



Mayor Tammy de Weerd

City Council Members:

Keith Bird
Luke Cavener
Ty Palmer

Joe Borton
Genesis Milam
Anne Little Roberts

TRANSMITTALS TO AGENCIES FOR COMMENTS ON DEVELOPMENT PROJECTS WITH THE CITY OF MERIDIAN

To ensure that your comments and recommendations will be considered by the Meridian Planning and Zoning Commission please submit your comments and recommendations to Meridian City Hall

Attn: Jaycee Holman, City Clerk, by: February 23, 2016

Transmittal Date: February 5, 2016 File No.: AZ 15-010/RZ 15-011/PP 15-013

Hearing Date: March 3, 2016

Request: Public Hearing - Annexation and Zoning of 15.07 acres of land with a C-C zoning district; and rezone of 0.57 of an acre of land and 5.09 acres of land from the C-G to the C-C zoning district AND Preliminary Plat approval consisting of 7 building lots, 1 common area lot and 1 other lot on 20.03 acres of land in a proposed C-C zoning district for Swindell Subdivision

By: Volante Investments, LLLP

Location of Property or Project: NWC of S. Locust Grove Rd & E. Overland Rd

- ___ Ryan Fitzgerald (No FP)
___ Gregory Wilson (No FP)
___ Steven Yearsley (No FP)
___ Patrick Oliver (No FP)
___ Rhonda McCarvel (No FP)
___ Tammy de Weerd, Mayor
___ City Council
___ Sanitary Services
___ Building Department
___ Fire Department
___ Police Department
___ City Attorney
___ City Public Works
___ City Planner
___ Parks Department
___ Economic Dev.
___ Meridian School District
___ Meridian Post Office
___ Ada County Highway District
___ Ada County Development Services
___ Central District Health
___ COMPASS
___ Nampa Meridian Irrig. District
___ Settlers Irrig. District
___ Idaho Power Company
___ Qwest
___ Intermountain Gas Co.
___ Idaho Transportation Dept.
___ Ada County Ass. Land Records
___ Downtown Projects:
___ Meridian Development Corp.
___ Historical Preservation Comm.
___ South of RR / SW Meridian:
___ NW Pipeline
___ New York Irrigation District
___ Boise-Kuna Irrigation District
___ Boise Project Board of Control/Tim Page

Hearing Date: March 3, 2016

File No.: AZ-15-010

Project Name: Swindell Subdivision

Request: Request for annexation and zoning of 15.07 acres of land with a C-C zoning district, by Volante Investments, LLLP

Location: The site is located off the northwest corner of S. Locust Grove Road and E. Overland Road, in the SE ¼ of Section 18, Township 3N., Range 1E.

File No.: RZ-15-011

Request: Request for a rezone of 0.57 of an acre of land and 5.09 acres of land from the C-G to the C-C zoning district.

File No.: PP-15-013

Request: Request for preliminary plat consisting of 7 building lots, 1 common area lot and 1 other lot on 20.03 acres of land in a proposed C-C zoning district.



Planning Division
DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
Project name: Swindell Subdivision
File number(s): A2-15-010; PP-15-013; R2-15-011
Assigned Planner: Sonya Watters Related files: A2-08-015; R2-D8-009 (PP-D8-012; ALTO8028) expired

Type of Review Requested (check all that apply)

- Accessory Use
Administrative Design Review
Alternative Compliance
Annexation and Zoning
Certificate of Zoning Compliance
Comprehensive Plan Map Amendment
Comprehensive Plan Text Amendment
Conditional Use Permit
Conditional Use Modification
Development Agreement Modification
Final Plat
Final Plat Modification
Planned Unit Development
Preliminary Plat
Private Street
Property Boundary Adjustment
Rezone
Short Plat
Time Extension: Director/ Commission/Council (circle one)
UDC Text Amendment
Vacation: Director/ Council (circle one)
Variance
Other

Applicant Information INVESTMENTS

Applicant name: Volante Invsetments, LLLP Phone: 208.887.7994
Applicant address: 3084 E. Lanark St. Email: bmiller@vanauker.com
City: Meridian State: ID Zip: 83642

Applicant's interest in property: [X] Own [] Rent [] Optioned [] Other
Owner name: Ronald W. Van Auker/Volante Investments, LLLP; Northwest Pipeline Corp. Phone: 208.887.7994
Owner address: 3084 E. Lanark St. Email: bmiller@vanauker.com
City: Meridian State: ID Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): Matt M Munger, PE
Firm name: WHPacific, Inc. Phone: 208-275-8704
Owner address: 3130 S. Owyhee St. Email: mmunger@whpacific.com
City: Boise State: ID Zip: 83705

Primary contact is: [] Applicant [] Owner [X] Agent/Contact

Subject Property Information

Location/street address: Of NW corner of Locust Grove and Overland Township, range, section: 3N., 1E., 18
Assessor's parcel number(s): S1118449440, S1118449410, S1118449250, S1118449350, S11084491 Total acreage: 20.03 Zoning district: RUT

Project/subdivision name: Swindell Subdivision

General description of proposed project/request: Light Commercial

Proposed zoning district(s): C-C

Acres of each zone proposed: C-C 20.03

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other _____

Who will own & maintain the pressurized irrigation system in this development? Nampa Meridian

Which irrigation district does this property lie within? Nampa Meridian

Primary irrigation source: Surface Water Secondary: Municipal

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): _____

Residential Project Summary (if applicable)

Number of residential units: _____ Number of building lots: _____

Number of common lots: _____ Number of other lots: _____

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): _____ Maximum building height: _____

Minimum property size (s.f.): _____ Average property size (s.f.): _____

Gross density (Per UDC 11-1A-1): _____ Net density (Per UDC 11-1A-1): _____

Acreage of qualified open space: _____ Percentage of qualified open space: _____

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): _____

Amenities provided with this development (if applicable): _____

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse

Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

Number of building lots: 7 Common lots: 1 Other lots: 1


Gross floor area proposed: _____ Existing (if applicable): _____

Hours of operation (days and hours): To be determined Building height: TBD

Total number of parking spaces provided: TBD Number of compact spaces provided: TBD

Authorization

Print applicant name: Volante Investments, LLLP

Applicant signature:  Date: 11/20/15

November 19, 2015
Revised January 11, 2016

Honorable Mayor and Meridian City Council
City of Meridian
33 E. Broadway Ave. St. 210
Meridian, Idaho 83642

RE: Annexation, Zoning and Preliminary Plat for Swindell Subdivision – Letter of Intent

Dear Honorable Mayor and City Council Members;

On behalf of Volante Investments, LLLP, please accept our annexation, zoning and preliminary plat applications for the Swindell Subdivision. This subdivision is located on the northwest corner of the Locust Grove and Overland intersection. The property is approximately 20 acres and is currently vacant land with a single-family residential home and some outbuildings, and the Northwest Pipeline office facility.

The applicant is requesting annexation from Ada County to the City of Meridian with a requested zone change from RUT and C-G to C-C zoning.

The applicant intends to develop the property as a community business development with 7 new building lots, 1 non-building lot, and 1 previously developed lot. The project would yield a gross density of 0.40 units per acre. The development is compatible with the surrounding area as it is bordered on the north by the interstate, the east and west are light industrial and limited office properties. This project would also act as a buffer between the residential properties to the southwest, and the interstate. We are including the Northwest Pipeline property to correct a previously approved parcel line adjustment that was completed in error.

Due to the small number of lots and their proximity to Locust Grove Road and Overland Road, traffic impact from this development will be minimal.

The developer acknowledges that there are fees associated with connection and use of municipally provided utilities. As such, the developer agrees to pay the associated fees.

We are requesting an alternative compliance to allow the required street landscape buffers adjacent to E. Bird Dog Drive, east side of S. Fignut Way and I-84 be installed with lot development. To deviate from the plantings required for the landscape buffer along the western plat boundary because of an existing irrigation and storm drain easement.

The developer will install the required 25-foot wide landscape buffers adjacent to Overland Road and Locust Grove Road and landscape all of Lot 1, Block 1, (west side of S. Fignut Way) with the final plat approval. We would however request that the 50' buffer along the interstate, and the 10' buffers from E. Bird Dog Drive and the east side of S. Fignut Way be deferred until the parcels develop as the landscaping tends to be damaged during construction on the parcels.

The Nampa Meridian Irrigation District, has a 100-foot easement that runs along the southern boundary of Lot 2, Block 1 and encompasses all of Lot 1, Block 2. A portion of the proposed roadway and the attached 5-foot sidewalk also encroaches into this easement. Further, ACHD has a 20-foot drainage easement that parallels the irrigation easement and connects to the ACHD detention pond located west of Lot 2 of Block 1. Trees are not allowed to be planted within these easements. As an alternative to planting the required 27 trees, we are proposing to landscape all of Lot 1, Block 1, and the 25-foot wide landscape buffer on the southern boundary of Lot 2, Block 1. We are proposing a planting with lawn, a mix of shrubs and boulders grouped in clusters throughout the landscape buffers.

The developer is requesting to utilize the existing landscaping located within the development of the Williams Brothers property, adjacent to the Locust Grove Road overpass, (Lot 5, Block 1). This property was approved and developed under a separate project.

We are not requesting any variances with this submittal. Currently the property is eligible for multiple building permits and we are requesting to maintain this option for up to two permits throughout the platting process should the need arise.

In all, we feel that this commercial development is very complementary to what was envisioned by the city of Meridian for this area. The submitted plans were designed to comply with the Ada County Highway District, the City of Meridian Unified Development Code and acceptable engineering and survey practices as defined by local standards. If you have any questions please do not hesitate to contact me at 342-5400

Sincerely,



Cara Duskey
WHPacific, Inc.

Cc: Ronald W. Van Auken, Jr.
Brad Miller

W A I T E

land surveying, llc

315 E. Danskin Drive, Boise, ID 83716

208.794.6622 Tele.

P.N. 2436

November 16, 2015

PROPOSED SWINDELL SUBDIVISION INCLUDING NORTHWEST PIPELINE PARCEL

A parcel of land located in the Southeast 1/4 of Section 18, T.3N., R.1E., B.M., Ada County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18, from which the South 1/4 corner of said Section bears S 89°44'18" W, 2649.09 feet,

thence S 89°44'18" W along the South boundary of said Section 18 and the centerline of E. Overland Rd., for a distance of 420.31 feet;

thence leaving said boundary and centerline N 00°15'42" W for a distance of 48.00 feet to a point on the North Right-of-Way line of E. Overland Rd., being the **REAL POINT OF BEGINNING**;

thence S 89°44'18" W along said North Right-of-Way line for a distance of 227.98 feet to the Southeast corner of Pack It Up Subdivision as filed in Book 84 at Page 9360, Ada County Records;

thence leaving said Right-of-Way line N 29°02'44" W along the East boundary of said subdivision for a distance of 584.73 feet to the Northeast corner of said subdivision;

thence N 68°22'27" W along the Northerly boundary of said subdivision for a distance of 368.85 feet;

thence leaving said Northerly boundary N 00°27'30" E for a distance of 379.33 feet to a point on the South Right-of-Way line of Interstate 84;

thence along said Right-of-Way line of Interstate 84 for the following 3 courses:

thence S 89°33'36" E for a distance of 371.62 feet;

thence S 83°45'17" E for a distance of 200.65 feet;

thence S 89°34'11" E for a distance of 619.41 feet to a point on the West Right-of-Way line of Locust Grove Rd.;

thence S 02°26'12" E along said Right-of-Way line of Locust Grove Rd. for a distance of 584.58 feet;

thence continuing along said Right-of-Way line S 89°28'10" E for a distance of 7.18 feet;

thence continuing along said Right-of-Way line S 00°31'53" W for a distance of 194.28 feet;

thence leaving said Right-of-Way line S 89°44'18" W for a distance of 369.96 feet;

thence S 00°15'42" E for a distance of 216.00 feet to the REAL POINT OF BEGINNING;

containing 20.03 acres of land, more or less.

Prepared by: Todd R. Waite P.L.S.



WAITE

land surveying, llc

315 E. Danskin Drive Boise, ID 83716

208.794.6622 Tele.

P.N. 2436

July, 6, 2015

ANNEXATION DESCRIPTION

A parcel of land located in the Southeast 1/4 of Section 18, T.3N., R.1E., B.M., Ada County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18, from which the South 1/4 corner of said Section bears S 89°44'18" W, 2649.09 feet,

thence S 89°44'18" W along the South boundary of said Section 18 and the centerline of E. Overland Rd., for a distance of 420.31 feet, to the **REAL POINT OF BEGINNING**;

thence continuing S 89°44'18" W along the South boundary of said Section 18 and the centerline of E. Overland Rd., for a distance of 201.62 feet;

thence leaving said boundary and centerline N 29°02'44" W for a distance of 639.50 feet to the Northeast corner of Pack It Up Subdivision as filed in Book 84 at Page 9360, Ada County Records;

thence N 68°22'27" W along the Northerly boundary of said subdivision for a distance of 368.85 feet;

thence leaving said Northerly boundary N 00°27'30" E for a distance of 297.86 feet to the South boundary of the N1/2 of the N1/2 of the SE1/4 of the SE1/4 of said Section 18;

thence N 89°43'12" E along said South boundary for a distance of 870.99 feet;

thence S 00°43'42" E for a distance of 237.09 feet;

thence S 32°23'17" E for a distance of 310.78 feet;

thence S 42°19'48" E for a distance of 166.47 feet;

thence S 89°28'20" E for a distance of 123.78 feet to a point on East boundary line of said Section 18;

thence S 00°31'53" W along said East boundary line for a distance of 106.55 feet;

thence leaving said boundary line S 89°44'18" W for a distance of 423.96 feet;

thence S 00°15'42" E for a distance of 264.00 feet to the REAL POINT OF BEGINNING;

containing 15.07 acres of land, more or less.

Prepared by: Todd R. Waite P.L.S.



