

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESRECEIVED
JUN 07 2017
WATER RESOURCES
WESTERN REGION

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-2540	Yes ☒	<u>SPLIT INTO 63-34405</u>		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Walter Opp and Mary Lee Opp
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): See attached schedule of owners
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- Mailing address _____ City _____ State _____ ZIP _____
- Telephone _____ Email _____
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☒ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: April 19, 2005
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - ☒ Filing fee (see instructions for further explanation):
 - ☐ \$25 per undivided water right.
 - ☒ \$100 per split water right.
 - ☐ No fee is required for pending adjudication claims.
 - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
 - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE # 63-2540

8. Signature: _____ signatures attached _____
 Signature of new owner/claimant Title, if applicable Date _____
- Signature: _____
 Signature of new owner/claimant Title, if applicable Date _____

For IDWR Office Use Only:

Received by [Signature] Date 6/7/17 Receipt No. W045355 Receipt Amt. \$100⁰⁰

Active in the Water Supply Bank? Yes ☐ No ☒ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☒

Name on W-9 X Approved by [Signature] Processed by [Signature] Date [Signature]

CUMMINGS LAW OFFICES

960 S. BROADWAY AVE., STE. 315

P.O. BOX 1545

BOISE, IDAHO 83701

Telephone: (208) 367-0722

Fax: (208) 367-0892

Email: rcummings@cummingslawidaho.com**RECEIVED**
JUN 07 2017
WATER RESOURCES
WESTERN REGION**FAX COVER SHEET**

FAX NUMBER TRANSMITTED TO: (208) 334-2348

To: Chad Jones
Of: Idaho Department of Water Resources
From: Richard A. Cummings
RE: Notice of Change in Water Right Ownership
Water Right No. 63-2540
Date: Wednesday, June 7, 2017

DOCUMENTS	NUMBER OF PAGES
Signature page for Pamela G. Jones	2 (includes cover sheet)

COMMENTS: Chad - please attach this signature page to the application that was dropped off earlier today. Thank you so much!

Original will NOT follow

The information contained in this facsimile message is information protected by attorney-client and/or the attorney/work product privilege. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by facsimile. If the person actually receiving this facsimile or any other reader of the facsimile is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via U.S. Postal Service.

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE US IMMEDIATELY AT (208) 367-0722.

State of Idaho
Department of Water Resources

SIGNATURES

RECEIVED
JUN 07 2017
WATER RESOURCES
WESTERN REGION

PENE LEE OWENS CHARITABLE
REMAINDER UNITRUST, w/i/d 4-8-05

By: _____
Pene Lee Owens, Trustee

Robbin R. Bond

OPP ADVENTURES, LLC, an Idaho
limited liability company.

Timothy P. Opp

By: _____
Timothy P. Opp, Member

By: _____
Cheryl D. Opp, Member

THE PCM FAMILY LIMITED
PARTNERSHIP, an administratively
terminated Idaho partnership

JEREL AND JOANN OPP CHARITABLE
REMAINDER UNITRUST, w/i/d 4-8-05

By: Pamela G. Jones
Pamela G. Jones, General Partner

By: _____
Jerel S. Opp, Trustee

OPP FAMILY 2012 TRUST, a declaration
of trust dated 6-27-12

PAMELA OPP JONES FAMILY TRUST,
u/i/d 2-23-01

By: _____
Jerel S. Opp

By: Pamela Opp Jones
Pamela Opp Jones, Trustee

By: _____
JoAnn Opp

State of Idaho
Department of Water Resources

SIGNATURES

PENE LEE OWENS CHARITABLE
REMAINDER UNITRUST, u/i/d 4-8-05

By: *Pene Lee Owens, Trustee*
Pene Lee Owens, Trustee

Robbin R. Bond

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By: _____
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State of Idaho
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By: _____
Pamela Opp Jones, Trustee

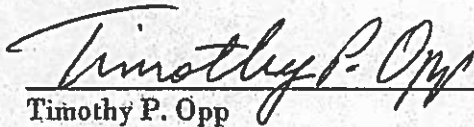
By: _____
JoAnn Opp

State of Idaho
Department of Water Resources

SIGNATURES

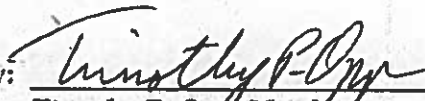
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REMAINDER UNITRUST, u/i/d 4-8-05

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Pene Lee Owens, Trustee


Timothy P. Opp

Robbin R. Bond

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Timothy P. Opp, Member

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Cheryl D. Opp, Member

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State of Idaho
Department of Water Resources

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Pamela G. Jones, General Partner

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REMAINDER UNITRUST, u/i/d 4-8-05

By: Jerel S. Opp
Jerel S. Opp, Trustee

OPP FAMILY 2012 TRUST, a declaration
of trust dated 6-27-12

By: Jerel S. Opp
Jerel S. Opp

PAMELA OPP JONES FAMILY TRUST,
u/i/d 2-23-01

By: _____
Pamela Opp Jones, Trustee

By: JoAnn Opp
JoAnn Opp

Point of Use
Legal Description

A Portion of Lot 4, Block 2 of Eastgate Business Park Subdivision, in Book 28 at Page 35, Canyon County, Idaho Plat Records, within NW1/4, Section 18, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, as follows:

COMMENCING at a Brass Cap Monument marking the North 1/4 Corner of said Section 18, as shown on corner perpetuation record, Inst. No. 9814387, Canyon County Records;

thence along the East Line of said NW1/4, South 00°33'27" West, 40.50 feet, to a found 5/8 inch rebar with a plastic cap marked "PLS7314" (hereinafter noted simply as a "found 5/8 inch rebar"), and the **POINT OF BEGINNING**;

thence continuing, South 00°33'27" West, 1018.25 feet, to a set 5/8 inch rebar with a plastic cap marked "TVEI PLS 10782";

thence North 89°26'33" West, 544.58 feet, to a set 5/8 inch rebar with a plastic cap marked "TVEI PLS 10782", and a non-tangent 80.00 foot radius curve to the left;

thence along said curve, an arc length of 26.65 feet, through a central angle of 19°05'13", and having a chord which bears North 10°10'04" East, 26.53 feet, to a found 5/8 inch rebar thence North 00°37'28" East, 939.39 feet, to a found 5/8 inch rebar, and a 55.00 foot radius curve to the right;

thence along said curve, an arc length of 86.58 feet, through a central angle of 90°11'51", and having a chord which bears North 45°43'23" East, 77.92 feet, to a found 5/8 inch rebar;

thence South 89°10'41" East, 483.81 feet, to the **POINT OF BEGINNING**.

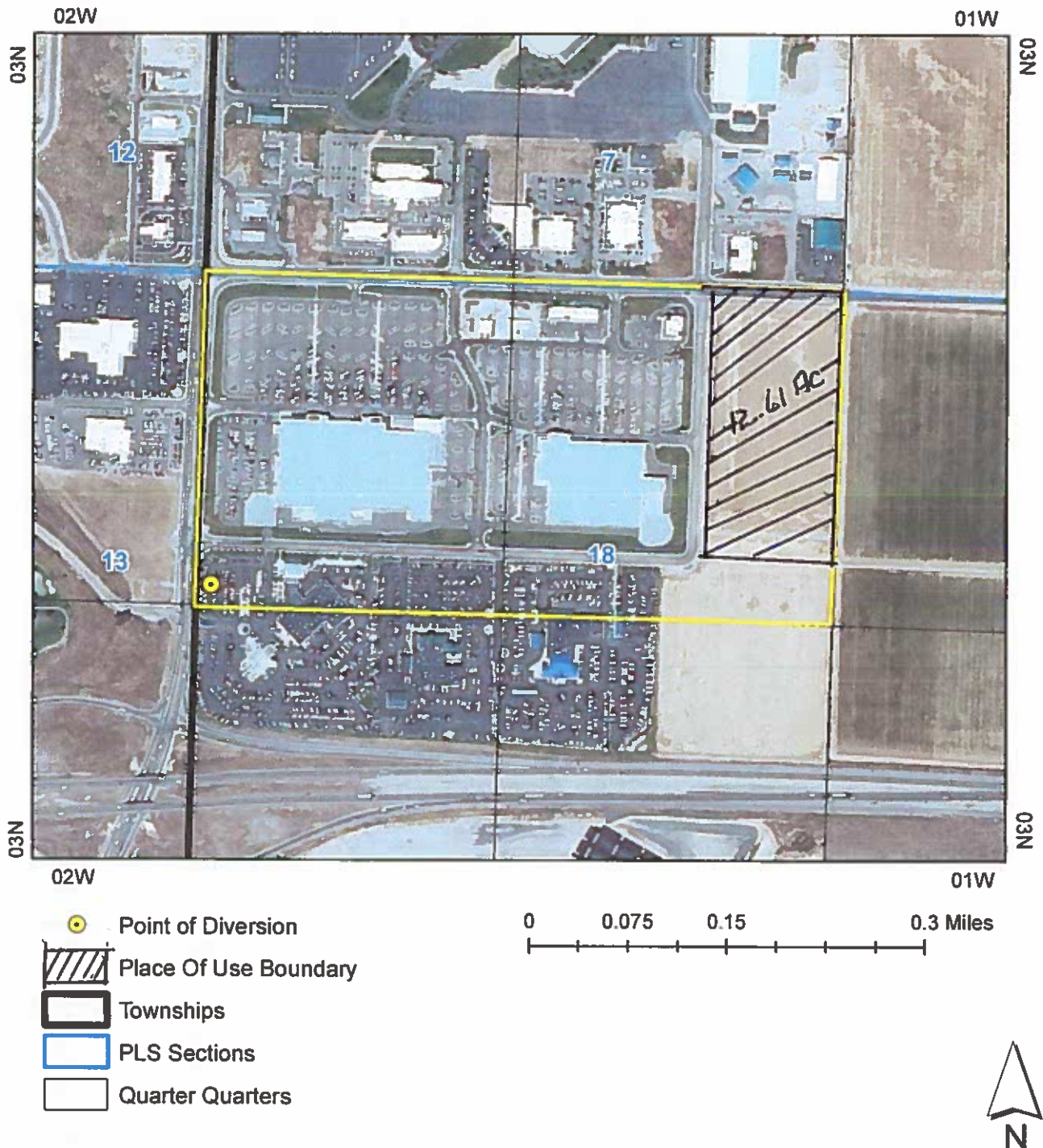
Containing 549490 square feet, or 12.61 acres, more or less.

State of Idaho
Department of Water Resources

Water Right
63-2540

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





State of Idaho
Department of Water Resources

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. NEW OWNERS:

Name and address	Capacity	Interest
✓ Pene Lee Owens 81125 Avenida Lorena Indio, California 92203 Telephone: (503) 680-8795 Email: owensp@comcast.net	As Trustee of the Pene Lee Owens Charitable Remainder Unitrust	As to an undivided 20% interest
✓ Robbin R. Bond 1008 West Newfield Drive Eagle, Idaho 83616 Telephone: (208) 939-8854 Email: rrbond@cablone.net	Individually	As to an undivided 20% interest
✓ Timothy P. Opp 11770 West Goldenrod Avenue Boise, Idaho 83713 Telephone: (208) 713-3422 Email: tpopp@home.com and ✓ Opp Adventures, LLC c/o Timothy P. Opp 11770 West Goldenrod Avenue Boise, Idaho 83713 Telephone: (208) 713-3422 Email: tpopp@home.com	Individually an Idaho limited liability company	As to an undivided 20% interest
✓ The PCM Family Limited Partnership c/o Pamela G. Jones 1418 East Green Haven Street Meridian, Idaho 83646 Telephone: (208) 895-9886 Email: pamjones@cablone.net	An administratively terminated Idaho partnership	As to an undivided 16% interest
✓ Jerel S. Opp 533 North Street Sequim, Washington 98382 Telephone: (503) 405-1594 Email: JerryOpp@aol.com	As Trustee of the Jerel and JoAnn Opp Charitable Remainder Unitrust	As to an undivided 12% interest
✓ Jerel S. Opp JoAnn Opp 533 North Street Sequim, Washington 98382 Telephone: (503) 405-1594 Email: JerryOpp@aol.com	Trustees under a Declaration of Trust dated 6/27/12, and titled <u>Opp Family 2012 Trust</u>	As to an undivided 8% interest
✓ Pamela Opp Jones 1418 East Green Haven Street Meridian, Idaho 83646 Telephone: (208) 895-9886 Email: pamjones@cablone.net	As Trustee of the Pamela Opp Jones Family Trust u/i/d 2/23/01, as amended 11/19/03	As to an undivided 4% interest

200520797

RECORDED

2005 APR 19 PM 4 11

G NOEL HALES

CANYON COUNTY RECORDER

BY

[Signature]

PIONEER-CALDWELL

REQUEST

TYPE *Speed* FEE *1800*

PC 63661

BARGAIN AND SALE DEED

EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership ("Grantor") for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto PENE LEE OWENS ("Grantee"), whose address is 7170 SW 140th Place, Beaverton, Oregon 97008, a 20% undivided interest in and to the following described real property situated in the County of Canyon, State of Idaho:

Lot 4, Block 2, EASTGATE BUSINESS PARK, Canyon County, Idaho, according to the plat filed in Book 28 of Plats, Page 35, records of said County.

