DEPT. OF LANDS
JUN 14 2019
BOISE, IDAHO

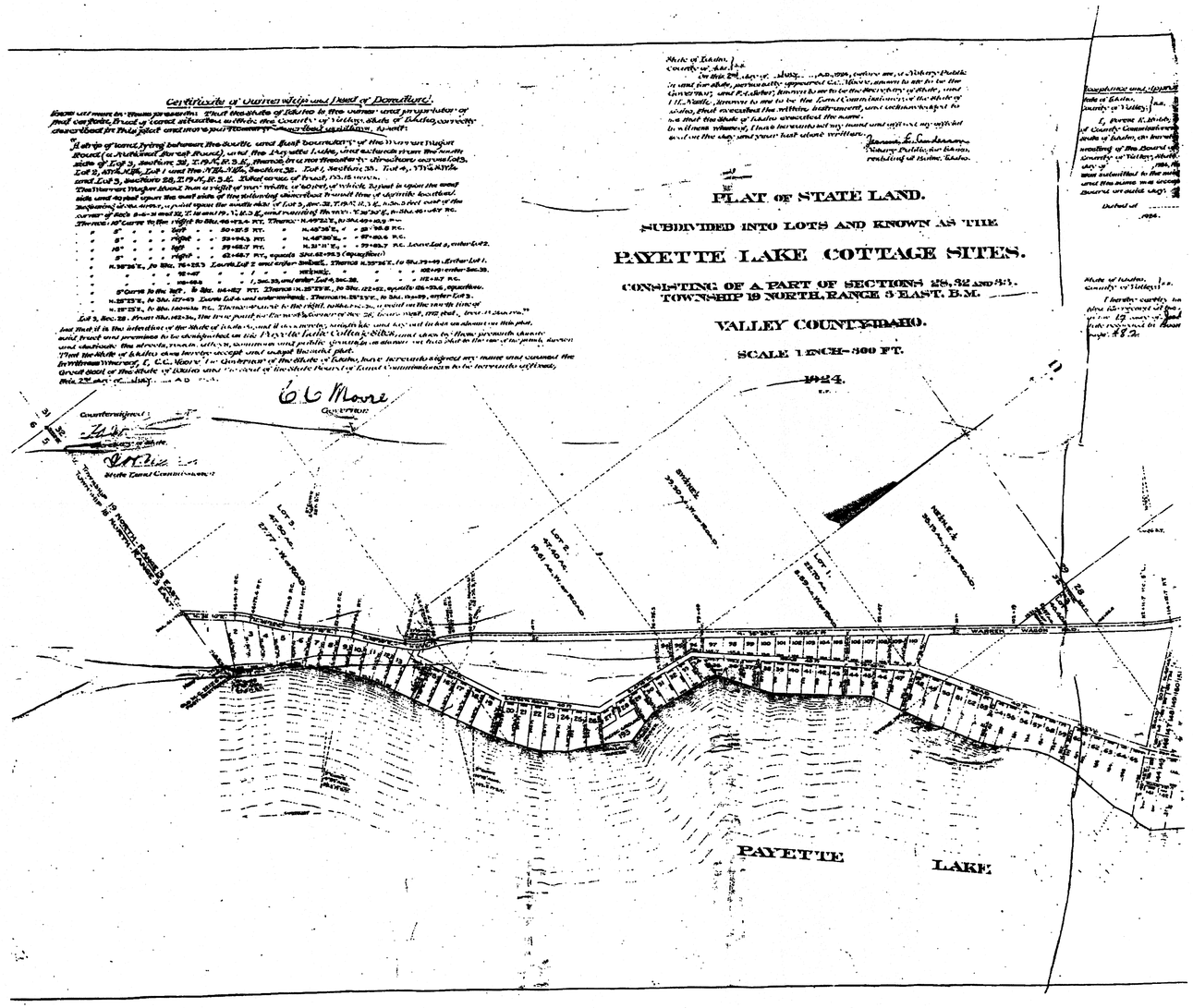
Exhibit 1

Plat of State Land Subdivided into Lots and Known as the

Payette Lake Cottage Sites, July 2, 1924.

Oversized Document

Provided Under Separate Cover



Affidavit of Steven W. Strack
Exhibit No. 1

Exhibit 2

Amended Plat of State Land:

Payette Lakes Cottage Sites, October 15, 1932.

Oversized Document

Provided Under Separate Cover

Certificate of Ownership and Deed of Donation

Know all men by these presents: That the State of Idaho is the owner and proprietor of that certain tract of land situated within the County of Valley, State of Idaho, correctly described in this plat, and more particularly described as follows, to wit:-

A strip of land, lying between the South and East boundary of the Warren Wagon Road (a National Forest Road), and the Payette Lake, and extends from the South side of Lot 3, Section 32, T.19 N.-R.3 E., thence, in a northeasterly direction, across Lot 3, Lot 2, SW¼ NE¼, Lot 1, and the NE¼ NE¼ Section 33; Lot 1 Section 33; Lot 4, NW¼ SW¼, and Lot 3 Section 28, T.19 N.-R.3 E., Total area of tract 133.15 acres.

The Warren Wagon Road has a right of way width of 60 feet, of which 20 feet is upon the west side, and 40 feet upon the east side of the following described transit line of definite location:-

Beginning at Sta. 41+33.7, a point upon the south side of Lot 3, Sec. 32, T.19 N.-R.3 E., 458.6 feet east of the corner of Secs. 5-6-31 and 32, T.18 and 19 N.-R.3 E., and running thence N.36°30'E. to Sta. 45+64.7 P.C.
thence 16° Curve to the right to Sta. 46+73.4 P.T. thence N.49°-12'E. to Sta. 49+10.9 P.C.

"	5°	left	50+26.5 P.T.	N.49°-35'E.	53+92.8 P.C.
"	5°	right	53+94.3 P.T.	N.48°-30'E.	57+86.6 P.C.
"	16°	left	59+62.7 P.T.	N.21°-11'E.	59+85.7 P.C. Leave Lot 3, enter Lot 2
"	5°	right	62+68.7 P.T. equals	Sta. 62+95.3 (equation)	
"	N.35°-26'E. to Sta. 76+25.3		Leave Lot 2 and enter SW¼ NE¼; thence N.25°-26'E. to Sta. 79+49; Enter Lot 1;		
"	"	92+47	" 1 "	NE¼ NE¼; " "	102+19; Sec. 33;
"	"	108+68.8	" 1, Sec. 33, and enter Lot 4, Sec. 28; thence "		112+47 P.C.
"	5° Curve to the left to Sta. 114+82.7 P.T.; thence N.25°-29'E. to Sta. 122+52, equals 126+75.6 (equation)				
"	N.25°-29'E. to Sta. 137+69; Leave Lot 4 and enter NW¼ SW¼; thence N.25°-29'E. to Sta. 139+39, enter Lot 3				
"	"	"	146+96.3 P.C.; thence 4° curve to the right to Sta. 152+36, a point on the north line of		

Lot 3, Sec. 28. From Sta. 152+36, the true point for the west ¼ corner of Sec. 28 bears west 1912 feet, area 13.24 acres.