W A I T E

land surveying, llc

315 E. Danskin Drive Boise, ID 83716
208.794.6622 Tele.

P.N. 2436

July, 15, 2015

REZONE RUT TO CC DESCRIPTION SWINDELL SUBDIVISION

A parcel of land located in the Southeast 1/4 of Section 18, T.3N., R.1E., B.M., Ada County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18, from which the South 1/4 corner of said Section bears S 89°44'18" W, 2649.09 feet,

thence S 89°44'18" W along the South boundary of said Section 18 and the centerline of E. Overland Rd., for a distance of 420.31 feet, to the **REAL POINT OF BEGINNING**;

thence continuing S 89°44'18" W along the South boundary of said Section 18 and the centerline of E. Overland Rd., for a distance of 201.62 feet;

thence leaving said boundary and centerline N 29°02'44" W for a distance of 639.50 feet to the Northeast corner of Pack It Up Subdivision as filed in Book 84 at Page 9360, Ada County Records;

thence N 68°22'27" W along the Northerly boundary of said subdivision for a distance of 368.85 feet;

thence leaving said Northerly boundary N 00°27'30" E for a distance of 297.86 feet to the South boundary of the N1/2 of the N1/2 of the SE1/4 of the SE1/4 of said Section 18;

thence N 89°43'12" E along said South boundary for a distance of 870.99 feet;

thence S 00°43'42" E for a distance of 237.09 feet;

thence S 32°23'17" E for a distance of 310.78 feet;

thence S 42°19'48" E for a distance of 166.47 feet;

thence S 89°28'20" E for a distance of 123.78 feet to a point on East boundary line of said Section 18;

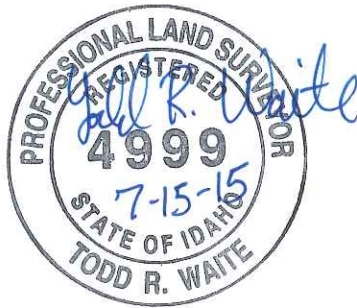
thence S 00°31'53" W along said East boundary line for a distance of 106.55 feet;

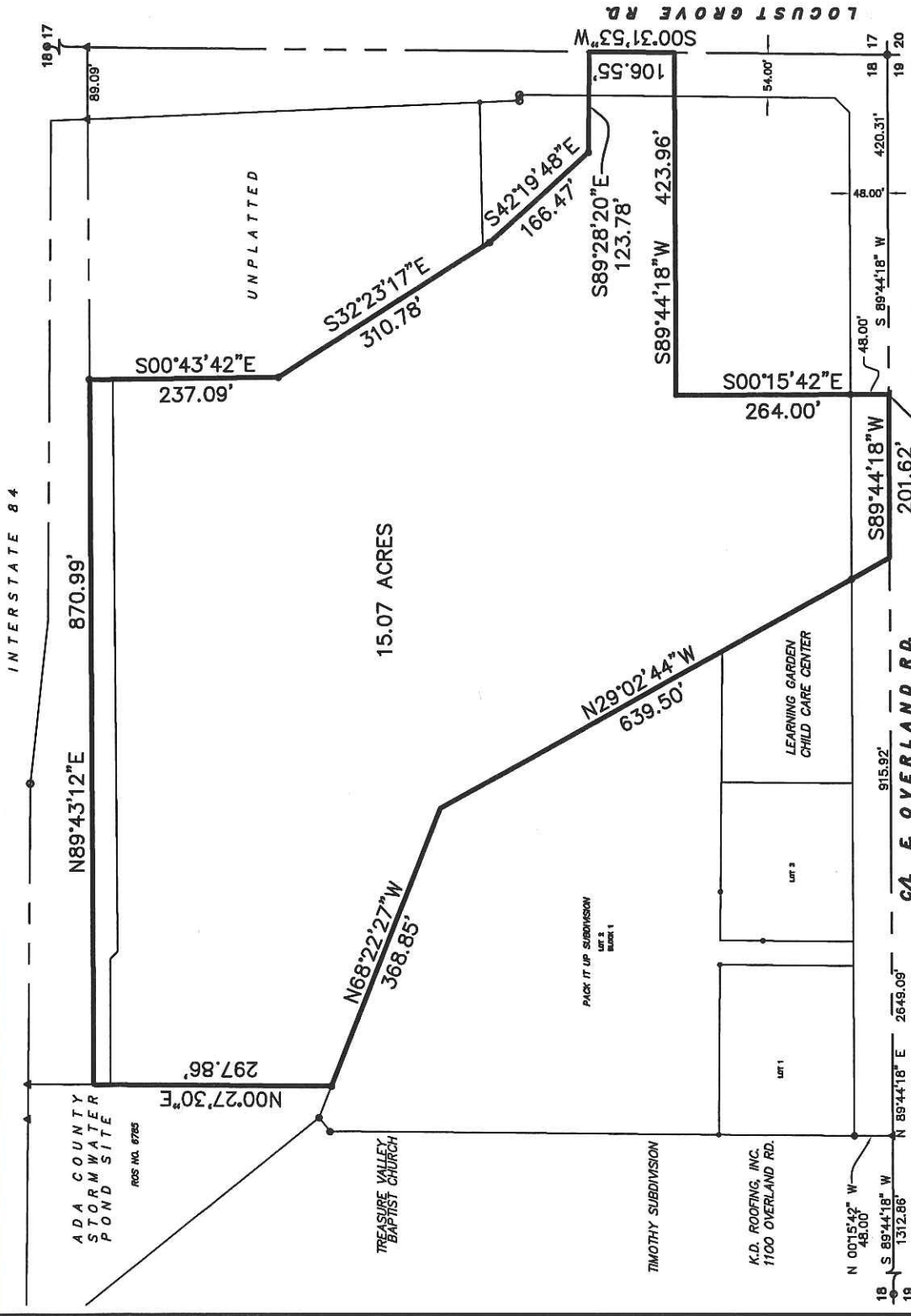
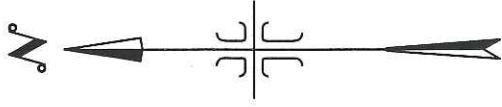
thence leaving said boundary line S 89°44'18" W for a distance of 423.96 feet;

thence S 00°15'42" E for a distance of 264.00 feet to the REAL POINT OF BEGINNING;

containing 15.07 acres of land, more or less.

Prepared by: Todd R. Waite P.L.S.





CITY OF MERIDIAN ZONE RUT TO CC

WAITE

land surveying, llc

315 East Danskin Drive, Boise, ID 83716
208.794.6622 Tele.

REAL POINT OF BEGINNING



SCALE: 1" = 200'

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH WAITE LAND SURVEYING, LLC.

WAITE

land surveying, llc

315 E. Danskin Drive, Boise, ID 83716
208.794.6622 Tele.

P.N. 2436

July 15, 2015

REZONE CG TO CC ZONE FOR PROPOSED SWINDELL SUBDIVISION

A parcel of land located in the Southeast 1/4 of Section 18, T.3N., R.1E., B.M., Ada County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18,

thence N 00°31'53" E along the East boundary of said Section 18 and the centerline of S. Locust Grove Rd., for a distance of 370.58 feet to the **REAL POINT OF BEGINNING**;

thence N 89°28'20" W for a distance of 123.78 feet;

thence N 42°19'48" W for a distance of 166.47 feet;

thence N 32°23'17" W for a distance of 9.92 feet;

thence N 88°49'29" E for a distance of 242.52 feet to a point on the centerline of S. Locust Grove Road;

thence S 00°31'53" W along said centerline for a distance of 137.57 feet to the **REAL POINT OF BEGINNING**;

containing 0.57 acres of land, more or less.

Prepared by: Todd R. Waite P.L.S.



WAITE

land surveying, llc

315 E. Danskin Drive, Boise, ID 83716
208.794.6622 Tele.

P.N. 2436

July 15, 2015

REZONE CG TO CC ZONE #2 FOR PROPOSED SWINDELL SUBDIVISION

A parcel of land located in the Southeast 1/4 of Section 18, T.3N., R.1E., B.M., Ada County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18,

thence N 00°31'53" E along the East boundary of said Section 18 and the centerline of S. Locust Grove Rd., for a distance of 997.01 feet to the **REAL POINT OF BEGINNING**;

thence S 89°37'27" W for a distance of 411.18 feet;

thence S 89°43'12" W for a distance of 870.99 feet;

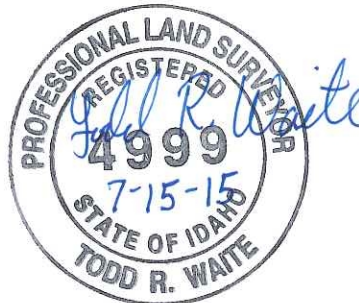
thence N 00°27'30" E for a distance of 181.13 feet to the centerline of Interstate 84;

thence S 89°34'11" E along said centerline for a distance of 1282.26 feet to a point on the centerline of S. Locust Grove Road;

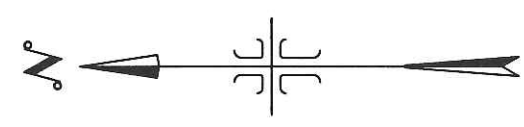
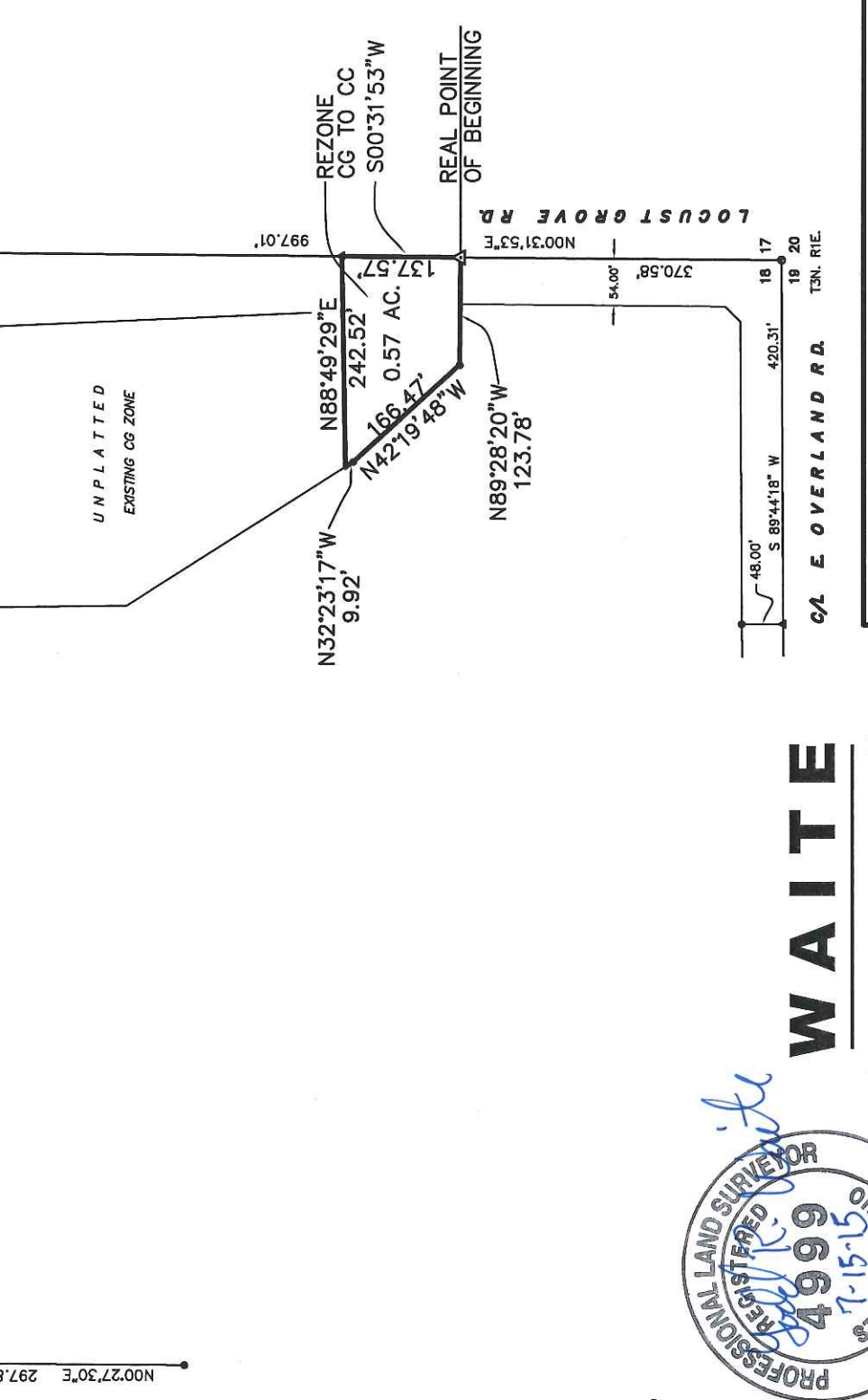
thence S 00°31'53" W along said centerline for a distance of 164.55 feet to the **REAL POINT OF BEGINNING**;

containing 5.09 acres of land, more or less.

Prepared by: Todd R. Waite P.L.S.



S89°34'11"E
 1282.26'
 INTERSTATE 84
 REZONE CG TO CC ZONE
 5.09 ACRES
 REAL POINT OF BEGINNING #2
 S00°31'53"W
 164.55'
 411.18'
 UNPLATTED
 EXISTING CG ZONE
 S89°37'27"W
 870.99'
 181.13'
 N00°27'30"E
 297.86'
 S89°43'12"W
 19 17
 19 20
 TEN. RIE.



1" = 200'



WAITE
 land surveying, llc
 315 E. Dapskin Drive, Boise, ID 83716
 208.794.6622 Tele.

