

225371 JB/HEH

2



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORD
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

QUITCLAIM DEED

For Value Received

Christopher J. Kepus and Kathleen M. Kepus, husband and wife
do hereby convey, release, remise and forever quit claim unto
Sundance Investments Limited Partnership, an Idaho limited partnership
whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

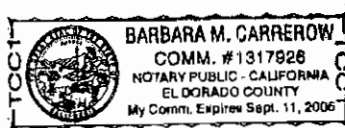
Dated: February 24, 2003

Christopher J. Kepus

Kathleen M. Kepus

STATE OF California County of El Dorado, ss.

On this 27th day of February, in the year of 2003, before me Barbara M. Carrerow, notary public personally appeared Christopher J. Kepus and Kathleen M. Kepus, 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.



Notary Public of State of California
Residing at Placerville
Commission expires: 9-11-05

Exhibit A



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

**DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY**

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel S1121212485



225371 JB/HEH



A Pioneer Company

PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

WARRANTY DEED

For Value Received **Fred Nakaji, as his separate estate**, as to his undivided ten percent
(10.0%) interest

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

Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is **9100 W. Blackeagle Drive, Boise, ID 83709**
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 19, 2003

Fred Nakaji
Fred Nakaji

STATE OF California County of Sacramento, ss.

On this 27th day of February, in the year of 2003, before me Jayson P. Tong,
notary public personally appeared Fred Nakaji, ~~known~~ or identified to me to be the person whose
name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Jayson P. Tong
Notary Public
Residing at: ELK GROVE, CA
My commission expires: NV. 17, 2004

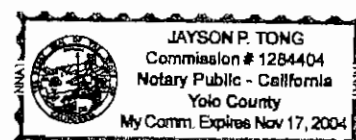


Exhibit A



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702

(208) 385-0636

Fax (208) 385-0696

Project No.: 2541

Date: February 24, 2003

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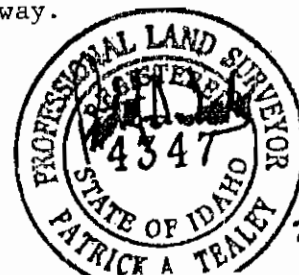
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Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



2/24/03

25371 JB/HEH



A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00

2



103035246

QUITCLAIM DEED

For Value Received

Fred Nakaji and Molly Nakaji, husband and wife

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

Sundance Investments Limited Partnership, an Idaho limited partnership

whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: February 24, 2003

Fred 7. Nakaji
Fred Nakaji
Molly Nakaji
Molly Nakaji

STATE OF California, County of Sacramento, ss.

On this 27th day of February, in the year of 2003, before me Jayson P. Tong, notary public personally appeared Fred Nakaji and Molly Nakaji, ~~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.

Jayson P. Tong
Notary Public of
Residing at Elk Grove, CA
Commission expires: Nov. 17, 2004

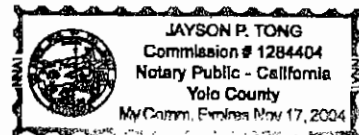


Exhibit A



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Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel 61121212483



2/24/03

5371 JB/HEH



A Pioneer Company

PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 9.00



23

WARRANTY DEED

For Value Received **Fred Del Gadillo, Jr.**, as to his undivided five percent (5.0%) interest

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

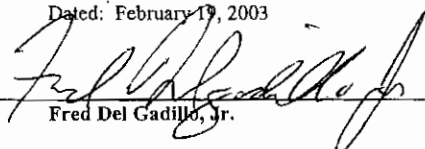
Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is 9100 W. Blackeagle Drive, Boise, ID 83709
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 19, 2003


Fred Del Gadillo, Jr.

STATE OF _____ County of _____, ss.