And that it is the intention of the State of Idaho to, and it does hereby, subdivide, and lay out in Lots as shown on this plat said tract and presumes to be designated as the Payette Lake Cottage Sites, and does by these presents donate and dedicate the streets, roads, alleys, commons and public grounds as shown on this plat to the use of the public forever.

That the State of Idaho does hereby accept and adopt the said plat, and with amendments shown.

In witness whereof, I, C. Ben Ross, the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed this 15th day of October, A.D., 1932.

C. Ben Ross
Governor.

Countersigned:
Fred E. Lukens
Secretary of State

J. H. Isaacson
State Land Commissioner.

County of Ada } s.s.

On this 15th day of October, A.D. 1932, before me, a Notary Public in and for said County and State, personally appeared C. Ben Ross, known to me to be the Governor; and F. E. Lukens, known to me to be the Secretary of State; and J. H. Isaacson, known to me to be the Land Commissioner of the State of Idaho that executed the within instrument, and acknowledged to me that the State of Idaho executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

Jeanette L. Andersen
Notary Public for Idaho
residing at Boise, Idaho

AMENDED
PLAT OF STATE LAND
PAYETTE LAKE COTTAGE SITES

RE-SURVEY LOTS 14 TO 28; 53+54; 153 TO 164; 171 TO 177; 187 TO 191 all inc.

ADDITIONAL LOTS 66 TO 93; 111 TO 140; 188 TO 199 all inc.

PART OF SECTIONS 28, 32 AND 33
TOWNSHIP 19 NORTH, RANGE 3 EAST, B.M.

VALLEY COUNTY-IDAHO

SCALE-1 INCH-800 FT.

1932

IRON PIPE SHOWN THUS •

State of Idaho }
County of Valley } s.s.

I hereby certify that the within instrument was filed for record at the request of the State of Idaho on the ....day of ..... 1932, in my office, and duly recorded in Book ..... of ..... Records, at page .....

Ex-officio Recorder of
Valley County, Idaho
By .....
Deputy

Engineer's Survey Certificate

I, George E. Tucker of Boise, Idaho, hereby certify that I am a duly Licensed Civil Engineer under the laws of the State of Idaho; that the following is a correct description of the land and premises included in the within plat designated as the Payette Lake Cottage Sites, to wit:- A strip of land lying between the south and east boundary of the Warren Wagon Road (a National Forest Road) and the Payette Lake, and extends from the south side of Lot 3, Section 32; thence in a northeasterly direction across Lot 3, Lot 2, SW¼ NE¼, Lot 1, and the NE¼NE¼ Sec. 33; Lot 1 Sec. 33; Lot 4, NW¼SW¼, and Lot 3, Sec. 28, all in T.19 N.-R.3 E., and more particularly described in the Certificate of Ownership and Deed of Donation, hereunto attached. Area 133.15 acres.

And I further certify that a re-survey of all lots as shown by the original plat of Payette Lake Cottage Sites, as recorded in Book 2, page 482, Miscellaneous Records of Valley County, Idaho, on July 19, 1924, was made by me, with the following changes, to wit: Re-survey and change of Lots 14 to 28, inc.; Lots 53 and 54; Lots 153 to 164, inc.; Lots 171 to 177, inc.; Lots 187 to 191, inc. (188 to 191, inc. being eliminated); Additional Lots as follows:- Lots 66 to 93, inc.; 111 to 140, inc.; 188 to 199, inc.

And I further certify that the said plat was made by me from an actual survey and that the said plat is correct; that the measurements and distances indicated thereon are true and correct; and that all the streets, roads, and alleys as shown thereon are correctly drawn and represented.

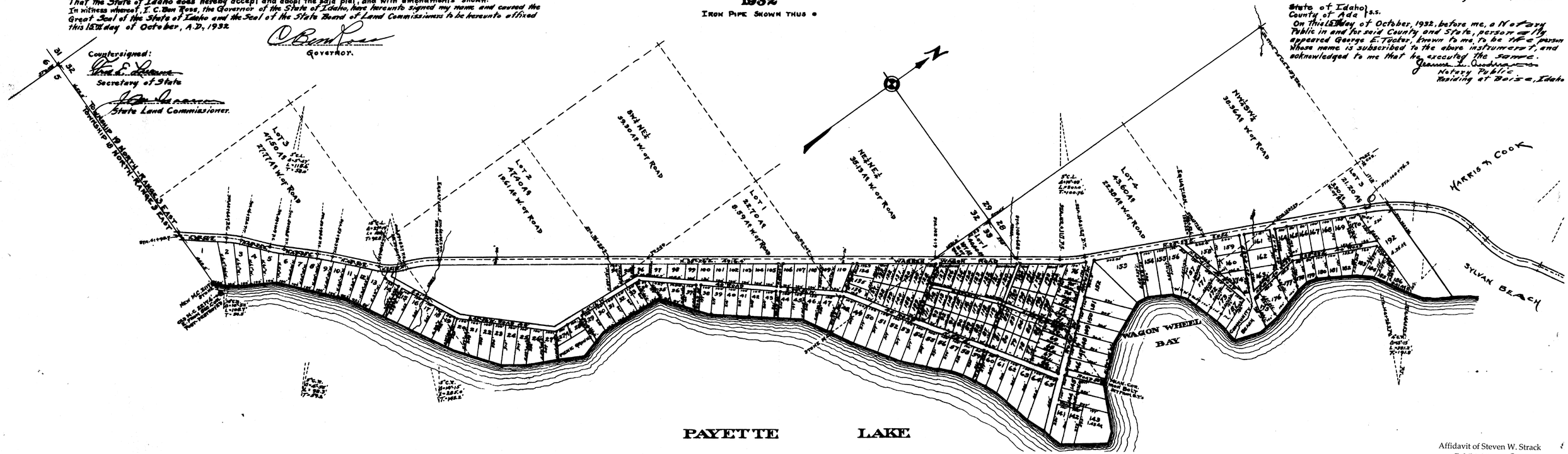
Witness my hand and seal this 15th day of October, 1932

George E. Tucker
Licensed Civil Engineer
Residing at Boise, Idaho.

State of Idaho }
County of Ada } s.s.

On this 15th day of October, 1932, before me, a Notary Public in and for said County and State, personally appeared George E. Tucker, known to me, to be the person whose name is subscribed to the above instrument, and acknowledged to me that he executed the same.

Jeanette L. Andersen
Notary Public
Residing at Boise, Idaho



Affidavit of Steven W. Strack
Exhibit No. 2

Exhibit 3

Plat: State Subdivision-Southwest Payette Cottage Sites

November 2013.