CITY OF MERIDIAN ZONING EXHIBIT
 REZONE FROM CG TO ZONE CC
 PROPOSED SWINDELL SUBDIVISION

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO 11/14/12 02:06 PM
DEPUTY Vicky Bailey
RECORDED - REQUEST OF
Ronald Van Auker

AMOUNT 34.00 9



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

THORNTON BYRON LLP
3101 W. MAIN, SUITE 200
POST OFFICE BOX 7156
BOISE, ID 83707-1156
208.344.8600

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO 10/30/12 09:59 AM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Ronald Van Auker

AMOUNT 22.00 5

112113014

(SPACE ABOVE LINE FOR RECORDER'S USE)

Re-recorded to correct legal description
BARGAIN AND SALE DEED

* * * * *

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, RONALD W. VAN AUKER, a married man, dealing with his sole and separate property, Grantor, hereby grants, bargains, sells and conveys to VOLANTE INVESTMENTS LLLP, an Idaho limited liability limited partnership, Grantee, whose current address is 3084 E. Lanark, Meridian, Idaho 83642, all of his right, title and interest in and to certain real property located in Ada County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such other rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument effective the first day of July, 2012.

GRANTOR:

RONALD W. VAN AUKER

EXHIBIT A

PARCEL I

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 635.75 FEET TO A POINT, FROM WHICH THE SOUTH 1/4 CORNER OF SECTION 18, AN ALUMINUM CAP, BEARS SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 2013.27 FEET; THENCE NORTH 00 DEGREE 15'42" WEST A DISTANCE OF 25.00 FEET TO A 5/8 INCH REBAR ON THE NORTH RIGHT-OF-WAY OF OVERLAND ROAD; THENCE NORTH 89 DEGREES 44'18" EAST A DISTANCE OF 180.99 FEET ALONG THE NORTH RIGHT-OF-WAY OF OVERLAND ROAD TO A 1 INCH IRON PIPE; THENCE NORTH 26 DEGREES 46'14" WEST A DISTANCE OF 656.30 FEET TO A 1/2 INCH REBAR AND THE POINT OF BEGINNING; THENCE NORTH 45 DEGREES 32'53" WEST A DISTANCE OF 502.16 FEET TO A POINT; THENCE NORTH 89 DEGREES 37'04" EAST A DISTANCE OF 707.40 FEET TO A POINT; THENCE SOUTH 00 DEGREE 43'42" EAST A DISTANCE OF 208.08 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 32 DEGREES 23'17" EAST A DISTANCE OF 178.00 FEET TO A 1/2 INCH REBAR; THENCE NORTH 89 DEGREES 44'44" WEST A DISTANCE OF 446.92 FEET TO THE POINT OF BEGINNING.

PARCEL II

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 635.75 FEET TO A POINT, FROM WHICH THE SOUTH 1/4 CORNER OF SECTION 18, AN ALUMINUM CAP, BEARS SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 2013.27 FEET; THENCE NORTH 00 DEGREE 15'42" WEST A DISTANCE OF 25.00 FEET TO A 5/8 INCH REBAR ON THE NORTH RIGHT-OF-WAY OF OVERLAND ROAD; THENCE NORTH 89 DEGREES 44'18" EAST A DISTANCE OF 180.99 FEET ALONG THE NORTH RIGHT-OF-WAY OF OVERLAND ROAD TO A 1 INCH IRON PIPE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF OVERLAND ROAD NORTH 89 DEGREES 44'18" EAST A DISTANCE OF 181.87 FEET TO A 5/8 INCH REBAR; THENCE LEAVING SAID RIGHT-OF-WAY OF OVERLAND ROAD NORTH 00 DEGREE 31'11" EAST A DISTANCE OF 305.70 FEET TO A 5/8 INCH REBAR; THENCE NORTH 89 DEGREES 43'28" EAST A DISTANCE OF 104.17 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 42 DEGREES 36'15" EAST A DISTANCE OF 27.23 FEET TO A 5/8 INCH REBAR; THENCE NORTH 89 DEGREES 43'28" EAST A DISTANCE OF 125.52 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF LOCUST GROVE ROAD; THENCE NORTH 00 DEGREE 31'58" EAST A DISTANCE OF 60.29 FEET TO A 5/8 INCH REBAR ON THE SAID WEST RIGHT-OF-WAY OF LOCUST GROVE ROAD;

THENCE LEAVING SAID WEST RIGHT-OF-WAY NORTH 89 DEGREES 28'30" WEST A DISTANCE OF 99.26 FEET TO A 5/8 INCH REBAR; THENCE NORTH 42 DEGREES 11'42" WEST A DISTANCE OF 166.40 FEET TO A 5/8 INCH REBAR; THENCE NORTH 32 DEGREES 23'17" WEST A DISTANCE OF 132.53 FEET TO A 1/2 INCH REBAR; THENCE NORTH 89 DEGREES 44'44" WEST A DISTANCE OF 446.92 FEET TO A 1/2 INCH REBAR; THENCE SOUTH 26 DEGREES 26'46"14" EAST A DISTANCE OF 656.30 FEET TO THE POINT OF BEGINNING.

PARCEL III

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 635.75 FEET TO A POINT, FROM WHICH THE SOUTH 1/4 CORNER OF SECTION 18, AN ALUMINUM CAP, BEARS SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 2013.27 FEET; THENCE NORTH 00 DEGREE 15'42" WEST A DISTANCE OF 25.00 FEET TO A 5/8 INCH REBAR ON THE NORTH RIGHT-OF-WAY OF OVERLAND ROAD AND THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 02'44" WEST A DISTANCE OF 610.98 FEET TO A 5/8 INCH REBAR; THENCE NORTH 68 DEGREES 22'27" WEST A DISTANCE OF 410.39 FEET TO A 5/8 INCH REBAR; THENCE NORTH 38 DEGREES 20'21" WEST A DISTANCE OF 333.99 FEET TO A POINT; THENCE NORTH 89 DEGREES 59'55" EAST A DISTANCE OF 403.16 FEET TO A POINT; THENCE SOUTH 45 DEGREES 32'53" EAST A DISTANCE OF 514.88 FEET TO A 1/2 INCH REBAR; THENCE SOUTH 26 DEGREES 46'14" EAST A DISTANCE OF 656.30 FEET TO A 1 INCH IRON PIPE; THENCE SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 180.99 FEET TO THE POINT OF BEGINNING.

Parcel IV

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 44'18" EAST A DISTANCE OF 2649.26 FEET TO A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 00 DEGREES 31'58" EAST A DISTANCE OF 996.99 FEET ALONG THE EAST LINE OF SAID SECTION 18 TO A POINT; THENCE SOUTH 89 DEGREES 43'59" WEST A DISTANCE OF 25.00 FEET TO A 5/8 INCH REBAR ON THE WEST RIGHT OF WAY OF LOCUST GROVE ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43'59" WEST A DISTANCE OF 386.22 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 00 DEGREE 43'42" EAST A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 37'04" WEST A DISTANCE OF 707.40 FEET TO A POINT; THENCE NORTH 45 DEGREES 32'53" WEST A DISTANCE OF 12.72 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59'55" WEST A DISTANCE OF 403.16 FEET TO A POINT; THENCE NORTH 38 DEGREES 20'21" WEST A DISTANCE OF 133.47 FEET TO A 5/8 INCH REBAR ON THE SOUTH RIGHT OF WAY OF INTERSTATE 80N/84; THENCE

ALONG THE SAID SOUTH RIGHT OF WAY THE FOLLOWING COURSES, SOUTH 89 DEGREES 33'36" EAST A DISTANCE OF 703.13 FEET TO A RIGHT OF WAY MONUMENT AT STA. 2365+00; THENCE SOUTH 83 DEGREES 45'17" EAST A DISTANCE OF 200.65 FEET TO A RIGHT OF WAY MONUMENT AT STA. 2370+00; THENCE SOUTH 89 DEGREES 34'11" EAST A DISTANCE OF 686.11 FEET TO A 5/8 INCH REBAR BEING ON THE WEST RIGHT OF WAY OF LOCUST GROVE ROAD; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG THE SAID WEST RIGHT OF WAY OF LOCUST GROVE ROAD SOUTH 00 DEGREE 31'58" WEST A DISTANCE OF 44.69 FEET TO THE POINT OF BEGINNING.

Parcel V

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 18, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at the Southeast corner of said Section 18, from which the South Quarter Corner of said Section bears South 89°43'00" West 2649.09 feet, and the East quarter corner of said Section 18 bears North 0°30'35" East 2659.34 feet; thence along the Easterly boundary of said Section 18, North 0°30'35" East 506.24 feet; thence leaving said Easterly boundary North 89°29'25" West 63.71 feet to an iron pin on the Westerly right of way of Locust Grove Road and the POINT OF BEGINNING; thence along said Westerly right of way the following 3 courses: South 2°27'30" East 48.75 feet to a brass cap monument; thence South 89°29'28" East 7.18 feet to a brass cap monument; thence South 0°30'35" West 86.97 feet to an iron pin; thence leaving said Westerly right of way North 89°29'25" West (formerly North 89°41'11" West), 70.27 feet to an iron pin; thence North 42°13'00" West (formerly North 42°24'23" West 166.40 feet) 166.38 feet to an iron pin; thence North 32°24'35" West (formerly North 32°35'58" West) 9.67 feet to an iron pin; thence North 88°48'11" East 178.78 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM any portion of said property deeded to Ada County Highway District by Warranty Deed recorded January 30, 2003, as Instrument No. 103016157, records of Ada County, Idaho and the Warranty Deed recorded September 16, 2005, as Instrument No. 105135228, records of Ada County, Idaho.

APN# S1118449350, S1118449550, S1118449205, S1118449440, S1118449410, S1118449250 and S1118449120

Street Address: 1305 S. Locust Grove Road and 1495 S. Locust Grove Road, Meridian, ID

EXHIBIT A

PARCEL I

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 635.75 FEET TO A POINT, FROM WHICH THE SOUTH 1/4 CORNER OF SECTION 18, AN ALUMINUM CAP, BEARS SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 2013.27 FEET; THENCE NORTH 00 DEGREE 15'42" WEST A DISTANCE OF 25.00 FEET TO A 5/8 INCH REBAR ON THE NORTH RIGHT-OF-WAY OF OVERLAND ROAD; THENCE NORTH 89 DEGREES 44'18" EAST A DISTANCE OF 180.99 FEET ALONG THE NORTH RIGHT-OF-WAY OF OVERLAND ROAD TO A 1 INCH IRON PIPE; THENCE NORTH 26 DEGREES 46'14" WEST A DISTANCE OF 656.30 FEET TO A 1/2 INCH REBAR AND THE POINT OF BEGINNING; THENCE NORTH 45 DEGREES 32'53" WEST A DISTANCE OF 502.16 FEET TO A POINT; THENCE NORTH 89 DEGREES 37'04" EAST A DISTANCE OF 707.40 FEET TO A POINT; THENCE SOUTH 00 DEGREE 43'42" EAST A DISTANCE OF 208.08 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 32 DEGREES 23'17" EAST A DISTANCE OF 178.00 FEET TO A 1/2 INCH REBAR; THENCE NORTH 89 DEGREES 44'44" WEST A DISTANCE OF 446.92 FEET TO THE POINT OF BEGINNING.

PARCEL II

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 635.75 FEET TO A POINT, FROM WHICH THE SOUTH 1/4 CORNER OF SECTION 18, AN ALUMINUM CAP, BEARS SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 2013.27 FEET; THENCE NORTH 00 DEGREE 15'42" WEST A DISTANCE OF 25.00 FEET TO A 5/8 INCH REBAR ON THE NORTH RIGHT-OF-WAY OF OVERLAND ROAD; THENCE NORTH 89 DEGREES 44'18" EAST A DISTANCE OF 180.99 FEET ALONG THE NORTH RIGHT-OF-WAY OF OVERLAND ROAD TO A 1 INCH IRON PIPE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF OVERLAND ROAD NORTH 89 DEGREES 44'18" EAST A DISTANCE OF 181.87 FEET TO A 5/8 INCH REBAR; THENCE LEAVING SAID RIGHT-OF-WAY OF OVERLAND ROAD NORTH 00 DEGREE 31'11" EAST A DISTANCE OF 305.70 FEET TO A 5/8 INCH REBAR; THENCE NORTH 89 DEGREES 43'28" EAST A DISTANCE OF 104.17 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 42 DEGREES 36'15" EAST A DISTANCE OF 27.23 FEET TO A 5/8 INCH REBAR; THENCE NORTH 89 DEGREES 43'28" EAST A DISTANCE OF 125.52 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF LOCUST GROVE ROAD; THENCE NORTH 00 DEGREE 31'58" EAST A DISTANCE OF 60.29 FEET TO A 5/8 INCH REBAR ON THE SAID WEST RIGHT-OF-WAY OF LOCUST GROVE ROAD;

THENCE LEAVING SAID WEST RIGHT-OF-WAY NORTH 89 DEGREES 28'30" WEST A DISTANCE OF 99.26 FEET TO A 5/8 INCH REBAR; THENCE NORTH 42 DEGREES 11'42" WEST A DISTANCE OF 166.40 FEET TO A 5/8 INCH REBAR; THENCE NORTH 32 DEGREES 23'17" WEST A DISTANCE OF 132.53 FEET TO A 1/2 INCH REBAR; THENCE NORTH 89 DEGREES 44'44" WEST A DISTANCE OF 446.92 FEET TO A 1/2 INCH REBAR; THENCE SOUTH 26 DEGREES 26'46"14" EAST A DISTANCE OF 656.30 FEET TO THE POINT OF BEGINNING.

