

*Recording requested by and  
when recorded return to:*

Planning Director  
City of Star  
P.O. Box 130  
Star, ID 83669

---

(Space Above for Recorder's Use)

**DEVELOPMENT AGREEMENT  
Willowbrook Golf Community**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Willowbrook Development, Inc., an Idaho limited liability company and hereinafter referred to as "Owner".

WHEREAS, Owner owns parcels of land totalling approximately 726.6 acres in size, currently located within Ada County, zoned RR, and more particularly described in **Exhibit A** of Ordinance \_\_\_\_\_, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner requested that the Property be annexed into the City, be rezoned, and be developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned and developed in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designation for the Property as described herein;

WHEREAS, a Request for Annexation and Zoning of the Property to R-2-DA was made as File No. \_\_\_\_\_, which applications were approved on \_\_\_\_\_, 2022;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

**Section 1. Legal Authority.** This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

**Section 2. Development/Uses/Standards.**

**2.1 Development Acreage and Uses Permitted.** As to the Property described on **Exhibit A**, Owner is allowed to develop the Property as follows:

- Zoning Classification: The zoning classification of the Property shall be R-2-DA.
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein.

**2.2 Site Design.** The Property shall be developed in substantial conformance with the approved Conceptual Master Plan, a copy of which is attached hereto and incorporated by reference herein as **Exhibit B**.

**2.3 Uses.** The Property is hereby approved for a 175-acre golf course and associated clubhouse facilities. Any further residential or commercial uses on the Property may not proceed unless and until the Council approves a Preliminary Plat application and Planned Unit Development application and a modification of this Development Agreement to incorporate Council's conditions of approval on such subsequent applications and any updates to the Conceptual Master Plan. All future uses are subject to review requirements as stated within the Unified Development Code, unless specified within this Agreement.

**2.4 Setbacks.** The development shall comply with the standard setbacks for the applicable zone based on Unified Development Code in place at the time of preliminary plat approval unless exceptions are approved with a Planned Unit Development.

**2.5 Proportionate Share Agreement for ITD Improvements.** Owner agrees to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. Owner will pay the traffic mitigation fee determined by the Idaho Transportation Department (ITD) as follows: Owner will pay the City the determined amount for Residential per buildable lot within each phase prior to signature on the final plat for the applicable phase. Owner will pay the City the determined amount for

Commercial prior to issuance of a building permit. The City will allocate the funds to roadway improvements in the vicinity of the project. Owner shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

- 2.6 Compliance with ACHD Conditions.** Owner will comply with all site specific conditions imposed by Ada County Highway District (ACHD) based on ACHD's review of the Traffic Impact Study.
- 2.7 Changes and Modifications.** No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.
- 2.8 Conditions, Bonding for Completion.** All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

**Section 3. Affidavit of Property Owner.** At the City's request, Owner shall provide an affidavit agreeing to submit the Property to this Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

**Section 4. Default.** The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into

this Agreement, does hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

**Section 5. Unenforceable Provisions.** If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

**Section 6. Assignment and Transfer.** After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Owner. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owners of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

**Section 7. General Matters.**

**7.1 Amendments.** Any material alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

**7.2 Paragraph Headings.** This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

**7.3 Choice of Law.** This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

**7.4 Notices.** Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star  
Attn: City Clerk  
P.O. Box 130  
Star, ID 83669

Owner: Willowbrook Development, Inc.  
Attn: Richard M. Phillips  
210 Murray Street  
Garden City, ID 83714

and *with copy to*: Deborah Nelson  
Givens Pursley LLP  
601 W Bannock St  
Boise, ID 83702