Oversized Document

Provided Under Separate Cover

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

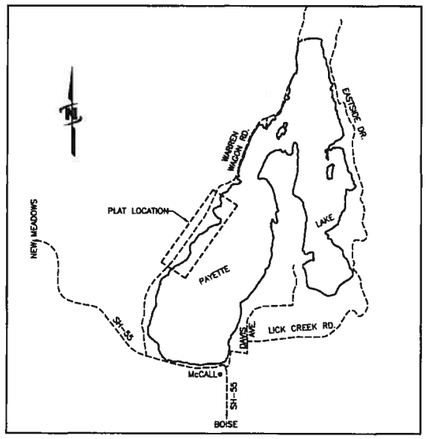
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

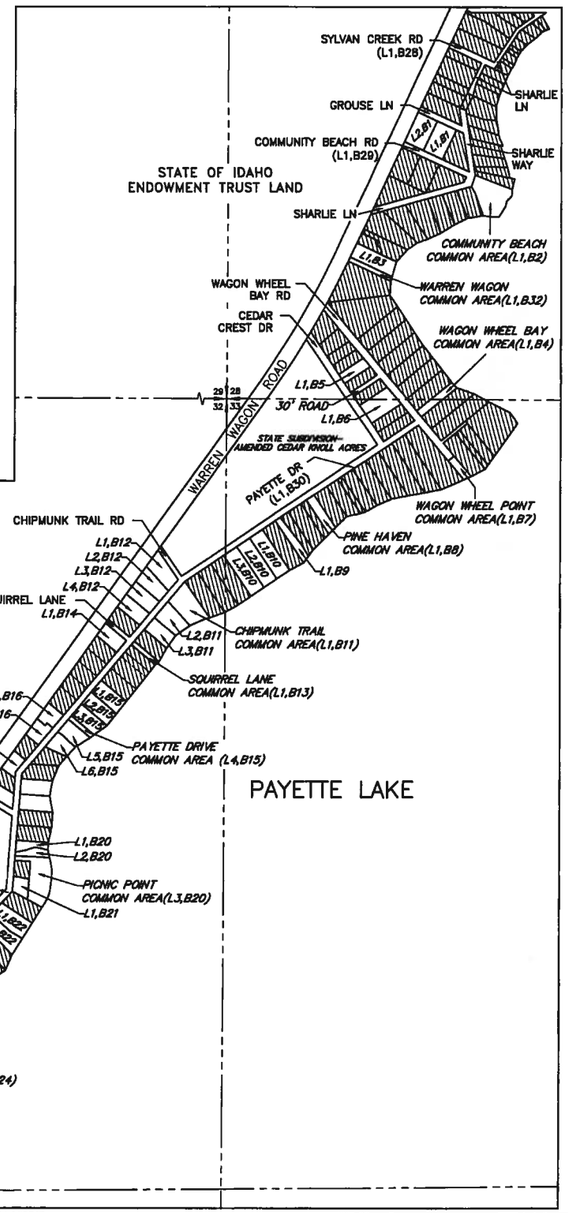
PLAT BOOK 13 PAGE 12

INST. NO. CCR'S# 381830 # 381831

Instrument # 381834
VALLEY COUNTY, CASCADE, IDAHO
11-14-2013 02:51:54 No. of Pages: 26
Recorded for : DEPARTMENT OF LANDS
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy J. Perkins
Index to: PLAT

IDAHO DEPARTMENT OF LANDS





TITLE
WHEN IDAHO BECAME A STATE IN 1890, THE FEDERAL GOVERNMENT ENDOWED (GRANTED) LANDS TO IDAHO ON THE CONDITION THEY PRODUCE MAXIMUM LONG–TERM FINANCIAL RETURNS FOR PUBLIC SCHOOLS AND OTHER BENEFICIARIES. IDAHO NOW HAS OVER 2 MILLION ACRES OF ENDOWMENT LANDS, HELD IN TRUST, PROVIDING FINANCIAL SUPPORT TO PUBLIC SCHOOLS AND OTHER INSTITUTIONS. THE IDAHO DEPARTMENT OF LANDS MANAGES THIS TRUST UNDER THE GOVERNANCE OF THE IDAHO BOARD OF LAND COMMISSIONERS. THE LAND BOARD, ACTING IN THE CAPACITY OF TRUSTEE ON BEHALF OF THE BENEFICIARY SCHOOLS AND OTHER INSTITUTIONS, WAS GIVEN RESPONSIBILITIES UNDER ARTICLE IX, SECTION 8 OF THE IDAHO CONSTITUTION (AS AMENDED) TO MANAGE LANDS IN SUCH A MANNER AS WILL SECURE THE MAXIMUM LONG–TERM FINANCIAL RETURN TO THE INSTITUTION TO WHICH GRANTED. THE LEASING OF ENDOWMENT TRUST LAND FOR USE AS RECREATIONAL COTTAGE SITES BEGAN IN THE EARLY 1930'S AND HAS CONTINUED SINCE ITS INCEPTION. THE CONFIGURATION OF THE LEASED COTTAGE SITES HAS OCCURRED IN AN ORGANIC NATURE OVER A PERIOD OF APPROXIMATELY 80+ YEARS. DUE TO THE NECESSITY BASED STYLE OF DEVELOPMENT AND THE TIME LINE OF THOSE DEVELOPMENTS, THE EXISTING NEIGHBORHOOD AND APPURTENANCES WOULD NOT LIKELY MEET CURRENT LOCAL (COUNTY) DEVELOPMENT STANDARDS.

ADJACENT ENDOWMENT TRUST LANDS
UNLESS EXPRESSLY PROVIDED OTHERWISE, THIS PLAT APPLIES ONLY TO THE ENDOWMENT TRUST LANDS SPECIFICALLY IDENTIFIED ON THE PLAT AND DOES NOT ENCUMBER IN ANY MANNER OR GRANT RIGHTS OF USE TO ANY OTHER ENDOWMENT LANDS. ENDOWMENT LANDS ARE NOT MANAGED FOR THE PUBLIC AT LARGE AND SHALL NOT BE CONSIDERED "PUBLIC LANDS" OR "OPEN SPACE," EITHER SPECIFICALLY OR IN A GENERIC SENSE. ENDOWMENT TRUST LANDS ARE WORKING LANDS PRODUCING REVENUE FOR THE BENEFICIARY INSTITUTIONS. THE IDAHO DEPARTMENT OF LANDS SHALL BE CONTACTED WITH ANY QUESTIONS PERTAINING TO THE ENDOWMENT TRUST LANDS.

ENCROACHMENT PERMITS
AN ENCROACHMENT PERMIT FROM IDAHO DEPARTMENT OF LANDS IS REQUIRED FOR AN ENCROACHMENT UPON THE BED OF NAVIGABLE WATERS.

DOMESTIC WATER
THE STATE MAKES NO REPRESENTATION THAT DOMESTIC WATER SERVICE FOR LOTS EXISTS. THE OWNER WILL BE RESPONSIBLE FOR DOMESTIC WATER.

SANITARY SEWER
THE STATE MAKES NO REPRESENTATION THAT SANITARY SEWER SERVICE FOR THE LOTS EXISTS. IF IT EXISTS, IT IS PROVIDED BY SEPTIC SYSTEMS OR OTHER SYSTEMS THAT MAY NOT COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS. ANY FUTURE MODIFICATIONS AND/OR ADDITIONS TO EXISTING SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS, AND THE OWNER SHALL PROCURE AT ITS OWN EXPENSE ALL LICENSES AND PERMITS REQUIRED BY SUCH LAWS, RULES, AND REGULATIONS.

SINGLE–FAMILY RESIDENTIAL USE
THE LOTS SHALL BE USED ONLY FOR SINGLE–FAMILY RESIDENCE. NO MORE THAN ONE (1) SINGLE–FAMILY DWELLING SHALL BE ALLOWED ON ANY LOT.

