

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
APPLICATION FOR PERMIT
To appropriate the public waters of the State of Idaho

1. Name of Applicant South Channel L.L.C. Phone (208) 938-0063
Mailing address 533 E. Riverside Dr. Suite 110, Eagle, ID 83616
2. Source of water supply Groundwater which is a tributary of N/A
3. Location of point of diversion is Township 4N Range 1E Sec. 17, in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Govt. Lot , B.M., Ada County;
additional points of diversion if any: SW 1/4 of SW 1/4, Sec. 17, T.4N., R.3E., B.M., Ada, See Attached Narrative
4. Water will be used for the following purposes:
Amount 215 AFA for Aesthetic Storage purposes from 01/01 to 12/31 (both dates inclusive)
(cfs or acre-feet per annum)
Amount 60 AFA for Aesthetic From Storage purposes from 01/01 to 12/31 (both dates inclusive)
(cfs or acre-feet per annum)
Amount for purposes from to (both dates inclusive)
(cfs or acre-feet per annum)
Amount for purposes from to (both dates inclusive)
(cfs or acre-feet per annum)
Amount for purposes from to (both dates inclusive)
(cfs or acre-feet per annum)
Amount for purposes from to (both dates inclusive)
(cfs or acre-feet per annum)
5. Total quantity to be appropriated is (a) and/or (b) 215 AFA
cubic feet per second acre feet per annum
6. Proposed diverting works:
 - a. Describe type and size of devices used to divert water from the source See Attached Narrative
 - b. Height of storage dam N/A feet; active reservoir capacity 215 AFA acre-feet; total reservoir capacity 250 AFA acre-feet See Attached Narrative Page 2.
 - c. Proposed well diameter is N/A inches; proposed depth of well is feet
 - d. Is ground water with a temperature of greater than 85°F being sought?
 - e. If well is already drilled, when? ; Drilling firm ;
Well was drilled for (well owner) ; Drilling Permit No.
7. Time required for completion of works and application of water to proposed beneficial use is 3 years (minimum 1 year)
8. Description of proposed uses (if irrigation only, go to item 9):
 - a. Hydropower; show total feet of head and proposed capacity in kW.
 - b. Stockwatering; list number and kind of livestock.
 - c. Municipal; show name of municipality.
 - d. Domestic; show number of households.
 - e. Other; describe fully. See Attached Narrative

RECEIVED

AUG 18 2005

WATER RESOURCES
WESTERN REGION

3. Description of place of use:

a. If water is for irrigation, indicate acreage in each subdivision in the tabulation below.

b. If water is used for other purposes, place a symbol of the use (example: D for Domestic) in the corresponding place of use below. See instructions for standard symbols.

TWP	RGE	SEC	NE				NW				SW				SE				TOTALS
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
4N	1E	17											J	J			J		

Total number of acres to be irrigated N/A

10. Describe any other water rights used for the same purposes as described above. See Attached Narrative

11. a. Who owns the property at the point of diversion? See Attached Narrative

b. Who owns the land to be irrigated or place of use? See Attached Narrative

c. If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing: See Attached Narrative

12. Remarks: See Attached Narrative

13. **MAP OF PROPOSED PROJECT REQUIRED** - Attach an 8½"x11" map clearly identifying the proposed point of diversion, place of use, section #, township & range. (A photocopy of a USGS 7.5 minute topographic quadrangle map is preferred.)

BE IT KNOWN that the undersigned hereby makes this application for permit to appropriate the public waters of the State of Idaho as herein set forth.

 President
8/9/05
Signature of Applicant (and title, if applicable)

Received by DB Date 11/30/04 Time 1:45 PM Preliminary check by 6
Fee \$ 290 + \$40 Receipted by SL # W032438 Date 12/1/04
Publication prepared by DB Date 3-16-07 Published in Statesman 3-15 + 22, 2007
Publication approved _____ Date _____

(Fee received 12/1, not 11/30)

\$40 received 2/8/06, receipt no. W033820 (remaining balance due)

REQUEST TO PROCESS

COMPLETE REQUEST IF YOU WANT YOUR APPLICATION TO BE PROCESSED USING ONE OF THE
THREE ALTERNATIVES BELOW

Name of Applicant South Channel L.L.C.
Mailing Address 533 E. Riverside Dr. Suite 110
Eagle, ID 83616
Application No. _____
(if known)

 IN LOCAL PUBLIC INTEREST

Yes, I want my application processed and before it is advertised, I will amend my application to demonstrate that the proposed appropriation is in the local public interest including the need to preserve flows in the Snake River during the migration periods of anadromous fish.

 X

PROPOSE MITIGATION NOW

Yes, I want my application processed and before it is advertised, I will amend my application to include proposed mitigation to offset anticipated depletions in the Snake River during periods of anadromous fish migration.

 WILL AGREE TO MITIGATION IN THE FUTURE IF NECESSARY

Yes, I want my application processed at this time, and I will accept a condition of approval that will require mitigation should the Director of the Idaho Department of Water Resources determine that mitigation is necessary to offset depletions from this appropriation to flows in the Snake River during periods of anadromous fish migration. I understand that mitigation is not required now but may be needed in the future. I also understand that the Director will not require mitigation until I have an opportunity to review the process by which the need for mitigation is established and the amount of water required is quantified.

Signature

Jeff St. Managa
8/9/05

Date

Please return this form to:

Idaho Dept. of Water Resources
Western Regional Office
2735 Airport Way
Boise, ID 83705-5082

State of Idaho
Department of Water Resources
Application for Permit

Narrative

Applicant: South Channel L.L.C.

This Application seeks a permit and license for aesthetic storage of ground water. The Application seeks to appropriate 215 acre-feet of shallow alluvial ground water as aesthetic storage that will naturally fill seven excavated ponds on property owned or optioned for purchase by the Applicant. This Application also proposes to recirculate an estimated 60 acre-feet of groundwater stored within the ponds and interconnecting pipes and recirculation channels. The Application does not seek to divert groundwater from the pond system. The Application proposes use of surface water delivered pursuant to existing shares in the Mace-Catlin Mutual Ditch Company and existing irrigation water rights to mitigate evaporative losses from the ponds.

The property is located near South Channel Way, west of Eagle Road, on Eagle Island, within the City of Eagle (the "Property"). The Property is being developed for residential use (the "Project"). The seven ponds will be incident to excavation on the Property to provide necessary fill material for site grading, while maintaining the Property's floodplain storage capacity as required by the City of Eagle floodplain development ordinance. The ponds will also serve as stormwater retention structures for managing a portion of the stormwater generated on the Property to comply with requirements of the Ada County Highway District and the City of Eagle. The ponds will be constructed, landscaped and maintained to maximize aesthetic benefits to the Project.

Irrigation water currently delivered to the Property by the Mace-Catlin Mutual Ditch Company and water rights on file with the Idaho Department of Water Resources will be delivered into, and diverted from, the ponds to a pressure irrigation system that will serve landscaped areas within the Project.

Figure 1 illustrates the proposed pond locations. The seven ponds are distributed across the project and are generally located at the back of proposed lots to provide a water amenity for future homeowners in addition to the other pond uses described previously. The majority of the pond area and volume is located on the west end of the Project where the majority of floodplain storage is needed to comply with the City of Eagle floodplain storage requirement. Figure 1 also illustrates that the ponds will be interconnected by recirculation channels or piped connections to facilitate recirculation of ground water throughout the ponds.

This Application seeks the right to store, for aesthetic purposes, up to 215 acre-feet of ground water that will naturally fill excavated ponds within the Property. The requested 215 acre-feet are based on the storage volume in the proposed geometry of excavated ponds at seasonal high ground water level. The seasonal high ground water level is based on ground water monitoring data collected, beginning December 29, 2003, as part of an ongoing monitoring program. Because of natural variations in seasonal high ground water that are beyond the Applicant's control, the actual storage volume may be more or less than 215 acre-feet at the time of seasonal high ground water in any given water year. Additionally, use of the ponds in maintaining floodplain storage capacity, as required by the City of Eagle, will result in periodic short-term increases in pond volume above the requested 215 acre-feet of aesthetic storage during flood events in the South Channel Boise River. The total pond capacity will be 250 acre-feet to accommodate on-site storage of the 100-year flood event. The total capacity excludes any additional freeboard as a result of fill adjacent to the ponds to elevate residential structures at least 2 feet above the 100-year flood elevation as required by the City of Eagle.

The ponds will be excavated below finish grade and no berms, dikes or dams will be required along the perimeter of the ponds to retain stored water. Limited embankments of approximately 4 feet in height may be constructed in conjunction with pond outlet structures to accommodate differential ground water levels in adjacent ponds or high pond levels under flooding events in the South Channel Boise River. Pond side slopes will be excavated at 2:1 (horizontal to vertical) below the seasonal low ground water level. For safety and aesthetic reasons, pond side slopes above seasonal low ground water will have a more gradual slope, in the range of 3:1 to 5:1, and will be landscaped with riparian grasses, shrubs, trees and intermittent boulders. Any landscaping will be irrigated using existing ditch shares and irrigation water rights.

