



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Web Site: www.idwr.idaho.gov

March 7, 2012

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Interim Director

W CLARK BENSON, TWO RIVERS HOA
ADVANTAGE IDAHO
5537 GLENWOOD STE A
GARDEN CITY ID 83704

RE: Notice of Change in Water Right Ownership for Water Right 63-194

Dear Mr. Benson:

The Department of Water Resources is in receipt of your letter dated March 1, 2012, which requests that the department return the Notice of Change in Water Right Ownership and refund the \$100 fee.

I am returning your notice and all the attachments and have requested a refund of \$100. You should receive the refund within the next two weeks. Water right 63-194 will remain in the name of T R Co., LLC.

Feel free to call this office if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emalee Rushing".

Emalee Rushing
Administrative Assistant

Enclosures

Should questions arise during the processing of this application please contact:
Steve Hannula - ERO Resources Corp. (208) 373-7983

DEV
 RECEIVED

DEC 31 2009

DEPARTMENT OF
 WATER RESOURCES

STATE OF IDAHO
 DEPARTMENT OF WATER RESOURCES
 NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
 Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case IDWR will produce new water right number(s) for the split(s).

Water Right No(s).	Adjudication Claim No(s).	Split(s)	Water Right No(s).	Adjudication Claim No(s).	Split(s)
PD 63-194		X			

2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions): **PLAT OF PROPERTY** or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are on file with the county Planning and Zoning or Recorder's Office).

OR

- D. If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency or equivalent **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s) T.R. Company LLC
250 S. Beechwood Ave., Ste 120 Boise, ID 83709
4. New Owner/Claimant(s) Two Rivers Homeowners Association, Inc.
 Name Connector (Check one): [] and, [] or, [] and/or
- New Mailing Address c/o Development Services Inc.
9601 W. State St., Suite 203
- City, State and ZIP Code Boise, ID 83714
- New Telephone Number (208) 939-6000 Email: georgia@dev-services.com

5. Date you acquired the property 2000 to 2009

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in line 1, then skip this line and go to line 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right will not be split, skip this area and proceed to line 7)		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc.)
Water Right and/or Adjudication Claim Number: 63-194		
Irrigation	2.24 cfs	102.4 acres
Stock		
Domestic		
Other	0.83 cfs diversion to storage 107.3 ac-ft Aesthetic Storage	36.36 acres of ponds
Totals	3.07 cfs and 107.3 ac-ft for aesthetic storage	
Water Right and/or Adjudication Claim Number:		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number:		
Irrigation		
Stock		
Domestic		
Other		
Totals		

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

7. Signature(s) of New Owner(s) or Claimant(s)

W. Paul Bennett PRESIDENT
(title if applicable)
TWO RIVERS HOMEOWNERS ASSOCIATION
(title if applicable)

IT IS IMPORTANT TO FILE THIS COMPLETED FORM AT THE APPROPRIATE IDWR OFFICE, WITH PAYMENT OF THE FILING FEE AND THE OWNERSHIP DOCUMENT(S), AS REFERRED TO IN LINE 2.

For IDWR Office Use Only:

Received by _____ Date _____
 Received by SRP Date 12-31-2009
 Processed by _____ AJ Date _____

Receipt Amt. \$100-
 Receipt No. 089788
 WR _____ Date _____

Table 1. Distribution of Water Right No. 63-194 to the Two Rivers Subdivision Owners

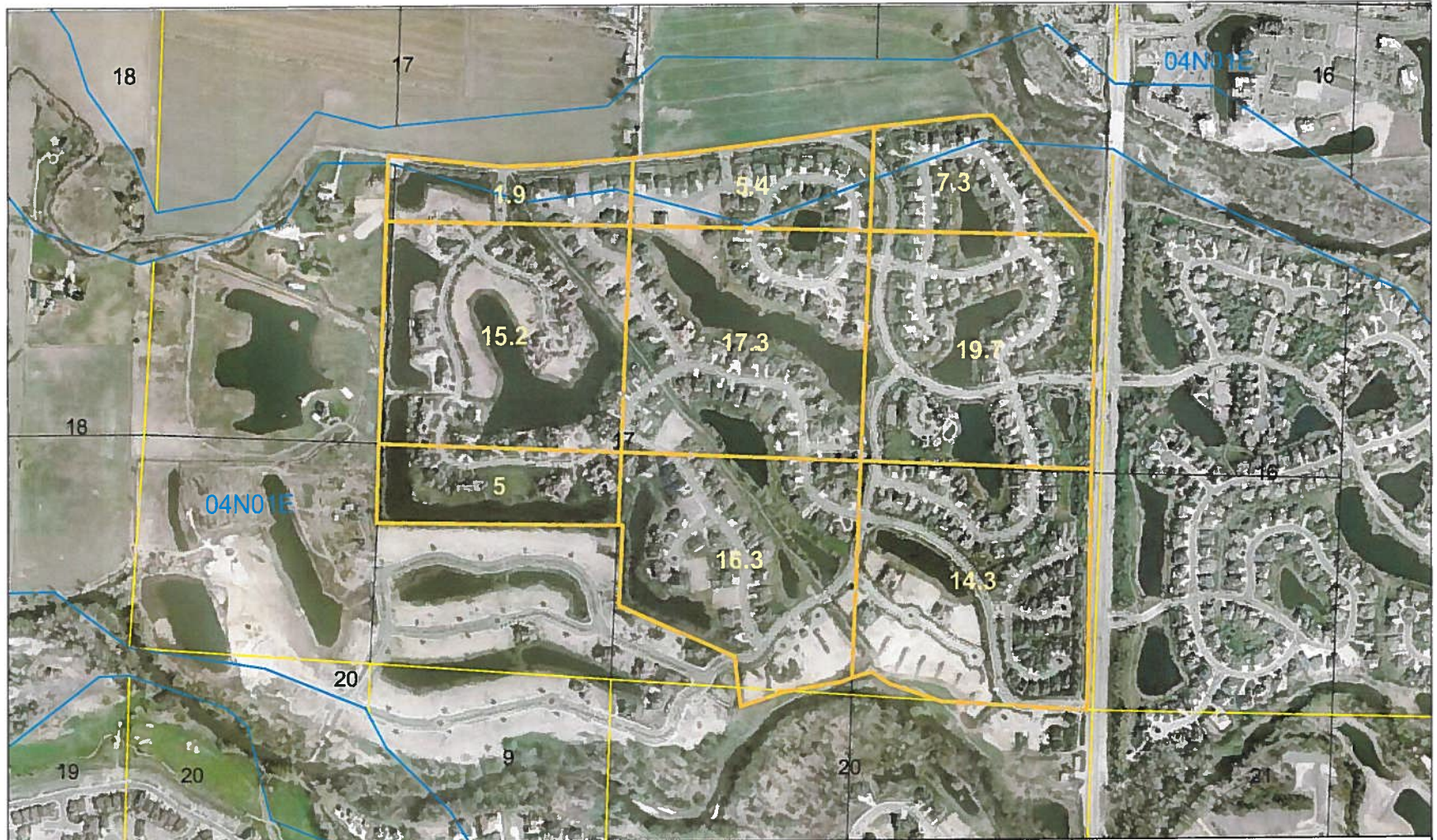
Owner	Total Area*	Impervious Area	Deeded Pond Area	Percent of Total	Irrigation Acres	Irrigation	Aesthetic Stor	Div. to Storage
	acres	acres	acres	(Pond area)	ac	cfs	ac-ft	cfs
Two Rivers HOA	121.67	0.00	19.28	51%	102.4	2.24	56.9	0.83
The Pointe	8.17	4.71	1.64	4%	6.5	0.14	4.8	0.00
The Streams	3.44	2.21	0	0%	3.4	0.08	0.0	0.00
The Island	1.16	1.16	0	0%	1.2	0.03	0.0	0.00
Rivermoor	1.19	0.69	0	0%	1.2	0.01	0.0	0.00
Total in Deeds	135.64	8.77	20.92		114.7	2.49	61.7	0.83
Total in Water Right			38		200	4.37	112.1	0.83
Total remaining with various homeowners**			17.08	45%	0.0		50.39	0.00
Total remaining with TR CO LLC					85.3	1.88		

*Acreage based on Ada County Web site

**17.08 acres of the total pond area were included in various homeowner's lot descriptions that probably should be held by TRHOA on behalf of the member therefore all storage but the portion in The Pointe's jurisdiction is included with TRHOA (56.9 + 50.4 = 107.3 ac-ft).

Table 2 Distribution of Acres for 63-194

All in T4N, R1E Sec 17	NE				NW				SW				SE				TOTAL
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
Decree 63-194			14.6	15.2				8.6	29.4			6.2	34.9	29.2	26.7	35.2	200
Retired Irrigation Retained by TR CO			9.2	7.9				3.7	10.7			1.2	15.2	11.9	9.2	16.3	85.3
TRHOA			5.4	7.3				1.9	15.2			5	19.7	17.3	16.3	14.3	102.4
The Pointe								3	3.5								6.5
The Streams																3.4	3.4
The Island																1.2	1.2
Rivermoor															1.2		1.2
Total Remaining Irrigation (HOAS)			5.4	7.3				4.9	18.7			5	19.7	17.3	17.5	18.9	114.7



ERO

ERO Resources Corp.
3314 Grace Street
Boise, ID 83703
(208) 373-7983
Fax: (208) 373-7985

Place of Use and Acres Irrigated for Two Rivers Homeowners Association's Portion of 63-194

T4N, R1E, Sec 17 Ada County, Idaho

0 500 1,000
Feet

Legend

Two_Rivers



Figure 1
Two Rivers Subdivision

Prepared for: TRHOA
File: C:\3145
Date: August 28, 2009



C/o Development Services, Inc.
9601 W. State St., Suite 203
Boise, Idaho 83714

PHONE (208) 939-6000
FAX (208) 939-6118

mail@dev-services.com

~~April 6, 2000~~

State of Idaho
Secretary of State

FAX: 334-2080

RE: Two Rivers Subdivision Homeowner Association, Inc.
C134984

To Whom It May Concern:

Following is a list of the new officers and directors for the above referenced subdivision.

President:	Clark Benson 660 W. Headwaters Drive Eagle, ID 83616	Director:	William Laubner 1610 S. Lake Crest Way Eagle, ID 83616
Vice-President:	Jody Zanecki 909 W. Two Rivers Lane Eagle, ID 83616	Director:	Randall Burr 1216 S. Lakepointe Eagle, ID 83616
Secretary	Jack Owsley 1908 S. Stream Pointe Lane Eagle, ID 83616	Director:	Nancy Soares 1016 S. Arbor Island Way Eagle, ID 83616
Treasurer:	Chad Gillmore 1032 S. Island Glenn Eagle, ID 83616	Director:	Peter Huestis 940 S. Island Glenn Way Eagle, ID 83616
Director:	Larry Harpe 1092 W. Shearwater Lane Eagle, ID 83616		

Please contact me at (208)939-6000 if you have any questions.

Sincerely,

Georgia Mackley
For HOA Board



**STATEMENT OF CHANGE OF REGISTERED OFFICE
OR REGISTERED AGENT, OR BOTH**
(See reverse for instructions)

File #: C 134984

The undersigned entity submits the following statement for the purpose of changing its registered office or its registered agent, or both, in the State of Idaho.

1. The name of the entity is:
Two Rivers Subdivision Homeowners Association, Inc.
2. The street address of its present registered office is:
250 S. Beechwood Ste 120, Boise, ID 83709
3. The new street address in Idaho (not a P.O. box or PMB) to which its registered office be changed is:
9601 W. State St., Ste. 203, Boise, ID 83714
4. The name of its old registered agent is: Dennis M Baker
5. The name of its new registered agent is: Development Services, Inc.
6. The address of the registered office and the business address of the registered agent are identical.

Dated: 1-25--08

Signed: Dennis M Baker

Printed: Dennis M Baker

Capacity: President / agent

I consent to serve as registered agent for the above-named entity.

Dennis M Baker
(Signature of new registered agent)

FILE ONE COPY

g:\corpforms\miscforms\changeRA_RO.p85

NO FEE REQUIRED

Rev. 01/2007

2008 FEB 12 PM 12:59
SECRETARY OF STATE
STATE OF IDAHO

FILED EFFECTIVE

No. C 134984

Due no later than July 31, 2007
Annual Report Form

2. Registered Agent and Office NO PO BOX

Return to:

SECRETARY OF STATE
450 NORTH FOURTH STREET
PO BOX 83720
BOISE, ID 83720-0080

1. Mailing Address - Correct in this box, if applicable

TWO RIVERS SUBDIVISION HOMEOWNERS A
250 S BEECHWOOD STE 120
BOISE, ID 83709DENNIS M BAKER
250 S BEECHWOOD STE 120
BOISE, ID 83709NO FILING FEE IF
RECEIVED BY DUE DATE

3. New Registered Agent Signature

4. Corporations: Enter Names and Business Addresses of President, Secretary and Directors.

Office held	Name	Street or P.O. Address	City	State	Zip
Director	Dennis Baker	250 S Beechwood, Ste 120	Boise	Id	83709
Director	Matthew Baker	"	"	"	"
Director	Dan Torfin	"	"	"	"
Director	Hans Brandt	"	"	"	"
Director	Lynn Watson	"	"	"	"
Director	Pick Roe	"	"	"	"
Director	C. Z. Brown	"	"	"	"

5. Organized Under the Laws of:

IDAHO

6.

Signature

Date

5/30/07

ACCOMMODATION

DA 10224

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 08/13/09 02:24 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Pioneer

AMOUNT 21.00 7



7

WATER RIGHT GRANT DEED

TR Co LLC. ("Grantor") of 250 S. Beechwood Ave., Suite 120, Boise, Idaho 83709, does hereby GRANT, BARGAIN, SELL and CONVEY unto Two Rivers Homeowner's Association Inc. ("Grantee") of 250 S. Beechwood Ave., Suite 120, Boise, Idaho 83709 a portion of the following water right, more particularly described as follows:

A 20.9/200 acre portion of Grantor's water right no. 63-194 that is appurtenant to and has been beneficially used for irrigation of 20.9 acres within the Grantee's service area in Section 17, Township 4 North. Range 1 East, Ada County. This 20.9/200 acre portion of water right no. 63-194 is referred to herein as the "Water Right."