MOBILE HOMES
MOBILE HOMES SHALL NOT BE PLACED ON THE PROPERTY.

MANUFACTURED OR MODULAR HOUSING
MANUFACTURED OR MODULAR HOMES THAT COMPLY WITH ALL APPLICABLE BUILDING CODES, MEET APPLICABLE SNOW LOAD REQUIREMENTS, AND ARE INSTALLED ON A PERMANENT FOUNDATION SHALL BE ALLOWED.

FIRE HAZARDS
LOTS SHALL BE MAINTAINED TO REDUCE FIRE HAZARDS BY THE ELIMINATION OF FINE FUELS AND DEAD MATERIAL ON THE LOT TO PROVIDE A NATURAL BUT MANAGED APPEARANCE.

CONVEYANCE TO ASSOCIATION
THE STATE WILL CONVEY BY QUITCLAIM DEED THE FOLLOWING LOTS; *AMENDED CEDAR KNOLL ACRES LOT 1–BLOCK 10; AMENDED PINECREST ADDITION LOT 1–BLOCK 9 AND LOT 1–BLOCK 10; SOUTHWEST PAYETTE COTTAGE SITES LOT 1–BLOCK 28; LOT 1–BLOCK 29; LOT 1–BLOCK 30; LOT 1–BLOCK 31; LOT 1–BLOCK 2; LOT 1–BLOCK 32; LOT 1–BLOCK 4; LOT 1–BLOCK 7; LOT 1–BLOCK 8; LOT 1–BLOCK 11; LOT 1–BLOCK 13; LOT 4–BLOCK 15; LOT 3–BLOCK 20; AND LOT 2–BLOCK 24* AS COMMON AREAS AND ROADS SHOWN ON THIS PLAT UPON FORMATION OF AN ASSOCIATION OF LESSEES AND OWNERS OF LOTS WITHIN THE SOUTHWEST PAYETTE COTTAGE SITES, AMENDED PINECREST ADDITION AND AMENDED CEDAR KNOLL ACRES SUBDIVISIONS, PURSUANT TO THE BYLAWS TO BE RECORDED IN VALLEY COUNTY, IDAHO.

COMMON AREA/ROAD/STREET/LOT MAINTENANCE, CONSTRUCTION AND REPAIR
UPON CONVEYANCE OF THE LOTS REFERENCED IN THE "CONVEYANCE TO ASSOCIATION" PARAGRAPH, THE ASSOCIATION WILL BE RESPONSIBLE FOR ALL MANAGEMENT, CONTROL, MAINTENANCE, CONSTRUCTION AND REPAIR OF THESE ROAD OR COMMON AREA LOTS. THE ASSOCIATION SHALL HAVE NO OBLIGATION TO MAINTAIN ANY RESIDENTIAL LOT OR IMPROVEMENTS ON ANY RESIDENTIAL LOT.

PERMITS REQUIRED
THE STATE MAKES NO REPRESENTATION THAT ANY PERMITS MAY BE OBTAINED FOR THE LOTS OR THAT EXISTING STRUCTURES ARE PERMITTED OR WILL BE PERMITTED. EACH OWNER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS AND PROCURE AT ITS OWN EXPENSE ALL LICENSES AND PERMITS REQUIRED BY SUCH LAWS, RULES, AND REGULATIONS RELATED TO THE USE OF THE LOTS.

ACCESS
EXISTING WARREN WAGON ROAD, SHARLIE LANE, SYLVAN CREEK ROAD, GROUSE LANE, SHARLIE WAY, COMMUNITY BEACH ROAD, WAGON WHEEL BAY ROAD, CEDAR CREST DRIVE, 30' ROAD, PAYETTE DRIVE, CHIPMUNK TRAIL ROAD, HAPPY DAY WAY, SQUIRREL LANE AND SYRINGA WAY AS SHOWN HEREON.

EXISTING UTILITIES
UTILITIES SUCH AS WATER, SEWER (INCLUDING: DRAINFIELD LINES, EFFLUENT LINES, SEPTIC TANKS, CLEAN OUTS, ETC.), POWER, TELEPHONE AND GAS ARE INSTALLED AND EXISTING WITHIN THE LOTS SHOWN HEREON. IN SOME CASES, THESE UTILITIES TRAVERSE ACROSS SEVERAL ADJACENT LOTS DUE TO THE CONVENIENCE OF INSTALLATION AND MAINTENANCE. EACH LOT OWNER SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN THE UTILITIES THAT SERVE THEIR LOT. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER(S) PERFORMING THE MAINTENANCE TO RETURN ANY DISTURBED LAND, LANDSCAPING, FENCES, ROADWAYS, ETC. TO THEIR PRE–MAINTENANCE CONDITION. IF AT THE TIME OF MAINTENANCE IT IS MONETARILY EQUITABLE AND REASONABLE TO DO SO, THE UTILITIES SHALL BE RE–ROUTED TO BE CONTAINED WITHIN THE SERVED LOT VIA THE EXISTING EASEMENT OR ALTERNATIVE EASEMENT PROCURED BY THE LOT OWNER.

DISCLAIMER
THE LOTS ARE PLATTED IN AN "AS IS" CONDITION. THE STATE MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THE LOTS OR CONCERNING THE SUITABILITY OF THE LOTS FOR THE USES INTENDED BY AN OWNER.

Jeremy Russell
Digitally signed on:
Nov 05, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEREMY J. RUSSELL

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES A PORTION OF SECTIONS 28, 32, AND 33. TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO	
JUB J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787
	DWG NAME: 20-11-036_SW Payette Cottage Sites_cover
	DR. DFG / CH. GJR / DRB / SHEET 1 OF 26
SCALE: NONE	DATE: November 2013 / PROJ. NO.: 20-11-036

Affidavit of Steven W. Strack
Exhibit No. 3

Exhibit 4

State Deed No. 6548 (November 29, 1944)

DEED RECORD

SYMS-YORK CO. 159073

Deed No. 6548

CERTIFICATE No. 21501

GRANTEE:
F.A. Colvard
Weiser
Idaho

STATE OF IDAHO

To All to Whom These Presents Shall Come, Greetings:

Whereas, On the 20th day of November, 1944 all that tract or parcel of State Hospital Land land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to F. A. Colvard

of Weiser and State of Idaho

for the aggregate price of Seven Hundred Fifty and no/100 DOLLARS;

AND WHEREAS, The said sum of Seven Hundred Fifty and no/100 DOLLARS has been fully paid to the proper receiving officer for the State of Idaho, by F. A. Colvard as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described.

NOW, KNOW YE, That the said State of Idaho, in pursuance of law in such cases made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of Seven Hundred Fifty and no/100 DOLLARS to the said State of Idaho paid, doth by these presents GRANT, BARGAIN, SELL, CONVEY and CONFIRM, in fee, unto the said F. A. Colvard, his heirs and assigns, all the said tract and parcel of land situated in the County of Valley and State of Idaho, and described as follows, to-wit:

Lot Forty-one (41) ~~in Lot One (1)~~ of Payette Lakes cottage sites Subdivision, Section Thirty-two (32), Township Nineteen (19) North, Range Three (3) East of the Boise Meridian, Containing approximately Sixty One Hundredths (.60) Acres; With the reservation that the land herein described does not extend toward Payette Lake beyond the high water line.