Excavation of the ponds and construction of the recirculation channels will eliminate an estimated 14.5 acres of agricultural lands and expose ground water to the effects of evaporation. The estimated 14.5 acres of exposed ground water is based on the proposed geometry of the excavated ponds at seasonal high ground water level and the proposed length and width of the recirculation channels. Specifically, the pond surface area will be 14.3 acres at seasonal high ground water and the recirculation channels will have 0.2 acres of exposed water surface area.

Evaporative losses at the water surface in ponds and recirculation channels will be mitigated by eliminating consumptive use associated with historical agricultural irrigation of 14.5 acres within the Project. The site has been historically irrigated to produce pasture grass that has a consumptive use close to alfalfa, an agricultural product typically taken as the standard for a highly consumptive crop. Specifically, Allen and Brockway (1983) estimated evapotranspiration for alfalfa in the Boise area at 3.4 feet (acre-feet per acre per annum) without credit for precipitation and 2.9 feet with credit for precipitation. In comparison, Allen and Brockway estimated evapotranspiration for pasture grass in the Boise area at 3.3 feet (without precipitation) and 2.9 feet with credit for precipitation.

The proposed pond locations generally coincide with historically irrigated portions of the Property. Analysis of aerial photography dated 1987, 2000 and 2003 shows that approximately 10.5 acres of the proposed ponds coincide with agricultural fields that were historically irrigated while the remaining 4 acres of ponds will be located in areas that were less intensely irrigated.

Regardless of the location of ponds relative to historically irrigated fields, the Applicant will “dry up” 14.5 acres within the historic place of use of the Applicant’s water rights and Mace-Catlin ditch shares. The water rights and ditch shares associated with the 14.5 acres will be delivered to the ponds but will not be diverted for irrigation within the Project. The Applicant’s plan for mitigation of evaporative losses is described in more detail in an application for transfer of water rights with respect to irrigation rights appurtenant to the Property.

This Application also proposes to recirculate a portion of the stored ground water that will initially fill the ponds following excavation. Recirculation of ground water will aid in regulating water temperature, and reduce the potential for algae growth and nuisance pests related to stagnant water in accordance with City of Eagle site-specific requirements.

Taken together, the individual ponds and interconnections form an essentially closed system that is subject to naturally occurring seasonal variations in groundwater levels. The proposed recirculation will move ground water that is stored within the pond system and will not divert groundwater from the ponds for use outside the system. Any de minimis consumptive use associated with the recirculation will occur in conjunction with evaporative losses and will be mitigated by the elimination of 14.5 acres of irrigation under existing water rights to offset evaporative losses from exposed ground water in the ponds (14.3 acres) and recirculation channels (0.2 acres).

Figure 2 illustrates the proposed recirculation system. Stored groundwater will be pumped from Pond No. 4 then discharged at up to three locations: Pond No. 1A, Pond No. 2A, and the recirculation channel that originates at Lot 48 of Block 1. The ground water will flow through the ponds, the recirculation channels, and pipes that connect the ponds then return to Pond No. 4.

Determination of the precise amount of stored water that is recirculated involves several complicating physical factors and is considered beyond the scope of this Application, so an estimate is provided. Recirculation of stored water will occur primarily at the top of the ponds because the recirculation channels and piped connections will discharge at or near the pond surface. However, because recirculation will begin with ground water that is relatively deep in Pond No. 4, some temperature induced vertical mixing will occur. It is therefore anticipated that recirculation will primarily occur in the upper 4 feet of the ponds. A plug-flow approach is also adopted, meaning that the entire upper 4 feet of depth is effectively recirculated, so the estimated recirculation volume is conservatively high. By using simple ratios, an estimated 57 acre-feet of storage is contained within the upper 4 feet of the ponds that have an average computed depth of 15 feet (215 acre-feet divided by 14.5 acres). The Application requests 60 acre-feet of storage for recirculation to round the estimated recirculation quantity up to the nearest 10 acre-feet and in consideration of the level of accuracy of the estimate.

The Applicant also intends to provide supplemental aeration at one or more of the ponds by recirculating ground water using waterfalls. Any individual waterfall will pump ground water from a given pond and “cascade” the water over a constructed rock wall to return the water to the same pond. The waterfalls are anticipated to be located along the pond perimeter to facilitate recirculation across the pond surface. Use of waterfalls is consistent with the plug-flow analysis

described previously that assumed the entire pond surface was involved in recirculation of 60 acre-feet of stored groundwater.

Specific Application Items

3. Location of Point of Diversion

The seven ponds proposed for excavation and aesthetic storage are all located within Township 4 North, Range 1 East, Section 17, Boise Meridian, Ada County, Idaho. Specific pond locations within quarter-quarter sections are shown on Figure 1. The points of diversion for aesthetic storage are summarized in the following table. Note that the points of diversion are taken to be the geometric center of the pond surface area.

Pond	Location
1A	SE 1/4 of SW 1/4
1B	SE 1/4 of SW 1/4
2A	SE 1/4 of SW 1/4
2B	SE 1/4 of SW 1/4
3	SW 1/4 of SW 1/4
4	SW 1/4 of SW 1/4
5	SW 1/4 of SW 1/4

6a. Describe type and size of devices used to divert water from the source.

The aesthetic storage right requested in this Application will be “diverted” from shallow alluvial groundwater as a consequence of pond excavation. That is, groundwater will naturally fill the ponds up to existing water table levels after pond excavation.

Recirculation of groundwater within the pond and channel system will be accomplished with the following infrastructure. A 24-inch gravity intake line will connect Pond No. 4 to the recirculation pump station. (The 24-inch intake line will also convey pressure irrigation water to the pump station as described in the accompanying application for transfer of existing irrigation water.) Groundwater water will then be pumped into the recirculation distribution system using two 20 horsepower pumps. The recirculation distribution system will discharge to Pond No. 1A, Pond No. 2A, and the recirculation channel that originates at Lot 48 of Block 1. The recirculation distribution system will consist of a 15-inch diameter main pipe and 8-inch diameter lateral pipes. Recirculated groundwater will return to Pond No. 4 by gravity flow through the other six ponds, pond connection pipes (approximately 18-inch diameter) and recirculation channels. The size and type of devices listed herein are based on pre-design calculations and are subject to refinement during final design.

6b. Height of storage dam, active reservoir capacity and total reservoir capacity.

The ponds will be excavated below grade and will, therefore, not be constructed as a typical reservoir with a dam to support storage levels above natural downstream water levels. Limited

embankments may be constructed at pond outlets to accommodate approximately 2 feet of differential ground water levels in adjacent ponds. Application Item #6b lists 215 acre-feet of active storage based on seasonal high groundwater levels. Application Item #6b lists 250 acre-feet of total storage based on estimated pond levels during the 100-year flood event in the Boise River. Additional freeboard will be constructed in the ponds as a result of elevating residential structures at least 2 feet above the 100-year flood level.

8e. Description of proposed uses.

As explained in the preceding narrative, 215 acre-feet of “aesthetic storage” of ground water is requested to represent the ground water that will naturally fill the excavated ponds and become an aesthetic water amenity for the development. The requested 215 acre-feet includes storage for the management of stormwater. The requested 60 acre-feet of “aesthetic from storage” is that portion of total storage that will be recirculated within the ponds to regulate pond clarity.

10. Describe any other water rights used for the same purposes as described above.

None. As explained in the preceding narrative, irrigation water pursuant to ditch shares and irrigation water rights on file with the Idaho Department of Water Resources will flow through the ponds to convey irrigation water from the on-site diversion works to the pressure irrigation pump station. As explained in the accompanying transfer application, a portion of the irrigation rights will be accumulated into the ponds to accommodate peak irrigation demands but the accumulated amount is less than the allowable irrigation diversion over a 24-hour period. A portion of the irrigation rights and ditch shares will also be retained in the ponds to offset evaporative losses. However, neither irrigation water or ditch shares will be used for aesthetic storage.

11a. Who owns the property at the point of diversion?

As of the date of this Application, properties at the points of diversion for aesthetic storage in the ponds are owned by the Applicant, Janis M. Wroten-Graham, and the Wroten Family Revocable Living Trust. Ownership and parcels are illustrated on Attachment A – The Shores Subdivision, Property Owners Index Map. The Applicant has options to purchase all lands within the Project that coincide with the requested points of diversion.

11b. Who owns the land to be irrigated or place of use?

As of the date of this Application, the place of use is owned by the Applicant, Janis M. Wroten-Graham, and the Wroten Family Revocable Living Trust. Ownership and parcels are illustrated on Attachment A – The Shores Subdivision, Property Owners Index Map. The Applicant owns, or has options to purchase, all lands within the Project.

Figures 1 and 2 illustrate the approved right-of-way exchange area that falls within the quarter-quarter sections listed for the place of use in Application Item No. 9, although the right-of-way exchange area is not within a proposed pond. As of the date of this Application, the right-of-way exchange area is Ada County Highway District right-of-way and will be reverted to private

ownership in the name of the Applicant upon dedication of proposed right-of-way within the development at the time of signing of the final plat for Phase 1 of the Project. The right-of-way exchange was approved by the Ada County Highway District Commission on August 25, 2004.