Grantor hereby further assigns to Grantee all of the Grantor's right, title, and interest in and to the above-described 20.9/200 acre portion of water right no. 63-194 as partially decreed by the Snake River Basin Adjudication, Fifth Judicial District, in the State of Idaho, in and for the County of Twin Falls, Case No. 39576, a copy of which is attached hereto as Exhibit A. The Water Right conveyed by this Deed is subject to all conditions and limitations specified on such license or that may be imposed by the SRBA Court.

TO HAVE AND TO HOLD the Water Right unto the said Grantee, heirs, and assigns forever.

By: 

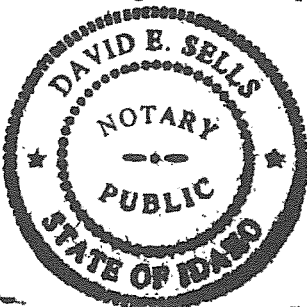
Dated: 8-12-09

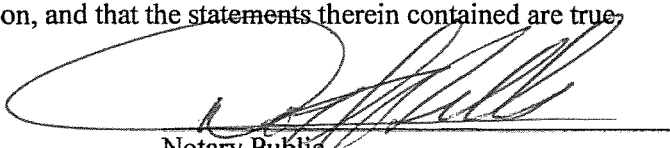
Dennis M. Baker

State of Idaho)
) s.s.
County of Ada)

I, David E. Sells, a notary public, do hereby certify that on this 12th day of August, in the year of 2009, personally appeared Dennis M. Baker, who, being by me first duly sworn, declared that he is the Manager of TR CO LLC, that he signed the forgoing document as Manager, of the corporation, and that the statements therein contained are true.

S
E
A
L





Notary Public
My Commission Expires on 10-28-2011

0410125 ACCOMMODATION
WATER RIGHT GRANT DEED

TR Co LLC. ("Grantor") of 250 S. Beechwood Ave., Suite 120, Boise, Idaho 83709, does hereby GRANT, BARGAIN, SELL and CONVEY unto Two Rivers Homeowner's Association Inc. ("Grantee") of 250 S. Beechwood Ave., Suite 120, Boise, Idaho 83709 a portion of the following water right, more particularly described as follows:

A 42.8/200 acre portion of Grantor's water right no. 63-194 that is appurtenant to and has been beneficially used for irrigation of 42.8 acres within the Grantee's service area in Section 17, Township 4 North. Range 1 East, Ada County. This 42.8/200 acre portion of water right no. 63-194 is referred to herein as the "Water Right."

Grantor hereby further assigns to Grantee all of the Grantor's right, title, and interest in and to the above-described 42.8/200 acre portion of water right no. 63-194 as partially decreed by the Snake River Basin Adjudication, Fifth Judicial District, in the State of Idaho, in and for the County of Twin Falls, Case No. 39576, a copy of which is attached hereto as Exhibit A. The Water Right conveyed by this Deed is subject to all conditions and limitations specified on such license or that may be imposed by the SRBA Court.

TO HAVE AND TO HOLD the Water Right unto the said Grantee, heirs, and assigns forever.

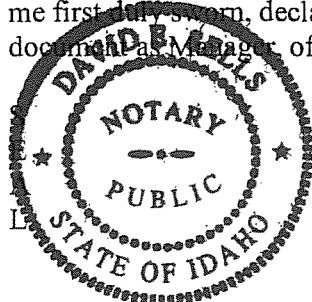
By: Dennis M. Baker

Dated: 6-17-09

Dennis M. Baker

State of Idaho)
) s.s.
County of Ada)

I, David E. Sells, a notary public, do hereby certify that on this 17th day of JUNE, in the year of 2009, personally appeared Dennis M. Baker, who, being by me first duly sworn, declared that he is the Manager of TR CO LLC, that he signed the forgoing document as Manager of the corporation, and that the statements therein contained are true.



David E. Sells
Notary Public

My Commission Expires on 10-28-2011

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 06/18/09 02:23 PM
DEPUTY Bonnie Oberbillig
RECORDED-REQUEST OF
Pioneer

AMOUNT 6.00 2

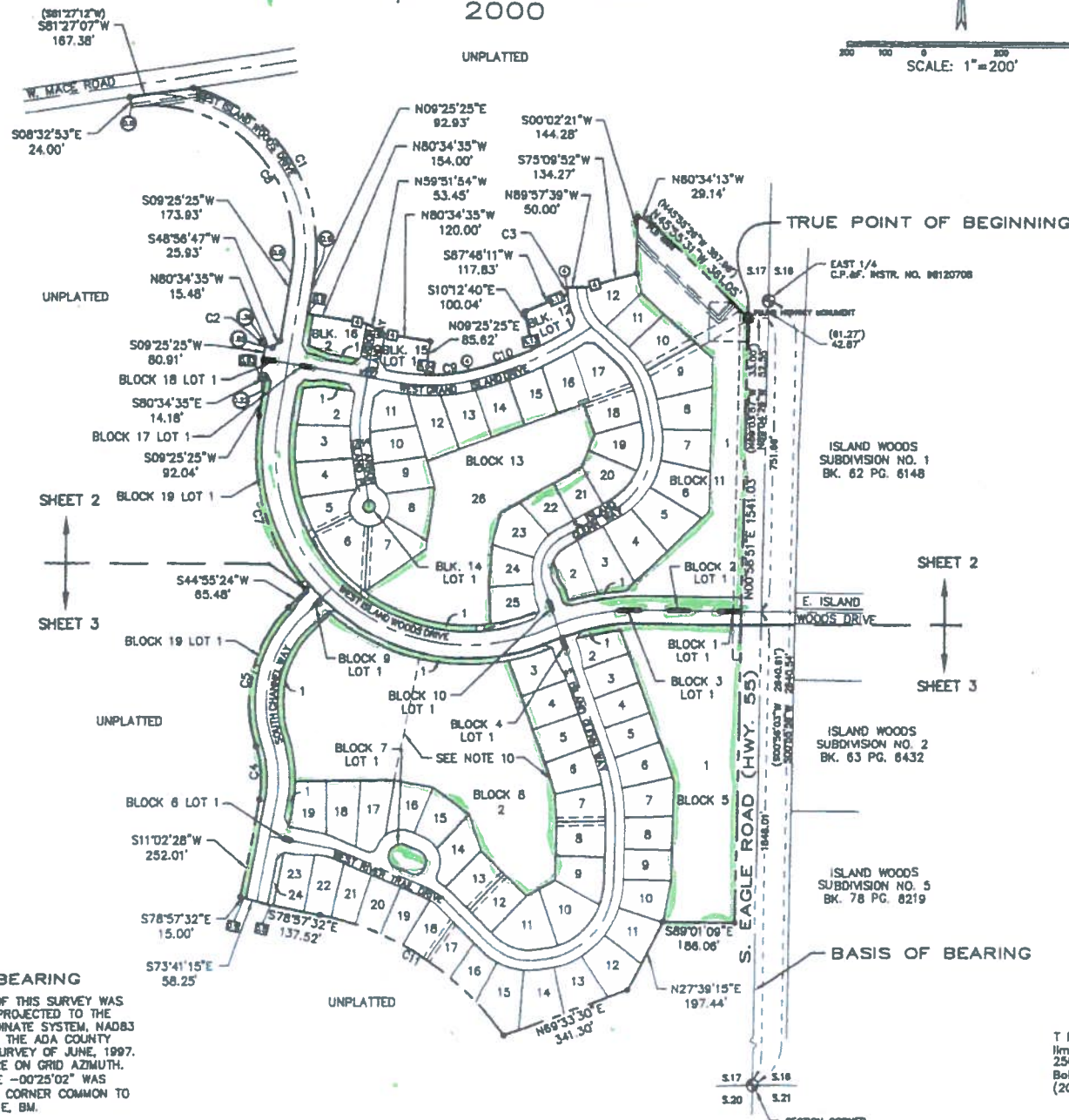


109071354

This sheet has been added to document
to accommodate recording information.

PLAT SHOWING TWO RIVERS SUBDIVISION

A SUBDIVISION OF
A PORTION OF THE EAST 1/2 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2000



LEGEND

⊕	Found Aluminum Cap Monument
⊙	Found Brass Cap Monument
○	Found 5/8" Iron Pin PE LS 4999 unless noted otherwise
•	Set 5/8" 30" Iron Pin with Plastic C PE LS 3280
•	Set 1/2" 24" Iron Pin with Plastic C PE LS 3280
⋄	Point Not Set
---	Boundary Line
---	Centerline of Public Street
---	Lot Line
---	Utility, Drainage and Irrigation Easement
---	Match Line
(N89°03'57"W 33.00')	Record Bearing / Distance Per Record of Survey No. 2817
⊕	Reference Marker - Set 1/2" x 24" Re with Plastic Cap on Angle Bisector or Number in Circle is Distance in Feet
⊙	Reference Marker - Set 5/8" x 30" Re with Plastic Cap on Angle Bisector or Number in Circle is Distance in Feet
⊕	Witness Corner - Set 1/2" x 24" Re with Plastic Cap on Property Line Number in Square is Distance in Feet
⊙	Witness Corner - Set 5/8" x 30" Re with Plastic Cap on Property Line Number in Square is Distance in Feet

NOTES

- Minimum building setback lines shall be in accordance with the City of Eagle Zoning Ordinance at the time of issuance of the building permit or as specifically approved.
- Any re-subdivision of this plat shall comply with the applicable Zoning Regulations in effect at the time of the re-subdivision, or as allowed by conditional use permit.
- All lot lines common to public right-of-way, exterior boundaries and rear lot lines of Two Rivers Subdivision have a 12 foot wide Permanent Public Utilities, Drainage and Irrigation Easement unless otherwise dimensioned. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- A 12 foot wide Permanent Public Utilities, Drainage and Irrigation Easement is designated to be centered on interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- The Developer and/or Owner shall comply with Idaho Code, Section 31-3005 or its provisions that may apply to irrigation rights.
- The owner of each lot, across which passes an irrigation/drainage ditch or pipe, is responsible for the maintenance thereof unless such responsibility has been assumed by an irrigation/drainage district.
- All lot lines common to public right-of-way have a 12 foot wide Street Light Easement for the benefit of the City of Eagle.
- This subdivision is subject to the requirements of the Uniform Building Code (U.B.C.) as regulated by the City of Eagle.
- All lots within this Subdivision are single-family residential lots, except Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lot 1, Block 4; Lot 1, Block 5; Lot 1, Block 6; Lot 1, Block 7; Lot 1, Block 8; Lot 1, Block 9; Lot 1, Block 10; Lot 1, Block 11; Lot 1, Block 12; Lot 1, Block 13; Lot 1, Block 14; Lot 1, Block 15; Lot 1, Block 16; Lot 1, Block 17; Lot 1, Block 18; and Lot 1, Block 19 which are designated as common landscape and private recreation lots and will be owned and maintained by the Two Rivers Subdivision Homeowners Association.
- Lot 28, Block 13, and a portion of Lot 2, Block 8 as shown hereon, have a blanket storm drainage maintenance easement granted to the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- A storm drainage easement, dimensioned as shown, is hereby reserved for the benefit of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- An irrigation easement of the dimension shown is hereby reserved for the benefit of the Thomas Allen Ditch Company, Inc.
- Refer to Record of Survey No. 2817 filed as Instrument No. 94030776 for additional survey information.
- A 30 foot wide sanitary sewer easement is hereby reserved for the benefit of the Eagle Sewer District and shall be recorded under a separate instrument.
- Lot 1, Block 7 and Lot 1 Block 14 shall have a blanket sanitary sewer easement for the benefit of the Eagle Sewer District.
- Commercial and agricultural traffic will be using the public streets within the Two Rivers Subdivision for access to and from Eagle Road to parcels not within the development.

DEVELOPER

T R COMPANY, L.L.C., an Idaho
limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-8886

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho



BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY WAS ESTABLISHED BY G.P.S., PROJECTED TO THE IDAHO WEST ZONE COORDINATE SYSTEM, NAD83 DATUM, REFERENCED TO THE ADA COUNTY H.A.R.N. DENSIFICATION SURVEY OF JUNE, 1997. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH. THE CONVERGENCE ANGLE -00°25'02" WAS CALCULATED AT THE 1/4 CORNER COMMON TO SECTIONS 16&17, T4N, R1E, BM.

ADA COUNTY RECORDER
J. DAVID NAVARRO
WARRANTY DEED

2000 DE 28 PM 12:52

T.R. Company
RECORDED - REQUEST OF
FEE 6- DEPUTY
100103884

FOR VALUE RECEIVED

T. R. COMPANY, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

TWO RIVERS HOMEOWNERS ASSOCIATION, INC.

GRANTEE(S), whose address is: 250 S. BEECHWOOD # 120, BOISE, IDAHO 83709

The following described property in ADA County, State of Idaho,
More particularly described as follows, to wit:

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

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

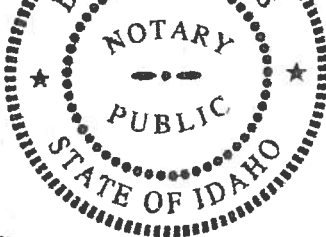
DATED: DECEMBER 28, 2000

T. R. COMPANY, L.L.C.

BY Dennis M. Baker
DENNIS M. BAKER, MANAGER

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 28TH day of DECEMBER, in the year of 2000, before me
DAVID E. SELLS a Notary Public, personally appeared DENNIS M. BAKER Known or
identified to me as A MEMBER OF T. R. COMPANY, L.L.C. and the Managing Member who
subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to
me that he executed the same in said limited liability company name.