On this _____ day of February, in the year of 2003, before me _____,
notary public personally appeared ~~Fred Del Gadillo, Jr.~~, known or identified to me to be the person
whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

*See Attached California
All Purpose Acknowledgement*



Notary Public

Residing at: _____

My commission expires: _____

General Acknowledgement

State of California

County of Solano

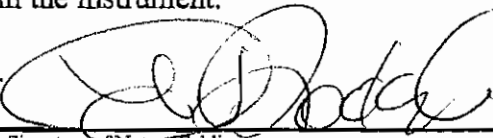
On 2-27-2003, before me, Frank Rodgers Notary Public,

Personally appeared

Fred Delgadillo Jr

Personally known to me (or proved to me on the basis of satisfactory evidence) 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed in the instrument.

WITNESS my hand and official seal.


Signature of Notary Public

OPTIONAL



Title of Document: Quit Claim Deed

Document Date: 2-27-2003 Number of Pages: 1



**TEALEY'S LAND
SURVEYING**

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Project No.: 2541
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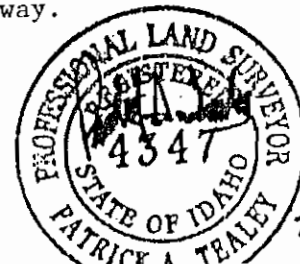
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EXCEPT that portion lying within Overland Road right-of-way.



25371 JB/HEH



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OF ADA COUNTY
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(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
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DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT

9.00



23

QUITCLAIM DEED

For Value Received

Fred Del Gadillo, Jr. an unmarried person

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

Sundance Investments Limited Partnership, an Idaho limited partnership

whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: February 24, 2003

Fred Del Gadillo, Jr.

STATE OF _____ County of _____, ss.

On this _____ day of February, in the year of 2003, before me _____, notary public personally appeared Fred Del Gadillo, Jr., 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.

Notary Public of
Residing at
Commission expires:

*See Attached California
All Purpose Acknowledgement*

General Acknowledgement

State of California

County of Solano

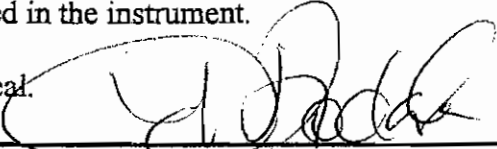
On 2/27/2003 before me, Frank Rodgers Notary Public,

Personally appeared

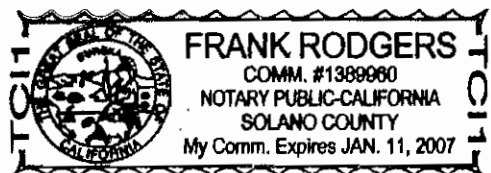
Fred Delgadillo Jr

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed in the instrument.

WITNESS my hand and official seal.


Signature of Notary Public

OPTIONAL



Title of Document: Quit claim Deed

Document Date: 2/27/03 Number of Pages: 1



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Tax Parcel S1121212485



2/24/03

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RECORDED - REQUEST OF
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WARRANTY DEED

For Value Received **Fred Del Gadillo, Sr.**, as his separate estate, as to his undivided five percent (5.0%) interest

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

Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is 9100 W. Blackeagle Drive, Boise, ID 83709
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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 19, 2003

Fred Del Gadillo, Sr.

STATE OF Idaho County of Ada, ss.

On this 27th day of February, in the year of 2003, before me Janet L. Bloch
notary public personally appeared Fred Del Gadillo, Sr. known or identified to me to be the person
whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Notary Public

Residing at: Boise, Idaho
My commission expires: 3-17-2005



**TEALEY'S LAND
SURVEYING**

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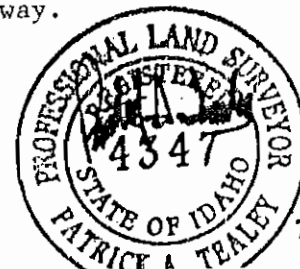
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North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



2/24/03

5371 JB/HEH

2



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:56 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

QUITCLAIM DEED

For Value Received

Fred Del Gadillo, Sr. and Diane B. Del Gadillo, husband and wife

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

Sundance Investments Limited Partnership, an Idaho limited partnership

whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: February 24, 2003

F. Del
Fred Del Gadillo, Sr.
Diane B. Del Gadillo
Diane B. Del Gadillo

STATE OF Idaho County of Ada, ss.