The riverfront property boundary shown on Figures 1 and 2 of this Application include adjustments made in the field with the Idaho Department of Lands (IDL) in August, 2004 to reflect the ordinary high water mark along the north bank of the South Channel Boise River. Those adjustments are in the process of being finalized with IDL. The place of use of the aesthetic storage requested in Item 9 of this Application is described to the nearest quarter-quarter section and, as a result, are correct for both the riverfront boundary of record in the warranty deeds in Attachment A of this Application and the riverfront boundary field adjustments shown in Figures 1 and 2.

11c. If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing.

The property owners have executed affidavits of legal interest (see Attachment A) that allow the Applicant to submit this Application for the proposed development on their behalf. Note that the affidavits of legal interest authorize Rocky Ridge Construction to submit development applications whereas Rocky Ridge Construction is a managing member of South Channel LLC as evidenced by the article of amendment filed with the Secretary of State and included in Attachment A of this Application.

12. Remarks.

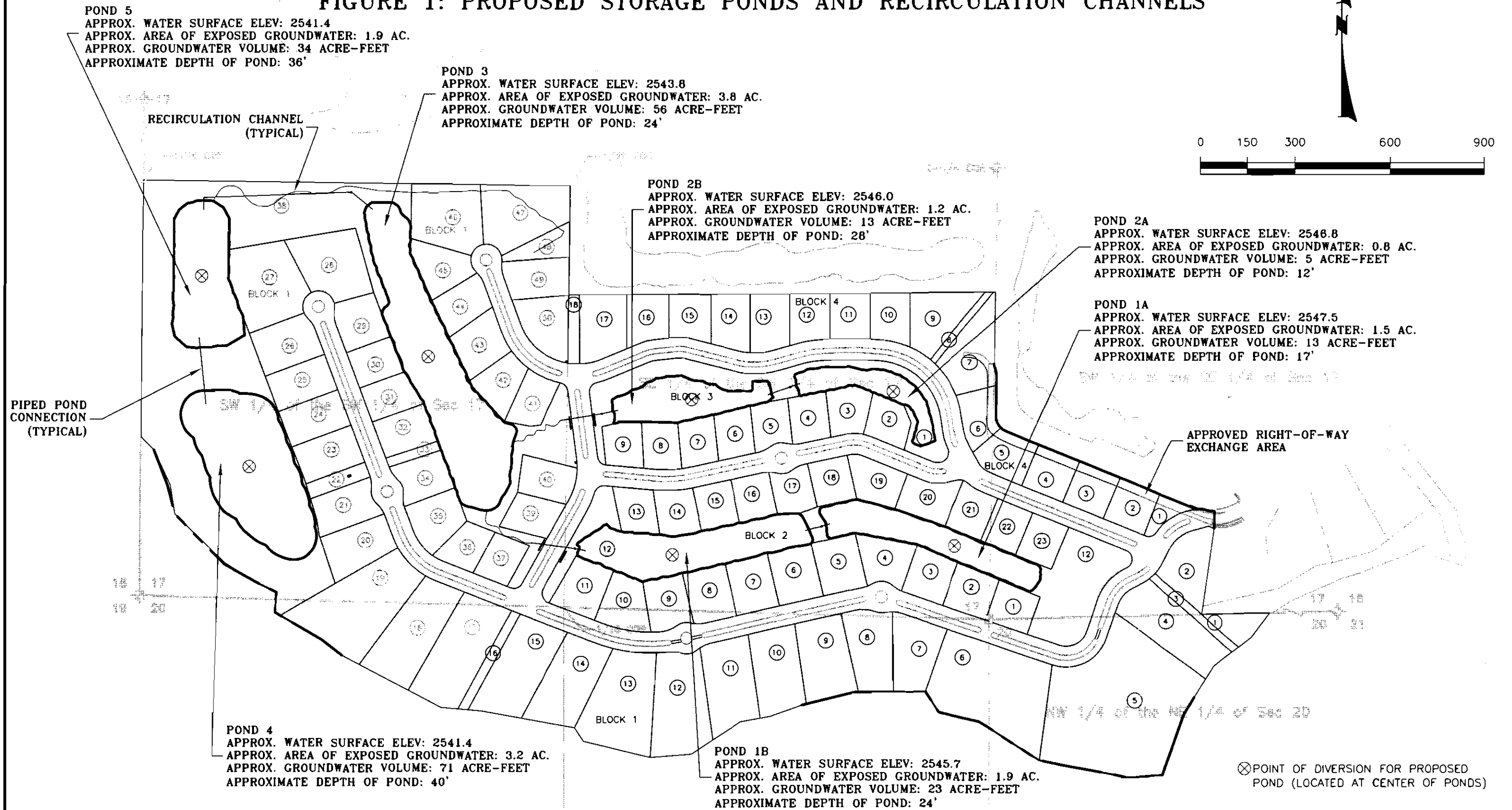
The proposed appropriation of aesthetic storage of groundwater is expected to be appropriated from a water-bearing zone that ranges from 1-foot to 40-feet below finished grade. Specifically Pond 4 will excavated to no more than 40-feet in depth or less depending on geotechnical requirements and slope stability. The other ponds will be less than 40-feet. In addition Ponds 4 and 5 will be located in a wetland mitigation area where seasonal high groundwater is expected to be 1-foot below finished grade.

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THE SHORES SUBDIVISION

APPLICATION FOR APPROPRIATION OF AESTHETIC STORAGE

FIGURE 1: PROPOSED STORAGE PONDS AND RECIRCULATION CHANNELS



63-32235

NW 1/4 of the NW 1/4 of Sec 20

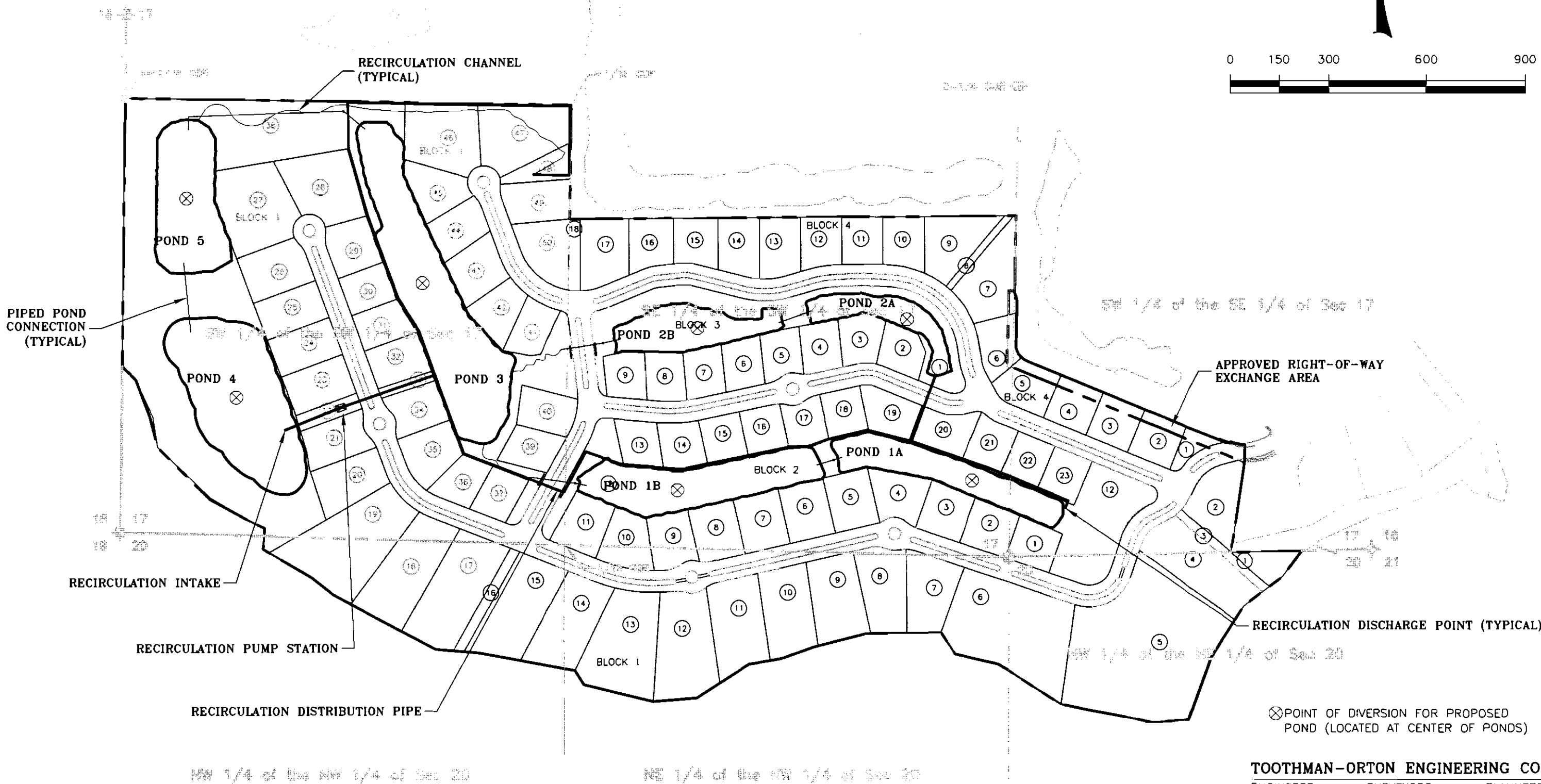
NE 1/4 of the NW 1/4 of Sec 20

NOTE: ALL QUARTER-QUARTER DIVISIONS AND SECTIONS ARE LOCATED IN TOWNSHIP 4 NORTH, RANGE 3 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

