courses
- 173) S.41°07'52"W., 104.42 feet; thence,
- 174) S.41°15'49"W., 853.93 feet to the beginning of a tangent curve; thence,
- 175) Southwesterly along said curve to the right having a radius of 526.00 feet, an arc length of 204.90 feet, through a central angle of 22°19'08", and a chord bearing and distance of S.52°25'20"W., 203.60 feet to the intersection with the mid-section line of said section; thence, along said mid-section line,

176) N.00°29'29"E., 1438.41 feet to the **POINT OF BEGINNING.**

SAID AREA "C" containing 13.63 acres, more or less.

AREA "D"

A parcel of land situated in the east half of said Section 29, being Lots 2 through 18, Block 5 of Harris Ranch Subdivision No. 6 recorded in Book 84 of Plats at Pages 9321 through 9324, Ada County records more particularly described as follows:

COMMENCING at the quarter corner common to said Sections 28 and 29 as shown on said subdivision; thence, along the east line of said Section 29,

- L) S.00°55'05"W., 820.39 feet to a point on the southwesterly right-of-way line of W. Warm Springs Ave., (Old Hwy 21); thence, along said southwesterly line,
- M) N.51°17'49"W., 1607.81 feet to the most easterly corner of Lot 10 of said block and the **POINT OF BEGINNING**; thence, along the exterior boundary of said Lots 2 through 18 through the following courses:
- 177) S.38°42'11"W., 16.00 feet; thence,
- 178) S.06°17'49"E., 42.43 feet; thence,
- 179) S.38°42'11"W., 48.03 feet to the beginning of a tangent curve; thence,
- 180) Southwesterly along said curve to the left having a radius of 83.00 feet, an arc length of 19.22 feet, through a central angle of 13°16'12", and a chord bearing and distance of S.32°04'03"W., 19.18 feet; thence, tangent from said curve,
- 181) S.25°25'54"W., 9.85 feet to the beginning of a tangent curve; thence,
- 182) Southwesterly along said curve to the right having a radius of 75.00 feet, an arc length of 18.16 feet, through a central angle of 13°52'36", and a chord bearing and distance of S.32°22'18"W., 18.12 feet to a point of compound curvature; thence,
- 183) Southwesterly along said curve to the right having a radius of 412.50 feet, an arc length of 251.26 feet, through a central angle of 34°53'58", and a chord bearing and distance of S.56°45'39"W., 247.39 feet to a point of compound curvature; thence,
- 184) Northwesterly along a curve to the right having a radius of 20.00 feet, an arc length



- of 24.04 feet, through a central angle of 68°52'26", and a chord bearing and distance of N.71°20'57"W., 22.62 feet to a point of reverse curvature; thence,
- 185) Southwesterly along said curve to the left having a radius of 91.50 feet, an arc length of 176.83 feet, through a central angle of 110°43'46", and a chord bearing and distance of S.87°43'38"W., 150.57 feet to a point of reverse curvature; thence,
- 186) Southwesterly along said curve to the right having a radius of 20.00 feet, an arc length of 24.04 feet, through a central angle of 68°52'26", and a chord bearing and distance of S.66°48'13"W., 22.62 feet to a point of compound curvature; thence,
- 187) Northwesterly along said curve to the right having a radius of 412.50 feet, an arc length of 307.33 feet, through a central angle of 42°41'16", and a chord bearing and distance of N.57°24'43"W., 300.27 feet to a point of reverse curvature; thence,
- 188) Northwesterly along said curve to the left having a radius of 250.00 feet, an arc length of 72.73 feet, through a central angle of 16°40'04", and a chord bearing and distance of N.44°24'08"W., 72.47 feet; thence, tangent from said curve,
- 189) N.52°44'11"W., 59.02 feet; thence,
- 190) N.12°32'42"W., 87.46 feet to a point on the southeasterly right-of-way line of S. Eckert Road as shown on said subdivision; thence, along said southeasterly line through the following courses:
- 191) N.41°15'49"E., 428.15 feet; thence,
- 192) N.86°15'49"E., 42.43 feet; thence,
- 193) N.41°15'49"E., 16.02 feet to a point on the southwesterly right-of-way line of E. Warm Springs Avenue; thence, along said southwesterly line,
- 194) S.51°17'49"E., 632.35 feet to the **POINT OF BEGINNING**.

SAID AREA "D" containing 7.75 acres, more or less.