On this 26th day of February, in the year of 2003, before me Janet L. Bloch notary public personally appeared Fred Del Gadillo, Sr. and Diane B. Del Gadillo, 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
Notary Public of Idaho
Residing at Boise, Idaho
Commission expires: 3-17-2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

Exhibit A

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel S1121212485



25371 JB/HE/H



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 9.00



3

WARRANTY DEED

For Value Received **Mary Ballantyne, a widow, and Mary Ballantyne as the Personal Representative of the Estate of James H. Ballantyne, deceased,** as to her undivided ten percent (10.0%) interest hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is 9100 W. Blackeagle Drive, Boise, ID 83709 the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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.

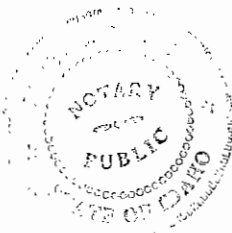
Dated: February 19, 2003

Mary Ballantyne
Mary Ballantyne

Mary Ballantyne
Mary Ballantyne, as Personal
Representative of the Estate of James H.
Ballantyne

STATE OF Idaho County of Ada, ss.

On this 26th day of February, in the year of 2003, before me Janet L Bloch notary public personally appeared Mary Ballantyne, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



Janet L Bloch
Notary Public
Residing at: Boise, Idaho
My commission expires: 3-17-2005

State of Idaho
County of Ada

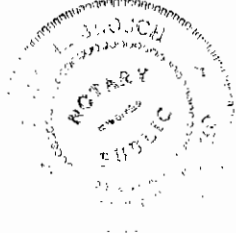
On this 26th day of February, 2003, before me, Janet L. Blossch, a Notary Public, personally appeared Mary Ballantyne, known or identified to me to be the whose name is subscribed to the within instrument as Personal Representative of the Estate of James H. Ballantyne, and acknowledged to me that she executed the same as such Personal Representative.

Notary Public:

Janet L. Blossch
Janet L. Blossch

Residing at: Boise, Idaho

My commission expires: March 17, 2005



225371 JB/HEH



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Exhibit A

Project No.: 2541
Date: February 24, 2003

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

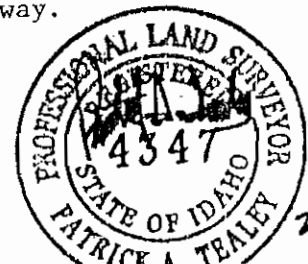
South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



2/24/03

-25371 JB/Helt

3



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 9.00



QUITCLAIM DEED

For Value Received

Mary Ballantyne, a widow, and Mary Ballantyne as the Personal Representative of the Estate of James H. Ballantyne, deceased

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

Sundance Investments Limited Partnership, an Idaho limited partnership
whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: February 24, 2003

Mary Ballantyne
Mary Ballantyne
Mary Ballantyne
Mary Ballantyne as Personal Representative of the
Estate of James H. Ballantyne, deceased

STATE OF Idaho, County of Ada, ss.

On this 26th day of February, in the year of 2003, before me Janet L. Bloch, notary public personally appeared Mary Ballantyne, 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
Notary Public of Idaho
Residing at Boise
Commission expires: 3/17/2005



State of Idaho
County of Ada

On this 26th day of February, 2003, before me, Janet L. Bloch, a Notary Public, personally appeared Mary Ballantyne, known or identified to me to be the whose name is subscribed to the within instrument as Personal Representative of the Estate of James H. Ballantyne, and acknowledged to me that she executed the same as such Personal Representative.