EXCEPTING THEREFROM:

A portion of Lot 4, Block 2, of EASTGATE BUSINESS PARK, as per the Plat thereof, recorded in Book 28, at Page 35, Canyon County Plat Records, located within the Northwest Quarter of Section 18, Township 3 North, Range 1 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and including that parcel of land described in Quitclaim Deed Instrument No. 200011003 as follows:

BEGINNING at the Northeast corner of Lot 3, Block 2, also being the corner common to Lot 4, Block 2, of said EASTGATE BUSINESS PARK; thence along the South Line of East Gate Boulevard common with the boundary of said Lot 4,

South 89° 10' 42" East, a distance of 173.25 feet, to a set 5/8 inch rebar; thence

South 00° 37' 28" West, a distance of 757.76 feet, to a set 5/8 inch rebar on the Southerly boundary of said EASTGATE BUSINESS PARK; thence along said boundary, and extending to the Southeast corner of said Lot 3, Block 2,

North 87° 03' 28" West, a distance of 173.39 feet to said Southeast corner; thence along the East line of said Lot 3, Block 2,

North 00° 37' 28" East, a distance of 751.34 feet, to the POINT OF BEGINNING.

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 8th day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: Robbin R. Bond
Robbin R. Bond, Partner

By: Pamela G. Jones
Pamela G. Jones, Partner

By: _____
Timothy P. Opp, Partner

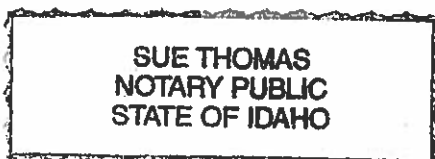
By: _____
Jerel S. Opp, Partner

By: _____
Pene Lee Owens, Partner

STATE OF IDAHO)
: ss.
County of Ada)

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



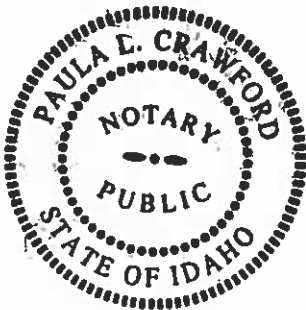
Sue Thomas
Notary Public for Idaho
Residing at: Wells Fargo Bank
My Commission Expires: 9/2/09

BARGAIN AND SALE DEED - Page 2
[C:\040805\Client Files\643\643.008\barg-sale.penc]

STATE OF IDAHO)
 : ss.
County of Ada)

On this 10th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared PAMELA G. JONES, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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

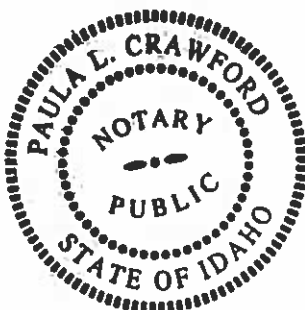



 Notary Public for Idaho
 Residing at: Kuna, ID
 My Commission Expires: 10-7-05

STATE OF IDAHO)
 : ss.
County of Ada)

On this 9th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared **TIMOTHY P. OPP**, known or identified to me to be one of the partners of **EASTGATE BUSINESS PARK, L.L.P.**, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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

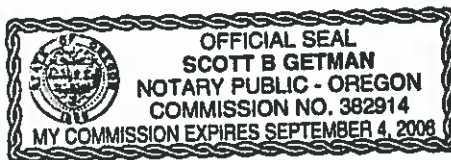



Notary Public for Idaho
Residing at: Kuna ID
My Commission Expires: 10/7/05

STATE OF OREGON)
County of Multnomah): ss.

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared JEREL S. OPP, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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

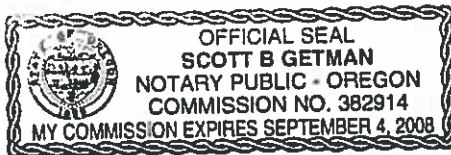


Scott B. Getman
Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

STATE OF OREGON)
County of Multnomah): ss.

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared PENE LEE OWENS, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



Scott B. Getman
Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

8
200520803

RECORDED

2005 APR 19 PM 4 11

G NOEL HALES

CANYON CNTY RECORDER

BY



PIONEER-CALDWELL

REQUEST

TYPE

FEE \$6.00

PC 63661

BARGAIN AND SALE DEED

PENE LEE OWENS ("Grantor") for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto PENE LEE OWENS, as Trustee of the Pene Lee Owens Charitable Remainder Unitrust ("Grantee"), whose address is 7170 SW 140th Place, Beaverton, Oregon 97008, a 20% undivided interest in and to the following described real property situated in the County of Canyon, State of Idaho:

Lot 4, Block 2, EASTGATE BUSINESS PARK, Canyon County, Idaho, according to the plat filed in Book 28 of Plats, Page 35, records of said County.

EXCEPTING THEREFROM:

A portion of Lot 4, Block 2, of EASTGATE BUSINESS PARK, as per the Plat thereof, recorded in Book 28, at Page 35, Canyon County Plat Records, located within the Northwest Quarter of Section 18, Township 3 North, Range 1 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and including that parcel of land described in Quitclaim Deed Instrument No. 200011003 as follows:

BEGINNING at the Northeast corner of Lot 3, Block 2, also being the corner common to Lot 4, Block 2, of said EASTGATE BUSINESS PARK; thence along the South Line of East Gate Boulevard common with the boundary of said Lot 4,

South 89° 10' 42" East, a distance of 173.25 feet, to a set 5/8 inch rebar; thence

South 00° 37' 28" West, a distance of 757.76 feet, to a set 5/8 inch rebar on the Southerly boundary of said EASTGATE BUSINESS PARK; thence along said boundary, and extending to the Southeast corner of said Lot 3, Block 2,

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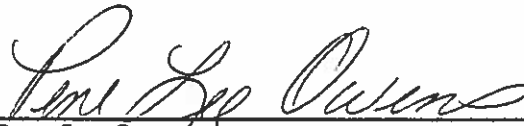
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Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its successors and assigns forever.

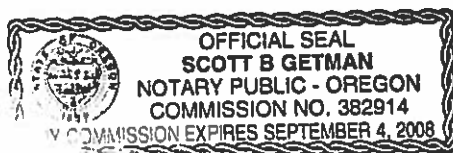
IN WITNESS WHEREOF, Grantor has hereunto set her hand this 8th day of April, 2005.

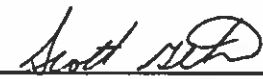

Pene Lee Owens

STATE OF OREGON)
County of Multnomah)
 : ss.

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared PENE LEE OWENS, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.




Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

05

200520796

RECORDED

2005 APR 19 PM 4 11

G NOEL HALES
CANYON CNTY RECORDER
BY *[Signature]*

PIONEER-CALDWELL

REQUEST
TYPE *Deed* FEE *18.00*

PC 63601

A

BARGAIN AND SALE DEED

EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership ("Grantor") for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto ROBBIN R. BOND ("Grantee"), whose address is 1008 West Newfield Drive, Eagle, Idaho 83616, a 20% undivided interest in and to the following described real property situated in the County of Canyon, State of Idaho:

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BEGINNING at the Northeast corner of Lot 3, Block 2, also being the corner common to Lot 4, Block 2, of said EASTGATE BUSINESS PARK; thence along the South Line of East Gate Boulevard common with the boundary of said Lot 4,

South 89° 10' 42" East, a distance of 173.25 feet, to a set 5/8 inch rebar; thence

South 00° 37' 28" West, a distance of 757.76 feet, to a set 5/8 inch rebar on the Southerly boundary of said EASTGATE BUSINESS PARK; thence along said boundary, and extending to the Southeast corner of said Lot 3, Block 2,

North 87° 03' 28" West, a distance of 173.39 feet to said Southeast corner; thence along the East line of said Lot 3, Block 2,

North 00° 37' 28" East, a distance of 751.34 feet, to the POINT OF BEGINNING.

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 8th day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: Robbin R. Bond
Robbin R. Bond, Partner

By: Pamela G. Jones
Pamela G. Jones, Partner

By: _____
Timothy P. Opp, Partner

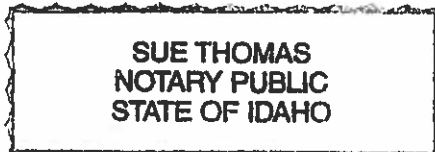
By: _____
Jerel S. Opp, Partner

By: _____
Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



Sue Thomas
Notary Public for Idaho
Residing at: Wells Fargo Bank
My Commission Expires: 9/2/09

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this _____ day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: _____
Robbin R. Bond, Partner

By: _____
Pamela G. Jones, Partner

By: Timothy P. Opp
Timothy P. Opp, Partner

By: _____
Jerel S. Opp, Partner

By: _____
Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this _____ day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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

Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 8th day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: _____
Robbin R. Bond, Partner

By: _____
Pamela G. Jones, Partner

By: _____
Timothy P. Opp, Partner

By: Jerel S. Opp
Jerel S. Opp, Partner

By: Pene Lee Owens
Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this _____ day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

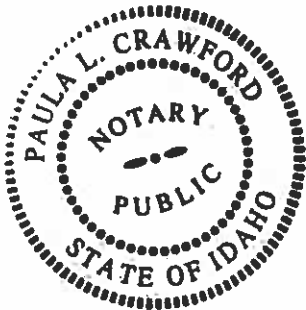
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

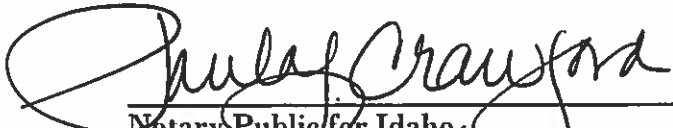
Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

STATE OF IDAHO)
: ss.
County of Ada)

On this 10th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared PAMELA G. JONES, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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

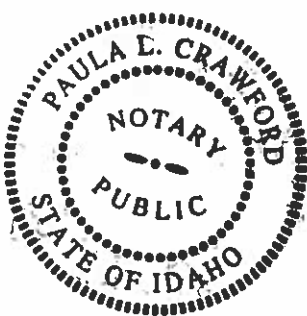



Notary Public for Idaho
Residing at: Kuna, ID
My Commission Expires: 10-7-05

STATE OF IDAHO)
: ss.
County of Ada)

On this 9th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared TIMOTHY P. OPP, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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



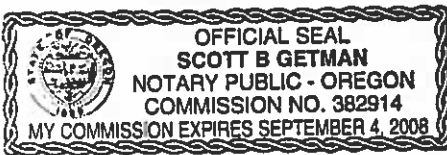

Notary Public for Idaho
Residing at: Kuna ID
My Commission Expires: 10-7-05

STATE OF OREGON)

County of Multnomah) ss.

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared JEREL S. OPP, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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



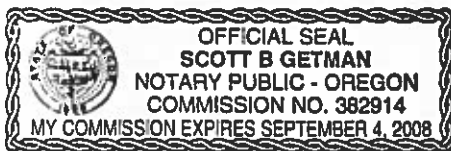
Scott B Getman
Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

STATE OF OREGON)

County of Multnomah) ss.