AREA "E"

A parcel of land situated in the southeast quarter of said 29, more particularly described as follows:

COMMENCING at the quarter corner common to said

Sections 28 and 29; thence, along the easterly line of said Section 29,

- N) S.00°55'05"W., 820.39 feet to a point on the southwesterly right-of-way line of E. Warm Springs Ave., (Old Hwy 21); thence, along said southwesterly line,
- O) N.51°17'49"W., 545.33 feet to the most easterly corner of that certain 100.78 acre parcel of land as shown on Record of Survey No. 4343, Ada County Records; thence, along the southeasterly line of said survey through the following courses:
- P) S.38°50'33"W., 349.89 feet; thence,
- Q) S.38°51'14"W., 519.08 feet; thence,
- R) S.38°50'38"W., 671.93 feet; thence,
- S) S.38°50'25"W., 242.16 feet to the **POINT OF BEGINNING**; thence, leaving said southeasterly line,
- 195) S.71°41'02"E., 242.56 feet; thence,
- 196) N.89°07'13"E., 129.82 feet; thence,
- 197) S.69°24'27"E., 111.53 feet; thence,
- 198) S.47°25'24"W., 542.60 feet; thence,
- 199) N.51°39'12"W., 383.36 feet to a point on the southerly line of said survey; thence, along said southeasterly line
- 200) N.44°11'25"E., 336.72 feet to the **POINT OF BEGINNING**.

SAID AREA "E" containing 3.91 acres, more or less.

AREA "F"

A parcel of land situated in the southeast quarter of said Section 29, more particularly described as follows

COMMENCING at the south quarter corner of said Section 29 as shown on Record of Survey No. 4343, Ada County records; thence, along the north-south mid-section line of said section,

- T) N.00°29'29"E., 665.35 feet to the southwesterly corner of that certain 100.78 acre parcel of land as shown on said survey and the **POINT OF BEGINNING**; thence, continuing,
- 201) N.00°29'29"E., 882.23 feet to the intersection with the southwesterly line as described in Instrument No. 98066491, Ada County records; thence, along said southwesterly line through the following courses:
- 202) S.52°58'08"E., 262.83 feet; thence,
- 203) S.44°16'49"E., 185.89 feet; thence,

- 204) S.11°11'21"E., 260.53 feet; thence,
- 205) S.08°37'23"E., 117.70 feet; thence,
- 206) S.04°31'59"W., 42.82 feet; thence,
- 207) S.42°25'21"E., 373.88 feet to an angle point on the southerly line of the above-described 100.78 acre parcel of land; thence, leaving said southwesterly line, along said southerly line through the following courses:
- 208) S.29°58'37"W., 94.60 feet; thence,
- 209) N.47°37'14"W., 79.59 feet; thence,
- 210) S.33°13'18"W., 74.48 feet; thence,
- 211) S.89°07'10"W., 94.80 feet; thence,
- 212) N.66°34'48"W., 151.83 feet; thence,
- 213) N.63°21'03"W., 283.95 feet; thence,
- 214) N.81°57'25"W., 29.73 feet to the **POINT OF BEGINNING**.

SAID AREA "F" containing 8.60 acres, more or less.

AREA "G"

A parcel of land situated in the southwest quarter of said Section 21, more particularly described as follows:

BEGINNING at the southwest corner of said section; thence, along the westerly line thereof,

- 215) N.00°21'56"W., 1865.24 feet; thence,
- 216) N.73°46'15"E., 308.21 feet; thence,
- 217) S.67°17'54"E., 211.18 feet; thence,
- 218) S.41°14'17"E., 608.77 feet; thence,
- 219) S.11°24'34"E., 244.15 feet; thence,
- 220) S.24°53'02"E., 405.47 feet; thence,
- 221) S.18°54'36"W., 469.58 feet; thence,
- 222) S.39°29'00"W., 457.46 feet to a point on the southerly line of said section; thence, along said southerly line,
- 223) S.89°20'12"W., 656.04 feet to the **POINT OF BEGINNING**.

SAID AREA "G" containing 38.35 acres, more or less.

Note: Area "G" currently owned by Idaho Department of Fish and Game.

TOTAL AREA containing 1272 acres, more or less.

SUBJECT TO, all Covenants, Rights, Rights-of-Way, Easements of Record, and other Encumbrances.