Notary Public: Janet L. Bloch

Janet L. Bloch

Residing at: Boise, Idaho

My commission expires: March 17, 2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Exhibit A

Project No.: 2541
Date: February 24, 2003

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel S1121212485



25371 JB/HEH

2



A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVIO NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

WARRANTY DEED

For Value Received

The Turf Corporation, an Idaho corporation.

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

Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is 9100 W. Blackeagle Drive, Boise, ID 83709
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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.

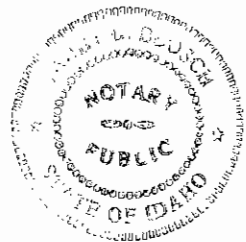
Dated: February 25, 2003

The Turf Corporation

By: L. Darwin McKay
L. Darwin McKay, President

STATE OF IDAHO, County of Ada _____, ss.

On this 25 day of February, in the year of 2003, before me Janet L. Bloch, notary public personally appeared L. Darwin McKay, known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



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



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Exhibit A

Project No.: 2541
Date: February 24, 2003

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the POINT OF BEGINNING;

Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



2 5371 JB/HEH

2



A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST QF
Pioneer
AMOUNT 6.00



2

QUITCLAIM DEED

For Value Received

The Turf Corporation, an Idaho corporation

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

Sundance Investments Limited Partnership, an Idaho limited partnership

whose address is 9100 W. Blackeagle Drive, Boise, ID 83709 ,

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: February 25, 2003

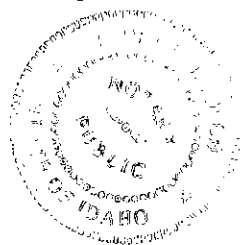
The Turf Corporation

By: L. Darwin McKay

L. Darwin McKay, President

STATE OF IDAHO County of Ada, ss.

On this 25th day of February, in the year of 2003, before me Janet L. Bloch, notary public personally appeared L. Darwin McKay known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument of behalf of said corporation, and acknowledged to me that such corporation executed the same.



Janet L. Bloch

Janet L. Bloch

Notary Public of Idaho

Residing at Ada

Commission expires: March 17, 2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

Exhibit A

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

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North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

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South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel S1121212485



2/24/03

225371 JB/HEH



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 83/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

2

QUITCLAIM DEED

For Value Received

L. Darwin McKay and Patricia E. McKay, husband and wife
do hereby convey, release, remise and forever quit claim unto
Sundance Investments Limited Partnership, an Idaho limited partnership
whose address is 9100 W. Blackeagle Drive, Boise, ID 83709
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: February 24, 2003

L. Darwin McKay
L. Darwin McKay
Patricia E. McKay
Patricia E. McKay

STATE OF Idaho County of Ada, ss.
On this 26th day of February, in the year of 2003, before me Tanet L. Bloesch, notary
public personally appeared L. Darwin McKay and Patricia E. McKay, 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.



Tanet L. Bloesch
Notary Public of Idaho
Residing at Boise, Idaho
Commission expires: 3-17-2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

Exhibit A

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

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North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel 51121212485



2/24/03

225371 JB/HFH

2



PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

WARRANTY DEED

For Value Received **Jack Edward Miller and Carol Ann Miller, Trustees of the Miller Family Trust** as to its undivided ten percent (10.0%) interest

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

Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is **9100 W. Blackeagle Drive, Boise, ID 83709**
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 19, 2003

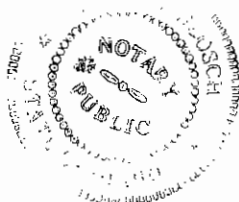
The Miller Family Trust

By: Jack Edward Miller, Trustee
Jack Edward Miller, Trustee

By: Carol Ann Miller, Trustee
Carol Ann Miller, Trustee

STATE OF Idaho County of Ada, ss.

On this 26th day of February, in the year of 2003, before me James L. Block notary public personally appeared Jack Edward Miller and Carol Ann Miller, known or identified to me to be the persons whose names are subscribed to the within instrument as Trustees and acknowledged to me that they executed the same as such trustees.