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared PENE LEE OWENS, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



Scott B Getman
Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

5
200520799

RECORDED

2005 APR 19 PM 4 11

C NOEL HALES
CANYON COUNTY RECORDER
BY *[Signature]*

PIONEER-CALDWELL

REQUEST
TYPE *[Signature]* FEE *18.00*

PC 63661

BARGAIN AND SALE DEED

EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership ("Grantor") for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto TIMOTHY P. OPP and OPP ADVENTURES, LLC, an Idaho limited liability company ("Grantee"), whose address is 13691 West Elmspring Street, Boise, Idaho 83713, a 20% undivided interest in and to the following described real property situated in the County of Canyon, State of Idaho:

Lot 4, Block 2, EASTGATE BUSINESS PARK, Canyon County, Idaho, according to the plat filed in Book 28 of Plats, Page 35, records of said County.

EXCEPTING THEREFROM:

A portion of Lot 4, Block 2, of EASTGATE BUSINESS PARK, as per the Plat thereof, recorded in Book 28, at Page 35, Canyon County Plat Records, located within the Northwest Quarter of Section 18, Township 3 North, Range 1 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and including that parcel of land described in Quitclaim Deed Instrument No. 200011003 as follows:

BEGINNING at the Northeast corner of Lot 3, Block 2, also being the corner common to Lot 4, Block 2, of said EASTGATE BUSINESS PARK; thence along the South Line of East Gate Boulevard common with the boundary of said Lot 4,

South 89° 10' 42" East, a distance of 173.25 feet, to a set 5/8 inch rebar; thence

South 00° 37' 28" West, a distance of 757.76 feet, to a set 5/8 inch rebar on the Southerly boundary of said EASTGATE BUSINESS PARK; thence along said boundary, and extending to the Southeast corner of said Lot 3, Block 2,

North 87° 03' 28" West, a distance of 173.39 feet to said Southeast corner; thence along the East line of said Lot 3, Block 2,

North 00° 37' 28" East, a distance of 751.34 feet, to the POINT OF BEGINNING.

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 8th day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: Robbin R. Bond
Robbin R. Bond, Partner

By: Pamela G. Jones
Pamela G. Jones, Partner

By: _____
Timothy P. Opp, Partner

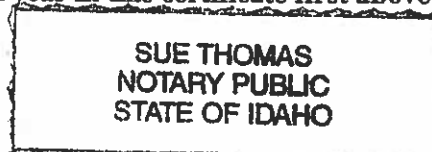
By: _____
Jerel S. Opp, Partner

By: _____
Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



Sue Thomas
Notary Public for Idaho
Residing at: Wells Fargo Bank
My Commission Expires: 9/2/07

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 8th day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: Robbin R. Bond, Partner

By: Pamela G. Jones, Partner

By: Timothy P. Ops
Timothy P. Ops, Partner

By: Jerel S. Opp, Partner

By: Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this _____ day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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

Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 8th day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: _____
Robbin R. Bond, Partner

By: _____
Pamela G. Jones, Partner

By: _____
Timothy P. Opp, Partner

By: Jerel S. Opp
Jerel S. Opp, Partner

By: Pene Lee Owens
Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this _____ day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

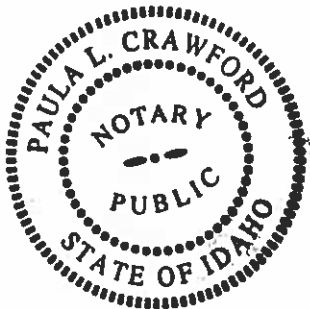
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

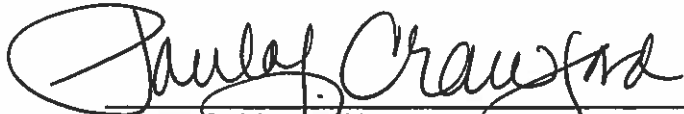
Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

STATE OF IDAHO)
: ss.
County of Ada)

On this 10th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared PAMELA G. JONES, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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

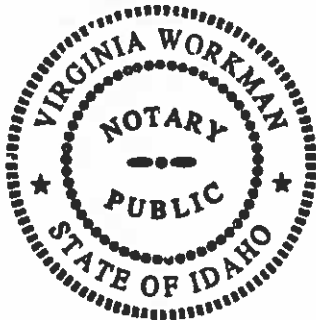



Notary Public for Idaho
Residing at: Kuna, ID
My Commission Expires: 10-7-05

STATE OF IDAHO)
: ss.
County of Ada)

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared TIMOTHY P. OPP, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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

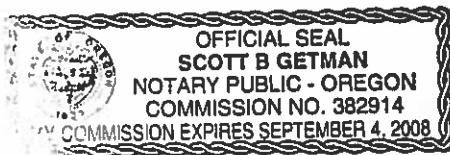



Notary Public for Idaho
Residing at: Boise, ID
My Commission Expires: 02-12-10

STATE OF OREGON)
County of Multnomah): ss.

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared JEREL S. OPP, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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

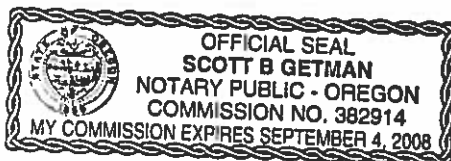


Scott B Getman
Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

STATE OF OREGON)
County of Multnomah): ss.

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared PENE LEE OWENS, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



Scott B Getman
Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

8 200520801

RECORDED

2005 APR 19 PM 4 11

G NOEL HALE

CANYON CNTY RECORDER

BY

[Signature]

PIONEER-CALDWELL

REQUEST

TYPE *[Signature]* FEE *1800*

BARGAIN AND SALE DEED

EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership ("Grantor") for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto **THE PCM FAMILY LIMITED PARTNERSHIP**, an Idaho limited partnership ("Grantee"), whose address is 5319 North Edenburgh Way, Boise, Idaho 83714, a 16% undivided interest in and to the following described real property situated in the County of Canyon, State of Idaho:

Lot 4, Block 2, EASTGATE BUSINESS PARK, Canyon County, Idaho, according to the plat filed in Book 28 of Plats, Page 35, records of said County.

EXCEPTING THEREFROM:

A portion of Lot 4, Block 2, of EASTGATE BUSINESS PARK, as per the Plat thereof, recorded in Book 28, at Page 35, Canyon County Plat Records, located within the Northwest Quarter of Section 18, Township 3 North, Range 1 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and including that parcel of land described in Quitclaim Deed Instrument No. 200011003 as follows:

BEGINNING at the Northeast corner of Lot 3, Block 2, also being the corner common to Lot 4, Block 2, of said EASTGATE BUSINESS PARK; thence along the South Line of East Gate Boulevard common with the boundary of said Lot 4,

South 89° 10' 42" East, a distance of 173.25 feet, to a set 5/8 inch rebar; thence

South 00° 37' 28" West, a distance of 757.76 feet, to a set 5/8 inch rebar on the Southerly boundary of said EASTGATE BUSINESS PARK; thence along said boundary, and extending to the Southeast corner of said Lot 3, Block 2,

North 87° 03' 28" West, a distance of 173.39 feet to said Southeast corner; thence along the East line of said Lot 3, Block 2,

North 00° 37' 28" East, a distance of 751.34 feet, to the POINT OF BEGINNING.

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 8th day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: Robbin R. Bond
Robbin R. Bond, Partner

By: Pamela G. Jones
Pamela G. Jones, Partner

By: _____
Timothy P. Opp, Partner

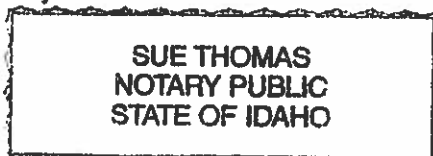
By: _____
Jerel S. Opp, Partner

By: _____
Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



Sue Thomas
Notary Public for Idaho
Residing at: Wells Fargo Bank
My Commission Expires: 9/2/07

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this _____ day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: _____
Robbin R. Bond, Partner

By: _____
Pamela G. Jones, Partner

By: Timothy P. Opp
Timothy P. Opp, Partner

By: _____
Jerel S. Opp, Partner

By: _____
Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this _____ day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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

Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand this 8th day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: _____
Robbin R. Bond, Partner

By: _____
Pamela G. Jones, Partner

By: _____
Timothy P. Opp, Partner

By: Jerel S. Opp
Jerel S. Opp, Partner

By: Pene Lee Owens
Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this _____ day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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

Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

STATE OF IDAHO)

: ss.

County of Ada)

On this 10th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared PAMELA G. JONES, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



A handwritten signature of Paula L. Crawford in cursive script.

Notary Public for Idaho

Residing at:

My Commission Expires: Kuna, ID
10-7-05

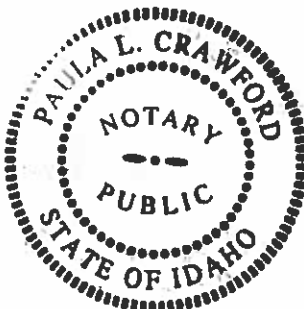
STATE OF IDAHO)

: ss.

County of Ada)

On this 9th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared TIMOTHY P. OPP, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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



A handwritten signature of Paula L. Crawford in cursive script.

Notary Public for Idaho

Residing at:

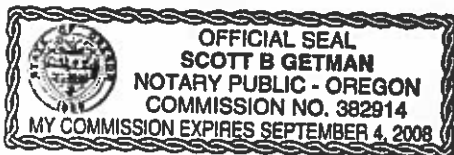
My Commission Expires: Kuna, ID
10-7-05

STATE OF OREGON)

County of Multnomah) ss.

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared JEREL S. OPP, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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



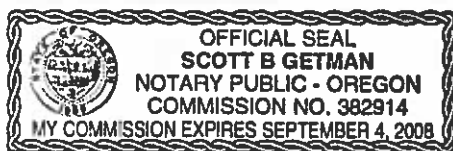
Scott B. Getman
Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

STATE OF OREGON)

County of Multnomah) ss.

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared PENE LEE OWENS, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



Scott B. Getman
Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

05
200520798

RECORDED

2005 APR 19 PM 4 11

C NOEL HALES

CANYON CNTY RECORDER

BY *J. Hales*

PIONEER-CALDWELL

REQUEST

TYPE *Doc* FEE *1800***BARGAIN AND SALE DEED**

EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership ("Grantor") for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto JEREL S. OPP ("Grantee"), whose address is 7146 SE 158th Avenue, Portland, Oregon 97236, a 20% undivided interest in and to the following described real property situated in the County of Canyon, State of Idaho:

Lot 4, Block 2, EASTGATE BUSINESS PARK, Canyon County, Idaho, according to the plat filed in Book 28 of Plats, Page 35, records of said County.

EXCEPTING THEREFROM:

A portion of Lot 4, Block 2, of EASTGATE BUSINESS PARK, as per the Plat thereof, recorded in Book 28, at Page 35, Canyon County Plat Records, located within the Northwest Quarter of Section 18, Township 3 North, Range 1 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and including that parcel of land described in Quitclaim Deed Instrument No. 200011003 as follows:

BEGINNING at the Northeast corner of Lot 3, Block 2, also being the corner common to Lot 4, Block 2, of said EASTGATE BUSINESS PARK; thence along the South Line of East Gate Boulevard common with the boundary of said Lot 4,

South 89° 10' 42" East, a distance of 173.25 feet, to a set 5/8 inch rebar; thence

South 00° 37' 28" West, a distance of 757.76 feet, to a set 5/8 inch rebar on the Southerly boundary of said EASTGATE BUSINESS PARK; thence along said boundary, and extending to the Southeast corner of said Lot 3, Block 2,

North 87° 03' 28" West, a distance of 173.39 feet to said Southeast corner; thence along the East line of said Lot 3, Block 2,

North 00° 37' 28" East, a distance of 751.34 feet, to the POINT OF BEGINNING.