AND

A parcel of land located in the SE1/4 of the SE1/4 of Section 18, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho and described as follows:

Commencing at a brass cap monument marking the SE corner of said SE1/4, thence along the East line of said SE1/4 N00°31'58"E a distance of 264.03 feet to a 5/8 inch rebar and from which a 5/8 inch rebar marking the NE corner of said SE1/4 bears N00°31'58"E a distance of 2395.16 feet, thence leaving said East line and parallel with the South line of said SE1/4 S89°44'18"W a distance of 54.01 feet to a 5/8 inch rebar on the West right-of-way of N. Locust Grove Road, said rebar marking the POINT OF BEGINNING;

Thence continuing S89°44'18"W a distance of 219.33 feet to a point;

Thence leaving said parallel line N00°31'11"E a distance of 66.59 feet to a 5/8 inch rebar;

Thence N89°43'28"E a distance of 104.17 feet to a 5/8 inch rebar;

Thence S42°36'15"E a distance of 27.23 feet to a 5/8 inch rebar;

Thence N89°43'28"E a distance of 96.55 feet to a point on said right-of-way;

Thence along said right-of-way and parallel with said West line S00°31'58"W a distance of 46.51 feet to the POINT OF BEGINNING.

LESS AND EXCLUDING THEREFROM the following described property:

A parcel of land located in the SE1/4 of the SE1/4 of Section 18, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho and described as follows:

Commencing at a brass cap monument marking the SE corner of said SE1/4, thence along the South line of said SE1/4 S89°44'18"W a distance of 420.32 feet to a point from which a brass cap monument marking the SW corner of said SE1/4 bears S89°44'18"W a distance of 2228.73 feet, thence leaving said South line N00°15'42"W a distance of 48.00 feet to a 5/8 inch rebar on the North right-of-way of East Overland Road, said rebar being the POINT OF BEGINNING;

Thence continuing N00°15'42"W a distance of 216.00 feet to a 5/8 inch rebar;

Thence parallel with said South line N89°44'18"E a distance of 150.64 feet to a point;

Thence S00°31'11"W a distance of 216.02 feet to a point on said right-of-way;

Thence along said right-of-way and parallel with said South line S89°44'18"W a distance of 147.70 feet to the POINT OF BEGINNING.

PARCEL III

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 635.75 FEET TO A POINT, FROM WHICH THE SOUTH 1/4 CORNER OF SECTION 18, AN ALUMINUM CAP, BEARS SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 2013.27 FEET; THENCE NORTH 00 DEGREE 15'42" WEST A DISTANCE OF 25.00 FEET TO A 5/8 INCH REBAR ON THE NORTH RIGHT-OF-WAY OF OVERLAND ROAD AND THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 02'44" WEST A DISTANCE OF 610.98 FEET TO A 5/8 INCH REBAR; THENCE NORTH 68 DEGREES 22'27" WEST A DISTANCE OF 410.39 FEET TO A 5/8 INCH REBAR; THENCE NORTH 38 DEGREES 20'21" WEST A DISTANCE OF 333.99 FEET TO A POINT; THENCE NORTH 89 DEGREES 59'55" EAST A DISTANCE OF 403.16 FEET TO A POINT; THENCE SOUTH 45 DEGREES 32'53" EAST A DISTANCE OF 514.88 FEET TO A 1/2 INCH REBAR; THENCE SOUTH 26 DEGREES 46'14" EAST A DISTANCE OF 656.30 FEET TO A 1 INCH IRON PIPE; THENCE SOUTH 89 DEGREES 44'18" WEST A DISTANCE OF 180.99 FEET TO THE POINT OF BEGINNING.

Parcel IV

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 44'18" EAST A DISTANCE OF 2649.26 FEET TO A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 00 DEGREES 31'58" EAST A DISTANCE OF 996.99 FEET ALONG THE EAST LINE OF SAID SECTION 18 TO A POINT; THENCE SOUTH 89 DEGREES 43'59" WEST A DISTANCE OF 25.00 FEET TO A 5/8 INCH REBAR ON THE WEST RIGHT OF WAY OF LOCUST GROVE ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43'59" WEST A DISTANCE OF 386.22 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 00 DEGREE 43'42" EAST A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 37'04" WEST A DISTANCE OF 707.40 FEET TO A POINT; THENCE NORTH 45 DEGREES 32'53" WEST A DISTANCE OF 12.72 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59'55" WEST A DISTANCE OF 403.16 FEET TO A POINT; THENCE NORTH 38 DEGREES 20'21" WEST A DISTANCE OF 133.47 FEET TO A 5/8 INCH REBAR ON THE SOUTH RIGHT OF WAY OF INTERSTATE 80N/84; THENCE

ALONG THE SAID SOUTH RIGHT OF WAY THE FOLLOWING COURSES, SOUTH 89 DEGREES 33'36" EAST A DISTANCE OF 703.13 FEET TO A RIGHT OF WAY MONUMENT AT STA. 2365+00; THENCE SOUTH 83 DEGREES 45'17" EAST A DISTANCE OF 200.65 FEET TO A RIGHT OF WAY MONUMENT AT STA. 2370+00; THENCE SOUTH 89 DEGREES 34'11" EAST A DISTANCE OF 686.11 FEET TO A 5/8 INCH REBAR BEING ON THE WEST RIGHT OF WAY OF LOCUST GROVE ROAD; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG THE SAID WEST RIGHT OF WAY OF LOCUST GROVE ROAD SOUTH 00 DEGREE 31'58" WEST A DISTANCE OF 44.69 FEET TO THE POINT OF BEGINNING.

Parcel V

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 18, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at the Southeast corner of said Section 18, from which the South Quarter Corner of said Section bears South 89°43'00" West 2649.09 feet, and the East quarter corner of said Section 18 bears North 0°30'35" East 2659.34 feet; thence along the Easterly boundary of said Section 18, North 0°30'35" East 506.24 feet; thence leaving said Easterly boundary North 89°29'25" West 63.71 feet to an iron pin on the Westerly right of way of Locust Grove Road and the POINT OF BEGINNING; thence along said Westerly right of way the following 3 courses: South 2°27'30" East 48.75 feet to a brass cap monument; thence South 89°29'28" East 7.18 feet to a brass cap monument; thence South 0°30'35" West 86.97 feet to an iron pin; thence leaving said Westerly right of way North 89°29'25" West (formerly North 89°41'11" West), 70.27 feet to an iron pin; thence North 42°13'00" West (formerly North 42°24'23" West 166.40 feet) 166.38 feet to an iron pin; thence North 32°24'35" West (formerly North 32°35'58" West) 9.67 feet to an iron pin; thence North 88°48'11" East 178.78 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM any portion of said property deeded to Ada County Highway District by Warranty Deed recorded January 30, 2003, as Instrument No. 103016157 and Instrument No. 103016164 records of Ada County, Idaho, and the Warranty Deed recorded September 16, 2005, as Instrument No. 105135228, records of Ada County, Idaho.

APN# S1118449350, S1118449550, S1118449205, S1118449440, S1118449410, S1118449250 and S1118449120

Street Address: 1305 S. Locust Grove Road and 1495 S. Locust Grove Road, Meridian, ID

171 490

874117

B-2(a)

Ada County, Idaho

#9

Indexed

INSTRUMENT OF CONVEYANCE, TRANSFER AND ASSIGNMENT

FROM

EL PASO NATURAL GAS COMPANY

TO

NORTHWEST PIPELINE CORPORATION

Dated as of January 31, 1974

RETURN TO:
Northwest Pipeline
Corporation
P. O. Box 1526
Salt Lake City, Utah 84110

INSTRUMENT OF CONVEYANCE, TRANSFER AND ASSIGNMENT

INSTRUMENT OF CONVEYANCE, TRANSFER AND ASSIGNMENT, dated as of January 31, 1974, from EL PASO NATURAL GAS COMPANY, a Delaware corporation (the "Transferor"), to NORTHWEST PIPELINE CORPORATION, a Delaware corporation (the "Transferee").

Witnesseth:

WHEREAS, effective December 31, 1959, Pacific Northwest Pipeline Corporation, a Delaware corporation ("Pacific"), was merged into Transferor pursuant to the provisions of the General Corporation Law of the State of Delaware, and pursuant to said merger Transferor acquired all of the rights, privileges, powers and franchises and all property, real, personal and mixed, of Pacific, which rights, privileges, powers, franchises and property, together with certain additions thereto and improvements thereof (net of certain retirements with respect thereto), have been and are now operated by Transferor as its Northwest Division System (the "Northwest Division"); and

WHEREAS, the United States District Court for the District of Colorado (the "Court") has, by final judgment and decree (said judgment and decree, as modified and implemented by an order issued by the Court on October 19, 1973, being herein called the "Decree") in a proceeding entitled *United States v. El Paso Natural Gas Company*, 358 F. Supp. 820 (D. Colo. 1972), affirmed by the United States Supreme Court in *California-Pacific Utilities Company v. United States*, 410 U.S. 962 (1973), directed that Transferor divest itself of certain specified properties and assets (the "Assets To Be Divested"), consisting, with certain exceptions and additions, of the assets of the Northwest Division, by transferring, conveying and assigning the same to Transferee; and

WHEREAS, to carry out such divestiture, Transferor has entered into an agreement dated August 7, 1973 (said agreement, as amended and clarified by that certain Closing Agreement dated January 25, 1974, being herein called the "Implementing Agreement") with Transferee and Alaska Interstate Company, APCO Oil Corporation, Gulf Interstate Company and Tipperary Corporation which contemplates, among other things, the release of the Assets To Be Divested from the lien of the El Paso Mortgage (as hereinafter defined), to the extent subject thereto, the transfer of such Assets to Transferee, the assumption by Transferee of liability for the payment of \$223,000,000 outstanding principal amount of indebtedness of Transferor, the issuance by Transferee in satisfaction of such assumption of liability of an equal amount of its indebtedness to the holders of such indebtedness of Transferor and the assumption by Transferee of certain other obligations of Transferor; and

WHEREAS, for the purpose of transferring, assigning and conveying to Transferee, in accordance with the Decree and the terms and provisions of the Implementing Agreement, the Assets To Be Divested, Transferor has duly authorized the execution and delivery of this Instrument of Conveyance, Transfer and Assignment;

NOW, THEREFORE, Transferor, for the consideration hereinafter stated and upon and subject to the terms and conditions hereinafter set forth, has GRANTED, CONVEYED, ASSIGNED, TRANSFERRED and DELIVERED and by these presents does hereby GRANT, CONVEY, ASSIGN, TRANSFER and DELIVER unto Transferee, its successors and assigns, forever, all and singular the following property, rights, privileges and franchises less and except the portions thereof hereinafter specifically excepted and excluded (collectively the "Properties"), to wit:

1. *Pipe Lines and Related Properties.* All property or interests therein, real, personal or mixed, tangible or intangible, of every kind, character and description and wheresoever located, reflected in the accounts included under the heading "Plant, Property and Equipment" in the Schedule of Net Assets To Be Divested as of January 31, 1974 (the "Closing Balance Sheet") heretofore delivered by Transferor to Transferee, consisting of (a) the main transmission pipe lines, branch transmission pipe lines, main trunk gathering pipe lines, branch trunk gathering lines,

B-5

Co. Reg. No.	Grantor	Date of Grant	Sec.	Twp.	Eng.	Recorded Book Page
None	Boise Project Board Control	10-26-55			Ditch & Canal Crossing	No Recording Data
29945	Andrew J. Brandt, et ux	11-5-55	15	3N	1W	31 47
29946	J. H. Goble	6-27-55	15	3N	1W	30 251
29947	Arthur Keck	8-18-55	10	3N	1W	30 197
29948	Alverine Dorothy (Lopez) Altizern, et vir	10-21-55	9	3N	1W	31 50
46063	Dale K. Evans, et ux	4-28-70	9	3N	1W	67 1536
29949	Ethel Irene Jones, et vir	10-29-55	9	3N	1W	31 52
29950	Edith Winnie Gray	8-18-55	9	3N	1W	30 242
29951	Paul Unser, et ux	10-5-55	9	3N	1W	30 246
29952	Bernard J. Grosso, et ux	10-5-55	9	3N	1W	30 199
29953	Raymond E. Langely, et ux	1-4-56	9	3N	1W	31 54
29954	Theodore Edward Link, et ux	8-19-55	4	3N	1W	30 240
30153	Curtis Samp, et ux	6-29-55	32	4N	1W	29 254
30154	Robert W. Bell, et ux	6-29-55	31	4N	1W	29 476
30155	Charles E. Sandy, et ux	6-29-55	31	4N	1W	29 427
30156	W. L. Henderson, et ux	6-29-55	31	4N	1W	29 429
30157	William G. Wolf, et ux	6-29-55	30	4N	1W	29 311
30158	Henry Heithecker, et ux	6-29-55	30	4N	1W	29 313
30159	Leonard H. Schutte, et ux	7-1-55	30	4N	1W	29 315
30160	Garrett Fict, et ux	8-29-55	30	4N	1W	29 445

Section B — Office and Warehouse Site

(1) District No. 6 Office and Warehouse Site

That certain Office and Warehouse Site located in the Southeast Quarter of the Southeast Quarter (SE¼SE¼) of Section 18, Township 3 North, Range 1 East, B.M., Ada County, Idaho;

together with the following recorded Deed:

Co. Reg. No.	Grantor	Date of Grant	Sec.	Twp.	Eng.	Recorded Book Page
46486	Arthur W. Lotridge	9-17-70	18	3N	1E	77 6

752912

Document Identity
752912
Title Office

WARRANTY DEED

For value received ARTHUR W. LOTRIDGE and ALICE E. LOTRIDGE, his wife, the Grantors, do hereby grant, bargain, sell and convey unto EL PASO NATURAL GAS COMPANY, the Grantee, the following described premises, to wit:

A tract of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18, Township 3 North, Range 1 East, B.M., Ada County, Idaho, which is more particularly described as follows:

Beginning at a point located on the east boundary of said Section 18, said point bears in a northerly direction along the east boundary of said Section 18, a distance of 370.58 feet, more or less, from the southeast corner of said Section 18; thence North 89°41'11" West, a distance of 124.26 feet; thence North 42°24'23" West, a distance of 166.40 feet; thence North 32°35'58" West, a distance of 310.52 feet; thence North 0°56'23" West, a distance of 238.08 feet; thence North 89°24'23" East, a distance of 411.17 feet; thence South 0°18'49" West, a distance of 626.43 feet to the point of beginning, containing 4.70 acres more or less. Subject to all existing rights of way and reservations of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances, except those now of record, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated this 17th day of September, 1970.