James L. Block
Notary Public
Residing at: Boise, Idaho
My commission expires: 3-17-2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

Exhibit A

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



125371 JB/HEH



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

QUITCLAIM DEED

For Value Received

Jack E. Miller and Carol A. Miller, husband and wife

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

Sundance Investments Limited Partnership, an Idaho limited partnership

whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

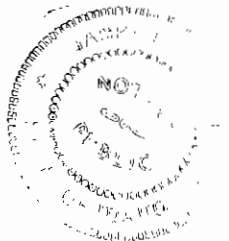
Dated: February 24, 2003

Jack E. Miller
Jack E. Miller

Carol A. Miller
Carol A. Miller

STATE OF Idaho County of Ada, ss.

On this 26th day of February, in the year of 2003, before me Janet L. Bloesch, notary public personally appeared Jack E. Miller and Carol A. Miller, 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: 3-17-2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

Exhibit A

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

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BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

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South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel S1121212485



2/24/03

225371 JB/HEH



A Pioneer Company
PIONEER TITLE COMPANY
 OF ADA COUNTY
 821 W. State St. / Boise, Idaho 83702
 (208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
 BOISE IDAHO 03/04/03 02:55 PM
 DEPUTY Michelle Turner
 RECORDED - REQUEST OF
 Pioneer
 AMOUNT 6.00



2

QUITCLAIM DEED

For Value Received

Loyal Archie Mehrhoff, III, Successor Trustee for the Loyal A. and Irene Mehrhoff Trust

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

Sundance Investments Limited Partnership, an Idaho limited partnership

whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: February 24, 2003

The Loyal A. and Irene Mehrhoff Trust

By: Loyal Archie Mehrhoff, III
 Loyal Archie Mehrhoff, III, Successor Trustee

ACKNOWLEDGMENT - Fiduciary/Official

STATE OF Arizona, County of Coconino, ss.On this 27th day of February, in the year of 2003, before me

Patty Martinez, a notary public
 personally appeared Loyal Archie Mehrhoff, III

known or identified to me to be the person whose name is subscribed to the within instrument as
Successor Trustee and acknowledged to me that he executed the same as such

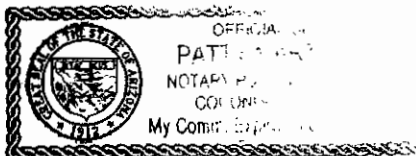
(trustee, sheriff, etc.)

Successor Trustee

(trustee, sheriff, etc.)

Notary Public: Patty MartinezResiding at: Grand Canyon AZMy Commission Expires: 3-31-03

U1064





**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

Exhibit A

DESCRIPTION
OF
PARCEL 1
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BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

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South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

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South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel S1121212485



225371 JB/HEH



PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

WARRANTY DEED

For Value Received Loyal Archie Mehrhoff, III, Successor Trustee for the Loyal

A. and Irene Mehrhoff Trust as to its undivided ten percent (10.0%) interest

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

Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 19, 2003

The Loyal A. and Irene Mehrhoff
Trust

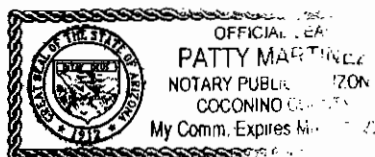
By:

Loyal Archie Mehrhoff, III, Trustee

STATE OF Arizona County of Coconino ss.

On this 27th day of February, in the year of 2003, before me Patty Martinez,
notary public personally appeared Loyal Archie Mehrhoff, III, 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
executed the same as such trustee.