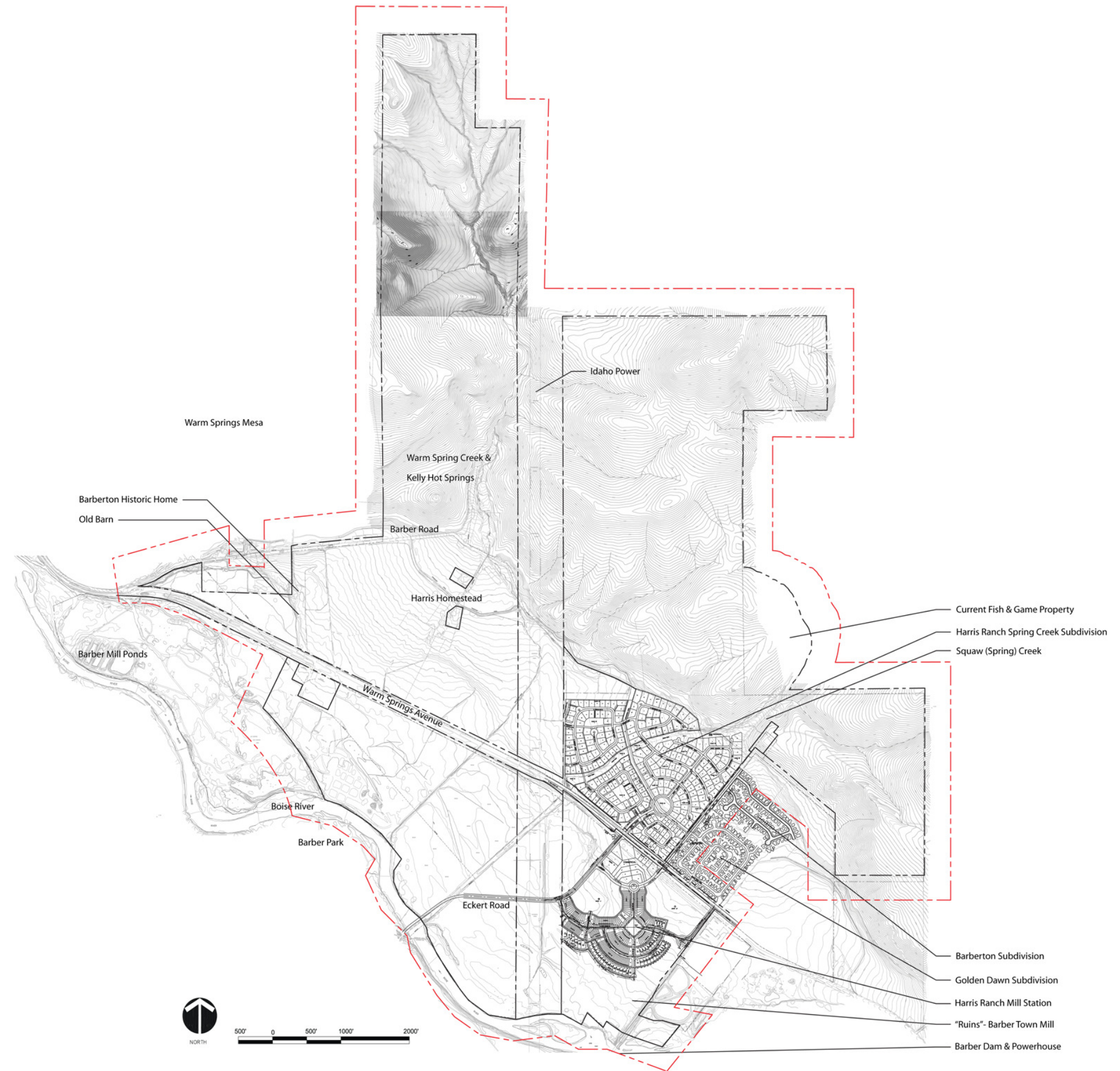
NOTE: The above description was derived from public records, i.e.: Ada County Assessors, Records of Surveys,

Subdivision Plats, Warranty Deeds and Quit Claim Deeds. Some of the survey and subdivision information has been rotated to obtain a best fit solution and to close mathematically. No Title Report was provided. No field surveying was performed by this firm for this description