**7.5 Effective Date.** This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

**7.6 Attorney Fees.** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

*[end of text; signatures follow]*

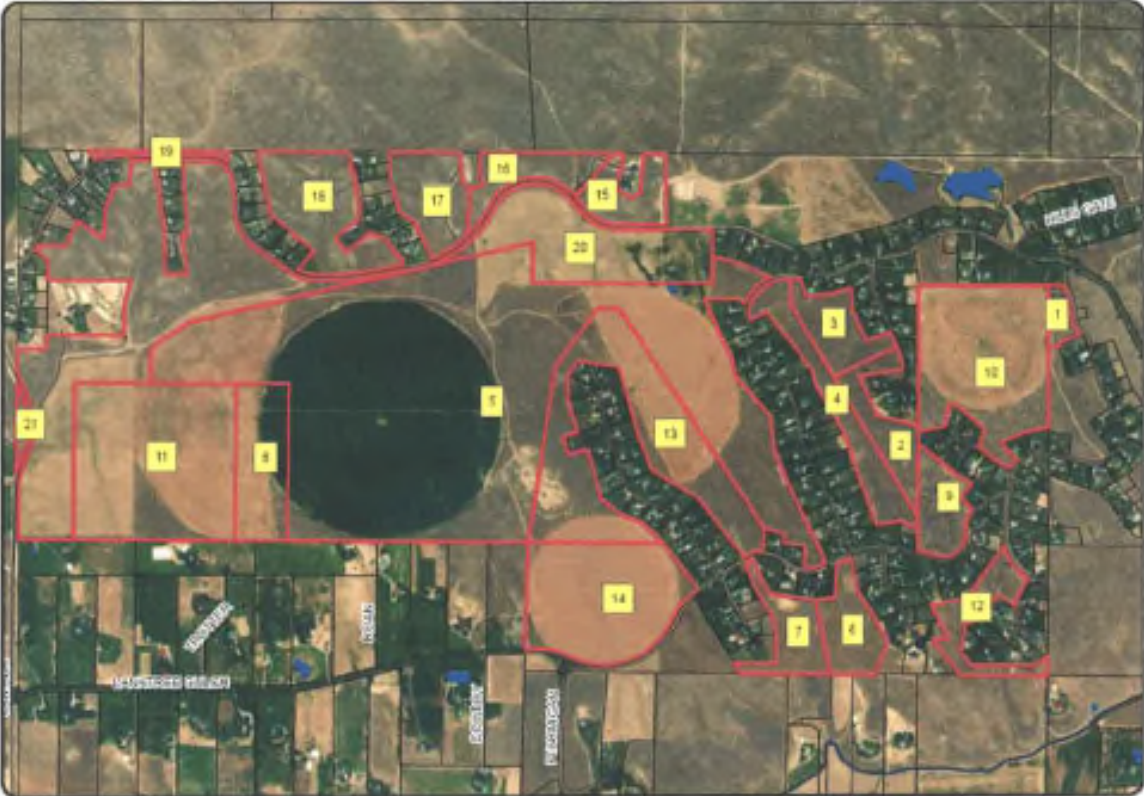




**EXHIBIT A TO DEVELOPMENT AGREEMENT**

**Property**

**EXHIBIT A**



| KEY # | PARCEL      | OWNER                                   | ACRES   |
|-------|-------------|---|---------|
| 1     | R3626110480 | WILLOWBROOK DEVELOPMENT INC             | 3.076   |
| 2     | R3626121000 | WILLOWBROOK DEVELOPMENT INC             | 11.063  |
| 3     | R3626121100 | WILLOWBROOK DEVELOPMENT INC             | 11.15   |
| 4     | R3626130010 | WILLOWBROOK DEVELOPMENT INC             | 16.696  |
| 5     | R3626130190 | WILLOWBROOK DEVELOPMENT INC             | 239.382 |
| 6     | R3626130460 | WILLOWBROOK DEVELOPMENT INC             | 11.642  |
| 7     | R3626130510 | WILLOWBROOK DEVELOPMENT INC             | 10.88   |
| 8     | R3626140010 | WILLOWBROOK DEVELOPMENT INC             | 19.358  |
| 9     | R3626150080 | WILLOWBROOK DEVELOPMENT INC             | 10.462  |
| 10    | R3626150160 | WILLOWBROOK DEVELOPMENT PARTNERS II LLC | 45.022  |
| 11    | R3626150210 | WILLOWBROOK DEVELOPMENT INC             | 59.933  |
| 12    | R3626150220 | WILLOWBROOK DEVELOPMENT INC             | 10.962  |
| 13    | R3626160010 | WILLOWBROOK DEVELOPMENT INC             | 50.1    |
| 14    | R3626160300 | WILLOWBROOK DEVELOPMENT INC             | 42.136  |
| 15    | R3626170020 | WILLOWBROOK DEVELOPMENT INC             | 10.207  |
| 16    | R3626170040 | WILLOWBROOK DEVELOPMENT INC             | 10.882  |
| 17    | R3626170060 | WILLOWBROOK DEVELOPMENT INC             | 14.694  |
| 18    | R3626170150 | WILLOWBROOK DEVELOPMENT INC             | 23.763  |
| 19    | R3626170250 | WILLOWBROOK DEVELOPMENT INC             | 1.431   |
| 20    | R3626170320 | WILLOWBROOK DEVELOPMENT PARTNERS II LLC | 121.9   |
| 21    | R3626170600 | WILLOWBROOK DEVELOPMENT INC             | 1.617   |



PROPERTY DESCRIPTION – PARCEL 1

HILLSDALE ESTATES ANNEXATION

A parcel of land in Sections 29, 30 and 32, T. 5 N., R. 1 W., Boise meridian, ADA County, Idaho, including lot 8, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 3, lot 27, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 4, lot 28, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 5, lots 29 AND 58, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 6, and lot 59, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 7, according to the official plats of Hillsdale estates subdivisions thereof, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Beginning at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the South section line of section 30, being a South boundary line of Hillsdale Estates Subdivisions and the North boundary of Monument Ridge Subdivision