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 8th day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: Robbin R. Bond
Robbin R. Bond, Partner

By: Pamela G. Jones
Pamela G. Jones, Partner

By: _____
Timothy P. Opp, Partner

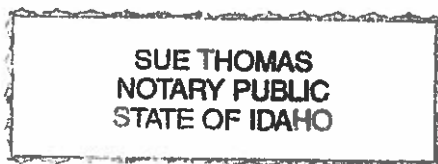
By: _____
Jerel S. Opp, Partner

By: _____
Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



Sue Thomas
Notary Public for Idaho
Residing at: Wells Fargo Bank
My Commission Expires: 9/2/09

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this _____ day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: Robbin R. Bond, Partner

By: Pamela G. Jones, Partner

By: Timothy P. Opp
Timothy P. Opp, Partner

By: Jerel S. Opp, Partner

By: Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this _____ day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

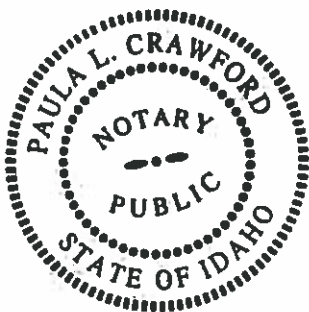
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

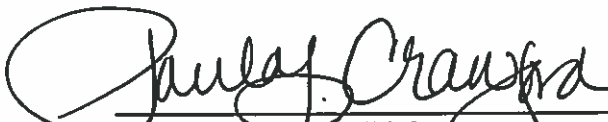
Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

STATE OF IDAHO)
: ss.
County of Ada)

On this 10th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared **PAMELA G. JONES**, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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

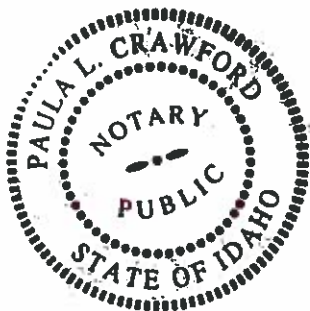


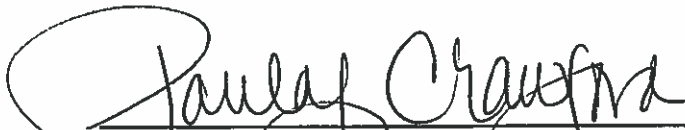

Notary Public for Idaho
Residing at: Kuna, ID
My Commission Expires: 10-7-05

STATE OF IDAHO)
: ss.
County of Ada)

On this 9th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared **TIMOTHY P. OPP**, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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



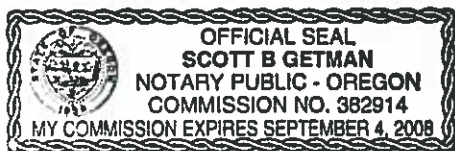

Notary Public for Idaho
Residing at: Kuna ID
My Commission Expires: 10-7-05

STATE OF OREGON)

County of Multnomah) ss.

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared JEREL S. OPP, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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



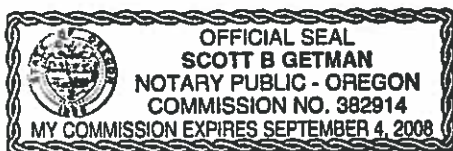
Scott B. Getman
Notary Public for Oregon
Residing at: Multnomah County
My Commission Expires: 09/04/08

STATE OF OREGON)

County of Multnomah) ss.

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared PENE LEE OWENS, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



Scott B. Getman
Notary Public for Oregon
Residing at: Multnomah County
My Commission Expires: 09/04/08

5
200520802

RECORDED

2005 APR 19 PM 4 11

C NOEL HALES
CANYON COUNTY RECORDER
BY *[Signature]*

PIONEER-CALDWELL

REQUEST
TYPE *Quitclaim* FEE *6.00*

PC 63661

QUITCLAIM DEED

JEREL S. OPP ("Grantor") for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto JEREL S. OPP and JoANN OPP, as equal tenants-in-common ("Grantees") whose address is 7146 SE 158th Avenue, Portland, Oregon 97236, and to their heirs and assigns, all right, title and interest now owned or hereafter acquired in that certain parcel of land situate, lying, and being in the County of Canyon, State of Idaho, bounded and particularly described as follows:

Lot 4, Block 2, EASTGATE BUSINESS PARK, Canyon County, Idaho, according to the plat filed in Book 28 of Plats, Page 35, records of said County.

EXCEPTING THEREFROM:

A portion of Lot 4, Block 2, of EASTGATE BUSINESS PARK, as per the Plat thereof, recorded in Book 28, at Page 35, Canyon County Plat Records, located within the Northwest Quarter of Section 18, Township 3 North, Range 1 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and including that parcel of land described in Quitclaim Deed Instrument No. 200011003 as follows:

BEGINNING at the Northeast corner of Lot 3, Block 2, also being the corner common to Lot 4, Block 2, of said EASTGATE BUSINESS PARK; thence along the South Line of East Gate Boulevard common with the boundary of said Lot 4,

South 89° 10' 42" East, a distance of 173.25 feet, to a set 5/8 inch rebar; thence

South 00° 37' 28" West, a distance of 757.76 feet, to a set 5/8 inch rebar on the Southerly boundary of said EASTGATE BUSINESS PARK; thence along said boundary, and extending to the Southeast corner of said Lot 3, Block 2,

North 87° 03' 28" West, a distance of 173.39 feet to said Southeast corner; thence along the East line of said Lot 3, Block 2,

North 00° 37' 28" East, a distance of 751.34 feet, to the POINT OF BEGINNING.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder or remainders, rents, issues, and profits thereof. To have and to hold all and singular and to their heirs and assigns forever.

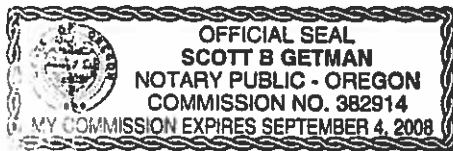
IN WITNESS WHEREOF, Grantor has hereunto set his hand this 8th day of April, 2005.

Jerel S. Opp
Jerel S. Opp

STATE OF OREGON)
 : ss.
County of Multnomah)

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared JEREL S. OPP, known or identified to me to be the person whose name is subscribed to the within instrument individually, and acknowledged to me that he executed the same.

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



Scott B Getman
Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

200520804

RECORDED

2005 APR 19 PM 4 11

G NOEL HALES
CANYON CNTY RECORDER
BY *[Signature]*

PIONEER-CALDWELL

REQUEST
TYPE *[Signature]* FEE *[Signature]*

PC 63661

BARGAIN AND SALE DEED

JEREL S. OPP and JOANN OPP as equal tenants-in-common ("Grantors") for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, and sold, and do, by these presents, grant, bargain, sell, convey, and confirm unto JEREL S. OPP, as Trustee of the Jerel and JoAnn Opp Charitable Remainder Unitrust ("Grantee"), whose address is 7146 SE 158th Avenue, Portland, Oregon 97236, a 12% undivided interest in and to the following described real property situated in the County of Canyon, State of Idaho:

Lot 4, Block 2, EASTGATE BUSINESS PARK, Canyon County, Idaho, according to the plat filed in Book 28 of Plats, Page 35, records of said County.

EXCEPTING THEREFROM:

A portion of Lot 4, Block 2, of EASTGATE BUSINESS PARK, as per the Plat thereof, recorded in Book 28, at Page 35, Canyon County Plat Records, located within the Northwest Quarter of Section 18, Township 3 North, Range 1 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and including that parcel of land described in Quitclaim Deed Instrument No. 200011003 as follows:

BEGINNING at the Northeast corner of Lot 3, Block 2, also being the corner common to Lot 4, Block 2, of said EASTGATE BUSINESS PARK; thence along the South Line of East Gate Boulevard common with the boundary of said Lot 4,

South 89° 10' 42" East, a distance of 173.25 feet, to a set 5/8 inch rebar; thence

South 00° 37' 28" West, a distance of 757.76 feet, to a set 5/8 inch rebar on the Southerly boundary of said EASTGATE BUSINESS PARK; thence along said boundary, and extending to the Southeast corner of said Lot 3, Block 2,

North 87° 03' 28" West, a distance of 173.39 feet to said Southeast corner; thence along the East line of said Lot 3, Block 2,

North 00° 37' 28" East, a distance of 751.34 feet, to the POINT OF BEGINNING.

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hand this 8th day of April, 2005.

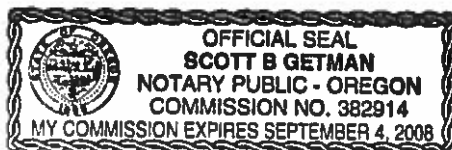
Jerel S. Opp
Jerel S. Opp

JoAnn Opp
JoAnn Opp

STATE OF OREGON)
 : ss.
County of Multnomah)

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared JEREL S. OPP and JOANN OPP, as equal tenants-in-common, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they 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.



Scott B. Getman
Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

When Recorded Mail to:
Alan E. Millet, P.S.
P.O. Box 1029
Sequim, WA 98382

Grantees:
Jerel S. Opp & JoAnn Opp, trustees
533 North Street
Sequim, WA 98382

2013-001096

RECORDED

01/08/2013 01:45 PM



00019188201300010960040047

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 JCRANE \$19.00
DEED
MILLET, ALAN

Document Title:
Quit Claim Deed

Reference numbers of related documents:
2012-051554

Grantors:
Jerel S. Opp and JoAnn Opp, as equal tenants in common

Grantees:
Jerel S. Opp and JoAnn Opp, trustees utd 6/27/2012 and entitled the Opp
Family 2012 Trust

Legal Description:
See Exhibit "A" attached for legal description

Assessor's Property Tax Parcel Account Number(s):
30505-204

**THE QUIT CLAIM DEED ATTACHED HERETO AND REFERENCED ABOVE IS BEING RE-
RECORDED TO CORRECT THE LEGAL DESCRIPTION. THE CORRECT LEGAL DESCRIPTION
IS ATTACHED AS EXHIBIT "A" AND REPLACES IN ITS ENTIRETY THE LEGAL DESCRIPTION
CONTAINED IN THE BODY OF THE QUIT CLAIM DEED.**

WHEN RECORDED MAIL TO:
Alan E. Millet, P.S.
P.O. Box 1029
Sequim, WA 98382

Grantees:
Jeral S. Opp & JoAnn Opp, Trustees
533 North Street
Sequim, WA 98382

2012-051554

RECORDED

11/16/2012 12:50 PM



00003986201200515540020026

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 DWILSON

\$13.00

DEED

ALAN E MILLET ATTY

QUIT CLAIM DEED

Assessor's Tax Parcel ID#: 3085058204 0

The Grantors, Jeral S. Opp and JoAnn Opp, as equal tenants in common, for and in consideration of transfer to living trust, conveys and quit claims to Jeral S. Opp and JoAnn Opp, as trustees under a declaration of trust dated June 27, 2012, and titled Opp Family 2012 Trust, their interest in and to the following described real estate, situated in Canyon County, State of Idaho, together with all after acquired title of the grantor therein:

Lot 4, Block 2, EASTGATE BUSINESS PARK, Canyon County, Idaho, according to the plat filed in Book 28 of Plats, page 35, records of said County.

EXCEPTING THEREFROM:

A portion of Lot 4, Block 2, of EASTGATE BUSINESS PARK, as per the Plat thereof, recorded in Book 28, at Page 35, Canyon County Plat Records, located within the Northwest Quarter of Section 18, Township 3 North, Range 1 West, Boise Meridian City of Nampa, Canyon County, Idaho and including that parcel of land described in Quitclaim Deed Instrument No. 200011003 as follows:

BEGINNING at the Northeast corner of Lot 3, Block 2, also being the corner common to Lot 4, Block 2, of said EASTGATE BUSINESS PARK; thence along the South line of East Gate Boulevard common with the boundary of said Lot 4, South 89°10'42" East, a distance of 173.25 feet, to a set 5/8 inch rebar; thence South 00°37'28" West, a distance of 757.76 feet, to a set 5/8 inch rebar on the Southerly boundary of said EASTGATE BUSINESS PARK, thence along said boundary, and extending to the Southeast corner of said Lot 3, Block 2, North 87°03'28" West, a distance of 173.39 feet to said Southeast corner; thence along the East line of said Lot 3, Block 2, North 00°37'28" East, a distance of 751.34 feet to the point of beginning.

Dated 10-9-12.

Jeral S. Opp

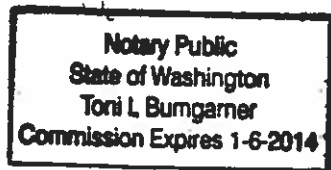
State of Washington
Quit Claim Deed

JoAnn Opp

County of Clallam

I certify that I know or have satisfactory evidence that Jerel S. Opp and JoAnn Opp are the persons who appeared before me, and acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated October 9, 2012



Toni L. Bumgarner
Notary Public
My commission expires: 1-6-14

Quit Claim Deed

Exhibit "A"

Lot 4, Block 2, EASTGATE BUSINESS PARK, Canyon County, Idaho, according to the plat filed in Book 28 of Plats, page 35, records of said County.