Arthur W. Lotridge
Arthur W. Lotridge

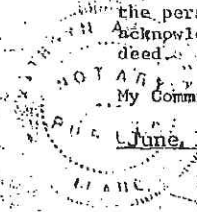
Alice E. Lotridge
Alice E. Lotridge

STATE OF IDAHO

COUNTY OF Ada

On this 17th day of September, in the year of 1970, before me the undersigned, a Notary Public, personally appeared ARTHUR W. LOTRIDGE and ALICE E. LOTRIDGE, his wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same as their free act and deed.

My Commission Expires: June 15, 1973.



Kathryn A. McPeak
Notary Public in and for Ada County, State of Idaho.

STATE OF IDAHO, COUNTY OF ADA, ss. Idaho Title Co. Filed for record at the request of me Min. past 8 o'clock P.M. this 2 day of Oct. 1970 CLARENCE A. PLANTING, Recorder

REG. NO. 46486

100

4

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 11/28/05 02:26 PM
DEPUTY Neava Haney
RECORDED - REQUEST OF
Pioneer

AMOUNT 12.00

4



105180230

RECORDING REQUESTED BY:

243289 KC/HH

WHEN RECORDED MAIL TO:

Ada County Highway District
3775 Adams Street
Garden City, Idaho 83714

ATTN: Steven B. Price, Esq.
Row

(Space above this line for Recorder's use)

Project Name: Locust Grove Grade Separation
Project Number: 603012
R/W Parcel Number: 1
Township/Range/Section: SE ¼ Sec. 18, T3N, R1E

WARRANTY DEED

THIS INDENTURE is made this 26th day of October, 2005, by Northwest Pipeline Corporation as successor-in-interest to El Paso Natural Gas Company, a Delaware corporation, whose address is 1301 S. Locust Grove Road, Meridian, Idaho 83642 (the "Grantor"), in favor of the Ada County Highway District, a body politic and corporate of the state of Idaho, whose address is 3775 Adams Street, Garden City, Idaho 83714 (the "Grantee").

WITNESSETH:

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is acknowledged by the parties hereto, the Grantor has granted, conveyed, bargained and sold and does hereby grant, bargain, sell, convey and confirm to the Grantee and its successors and assigns forever, that certain real property situated in the County of Ada, State of Idaho, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with all and singular the buildings, structures, improvements, and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

SUBJECT TO those exceptions to Grantor's title as set forth on Exhibit "B" attached hereto, and, by this reference, made a part hereof.

SUBJECT TO those exceptions to title to which this conveyance is expressly made subject and those made, suffered, or done by the Grantee: (1) the Grantor covenants to the Grantee, its successors and assigns, that the Grantee shall enjoy the quiet and peaceful possession of the Premises; and (b) Grantor warrants to the Grantee, its successors and assigns, that Grantor is the owner of said Premises in fee simple and has the right and authority to convey the same to Grantee, and Grantor will defend the Grantee's title from all lawful claims whatsoever.

The current address of the Grantee is:

Ada County Highway District
3775 Adams Street
Garden City, Idaho 83714

IN WITNESS WHEREOF, this Warranty Deed has been duly executed by and on behalf of the Grantor, the day, month, and year herein first written above.

GRANTOR:

NORTHWEST PIPELINE CORPORATION as
successor-in-interest to EL PASO NATURAL

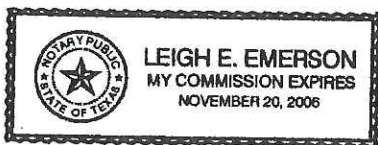
*TST
10/26/05* GAS

[Signature]
By: Randy Barnard
Its: Vice President, Operations

lee
STATE OF ~~IDAHO~~ ^{Texas})
Harris : ss.
County of ~~Ada~~)

On the 23rd day of October, 2005, before me, the undersigned notary public in and for said state, personally appeared Randy Barnard, known or identified to me to be the Vice President, Operations of Northwest Pipeline Corporation as successor-in-interest to El Paso Natural Gas, the corporation that executed the within instrument or the person who executed the same on behalf of said corporation, and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Leigh E. Emerson
Notary Public for Idaho ^{Texas}
Residing at *Houston*
Commission expires: 11-20-2006

Ada County Highway District
Project No. 602012.0
Locust Grove Road (Central/Bentley to Franklin)

• Parcel 1 •
Right-of-Way Take Description

A parcel located in the SE ¼ of the SE ¼ of Section 18, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the southeasterly corner of said SE ¼ of the SE ¼ from which a 5/8 inch diameter iron pin marking the northeasterly corner of the SE ¼ of said Section 18 bears N 0°30'32" E a distance of 2659.49 feet;

Thence N 0°30'32" E along the easterly boundary of said SE ¼ of the SE ¼ a distance of 370.58 feet to the POINT OF BEGINNING;

Thence leaving said easterly boundary N 89°29'28" W a distance of 54.00 feet to a point;

Thence N 0°30'32" E a distance of 86.98 feet to a point;

Thence N 89°29'28" W a distance of 7.18 feet to a point;

Thence N 2°27'30" W a distance of 538.94 feet to a point;

Thence N 89°42'47" E a distance of 89.09 feet to a point on the easterly boundary of said SE ¼ of the SE ¼;

Thence S 0°30'32" W along said easterly boundary a distance of 626.43 feet to the POINT OF BEGINNING.

This parcel contains 1.037 acres (45,188 square feet) and is subject to any easements existing or in use. Said parcel contains 0.359 acres (15,565 square feet) of existing Locust Grove Road prescriptive right-of-way.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
November 17, 2003



Schedule C
COMMITMENT



SPECIAL EXCEPTIONS

Order Number: 243289

1. Said real property is presently assessed as exempt from taxation. Any change in the status thereof either in ownership or otherwise, shall cause a re-assessment of said premises as more fully set forth in section 63-602Y of the Idaho Code.
2. Sewerage charges and special assessment powers of the City of Meridian. No special assessments now show of record.
3. Liens and assessments of the following district and the rights and powers thereof as provided by law. No delinquencies appear in the county recorder's office.
District: Nampa Meridian Irrigation District (466-7861)
4. Rights and claims in and to those portions of said premises lying within the right of ways of ditches, canals and lateral.
5. Rights and claims in and to that portion of said premises lying within the S. Locust Grove Road right of way.

End Of Exceptions

NOTE: There is no notice of record and therefore no search has been made for any unpaid assessments, charges or fees for sewer, water, garbage, irrigation or other possible utility services.

NOTE: If the proposed insured under the Policy to issue has any questions concerning the coverage or exclusions from coverage, the Company will be pleased to provide an explanation.

NOTE: Pursuant to the State of Idaho Insurance Regulations, a cancellation fee is to be charged on all canceled orders. Unless otherwise advised, orders will be considered canceled six months after the effective date on the Commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.

0396442

P.O. Box 58900
Salt Lake City, UT 84158-0900
Phone: (801) 583-8800
FAX: (801) 584-6518



**SPECIAL POWER OF ATTORNEY
Northwest Pipeline LLC**

KNOW ALL MEN BY THESE PRESENTS that Northwest Pipeline LLC, a Delaware limited liability company ("Northwest"), does hereby constitute and appoint MICHAEL RIESKE as agent and attorney-in-fact to execute for and on behalf of Northwest and to deliver to any person, governmental authority, or other entity, any legal agreement, instrument, document or application (collectively "Documents") that pertains to real property rights or interests necessary to effectuate the rights-of-way activities and purposes of Northwest including, but not limited to Documents that:

- settle claims by or against Northwest;
- grant, modify, amend, relinquish or enter into easements, rights-of-way, leases, franchises, licenses, permits, or other interest in land;
- allow encroachments onto easements and rights-of-way;
- subordinate easements, rights-of-way, or mortgage rights;
- relate to the installation, modification and relocation of facilities;
- allow the purchase, sale, or option of real property or facilities;
- allow the rental, lease, or occupancy of real property; and
- allow the acquisition of utility services.

This appointment of authority for the above-listed individual shall become effective on the date written below. The execution of this appointment shall terminate and void any and all previously granted powers of attorney.


This appointment shall have the same force and effect as though special authority was granted to the agent and attorney-in-fact to do the acts, to execute, and to deliver the necessary Document to accomplish the rights-of-way activities and purposes of Northwest.

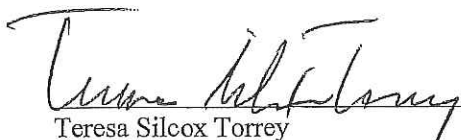
This appointment of authority shall continue in full force and effect from the date below until revoked by an instrument in writing or until the date of termination of the appointed party.

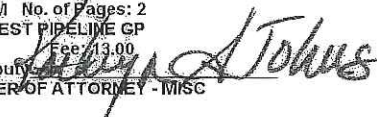
IN WITNESS WHEREOF, the undersigned has executed this Special Power of Attorney, as of this 3rd day of July 2013.

NORTHWEST PIPELINE LLC

ATTEST:


Allison G. Bridges
Senior Vice President


Teresa Silcox Torrey
Asst General Counsel – West
and Assistant Secretary

Instrument # 396442
STATE OF IDAHO, PAYETTE COUNTY
6-8-2015 01:23:48 PM No. of Pages: 2
Recorded for : NORTHWEST PIPELINE GP
BETTY J DRESSEN Fee: 13.00
Ex-Officio Recorder Deputy 
Index to: SPECIAL POWER OF ATTORNEY - MISC

0396442

ACKNOWLEDGMENT

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ALLISON G. BRIDGES personally known to me to be the SENIOR VICE PRESIDENT of NORTHWEST PIPELINE LLC, who acknowledged to me that she has executed the above POWER OF ATTORNEY.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, this 3rd
day of July 2013.

Trish Mitchell
NOTARY PUBLIC



AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, MICHAEL RIESKE, 295 CHIPETA WAY
(name) (address)
SALT LAKE CITY, UTAH
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

VOLANTE INVESTMENTS, 3084 E. LANARK ST. MERIDIAN, ID
(name) (address)

to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated: this 8 day of OCTOBER, 20 15

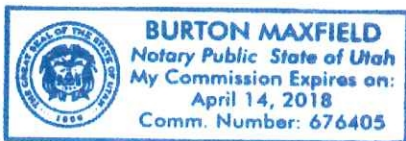
[Signature]
(Signature)

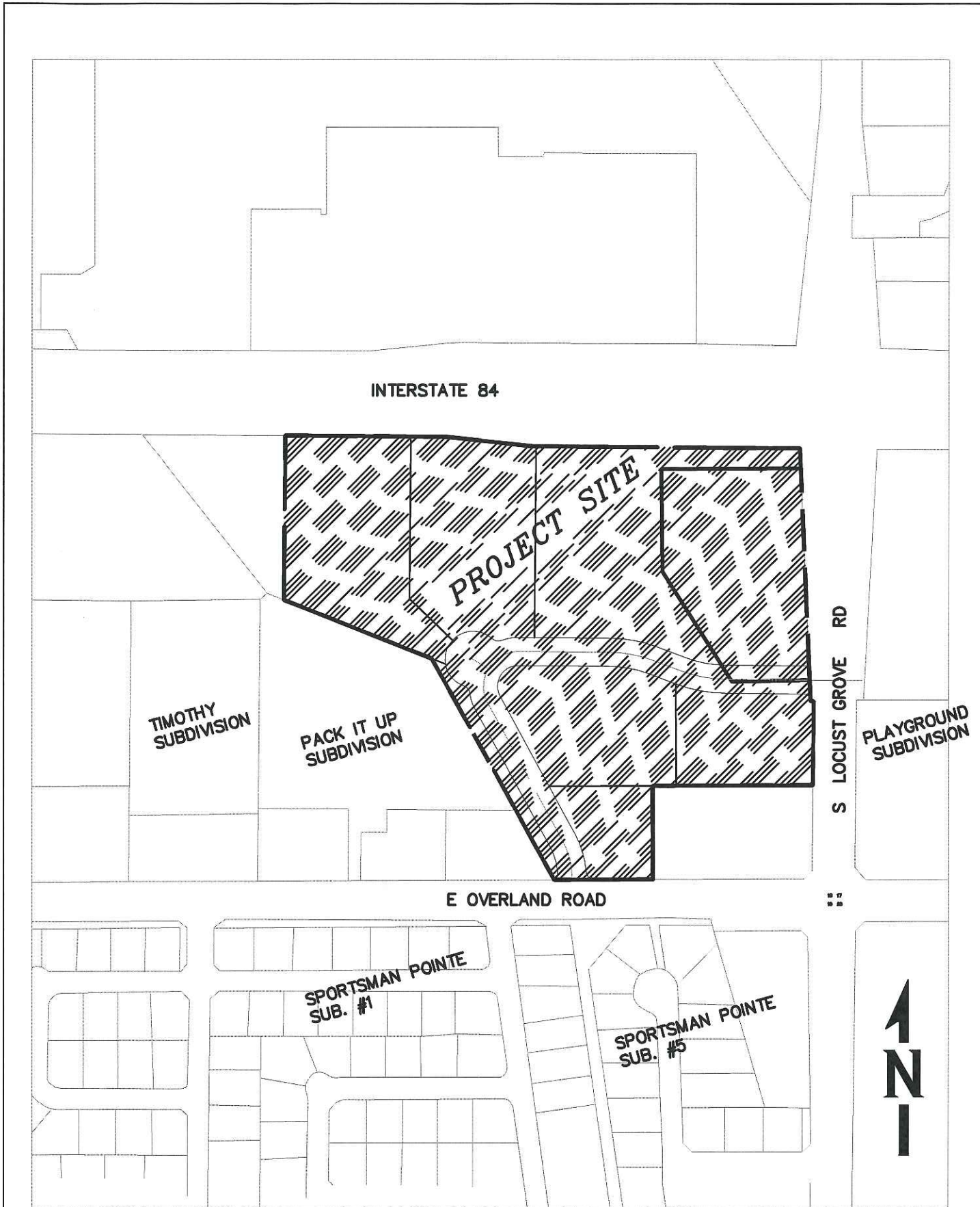
SUBSCRIBED AND SWORN to before me the day and year first above written.