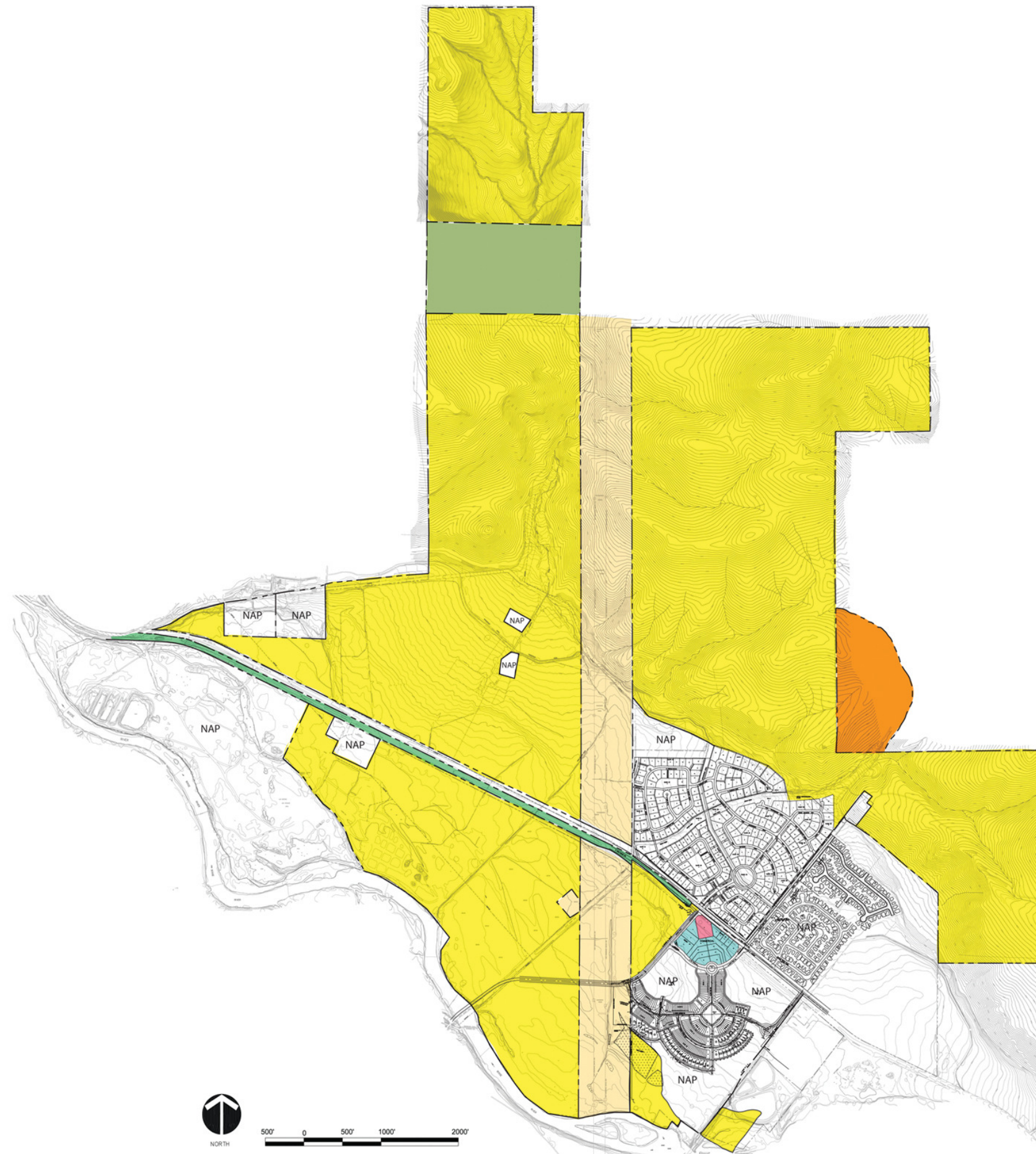
A. VOLUME I
 1) GENERAL
 d) VICINITY/EXISTING CONDITIONS (AS OF 2007)/300' RADIUS MAP

LEGEND
 - - - - - Harris Ranch Specific Plan Boundary
 - - - - - 300' Radius Area



See "Aerial Photo of Vicinity and Existing Conditions"
 (Appendix 11)





- LEGEND
- Harris Family Limited Partnership
 - Harris Family Ranch
 - Bizek Property
 - Idaho Fish & Game
 - Ada County
 - TaMill
 - Idaho Power
 - NAP Not A Part