EXCEPTING THEREFROM:

A portion of Lot 4, Block 2, of EASTGATE BUSINESS PARK, as per the Plat thereof, recorded in Book 28, at Page 35, Canyon County Plat Records, located within the Northwest Quarter of Section 18, Township 3 North, Range 1 West, Boise Meridian City of Nampa, Canyon County, Idaho and including that parcel of land described in Quitclaim Deed Instrument No. 200011003 as follows:

BEGINNING at the Northeast corner of Lot 3, Block 2, also being the corner common to Lot 4, Block 2, of said EASTGATE BUSINESS PARK; thence along the South line of East Gate Boulevard common with the boundary of said Lot 4, South $89^{\circ}10'42''$ East, a distance of 173.25 feet, to a set 5/8 inch rebar; thence South $00^{\circ}37'28''$ West, a distance of 757.76 feet, to a set 5/8 inch rebar on the Southerly boundary of said EASTGATE BUSINESS PARK, thence along said boundary, and extending to the Southeast corner of said Lot 3, Block 2, North $87^{\circ}03'28''$ West, a distance of 173.39 feet to said Southeast corner; thence along the East line of said Lot 3, Block 2, North $00^{\circ}37'28''$ East, a distance of 751.34 feet to the point of beginning.

Also excepting therefrom:

A Portion of Lot 4, Block 2 of Eastgate Business Park Subdivision, in Book 28 at Page 35, Canyon County, Idaho, Plat Records, within the Northwest Quarter, Section 18, Township 3 North, Range ~~X~~ West, Boise Meridian, City of Nampa, Canyon County, Idaho, as follows:

COMMENCING at a Brass Cap Monument marking the North Quarter Corner of said Section 18, as shown on corner perpetuation record, Instrument No. 9814387, Canyon County Records; thence along the East Line of said Northwest Quarter, South $00^{\circ}33'27''$ West, 1,058.75 feet, to a set 5/8 inch rebar with a plastic cap marked "TVEI PLS 10782" (hereinafter noted simply as a "set 5/8 inch rebar"), and the POINT OF BEGINNING; thence continuing, South $00^{\circ}33'27''$ West, 814.76 feet, to a non-tangent 28,747.90 foot radius curve to the left, on the right-of-way of 1-84 Ramp C-D; thence along said curve and right-of-way, an arc length of 568.44 feet, through a central angle of $1^{\circ}07'44''$, and having a chord which bears, North $88^{\circ}38'55''$ West, 568.44 feet, to a found 5/8 inch rebar and cap, PLS 6359; thence continuing along said right-of-way, North $87^{\circ}03'28''$ West, 138.18 feet, to a found 5/8 inch rebar, PLS 10782; thence North $00^{\circ}37'28''$ East, 757.76 feet, to a found 5/8 inch rebar, PLS 10782; thence South $89^{\circ}10'42''$ East, 81.09 feet, to a found 5/8 inch rebar, PLS 7314 and an 80.00 foot radius curve to the left; thence along said curve, an arc length of 89.29 feet, through a central angle of $71^{\circ}06'37''$, and having a chord which bears North $88^{\circ}15'59''$ East, 83.04 feet; thence South $88^{\circ}26'33''$ East, 544.58 feet, to the POINT OF BEGINNING.

X

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200520800

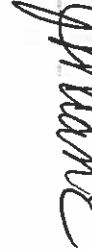
RECORDED

2005 APR 19 PM 4 11

C NOEL HALES

CANYON CNTY RECORDER

BY



PIONEER-CALDWELL

REQUEST

TYPE Deed FEE 1800

PC 63061

BARGAIN AND SALE DEED

EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership ("Grantor") for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto PAMELA OPP JONES, as Trustee of the Pamela Opp Jones Family Trust, under instrument dated February 23, 2001, as amended November 19, 2003 ("Grantee"), whose address is 5319 North Edenburgh Way, Boise, Idaho 83714, a 4% undivided interest in and to the following described real property situated in the County of Canyon, State of Idaho:

Lot 4, Block 2, EASTGATE BUSINESS PARK, Canyon County, Idaho, according to the plat filed in Book 28 of Plats, Page 35, records of said County.

EXCEPTING THEREFROM:

A portion of Lot 4, Block 2, of EASTGATE BUSINESS PARK, as per the Plat thereof, recorded in Book 28, at Page 35, Canyon County Plat Records, located within the Northwest Quarter of Section 18, Township 3 North, Range 1 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and including that parcel of land described in Quitclaim Deed Instrument No. 200011003 as follows:

BEGINNING at the Northeast corner of Lot 3, Block 2, also being the corner common to Lot 4, Block 2, of said EASTGATE BUSINESS PARK; thence along the South Line of East Gate Boulevard common with the boundary of said Lot 4,

South 89° 10' 42" East, a distance of 173.25 feet, to a set 5/8 inch rebar; thence

South 00° 37' 28" West, a distance of 757.76 feet, to a set 5/8 inch rebar on the Southerly boundary of said EASTGATE BUSINESS PARK; thence along said boundary, and extending to the Southeast corner of said Lot 3, Block 2,

North 87° 03' 28" West, a distance of 173.39 feet to said Southeast corner; thence along the East line of said Lot 3, Block 2,

North 00° 37' 28" East, a distance of 751.34 feet, to the
POINT OF BEGINNING.

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 8th day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: Robbin R. Bond
Robbin R. Bond, Partner

By: Pamela G. Jones
Pamela G. Jones, Partner

By: _____
Timothy P. Opp, Partner

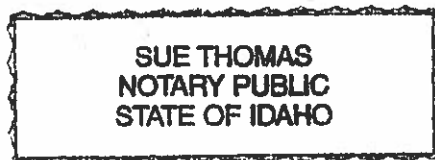
By: _____
Jerel S. Opp, Partner

By: _____
Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



Sue Thomas
Notary Public for Idaho
Residing at: Wells Fargo Bank
My Commission Expires: 12/2/09

North 00° 37' 28" East, a distance of 751.34 feet, to the
POINT OF BEGINNING.

Subject to liens, encumbrances, restrictions, reservations, and easements of record or appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this _____ day of April, 2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: _____
Robbin R. Bond, Partner

By: Timothy P. Opp
Timothy P. Opp, Partner

By: _____
Pamela G. Jones, Partner

By: _____
Jerel S. Opp, Partner

By: _____
Pene Lee Owens, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this _____ day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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

Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

North 00° 37' 28" East, a distance of 751.34 feet, to the
POINT OF BEGINNING.

Subject to liens, encumbrances, restrictions, reservations, and easements of record or
appearing on the premises.

Together with all and singular the tenements, hereditaments, and appurtenances
thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and
remainders, rents, issues, and profits thereof; and all estate, right, title and interest in and to
the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the
appurtenances unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 8TH day of April,
2005.

EASTGATE BUSINESS PARK, L.L.P.,
an Idaho limited liability partnership,

By: _____
Robbin R. Bond, Partner

By: _____
Timothy P. Opp, Partner

By: *Pene Lee Owens*
Pene Lee Owens, Partner

By: _____
Pamela G. Jones, Partner

By: *Jerel S. Opp*
Jerel S. Opp, Partner

STATE OF IDAHO)
 : ss.
County of Ada)

On this _____ day of April, 2005, before me, a Notary Public in and for the state of
Idaho, personally appeared ROBBIN R. BOND, known or identified to me to be one of the
partners of EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, and
the partner who subscribed said partnership name to the foregoing instrument, and
acknowledged to me that she executed the same in said partnership name.

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

Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

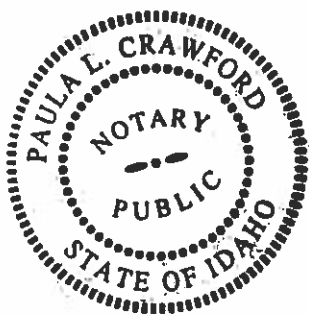
STATE OF IDAHO)

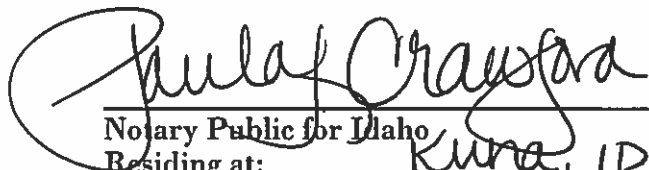
: ss.

County of Ada)

On this 10th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared PAMELA G. JONES, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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




Notary Public for Idaho
Residing at: Kuna, ID
My Commission Expires: 10-7-05

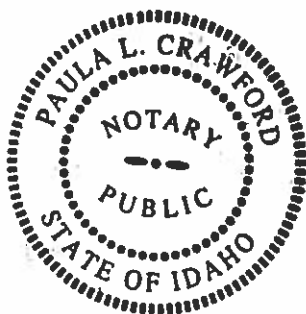
STATE OF IDAHO)

: ss.

County of Ada)

On this 9th day of April, 2005, before me, a Notary Public in and for the state of Idaho, personally appeared TIMOTHY P. OPP, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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

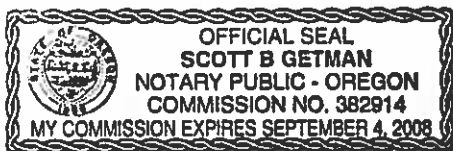



Notary Public for Idaho
Residing at: Kuna ID
My Commission Expires: 10/7/05

STATE OF OREGON)
 : ss.
County of Multnomah)

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared JEREL S. OPP, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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

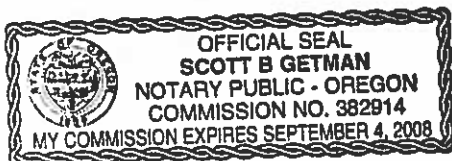


Scott B. Getman
Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

STATE OF OREGON)
 : ss.
County of Multnomah)

On this 8th day of April, 2005, before me, a Notary Public in and for the state of Oregon, personally appeared PENE LEE OWENS, known or identified to me to be one of the partners of EASTGATE BUSINESS PARK, L.L.P, an Idaho limited liability partnership, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



Scott B. Getman
Notary Public for Oregon
Residing at: Multnomah
My Commission Expires: 09/04/08

20 00

200009895

W18159

QUITCLAIM DEED

FOR VALUE RECEIVED OPP LAND LIMITED PARTNERSHIP

do hereby convey, release, remise and forever quit claim
unto EASTCATE BUSINESS PARK, L.L.P.
whose address is
the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS
REFERENCE.

together with their appurtenances.

Dated: March 22, 2000

OPP LAND LIMITED PARTNERSHIP

By Walter Opp
Walter Opp, partner

STATE OF IDAHO

COUNTY OF CANYON

On this 22nd day of March, 2000, before me, a
notary public, personally appeared Walter Opp, known or
identified to me to be (one of) the partner(s) in the partnership
of Opp Land Limited Partnership and the partner(s) who
subscribed said partnership name to the foregoing instrument,
and acknowledged that he/she/they executed the same.

Desiree A. Mayden
Notary Public

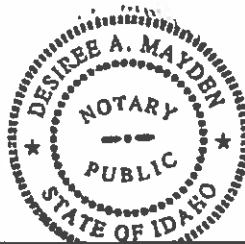
Residing at Nampa, Idaho

My commission expires: 3-8-2008

Witness at

Comm. Expires

Idaho



PIONEER TITLE COMPANY
OF CANYON COUNTY

423 So. Kimball
Caldwell, Idaho 83605

100 - 10th Ave. South
Nampa, Idaho 83651

Exhibit "A"

Parcel 1

That portion of the West 52.50 feet of Government Lots 1 and 2, Section 18, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, lying North of the right-of-way of Interstate 84 and East of the Easterly right-of-way of Garrity Blvd./Can-Ada Road, except any portion lying North of the following described line:

Commencing at a found brass monument marking the Northwest corner of the Northwest Quarter of Section 18, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, said point bears

North 89° 22' 45" West 2553.64 feet from the Northeast corner of the said Northwest Quarter of the Section 18, the North 1/4 corner, which is a found brass monument; thence

South 00° 25' 36" West 1125.40 feet along the Westerly boundary of the said Northwest Quarter to a point; thence

South 89° 22' 45" East 3.94 feet to a set 1/2" iron pin with a plastic cap marking the Easterly right of way of U.S. Highway 30 right of way; thence

South 02° 26' 51" West 93.90 feet to a point; thence

South 04° 23' 43" East 81.46 feet along the Easterly right of way of U.S. Highway 30 to a point, the Beginning of said line; thence

South 89° 22' 45" East 52.50 feet along a line parallel with the Northerly boundary of the said Northwest Quarter to the End of said line.