TOOTHMAN-ORTON ENGINEERING CO.
ENGINEERS • SURVEYORS • PLANNERS
9777 CHINDEN BOULEVARD • BOISE, IDAHO 83714-2008
PHONE: 208-323-2288 • FAX: 208-323-2399
E-FILE: G:\03080\Water Right\Fig-Ponds DATE: 03/10/05 JOB: 03080-30-130

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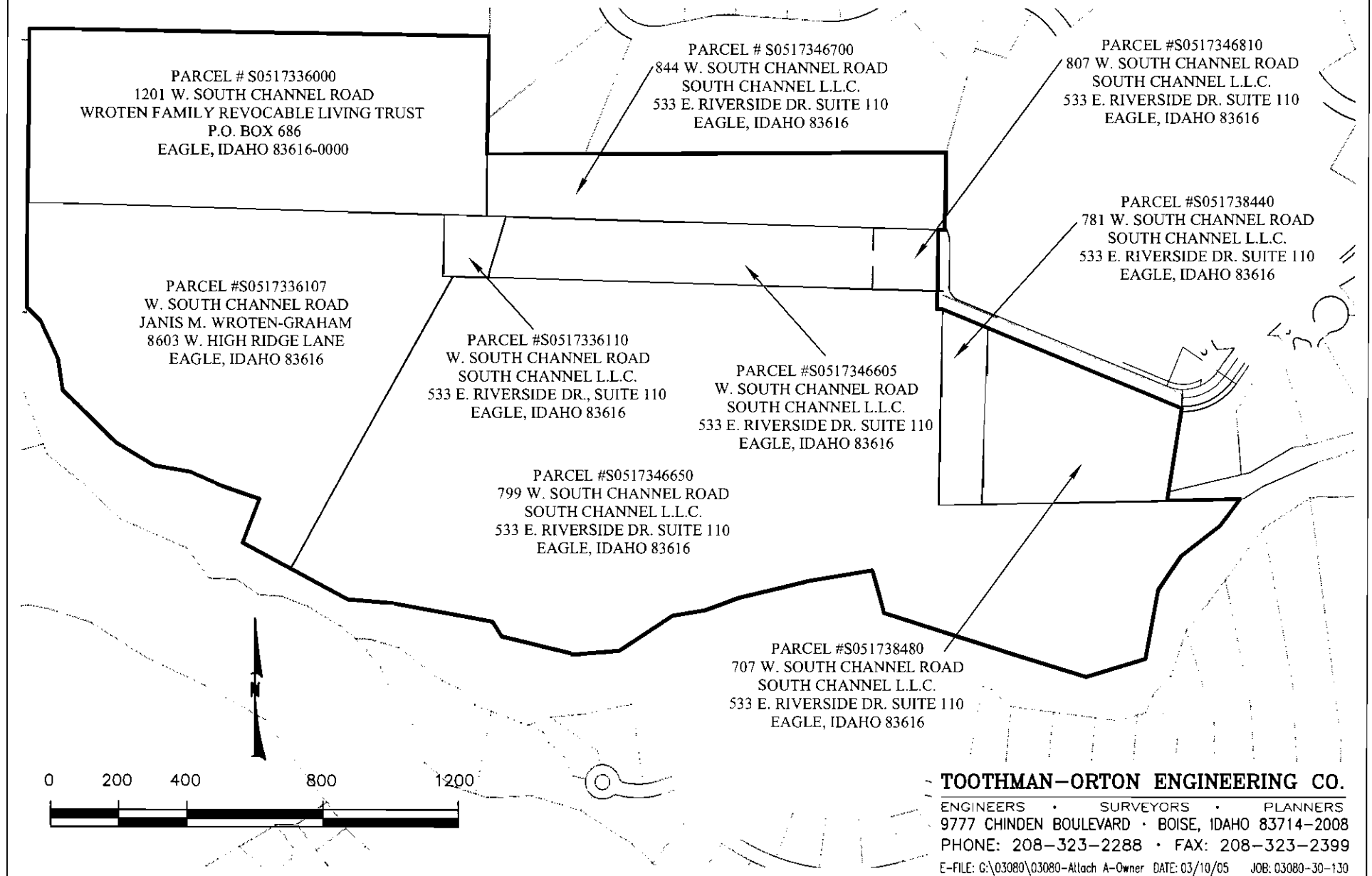
THE SHORES SUBDIVISION
APPLICATION FOR APPROPRIATION OF AESTHETIC STORAGE
FIGURE 2: POND RECIRCULATION SYSTEM LAYOUT

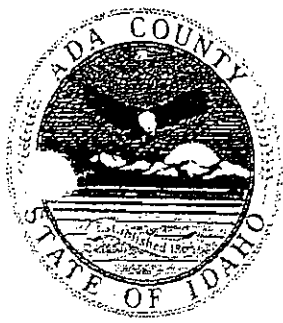


NOTE: ALL QUARTER-QUARTER DIVISIONS AND SECTIONS ARE LOCATED INTOWNSHIP 4 NORTH, RANGE 3 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

TOOTHMAN-ORTON ENGINEERING CO.
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9777 CHINDEN BOULEVARD • BOISE, IDAHO 83714-2008
PHONE: 208-323-2288 • FAX: 208-323-2399
E-FILE: G:\03080\Water Right - Fig-Ponds DATE: 03/10/04 JOB: 03080-30-130

THE SHORES SUBDIVISION PROPERTY OWNERS INDEX MAP ATTACHMENT A





Property Master

04/27/2004

Year 2004	Parcel # S0517438480	Status Active	Property Type Real
Property Code Area 05-6		State Parcel # 04N01E178480	

Physical Location

Address 707 W SOUTH CHANNEL RD
EAGLE ID 83616-0000

Group Type SECT

Group # 0517

Description 4N 1E 17

Zoning A

Township/Range/Section 4N 1E 17

Contact Information

Name SHERBURNE JARED M

Mailin PO BOX 117 MERIDIAN ID 83680
-0000

Description

PAR #8480 OF SW4SE4
1/4 17 4N 1E
33490 R

Additional Contacts

SHERBURNE ALLISON M

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	200	5.050	150,000	Primary	Non-Occupancy	MARKET
Active	410		186,800	Primary	Non-Occupancy	COST
			336,800			
				Less Homeowners Exemption		
			336,800			



ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 05/18/04 04:33 PM
DEPUTY Vicki Allen
RECORDED - REQUEST OF
Transnation Title
AMOUNT 9.00



RECEIVED

JUN 01 2004

Escrow No. 0300012399 *lcav*

WARRANTY DEED

FOR VALUE RECEIVED

Jared M. Sherburne and Allison M. Sherburne, husband and wife

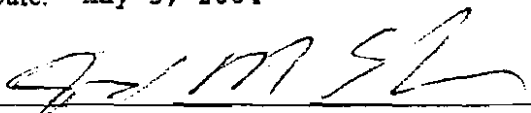
GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto: South Channel, LLC.,
an Idaho limited liability company

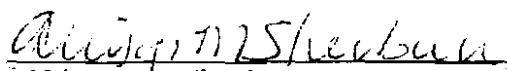
GRANTEES(s), whose current address is: P.O. Box 117, Meridian, Idaho 83680
the following described real property in Ada County, State of Idaho,
more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED
(Continued)

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that 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.

Date: May 5, 2004


Jared M. Sherburne

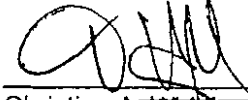

Allison M. Sherburne

Notary Acknowledgment - see page 2

WARRANTY DEED - NOTARY ACKNOWLEDGMENT(S):

State of Idaho, County of Ada, ss.