Notary Public: David E. Sells
Residing at: MERIDIAN, IDAHO
My commission expires: 10-28-2005

EXHIBIT "A"

Lot 01, Block 01;; Lot 01, Block 02;; Lot 01, Block 03;;
Lot 01, Block 04;; Lot 01, Block 05;; Lot 24, Block 05;;
Lot 01, Block 06;; Lot 01, Block 07;; Lot 01, Block 08;;
Lot 02, Block 08;; Lot 01, Block 09;; Lot 01, Block 10;;
Lot 01, Block 11;; Lot 01, Block 13;; Lot 26, Block 13;;
Lot 01, Block 14;; Lot 01, Block 16;; Lot 01, Block 17;;
Lot 01, Block 18;; Lot 01, Block 19 of Two Rivers
Subdivision, according to the official plat thereof
filed in Book 80 of Plats at Pages 8661 - 8665, records
of Ada County, Idaho.

PLAT SHOWING TWO RIVERS SUBDIVISION NO. 2

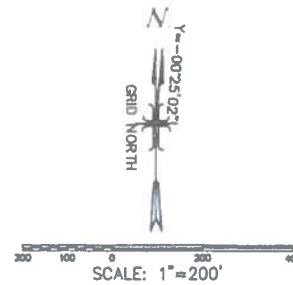
A SUBDIVISION OF
A PORTION OF THE SOUTH 1/2 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2001

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY WAS
OBTAINED BY G.P.S., PROJECTED TO THE
NAD83 ZONE COORDINATE SYSTEM, NAD83
REFERENCED TO THE ADA COUNTY
DENSIFICATION SURVEY OF JUNE, 1997.
RINGS SHOWN ARE ON GRID AZIMUTH.
CONVERGENCE ANGLE -00°25'02" WAS
OBTAINED AT THE 1/4 CORNER COMMON TO
S 16&17, T4N, R1E, BM.

LOCATIONS SHOWN ARE AT GROUND.

Two Rivers 161093453

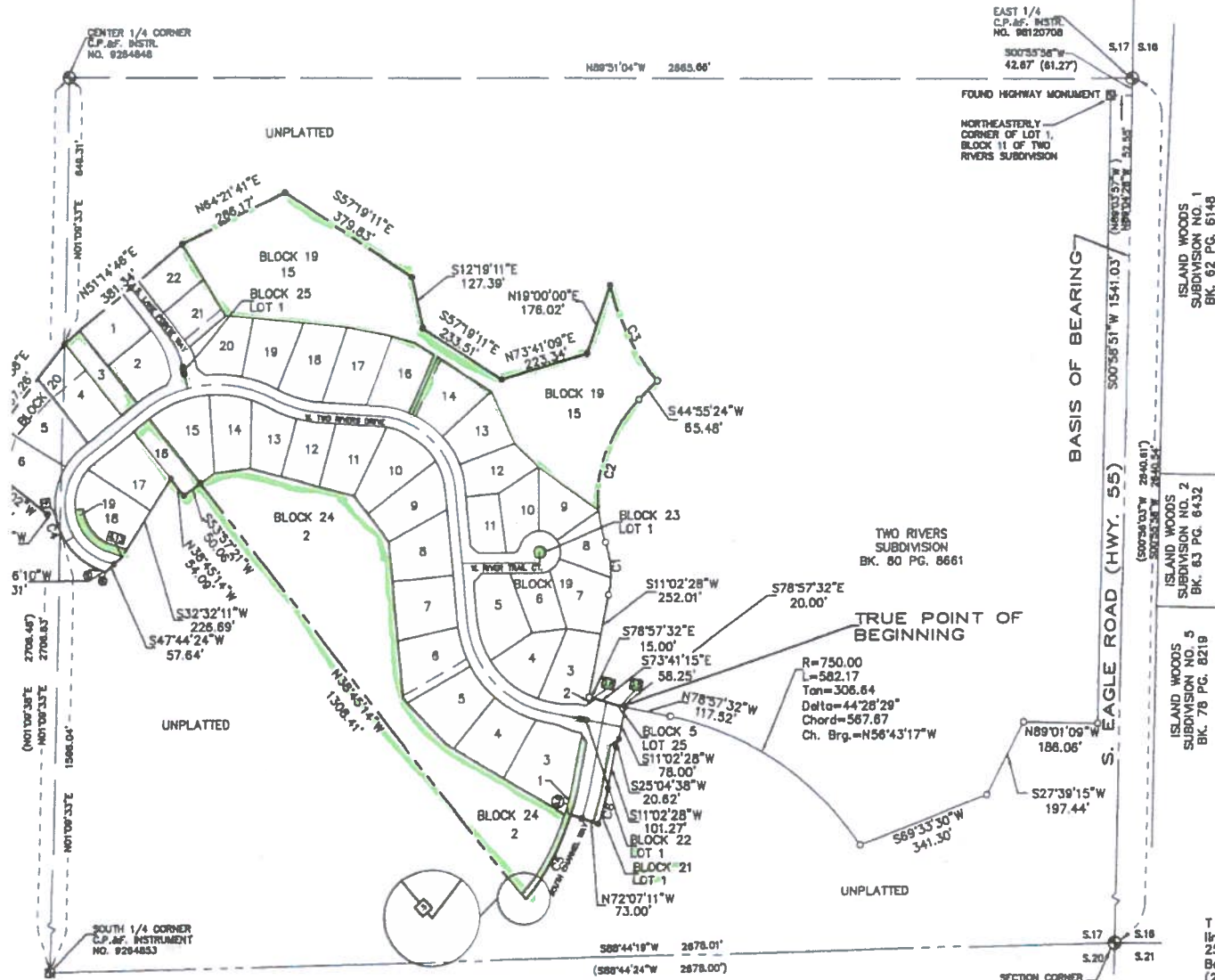


LEGEND

- Found Aluminum Cap Monument
- Found Brass Cap Monument
- Found 5/8" Iron Pin PE LS 3260 unless noted otherwise
- Set 5/8" x 30" Iron Pin with Plastic Cap PE LS 3260
- Set 1/2" x 24" Iron Pin with Plastic Cap PE LS 3260
- Point Not Set
- Boundary Line
- Centerline of Public Street
- Lot Line
- Utility, Drainage and Irrigation Easement
- Record Bearing / Distance Per Record of Survey No. 2817
- Reference Marker - Set 1/2" x 24" Rebar with Plastic Cap at 90° Number in Circle is Distance in Feet
- Reference Marker - Set 5/8" x 30" Rebar with Plastic Cap at 90° Number in Circle is Distance in Feet
- Witness Corner - Set 1/2" x 24" Rebar with Plastic Cap on Property Line Number in Square is Distance in Feet
- Witness Corner - Set 5/8" x 30" Rebar with Plastic Cap on Property Line Number in Square is Distance in Feet

NOTES

- Minimum building setback lines shall be in accordance with the City of Eagle Zoning Ordinance at the time of issuance of the building permit or as specifically approved.
- Any re-subdivision of this plat shall comply with the applicable Zoning Regulations in effect at the time of the re-subdivision, or as allowed by conditional use permit.
- All lot lines common to public right-of-way, exterior boundaries and rear lot lines of Two Rivers Subdivision No. 2 have a 12 foot wide Permanent Utilities, Drainage and Irrigation Easement unless otherwise dimensioned. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- A 12 foot wide Permanent Public Utilities, Drainage and Irrigation Easement is designated to be centered on interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- The Developer and/or Owner shall comply with Idaho Code, Section 31-3805 or its provisions that may apply to irrigation rights.
- The owner of each lot, across which passes an irrigation/drainage ditch or pipe, is responsible for the maintenance thereof unless such responsibility has been assumed by an Irrigation/Drainage district.
- All lot lines common to public right-of-way have a 12 foot wide Street Light Easement for the benefit of the City of Eagle.
- This subdivision is subject to the requirements of the Uniform Building Code (U.B.C.) as regulated by the City of Eagle.
- All lots within this Subdivision are single-family residential lots, except Lots 2, and 15, Block 19; Lot 25, Block 5; Lot 3, Block 20; Lot 1, Block 22; Lot 1, Block 23; Lots 1, 2, 18, and 19, Block 24; Lot 1, Block 25, which are designated as common landscape and private recreation lots and will be owned and maintained by the Two Rivers Subdivision Homeowners Association. Utilities, Drainage and Irrigation Easement is hereby reserved for all the above mentioned Common Lots.
- Lot 15, Block 19; Lot 1, Block 22; Lot 2, Block 24; and Lot 1, Block 25; as shown hereon, have a blanket storm drainage maintenance easement granted to the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- A storm drainage easement, dimensioned as shown, is hereby reserved for the benefit of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- Refer to Record of Survey No. 2817 filed as Instrument No. 84030778 for additional survey information.
- A pond easement as shown is hereby reserved for the benefit of the Two Rivers Subdivision No. 2 Homeowners Association.
- Direct lot access to South Channel Road is prohibited unless specifically approved by the Ada County Highway District.
- 16.90' gas the easement, Recorded in Instrument No. 292305 for the benefit of the Salt Lake Pipe Company



DEVELOPER

T R COMPANY, L.L.C., an Idaho
limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-6666

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners



0/A 4305

ACCOMMODATION

ADA COUNTY RECORDER
J. DAVID NAVARRO
WARRANTY DEED IDAHO

2001 SP 10 PM 3:56

RECORDED - REQUEST OF

FEE 3.00 DEPUTY Mapel

101093453

FOR VALUE RECEIVED T R COMPANY, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, PIONEER TITLE COMPANY

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

TWO RIVERS HOME OWNERS ASSOCIATION, INC., AN IDAHO CORPORATION

GRANTEE(S), whose address is: 250 S. BEECHWOOD # 120, BOISE, IDAHO 83709

The following described property in ADA County, State of Idaho,
More particularly described as follows, to wit:

LOT 25 BLOCK 5,
LOTS 3, BLOCK 20,
LOT 1 BLOCK 22,
LOTS 1, 2, 16 & 19 BLOCK 24,
ALL IN TWO RIVERS SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, FILED
IN BOOK 82 OF PLATS AT PAGES 8972 THRU 8976, RECORDS OF ADA COUNTY,
IDAHO.

LOTS 2 & 15 BLOCK 19,
LOT 1 BLOCK 21,
LOT 1 BLOCK 23,
LOT 1 BLOCK 25,

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

DATED: September 10, 2001

T R COMPANY, L.L.C.

Dennis M. Baker
DENNIS M. BAKER, MANAGER

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 10th day of SEPTEMBER, in the year of 2001, before me DAVID E. SELLS, a Notary Public, personally appeared DENNIS M. BAKER Known or identified to me to be the MANAGER OF T R COMPANY, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, AND THE person whose name IS subscribed to the within instrument and acknowledged to me that SAID COMPANY executed the same.



Notary Public: David E. Sells
Residing at: MERIDIAN
My commission expires: 10-28-05

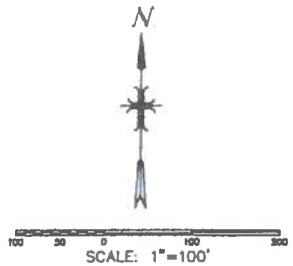
GEND

- Found Aluminum Cap Monument
- Found Brass Cap Monument
- Found 5/8" Iron Pin PE LS 3260 unless noted otherwise
- Found Witness corner 5/8" Iron Pin PE LS 3260
- Found Reference Marker 5/8" Iron Pin PE LS 3260
- Set 5/8"x 30" Iron Pin with Plastic Cap PE LS 3260
- Set 1/2"x 24" Iron Pin with Plastic Cap PE LS 3260
- Boundary Line
- Centerline of Public Street
- Lot Line
- Utility, Drainage and Irrigation Easement
- Record Bearing / Distance Per Record of Survey No. 2817

PLAT SHOWING
TWO RIVERS SUBDIVISION NO. 4
A PORTION OF THE EAST 1/2 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2002