Parcel 2

That portion of the West 52.50 feet of the North 1,012.53 feet of Government Lot 1, Section 18, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, lying East of the Easterly right-of-way of Garrity Blvd./Can-Ada Road.

200009895

RECORDED

00 MAR 22 PM 4 01

C/NOEL HALES

CANYON COUNTY RECORDER

BY *Debra J. Hales*

REQUEST PIONEER-NAMPA

TYPE *Hand* FEE *6.00*

99 X

INSTRUMENT NO. 9927456

WARRANTY DEED

OPP LAND LIMITED PARTNERSHIP, and Idaho limited partnership, Grantor, hereby conveys, grants and warrants to EASTGATE BUSINESS PARK, L.L.P., and Idaho limited liability partnership, Grantee, whose address is 411 East Locust Lane, Nampa, Idaho, 83686, for the sum of TEN DOLLARS and other good and valuable consideration, the following described real property, to-wit:

See Schedule "A" attached hereto, incorporate herein, and by this reference made a part hereof.

SUBJECT TO taxes and assessments for the year 1999 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

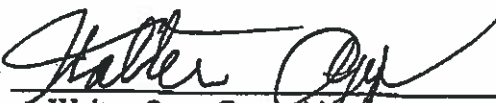
This conveyance shall include any and all appurtenances, tenements, hereditament, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantor covenants to the Grantee that it is the owner in fee simple of said premises; that the premises are free from all encumbrances excepting those as may be herein set forth, and excepting those of record, and that it will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 7th day of July, 1999.

OPP LAND LIMITED PARTNERSHIP

By:



Walter Opp, General Partner

Walter Opp, Gen'l Partner

By:

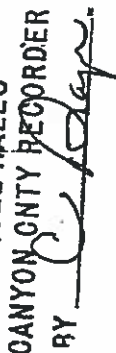


Mary Lee Opp, General Partner

009927456

RECORDED

99 JUL 12 PM 12 49

G NOEL HALES
CANYON COUNTY RECORDER
BY 

WARRANTY DEED - 1

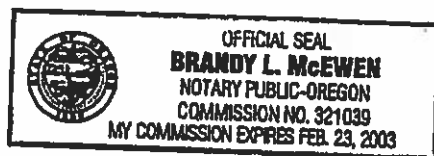
PIONEER — NAMPA
REQUEST
TYPE Deed FEE 12.00

OFFICIAL SEAL
BY L. McEWEN
BY PUBLIC-OREGON
MISSION NO. 32103P
EXPIRES FEB. 23, 2003

OREGON
STATE OF ~~IDAHO~~)
) ss.
County of Multnomah)

On this 7 day of July, 1999, before me,
Brandy McEwen, a Notary Public in and for said State, personally
appeared ~~WALTER OPP~~ and MARY LEE OPP, known or identified to me to be the General
Partners in the Limited Partnership of OPP LAND LIMITED PARTNERSHIP, an Idaho limited
partnership, and the partners who subscribed said limited partnership name to the foregoing
instrument, and acknowledged to me that they executed the same in said limited partnership
name.

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



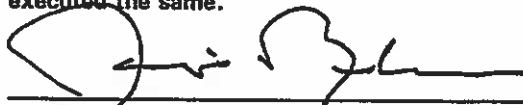
Brandy L. McEwen
Notary Public for ~~Idaho~~ OREGON
Residing at Gresham OR
My commission expires 2/23/2003



STATE OF IDAHO

COUNTY OF CANYON

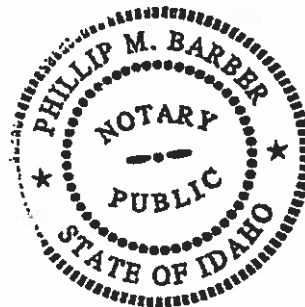
On this 12th day of June, 1999, before me, a notary public, personally appeared **WALTER OPP**, known or identified to me to be the general partner in the limited partnership of **OPP LAND LIMITED PARTNERHSIP** and the partner(s) who subscribed said limited partnership name to the foregoing instrument, and acknowledged that he/she/they executed the same.



Notary Public

Residing at Boise, Idaho

My commission expires: 2/1/2001



0pp - 2259 00

PARCEL 5:

That portion of the South 145.98 feet of the North 1158.51 feet of Government Lot 1, Section 18, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, lying West of the new Easterly right of way of Garrity Blvd./Can-Ada Road said line being 52.50 feet Easterly of the Westerly boundary of said Government Lot 1 and lying Easterly of the old Easterly right of way of Garrity Blvd./Can-Ada Road.

Except those portions of said PARCEL 5, lying South of the North line of the following described property:

A portion of the Northwest Quarter of Section 18, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, more particularly described to wit:

Commencing at a found brass monument marking the Northwest corner of the Northwest Quarter of Section 18, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, said point bears North 89° 22' 45" West 2553.64 feet from the Northeast corner of the said Northwest Quarter of the Section 18, the North 1/4 corner, which is a found brass monument; thence

South 00° 25' 36" West 1125.40 feet along the Westerly boundary of the said Northwest Quarter to a point; thence

South 89° 22' 45" East 3.94 feet to a set 1/2" iron pin with a plastic cap marking the Easterly right of way of U.S. Highway 30 right of way, the INITIAL POINT of this description; thence

South 89° 22' 45" East 226.30 feet along a line parallel with the Northerly boundary of the said Northwest Quarter to a set 1/2" iron pin with a plastic cap; thence

South 00° 29' 31" West 200.00 feet to a set 1/2" iron pin with a plastic cap; thence

North 89° 22' 45" West 153.27 feet along a line parallel with the Northerly boundary of the said Northwest Quarter to a set 5/8" iron pin with a plastic cap; thence

North 00° 25' 36" East 25.00 feet parallel with the Westerly boundary of the said Northwest Quarter to a set 1/2" iron pin with a plastic cap; thence

North 89° 22' 45" West 69.26 feet along a line parallel with the Northerly boundary of the said Northwest Quarter to a set 1/2" iron pin with a plastic cap on the Easterly right of way of U.S. Highway 30; thence

North 04° 23' 43" West 81.46 feet along the Easterly right of way of U.S. Highway 30 to a set 1/2" iron pin with a plastic cap at Station 4228+71.03 right; thence

North 02° 26' 51" East 93.90 feet to the INITIAL POINT of this description.

226.3
69 153 200

9807051

RECORDED

98 FEB 27 PM 4 15

NED J KERR

CANYON CNTY RECORDER

BY *[Signature]*

REQUESTED BY *[Signature]*
TYPE *[Signature]* FEB 18 2001

WARRANTY DEED

OPP LAND LIMITED PARTNERSHIP, an Idaho limited partnership, Grantor, hereby conveys, grants and warrants to EASTGATE BUSINESS PARK, L.L.P., an Idaho limited liability partnership, Grantee, whose address is 411 East Locust Lane, Nampa, Idaho, 83686, for the sum of TEN DOLLARS and other good and valuable consideration, the following described real property, to-wit:

See Schedule "A" attached hereto, incorporated herein, and by this reference made a part hereof.

SUBJECT TO taxes and assessments for the year 1998 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantor covenants to the Grantee that it is the owner in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that it will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on
this 23rd day of ~~December, 1997.~~
January, 1998.

OPP LAND LIMITED PARTNERSHIP

By: Walter Opp
Walter Opp, General Partner

By: Mary Lee Opp
Mary Lee Opp, General Partner

STATE OF IDAHO)
County of Canyon) :ss

On this 23rd day of January, 1998, before me,
Chris Green, personally appeared WALTER OPP and MARY LEE
OPP, known or identified to me to be the General Partners in the Limited
Partnership of OPP LAND LIMITED PARTNERSHIP, an Idaho limited partnership,
and the partners who subscribed said limited partnership name to the foregoing
instrument, and acknowledged to me that they executed the same in said limited
partnership name.

Chris Green
Notary Public for Idaho
Commission expires: 5-20-2000

cg-C:\MyFiles\O\oppeastgatewd

EXHIBIT "A"

A portion of the Northwest 1/4 of Section 18, Township 3 North, Range 1 West of the Boise Meridian in Canyon County, Idaho, more particularly described to wit:

Commencing at a found 1997 brass monument marking the Northwest corner of the Northwest 1/4 of Section 18, Township 3 North, Range 1 West of the Boise Meridian, said point bears North 89°10'41" West 2553.77 feet (formerly stated as North 89°22'45" West 2553.74 feet) from the Northeast corner of the said Northwest 1/4 of the Section 18, the North 1/4 Corner, which is a found 1997 brass monument;

thence South 57°04'54" East 62.11 to a set 5/8" iron pin with a plastic cap which is on the new right of way of Garrity Blvd. / Can-Ada Road and Franklin Road, 33.00 feet Southerly and 52.50 feet Easterly of the Northwest corner of said Section 18, the INITIAL POINT of this description.

thence South 89°10'41" East 2501.31 feet (formerly stated as South 89°22'45" East) along the Southerly right of way of Franklin Road - Old Highway 30 which is 33.00 feet Southerly of and parallel with the Northerly boundary of the Northwest 1/4 of the said Section 18 to a set 5/8" iron pin which bears South 00°33'27" West 33.00 feet from the Northeast corner of the said Northwest 1/4 of Section 18 marked by a 1997 brass monument;

thence South 00°33'27" West 1840.53 feet (formerly stated as South 00°21'30" West 1840.56 feet) along the Easterly boundary of the said Northwest 1/4 to a set chiseled X on top of a concrete pipe on the Northerly right of way of Interstate 84;

thence along the Northerly right of way of Interstate 84, curving to the left 766.50 feet along the arc of a curve having a radius of 28747.90 feet, a central angle of 1°31'40", and a chord bearing North 89°58'52" West 766.47 feet (formerly stated as curving to the left 766.28 feet along the arc of a curve having a radius of 28747.90 feet, a central angle of 1°31'38", and a chord bearing South 89°56'07" West 766.25 feet) to a found brass right of way monument on the Northerly right of way of Interstate 84;

thence continuing along said Northerly right of way of Interstate 84, North 00°13'43" West 599.95 feet (formerly stated as North 00°23'54" West 600.08) to a found brass right of way monument;

thence North 89°40'59" West 291.01 feet (formerly stated as North 89°54'17" West 291.00 feet) to a found brass right of way monument;

thence North 87°43'59" West 383.48 feet (formerly stated as North 87°56'08" West 383.53 feet) to a found brass right of way monument on the point of curvature;

thence curving to the right 383.25 feet along the arc of a curve having a radius of 1859.86 feet, a central angle of 11°48'24", and a chord bearing North 81°49'18" West 382.57 feet (formerly stated as curving to the right 381.22 feet along the arc of a curve having a radius of 1859.86 feet, a central angle of 11°44'39", and a chord bearing North 81°52'48" West 380.55 feet) to a found brass right of way monument;

thence North 67°39'23" West 89.97 feet to a set 5/8" iron pin on the intersection of the Northerly right of way of Interstate 84 and the Easterly right of way Garrity Blvd. / Can-Ada Road which is 52.50 feet Easterly of the Westerly boundary of the said Northwest 1/4 of Section 18;

thence North 00°37'28" East 458.04 feet (formerly stated as North 00°25'36" East) along a line parallel with and 52.50 feet Easterly of the said Westerly Boundary to a set 5/8" iron pin;

thence South 89°11'17" East 213.57 feet to a set 5/8" iron pin with a plastic cap;

thence North 00°37'28" East 209.98 feet parallel with the said Westerly boundary to a set 5/8" iron pin with a plastic cap on the Southerly boundary of proposed road;

thence North 89°10'42" West 45.79 feet to a set 5/8" iron pin with a plastic cap;

thence South 89°29'05" West 120.60 feet to a set 5/8" iron pin at a point of curvature;

thence curving to the left on a tangent curve 62.04 feet along the arc of a curve having a radius of 40.00 feet, a central angle of 88°51'37", and a chord bearing South 45°03'17" West 56.00 feet to a set 5/8" iron pin on the Easterly right of way of Garrity Blvd. / Can-Ada Road;

thence North 00°37'28" East 1125.51 feet along the said Easterly right of way which is parallel with and 52.50 feet Easterly of the Westerly boundary of the said Northwest 1/4 to the INITIAL POINT of this description.