On this 14th day of MAY in the year of 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Jared M. Sherburne and Allison M. Sherburne known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



~~Christine A. Wilmington~~ Tara Haglund
Residing at: ~~Boise, Idaho~~ Meridian, ID
My commission expires: 08/15/2008

2/19/2010

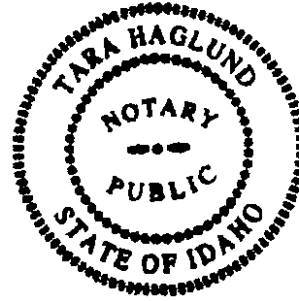
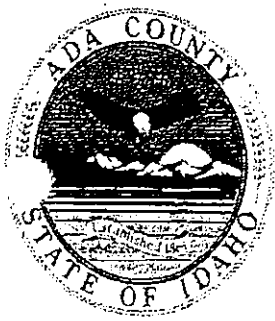


EXHIBIT "A"

A tract of land in the Southwest quarter of the Southeast quarter of Section 17, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a point in the South section line of Section 17, which lies East a distance of 127 feet from the South quarter corner of Section 17, Township 4 North, Range 1 East, Boise Meridian, to an iron pin; thence
East along the South section line of Section 17, a distance of 545.5 feet to an iron pin;
thence
North $1^{\circ}27'$ East 284.5 feet to an iron pin on the Southerly right of way line of the county road; thence
North $66^{\circ}40'$ West along the Southerly right of way line of the county road 595.0 feet to an iron pin; thence
South $0^{\circ}46'$ West a distance of 520.0 feet, more or less to the POINT OF BEGINNING.



Property Master

04/27/2004

Year 2004	Parcel # 50517438440	Status Active	Property Type Real
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Property Code Area 05-6	State Parcel # O4N01E178440
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Physical Location

Address 781 W SOUTH CHANNEL RD
EAGLE ID 83616-0000

Group Type SECT

Group # 0517

Description 4N 1E 17

Zoning A

Township/Range/Section 4N 1E 17

Contact Information

Name SHERBURNE JEFFREY L

Mailin 858 W QUARTER DR EAGLE ID
83616-0000

Description

PAR #8440 OF SW4SE4
SEC 17 4N 1E
#433375 R

Additional Contacts

SHERBURNE DEBORAH G

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	200	1.650	105,000	Primary	Non-Occupancy	MARKET
Active	410		63,600	Primary	Non-Occupancy	COST
			168,600			
			(30,900)	Less Homeowners Exemption		
			137,700			



ADA COUNTY RECORDER J. DAVID NAVAMMU
BOISE IDAHO 85/18/04 04:33 PM
DEPUTY Vicki Allen
RECORDED - REQUEST OF
Transnation Title
AMOUNT 9.00



Escrow No. 0300015377 *(cal)*

WARRANTY DEED

FOR VALUE RECEIVED

Jeffrey L. Sherburne and Deborah G. Sherburne, husband and wife

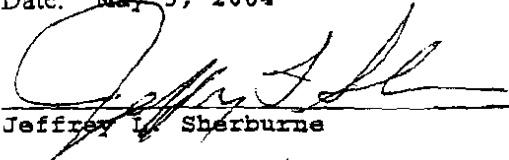
GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto: South Channel, LLC.,
an Idaho Limited Liability Company

GRANTEES(s), whose current address is: P.O. Box 117, Meridian, Idaho 83680
the following described real property in Ada County, State of Idaho,
more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED
(Continued)

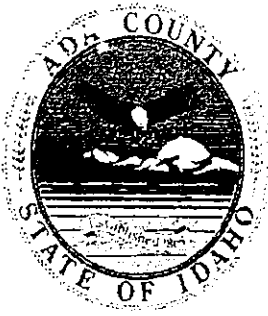
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances 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.

Date: May 5, 2004


Jeffrey L. Sherburne
5/11/04


Deborah G. Sherburne
5/11/04

Notary Acknowledgment - see page 2



Property Master

04/27/2004

Year 2004	Parcel # S0517346700	Status Active	Property Type Real
Property Code Area 05-6		State Parcel # 04N01E176700	

Physical Location

Contact Information

Address 844 W SOUTH CHANNEL RD
EAGLE ID 83616-0000

Group Type SECT

Group # 0517

Description 4N 1E 17

Zoning A

Township/Range/Section 4N 1E 17

Name ~~JOHNSON KAY R &~~

Mailin ~~844 W SOUTH CHANNEL RD~~
~~EAGLE ID 83616-5846~~
South channel LLC
533 E. Riverside Dr
Suite 110
Eagle, ID 83616
See Warranty Deed
Recorded 11/29/04

Description

N2S2N2SE4SW4
SEC 17 4N 1E
#342250 R
#8954210

Additional Contacts

~~JOHNSON ANN JOSLIN~~

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	200	5.000	150,000	Primary	Non-Occupancy	MARKET
Active	410		110,800	Primary	Non-Occupancy	COST
			260,800			
			(50,000)	Less Homeowners Exemption		
			210,800			

DEC 27 2004

2

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 11/20/04 03:50 PM
DEPUTY Bonnie Oberling
RECORDED - REQUEST OF
Pioneer

AMOUNT 6.00 2

104150658

A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

703 S. Americana, Suite 190 / Boise, Idaho 83702
(208) 373-3744

WARRANTY DEED

For Value Received

Kay R. Johnson and Ann Joslin, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

South Channel, L.L.C., an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is P. O. Box 117, Meridian, ID 83680
the following described premises, to-wit:

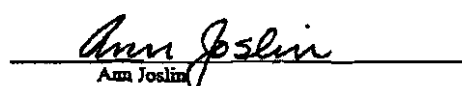
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel No. S0517346700

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

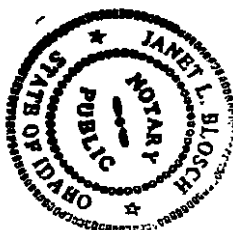
Dated: October 28, 2004


Kay R. Johnson


Ann Joslin

STATE OF IDAHO. County of Ada, ss.

On this 24th day of November, in the year of 2004, before me Janet L. Bloesch, notary public personally appeared Kay R. Johnson and Ann Joslin known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



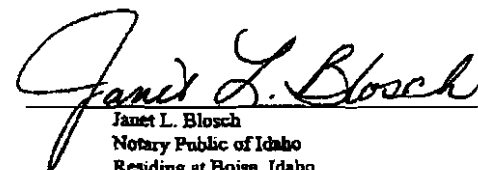

Janet L. Bloesch
Notary Public of Idaho
Residing at Boise, Idaho
Commission expires: March 17, 2005

EXHIBIT A

All of that portion of the Southeast one quarter of the Southwest one quarter of Section 17, Township 4 North, Range 1 East, Boise-Meridian, more particularly described as follows:

Beginning at a point on the East line of the Southeast one quarter of the Southwest one quarter of said Section 17, which lies 330.0 feet South of the Northeast corner of said tract;
Thence South 165.00 feet;
Thence West 1320.00 feet more or less to the West line of the Southeast one quarter of the Southwest one quarter of said Section 17;
Thence North 165.00 feet to a point which lies 330.0 feet South of the Northwest corner of said tract;
Thence East 1320.00 feet to the point of beginning.

INCLUDING:

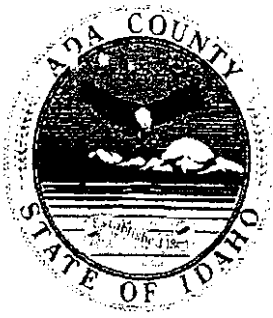
A parcel of land located in the Southwest quarter of the Southwest quarter of Section 17, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter (the center quarter corner) of Section 17, Township 4 North, Range 1 East, Boise Meridian, marked by a found aluminum cap monument;
Thence South 01 degree 09'38" West 1669.05 feet along the East line of the Southwest quarter to the real point of beginning of this description;
Thence continuing South 01 degree 09'38" West 22.50 feet to the Southeast corner of the North half of the North half of the Southeast quarter of the Southwest quarter;
Thence North 88 degrees 56'03" West 892.03 feet along the South line of the North half of the North half of the Southeast quarter of the Southwest quarter to a point;
Thence North 89 degrees 37'16" East 892.35 feet to the real point of beginning of this description;

EXCEPT

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

Commencing at the Northeast corner of the Southwest quarter (the center quarter corner) of Section 17, Township 5 North, Range 1 East, Boise Meridian, marked by a found aluminum cap monument;
Thence South 01 degree 09'38" West 1691.55 feet along the East line of Southwest quarter to the Southeast corner of the North half of the North half of the Southeast quarter of the Southwest quarter;
Thence North 88 degrees 56'03" West 892.03 feet along the South line of the North half of the North half of the Southeast quarter of the Southwest quarter to the real point of beginning of this description;
Thence continuing North 88 degrees 56'03" West 455.98 feet along the South line of the West half of the North half of the Southeast quarter of the Southwest quarter to the Southwest corner of the North half of the North half of the Southeast quarter of the Southwest quarter;
Thence South 00 degrees 53'16" West 11.50 feet along the West line of the South half of the North half of the Southeast quarter of the Southwest quarter to a point;
Thence North 89 degrees 37'16" East 456.09 feet to the real point of beginning of this description.