[Signature]
Notary Public



Residing at: Coronado Canyon AZ
My commission expires: 3-31-05



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

Exhibit A

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

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North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the POINT OF BEGINNING;

Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



2 5371 JB/HEH

2



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVIO NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

QUITCLAIM DEED

For Value Received

Donna McKay, an unmarried person

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

Sindance Investments Limited Partnership, an Idaho limited partnership

whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: February 24, 2003

Donna McKay
Donna McKay

STATE OF Idaho County of Ada, ss.
On this 27th day of February, in the year of 2003, before me Janet L. Bloch, notary
public personally appeared Donna McKay, 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
Notary Public of
Residing at
Commission expires:





**TEALEY'S LAND
SURVEYING**

Exhibit A
2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

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South 56°21'27" West 104.33 feet to an iron pin; thence continuing

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South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel S1121212485



725371 JB/HE14



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORD: J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

2

WARRANTY DEED

For Value Received **Donna McKay**, an unmarried woman, as to her undivided two and one half percent (2.5%) interest

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

Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is 9100 W. Blackeagle Drive, Boise, ID 83709 the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 19, 2003


Donna McKay

STATE OF Idaho, County of Ada, ss.

On this 27th day of February, in the year of 2003, before me Janet L. Bloch notary public personally appeared Donna McKay, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



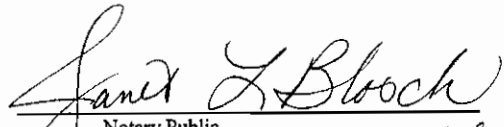

Notary Public
Residing at: Boise, Idaho
My commission expires: 3-17-2005

Exhibit A



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

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A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

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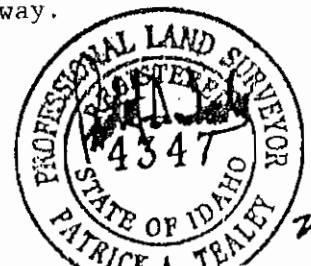
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Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



2/24/03



A Pioneer Company
PIONEER TITLE COMPANY
 OF ADA COUNTY
 821 W. State St. / Boise, Idaho 83702
 (208) 373-3744

AOA COUNTY RECORDER J. DAVID NAVARRO
 BOISE IDAHO 03/04/03 02:55 PM
 DEPUTY Michelle Turner
 RECORDED - REQUEST OF
 Pioneer
 AMOUNT 6.00



QUITCLAIM DEED

For Value Received

Alfred W. Sturr and Patricia A. Sturr, husband and wife

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

Sundance Investments Limited Partnership, an Idaho limited partnership

whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: February 24, 2003

Alfred W. Sturr
 Alfred W. Sturr

Patricia A. Sturr
 Patricia A. Sturr

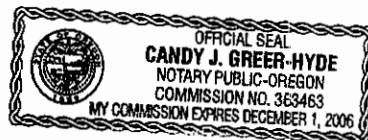
STATE OF Oregon

County of Multnomah

On this 26 day of February, in the year of 2003, before me Candy J. Greer-Hyde notary public personally appeared Alfred W. Sturr and Patricia A. Sturr, 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.

Candy J. Greer-Hyde

Notary Public of Oregon
 Residing at 7400 E. 1st Ave
 Commission expires: Dec. 1, 2006





**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
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North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel S1121212485



25371 JB/HEH

2



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

WARRANTY DEED

For Value Received **Alfred W. Sturr, as his separate estate,** as to his undivided ten percent (10.0%) interest

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

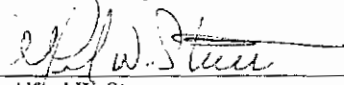
Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is **9100 W. Blackeagle Drive, Boise, ID 83709** the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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.

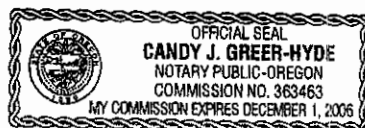
Dated: February 19, 2003

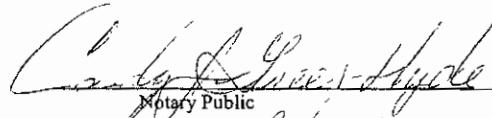


Alfred W. Sturr

STATE OF Oregon County of Multnomah ss.