This tract contains 105.467 acres, more or less, and is subject to all existing rights of way and easements.

1-27-94

9403939

RECORDED

7 PM 12 44

REC'D REC'D
CANYON CH. RECORDER

Jackie D. Dunn

REQUEST *White Petitioner Pines*
TYPE *Joint Name* FEE *12.00*

CERTIFICATE OF ASSUMED
OR FICTITIOUS BUSINESS NAME

THIS CERTIFIES that there is business being carried on, conducted or transacted, or is about to be conducted or transacted at Nampa, County of Canyon, State of Idaho, under the designation, name and style of "Opp Land Limited Partnership", which is assumed or fictitious, being other than the true and real names of the persons conducting or transacting such business or having an interest therein;

That the true or real full name of each of the persons conducting, transacting or intending to conduct or transact said business and their post office addresses are as follows:

General and
Limited Partners:

Walter Opp
411 East Locust Lane
Nampa, Idaho 83686

Mary Lee Opp
411 East Locust Lane
Nampa, Idaho 83686

Limited Partners:

Jarel S. Opp
15303 SE Orient Drive
Boring, OR 97009

Pamela G. Jones
5319 N. Edenburgh
Boise, ID 83703

Pats Lee Owens
13130 SW Brightwood St.
Beaverton, OR 97005

Timothy P. Opp
3269 Jullion
Boise, ID 83704

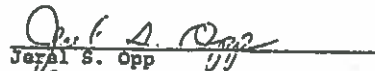
Robbin R. Robinson
3471 Raindrop Place
Boise, ID 83706

That this certificate is executed and acknowledged
by the persons so named and that no other person is
conducting or transacting such business or has an interest
therein.

Dated this 27th day of January, 1994.


Walter Opp


Mary Lee Opp


Jerald S. Opp


Pamela C. Jones


Patsy Lee Owens


Timothy P. Opp


Robbin R. Robinson

STATE OF IDAHO)
:ss
County of Canyon)

On this 27th day of January, in the year
1994, before me, Stephen L. Pruss, a Notary
Public, personally appeared WALTER OPP and MARY LEE OPP,
husband and wife, known or identified to me to be the
persons whose names are subscribed to the within
instrument, and acknowledged to me that they executed the



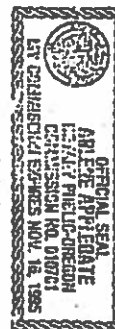
Stephen L. Pruss
Notary Public for Idaho
Commission expires: 7-30-98

STATE OF IDAHO)
:ss
County of Clackamas)

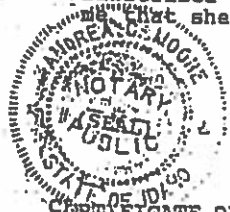
On this 3rd day of February, in the year
1994, before me, Arlene Applegate, a Notary
Public, personally appeared JEREL S. OPP, known or
identified to me to be the person whose name is
subscribed to the within instrument, and acknowledged to
me that he executed the same.



Arlene Applegate
Notary Public for Idaho
Commission expires: 11-16-95



On this 28th day of January, in the year
1994, before me, Dorinda C. Moore, a Notary
Public, personally appeared PAMELA G. JONES, known or
identified to me to be the person whose name is
subscribed to the within instrument, and acknowledged to
me that she executed the same.



Dorinda C. Moore
Notary Public for Idaho
Commission expires: 1-1-99

CERTIFICATE OF ASSUMED OR
FICTITIOUS BUSINESS NAME - 3

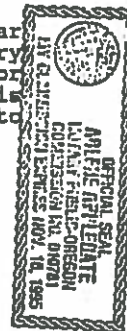
STATE OF IDAHO OREGON)

County of Washington) ss

On this 3rd day of February, in the year
1994, before me, Arlene Applegate, a Notary
Public, personally appeared PENE LEE OWENS, known or
identified to me to be the person whose name is
subscribed to the within instrument, and acknowledged to
me that she executed the same.

(SEAL)

Arlene Applegate
Notary Public for Idaho OREGON
Commission expires: 11-16-95



STATE OF IDAHO)

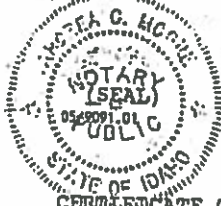
County of Campana) ss

On this 27th day of January, in the year
1994, before me, Patricia J. Nelson, a Notary
Public, personally appeared TIMOTHY P. OPP, known or
identified to me to be the person whose name is
subscribed to the within instrument, and acknowledged to
me that he executed the same.

STATE OF IDAHO)

County of Ada) ss

On this 28th day of January, in the year
1994, before me, Donna C. Moore, a Notary
Public, personally appeared ROBBIN R. ROBINSON, known or
identified to me to be the person whose name is
subscribed to the within instrument, and acknowledged to
me that she executed the same.



Donna C. Moore
Notary Public for Idaho
Commission expires: July 1996

CERTIFICATE OF ASSUMED OR
FICTITIOUS BUSINESS NAME - 4

WARRANTY DEED

WALTER OPP and MARY LEE OPP, husband and wife, Grantors, hereby convey, grant and warrant to OPP LAND LIMITED PARTNERSHIP, an Idaho Limited Partnership, Grantee, whose address is 411 East Locust Lane, Nampa, Idaho 83686, for the sum of TEN DOLLARS and other good and valuable consideration, the following described real property, to-wit:

See Schedule "A", attached hereto and incorporated herein by this reference.

SUBJECT TO taxes and assessments for the year 1993 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantors covenant to the Grantee that they are the owners in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that they will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 27th day of January, 1994.


Walter Opp


Mary Lee Opp

STATE OF IDAHO)
) ss.
County of Canyon)

On this 27th day of January, 1994,
before me, the undersigned, a Notary Public in and for said
State, personally appeared WALTER OPP, known or identified
to me to be the person whose name is subscribed in the
instrument, and acknowledged to me that he executed the same.

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



Stephen L. Truss
Notary Public for Idaho
Commission expires: 7-30-98

STATE OF IDAHO)
) ss.
County of Canyon)

On this 27th day of January, 1994,
before me, the undersigned, a Notary Public in and for said
State, personally appeared MARY LEE OPP, known or
identified to me to be the person whose name is subscribed
in the instrument, and acknowledged to me that she executed
the same.

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



Stephen L. Truss
Notary Public for Idaho
Commission expires: 7-30-98

An undivided one-half interest in the following described property located in Canyon County, Idaho, to wit:

PARCEL 1:

A parcel of land being portions of Government Lots 1 and 2, NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, all in Section 18, T.3N., R.1W., B.M., Canyon County, Idaho and more particularly described as follows:

Beginning at a brass cap marking the Northeast corner of the said NW $\frac{1}{4}$ of Section 18;

thence South 0°21'38" West 33.00 feet along the Easterly boundary of the said NW $\frac{1}{4}$ of Section 18 to an iron pin on the Southerly right-of-way line of U.S. Highway 30, Federal Aid Project No. 86-C, also said point being the REAL POINT OF BEGINNING;

thence North 89°26'07" West 1,988.84 feet along the said Southerly right-of-way line of U.S. Highway 30 to an iron pin marking a point of curve;

thence Southwesterly along the Southeasterly right-of-way line of the said U.S. Highway 30 along a curve to the left 830.49 feet (formerly described as 829.38 feet), said curve having a central angle of 88°07'02" (formerly described as 88°00'00", a radius of 540.00 feet, tangents of 522.54 feet (formerly described as 521.47 feet) and a long chord of 751.03 feet bearing South 46°30'22" West (formerly described as 750.23 feet bearing South 46°39'00" West) to an iron pin marking a point of tangent;

thence South 2°26'51" West 661.85 feet along the Easterly right-of-way line of the said U.S. Highway 30 to a highway right-of-way monument (stamped P.O.T. 4228+71.03);

thence South 4°23'43" East 226.61 feet along the said Easterly right-of-way line of U.S. Highway 30 to a highway right-of-way monument (stamped PT 4226+46.03) marking a point of curve;

thence Southwesterly along the said Easterly right-of-way line of U.S. Highway 30 along a curve to the right 217.75 feet, said curve having a central angle of 6°20'01", a radius of 1,969.86 feet, tangents of 108.99 feet and a long chord of

217.64 feet bearing South 5°36'52" West to an iron pin marking a point of ending of curve, also said point being on the Westerly boundary of the said Government Lot 2 of Section 18;

thence South 0°25'36" West 113.58 feet along the said Westerly boundary of Government Lot 2 of Section 18 to an iron pin on the Northerly right-of-way line of Interstate 84N, Federal Aid Project No. I-80N-1(12)37;

thence South 79°27'48" East (formerly described as South 76°00'28" East) 18.02 feet along the said Northerly right-of-way line of Interstate 84N to an iron pin;

thence South 70°06'09" East 126.20 feet (formerly described as South 71°26'02" East 125.40 feet) to a highway right-of-way monument (stamped 2+25) marking a point of beginning of curve;

thence Southeasterly along the said Northerly right-of-way line of Interstate 84N along a curve to the left 382.14 feet (formerly described as 381.22 feet), said curve having a central angle of 11°42'30" (formerly described as 11°44'39"), a radius of 1,870.02 feet (formerly described as 1,859.86 feet), tangents of 191.74 feet (formerly described as 191.28) and a long chord of 381.47 feet bearing South 82°33'38" East (formerly described as 380.55 feet bearing South 81°52'48" East) to a highway right-of-way monument (stamped 6+16.47) marking a point of ending of curve;

thence South 87°56'08" East (formerly described as South 87°45'07" East) 383.53 feet along the said Northerly right-of-way line of Interstate 84N to a highway right-of-way monument (stamped 10+00);

thence South 89°54'17" East 291.00 feet (formerly described as South 89°43'10" East 291.28 feet) along the said Northerly right-of-way line of Interstate 84N to a highway right-of-way monument (stamped 12+91.11);

thence South 88°23'54" East 600.08 feet (formerly described as South 88°12'25" East 600.22 feet) along the said Northerly right-of-way line of Interstate 84N to a highway right-of-way monument (stamped 2023+00) marking the point of beginning of curve;

thence Northeasterly along the said Northerly right-of-way line of Interstate 84N along a curve to the right 766.28

feet, said curve having a central angle of $1^{\circ}31'38''$, a radius of 28,747.90 feet, tangents of 383.16 feet and a long chord of 766.25 feet bearing North $89^{\circ}56'07''$ East to an iron pin on the Easterly boundary of the said NW $\frac{1}{4}$ of Section 18;

thence North $0^{\circ}21'38''$ East 1,840.56 feet along the said Easterly boundary of the NW $\frac{1}{4}$ of Section 18 to the point of beginning, comprising 105.477 acres, more or less.