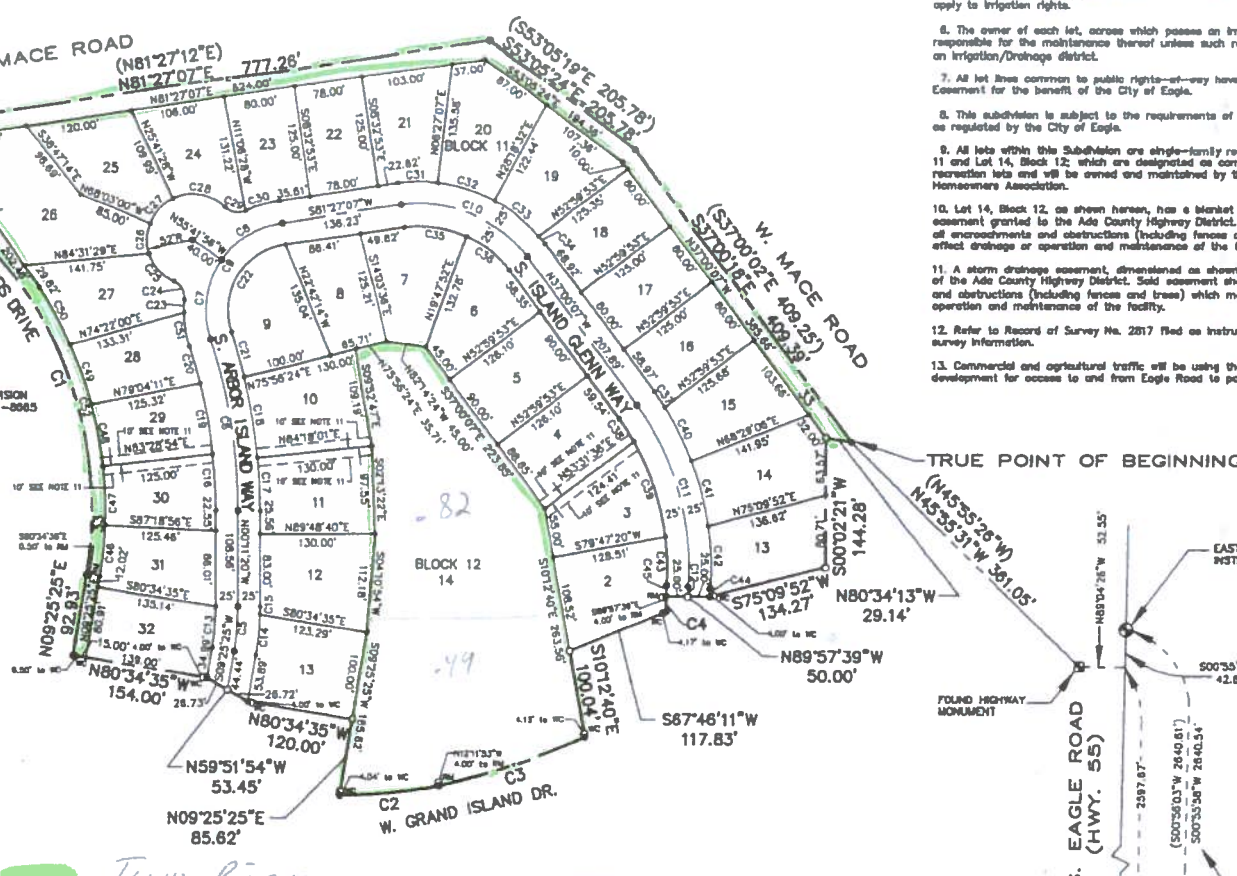
NOTES

- Minimum building setback lines shall be in accordance with the City of Eagle Zoning Ordinance in effect at the time of issuance of the building permit or as specifically approved.
- Any re-subdivision of this plat shall comply with the applicable Zoning Regulations in effect at the time of the re-subdivision, or as allowed by conditional use permit.
- All lot lines common to public right-of-way, exterior boundaries and rear lot lines of Two Rivers Subdivision No. 4 have a 12 foot wide Permanent Utilities, Drainage and Irrigation Easement unless otherwise dimensioned. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- A 10 foot wide Permanent Public Utilities, Drainage and Irrigation Easement is designated to be centered on interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- The Owner shall comply with Idaho Code, Section 31-3808 or its provisions that may apply to irrigation rights.
- The owner of each lot, across which passes an irrigation/drainage ditch or pipe, is responsible for the maintenance thereof unless such responsibility has been assumed by an irrigation/drainage district.
- All lot lines common to public right-of-way have a 12 foot wide Street Light Easement for the benefit of the City of Eagle.
- This subdivision is subject to the requirements of the Uniform Building Code (U.B.C.) as regulated by the City of Eagle.
- All lots within this Subdivision are single-family residential lots, except Lot 33, Block 11 and Lot 14, Block 12, which are designated as common landscape and private recreation lots and will be owned and maintained by the Two Rivers Subdivision Homeowners Association.
- Lot 14, Block 12, as shown herein, has a blanket storm drainage maintenance easement granted to the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- A storm drainage easement, dimensioned as shown, is hereby reserved for the benefit of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- Refer to Record of Survey No. 2817 filed as Instrument No. 84030778 for additional survey information.
- Commercial and agricultural traffic will be using the public streets within the development for access to and from Eagle Road to parcels not within the development.



TWO RIVERS SUBDIVISION
BOOK 80, PAGE 8861-8865

CURVE TABLE					
NO.	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
1	636.49'	429.00'	303.18'	578.70'	N33°04'47"W
2	114.92'	475.00'	37.59'	113.73'	S84°40'43"W
3	172.48'	815.00'	86.59'	172.14'	S71°54'24"W
4	172.48'	815.00'	86.53'	172.34'	S82°47'04"E
5	20.33'	300.00'	20.23'	50.27'	N04°37'05"E
6	184.34'	584.00'	87.89'	183.37'	N06°33'24"W
7	82.80'	100.00'	50.10'	88.59'	S07°41'18"W
8	82.28'	100.00'	43.84'	78.99'	S57°52'38"W
9	175.18'	100.00'	118.97'	153.83'	S31°15'48"W
10	181.13'	150.00'	86.32'	153.44'	N87°48'30"W
11	215.78'	300.00'	112.80'	211.17'	N18°23'43"W
12	10.82'	150.00'	5.46'	10.82'	N92°57'03"E
13	48.14'	278.00'	23.12'	48.08'	N05°20'44"E
14	48.28'	328.00'	23.17'	48.23'	N05°20'44"E
15	8.28'	328.00'	4.13'	8.28'	N09°34'21"E
16	82.88'	589.00'	31.46'	82.83'	N03°21'13"W
17	58.54'	818.00'	29.78'	58.31'	N08°26'40"W
18	80.32'	818.00'	45.24'	80.24'	N08°52'47"W
19	78.88'	888.00'	40.00'	78.80'	N10°32'22"W
20	43.34'	888.00'	21.48'	43.33'	N18°44'33"W
21	52.88'	818.00'	28.78'	52.54'	N18°44'33"W
22	13.78'	75.00'	88.88'	115.22'	S31°15'48"W
23	14.27'	125.00'	7.14'	14.28'	S01°46'56"W
24	24.87'	20.00'	14.41'	23.36'	N30°40'17"W
25	44.13'	82.00'	23.49'	42.82'	S42°08'02"E
26	38.10'	82.00'	18.81'	36.38'	S02°05'48"W
27	38.44'	82.00'	20.15'	37.57'	S43°07'48"W
28	84.20'	82.00'	38.81'	80.20'	N80°18'18"W
29	24.87'	20.00'	14.41'	23.36'	S80°43'30"E
30	38.18'	125.00'	18.74'	36.93'	S72°28'34"W
31	48.81'	175.00'	23.04'	48.48'	S86°57'07"W
32	84.78'	175.00'	33.79'	84.36'	N72°37'11"W
33	84.32'	175.00'	32.83'	83.98'	N81°04'43"W
34	11.88'	175.00'	8.58'	11.88'	N38°24'30"W
35	72.42'	125.00'	37.28'	71.42'	N81°24'30"W
36	81.88'	125.00'	31.57'	81.22'	N91°10'35"W
37	21.04'	325.00'	10.82'	21.04'	N33°08'50"W
38	30.83'	275.00'	15.28'	30.51'	N33°48'18"W
39	112.12'	275.00'	66.85'	111.35'	N18°57'42"W
40	88.80'	325.00'	33.52'	88.89'	N27°24'15"W
41	74.73'	325.00'	37.53'	74.57'	N15°35'40"W
42	71.20'	325.00'	38.74'	71.08'	N02°03'52"W
43	85.18'	275.00'	27.87'	84.57'	N01°24'07"W
44	8.10'	125.00'	4.56'	8.10'	S02°07'31"W
45	12.74'	175.00'	8.37'	12.74'	S02°07'31"W
46	58.53'	444.00'	28.15'	58.18'	N08°40'01"E
47	63.31'	444.00'	32.72'	63.28'	N01°18'15"W
48	78.25'	444.00'	38.20'	78.18'	N11°00'05"W
49	71.18'	444.00'	38.67'	71.10'	N20°10'37"W
50	73.48'	444.00'	38.82'	73.36'	N20°30'34"W
51	38.13'	125.00'	18.23'	38.01'	S10°10'50"E
52	338.43'	444.00'	177.82'	330.30'	S12°24'48"E



Two Rivers
102091363

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY WAS ESTABLISHED BY G.P.S., PROJECTED TO THE IDAHO WEST ZONE COORDINATE SYSTEM, NAD83 DATUM, REFERENCED TO THE ADA COUNTY H.A.R.N. DENSIFICATION SURVEY OF JUNE, 1997. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH. THE CONVERGENCE ANGLE -00°25'02" WAS CALCULATED AT THE 1/4 CORNER COMMON TO SECTIONS 18&17, T4N, R1E, BM. ALL DISTANCES SHOWN ARE AT GROUND.

DEVELOPER:

T R COMPANY, L.L.C., an Idaho
Limited Liability Company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-8888



J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho

01A 5463

ACCOMMODATION

RECORDED - REQUEST

ADA COUNTY RECORDER
J. DAVID HAVARRO
WARRANTY DEED

FEE 3.00 DEPUTY [Signature]

2002 AU 13 PM 2:35

10209136

FOR VALUE RECEIVED T R COMPANY, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

TWO RIVERS HOMEOWNERS ASSOCIATION, INC., AN IDAHO CORPORATION

GRANTEE(S), whose address is: 250 S. BEECHWOOD # 120, BOISE, IDAHO 83709

The following described property in ADA County, State of Idaho,
More particularly described as follows, to wit:

LOT 33 IN BLOCK 11 AND
LOT 14 IN BLOCK 12 OF TWO RIVERS SUBDIVISION NO. 4, ACCORDING TO THE
PLAT THEREOF, RECORDED IN BOOK 84 OF PLATS AT PAGE 9314, RECORDS OF ADA
COUNTY, IDAHO.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and
Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free
from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements,
rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation
and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s)
will warrant and defend the same from all lawful claims whatsoever.

DATED: JULY 31, 2002

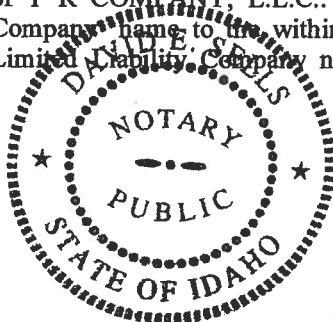
T R COMPANY, L.L.C.

BY

[Signature]
DENNIS M. BAKER - MANAGER

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 31st day of JULY, in the year of 2002, before me DAVID E. SELLS a Notary
Public, personally appeared DENNIS M. BAKER Known or identified to me to be the MANAGER
of T R COMPANY, L.L.C.. AND the managing member who subscribed said Limited Liability
Company name to the within instrument and acknowledged to me that he executed the same in said
Limited Liability Company name.



Notary Public: [Signature]
Residing at: MERIDIAN, ID.
My commission expires: 10-28-05

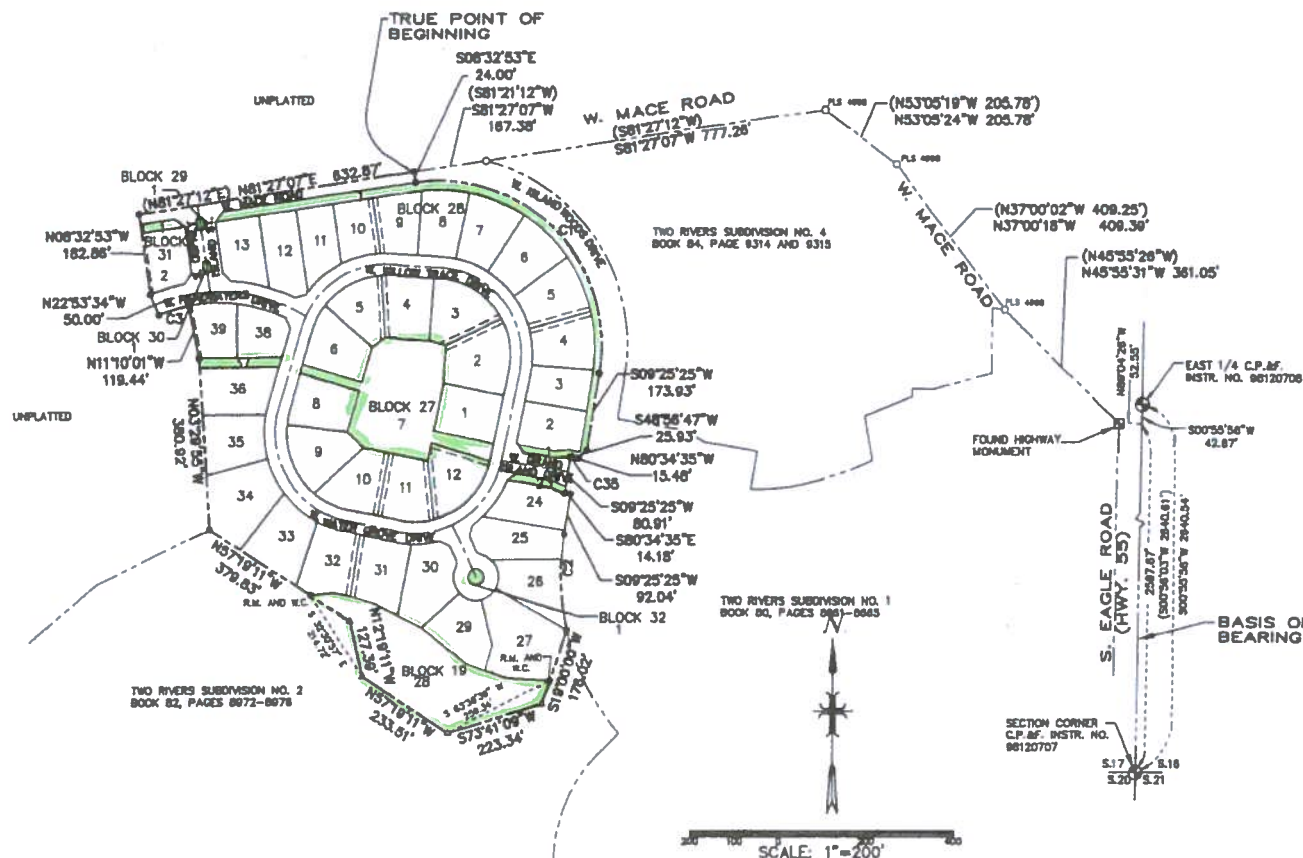
Two Rivers
103662820PLAT SHOWING
TWO RIVERS SUBDIVISION NO.5A PORTION OF THE EAST 1/2 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2002

LEGEND

	Found Aluminum Cap Monument
	Found Brass Cap Monument
	Found 5/8" Iron Pin PE LS 3280 unless noted otherwise
	Set 5/8" x 30" Iron Pin with Plastic Cap PE LS 3280
	Set 1/2" x 24" Iron Pin with Plastic Cap PE LS 3280
	Boundary Line
	Centerline of Public Street
	Lot Line
	Utility, Drainage and Irrigation Easement
	Record Bearing / Distance Per Record of Survey No. 2817
	Witness Corner
	Reference Monument
	Calculated Point, Pin Not Set