On this 26 day of February, in the year of 2003, before me Candy J. Greer-Hyde notary public personally appeared Alfred W. Sturr, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.





Notary Public
Residing at: Lake Oswego
My commission expires: Dec 1, 2006

Exhibit A



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



2/24/03

725371 JB/HEH

2



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

QUITCLAIM DEED

For Value Received

Bruce R. Pickett and Marjorie Pickett, husband and wife
do hereby convey, release, remise and forever quit claim unto
Sundance Investments Limited Partnership, an Idaho limited partnership
whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

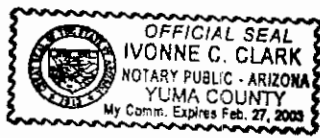
Dated: February 24, 2003

Bruce R. Pickett
Bruce R. Pickett

Marjorie Pickett
Marjorie Pickett

STATE OF ARIZONA County of YUMA, ss.

On this 26th day of February, in the year of 2003, before me Ivonne C. Clark, notary
public personally appeared Bruce R. Pickett and Marjorie Pickett, 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.



Ivonne C. Clark
Notary Public of ARIZONA
Residing at YUMA COUNTY
Commission expires: 2-27-2003



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

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North 71°05'47" West 316.75 feet to an iron pin; thence continuing

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South 00°01'30" West 281.98 feet to an iron pin; thence continuing

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North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel 81121212485



23-71 JB/HEH

2



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

WARRANTY DEED

For Value Received **Bruce R. Pickett**, a married man as his separate estate, as to his undivided
ten percent (10.0%) interest

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

Suudance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is **9100 W. Blackeagle Drive, Boise, ID 83709**
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

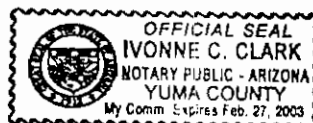
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs
and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor
is the owner in fee simple of said premises; that said premises are free from all encumbrances except 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 19, 2003

Bruce R. Pickett
Bruce R. Pickett

STATE OF ARIZONA County of Yuma, ss.

On this 26th day of February, in the year of 2003, before me Ivonne C. Clark,
notary public personally appeared **Bruce R. Pickett** 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.



Ivonne C. Clark
Notary Public

Residing at: Yuma County
My commission expires: 2-27-2003



Exhibit A
**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

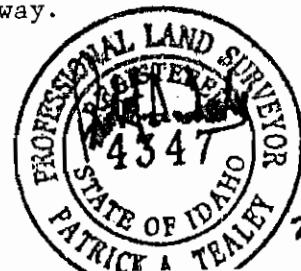
South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



2/24/03

725371 JB/HEH



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:56 PM
DEPUTY: Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT \$.00

2



QUITCLAIM DEED

For Value Received

Bob Del Gadillo, an unmarried person

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

Sundance Investments Limited Partnership, an Idaho limited partnership

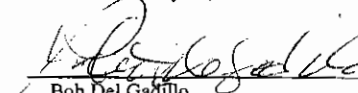
whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

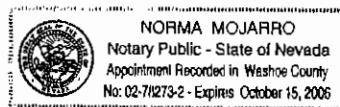
Dated: February 24, 2003

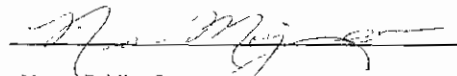


Bob Del Gadillo

STATE OF Washoe County of Nevada, ss.

On this 24 day of February, in the year of 2003, before me Robert Del Gadillo, notary public personally appeared Bob Del Gadillo, 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.





Notary Public of
Residing at
Commission expires:



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

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North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

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South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel S1121212485



205311 JB/HEH

2



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

WARRANTY DEED

For Value Received **Bob Del Gadillo**, an unmarried person, as to his undivided five percent (5.0%) interest

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

Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is **9100 W. Blackeagle Drive, Boise, ID 83709**
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

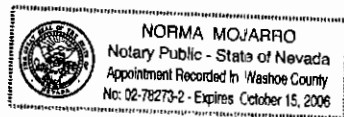
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except 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 19, 2003

Bob Del Gadillo

STATE OF Nevada County of Washoe, ss.