[Signature]
(Notary Public for Idaho)

Residing at: Salt Lake County, Utah

My Commission Expires: 4-14-18





SCALE: 1" = 300'

SHEET NUMBER 1 OF 1	VICINITY MAP RONALD VANAUKER SWINDELL SUBDIVISION	DRAWING INFO		SHEET INFO	
		P0008307W	0008307W-C-PLAT01	DRAWN MMM/TAC	CHECKED MMM
		AS SHOWN		LAST EDIT 11/18/2015	PLOT DATE 11/18/2015

WHPacific
 3130 S. Owyhee Street
 Boise, ID 83705
 208-342-5400 Fax 208-342-6353
 www.whpacific.com

**CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES**

Project/Subdivision Name: Fignut Date: 3/19/15
 Applicant(s)/Contact(s): Brad Miller, Ron VanAnker, Matt Munger, Cara Duskey
 City Staff: Sonya, Bill, Bruce F., Perry
 Location: off the NWC of Locust Grove / Overland Size of Property: 16.31
 Comprehensive Plan FLUM Designation: MU-C
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: VACANT Existing Zoning: RUT + CG
 Proposed Use: indoor shooting range Proposed Zoning: C-G + I-2
 Surrounding Uses: daycare facility, c-store/fuel station, SFR
 Street Buffer(s) and/or Land Use Buffer(s): 25' buffer req. along Locust Grove + Overland
 Open Space/Amenities/Pathways: NA
 Access/Stub Streets/Street System: _____
 Sewer & Water Service: _____
 Waterways/ Floodplain/Topography/Hazards: The Ninemile Creek runs along west boundary;
 History: Fignut (expired)
 Additional Meeting Notes: * Creek is required to remain open & not be piped
* A floodplain development permit is required prior to development/construction
within the floodplain - contact David Miles, Public Works, for more info.
* If Industrial uses & zoning are requested, an amendment to the FLUM is required
to change the future land use designation from MU-C to Industrial/Commercial.
* Annex w/ C-C or other appropriate zone(s) consistent w/ MU-C designation or ↗
* Should provide a mix of uses / concept plan consistent w/ MU-C designation
* Apply for alternative compliance to UDC 11-5B-7C for landscaping within the
street buffer where there is an existing easement

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

Other Agencies/Departments to Contact:

- | | | |
|---|---|--|
| <input type="checkbox"/> Ada County Highway Dist. (ACHD) | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input type="checkbox"/> Parks Department |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Other: _____ |

Application(s) Required:

- | | | |
|---|---|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension - Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment - Map? | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment - Text | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.

Swindell Property Annexation and Zoning

Neighborhood Meeting - June 17, 2015 - 5:00pm - 6:00pm

Sign In Sheet

MIKE BALL - SPORTSMAN POINTE SUBDIVISION

COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.


Applicant/agent signature


Date



Community Development
Department

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
208.887.2211

Parcel Verification

Date: 6/29/15

The parcel information below has been researched and verified as correct by the City of Meridian Community Development Department.

Project Name: **Swindell Subdivision**

Parcel Number(s): **S1118449440 (4.56 Acres)**
S1118449410 (0.50 Acres)
S1118449250 (0.082 Acres)
S1118449350 (5.035 Acres)
S1118449120 (1.704 Acres)
S1118449550 (4.467 Acres)

T/R/S: **3N 1E 18**

Property Owner: **Volante Investments, LLLP**
3084 E. Lanark St.
Meridian, ID

Cara Duskey

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Thursday, April 09, 2015 1:25 PM
To: Cara Duskey
Subject: Swindell Subdivision Name Reservation

April 9, 2015

Cara Duskey
WHPacific, Inc.

RE: Subdivision Name Reservation: **"Swindell Subdivision"**

Dear Cara,

At your request, I will reserve the name **"Swindell Subdivision"** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client or the jurisdiction or the conditions of approval have not been met. In which case the name can be re-used by someone else.

Sincerely,



Jerry L. Hastings, PLS 5359
County Surveyor
Ex Officio Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 *office*
(208) 287-7909 *fax*

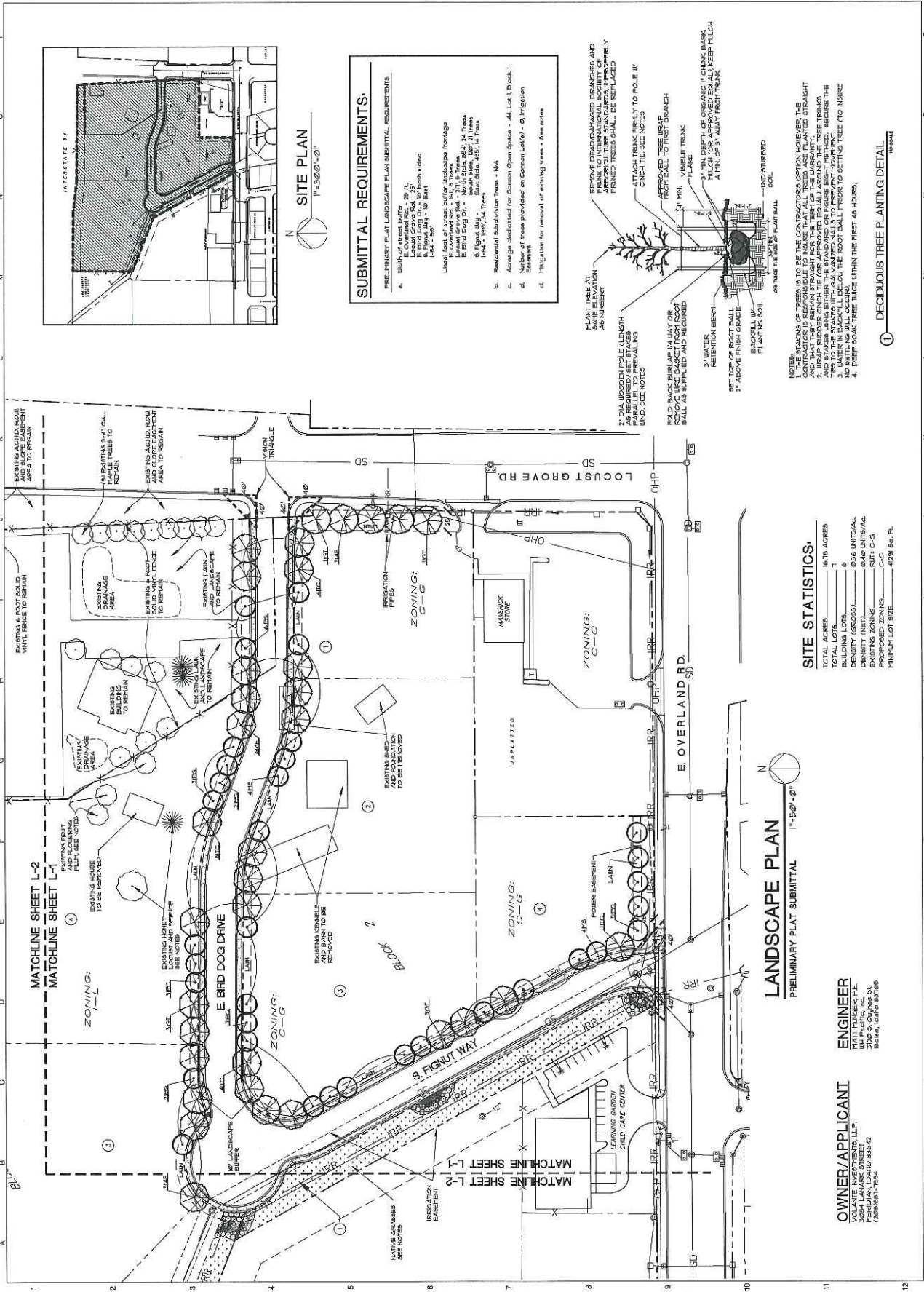
From: Cara Duskey [mailto:CDuskey@whpacific.com]
Sent: Wednesday, April 08, 2015 2:17 PM
To: Sub Name Mail
Subject: Subdivision Name Reservation

I would like to reserve the Subdivision name of Swindell Subdivision for a proposed subdivision located on the corner of Locust Grove and Overland in Meridian Idaho. Located in Section 18, 3N, 1E. Just South of I-84. The developer is Ronald Van Auker Inc., Ron Van Auker Jr./Brad Miller 208.887.7994.

Thank you.
Cara

Cara Duskey | Administrative Assistant
WHPacific, Inc. | 3130 S Owyhee St, Boise, ID 83705
Direct 208.275.8700 | Fax 208.342.5353 | cduskey@whpacific.com

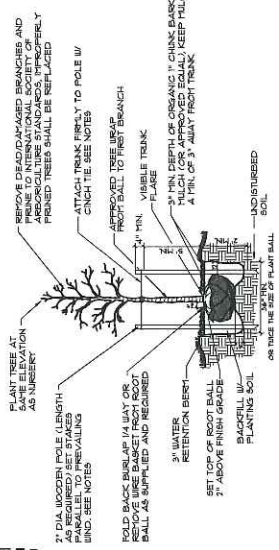
Enhancing Client Satisfaction through Creative, Exceptional Service
NMSDC Certified MBE/CPUC Certified MBE



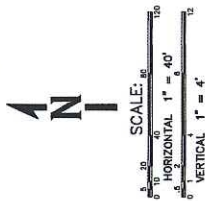
SUBMITTAL REQUIREMENTS:
 PRELIMINARY PLAN LANDSCAPE PLAN SUBMITTAL REQUIREMENTS:

1. 1/4" dia. or larger pipe - 25 ft. length
 A. Locust Grove Rd. - 30' on west side
 B. Signet Way - 10' East
 C. 154' - 25'
2. 1/4" dia. or larger pipe - 25 ft. length
 A. Locust Grove Rd. - 30' on west side
 B. Signet Way - 10' East
 C. 154' - 25'
3. 1/4" dia. or larger pipe - 25 ft. length
 A. Locust Grove Rd. - 30' on west side
 B. Signet Way - 10' East
 C. 154' - 25'
4. 1/4" dia. or larger pipe - 25 ft. length
 A. Locust Grove Rd. - 30' on west side
 B. Signet Way - 10' East
 C. 154' - 25'

1a. Residential Single-Family Trees - N/A
 1b. Acquire dedicated for Common Open Space - 44' Loc. 1, Block 1
 1c. Number of trees provided on Common Open Space - 0
 1d. Irrigation for removal of existing trees - See notes



NOTES:
 1. THE SPACING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER THE SPACING SHALL BE UNIFORM AND STRAIGHT.
 2. IDEAL NUMBER CHICK-TEE (OR APPROVED EQUIV) AROUND THE TREE TRUNKS.
 3. TREES TO BE PLANTED TO THE STAGES WITH GALVANIZED NAILS TO PREVENT MOVING. NO SETTING TREES TO THE STAGES WITH GALVANIZED NAILS TO PREVENT MOVING (NO NURSE). NO SETTING TREES TO THE STAGES WITH GALVANIZED NAILS TO PREVENT MOVING (NO NURSE).
 4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.



- LEGEND**
- PROPERTY BOUNDARY LINE
 - - - SECTION LINE
 - - - RIGHT-OF-WAY LINE
 - - - EXISTING DOMESTIC WATER LINE
 - - - EXISTING SANITARY SEWER LINE W/ MANHOLE
 - - - EXISTING STORM DRAIN LINE W/MANHOLE
 - - - EXISTING OVERHEAD POWER LINE
 - - - EXISTING FENCES
 - - - EXISTING BOTTOM OF DITCH
 - - - EXISTING TOP OF BANK
 - - - EXISTING SAND AND GRAVEL TRIP
 - - - EXISTING DROP INLET
 - - - EXISTING TELEPHONE JUNCTION BOX
 - - - EXISTING CLEAN OUT
 - - - EXISTING WATER VALVE
 - - - EXISTING WATER BLOW OFF VALVE
 - - - EXISTING MAN BOX
 - - - EXISTING POWER POLE
 - - - EXISTING CURB & GUTTER
 - - - RECURVUS TREE
 - - - PROPOSED SANITARY SEWER & MANHOLE
 - - - PROPOSED 12" WATER LINE
 - - - PROPOSED PRESSURE IRRIGATION
 - - - PROPOSED FIRE HYDRANT
 - - - PROPOSED SIDEWALK CURB AND GUTTER
 - - - EXISTING 12" CONDUIT
 - - - EXISTING 12" CONDUIT