S. 89°46'47" W. 2646.60 feet to the South  $\frac{1}{4}$  corner of section 30, thence continuing

S. 89°46'47" W. 2498.84 feet to a point on the East right of way line of N. Can Ada road, thence along said right of way

N. 00°00'40" W. 522.75 feet, thence

On a curve to the right whose radius is 470.00 feet, whose length is 168.20 feet, whose delta is 20°13'18" and whose long chord bears N. 10°14'29" E. 167.31 feet, thence

N. 20°29'38" E. 392.08 feet, thence

On a curve to the left whose radius is 225.00 feet, whose length is 162.21 feet, whose delta is 41°18'19" and whose long chord bears N. 00°09'41" W. 158.72 feet, thence

N. 20°48'40" W. 349.87 feet, thence

On a curve to the left whose radius is 325.00 feet, whose length is 26.16 feet, whose delta is 04°36'41" and whose long chord bears N. 23°07'01" W. 26.15 feet, thence

N. 25°25'22" W. 144.97 feet to the intersection of the West section line of said section 30 and the East right of way line of N. CAN ADA road, thence along said West section line and along the West boundary line of Hillsdale Estates Subdivision # 7

Page 1



N. 00°00'00" W. 233.79 feet, thence leaving said West section line and continuing along the West boundary line of Hillsdale Estates Subdivision #7

N. 90°00'00" E. 299.80 feet, thence

N. 00°00'18" E. 151.92 feet, thence

S. 89°59'50" E. 774.33 feet, thence

N. 00°00'00" E. 316.20 feet, thence

N. 13°38'55" E. 251.78 feet, thence

S. 89°46'16" W. 833.70 feet, thence

N. 00°00'18" E. 200.30 feet, thence

N. 50°14'35" W. 153.26 feet to the right of way of Deep Canyon Drive, thence along said right of way

On a curve to the left whose radius is 330.00 feet, whose length is 49.10 feet, whose delta is 8°31'32" and whose long chord bears N. 22°47'04" E 49.06 feet, thence leaving said right of way and continuing along lot lines of Hillsdale Estates Subdivision #7

S. 89°36'46" E. 283.92 feet, thence

N. 20°22'56" E. 276.79 feet, thence

S. 56°28'00" E. 339.91 feet, thence

N. 00°24'08" E. 306.95 feet, thence

N. 20°30'46" E. 253.76 feet, thence

N. 83°34'00" E. 159.89 feet, thence

N. 01°01'51" E. 247.09 feet to the right of way of Deep Canyon Drive, thence along said right of way

On a curve to the right whose radius is 470.00 feet, whose length is 52.77 feet, whose delta is 6°26'00" and whose long chord bears N. 86°47'00" E. 52.74 feet, thence

N. 90°00'00" E. 189.55 feet, thence leaving said right of way

and continuing along lot lines of Hillsdale Estates Subdivision #7

S. 08°18'01" E. 731.37 feet, thence

S. 01°42'28" E. 228.75 feet, thence

N. 90°00'00" E. 228.75 feet, thence

Page 2

N. 09°25'16" W. 400.49 feet, thence  
S. 80°02'54" E. 61.17 feet, thence  
N. 04°23'31" W. 767.39 feet to the right of way of Deep Canyon Drive, thence along said right  
of way  
N. 90°00'00" E. 263.96 feet, thence  
On a curve to the right whose radius is 245.00 feet, whose length is 363.56 feet, whose delta is  
85°01'21" and whose long chord bears S. 47°29'20" E. 331.11 feet, thence  
S. 04°58'39" E. 281.02 feet, thence  
On a curve to the left whose radius is 530.00 feet, whose length is 471.52 feet, whose delta is  
50°58'25" and whose long chord bears S. 30°27'52" E. 456.12 feet, thence  
S. 55°57'04" E. 393.58 feet, thence  
On a curve to the left whose radius is 530.00 feet, whose length is 332.56 feet, whose delta is  
35°57'06" and whose long chord bears S. 73°55'37" E. 327.13 feet, thence  
N. 88°05'30" E. 243.47 feet, thence  
On a curve to the left whose radius is 1030.00 feet, whose length is 156.88 feet, whose delta is  
8°43'37" and whose long chord bears N. 83°44'01" E. 156.73 feet, thence  
N. 79°22'13" E. 586.44 feet, thence  
On a curve to the left whose radius is 1030.00 feet, whose length is 884.43 feet, whose delta is  
49°11'54" and whose long chord bears N. 54°46'16" E. 857.51 feet, thence  
N. 30°10'19" E. 161.71 feet, thence  
On a curve to the right whose radius is 470.00 feet, whose length is 894.35 feet, whose delta is  
109°01'06" and whose long chord bears N. 84°41'06" E. 765.39 feet, thence  
S. 40°48'06" E. 146.44 feet, thence  
On a curve to the left whose radius is 530.00 feet, whose length is 458.07 feet, whose delta is  
49°31'12" and whose long chord bears S. 65°33'42" E. 443.95 feet, thence

N. 89°40'40" E. 937.33 feet, thence leaving said right of way and continuing along the boundary of Hillsdale Estates Subdivision #2 and 7