EXCEPTING from PARCEL 1:

A parcel of land being on the northerly side of Ramp C-D of Interstate Highway No. I-84 Garrity I.C., Project No. IM-IR-84-1(006)37 Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of Lot 2 of Section 18, Township 3 North, Range 1 West, Boise Meridian, described as follows, to-wit:

Commencing at the Northwest corner of Section 18, Township 3 North, Range 1 West, Boise Meridian,

thence South $00^{\circ}36'29''$ West along the west line of Section 18, a distance of 1775.40 feet to the Northwesterly corner of the parcel described as Parcel No. 5 in that certain Deed, dated the 10th day of January, 1967, recorded in Book 543, on Page 387, in the office of the County Recorder, Canyon County, Idaho, that bears North $15^{\circ}59'32''$ East - 58.89 feet from Station 0+82.71 of Ramp C-D as shown on the plan of said Garrity I.C., Project No. IM-IR-84-1(006)37 Highway Survey, and being the Real Point of Beginning;

thence North $00^{\circ}36'29''$ East along said West line 113.58 feet to a point that bears South $87^{\circ}27'16''$ East - 63.70 feet from Station 4224+34.15 of Garrity Road as shown on said Highway Survey, thence South $20^{\circ}58'07''$ East - 128.77 feet to a point that bears North $15^{\circ}59'32''$ East 64.0 feet from Station 1+30 of said Ramp C-D as shown on the plans of said Highway Survey;

thence South $67^{\circ}37'41''$ East - 96.03 feet to a point in the northerly right of way line of existing said Ramp C-D that bears North $15^{\circ}59'32''$ East from Station 2+26.22 (previously recorded as 50.0 feet from Station 2+25) of said Ramp C-D centerline as shown on the plans of said Highway Survey;

thence along said north line as follows:

North 69°55'15.8" West - 126.20 feet (recorded as North 71°26'02" West - 125.40 feet) to a point that bears North 15°59'32" East 59.92 feet from Station 1+00.70 (previously recorded as 60.0 feet from Station 1+00) of Ramp C-D of said Highway Survey;

North 79°16'54.8" West - 18.02 feet (recorded as North 76°00'28" West - 16.0 feet, more or less) to the Real Point of Beginning.

Interstate 84 Garrity I.C. Ramp C-D station reference: 0+82.71 to 2+26.22.

The area above described in the exception contains approximately 0.068 acres.

Any Right of Way fencing to be constructed is not necessarily intended to designate the property line, and any variance between the location of Right of Way fencing and the actual property line as herein described shall not be construed as a modification or alteration of this description.

PARCEL 2:

A parcel of land being a portion of Government Lot 1 of Section 18, T.3N., R.1W., B.M., Canyon County, Idaho, and more particularly described as follows:

Beginning at a brass cap marking the Northwest corner of the said Government Lot 1 of Section 18;

thence South 0°25'36" West 299.17 feet along the Westerly boundary of the said Government Lot 1 of Section 18 to a point;

thence South 89°34'24" East 25.00 feet to an iron pin on the Northwestern right-of-way line of U.S. Highway 30, Federal Aid Project No. 86-C, said point marking a point of beginning of curve, also said point being the REAL POINT OF BEGINNING;

thence Northeasterly along the said Northwestern right-of-way line of U.S. Highway 30 along a curve to the right 402.80 feet, said curve having a central angle of 38°05'03", a radius of 606.00 feet, tangents of 209.16 feet and a long chord of 395.43 feet bearing North 46°44'30" East to an iron pin marking a point of ending of curve;

thence North 89°22'45" West 285.96 feet along a line 25.00 feet Southerly of and parallel with the Northerly boundary of the said Government Lot 1 of Section 18 to an iron pin;

thence South 0°25'36" West 274.09 feet along a line 25.00 feet Easterly of and parallel with the said Westerly boundary of Government Lot 1 of Section 18 to the point of beginning, comprising 0.698 acre, more or less.

Subject to any and all encumbrances thereon.

9403103

RECORDED

'94 JUN 31 PM 2 08

NED J. EHR

CANYON CNTY RECORDER

BY *Robert D. Brown*

REQUEST *White, Robert, Jones*

TYPE *Good* FEE *21.00*

82 X

962351

WARRANTY DEED

For Value Received, LARRY L. TIEGS, as sole Trustee of the TIEGS FAMILY TRUST DATED SEPTEMBER 13, 1976, and LAVONNE J. TIEGS, also known as LAVONNE J. POOR, dealing with her sole and separate property, the grantors, do hereby grant, bargain, sell and convey unto WALTER OPP and MARY LEE OPP, husband and wife, whose address is:

the grantees, the following described premises, to-wit:

The real property described in Exhibit I attached hereto and made a part hereof.

The property is subject to all of the exceptions set forth in Exhibit I and is also subject to the exceptions set forth in Exhibit II attached hereto and made a part hereof.

The interest of the Tiegs Family Trust in the said real property and the vendor's interest in the property is eighty five per cent (85%) and the interest of LaVonne J. Tiegs, also known as LaVonne J. Poor, dealing with her sole and separate property, is fifteen per cent (15%).

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee s, that the y are the owner s in fee simple of said premises; that said premises are free from all incumbrances

and that the y will warrant and defend the same from all lawful claims whatsoever.

Dated: November 1, 1982.

LaVonne J. Tiegs Poor
LAVONNE J. TIEGS POOR

TIEGS FAMILY TRUST DATED
SEPTEMBER 13, 1976

By Larry L. Tiegs
LARRY L. TIEGS, Trustee

STATE OF Idaho COUNTY OF Blaine
On this 15 day of October, 19 82
before me, a notary public in and for said State, personally
appeared, LAVONNE J. TIEGS, also known
as LAVONNE J. POOR, dealing with
her sole and separate property,

known to me to be the person who se name is
subscribed to the within instrument, and acknowledged to
me that she executed the same.

Patrick J. O'Neil
Notary Public
Residing at NOTARY PUBLIC, Blaine, Idaho
Comm. Expires 1983

Qualified in the said County
Certificate filed in the said County
Julin Expires March 30, 1984

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at
the request of

at _____ minutes past _____ o'clock m.,
this _____ day of _____
19 _____, in my office, and duly recorded in Book
of Deeds at page _____

Ex-Officio Recorder

By _____ Deputy.

Fees \$
Mail to:

EXHIBIT I

All of Lot 1 and NE $\frac{1}{4}$ NW $\frac{1}{4}$ and that portion of Lot 2 and North $\frac{3}{4}$ of SE $\frac{1}{4}$ NW $\frac{1}{4}$, lying North of the Northerly Right of Way of Interstate 80N, all in Section 18, Twp. 3 N., R. 1 W.B.M., Canyon County, Idaho.

EXCEPTING THEREFROM the following:

A right of way for a public road as described in Book 105 of Deeds, page 151, records of Canyon County, Idaho.

A right of way for a public road as described in Book 113 of Deeds, page 97, records of Canyon County, Idaho.

A parcel of land being on the Southeasterly side of the centerline of U.S. Highway No. 30 Survey as shown on the plans of said Interstate 80N, Project No. I-80N-1(12)37 Highway Survey and being a portion of Government Lots 1 and 2 of Section 18, Twp. 3 N., R. 1 W.B.M., Canyon County, Idaho, described as follows, to-wit:

Beginning at the SW corner of Government Lot 1 of Section 18, Twp. 3 N., R. 1 W.B.M.; thence Southerly along the West line of said Section 18 a distance of 288.0 feet, more or less, to a point in a line parallel with and 60.0 feet Southeasterly from the centerline of U.S. Highway No. 30 Survey as shown on the plans of said Intersection 80N, Project No. I-80N-1(12) 37 Highway Survey; thence Northeasterly along said parallel line being 1969.86 foot radius curve left 168.0 feet, more or less; to a point opposite Station 4226+46.03 of said U.S. Highway No. 30 Survey; thence N. 4°07'50" W. 162.0 feet, more or less, to a point in the West line of said Section 18; thence Southerly along said West line 39.0 feet, more or less, to the Place of Beginning.

EXHIBIT 11

SUBJECT TO all taxes and assessments for the year 1983 and all subsequent years;

SUBJECT TO a right-of-way for irrigation and drainage ditches and canals and roads and Highway No. 30;

SUBJECT TO Transmission Line Easement to Idaho Power Company, a corporation, by instrument recorded October 30, 1920, in Book 92 of Deeds, page 90, records of Canyon County, Idaho;

SUBJECT TO a Transmission Line Easement to Idaho Power Company, a corporation, by instrument recorded October 30, 1920, in Book 92 of Deeds, page 91, records of Canyon County, Idaho;

SUBJECT TO a power line easement granted to Idaho Power Company, a corporation, by instrument recorded March 18, 1955, as Instrument No. 420090, records of Canyon County, Idaho;

SUBJECT TO Reservations in Judgment on Declaration of Taking, dated November 25, 1963, United States of America, Plaintiff, vs. 172.305 Acres of Land, more or less, situate in Ada County and Canyon County, Idaho; Mervin L. Tiegs, et al, Defendant, recorded November 27, 1963, as Instrument No. 541668, records of Canyon County, Idaho, as follows: Together with all existing, future or potential common law or statutory abutters' rights or easements of access to, from and between said land and the abutting lands of all parties having interests in said land;

SUBJECT TO power line easement granted to Idaho Power Company, a corporation by instrument recorded December 29, 1964, as Instrument No. 559193, records of Canyon County, Idaho;

SUBJECT TO power line easement granted to Idaho Power Company, a corporation, by instrument recorded May 2, 1967, as Instrument No. 594564, records of Canyon County, Idaho;

SUBJECT TO a Water Agreement, recorded December 24, 1968, as Instrument No. 621536, records of Canyon County, Idaho;

SUBJECT TO any easements of usage, if any there be.

STATE OF IDAHO)
) ss.
County of Canyon)

On this 12 day of ^{December} October, 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared LARRY L. TIEGS, known to me to be the Trustee of the TIEGS FAMILY TRUST DATED SEPTEMBER 13, 1976, the person who executed the within and foregoing instrument, and who acknowledged to me that he executed the same as Trustee on behalf of said trust.

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



Notary Public for Idaho,
Residing at Nampa, Idaho.

(SEAL)

NOV 24 3 55 PM '82
uclawg
SAFECO TITLE INS CO
Dued 8.00.

962351

REGISTERED

963303

QUITCLAIM DEED

FOR VALUE RECEIVED, VIRGILENE TIEGS, individually and as surviving spouse of Mervin Tieg, deceased, hereinafter called the first party, does by these presents remise, release and forever QUITCLAIM unto WALTER OPP and MARY LEE OPP, husband and wife, hereinafter called the second party, and to their heirs and assigns, all title which first party now has or may hereafter acquire, in the following described real property situated in Canyon County, State of Idaho, to-wit:

See Exhibit "I", attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the second party, and to their heirs and assigns forever.

IN WITNESS WHEREOF, the said first party has hereunto set her hand and seal.

DATED: Dec 9th, 1982

Virgilene Tieg
Virgilene Tieg

STATE OF Idaho)

:ss

County of Canyon

On the 9th day of December, 1982, personally appeared before me VIRGILENE TIEGS, the signer of the within instrument, who duly acknowledged to me that she executed the same.



Christine R. Luvira
Notary Public for Idaho
Residing at Doniphan, Idaho

QUITCLAIM DEED-1

EXHIBIT I

All of Lot 1 and NE $\frac{1}{4}$ 15 $\frac{1}{2}$ and that portion of Lot 2 and North 3/4 of SE $\frac{1}{4}$ 15 $\frac{1}{2}$, lying North of the Northerly Right of Way of Interstate 80N, all in Section 18, Twp. 3 N., R. 1 W.B.M., Canyon County, Idaho.

EXCEPTING THEREFROM the following:

A right of way for a public road as described in Book 105 of Deeds, page 151, records of Canyon County, Idaho.

A right of way for a public road as described in Book 113 of Deeds, page 97, records of Canyon County, Idaho.

A parcel of land being on the Southeasterly side of the centerline of U.S. Highway No. 30 Survey as shown on the plans of said Interstate 80N, Project No. I-80N-1(12)37 Highway Survey and being a portion of Government Lots 1 and 2 of Section 18, Twp. 3 N., R. 1 W.B.M., Canyon County, Idaho, described as follows, to-wit:

Beginning at the SW corner of Government Lot 1 of Section 18, Twp. 3 N., R. 1 W.B.M.; thence Southerly along the West line of said Section 18 a distance of 288.0 feet, more or less, to a point in a line parallel with and 60.0 feet Southeasterly from the centerline of U.S. Highway No. 30 Survey as shown on the plans of said Intersection 80N, Project No. I-80N-1(12) 37 Highway Survey; thence Northeasterly along said parallel line being 1969.86 foot radius curve left 168.0 feet, more or less, to a point opposite Station 4226+46.03 of said U.S. Highway No. 30 Survey; thence N. 4°07'50" W. 162.0 feet, more or less, to a point in the West line of said Section 18; thence Southerly along said West line 39.0 feet, more or less, to the Place of Beginning.

REQUEST
SAFEED TITLE INS CO
TYPE Deed rec. 400

B. Knowles

Dec 9 2 40 PM '82

963303