On this 26 day of February, in the year of 2003, before me Robert D. Delgadillo notary public personally appeared Bob Del Gadillo, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Notary Public

Residing at 11550 S. Highway 10, Reno, NV
My commission expires 10-15-06



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

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Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



2/24/03

2-5371 JB/Hett

2



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

QUITCLAIM DEED

For Value Received

Richard Lavender and Barbara Lavender, husband and wife

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

Sundance Investments Limited Partnership, an Idaho limited partnership

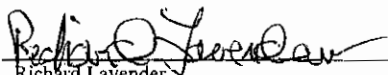
whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: February 24, 2003


Richard Lavender

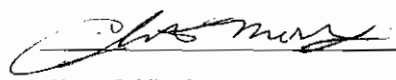

Barbara Lavender

STATE OF Montana County of Beaumont, ss.

On this 27th day of February, in the year of 2003, before me Christi Messers, notary public personally appeared Richard Lavender and Barbara Lavender, 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.



NOTARY PUBLIC-MONTANA
Residing at Stevensville, MT
My Comm. Expires March 16, 2005


Notary Public of
Residing at Ham. Hon
Commission expires: March 16, 2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

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IN PROPOSED
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South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel S1121212485



26 371 JB/HEH



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST DF
Pioneer
AMOUNT 6.00



2

WARRANTY DEED

For Value Received **Richard Lavender (also shown of record as Richard**

Lavendar), as his separate estate, as to his undivided ten percent (10.0%) interest

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

Sundance Investments Limited Partnership, an Idaho limited partnership

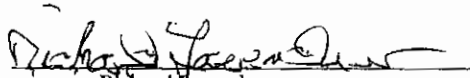
hereinafter referred to as Grantee, whose current address is **9100 W. Blackeagle Drive, Boise, ID 83709**

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 19, 2003

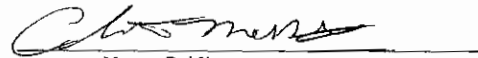

Richard Lavender

STATE OF Montana County of Beaumont, ss.

On this 27th day of February, in the year of 2003, before me Christine Messner,
notary public personally appeared Richard Lavender, known or identified to me to be the person
whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



NOTARY PUBLIC-MONTANA
Residing at Slavenaville, MT
My Comm. Expires March 16, 2005


Notary Public

Residing at: Hamilton
My commission expires: March 16, 2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

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Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.





A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

WARRANTY DEED

For Value Received **Christopher J. Kepus and Kathleen M. Kepus as Trustees of the Kepus Family Trust** as to its undivided ten percent (10.0%) interest

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

Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is **9100 W. Blackeagle Drive, Boise, ID 83709**
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 19, 2003

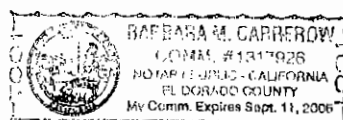
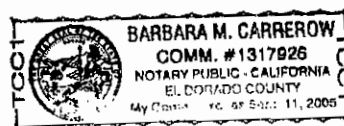
The Kepus Family Trust

By *Christopher J. Kepus*
Christopher J. Kepus, Trustee

By *Kathleen M. Kepus*
Kathleen M. Kepus, Trustee

STATE OF California County of El Dorado.

On this 27th day of February, in the year of 2003, before me Barbara M. Carrerow notary public personally appeared Christopher J. Kepus and Kathleen M. Kepus, known or identified to me to be the persons whose names are subscribed to the within instrument as Trustees and acknowledged to me that they executed the same as such trustees.



Barbara M. Carrerow

Notary Public

Residing at: Placerville
My commission expires: 9-11-05

Exhibit A



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
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