NOTES

1. Minimum building setback lines shall be in accordance with the City of Eagle Zoning Ordinance in effect at the time of issuance of the building permit or as specifically approved.
2. Any re-subdivision of this plat shall comply with the applicable Zoning Regulations in effect at the time of the re-subdivision, or as allowed by conditional use permit.
3. All lot lines common to public right-of-way, and rear lot lines of Two Rivers Subdivision No. 5 have a 12 foot wide Permanent Utilities, Drainage and Irrigation Easement unless otherwise dimensioned. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
4. A 12 foot wide Permanent Public Utilities, Drainage and Irrigation Easement is designated to be centered on interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
5. The Developer and/or Owner shall comply with Idaho Code, Section 31-3803 or its provisions that may apply to irrigation rights.
6. The owner of each lot, across which passes an irrigation/drainage ditch or pipe, is responsible for the maintenance thereof unless such responsibility has been assumed by an irrigation/drainage district.
7. All lot lines common to public rights-of-way have a 12 foot wide Street Light Easement for the benefit of the City of Eagle.
8. This subdivision is subject to the requirements of the Uniform Building Code (U.B.C.) as regulated by the City of Eagle.
9. All lots within this Subdivision are single-family residential lots, except Lot 23, 28 and 37 of Block 19; Lot 7 of Block 27; Lot 1 of Block 28; Lot 1 of Block 29; Lot 1 of Block 30; Lot 1 of Block 31 and Lot 1 of Block 32, which are designated as common landscape and private recreation lots and will be owned and maintained by the Two Rivers Subdivision Homeowners Association.
10. Lot 7 of Block 27, and Lot 28 of Block 19, as shown herein, has a blanket storm drainage maintenance easement granted to the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
11. A storm drainage easement, dimensioned as shown, is hereby reserved for the benefit of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
12. Refer to Record of Survey No. 2817 filed on instrument No. 94030778 for additional survey information.
13. Restricted Access - No lots in this subdivision shall be provided with an access to W. Mace Road and W. Island Woods Drive, unless said access is specifically approved by the Ada County Highway District and the City of Eagle.
14. Commercial and agricultural traffic will be using the public streets within the development for access to and from Eagle Road is parcels not within the development.

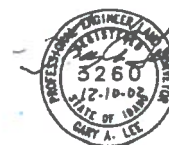


BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY WAS ESTABLISHED BY G.P.S., PROJECTED TO THE IDAHO WEST ZONE COORDINATE SYSTEM, NAD83 DATUM, REFERENCED TO THE ADA COUNTY H.A.R.N. DENSIFICATION SURVEY OF JUNE, 1997. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH. THE CONVERGENCE ANGLE -00°25'02\"

SURVEYOR'S NOTE

THE BOUNDARY CORNERS DESIGNATED WITH THE "Δ" SYMBOL ALONG THE SOUTHERLY BOUNDARY OF LOT 28 OF BLOCK 19 LIE WITHIN A WATER FEATURE AND AN IRON PIN MONUMENT WAS NOT SET.



DEVELOPER:
T R COMPANY, L.L.C., an Idaho
Limited Liability Company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-8888

J-U-B ENGINEERS, INC.

Engineers Surveyors Planners

Boise, Idaho

01/05/03

RECORDATION

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 01/07/03 04:01 PM
DEPUTY Joanne Hooper
RECORDED - REQUEST OF
Pioneer
AMOUNT 3.00



1

WARRANTY DEED

FOR VALUE RECEIVED T R COMPANY, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

TWO RIVERS HOME OWNERS ASSOCIATION, INC., AN IDAHO CORPORATION

GRANTEE(S), whose address is: 250 S. BEECHWOOD # 120, BOISE, IDAHO 83709

The following described property in ADA County, State of Idaho,
More particularly described as follows, to wit:

LOTS 23, 28 AND 37 IN BLOCK 19, LOT 7 IN BLOCK 27, LOT 1 IN BLOCK 28, LOT 1 IN BLOCK 29, LOT 1 IN BLOCK 30, LOT 1 IN BLOCK 31 AND LOT 1 IN BLOCK 32 ALL IN TWO RIVERS SUBDIVISION NO 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 85 OF PLATS AT PAGE 9522 THRU 9524 AS INSTRUMENT NO. 102149489, RECORDS OF ADA COUNTY, IDAHO.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

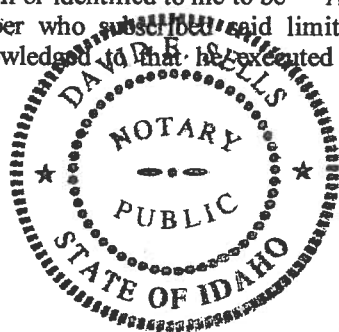
DATED: JANUARY 3, 2003

T R COMPANY, L.L.C.

BY D. Baker
DENNIS M. BAKER, MANAGER

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 3RD day of JANUARY, in the year of 2003, before me, the undersigned, a Notary Public in and for said state, personally appeared DENNIS M. BAKER Known or identified to me to be A MEMBER of T R COMPANY, L.L.C. and the managing member who subscribed said limited liability company name to the foregoing instrument, and acknowledged to that he executed the same in said limited liability company name.



Notary Public: D. Wells
Residing at: Meridian, Idaho
My commission expires: 10-28-05

PLAT SHOWING TWO RIVERS SUBDIVISION NO. 6

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2003

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY WAS ESTABLISHED BY G.P.S., PROJECTED TO THE IDAHO WEST ZONE COORDINATE SYSTEM, NAD83 DATUM, REFERENCED TO THE ADA COUNTY H.A.R.N. DENSIFICATION SURVEY OF JUNE, 1997. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH. THE CONVERGENCE ANGLE -00°25'02" WAS CALCULATED AT THE 1/4 CORNER COMMON TO SECTIONS 16 & 17, T 4 N, R 1 E, BM.

ALL DISTANCES SHOWN ARE AT GROUND.

LEGEND

- Found Aluminum Cap Monument
- Found Brass Cap Monument
- Found 5/8" Iron Pin PE LS 3260 unless noted otherwise
- Set 5/8" x 30" Iron Pin with Plastic Cap PE LS 3260
- Set 1/2" x 24" Iron Pin with Plastic Cap PE LS 3260
- Calculated Point
- Boundary Line
- Centerline of Public & Private Street
- Lot Line
- Utility, Drainage and Irrigation Easement, dimensioned as shown
- Section Line
- Record Bearing / Distance Per Record of Survey No. 2817

NOTES

Minimum building setback lines shall be in accordance with the City of Eagle Zoning Ordinance the time of issuance of the building permit or as specifically approved.

Any re-subdivision of this plat shall comply with the applicable Zoning Regulations in effect at a time of the re-subdivision, or as allowed by conditional use permit.

The owner of each lot, across which passes an irrigation/drainage ditch or pipe, is responsible for the maintenance thereof unless such responsibility has been assumed by an irrigation/drainage district.

All lot lines common to public right-of-way, private roads, and exterior boundaries of Two Rivers Subdivision No. 6 have a 12-foot wide Permanent Utilities, Drainage and Irrigation Easement unless otherwise dimensioned. All rear lot lines of Two Rivers No. 6 Subdivision have a 10 foot wide permanent utilities, drainage and irrigation easement, unless otherwise dimensioned. However, it shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.

All lot lines common to public rights-of-way, and private roads have a 12 foot wide Street Right Easement for the benefit of the City of Eagle.

This subdivision is subject to the requirements of the International Building Code (I.B.C.) as adopted by the City of Eagle.

All lots within this Subdivision are single-family residential lots, except Lots 26, 27, 28, 33, 37, 50, 57, 72, 73, 74, 75, and 76, Block 5; Lot 1, Block 33; and Lot 1, Block 34; which are designated as common landscape, recreation, and access lots and will be owned and maintained by the Two Rivers Subdivision No. 6 Homeowners Sub-Association and/or Master Association.

Lot 50, Block 5 is designated as a private road to be owned and maintained by the Two Rivers Subdivision No. 6 Homeowners Sub-Association. All lot owners in the subdivision have the right of ingress-egress over the described private road (Lot 50) and the right of ingress-egress shall run with the land. Lot 50, Block 5 also has a blanket public utilities, sewage, United Water, Idaho, Inc. water line, and Eagle Sewer District sanitary sewer easement. A restrictive covenants for maintenance of the private road cannot be modified and the homeowners association cannot be dissolved without the express consent of the City of Eagle.

A 20-foot wide irrigation easement, 10 feet on each side of the easement centerline as shown herein, is hereby reserved for the benefit of the Mace-Catlin Mutual Ditch Company, Inc.

Refer to Records of Survey No. 2817 and No. 2690 for additional survey information.

A 20-foot wide sanitary sewer easement is hereby reserved for the benefit of Eagle Sewer District.

Direct lot access to W. Two Rivers Drive is prohibited unless specifically approved by the Ada County Highway District and the City of Eagle.

Commercial and agricultural traffic will be using the public streets within this subdivision for access to and from Eagle Road to parcels not within this subdivision.

The Owner shall comply with the Idaho Code, Section 31-3805 or its provisions that may apply to irrigation rights.

All side lot lines adjacent to buildable lots have a six foot (6') wide easement centered on lot line for the purpose of access and maintenance of exterior building walls and landscaping.

TWO RIVERS
SUBDIVISION NO. 2
BK. 82 PG. 8972

TWO RIVERS SUBDIVISION
BK. 80 PG. 8881

EAST 1/4
C.P. &F. INSTR.
NO. 98120708

POINT OF BEGINNING

UNPLATTED

15' WIDE STORM DRAIN PIPE EASEMENT
FOR THE BENEFIT OF THE TWO RIVERS
SUBDIVISION NO. 6 HOMEOWNERS
SUB-ASSOCIATION.

20' WIDE SANITARY SEWER EASEMENT,
SEE NOTE 11 AND SHEET 3

S. 1/4 SECTION 17
C.P. &F. NO. 9264853

UNPLATTED

SECTION CORNER
C.P. &F. INSTR.
NO. 98120707

WESTERLY RIGHT-OF-WAY
LINE OF S. EAGLE ROAD

ISLAND WOODS
SUBDIVISION NO. 5
BK. 78 PG. 8219

BASIS OF BEARING

20' WIDE MACE-CATLIN
IRRIGATION EASEMENT
SEE NOTE 9 AND SHEET 3

DEVELOPER:
TR COMPANY, L.L.C.
an Idaho limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-6666

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho

0A 6114

ACCOMMODATION

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 11/25/03 02:38 PM
DEPUTY Kathy Ingraham
RECORDED - REQUEST OF
Pioneer
AMOUNT 3.00



1

WARRANTY DEED

FOR VALUE RECEIVED T R COMPANY, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

TWO RIVERS HOMEOWNERS ASSOCIATION, INC.

GRANTEE(S), whose address is: 250 S. BEECHWOOD # 120, BOISE, IDAHO 83709

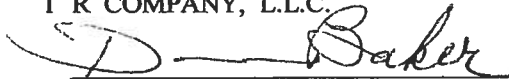
The following described property in ADA County, State of Idaho,
More particularly described as follows, to wit:

LOTS 26 AND 37 IN BLOCK 5, LOT 1 IN BLOCK 33 AND LOT 1 IN BLOCK 34 OF TWO RIVERS SUBDIVISION NO. 6, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 87 OF PLATS AT PAGES 9919 THROUGH 9923, RECORDS OF ADA COUNTY, IDAHO

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

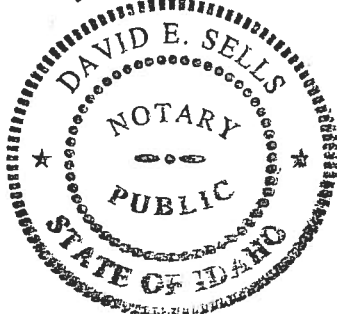
DATED: NOVEMBER 25, 2003

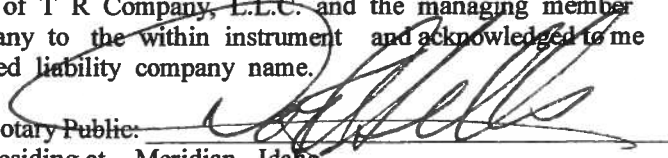
T R COMPANY, L.L.C.


DENNIS M. BAKER, MANAGER

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 25TH day of NOVEMBER, in the year of 2003, before me, the undersigned, a Notary Public in and for said state, personally appeared DENNIS M. BAKER Known or identified to me to be a member of T R Company, L.L.C. and the managing member who subscribed said limited liability company to the within instrument and acknowledged to me that they executed the same in said limited liability company name.



Notary Public: 
Residing at Meridian, Idaho
My commission expires: 10-28-05

ACCOMMODATION

DA 6/25

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 12/09/03 11:01 AM
DEPUTY Bonnie Oberbillig
RECORDED-REQUEST OF
Pioneer
AMOUNT 6.00



2

WARRANTY DEED

FOR VALUE RECEIVED T R COMPANY, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY
GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO
TWO RIVERS HOMEOWNERS ASSOCIATION, INC.

GRANTEE(S), whose address is: 250 S. BEECHWOOD # 120, BOISE, IDAHO 83709

The following described property in ADA County, State of Idaho,
More particularly described as follows, to wit:

LOTS 2, 3, 4, 9, 10, 11, 12, 13, 14, & 15 IN BLOCK 21 AND
LOTS 20 AND 21 IN BLOCK 24 ALL IN TWO RIVERS SUBDIVISION NO. 7, ACCORDING
TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 87 OF PLATS AT PAGES 9935
THROUGH 9937, RECORDS OF ADA COUNTY, IDAHO.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and
Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free
from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements,
rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation
and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s)
will warrant and defend the same from all lawful claims whatsoever.