TO HAVE AND TO HOLD, The said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said F. A. Colvard, his heirs and assigns in fee simple forever

IN WITNESS WHEREOF, I, C. A. Bottolfsen, the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners, to be hereunto affixed this 29th day of November, A. D. 1944.

[SEAL]

C. A. Bottolfsen
Governor.

COUNTERSIGNED:

Geo. H. Curtis
Secretary of State.

COUNTERSIGNED:

Robert Coulter
[SEAL] *State Land Commissioner.*

STATE OF IDAHO, }
COUNTY OF ADA, } SS.

On this 29th day of November, A. D. 1944, before me, a Notary Public in and for said State, personally appeared, known to me to be the Governor, and Geo. H. Curtis, known to me to be the Secretary of State, and Robert Coulter, known to me to be the Land Commissioner of the State of Idaho, and acknowledged to me that they as such Governor, Secretary of State, and State Land Commissioner, of the State of Idaho, and the State of Idaho executed the foregoing deed.

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

[SEAL]

Wildred C. Halley
Notary Public, residing at Boise, Idaho.

Mailed to Donor & Donor

CORRECTION DEED

DEED NO. 6548

Certificate No. 21501

GRANTEE: F. A. COLVARD

Weiser, Idaho

STATE OF IDAHO

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETINGS;

WHEREAS, On the 20th day of November 1944 all that tract or parcel of STATE HOSPITAL SOUTH land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to F. A. COLVARD of Weiser and State of Idaho for the aggregate price of SEVEN HUNDRED FIFTY AND NO/100 DOLLARS;

AND WHEREAS, The said sum of SEVEN HUNDRED FIFTY AND NO/100 DOLLARS has been fully paid to the proper receiving officer for the State of Idaho, by F. A. COLVARD as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described.

NOW, KNOW YE, That the said State of Idaho, in pursuance of law in such cases made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of SEVEN HUNDRED FIFTY AND NO/100 DOLLARS to the said State of Idaho paid, doth by these presents GRANT, BARGAIN, SELL, CONVEY and CONFIRM, in fee, unto the said F. A. COLVARD, his heirs and assigns, all the said tract and parcel of land situated in the County of VALLEY and State of Idaho, and described as follows, to-wit:

> Lot Forty-One (41) in Lot One (1) of Payette Lakes Cottage Sites Subdivision, Section Thirty-Two (32), Township Nineteen (19) North, Range Three (3) East, Boise Meridian, as recorded in Book 2, Page 482, Miscellaneous Records of Valley County, containing approximately Sixty-Hundredths (.60) Acre; with the reservation that the land herein described does not extend toward Payette Lake beyond the high water line.

TO HAVE AND TO HOLD, The said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said F. A. COLVARD, his heirs and assigns in fee simple forever.

IN WITNESS WHEREOF, I, DON SAMUELSON, the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners, to be hereunto affixed this 24 day of July, A.D. 1967

Don Samuelson
Governor

COUNTERSIGNED:
Pete T. Cenarrusa
Secretary of State

COUNTERSIGNED:
G. C. Trombley
State Land Commissioner

STATE OF IDAHO)
) SS.
COUNTY OF ADA)

On this 24 day of July, A.D. 1967, before me, a Notary Public in and for said State, personally appeared DON SAMUELSON known to me to be the Governor, and PETE T. CENARRUSA, known to me to be the Secretary of State, and G. C. TROMBLEY, known to me to be the Land Commissioner of the State of Idaho, and acknowledged to me that they as such Governor, Secretary of State, and State Land Commissioner, of the State of Idaho, and the State of Idaho executed the foregoing deed.

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

John B. Brogan
Notary Public, residing at Boise, Idaho.

Exhibit 5

State Deed No. 6551 (November 29, 1944)

DEED RECORD

SYMS-YORK CO. 159073

Deed No. 6551

CERTIFICATE No. 21504

GRANTEE:

Lester H. Emmett
Ontario
Oregon

STATE OF IDAHO

To All to Whom These Presents Shall Come, Greetings:

Whereas, On the 20th day of November, 1944 all that tract or parcel of State Hospital South land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to Lester H. Emmett

of Ontario and State of Oregon

for the aggregate price of Six Hundred and no/100 DOLLARS;

AND WHEREAS, The said sum of Six Hundred and no/100 DOLLARS has been fully paid to the proper receiving officer for the State of Idaho, by Lester H. Emmett as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described.

NOW, KNOW YE, That the said State of Idaho, in pursuance of law in such cases made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of Six Hundred and no/100 DOLLARS to the said State of Idaho paid, doth by these presents GRANT, BARGAIN, SELL, CONVEY and CONFIRM , in fee, unto the said Lester H. Emmett, his heirs and assigns, all the said tract and parcel of land situated in the County of Valley and State of Idaho, and described as follows, to-wit:

Lot Twelve (12) ~~in Lot Three (3)~~ of Payette Lakes Cottage Sites Subdivision,* Section ~~Thirty-two (32), Township Nineteen (19) North, Range Three (3) East of the Boise Meridian~~, Containing approximately Sixty Hundredths (.60) Acres; With the reservation that the land herein described does not extend toward Payette Lake beyond the high water line.

* as recorded in Book 2, page 482, Misc. Records, of Valley County

TO HAVE AND TO HOLD, The said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said Lester H. Emmett, his heirs and assigns in fee simple forever

IN WITNESS WHEREOF, I, C. A. Bottolfsen, the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners, to be hereunto affixed this 29th day of November, A. D. 1944.

[SEAL]

C. A. Bottolfsen
Governor.

COUNTERSIGNED:

Geo. H. Curtis
Secretary of State.

COUNTERSIGNED:

Robert Coulter
[SEAL] *State Land Commissioner.*

STATE OF IDAHO, }
COUNTY OF ADA, } SS.

On this 29th day of November, A. D. 1944, before me, a Notary Public in and for said State, personally appeared C. A. Bottolfsen, known to me to be the Governor, and Geo. H. Curtis, known to me to be the Secretary of State, and Robert Coulter, known to me to be the Land Commissioner of the State of Idaho, and acknowledged to me that they as such Governor, Secretary of State, and State Land Commissioner, of the State of Idaho, and the State of Idaho executed the foregoing deed.

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

[SEAL]

Mildred C. Halley
Notary Public, residing at Boise, Idaho.

CORRECTION DEED

DEED NO. 6551

CERTIFICATE NO. 21504

GRANTEE:

Lester H. Emmett

Ontario, Oregon

STATE OF IDAHO

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, On the 20th day of November, 1944 all that tract or parcel of STATE HOSPITAL SOUTH land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to LESTER H. EMMETT of Ontario and State of Oregon, for the aggregate price of SIX HUNDRED AND NO/100 DOLLARS;

AND WHEREAS, The said sum of SIX HUNDRED AND NO/100 DOLLARS has been fully paid to the proper receiving officer for the State of Idaho, by LESTER H. EMMETT as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described.

