

Rob Harris

From: Randy Benglan <randybenglan@hotmail.com>
Sent: Thursday, May 9, 2019 4:36 PM
To: Rob Harris
Subject: Re: LHS Golf Course
Attachments: Shape File 1987 Foreclosure.pdf; Shape File TCE D1 Color Coded AND Excluded Deeds.pdf; Shape File TCE D2 Color Coded AND Excluded Deeds.pdf; Golf Course Acreage.pdf

Rob,

I'm attaching 4 documents:

- #1 1987 Sheriff Sale / Foreclosure. The two TCE Annex lots were included in the foreclosure as part of metes and bounds legal description (as per title office conversation with county). Excluded lots are tagged with either Shape file or outside of shape file.
- #2 Color-coded plat of TCE Division 1 showing Shape File lots, Lots in Foreclosure, Lots Excluded from Foreclosure, and the Deeds showing when the excluded foreclosure lots were sold.
- #3 Color-coded plat of TCE Division 2 showing Shape File lots, Lots in Foreclosure, Lots Excluded from Foreclosure, and the Deeds showing when the excluded foreclosure lots were sold.
- #4 Breakdown of parcels on the golf course property showing that the golf course is in fact just over 80 acres. As mentioned before, I don't think it's a coincidence that the water right is 80 acres and the golf course is 80 acres. It's reasonable to assume that the shape file wasn't ever verified back in the day especially when the water right acreage and golf course acreage match up.

With development in mind, as you mentioned in prior email, it's essential to hold onto all the water rights.

Thanks!! I'll give you a call tomorrow.

Randy Benglan
(208)251-1446

Parcels:	Acreage:	Description:	Legal Description:
RRTC2005600	14.78	South of Merrick	LOT 1 BLOCK 9 GOLF COURSE THUNDER CANYON ESTATES DIV #2
RRTC2005702	12.37	#4	LOT 1 BLOCK 10 GOLF COURSE THUNDER CANYON ESTATES DIV #2
RRTC2005801	29.57	Lower Land	LOT 1 BLOCK 11 GOLF COURSE THUNDER CANYON ESTATES DIV #2
RRTC2005701	2.35	West, Behind 3 Green	LOT 1 BLOCK 10 GOLF COURSE THUNDER CANYON ESTATES DIV #2
R4227024407	2.44	#3 Fairway	See Deed 21119773-4-5
R4227024407	1.84	Putting Green East	See Deed 21119773-4-5
R4227026103	2.07	Lwr Field, 3 & 1	See Deed
R4227024406	3.59	Upr Field, 3 & 1	See Deed
R4227025105	0.17	Road to Field	See Deed
R4227025104	0.71	East, Behind 3 Green	See Deed
R4227026104	8.74	Upper Land	See Deed
R4227026102	0.81	Well house	See Deed
R4227025106	1.28	Club house, #9	See Deed
TOTAL ACREAGE	80.72		