S. 00°00'00" W. 275.31 feet, thence along a lot line in Hillsdale Estates Subdivision #2

S. 77°52'55" E. 266.67 feet, thence

S. 67°10'42" E. 358.86 feet to the right of way of N. High Country Way, thence along said right of way

On a curve to the left whose radius is 430.00 feet, whose length is 168.73 feet, whose delta is 22°28'58" and whose long chord bears S. 52°34'14" W. 167.65 feet, thence

S. 41°19'45" W. 139.78 feet, thence

On a curve to the left whose radius is 230.00 feet, whose length is 77.13 feet, whose delta is 19°12'53" and whose long chord bears S. 31°43'18" W. 76.77 feet, thence leaving said right of way and continuing along the boundary of Hillsdale Estates Subdivision #2 and #3

N. 60°46'33" E. 76.12 feet, thence

S. 89°55'11" W. 326.13 feet, thence continuing along lot lines in Hillsdale Estates Subdivision #3

S. 23°30'28" E. 484.96 feet, thence

S. 26°56'24" E. 175.26 feet, thence

S. 12°06'58" E. 183.94 feet, thence

S. 42°11'01" E. 540.64 feet, thence

S. 7°26'08" E. 352.80 feet, thence

S. 23°00'54" E. 529.43 feet, thence

S. 27°58'18" E. 368.39 feet, thence

S. 27°58'18" E. 158.58 feet, thence

S. 21°24'05" E. 204.80 feet to the North right of way of N. Lanktree Road, thence along said right of way

S. 64°08'00" W. 46.72 feet, thence

On a curve to the right whose radius is 320.00 feet, whose length is 164.02 feet, whose delta is 29°22'05" and whose long chord bears S. 78°49'03" W. 162.23 feet, thence leaving said right of way and continuing along lot lines of Hillsdale Estates Subdivision #3

N. 00°59'48" W. 236.93 feet, thence

Page 4

N. 85°10'44" W. 222.22 feet, thence  
N. 04°10'38" E. 100.88 feet, thence  
N. 78°35'35" W. 206.52 feet, thence  
S. 01°00'41" W. 233.09 feet to the North right of way of W. Lanktree Road, thence along said right of way  
On a curve to the left whose radius is 380.00 feet, whose length is 214.07 feet, whose delta is 32°16'36" and whose long chord bears S. 74°52'23" W. 211.25 feet, thence leaving said right of way and continuing along lot lines of Hillsdale Estates Subdivision #6  
N. 37°50'03" W. 724.16 feet, thence  
N. 58°13'37" W. 586.91 feet, thence  
N. 22°53'13" W. 348.75 feet, thence  
N. 16°01'10" W. 753.17 feet, thence  
N. 83°02'04" W. 415.31 feet, thence  
S. 34°19'30" W. 178.25 feet, thence  
S. 02°24'41" E. 249.76 feet, thence  
S. 16°18'42" E. 338.55 feet, thence  
S. 73°41'18" W. 150.00 feet, thence  
S. 16°18'42" E. 200.00 feet, thence  
N. 73°41'18" E. 200.00 feet, thence  
S. 16°18'42" E. 524.14 feet, thence  
S. 51°13'37" E. 236.0.6 feet, thence  
S. 68°32'07" E. 216.97 feet, thence  
S. 53°16'29" E. 220.54 feet, thence  
S. 37°21'40" E. 691.21 feet to the North right of way of W. Lanktree Road, thence along said right of way  
S. 53°50'55" W. 79.07 feet, thence

On a curve to the left whose radius is 530.00 feet, whose length is 300.59 feet, whose delta is 32°29'41" and whose long chord bears S. 37°36'04" W. 296.57 feet, thence  
On a curve to the right whose radius is 762.00 feet, whose length is 1290.99 feet, whose delta is 97°04'17" and whose long chord bears S. 69°53'22" W. 1142.04 feet, thence  
On a curve to the left whose radius is 530.00 feet, whose length is 267.30 feet, whose delta is 28°53'47" and whose long chord bears N. 76°01'23" W. 264.48 feet, thence  
S. 89°31'44" W. 166.22 feet, thence leaving said right of way and continuing along the West section line of section 32, being a West boundary line of Hillsdale Estates Subdivisions and the East boundary of Monument Ridge Subdivision  
N. 00°59'37" E. 1083.71 feet to the point of beginning.