NOW, KNOW YE, That the said State of Idaho, in pursuance of law in such cases made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of SIX HUNDRED AND NO/100 DOLLARS to the said State of Idaho paid, doth by these presents GRANT, BARGAIN, SELL, CONVEY and CONFIRM, in fee, unto the said LESTER H. EMMETT, his heirs and assigns, all the said tract and parcel of land situated in the County of VALLEY and State of Idaho, and described as follows, to-wit:

Lot Twelve (12) of Payette Lakes Cottage Sites Subdivision, as recorded in Book 2, Page 482, Miscellaneous Records, of Valley County, containing approximately Sixty-Hundredths (.60)Acre; with the reservation that the land herein described does not extend toward Payette Lake beyond the high water line.

TO HAVE AND TO HOLD, The said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said LESTER H. EMMETT, his heirs and assigns in fee simple forever.

IN WITNESS WHEREOF, I, Robert E. Smylie, the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners, to be hereunto affixed this 8th day of September, A.D. 1966.

(SEAL)

Robert E. Smylie
Governor

COUNTERSIGNED:

Louis E. Clapp
Secretary of State

COUNTERSIGNED:

O. J. Buxton
State Land Commissioner

STATE OF IDAHO, :
: SS.
COUNTY OF ADA, :

On this 8th day of September, A.D. 1966, before me, a Notary Public in and for said State, personally appeared Robert E. Smylie, known to me to be the Governor, and Louis E. Clapp, known to me to be the Secretary of State, and O. J. Buxton, known to me to be the Land Commissioner of the State of Idaho, and acknowledged to me that they as such Governor, Secretary of State, and State Land Commissioner, of the State of Idaho, and the State of Idaho executed the foregoing deed.

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

M. L. Hamblin
Notary Public, residing at Boise, Idaho.

Exhibit 6

State Deed No. 6711 (February 23, 1945)

DEED RECORD

SYMS-YORK CO. 159073

Deed No. 6711

CERTIFICATE No. 21553

GRANTEE:
J.W. Crowe and
Frances H. Crowe
Boise, Idaho

STATE OF IDAHO

To All to Whom These Presents Shall Come, Greetings:

Whereas, On the 12th day of February, 1945 all that tract or parcel of State Hospital South land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to J.W. Crowe and Frances H. Crowe of Boise and State of Idaho for the aggregate price of Seven Hundred Fifty and no/100 DOLLARS;

AND WHEREAS, The said sum of Seven Hundred Fifty and no/100 DOLLARS has been fully paid to the proper receiving officer for the State of Idaho, by J.W. Crowe and Frances H. Crowe as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described.

NOW, KNOW YE, That the said State of Idaho, in pursuance of law in such cases made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of Seven Hundred Fifty and no/100 DOLLARS to the said State of Idaho paid, doth by these presents GRANT, BARGAIN, SELL, CONVEY and CONFIRM, in fee, unto the said J.W. Crowe and Frances H. Crowe, their heirs and assigns, all the said tract and parcel of land situated in the County of Valley and State of Idaho, and described as follows, to-wit:

Lot Twenty-one (21), Payette Lakes Subdivision, according to amended plat, Section Thirty-two (32), Township Nineteen (19) North, Range Three (3) East of the Boise Meridian, Containing Sixty One Hundredths (0.60) Acre, More or Less, with the reservation that the land herein described does not extend toward Payette Lake beyond the high water line.

TO HAVE AND TO HOLD, The said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said J.W. Crowe and Frances H. Crowe, their heirs and assigns in fee simple forever

IN WITNESS WHEREOF, I, Charles C. Gossett, the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners, to be hereunto affixed this 23rd day of February, A. D. 1945.

[SEAL]

Charles C. Gossett
Governor.

COUNTERSIGNED:

Ira H. Masters
Secretary of State.

COUNTERSIGNED:

Robert Coulter
[SEAL] *State Land Commissioner.*

STATE OF IDAHO, }
COUNTY OF ADA, } ss.

On this 23rd day of February, A. D. 1945, before me, a Notary Public in and for said State, personally appeared Charles C. Gossett, known to me to be the Governor, and Ira H. Masters, known to me to be the Secretary of State, and Robert Coulter, known to me to be the Land Commissioner of the State of Idaho, and acknowledged to me that they as such Governor, Secretary of State, and State Land Commissioner, of the State of Idaho, and the State of Idaho executed the foregoing deed.

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

[SEAL]

Mildred C. Halley
Notary Public, residing at Boise, Idaho.

Exhibit 7

State Deed No. 12310 (Sept. 23, 1988)

STATE OF IDAHO DEED

NUMBER 12310 Resp't 0355

Certificate No. 25631

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the .....21st.....day of .....AUGUST.....1987, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- WALTER LUCAS -

of .....SPRINGFIELD....., State of .....LOUISIANA....., for the aggregate price of

----------FIFTEEN THOUSAND AND NO/100----------DOLLARS

And Whereas, the said sum of ----------FIFTEEN THOUSAND AND NO/100----------DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by WALTER LUCAS - 32801 Ponichartrain Drive, Springfield, Louisiana 70462.

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- WALTER LUCAS -

His.....heirs and assigns, all of the said tract and parcel of land situated in the County of.....VALLEY

and State of Idaho, and described as follows, to-wit: Lot Four (4), Block Five (5), Cedar Knoll, Section 28, Township 19 North, Range Three (3) East, B.M., containing 0.38 of an acre, more or less, as more particularly shown in Book 1-Page 8 of Plats. Filed and recorded in Valley County, Idaho on April 12, 1949. With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest, Cedar Knoll and Payette Lake Cottage Sites subdivision, excluding Syringa Park, and such right shall be appurtenant to and pass with the title to each lot. This right shall be subject to the following limitations: 1. No purchaser shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and operation of common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shall be the sole responsibility of the purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by lessees and future purchasers of state lands near Payette Lake in the area described as follows: That area within the Payette Lakes water and sewe district boundary in Sections 28, 29, 32 and 33 of Township 19 North, (LEGAL DESCRIPTION CONTINUED ON BACK OF DEED

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- WALTER LUCAS -

His.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I.....CECIL D. ANDRUS....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 23rd day of September, 1988 A.D.

Countersigned:

Secretary of State

Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Director, Department of Lands

STATE OF IDAHO, County of Ada, } ss.

On this 23rd day of September, in the year 1988, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

Notary Public residing at [redacted] Idaho City, Idaho

Resp't 0355

LEGAL DESCRIPTION CONTINUED:

Range 3 East. 4. If the State of Idaho should convey title to all state lands described in paragraph three (3), all right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities remaining with the State of Idaho shall automatically vest in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

STATE OF IDAHO DEED

NUMBER 12310 Dsp't 0357
Certificate No. 25631

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the.....21st..... day of.....AUGUST.....19 87, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- WALTER LUCAS -

of .....SPRINGFIELD....., State of.....LOUISIANA....., for the aggregate price of

----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

And Whereas, the said sum of----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by WALTER LUCAS - 32801 Ponichartrain Drive, Springfield, Louisiana 70462.