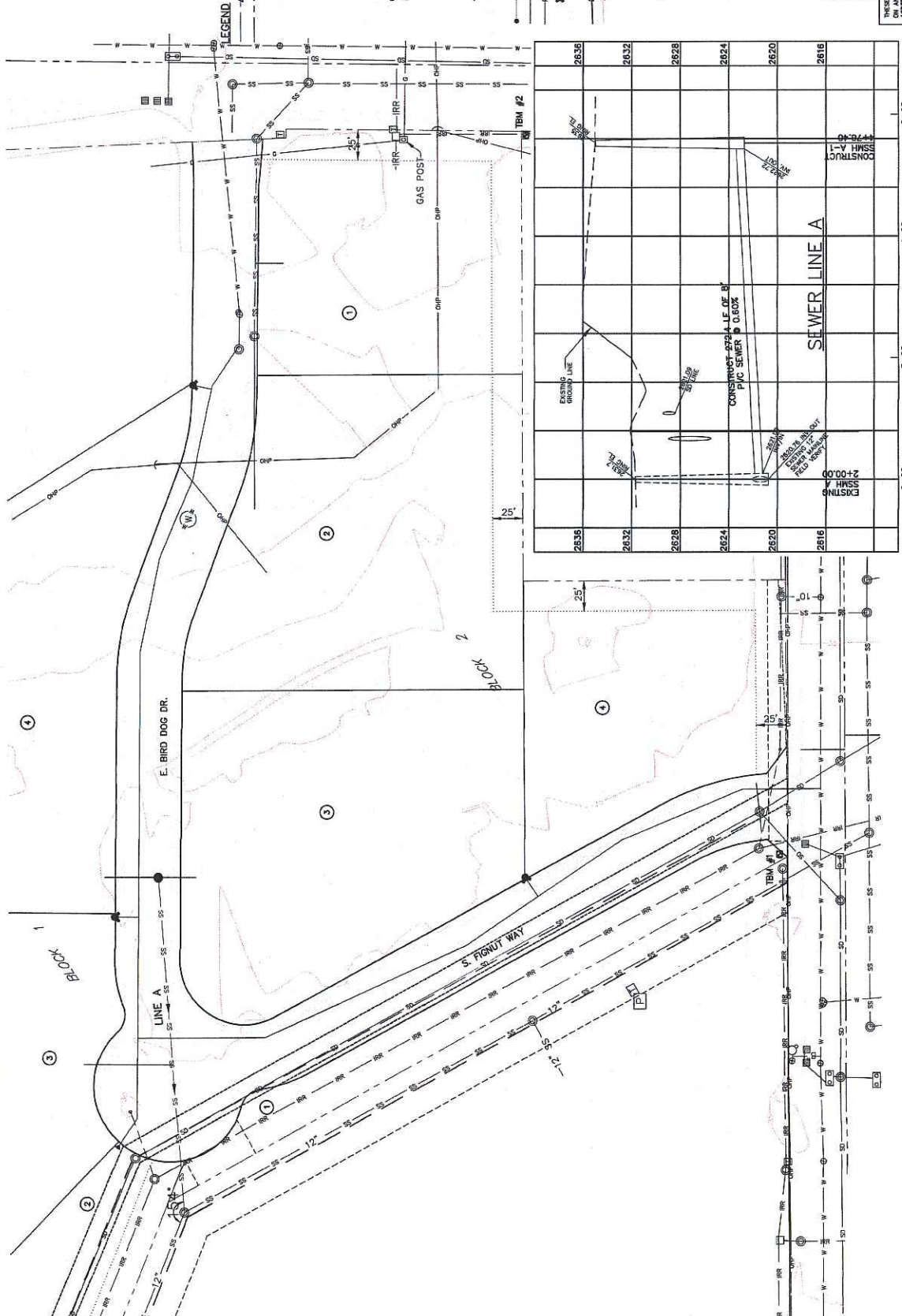
BENCH MARKS

TBM #1 - ELEV. 2632.29
 TBM #2 - ELEV. 2632.29
 TBM #3 - ELEV. 2646.07
 TBM #4 - ELEV. 2629.76
 TBM #5 - ELEV. 2629.76

OWNER/APPLICANT
 RON WALKER JR., P.E. LLP
 2024 LARKWOOD STREET
 COLUMBIANA, OH 43084
 (614) 497-7494

ENGINEER
 TODD R. WHITE, P.E., L.C.
 2710 BURNING TREE ROAD
 BRIDGEVILLE, OH 43004
 (513) 342-5400

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT BY MAIL FROM WHPACIFIC ENGINEERING, INC.



SEWER PLAN PROFILE

SWINDELL SUBDIVISION

PROJECT NUMBER: P0008307W
 DRAWING FILE NAME: 0008307W-C-PLAT01

SHEET NUMBER: PP-03
 SCALE: AS SHOWN

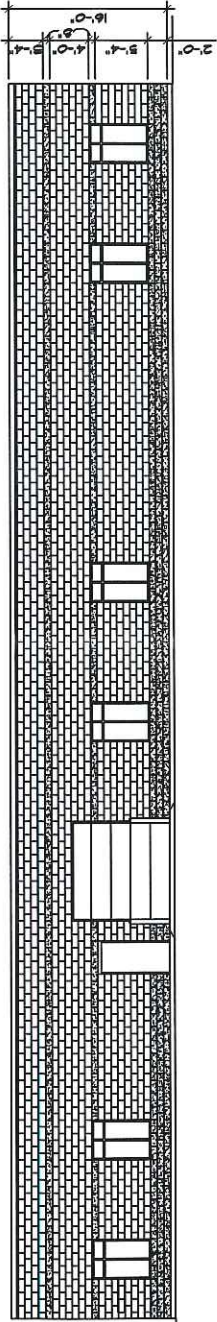
REVISIONS	NO.	BY	DATE	REMARKS

SHEET NO.	DESIGNED	DRAWN	CHECKED	APPROVED	LAST DATE	PLLOT DATE	SUBMITTAL

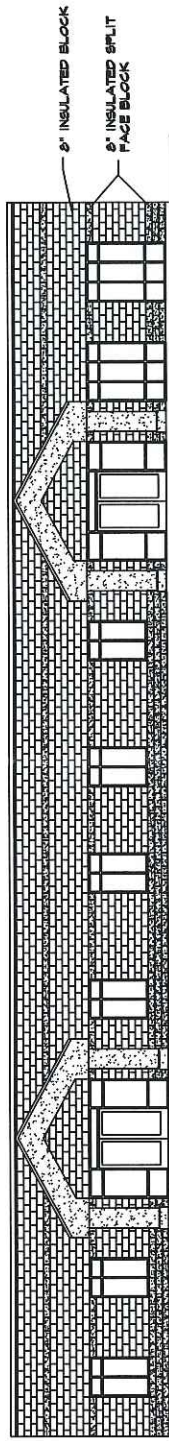
WHPacific

208-342-5400 Fax: 208-342-5333
 www.whpacific.com

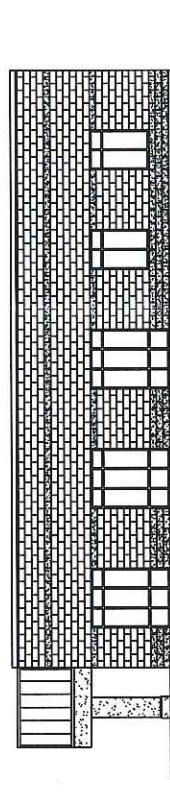
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 PATH: F:\randall\work\0008307W\Design\Drawings\0008307W-C-PLAT01.dwg [PLOTTER: HP-1190] [STYLE: WHP-Standard] [LAYOUT: SEWER PLAN PROFILE]



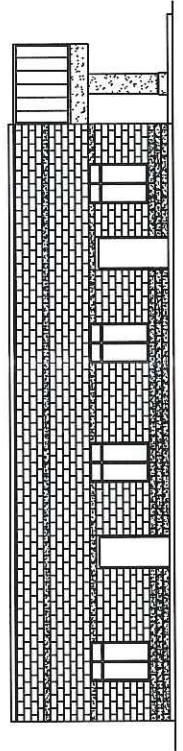
NORTH ELEVATION
18'-11'-0"



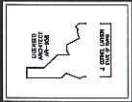
SOUTH ELEVATION
18'-11'-0"



EAST ELEVATION
18'-11'-0"



WEST ELEVATION
18'-11'-0"



Larson Architects, P.A.
 Architecture and Real Estate Planning
 210 Murray Street
 Boise, Idaho 83714
 (208) 376-7502

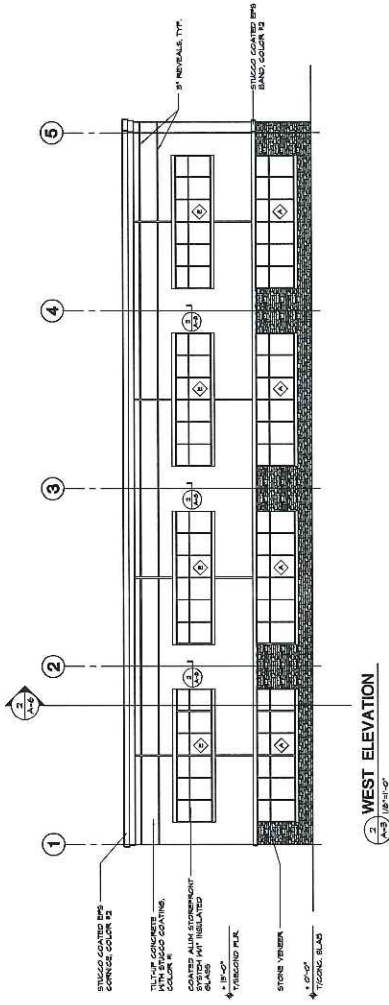
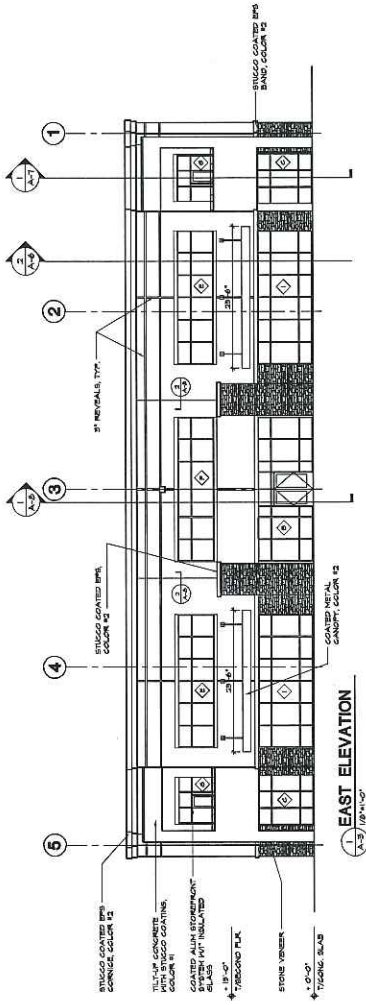
PROJECT NAME
 FOGLE AND LANARK BUILDING
 RONALD VAN LUKER, INC.
 EAGLE ROAD
 MERIDIAN, IDAHO

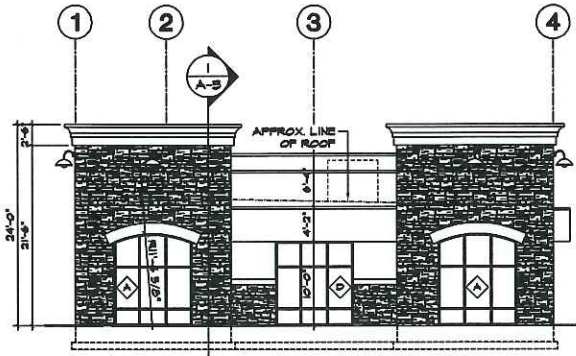
DATE 10-27-09

SHEET NUMBER

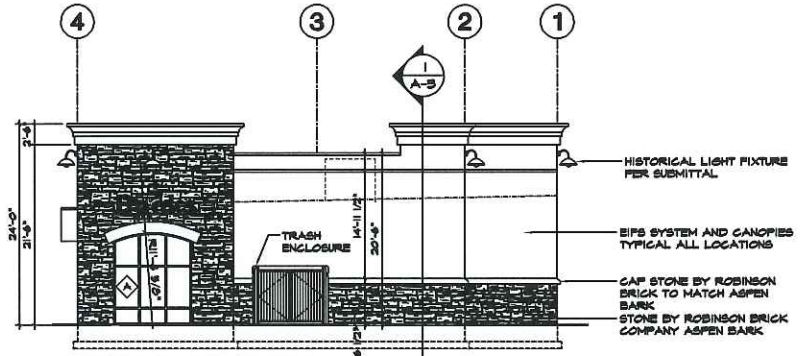
A-3

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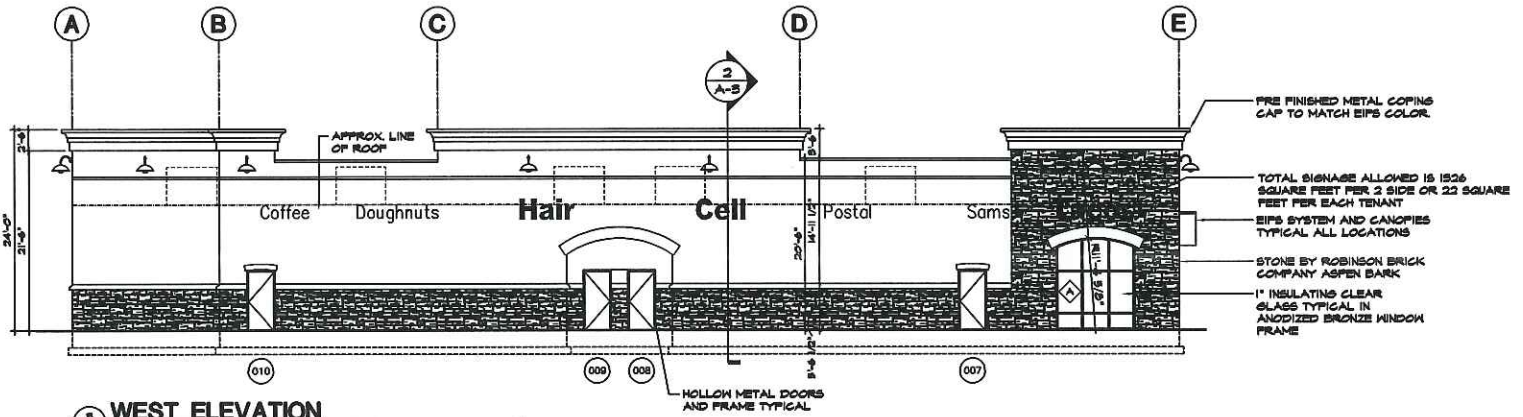