Property Master

04/28/2004

Year 2004	Parcel # S0517346650	Status Active	Property Type Real
Property Code Area 05-50		State Parcel # O4N01E176650	

Physical Location

Contact Information

Address W SOUTH CHANNEL RD
EAGLE ID

Group Type SECT

Group # 0517

Description 4N 1E 17

Zoning R-2-DA

Township/Range/Section 4N 1E 17

Name ~~WROTEN FAMILY REV LIVING TRUST~~

Mailin ~~PO BOX 686 EAGLE ID 83616 0000~~
South Channel LLC
533 E. Riverside Dr.
Suite 110
Eagle, ID 83616
See Warranty Deed
Recorded 02/04/05

Description

PAR #6650 OF S2SW4 SEC 17 &
 NW4NE4 & N2NW4 SEC 20 4N 1E
 PAR 2 R/S #4303
 #346610-S #120600-S #346800-SC
 #98074752 #98029760

Additional Contacts

WROTEN J W & MARIETTA TRUSTEES

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	10	21.500	12,300	Primary	Non-Occupancy	INCOME
Active	40	20.500	8,200	Primary	Non-Occupancy	INCOME
Active	100	1.000	75,000	Primary	Non-Occupancy	MARKET
Active	190	2.000	0	Primary	Non-Occupancy	INCOME
			95,500			
				Less Homeowners Exemption		
			95,500			

287 7-517/HH
239997



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
703 S. Americana, Suite 190 / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 02/04/05 04:17 PM
DEPUTY Neava Haney
RECORDED - REQUEST OF
Pioneer

AMOUNT \$6.00 2



105014271

2

WARRANTY DEED

For Value Received Jon W. Wroten and Marietta Wroten as Co-Trustees of the Wroten
Family revocable Living Trust, dated August 3, 1998
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto
South Channel, L.L.C., an Idaho limited liability company
hereinafter referred to as Grantee, whose current address is P.O. Box 117, Meridian, ID 83680
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel No. S0517346650

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs
and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor
is the owner in fee simple of said premises; that said premises are free from all encumbrances except current
years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record,
and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims
whatsoever.

Dated: February 4, 2005

Wroten Family Revocable Living Trust

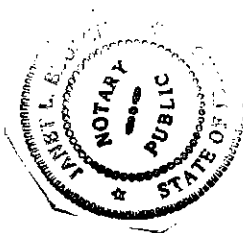
By:

Jon W. Wroten, Trustee

Marietta Wroten
Marietta Wroten, Trustee

STATE OF IDAHO, County of Ada, ss.

On this 4th day of February, in the year of 2005, before me the undersigned, a notary public personally
appeared Jon W. Wroten and Marietta Wroten, known or identified to me to be the persons whose
name are subscribed to the within instrument as Trustees and acknowledged to me that he/she/they
executed the same as such Trustees.

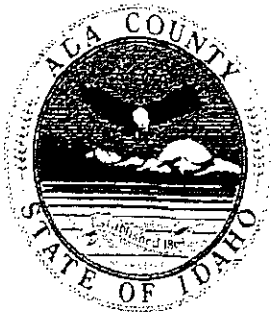


Janet L. Bloch
Janet L. Bloch
Notary Public of IDAHO
Residing at Boise, ID
Commission expires: March 17, 2005

EXHIBIT A

A parcel of land being a portion of Government Lots 2, 3 and 4 lying North of the South Channel of the Boise River in Section 20, and a portion of the South half of Section 17, Township 4 North, Range 1 East, Boise Meridian, Eagle, Ada County, Idaho and more particularly described as follows:

Beginning at an aluminum monument marking the Northeast corner of the Northwest quarter of Section 20, Township 4 North, Range 1 East, Boise Meridian, Eagle, Ada County, Idaho, said aluminum monument being the real point of beginning;
Thence along the Northerly boundary of said Section 20, North 88 degrees 45'49" East 886.89 feet to an iron pin on the right bank of the South Channel of Boise River;
Thence leaving said Northerly boundary of Section 20, and along the said right bank of the South Channel of the Boise River the following courses and distances;
Thence South 36 degrees 28'24" West 30.10 feet to an iron pin;
Thence South 36 degrees 28'24" West 67.42 feet to an iron pin;
Thence South 52 degrees 14'10" West 146.35 feet to an iron pin;
Thence South 34 degrees 06'48" West 118.96 feet to an iron pin;
Thence South 10 degrees 40'05" West 204.32 feet to an iron pin;
Thence South 73 degrees 06'09" West 182.20 feet to an iron pin;
Thence North 72 degrees 50'38" West 205.93 feet to an iron pin;
Thence North 72 degrees 22'27" West 416.62 feet to an iron pin;
Thence North 15 degrees 34'17" West 128.87 feet to an iron pin;
Thence South 80 degrees 31'42" West 186.79 feet to an iron pin;
Thence South 76 degrees 20'36" West 214.20 feet to an iron pin;
Thence South 70 degrees 24'09" West 105.07 feet to an iron pin;
Thence South 79 degrees 37'39" West 97.00 feet to an iron pin;
Thence South 56 degrees 59'19" West 187.84 feet to an iron pin;
Thence South 85 degrees 30'46" West 132.11 feet to an iron pin;
Thence North 76 degrees 23'01" West 219.08 feet to an iron pin;
Thence North 32 degrees 09'03" West 51.11 feet to an iron pin;
Thence North 79 degrees 44'29" West 299.90 feet to an iron pin;
Thence North 85 degrees 17'04" West 130.73 feet to an iron pin;
Thence North 61 degrees 57'09" West 192.04 feet to an iron pin;
Thence leaving said right bank of the Boise River, North 29 degrees 08'03" East 982.81 feet to an iron pin;
Thence South 88 degrees 20'46" East 1440.36 feet to an iron pin on the Easterly boundary of the Southwest quarter of Section 17;
Thence along said Easterly boundary, South 01 degree 10'48" West 629.54 feet to the point of beginning.



Property Master

04/27/2004

Year 2004	Parcel # S0517346605	Status Active	Property Type Real
Property Code Area 05-50		State Parcel # O4N01E176109	

Physical Location

Address 807 W SOUTH CHANNEL RD
EAGLE ID 83616-0000

Group Type SECT

Group # 0517

Description 4N 1E 17

Zoning A

Township/Range/Section 4N 1E 17

Contact Information

Name ~~MEER JANIS M~~

Mailin ~~807 W SOUTH CHANNEL RD~~
~~EAGLE ID 83616-0000~~
South Channel LLC
533 E. Riverside Dr.
Suite 110
Eagle, ID 83616
See Warranty Deed
Recorded 2/4/05

Description

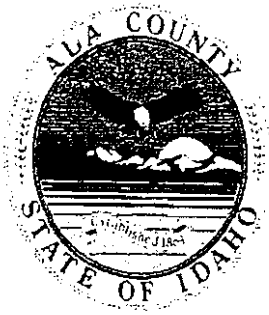
PAR #6605 @ CTR E'LY POR
OF SE4SW4
SEC 17 4N 1E
PARCEL 1 R/S 4303
IN SEWER DIST #346105-S

Additional Contacts

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	10	4.455	6,300 6,300	Primary	Non-Occupancy	INCOME

Less Homeowners Exemption

6,300



Property Master

04/28/2004

Year 2004	Parcel # S0517346810	Status Active	Property Type Real
Property Code Area 05-50		State Parcel # O4N01E176810	

Physical Location

Address 807 W SOUTH CHANNEL RD
EAGLE ID 83616-0000

Group Type SECT

Group # 0517

Description 4N 1E 17

Zoning A

Township/Range/Section 4N 1E 17

Contact Information

Name ~~MEER JANIS M~~

Mailin ~~807 W SOUTH CHANNEL RD
EAGLE ID 83616-0000~~
South Channel LLC
533 E. Riverside Dr.
Suite 110
Eagle, ID 83616
See Warranty Deed
Recorded 2/4/05

Description

PAR #6810 OF SE4SW4
SEC 17 4N 1E
PAR 1 R/S #4303
#346100-S #346805-C
#98060342

Additional Contacts

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	200	1.000	75,000	Primary	Non-Occupancy	MARKET
Active	410		124,800	Primary	Non-Occupancy	COST
			199,800			
			(50,000)	Less Homeowners Exemption		
			149,800			

Reviewed & Approved
By: _____



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
703 S. Americana, Suite 190 / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAV
JOISE IDAHO 02/04/05 04:16 PM
DEPUTY Neva Honey
RECORDED - REQUEST OF
Pioneer

AMOUNT 6.00



105014269

WARRANTY DEED

For Value Received

Janis M. Wroten-Graham, a single person, as her separate

property, who acquired title as Janis M. Meek

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

South Channel, L.L.C., an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is

P.O. Box 117, Meridian, ID 83680

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcels S05173458810, S0517336107, and S0517346605

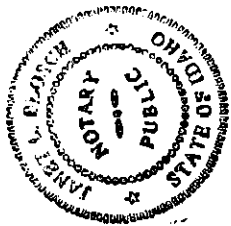
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: February 4, 2005

Janis M. Wroten-Graham
Janis M. Wroten-Graham

STATE OF IDAHO. County of Ada, ss.