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

---------- FIFTEEN THOUSAND AND NO/100---------- DOLLARS

to the said State of Idaho hereby doth by these presents grant, bargain, sell, convey and confirm in fee, unto the said

- WALTER LUCAS -

His.....heirs and assigns, all of the said tract and parcel of land situated in the County of.....VALLEY and State of Idaho, and described as follows, to-wit: Lot Four (4), Block Five (5), Cedar Knoll, Section [illegible], Township 19 North, Range Three (3) East, B.M., containing less than 1 acre, more or less. With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest, Cedar Hill and Payette Lake Cottage Sites subdivision, excluding Syringa Park, and such right shall be appurtenant to and pass with the title to each lot. This right shall be subject to the following limitations: 1. No purchaser shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and operation of common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shall be the sole responsibility of the purchaser, local improvement district and/or homeowners association as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and other common facilities by lessees and future purchasers of lands near Payette Lake in the area described as follows: That area within the Payette Lakes water and sewer district boundaries in Sections 28, 29, 32 and 33 of Township 19 North, Range 3 East. 4. If the State of Idaho should convey title to all state lands described in paragraph three (3), all right, title and interest to the common areas, parks, (LEGAL DESCRIPTION CONTINUED ON BACK OF DEED)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- WALTER LUCAS -

His.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, **including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.**

In Witness Whereof, I.....CECIL D. ANDRUS..... , the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 22nd day of October, 1987 A.D.

Countersigned:

Pete T. Cenarrusa
Secretary of State

Cecil D. Andrus
Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Stanley F. Hamilton
Director, Department of Lands

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

On this 22nd day of October, in the year 1987, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

John B. Brogan
Notary Public residing at [redacted] Idaho City, Idaho

Exhibit 8

State Deed No. 12312 (Aug. 21, 1987)

STATE OF IDAHO DEED

NUMBER 12312 Resp't 0359

Certificate No. 25635

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the .....21st.....day of.....AUGUST.....1987, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- JAY R. UDY and CLEO B. UDY -
As Joint Tenants

of.....BOUNTIFUL....., State of.....UTAH....., for the aggregate price of

----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

And Whereas, the said sum of ----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by JAY R. UDY and CLEO B. UDY, as Joint Tenants, 2777 S. 300 W., Bountiful, Utah 84010.

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- JAY R. UDY and CLEO B. UDY -
As Joint Tenants

Their.....heirs and assigns, all of the said tract and parcel of land situated in the County of .....VALLEY and State of Idaho, and described as follows, to-wit: Lot 103, Payette Lake Cottage Site, Section 32, Township 19 North, Range Three (3) East, B.M., containing 0.40 of an acre, more or less. As more particularly shown in Book 2, Page 127 of Records of Surveys, Isntrument No. 155808. Filed and recorded in Valley County, Idaho on July 8, 1987. With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest, Cedar Knoll and Payette Lake Cottage Sites subdivision, excluding Syringa Park, and such right shall be appurtenant to and pass with the title to each lot. This right shall be subject to the following limitations: 1. No purchaser shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and oepratio of commona reas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shal be the sole responsibility of the purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by lessees and future purchasers of state lands near Payette Lake in the area described as follows: That area within the Payette Lakes water and sewer district boundary in Sections 28, 29, 32 and 33 of Township 19 North, Range 3 East. 4. If the

(LEGAL DESCRIPTION CONTINUED ON BACK OF DEED)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- JAY R. UDY and CLEO B. UDY -
As Joint Tenants

Their.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I.....CECIL D. ANDRUS..... , the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 23rd day of September, 1988 A.D.

Countersigned:

Secretary of State

Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Director, Department of Lands

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

On this 23rd day of September, in the year 1988, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

Notary Public residing at [redacted]
Idaho City, Idaho

Resp't 0359

LEGAL DESCRIPTION CONTINUED:

State of Idaho should convey title to all state lands described in paragraph three (3), all right, title and interest to the common areas, parks, beaches, reserves, roads sewer systems, water systems and all other common facilities remaining with the State of Idaho shall automatically vest in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

STATE OF IDAHO DEED

NUMBER 12312

Resp't 0361

Certificate No. 25635

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the .....21st.....day of.....AUGUST.....1987, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- JAY R. UDY and CLEO B. UDY -
As Joint Tenants

of .....BOUNTIFUL....., State of .....UTAH....., for the aggregate price of

----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

And Whereas, the said sum of ----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by JAY R. UDY and CLEO B. UDY, As Joint Tenants, 2777 S. 300 W., Bountiful, Utah 84010.

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- JAY R. UDY and CLEO B. UDY -
As Joint Tenants

Their.....heirs and assigns, all of the said tract and parcel of land situated in the County of.....VALLEY and State of Idaho, and described as follows, to-wit: Lot 103, Payette Lake Cottage Site, Section 32, Township 19 North, Range Three (3) East, Boise containing less than 1 acres, more or less. With this deed goes a right of enjoyment and use in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Payette Lake Cottage Sites subdivision, excluding Syringa Park, and such right shall be appurtenant to and passed with the title to each lot. [illegible] shall be subject to the following limitations: 1. No purchaser shall make a conveyance of less than the entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and operation of common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shall be the sole responsibility of the purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3. The right to share use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by assignees and future purchasers of state lands near Payette Lake in the area described as follows: That area within the Payette Lake Water and Sewer District boundary in Sections 28, 29, 32 and 33 of Township 19 North, Range 3 East. 4. If the State of Idaho should convey title to all state lands described in paragraph three (3), all rights, title and interest to the common areas, parks,

(LEGAL DESCRIPTION CONTINUED ON BACK OF DEED)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- JAY R. UDY and CLEO B. UDY -
As Joint Tenants

their.....heirs and assigns in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves right to coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of whatsoever kind in the water, including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Title 47, Idaho Code.

In Witness Whereof, I.....CECIL D. ANDRUS....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 22nd day of October, 1987 A.D.

Countersigned:

Pete T. Cenarrusa
Secretary of State

Cecil D. Andrus
Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Stanley F. Hamilton
Director, Department of Lands

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

On this 22nd day of October, in the year 1987, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

Notary Public residing at [redacted]
Idaho City, Idaho

Resp't 0361

Exhibit 9

State Deed No. 12313 (Sept. 23, 1988)

STATE OF IDAHO DEED

CORRECTED
NUMBER 12313
Certificate No. 25639

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the .....21st..... day of .....AUGUST.....19 87, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- WILLIAM and FLORA SKILLERN -

of .....BOISE....., State of .....IDAHO....., for the aggregate price of

----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

And Whereas, the said sum of ----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by WILLIAM and FLORA SKILLERN - 829 Warm Springs Avenue, Boise, Idaho 83712.