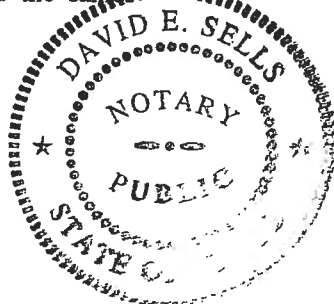
DATED: DECEMBER 5, 2003

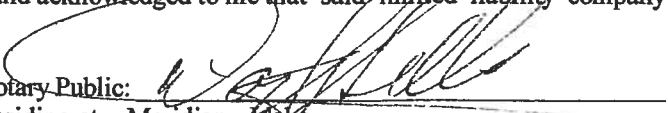
T R COMPANY, L.L.C.


DENNIS M. BAKER, MANAGER

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 5TH day of DECEMBER, in the year of 2003, before me, the undersigned,
a Notary Public in and for said state, personally appeared DENNIS M. BAKER
Known or identified to me to be a member of T R COMPANY, L.L.C. and the managing member
that subscribed to the within instrument and acknowledged to me that said limited liability company
executed the same.



Notary Public: 
Residing at: Meridian, Idaho
My commission expires: 10-28-05

EAST 1/4 —
C.P.&F. INSTR.
NO. 98120708

THE BASIS OF BEARING OF THIS SURVEY WAS ESTABLISHED BY G.P.S., PROJECTED TO THE IDAHO WEST ZONE COORDINATE SYSTEM, NAD83 DATUM, REFERENCED TO THE ADA COUNTY H.A.R.N. DENSIFICATION SURVEY OF JUNE, 1997. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH. THE CONVERGENCE ANGLE $-00^{\circ}25'02''$ WAS CALCULATED AT THE 1/4 CORNER COMMON TO SECTIONS 16&17, T4N, R1E, BM.

ALL DISTANCES SHOWN ARE AT GROUND.

SCALE: 1"=100'

TWO RIVERS
SUBDIVISION
BK 80 PG 88

TWO RIVERS
SUBDIVISION NO. 6
BK. 87 PG. 0919-9923

15' WIDE STORM DRAIN
PIPE EASEMENT
SEE NOTE 11 SHEET 2

SECTION CORNER
C.P.&F. INSTR.
NO. 98120707

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho

DEVELOPER:
T R COMPANY, L.L.C., an Idaho
limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709

[illegible]

8A 6156 ACCOMMODATION

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 12/30/03 02:34 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Pioneer
AMOUNT 3.00



1

WARRANTY DEED

FOR VALUE RECEIVED T R COMPANY, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

TWO RIVERS HOMEOWNERS ASSOCIATION, INC., AN IDAHO CORPORATION

GRANTEE(S), whose address is: 250 S. BEECHWOOD # 120, BOISE, IDAHO 83709

The following described property in ADA County, State of Idaho,
More particularly described as follows, to wit:

LOTS 43 & 44 OF BLOCK 20, LOTS 22, 34 AND 35 OF BLOCK 24, LOT 1 OF BLOCK 35, LOT 1 OF BLOCK 36, LOT 1 OF BLOCK 37 AND LOT 1 OF BLOCK 38 ALL IN TWO RIVERS SUBDIVISION NO. 8 ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 87 OF PLATS AT PAGES 10005 THROUGH 10007, RECORDS OF ADA COUNTY, IDAHO.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

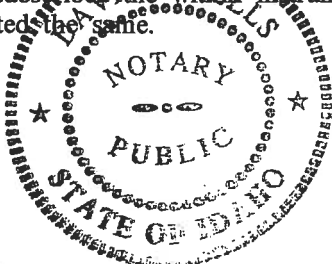
DATED: DECEMBER 26, 2003

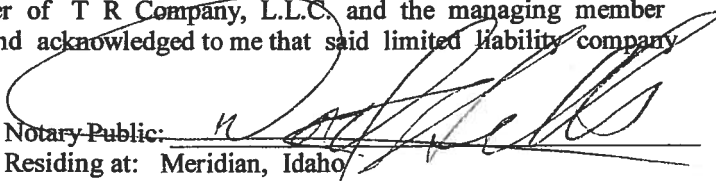
T R COMPANY, L.L.C.


DENNIS M. BAKER, MANAGER

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 26TH day of DECEMBER, in the year of 2003, before me, the undersigned, a Notary Public in and for said state, personally appeared DENNIS M. BAKER Known or identified to me to be A member of T R Company, L.L.C. and the managing member who subscribed the within instrument and acknowledged to me that said limited liability company executed the same.

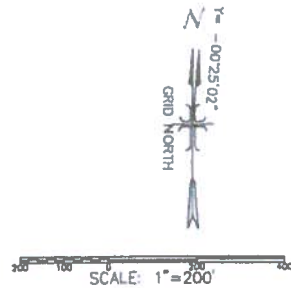



Notary Public:
Residing at: Meridian, Idaho
My commission expires: 10-28-2005

PLAT SHOWING TWO RIVERS SUBDIVISION NO. 9

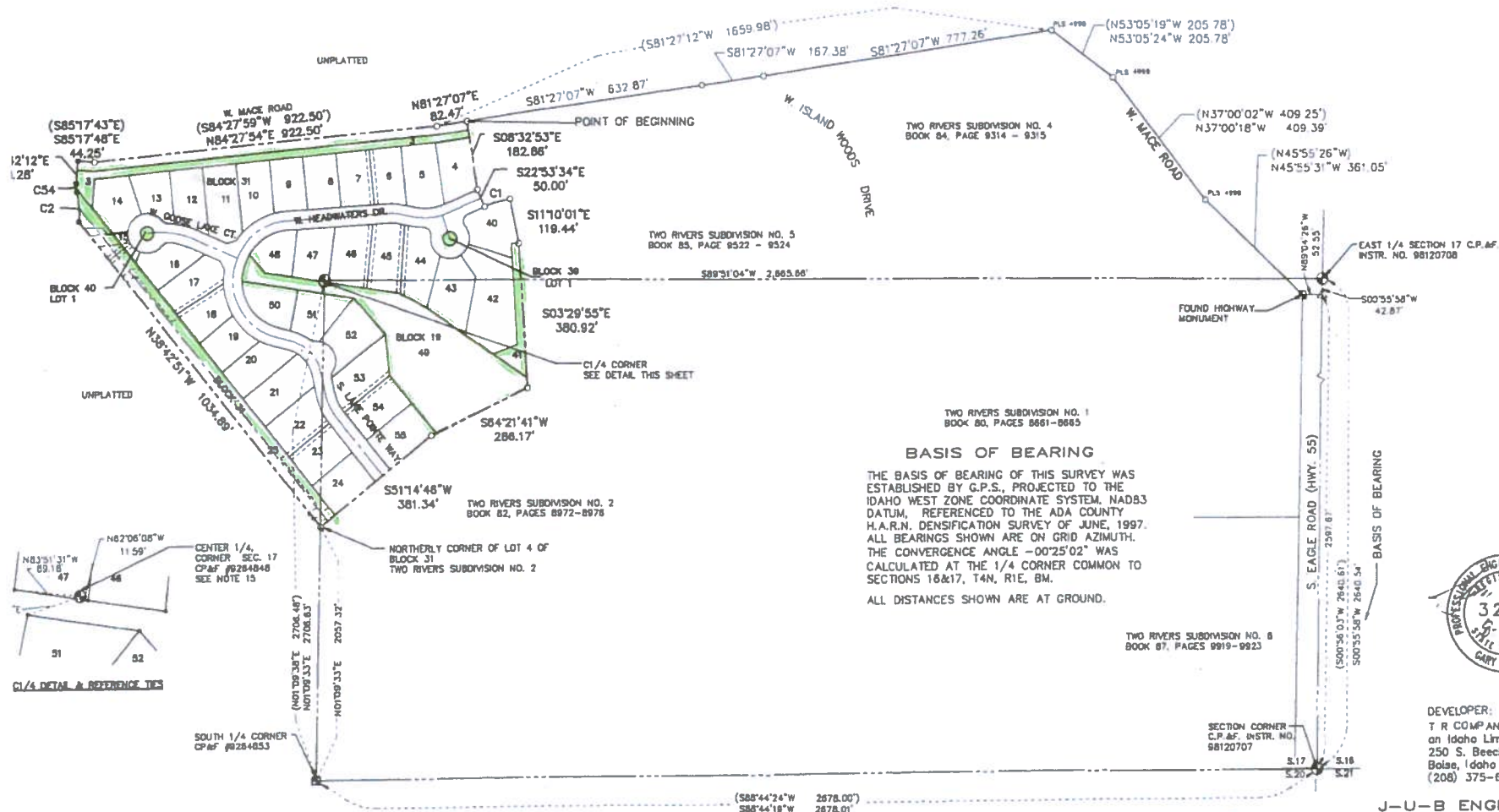
A SUBDIVISION OF A PORTION OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2004

Two Rivers 104116471



LEGEND

- Found Aluminum Cap
- Found Brass Cap Monument
- Found 5/8" Iron Pin "GA LEE PE/LS 3260" unless noted otherwise
- Set 5/8" x 30" Iron Pin with Plastic Cap "GA LEE PE/LS 3260"
- Set 1/2" x 24" Iron Pin with Plastic cap "GA LEE PE/LS 3260"
- Calculated Point (No Monument Set)
- Boundary Line
- Centerline of Public Street
- Lot Line
- Utility, Drainage and Irrigation Easement
- Record Bearing / Distance Per Record of Survey No. 2817
- Section Line



TWO RIVERS SUBDIVISION NO. 1
BOOK 80, PAGES 8661-8685

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY WAS ESTABLISHED BY G.P.S., PROJECTED TO THE IDAHO WEST ZONE COORDINATE SYSTEM, NAD83 DATUM, REFERENCED TO THE ADA COUNTY H.A.R.N. DENSIFICATION SURVEY OF JUNE, 1997. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH. THE CONVERGENCE ANGLE -00°25'02\"/>

ALL DISTANCES SHOWN ARE AT GROUND.

TWO RIVERS SUBDIVISION NO. 8
BOOK 87, PAGES 8919-8923

SECTION CORNER
C.P. &F. INSTR. NO.
98120707



DEVELOPER:
T R COMPANY, L.L.C.
an Idaho Limited Liability Company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-6666

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho

ACCOMMODATION
81A 6584

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 09/10/04 02:36 PM
DEPUTY Neava Haney
RECORDED - REQUEST OF
Pioneer

AMOUNT 3.00 1



WARRANTY DEED

FOR VALUE RECEIVED T R COMPANY, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

TWO RIVERS HOME OWNERS ASSOCIATION, INC., AN IDAHO CORPORATION

GRANTEE(S), whose address is: 250 S. BEECHWOOD # 120, BOISE, IDAHO 83709

The following described property in ADA County, State of Idaho,
More particularly described as follows, to wit:

LOTS 41 AND 49 OF BLOCK 19 AND
LOTS 3, 15 AND 25 OF BLOCK 31 AND
LOT 1 OF BLOCK 39 AND
LOT 1 OF BLOCK 40, ALL IN TWO RIVERS SUBDIVISION NO. 9. ACCORDING TO THE
PLAT THEREOF FILED IN BOOK 89 OF PLATS AT PAGES 10360 THROUGH 10362,
RECORDS OF ADA COUNTY, IDAHO.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and
Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free
from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements,
rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation
and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s)
will warrant and defend the same from all lawful claims whatsoever.

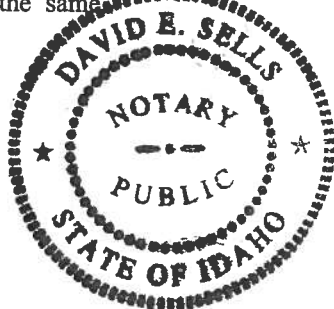
DATED: SEPTEMBER 7, 2004

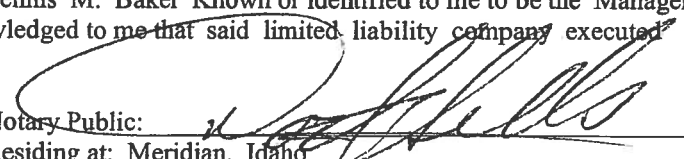
T R COMPANY, L.L.C..


Dennis m. Baker, manager

STATE OF IDAHO, COUNTY OF Ada, SS.

On this 7TH day of September, in the year of 2004, before me, the undersigned, a Notary Public in
and for said state, personally appeared Dennis M. Baker Known or identified to me to be the Manager
of T R COMPANY, L.L.C. and acknowledged to me that said limited liability company executed
the same.




Notary Public:
Residing at: Meridian, Idaho
My commission expires: 10-28-05

BK 93 M 11283

105199170
The Island
105199169
Two Rivers

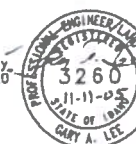
S78°57'32"E 52.02'
 N25°04'38"E 20.62'
 N11°02'28"E 101.27'
 N88°56'47"E 19.09'
 S78°57'32"E 46.84'
 LOT 33, BLOCK 21 CONTAINS AN EASEMENT FOR STORM WATER FLOW EASEMENT AS RECORDED IN INSTRUMENT NO. 103148830
 S. CHANNEL WAY
 RIVERMONT LANE (PRIVATE ROAD)
 BOISE RIVER
 UNPLATTED

The Basis of Bearing for this survey is between the East 1/4 Corner and the Southwest Corner of Section 17, as South 00°55'58" West as established by G.P.S., projected to the Idaho State Plane Coordinate System West Zone, NAD83 Datum and referenced to the Idaho H.A.R.N. Survey (1982 Adjustment). All bearings shown are at Grid Azimuth. The convergence angle of -00°25'22" was calculated at the East 1/4 Corner, Section 17, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho.