On this 4th day of February, in the year of 2005, before me Janet L. Bloch, notary public personally appeared Janis M. Wroten-Graham known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Janet L. Bloch
Janet L. Bloch
Notary Public of Idaho
Residing at Boise, Idaho
Commission expires: March 17, 2005

EXHIBIT A

PARCEL "A1"

A parcel of land described in Assessor Parcels S0517346605 and S0517346810, records of Ada County, Idaho, and situated in the Southeast quarter of the Southwest quarter in Section 17, of Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest quarter of said Section 17 as shown on Record of Survey No. 6619, Instrument No. 104113436, records of Ada County, Idaho, from which the Southwest corner of said Section 17 bears North 88°22'10" West, 2686.60 feet;
 Thence North 01°10'15" East, 576.57 feet;
 Thence North 88°49'45" West, 17.18 feet;
 Thence North 01°10'15" East, 53.34 feet to the POINT OF BEGINNING;
 Thence North 88°22'57" West, 1319.13 feet to the beginning on a non-tangent curve;
 Thence Northeasterly along said curve to the right having a radius of 125.00 feet, an arc length of 27.20 feet, through a central angle of 12°28'10", and a chord bearing and distance of North 10°23'32" East, 27.15 feet;
 Thence tangent from said curve North 16°37'37" East, 158.68 feet;
 Thence South 88°22'04" East, 1272.49 feet;
 Thence South 01°10'15" West, 179.78 feet to the POINT OF BEGINNING.

5.36 ac
 Parcels: S0517346810
 S0517346605

PARCEL "A2"

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

COMMENCING at the Southeast corner of the Southwest quarter of said Section 17 as shown on Record of Survey No. 6619, Instrument No. 104113436, records of Ada County, Idaho, from which the Southwest corner of said Section 17 bears North 88°22'10" West, 2686.60 feet;
 Thence North 01°10'15" East, 576.57 feet;
 Thence North 88°49'45" West, 17.18 feet;
 Thence North 01°10'15" East, 53.34 feet;
 Thence North 88°22'57" West, 1319.13 feet to the POINT OF BEGINNING;
 Thence continuing North 88°22'57" West, 133.93 feet;
 Thence North 01°37'56" East, 180.15 feet;
 Thence South 88°22'04" East, 179.13 feet;
 Thence South 16°37'37" West, 158.68 feet to the beginning of a tangent curve;
 Thence Southwesterly along said curve to the left having a radius of 125.00 feet, an arc length of 27.20 feet, through a central angle of 12°28'10", and a chord bearing and distance of South 10°23'32" West, 27.15 feet to the POINT OF BEGINNING.

0.64 ac
 Parcel: S0517336110

AFFIDAVIT OF LEGAL INTEREST AND AUTHORIZATION

STATE OF IDAHO,)
 :SS.
County of Ada.)

I, Janis M. Meek, 807 W. South Channel Rd., Eagle, Idaho 83616, being first duly sworn upon oath, depose and say:

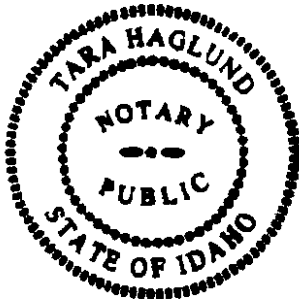
1. That I am the record owner of the property described on the attached Ada County Parcel No. S0517336107, Ada County Parcel No. S0517346810 and Ada County Parcel No. S0517346605, and I grant my permission to Rocky Ridge Construction, Inc., P.O. Box 117, Meridian, Idaho 83680, to submit any and all development applications pertaining to that property, including, without limitation, applications for rezoning, preliminary plat approval, conditional use permit, and final plat approval.

DATED this 12th day of May, 2004.



Janis M. Meek

SUBSCRIBED AND SWORN to before me the day and year first above written.





Notary Public for Idaho
Residing at Meridian, Idaho
My Commission Expires: 2/19/2010



Property Master

04/27/2004

Year
2004

Parcel #
S0517336107

Status
Active

Property Type
Real

Property Code Area
05-6

State Parcel #
O4N01E176107

Physical Location

Address 807 W SOUTH CHANNEL RD
EAGLE ID 83616-0000

Group Type SECT

Group # 0520

Description 4N 1E 20

Zoning A

Township/Range/Section 4N 1E 20

Contact Information

Name MEEK JANIS M

Mailin 807 W SOUTH CHANNEL RD
EAGLE ID 83616-0000

Description

PAR #6107 NEAR SW COR OF
SW4SW4 SEC 17 4N 1E &
NW4NW4 SEC 20 4N 1E
PARCEL 1 R/S 4303
IN CITY #346105-B

Additional Contacts

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	10	19.162	27,400	Primary	Non-Occupancy	INCOME
Active	100	1.000	75,000	Primary	Non-Occupancy	MARKET
			102,400			
				Less Homeowners Exemption		
			102,400			

QUITCLAIM DEED

For Value Received

JON W. WROTEN AND MARIETTA M. WROTEN,
HUSBAND AND WIFE

do hereby convey, release, remise and forever quit claim unto

JANIS M. MEEK, A SINGLE PERSON

the following described premises, to-wit:

A parcel of land being a portion of Government Lot 4 lying North of the South Channel of the Boise River in Section 20, and a portion of the Southwest Quarter of Section 17, Township 4 North, Range 1 East, Boise Meridian, Eagle, Ada County, Idaho and more particularly described as follows:

Beginning at an Aluminum monument marking the Northeast corner of the Northwest Quarter of said Section 20, Township 4 North, Range 1 East, Boise Meridian, Eagle, Ada County, Idaho;

thence along the Northerly boundary of said Northwest Quarter of Section 20, North 88°20'46" West 2,123.46 feet to an iron pin on the Right Bank of the South Channel of the Boise River, said iron pin also being the REAL POINT OF BEGINNING; thence leaving said Northerly boundary and along the said Right Bank of the South Channel of the Boise River the following courses and distances;

thence North 66°13'09" West 85.17 feet to an iron pin;

thence North 80°04'28" West 106.18 feet to an iron pin;

thence North 58°47'10" West 128.06 feet to an iron pin;

thence North 45°49'35" West 222.14 feet to an iron pin;

thence North 08°41'25" West 93.27 feet to an iron pin;

thence North 24°41'57" West 122.72 feet to an iron pin;

thence North 44°42'36" West 57.74 feet to an iron pin on the Westerly boundary of Section 17;

thence leaving said Right Bank of the South Channel of the Boise River, and along the said Westerly boundary of Section 17, North 00°37'38" East 307.32 feet to a point;

thence leaving said Westerly boundary, South 88°20'46" East 2,694.39 feet to an iron pin marking a point on the Easterly boundary of the Southwest Quarter of Section 17;

thence along said Easterly boundary, South 01°10'48" West 180.01 feet to an iron pin;

thence leaving said Easterly boundary, North 88°20'46" West 1440.36 feet to an iron pin;

thence South 19°08'03" West 982.81 feet to an iron pin on the said Right Bank of the Boise River;

thence along said Right Bank of the Boise River the following courses and distances;

thence North 61°57'09" West 160.74 feet to an iron pin;

thence North 21°05'55" East 138.02 feet to an iron pin;

thence North 70°57'47" West 118.37 feet to an iron pin;

thence North 66°13'08" West 14.44 feet to the point beginning, comprising 25.70 acres, more or less.

SUBJECT TO:

All existing easements and road rights-of-way of record or appearing on the above-described parcel of land.

Janis M. Meek
ADA COUNTY RECORDER
J. DAVID HAVARRD
BOISE, IDAHO

RECORDED- REQUEST OF

FEE

DEPUTY

98060343

together with their appearances.

Dated:

July 1, 1997

1998 JUN 23 AM 11:20

Jon W. Wroten
Marietta M. Wroten

Janis M. Meek

STATE OF IDAHO, COUNTY OF

On this 1st day of July, 1997

before me, a notary public in and for said State, personally

appeared *Jon W. Wroten**Marietta M. Wroten**Janis M. Meek*

known to me to be the person who name sub-
scribed to the within instrument, and acknowledged to me that
executed the same.

NOTARY

PUBLIC

Notary Public

Residing at
Comm. ExpiresBoise, ID
1-30-98

Idaho

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 1997

In my office, and duly recorded in Book
of Deeds at page

Ex-Officio-Recorder

By

Fees \$
Paid to:

Deputy

INSTRUMENT NO.

QUITCLAIM DEED

For Value Received

JON W. WROTEN and MARIETTA M. WROTEN,
HUSBAND AND WIFE

do hereby convey, release, remise and forever quit claim unto

JANIS M. MEEK, A SINGLE PERSON

the following described premises, to-wit:

A parcel of land being a portion of the Southwest Quarter of Section 17, Township 4 North, Range 1 East, Boise Meridian, Eagle, Ada County, Idaho and more particularly described as follows:

Beginning at an Aluminum monument marking the Southeast corner of the said Southwest Quarter of Section 17, Township 4 North, Range 1 East, Boise Meridian, Eagle, Ada County, Idaho;

thence along the Easterly boundary of said Southwest Quarter of Section 17, North 01°10'48" East 809.55 feet to an iron pin, said iron pin being the Northeast corner and the REAL POINT OF BEGINNING of a 1.00 acre parcel more particularly described as follows;

continuing North 88°20'46" West 241.99 feet along the Northerly boundary to a point;

thence South 01°10'48" West 180.01 feet to a point;

thence South 88°20'46" East 241.99 feet to an iron pin on the Easterly boundary;

thence continuing along said Easterly boundary, North 01°10'48" East 180.01 feet to an iron pin, and the real point of beginning, comprising 1.00 acre, more or less.