Contains 532.7 acres more or less

PROPERTY DESCRIPTION – PARCEL 2

HILLSDALE ESTATES ANNEXATION

A parcel of land in Section 30, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, being lot 1, block 8, HILLSDALE ESTATES SUBDIVISION # 7, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the South section line of section 30, being a South boundary line of Hillsdale Estates Subdivisions and the North boundary of Monument Ridge Subdivision

S. 89°46'47" W. 2646.60 feet to the South  $\frac{1}{4}$  corner of section 30, thence continuing

S. 89°46'47" W. 2498.84 feet to a point on the East section line of said section 30, thence along said section line

N. 00°00'40" W. 670.39 feet to the POINT OF BEGINNING, thence continuing along said section line

N. 00°00'40" W. 908.60 feet to a point on the West right of way of N. Can Ada road, thence along said right of way

S. 25°25'22" E. 39.72 feet, thence

On a curve to the right whose radius is 275.00 feet, whose length is 22.13 feet, whose delta is 04°36'41" and whose long chord bears S. 23°07'01" E. 22.13 feet, thence

S. 20°48'40" E. 349.87 feet, thence

On a curve to the right whose radius is 470.00 feet, whose length is 175.00 feet, whose delta is 41°18'19" and whose long chord bears S. 00°09'31" E. 123.45 feet, thence

S. 20°29'38" W. 429.04 feet to the point of beginning

Contains 1.82 acres more or less



PROPERTY DESCRIPTION – PARCEL 3

HILLSDALE ESTATES ANNEXATION

A parcel of land in Section 30, T. 5 N., R. 1 W., Boise meridian, ADA County, Idaho, being lot 39, block 4, HILLSDALE ESTATES SUBDIVISION # 7, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

N. 00°14'28" E. 2639.42 feet to the East  $\frac{1}{4}$  corner of said section 30, thence continuing

N. 00°15'26" E. 1318.50 feet to a  $\frac{1}{16}$ <sup>th</sup> corner of said section 30, thence along a  $\frac{1}{16}$ <sup>th</sup> line

S. 89°42'51" W. 1889.79 feet to the POINT OF BEGINNING, thence leaving the  $\frac{1}{16}$ <sup>th</sup> line

S. 24°32'16" E. 130.34 feet to the West right of way line of N. Highhill Pl., thence along said right of way

On a curve to the left whose radius is 50.00 feet, whose length is 78.55 feet, whose delta is 90°00'55" and whose long chord bears S. 05°11'13" E. 70.72 feet, thence

On a curve to the right whose radius is 50.00 feet, whose length is 36.14 feet, whose delta is 41°24'35" and whose long chord bears S. 29°29'24" E. 35.36 feet, thence

S. 08°47'06" E. 315.09 feet, thence

On a curve to the right whose radius is 125.00 feet, whose length is 15.79 feet, whose delta is 07°14'13" and whose long chord bears S. 05°10'01" E. 15.78 feet, thence

S. 01°32'56" E. 125.21 feet, thence leaving said right of way and following lot lines

S. 48°33'34" W. 320.60 feet, thence

S. 42°50'46" E. 177.42 feet, thence

S. 54°59'20" E. 176.88 feet, thence

page 1 Parcel 3





N. 50°57'32" E. 324.11 feet, thence

S. 42°00'01" E. 207.57 feet to the West right of way line of N. Highhill Pl., thence along said right of way

On a curve to the right whose radius is 125.00 feet, whose length is 58.98 feet, whose delta is 27°02'11" and whose long chord bears S. 28°28'55" E. 58.44 feet, thence

On a curve to the right whose radius is 25.00 feet, whose length is 41.16 feet, whose delta is 94°20'02" and whose long chord bears S. 32°12'12" W. 36.67 feet to the North right of way of W. Deep Canyon Dr., thence along said right of way

S. 79°22'13" W. 428.92 feet, thence

On a curve to the right whose radius is 970.00 feet, whose length is 147.75 feet, whose delta is 08°43'37" and whose long chord bears S. 83°44'01" W. 147.60 feet, thence

S. 88°05'50" W. 243.47 feet, thence

On a curve to the right whose radius is 470.00 feet, whose length is 234.11 feet, whose delta is 28°32'22" and whose long chord bears N. 77°37'59" W. 231.70 feet, thence leaving said right of way and following lot lines

N. 42°00'01" E. 248.62 feet, thence

N. 49°56'49" W. 579.77 feet, thence

N. 12°20'50" W. 654.79 feet to a 1/16<sup>th</sup> line, thence along said line

N. 89°42'51" E. 900.39 feet to the POINT OF BEGINNING.

Contains 22.54 acres more or less

page 2 Parcel 3

PROPERTY DESCRIPTION – PARCEL 4

HILLSDALE ESTATES ANNEXATION

A parcel of land in Sections 29 and 30, T. 5 N., R. 1 W., Boise meridian, ADA County, Idaho, being lots 26 and 28, block 4, HILLSDALE ESTATES SUBDIVISION # 7, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

N. 00°14'28" E. 2639.42 feet to the East  $\frac{1}{4}$  corner of said section 30, thence continuing

N. 00°15'26" E. 1318.50 feet to a  $\frac{1}{16}$ <sup>th</sup> corner of said section 30, THE POINT OF BEGINNING, thence