TWO RIVERS SUBDIVISION NO. 6
BOOK 87 PAGE 9919

▲ Calculated Point, Nothing Set
 ● Found Brass Cap Monument
 ○ Found 5/8" Iron Pin "GA LEE PE/LS 3260"
 unless noted otherwise
 ● Set 5/8"x 30" Iron Pin with Plastic cap
 "GA LEE PE/LS 3260"
 ● Set 1/2"x 24" Iron Pin with Plastic cap
 "GA LEE PE/LS 3280"
 --- Boundary Line
 --- Lot Line
 --- Utility, Drainage and Irrigation Easement
 (S00°56'03"W 2640.61')
 --- Record Bearing / Distance Per Record
 of Survey No. 2817
 --- Section Line

DEVELOPER:
T.R. COMPANY, L.L.C.
an Idaho Limited Liability Company
250 S. Beechwood Ave., Suite 120
Boise, Idaho, 83709
(208) 375-6866



Engineers Surveyors Planners

Bolse, Idaho 10-05-027_PH11-FP1
11/11/2005

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 12/30/05 01:07 PM
DEPUTY Vicki Allen
RECORDED - REQUEST OF
T R Company

AMOUNT 3.00



WARRANTY DEED

FOR VALUE RECEIVED T R COMPANY, LLC, AN IDAHO LIMITED LIABILITY COMPANY

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

TWO RIVERS HOMEOWNERS ASSOCIATION, INC., AND IDAHO CORPORATION

GRANTEE(S), whose address is: 250 S. BEECHWOOD # 120, BOISE, IDAHO 83709

The following described property in ADA County, State of IDAHO

More particularly described as follows, to wit:

LOTS 24, 33 & 34 IN BLOCK 21 OF TWO RIVERS SUBDIVISION NO. 11, ACCORDING TO THE OFFICIAL PLAT THEREOF., FILED IN BOOK 93 OF PLATS AT PAGES 11283 THROUGH 11285, RECORDS OF ADA COUNTY, IDAHO.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

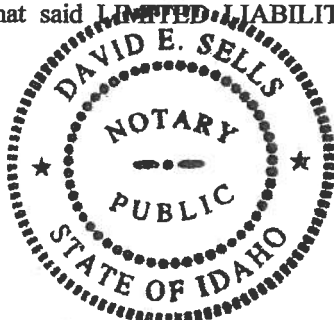
DATED: DECEMBER 29th 2005

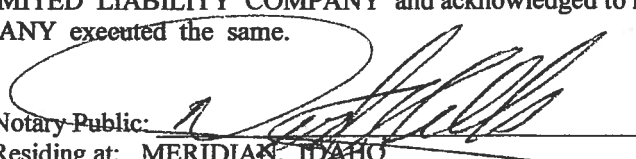
T R COMPANY, LLC


DENNIS M. BAKER, MANAGER

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 29th day of DECEMBER, in the year of 2005, before me, the undersigned, a Notary Public in and for said state, personally appeared DENNIS M. BAKER, Known or identified to me to be A MEMBER OF T R COMPANY, LLC and the MANAGING MEMBER that executed the within instrument on behalf of said LIMITED LIABILITY COMPANY and acknowledged to me that said LIMITED LIABILITY COMPANY executed the same.



Notary Public: 
Residing at: MERIDIAN, IDAHO
My commission expires: 10-28-11

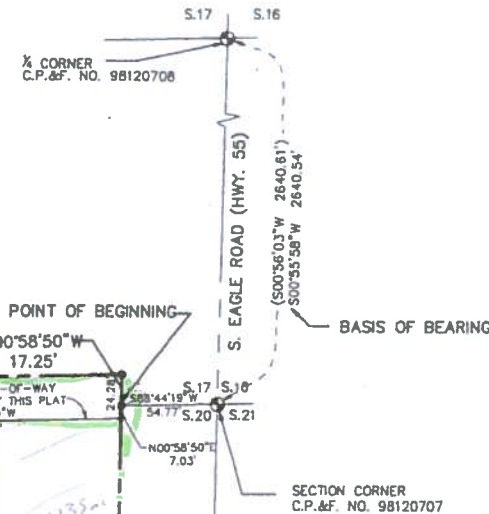
PLAT SHOWING TWO RIVERS SUBDIVISION NO. 12

A SUBDIVISION OF A PORTION OF THE SE 1/4 OF SECTION 17 AND A PORTION OF GOVERNMENT LOT 1 OF SECTION 20
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2006

TR Company 107078376
The Streams 106077507
Two Rivers 106077506

LEGEND

- Found Brass Cap Monument
- Found 5/8" Iron Pin "GA LEE PE/LS 3260" unless noted otherwise
- Set 5/8" x 30" Iron Pin with Plastic cap "GA LEE PE/LS 3260"
- Set 1/2" x 24" Iron Pin with Plastic cap "GA LEE PE/LS 3260"
- Boundary Line
- Centerline of Public Street
- Lot Line
- Utility, Drainage and Irrigation Easement (N89°03'57"W 33.00')
- Record Bearing / Distance Per Record of Survey No. 2817
- Section Line



BASIS OF BEARING

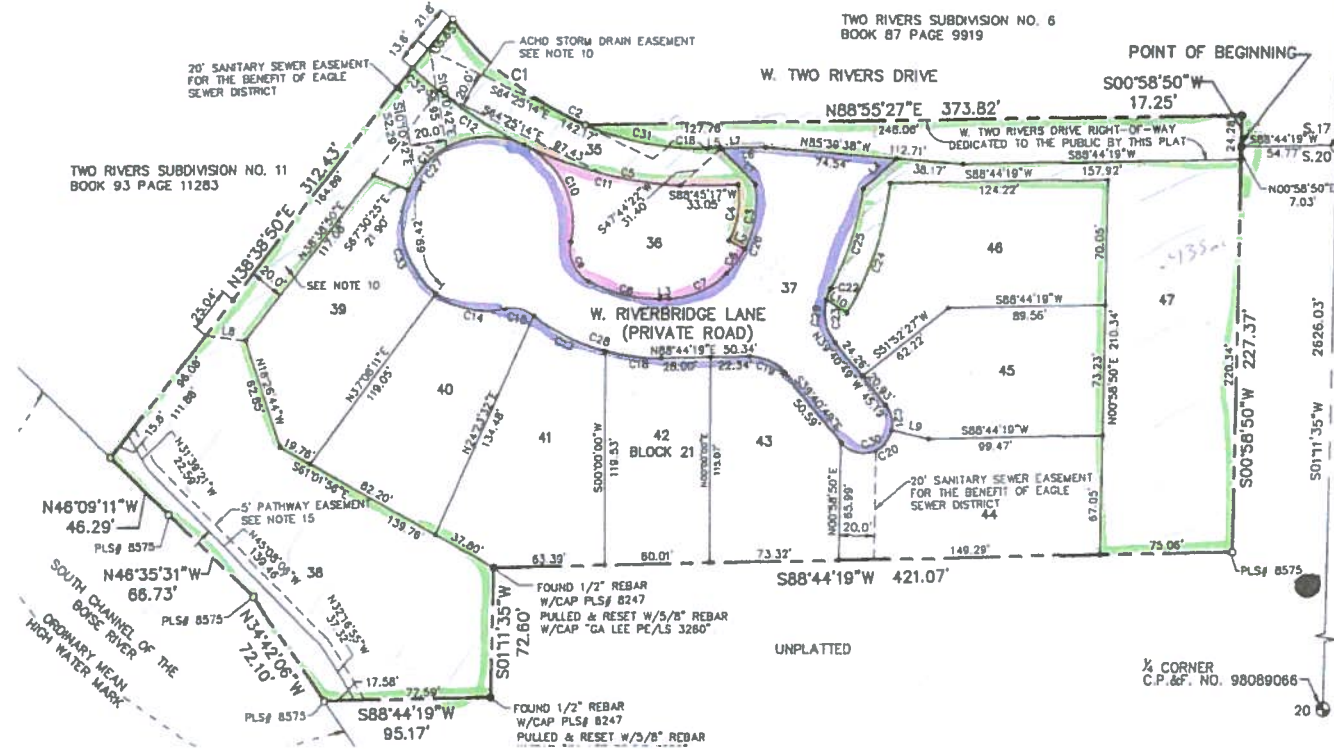
The Basis of Bearing for this survey is between the East 1/4 corner and the Southeast corner of Section 17, as South 00°55'58" West as established by G.P.S., projected to the Idaho State Plane Coordinate System West Zone, NAD83 Datum and referenced to the Idaho H.A.R.N. Survey (1992 Adjustment). All bearings shown are at Grid Azimuth. The convergence angle of -00°25'02" was calculated at the East 1/4 corner, Section 17, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho.

All distances are ground values. Any elevations are NAVD 88 values. Any coordinates are projected to near ground values based on the Center of Township, the Corner Common to Sections 15, 16, 21, 22 with a combined scale factor of 0.99984289.



DEVELOPER:
T.R. COMPANY, L.L.C.
an Idaho Limited Liability Company
250 S. Beechwood Ave., Suite 120
Boise, Idaho, 83709
(208) 375-6666

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho 16-05-027_P112-FP1
7-13-06



ACCOMMODATION

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 05/17/06 02:29 PM
DEPUTY Patti Thompson
RECORDED-REQUEST OF
Pioneer

AMOUNT 3.00

1



106077506

OA 7893

WARRANTY DEED

FOR VALUE RECEIVED T R COMPANY, LLC, AN IDAHO LIMITED LIABILITY COMPANY

GRANTOR(S) DOES (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

TWO RIVERS HOME OWNERS ASSOCIATION, INC., AN IDAHO CORPORATION

GRANTEE(S), whose address is: 250 S. BEECHWOOD # 120, BOISE IDAHO 83709

The following described property in ADA County, State of IDAHO

More particularly described as follows, to wit:

LOTS 35, 36, 38 & 47 OF BLOCK 21, TWO RIVERS SUBDIVISION NO. 12, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 94 AT PAGE 11517, RECORDS OF ADA COUNTY, IDAHO.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

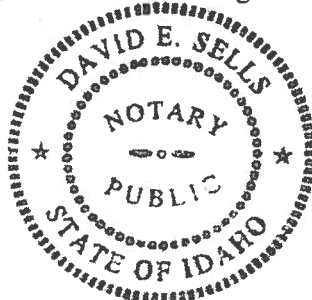
DATED: MARCH 15, 2006

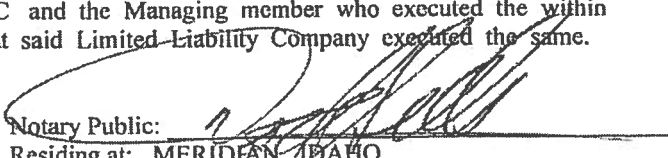
T R COMPANY, LLC


DENNIS M. BAKER, MANAGER

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 15TH day of MARCH, in the year of 2006, before me, the undersigned, a Notary Public in and for said state, personally appeared DENNIS M. BAKER Known or identified to me to be the MANAGER of T R COMPANY, LLC and the Managing member who executed the within instrument and acknowledged to me that said Limited Liability Company executed the same.




Notary Public:
Residing at: MERIDIAN, IDAHO
My commission expires: 10-28-11



ACCOMMODATION

0A8749

WARRANTY DEED

FOR VALUE RECEIVED, TWO RIVERS HOME OWNERS ASSOCIATION, INC, AN IDAHO CORPORATION

Does (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

T R COMPANY, LLC, AN IDAHO LIMITED LIABILITY COMPANY

whose address is: 250 S. BEECHWOOD # 120 , Boise, Idaho 83709

The following described property in ADA County, State of IDAHO
More particularly described as follows, to wit:

LOT 36 IN BLOCK 21 OF TWO RIVERS SUBDIVISION NO. 12, ACCORDING TO THE
OFFICIAL PLAT THEREOF, FILED IN BOOK 94 OF PLATS AT PAGE 11517, RECORDS OF
ADA COUNTY, IDAHO

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and
Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free
from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s) ; and subject to reservations, restrictions, dedications, easements,
rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation
and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s)
will warrant and defend the same from all lawful claims whatsoever.

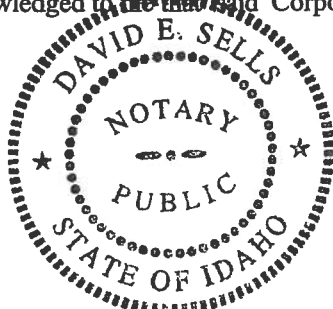
DATED: JUNE 1, 2007

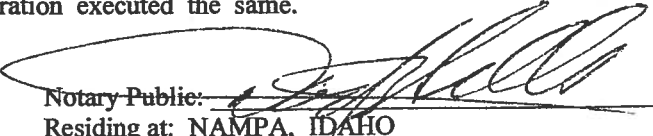
TWO RIVERS HOME OWNERS
ASSOCIATION, INC.


DENNIS M. BAKER, PRESIDENT

STATE OF IDAHO , COUNTY OF ADA ,SS.

On this 1ST day of JUNE, in the year of 2007, before me, the undersigned, a Notary Public in
and for said state, personally appeared DENNIS M. BAKER , Known or identified to me to be the
President of Two Rivers Home Owners Association, Inc. who executed the within instrument and
acknowledged to me that said Corporation executed the same.




Notary Public:
Residing at: NAMPA, IDAHO
My commission expires: 10-28-2011

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 11/30/07 10:48 AM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Pioneer

AMOUNT 9.00 3



0A 9053

WARRANTY DEED

FOR VALUE RECEIVED, T R COMPANY, LLC, an Idaho Limited Liability Company

Does (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

TWO RIVERS HOME OWNERS ASSOCIATION, INC., An Idaho Corporation

whose address is: 250 S. BEECHWOOD # 120, BOISE, IDAHO 83709

The following described property in ADA County, State of IDAHO
More particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

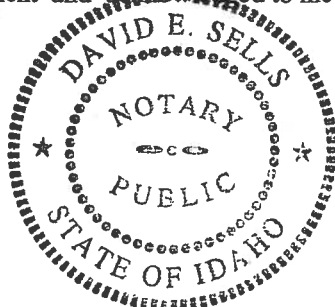
DATED: NOVEMBER 30, 2007

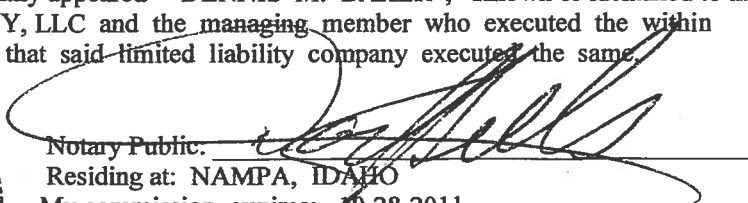
T R COMPANY, LLC


DENNIS M. BAKER, MANAGER

STATE OF IDAHO , COUNTY OF ADA ,SS.