SUBJECT TO:

All existing easements and road rights-of-way of record or appearing on the above-described parcel of land.

together with their appurtenances.

Dated:

July 1, 1997

Jon W Wroten

Marietta M. Wroten

Janis M. Meek
ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

1998 JUN 23 AM 11:20

RECORDED-REQUEST OF

FEE 30

DEPUTY *[Signature]*

98060342

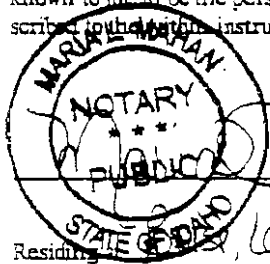
STATE OF IDAHO, COUNTY OF

On this 1st day of July, 1997
before me, a notary public in and for said State, personally
appeared JON W. WROTEN

MARIETTA M. WROTEN

JANIS M. MEEK

known to me to be the person who name sub-
scribed to the within instrument, and acknowledged to me that
executed the same.



Notary Public

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

Fees \$
Mail to:

Deputy

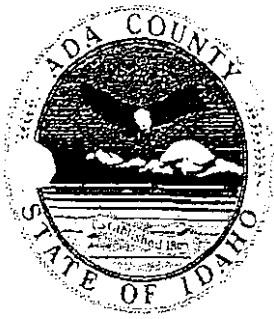
STATE OF IDAHO,)
) ss.
County of Ada.)

1. That The Wroten Family Revocable Living Trust is the record owner of the property described on the attached Ada County Parcel No. S0517336000 and Ada County Parcel No. S0517346650, and we grant our permission, as trustees of the trust, to Rocky Ridge Construction, Inc., P.O. Box 117, Meridian, Idaho 83680, to submit any and all development applications pertaining to that property, including, without limitation, applications for rezoning, preliminary plat approval, conditional use permit, and final plat approval.

DATED this 13th day of May, 2004.

By Jon W. Wroten
Jon Wroten, its Trustee

Notary Public for Idaho
Residing at Mendon, Idaho
My Commission Expires: 2/19/2010



Property Master

04/27/2004

Year	Parcel #	Status	Property Type
2004	S0517336000	Active	Real

Property Code Area	State Parcel #
05-6	O4N01E176000

Physical Location

Address 1201 W SOUTH CHANNEL RD
EAGLE ID 83616-0000

Group Type SECT

Group # 0517

Description 4N 1E 17

Zoning A

Township/Range/Section 4N 1E 17

Contact Information

Name WROTEN FAMILY REVOCABLE LIVING

Mailin P O BOX 686 EAGLE ID 83616-0000

Description

PAR #6000 OF SW4SW4
EC 17 4N 1E

Additional Contacts

WROTEN JON W TRUSTEE
WROTEN MARIETTA TRUSTEE

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	10	14.000	8,000	Primary	Non-Occupancy	INCOME
Active	100	1.000	75,000	Primary	Non-Occupancy	MARKET
Active	310		177,700	Primary	Non-Occupancy	COST
			260,700			
			(50,000)	Less Homeowners Exemption		
			210,700			

2nd Mt. 4-2004 1:13 PM
This document being re-recorded to correct legal description

Reviewed and approved:

JW

mw

A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

703 S. Americana, Suite 190 / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 12/26/03 02:18 PM
DEPUTY Bernie Obenling
RECORDED-REQUEST OF
Pioneer

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 01/21/04 03:55 PM
DEPUTY Kody Ingraham
RECORDED-REQUEST OF
Pioneer
AMOUNT 6.00

104886763

WARRANTY DEED

For Value Received

Lorne M. Dennett as trustee for the Lorne Dennett Living Trust

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jon W. Wroten and Marietta Wroten, as Co-Trustees of the Wroten Family Revocable Living Trust, dated
August 1, 1991

hereinafter referred to as Grantee, whose current address is P.O. Box 616, Eagle, ID 83616
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel No. 80517336000

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs
and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor
is the owner in fee simple of said premises; that said premises are free from all encumbrances except current
years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record,
and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims
whatsoever.

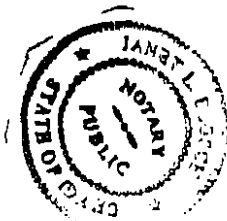
Dated: December 24, 2003

Lorne Dennett Living Trust

By *Lorne M. Dennett*
Lorne M. Dennett, Trustee

STATE OF IDAHO, County of Ada, ss.

On this 19th day of December, in the year of 2003, before me the undersigned, a notary public
personally appeared Lorne M. Dennett, known or identified to me to be the person whose name is
subscribed to the within instrument as Trustee and acknowledged to me that he/she/they executed the
same as such Trustee.



Janet L. Bloch
Janet L. Bloch
Notary Public of IDAHO
Residing at Boise, Idaho
Commission expires: March 17, 2003

236114

EXHIBIT A

The North quarter of the Southwest quarter of the Southwest quarter of Section 17 in Township 4 North of Range 1 East of the Boise Meridian, in Ada County, Idaho.

ALSO

Commencing at a point on section line between Sections 17 and 18 in Township 4 North, of Range 1 East of the Boise Meridian, in Ada County, Idaho, 5.00 chains South of the Northwest corner of the Southwest quarter of the Southwest quarter of Section 17,

Thence East 40.63 chains, more or less, to East line of the Southwest quarter of said Section 17,

Thence South 2.50 chains,

Thence West 40.63 chains, more or less, to West line of the Southwest quarter of said Section 17,

Thence North 2.50 chains to the **PLACE OF BEGINNING**.

TOGETHER WITH a road right of way for ingress and egress along the Southerly line of the following described parcel of land;

All that portion of the Southeast quarter of the Southwest quarter of Section 17, Township 4 North, Range 1 East, Boise Meridian, more particularly described as follows:

Beginning at a point on the East line of the Southeast quarter of the Southwest quarter of said Section 17, which lies 330.0 feet South of the Northeast corner of said tract;

Thence South 165.0 feet;

Thence West 1320.0 feet, more or less, to the West line of the Southeast quarter of the Southwest quarter of said Section 17;

Thence North 165.0 feet to a point which lies 330.0 feet South of the Northwest corner of said tract;

Thence West 1320.0 feet to the **POINT OF BEGINNING**.

INITIAL

EXCEPTING THEREFROM the following described property:

All that portion of the Southeast one quarter of the Southwest one quarter of Section 17, Township 4 North, Range 1 East, Boise Meridian, more particularly described as follows:

Beginning at a point on the East line of the Southeast one quarter of the Southwest one quarter of said Section 17, which lies 330.0 feet South of the Northeast corner of said tract;

Thence South 165.0 feet;

Thence West 1320.0 feet, more or less, to the West line of the Southeast one quarter of the Southwest one quarter of said Section 17;

Thence North 165.0 feet to a point which lies 330.0 feet South of the Northwest corner of said tract;

Thence East 1320.0 feet to the **POINT OF BEGINNING**.

254

FILED EFFECTIVE



ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY

2004 MAY 13 P 4:30

DEPT OF STATE
CLERK OF COURTS

(Instructions on back of application)

1. The name of the limited liability company is:

South Channel, L.L.C.

2. The date the articles of organization were filed was: April 27, 2004

COMPLETE ONLY THE APPLICABLE ITEMS

3. The name of the limited liability company is amended to read:

4. The latest date certain upon which the limited liability company will dissolve is amended to read:

5. The management of the limited liability company shall henceforth be vested in:

☐ Manager(s) ☐ Members

6. The information on the managers/members shall be amended as follows:

Name	Address	Add	Delete	Other
Jeff Sherburne	880 E. Franklin Rd., Ste. 313	☐	☒	
Managing Member	Meridian, Idaho 83642	☐	☐	
Rocky Ridge	880 E. Franklin Rd., Ste. 313	☒	☐	
Construction, Inc.	Meridian, Idaho 83642	☐	☐	
Managing Member		☐	☐	

7. Signature of at least one manager, if any, or at least one member.

Signature: [Signature]
 Typed Name: Rocky Ridge Construction, Managing Member
 Capacity: By Jeff Sherburne, its President

Signature: _____
 Typed Name: _____
 Capacity: _____

Secretary of State use only

Idaho Form 30225
 Revised 10/2003

Idaho Form

IDAH0 SECRETARY OF STATE
 85/13/2004 05:00
 Ck: 20034 Ct: 50298 In: 744949
 1 0 30.00 = 30.00 ORGAN AMEN 0 2

W 30225