N. 89°55'49" E. 900.17 feet, thence leaving the  $\frac{1}{16}$ <sup>th</sup> line and going along lot 27, block 4

S. 10°06'06" E. 360.35 feet thence

S. 53°14'41" E. 161.65 feet, thence

N. 65°41'32" E. 110.26 feet, thence

N. 03°53'47" E. 407.29 feet, thence

S. 54°59'20" E. 176.88 feet, thence

N. 89°55'49" E. 232.74 feet to the  $\frac{1}{16}$ <sup>th</sup> line, thence along the  $\frac{1}{16}$ <sup>th</sup> line

S. 01°37'50" E. 716.05 feet to the North right of way of W. Deep Canyon Dr., thence along said right of way

S. 89°40'41" W. 472.24 feet, thence

On a curve to the right whose radius is 470.00 feet, whose length is 406.22 feet, whose delta is 49°31'12" and whose long chord bears N. 65°33'42" W. 393.69 feet, thence

N. 40°48'06" W. 146.44 feet, thence

page 1 Parcel 4



On a curve to the left whose radius is 530.00 feet, whose length is 1008.52 feet, whose delta is 109°01'35" and whose long chord bears S. 84°41'06" W. 863.10 feet, thence

S. 30°10'19" W. 161.71 feet, thence

On a curve to the right whose radius is 970.00 feet, whose length is 671.60 feet, whose delta is 39°40'12" and whose long chord bears S. 50°00'25" W. 658.27 feet, thence leaving said right of way and following lot lines

N. 25°24'35" W. 419.73 feet, thence

N. 58°56'25" W. 166.35 feet, thence

N. 17°41'09" W. 379.22 feet, thence

N. 00°00'00" E. 252.34 feet to a 1/16<sup>th</sup> line, thence along said 1/16<sup>th</sup> line

N. 89°42'51" E. 716.99 feet, thence leaving said 1/16<sup>th</sup> line

S. 05°10'56" E. 312.14 feet, thence

S. 44°03'46" E. 100.71 feet, thence

N. 66°52'01" E. 156.34 feet, thence

N. 29°48'54" W. 98.58 feet, thence

N. 01°51'01" E. 237.41 feet, thence

N. 89°42'51" E. 543.73 feet to the POINT OF BEGINNING

Contains 35.78 acres more or less

Page 2 Parcel 4

PROPERTY DESCRIPTION – PARCEL 5

HILLSDALE ESTATES ANNEXATION

A parcel of land in Sections 29 and 30, T. 5 N., R. 1 W., Boise meridian, ADA County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 29, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°52'21" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

N. 89°52'21" E. 5262.05 feet to the South  $\frac{1}{4}$  corner of said section 29, thence continuing

N. 89°52'21" E. 1315.32 feet to a  $\frac{1}{16}^{\text{th}}$  corner of said section 29, THE POINT OF BEGINNING, thence along lot lines in Hillsdale Estates Subdivision # 3

N. 00°29'38" W. 172.62 feet, thence

N. 70°20'27" W. 195.48 feet thence

S. 78°31'01" W. 240.29 feet thence

N. 20°11'07" W. 999.94 feet thence

N. 31°03'28" W. 545.06 feet, thence

N. 15°45'32" W. 180.59 feet, thence

N. 38°34'56" W. 742.74 feet, thence

S. 63°15'53" W. 186.69 feet to a point on the southeasterly right of way of N. High Country Way, thence along said right of way

On a curve to the right whose radius is 170.00 feet, whose length is 210.20 feet, whose delta is 70°50'40" and whose long chord bears N. 05°54'25" E. 197.06 feet, thence

N. 41°19'45" E. 139.78 feet, thence

On a curve to the right whose radius is 370.00 feet, whose length is 299.29 feet, whose delta is 46°20'46" and whose long chord bears N. 64°30'08" E. 291.20 feet, thence

page 1 Parcel 5



N. 87°40'31" E. 29.68 feet, thence  
N. 87°40'03" E. 100.00 feet, thence leaving said right of way and following lot lines  
S. 17°13'10" E. 189.96 feet, thence  
N. 86°19'18" E. 242.05 feet, thence  
N. 72°45'04" E. 221.37 feet, thence  
S. 06°30'12" E. 223.58 feet, thence  
S. 23°57'46" E. 350.00 feet, thence  
N. 66°02'14" E. 250.00 feet to the right of way of N. Hill Haven Pl., thence along said right of way  
S. 23°57'46" E. 302.79 feet, thence  
On a curve to the right whose radius is 275.00 feet, whose length is 107.05 feet, whose delta is 22°18'13" and whose long chord bears S. 12°48'39" E. 106.38 feet, thence leaving said right of way  
S. 81°38'16" W. 454.55 feet, thence  
S. 25°20'16" E. 449.30 feet, thence  
S. 77°32'39" E. 426.62 feet, thence  
N 00°29'38" W. 1423.45 feet, thence  
N. 89°55'11" E. 1316.85 feet to the east ¼ corner of section 29 T. 5N., R. 1W., B.M., thence  
S. 89°19'50" E. 153.93 feet to the right of way of N. Star Ridge Way, thence along said right of way  
S. 21°31'03" E. 131.41 feet, thence  
On a curve to the right whose radius is 175.00 feet, whose length is 36.54 feet, whose delta is 11°57'51" and whose long chord bears S. 15°32'08" E. 36.48 feet, thence  
S. 09°33'12" E. 188.14 feet, thence  
On a curve to the left whose radius is 225.00 feet, whose length is 126.92 feet, whose delta is 32°19'13" and whose long chord bears S. 25°42'49" E. 125.25 feet, thence  
S. 41°52'26" E. 42.03 feet, thence leaving said right of way  
S. 66°26'34" W. 239.16 feet, thence  
S. 19°14'41" E. 37.96 feet, thence  
page 2 Parcel 5