On this 30TH day of NOVEMBER, in the year of 2007, before me, the undersigned, a Notary Public in and for said state, personally appeared DENNIS M. BAKER , Known or identified to me to be a member of T R COMPANY, LLC and the managing member who executed the within instrument and acknowledged to me that said limited liability company executed the same.




Notary Public.
Residing at: NAMPA, IDAHO
My commission expires: 10-28-2011

**LEGAL DESCRIPTION OF PARCEL 2
ADA COUNTY HIGHWAY DISTRICT
RIGHT-OF-WAY
FOR
SOUTH CHANNEL WAY
TO BE REVERTED TO T R COMPANY L.L.C.**

A parcel of land situated in the south ½ of the south ½ of Section 17, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the ¼ corner common to Sections 17 and 20 as shown on Record of Survey No. 6430, Ada County records, from which point, the southeast corner of said Section 17 bears N.88°44'12"E., 2677.97 feet; thence, along the mid-section line of said section,

- A) N.01°10'15"E., 576.57 feet to a point on the southerly right-of-way line of said road; thence, continuing
- B) N.01°10'15"E., 244.85 feet to a point on a non-tangent curve, being the intersection of said line with the southwesterly line of Lot 44, Block 20 of said Two Rivers Subdivision No. 8 and the **POINT OF BEGINNING**; thence, along said southwesterly line through the following courses:
 - 1) Southeasterly along said curve to the right having a radius of 95.00 feet, an arc length of 57.72 feet, through a central angle of 34°48'35", and a chord bearing and distance of S.16°14'02"E., 56.83 feet; thence, tangent from said curve,
 - 2) S.01°10'15"W., 120.67 feet to the beginning of a tangent curve; thence,
 - 3) Southeasterly along said curve to the left having a radius of 45.00 feet, an arc length of 53.99 feet, through a central angle of 68°44'13", and a chord bearing and distance of S.33°11'51"E., 50.81 feet; thence, tangent from said curve,
 - 4) S.67°33'58"E., 661.98 feet to the beginning of a tangent curve; thence,
 - 5) Southeasterly along said curve to the left having a radius of 125.00 feet, an arc length of 5.02 feet, through a central angle of 02°17'59", and a chord bearing and distance of S.68°42'57"E., 5.02 feet to a point on a non-tangent curve; thence, leaving said Lot 44 southwesterly line,
 - 6) Southwesterly along said curve to the left having a radius of 182.00 feet, an arc length of 20.28 feet, through a central angle of 06°22'59", and a chord bearing and distance of S.86°37'45"W., 20.26 feet; thence, non-tangent from said curve,
 - 7) N.67°32'22"W., 649.01 feet to the beginning of a tangent curve; thence,
 - 8) Northwesterly along said curve to the right having a radius of 53.50 feet, an arc length of 64.27 feet, through a central angle of 68°49'40", and a chord bearing and distance of N.33°07'32"W., 60.47 feet; thence, tangent from said curve,
 - 9) N.01°12'29"E., 120.48 to the beginning of a tangent curve; thence,

Project: 03080
Date: July 27, 2004
Page: 2 of 2

- 10) Northwesterly along said curve to the left having a radius of 86.50 feet, an arc length of 38.46 feet, through a central angle of $25^{\circ}28'26''$, and a chord bearing and distance of $N.11^{\circ}32'39''W.$, 38.14 feet; thence, non-tangent from said curve,
- 11) $N.01^{\circ}10'15''E.$, 16.94 feet to the POINT OF BEGINNING.

CONTAINING 7,599 square feet, or 0.17 acres, more or less.

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

EXHIBIT "D-2" attached, and by this reference, made a part hereof.





0A9040

WARRANTY DEED

FOR VALUE RECEIVED, T R COMPANY, LLC, an Idaho Limited Liability Company

Does (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

TWO RIVERS HOMEOWNERS ASSOCIATION, INC., an Idaho Corporation

whose address is: 250 S. BEECHWOOD # 120, BOISE, IDAHO 83709

The following described property in ADA County, State of IDAHO
More particularly described as follows, to wit:

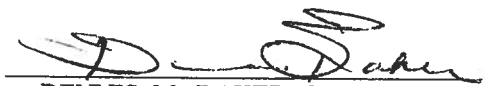
Not on Plot of
Sub No. 6

SEXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

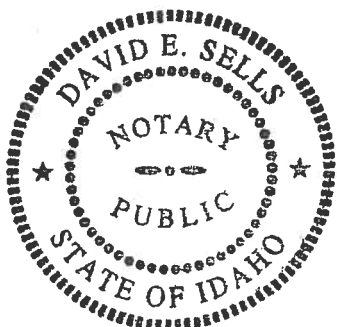
DATED: NOVEMBER 19, 2007

T R COMPANY, LLC


DENNIS M. BAKER, MANAGER

STATE OF IDAHO, COUNTY OF ADA, SS.

On this 19TH day of NOVEMBER, in the year of 2007, before me, the undersigned, a Notary Public in and for said state, personally appeared DENNIS M. BAKER, Known or identified to me to be the President of Two Rivers Homeowners Association, Inc. who executed the within instrument and acknowledged to me that said Corporation executed the same.



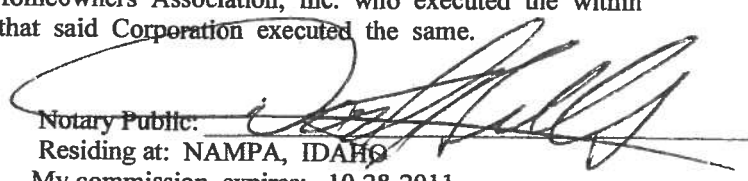

Notary Public:
Residing at: NAMPA, IDAHO
My commission expires: 10-28-2011

Exhibit A

Legal Description of Additional Common Area.



Engineers Surveyors Planners

Project: 11893
Date: December 30, 2003

PARCEL "C"
LOTS 34 & 35 BLOCK 5 of
TWO RIVERS SUBDIVISION No. 6

That portion of Lots 34 & 35 of Block 5 of Two Rivers Subdivision No. 6 as shown on the official plat thereof recorded in Book 87 of plats at pages 9919 thru 9923 in the records of Ada County, Idaho;

COMMENCING at a 5/8" iron pin w/cap marked "PE LS 3260", marking the Northwest corner of Lot 35, Block 5, of Two Rivers Subdivision No. 6; the POINT OF BEGINNING;

thence along the Northerly boundary of Lot 35, South 89°01'09" East, 5.00 feet;

thence South 43°47'31" West, 6.80 feet to a point on the common line between Lots 34 & 35;

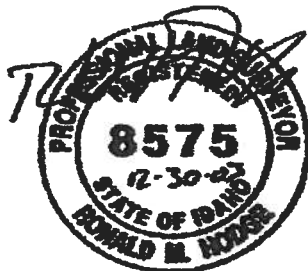
thence North 77°52'18" West, 2.68 feet to a point on the Northerly boundary of Lot 34;

thence along said boundary North 27°39'15" East, 5.00 feet to the POINT OF BEGINNING.

Containing 19 square feet, more or less.

END OF DESCRIPTION

Prepared by:
J-U-B ENGINEERS, Inc.
Ronald M. Hodge, P.L.S.



RMH/tlk:tak
F:\ProjectManagers\GAL\11893\11893-Sur\Descriptions\11893Lots34&35.doc



PLAT SHOWING TWO RIVERS SUBDIVISION NO. 7

A RE-SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 24 OF TWO RIVERS SUBDIVISION NO. 2,

BOOK 82 OF PLATS AT PAGE 8972, ADA COUNTY RECORDS AND

A PORTION OF THE SOUTH 1/2 OF SECTION 17

TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN

EAGLE, ADA COUNTY, IDAHO

2003

BASIS OF BEARING

SIS OF BEARING OF THIS SURVEY WAS
ISHED BY G.P.S., PROJECTED TO THE
WEST ZONE COORDINATE SYSTEM, NAD83
REFERENCED TO THE ADA COUNTY
DENSIFICATION SURVEY OF JUNE, 1997.
ARINGS SHOWN ARE ON GRID AZIMUTH.
INVERGENCE ANGLE -00°25'02" WAS
ATED AT THE 1/4 CORNER COMMON TO
VS 16&17, T4N, R1E, BM.

STANCES SHOWN ARE AT GROUND.



SCALE: 1"=200'

EAST 1/4
C.P. & F. INSTR.
NO. 98120708
S00°55'56"W
42.87' (81.27')

FOUND HIGHWAY MONUMENT
NORTHEASTERLY
CORNER OF LOT 1,
BLOCK 11 OF TWO
RIVERS SUBDIVISION

ISLAND WOODS
SUBDIVISION NO. 1
BK. 62 PG. 8148

108005045
Rivermoore

103202805
Two Rivers

TWO RIVERS
SUBDIVISION
BK. 80 PG. 8861

S. EAGLE ROAD (HWY. 55)

(SECTION 17)
2842.61'
3802.53'
3802.53'

BASIS OF BEARING

ISLAND WOODS
SUBDIVISION NO. 5
BK. 78 PG. 8219

LEGEND

- Found Aluminum Cap Monument
- Found Brass Cap Monument
- Found 5/8" Iron Pin "GA LEE PE/LS 3260" unless noted otherwise
- Set 1/2"x 30" Iron Pin with Plastic Cap PE LS 3260
- Set 5/8"x 30" Iron Pin with Plastic Cap PE LS 3260
- Found and Removed 1/2"x 24" Iron Pin with Plastic Cap "GA LEE PE/LS 3260"
- Set 5/8"x 30" Iron Pin "GA LEE PE/LS 3260"
- △ Point not set
- Boundary Line
- Centerline of Public Street
- Lot Line
- Utility, Drainage and Irrigation Easement
- Section Line
- (N89°03'57"W 33.00')
- RM Set 5/8"x30" Iron Pin with plastic cap "GA LEE PE/LS 3260" Reference Monument.

NOTES

- Minimum building setback lines shall be in accordance with the City of Eagle Zoning Ordinance at the time of issuance of the building permit or as specifically approved.
- Any re-subdivision of this plat shall comply with the applicable Zoning Regulations in effect at the time of the re-subdivision, or as allowed by conditional use permit.
- All lot lines common to public right-of-way, private roads, exterior boundaries and rear lot lines of Two Rivers Subdivision No. 7 have a 12 foot wide Permanent Utilities, Drainage and Irrigation Easement unless otherwise dimensioned. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- The owner shall comply with the Idaho Code, Section 31-3805 or its provisions that may apply to irrigation rights.
- The owner of each lot, across which passes an irrigation/drainage ditch or pipe, is responsible for the maintenance thereof unless such responsibility has been assumed by an irrigation/drainage district.
- All lot lines common to public rights-of-way and private roads have a 12 foot wide Street Light Easement for the benefit of the City of Eagle.
- This subdivision is subject to the requirements of the International Building Code (I.B.C.) as regulated by the City of Eagle.
- All lots within this Subdivision are single-family residential lots, except Lots 20, and 21, Block 24; Lots 2, 3, 4, 8, 10, 11, 12, 13, 14 and 15, Block 21; which are designated as common landscape, private recreation, and lot access lots will be owned and maintained by the Two Rivers Subdivision No. 7 Homeowners Sub-Association. A Blanket Public Utilities, Drainage and Irrigation Easement is hereby reserved across all of the above mentioned Common Lots.
- Lot 10, Block 21 is designated as a private road to be owned and maintained by the Two Rivers Subdivision No. 7 Homeowners Sub-Association. All lot owners in the subdivision have the perpetual right of ingress-egress over the described private road (Lot 10) and this right of ingress-egress shall run with the land. Lot 10, Block 21 also has a blanket United Water, Idaho, Inc. water line, and Eagle Sewer District sanitary sewer easement. The restrictive covenants for maintenance of the private road cannot be modified and the homeowners association cannot be dissolved without the express consent of the City of Eagle.
- A blanket storm drainage easement, over all of Lots 20 and 21 of Block 24, is hereby reserved for the benefit of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- A 12-foot wide Permanent Public Utilities, Drainage, and Irrigation Easement is designated to be centered on the interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- Refer to Records of Survey Nos. 2817 and 5880 for additional survey information.
- A 16.3 foot pipeline right-of-way for the transportation of liquid petroleum products has been granted through Instrument No. 282503, recorded October 17, 1948 in Block 21 of this plat, records at page 828, and through Instrument No. 282503, recorded Oct. 17, 1948 in Block 21 of this plat, records at page 828 as filed for record in the office of the Ada County Recorder, Idaho. Call Chevron Pipe Line Company, Boise Area Office at (208) 375-1483 prior to any construction activity in the vicinity of the pipeline.
- Commercial and agricultural traffic will be using the public streets within this subdivision for access to and from Eagle Road to parcels not within this subdivision.
- Direct lot access to South Channel Way is prohibited unless specifically approved by the Ada County Highway District.
- A five foot wide multipurpose non-motorized pathway easement in favor of the City of Eagle see Instrument No. 103187302.
- A 20-foot wide Irrigation Easement is hereby reserved for the benefit of the Meese-Catlin Mutual Ditch Company, Inc.
- The Utility, Drainage and Irrigation Easements reserved on the official Plat of Two Rivers Subdivision No. 2, as may affect Lots 20 and 21 of Block 24, shall remain in effect along with additional easements reserved herein.

DEVELOPER:

TR COMPANY L.L.C.
an Idaho limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-6666



J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho