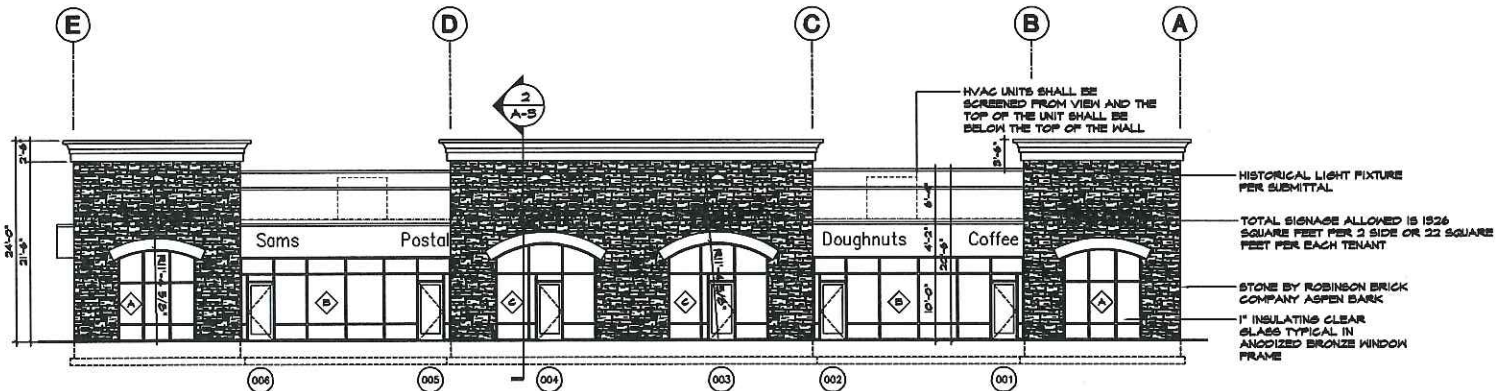
2 SOUTH ELEVATION
A-2 1/8"=1'-0"



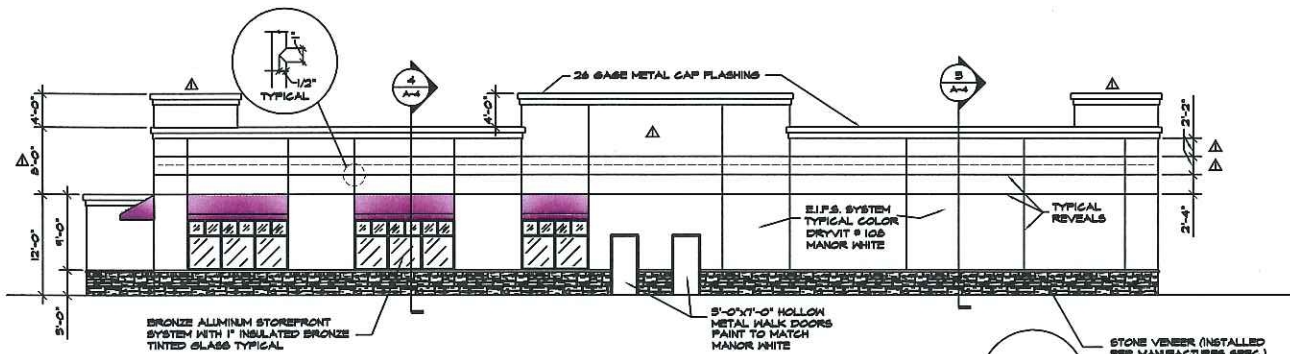
1 NORTH ELEVATION
A-2 1/8"=1'-0"



3 WEST ELEVATION
A-2 1/8"=1'-0"

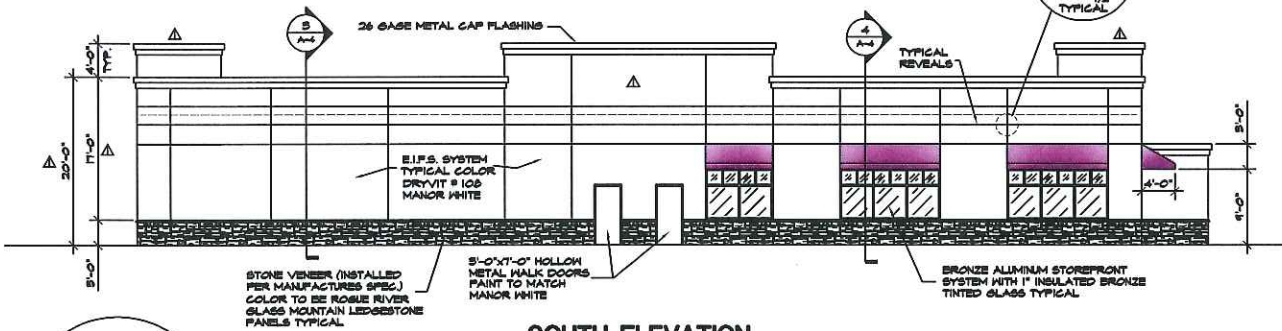


4 EAST ELEVATION
A-2 1/8"=1'-0"



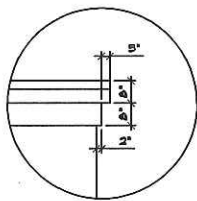
NORTH ELEVATION

1/8"=1'-0"

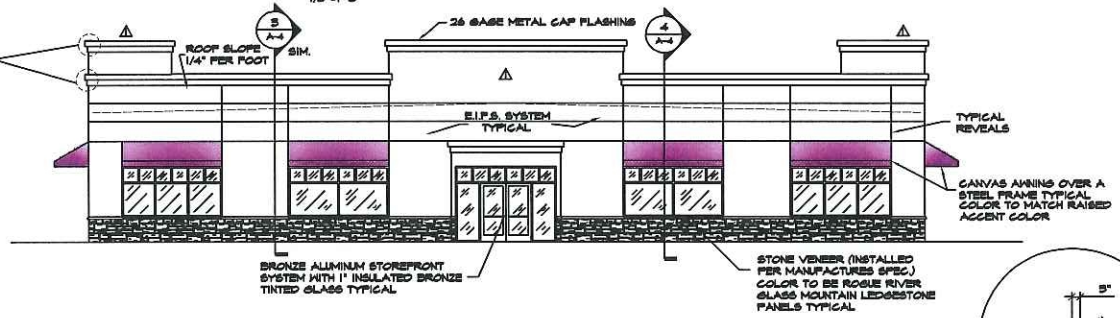


SOUTH ELEVATION

1/8"=1'-0"

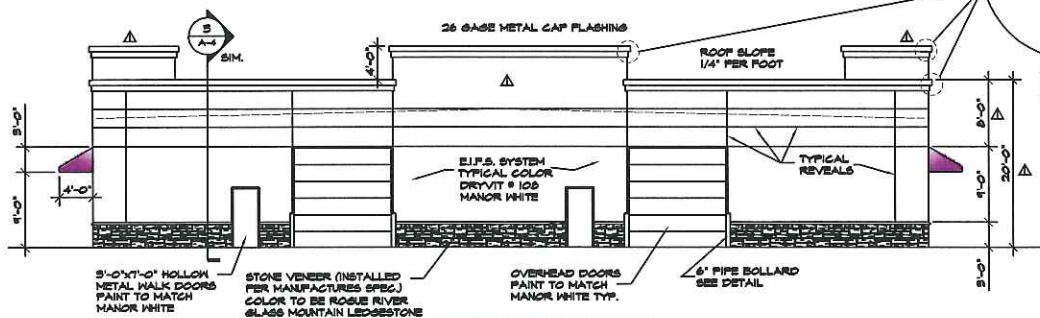


RAISED ACCENT DETAIL
 COLOR TO BE DRYVIT # 505 HONEY THIST



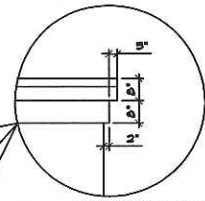
EAST ELEVATION

1/8"=1'-0"

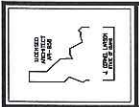


WEST ELEVATION

1/8"=1'-0"



RAISED ACCENT DETAIL
 COLOR TO BE DRYVIT # 505 HONEY THIST

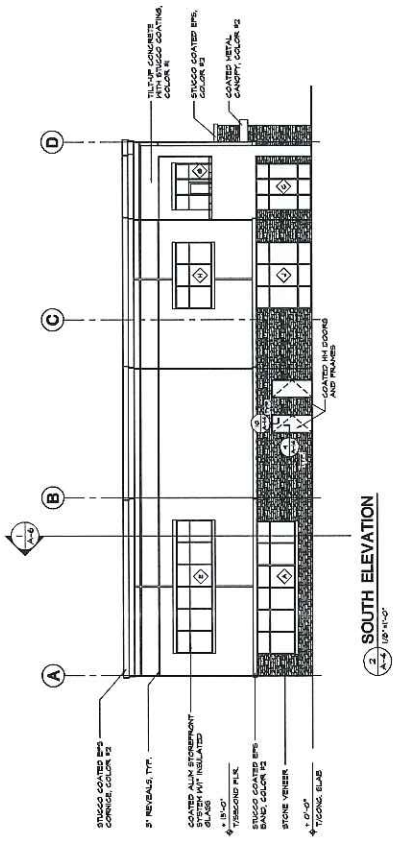
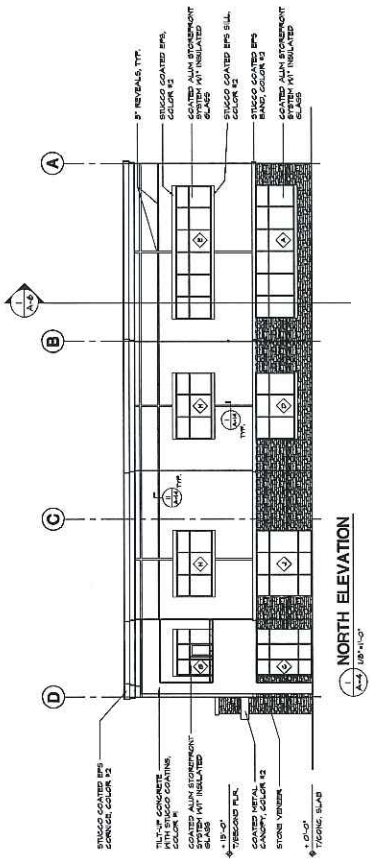


Larson Architects, P.A.
 Architecture and Real Estate Planning
 210 Murray Street
 Boise, Idaho 83714
 (208) 378-7502

PROJECT NAME
 EAGLE AND LANARK BUILDING
 RONALD VAN AUKEER, INC.
 EAGLE ROAD
 MERIDIAN, IDAHO

DATE 10-27-06
 SHEET NUMBER A-4

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Cara Duskey

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Wednesday, June 03, 2015 9:50 AM
To: Cara Duskey
Subject: RE: Traffic Impact Study

Cara,

A traffic impact study will not be required for this application.

Please let me know if you have any questions.

Mindy Wallace, AICP
Planner III
Ada County Highway District
(208) 387-6178

"We drive quality transportation for all Ada County -- Anytime...Anywhere!"

From: Cara Duskey [mailto:CDuskey@whpacific.com]
Sent: Wednesday, June 03, 2015 8:39 AM
To: Mindy Wallace
Subject: RE: Traffic Impact Study

7 lots and the only site plan I have is for the previously approved subdivision that had 6 lots.

Cara Duskey | Administrative Assistant
WHPacific, Inc. | 3130 S Owyhee St, Boise, ID 83705
Direct 208.275.8700 | Fax 208.342.5353 | cduskey@whpacific.com

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NMSDC Certified MBE/CPUC Certified MBE

From: Mindy Wallace [mailto:Mwallace@achdidaho.org]
Sent: Wednesday, June 03, 2015 8:38 AM
To: Cara Duskey
Subject: RE: Traffic Impact Study

Do you have site plan? How many lots?

From: Cara Duskey [mailto:CDuskey@whpacific.com]
Sent: Wednesday, June 03, 2015 8:35 AM
To: Mindy Wallace
Subject: RE: Traffic Impact Study

Mindy,

Swindell Subdivision for Van Auken, 7 lots, located on the northwest corner at the intersection of Locust Grove and Overland. Vicinity map attached.

Thank you.

Cara

Cara Duskey | Administrative Assistant

WHPacific, Inc. | 3130 S Owyhee St, Boise, ID 83705

Direct 208.275.8700 | Fax 208.342.5353 | cduskey@whpacific.com

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From: Mindy Wallace [<mailto:Mwallace@achdidaho.org>]

Sent: Wednesday, June 03, 2015 8:14 AM

To: Cara Duskey

Subject: RE: Traffic Impact Study

Cara,

I need to know the location of the site and how many lots are proposed.

Thank you.

Mindy Wallace, AICP

Planner III

Ada County Highway District

(208) 387-6178

"We drive quality transportation for all Ada County -- Anytime...Anywhere!"

From: Cara Duskey [<mailto:CDuskey@whpacific.com>]

Sent: Tuesday, June 02, 2015 9:47 AM

To: Mindy Wallace

Subject: Traffic Impact Study

Hi Mindy,

I'm getting ready to submit a pre plat to the city of Meridian and they require written confirmation that a traffic impact study or change of use is not required. What do you need from me in order to confirm that?

Let me know and I'll send you what you need as soon as possible.

Thank you.

Cara

Cara Duskey | Administrative Assistant

WHPacific, Inc. | 3130 S Owyhee St, Boise, ID 83705

Direct 208.275.8700 | Fax 208.342.5353 | cduskey@whpacific.com

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