N. 90°00'00" W. 113.72 feet, thence  
S. 00°28'08" E. 810.20 feet, thence  
S. 77°46'53" W. 225.39 feet, thence  
S. 65°44'48" W. 289.65 feet, thence  
S. 45°20'43" E. 240.48 feet to the right of way of N. Golden View Dr., thence along said right of way  
On a curve to the left whose radius is 300.00 feet, whose length is 79.37 feet, whose delta is 15°09'31" and whose long chord bears S. 34°23'05" W. 79.14 feet, thence  
On a curve to the right whose radius is 25.00 feet, whose length is 35.41 feet, whose delta is 81°09'00" and whose long chord bears S. 67°22'50" W. 32.52 feet, thence  
N. 72°02'40" W. 63.40 feet to the right of way of N. Golden View Ct., thence along said right of way  
On a curve to the right whose radius is 275.00 feet, whose length is 94.89 feet, whose delta is 19°46'10" and whose long chord bears N. 62°09'35" W. 94.42 feet, thence  
N. 52°16'31" W. 187.47 feet, thence  
On a curve to the left whose radius is 325.00 feet, whose length is 29.40 feet, whose delta is 05°11'00" and whose long chord bears N. 54°52'01" W. 29.39 feet, thence leaving said right of way and following lot lines  
N. 14°41'59" E. 201.18 feet, thence  
N. 49°35'55" W. 361.33 feet, thence  
N. 90°00'00" W. 86.79 feet, thence  
S. 06°21'31" W. 204.29 feet to the right of way of N. Golden View Ct., thence along said right of way  
On a curve to the right whose radius is 50.00 feet, whose length is 24.47 feet, whose delta is 28°02'14" and whose long chord bears S. 63°32'34" W. 24.22 feet, thence leaving said right of way and following lot lines  
S. 77°41'40" W. 262.43 feet, thence  
S. 00°29'38" E. 133.47 feet, thence  
page 3 Parcel 5

S. 52°46'33" E. 487.52 feet, thence  
S. 60°25'30" E. 183.22 feet, thence  
S. 33°53'42" W. 183.03 feet, thence  
S. 41°18'38" E. 175.00 feet to the right of way of W. Lanktree Gulch Rd., thence along said  
right of way  
On a curve to the left whose radius is 255.00 feet, whose length is 200.98 feet, whose delta is  
45°09'32" and whose long chord bears S. 19°51'07" W. 195.82 feet, thence  
On a curve to the right whose radius is 220.00 feet, whose length is 406.42 feet, whose delta is  
105°50'49" and whose long chord bears S. 50°11'45" W. 351.05 feet, thence  
N. 76°52'50" W. 224.02 feet to a 1/16<sup>th</sup> line, thence along said line  
N. 00°29'38" W. 68.88 feet to the POINT OF BEGINNING.

CONTAINS 97.49 ACRES MORE OR LESS

page 4 Parcel 5

PROPERTY DESCRIPTION – PARCEL 6

HILLSDALE ESTATES ANNEXATION

A parcel of land in Sections 32, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 29, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°52'21" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

S. 00°59'37" W. 1322.19 feet to a  $\frac{1}{16}^{\text{th}}$  corner of said section 32, thence along a  $\frac{1}{16}^{\text{th}}$  line N. 89°56'35" E. 2181.41 feet to THE POINT OF BEGINNING, thence along lot lines in Hillsdale Estates Subdivision # 3

N. 31°41'43 W. 119.00 feet, thence

S. 89°56'41" E. 432.18 feet thence

N. 00°29'37" W. 305.32 feet, thence

N. 15°36'45" W. 214.17 feet, thence

N. 31°41'42" W. 357.37 feet, thence

N. 24°17'27" W. 219.07 feet to a point on the south right of way of W. Lanktree Gulch Rd., thence along said right of way

On a curve to the right whose radius is 320.00 feet, whose length is 100.54 feet, whose delta is 42°12'51" and whose long chord bears N. 62°50'41" E. 100.13 feet, thence leaving said right of way and following lot lines

S. 24°17'27" E. 217.60 feet, thence

S. 31°41'40" E. 172.94 feet, thence

S. 82°18'21" E. 464.71 feet, thence

N. 80°43'52" E. 193.30 feet, thence

page 1 Parcel 6





N. 01°20'06" E. 325.52 feet to a point on the south right of way of W. Lanktree Gulch Rd.,  
thence along said right of way

N. 64°08'00" E. 161.16 feet, thence leaving said right of way and following lot lines

S. 14°01'37" E. 336.07 feet, thence

S. 31°14'29" E. 600.09 feet, thence

S. 20°43'48" W. 364.14 feet to a 1/16<sup>th</sup> line , thence

S. 89°56'35" W. 1368.66 feet to the POINT OF BEGINNING.

CONTAINS 22.52 ACRES MORE OR LESS

page 2 Parcel 6

PROPERTY DESCRIPTION – PARCEL 7

HILLSDALE ESTATES ANNEXATION

A parcel of land in Sections 32, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 29, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°52'21" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

S. 00°59'37" W. 1322.19 feet to a 1/16<sup>th</sup> corner of said section 32, thence along a 1/16<sup>th</sup> line

N. 89°56'35" E. 3978.28 feet to a 1/16<sup>th</sup> corner, thence

N. 89°50'03" E. 431.67 feet THE POINT OF BEGINNING, thence along lot lines in Hillsdale Estates Subdivision # 3

N. 37°34'33" W. 453.49 feet, thence

N. 82°12'10" E. 156.47 feet, thence

N. 29°31'40" W. 376.78 feet, thence

N. 79°15'03" E. 129.08 feet, thence

N. 79°13'47" E. 236.44 feet, thence

N. 35°29'24" E. 664.08 feet to a point on the right of way of N. Echo Summit Way, thence along said right of way

On a curve to the left whose radius is 530.00 feet, whose length is 390.49 feet, whose delta is 42°12'51" and whose long chord bears S. 35°27'08" E. 381.72 feet, thence

On a curve to the right whose radius is 25.00 feet, whose length is 37.01 feet, whose delta is 84°49'52" and whose long chord bears S. 14°08'37" E. 33.73 feet, thence along the right of way of N. Echo Summit Pl.

S. 28°16'19" W. 179.78 feet, thence

page 1 Parcel 7



On a curve to the left whose radius is 225.00 feet, whose length is 112.87 feet, whose delta is 28°44'27" and whose long chord bears S. 13°54'06" W. 111.69 feet, thence leaving said right of way and following lot lines

N. 57°12'23" W. 219.55 feet, thence

S. 34°06'32" W. 296.81 feet, thence

S. 67°57'49" W. 169.81 feet, thence

S. 07°56'01" W. 287.53 feet, thence

S. 35°52'14" E. 162.17 feet, thence

N. 89°50'03" E. 637.33 feet, thence

N. 58°58'54" E. 164.38 feet, thence

S. 00°15'39" E. 184.30 feet to a 1/16<sup>th</sup> line, thence along said line

S. 89°50'03" W. 881.04 feet to the POINT OF BEGINNING

CONTAINS 10.93 ACRES

page 2 Parcel 7

PROPERTY DESCRIPTION – PARCEL 8

HILLSDALE ESTATES ANNEXATION

A parcel of land in Section 30, T. 5 N., R. 1 W., Boise meridian, ADA County, Idaho, being lot 39, block 4, HILLSDALE ESTATES SUBDIVISION # 7, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

N. 00°14'28" E. 2639.42 feet to the East  $\frac{1}{4}$  corner of said section 30, thence continuing

N. 00°15'26" E. 1318.50 feet to a  $\frac{1}{16}$ <sup>th</sup> corner of said section 30, thence along a  $\frac{1}{16}$ <sup>th</sup> line

S. 89°42'51" W. 3090.64 feet to the POINT OF BEGINNING, thence leaving the  $\frac{1}{16}$ <sup>th</sup> line

S. 00°00'00" E. 106.52 feet to the North right of way line of W. DEEP CANYON DR., thence along said right of way

On a curve to the left whose radius is 305.00 feet, whose length is 208.82 feet, whose delta is 39°13'41" and whose long chord bears N. 70°23'09" W. 204.77 feet, thence

N. 90°00'00" W. 736.47 feet, thence

On a curve to the left whose radius is 530.00 feet, whose length is 59.51 feet, whose delta is 06°26'00" and whose long chord bears S. 86°47'00" W. 59.48 feet, thence

S. 83°34'00" W. 277.61 feet, thence

On a curve to the left whose radius is 230.00 feet, whose length is 86.22 feet, whose delta is 21°28'44" and whose long chord bears S. 72°49'38" W. 85.72 feet, thence leaving said right of way and following lot lines

N. 29°22'33" W. 106.34 feet to the North boundary of Hillsdale Estates and said  $\frac{1}{16}$ <sup>th</sup> line, thence along said  $\frac{1}{16}$ <sup>th</sup> line

N. 89°56'34" E. 529.35 feet to a  $\frac{1}{16}$ <sup>th</sup> corner, thence

N. 89°42'51" E. 869.32 feet to the POINT OF BEGINNING

page 1 Parcel 8