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- WILLIAM and FLORA SKILLERN -

Their.....heirs and assigns, all of the said tract and parcel of land situated in the County of .....VALLEY

and State of Idaho, and described as follows, to-wit: Lot Seven (7), Block One (1), Cedar Knoll, Section 33, Township 19 North, Range Three (3) East, B.M., containing 0.34 of an acre, more or less. As more particularly shown in Book 1, Page 8 of Plats. Filed and recorded in Valley County on April 12, 1949. With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest, Cedar Knoll and Payette Lake Cottage Sites subdivision, excluding Syringa Park, and such right shall be appurtenant to and pass with the title to each lot. This right shall be subject to the following limitations: 1. No purchaser shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and operation of common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shall be the sole responsibility of the purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by lessees and future purchasers of state lands near Payette Lake in the area described as follows: That area within the Payette Lakes water and sewer district boundary in Sections 28, 29, 32 and 33 of Township 19 North, Range 3 East. 4. If the State of Idaho should convey title to

(LEGAL DESCRIPTION CONTINUED ON BACK OF DEED)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- WILLIAM and FLORA SKILLERN -

Their.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I .....CECIL D. ANDRUS....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 23rd day of September, 1988 A.D.

Countersigned:

Secretary of State

Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Director, Department of Lands

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

On this 23rd day of September, in the year 1988, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

Notary Public residing at [redacted] Idaho City, Idaho

LEGAL DESCRIPTION CONTINUED:

all state lands described paragraph three (3), all right, title and interest to the common areas, beaches, reserves, roads, sewer systems, water systems and all other common facilities remaining with the State of Idaho shall automatically vest in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

STATE OF IDAHO DEED

NUMBER **12313** Resp't 0365

Certificate No. **25639**

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the .....**21st**..... day of .....**AUGUST**..... 1987, all that tract or parcel of **STATE HOSPITAL SOUTH ENDOWMENT** land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- WILLIAM and FLORA SKILLERN -

of .....**BOISE**....., State of .....**IDAHO**....., for the aggregate price of

----------**FIFTEEN THOUSAND AND NO/100**---------- DOLLARS

And Whereas, the said sum of----------**FIFTEEN THOUSAND AND NO/100**---------- DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by **WILLIAM and FLORA SKILLERN - 829 Warm Springs Avenue, Boise, Idaho 83712.**

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described;

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

----------**FIFTEEN THOUSAND AND NO/100**---------- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- WILLIAM and FLORA SKILLERN -

Their.....heirs and assigns, all of the said tract and parcel of land situated in the County of.....**VALLEY** and State of Idaho, and described as follows, to-wit: **Lot Seven (7), Block One (1) Cedar Knoll, Section 33, Township 19 North, Range Three (3) East B.M. containing less than One (1) acre, more or less. With this deed goes a right of ingress and egress, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all common facilities of Cedar Knoll and Payette Lake Cottage Sites subdivision excluding Swanga Park, such right shall be appurtenant to and passed with the title to each lot. This right shall be subject to the following limitations: 1. No purchaser shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and operation of common areas, beaches, parks, roads, sewer systems, water systems and other common facilities shall be the sole responsibility of purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by lessees and future purchasers of state lands near Payette Lake in the area described as follows: That area within the Payette Lakes water and sewer district boundary in Sections 28, 29, 32 and 33 of Township 19 North, Range 3 East. 4. If the State of Idaho should convey title to all state lands described in paragraph 3, all**

(LEGAL DESCRIPTION CONTINUED ON BACK OF DEED)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- WILLIAM and FLORA SKILLERN -

Their.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, **including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.**

In Witness Whereof, I.....**CECIL D. ANDRUS**..... , the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 5th day of October, 1987 A.D.

Countersigned:

Secretary of State

Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Director, Department of Lands

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

On this 5th day of October, in the year 1987, before me, a Notary Public in and for said State, personally appeared **Cecil D. Andrus**, known to me to be the Governor of the State of Idaho, and **Pete T. Cenarrusa**, known to me to be the Secretary of the State of Idaho, and **Stanley F. Hamilton**, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

Notary Public residing at [redacted] Idaho City, Idaho

Exhibit 10

State Deed No. 12314 (Sept. 23, 1988)

STATE OF IDAHO DEED

NUMBER 12314

Certificate No. 25637

Resp't 0367

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the.....21st.....day of.....AUGUST.....1987, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- LOIS K. ANDERSEN -

of.....BOISE....., State of.....IDAHO....., for the aggregate price of

----------EIGHTEEN THOUSAND AND NO/100---------- DOLLARS

And Whereas, the said sum of ---------EIGHTEEN THOUSAND AND NO/100---------- DOLLARS has been fully paid to the proper receiving officer for the State of Idaho, by LOIS K. ANDERSEN - 4444 Hillcrest Drive, Boise, Idaho 83705.

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

----------EIGHTEEN THOUSAND AND NO/100---------- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- LOIS K. ANDERSEN -

Her..... heirs and assigns, all of the said tract and parcel of land situated in the County of.....VALLEY and State of Idaho, and described as follows, to-wit: Lot 76, Payette Lake Cottage Site, Section 28, Township 19 North, Range Three (3) East, B.M., containing 0.55 of an acre, more or less. As more particularly shown in Book 2, Page 178 of Records of Surveys, Instrument No. 156162. Filed and recorded in Valley County, Idaho on July 30, 1987. With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest, Cedar Knoll and Payette Lake Cottage Sites subdivision, excluding Syringa Park, and such right shall be appurtenant to and pass with the title to each lot. This right shall be subject to the following limitations: 1. No purchaser shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and operation of common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shall be the sole responsibility of the purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by lessees and future purchasers of state lands near Payette Lake in the area described as follows: That area within the Payette Lakes water and sewer district boundary in Sections 28, 29, 32 and 33 of Township 19 North, Range 3 East. 4. If the

(LEGAL DESCRIPTION CONTINUED ON BACK OF DEED)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- LOIS K. ANDERSEN -

Her..... heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I.....CECIL D. ANDRUS....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 23rd day of September, 1988 A.D.

Countersigned:

Pete T. Cenarrusa
Secretary of State

Cecil D. Andrus
Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Stanley F. Hamilton
Director, Department of Lands

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

On this 23rd day of September, in the year 1988, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

John C. Bryan
Notary Public residing at [redacted]
Idaho City, Idaho

Resp't 0367

LEGAL DESCRIPTION CONTINUED:

State of Idaho should convey title to all state lands described in paragraph three (3), all right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities remaining with the State of Idaho shall automatically vest in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

STATE OF IDAHO DEED

NUMBER 12314

Certificate No. 25637

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the .....21st..... day of .....AUGUST.....19 87, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- LOIS K. ANDERSEN -

of .....BOISE....., State of.....IDAHO....., for the aggregate price of

----------EIGHTEEN THOUSAND AND NO/100---------- DOLLARS

And Whereas, the said sum of----------EIGHTEEN THOUSAND AND NO/100---------- DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by LOIS K. ANDERSEN - 4444 Hillcrest Drive, Boise, Idaho 83705.

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

----------EIGHTEEN THOUSAND AND NO/100---------- DOLLARS

to the said State of Idaho aforesaid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- LOIS K. ANDERSEN -

Her..... heirs and assigns, all of the said tract and parcel of land located in the County of .....VARIOUS..... and State of Idaho, and described as follows, to-wit: Lot [illegible], Payette Lake Cottage Site, Section 2[illegible], Township 19 North, Range Three (3) East, B.M., containing [illegible] than [illegible] acres, more or less. [illegible] this deed [illegible] a right of [illegible] and use, in and to the common areas, parks, beaches, reserve roads, sewer systems, water systems and [illegible] common facilities of [illegible]crest, [illegible]dar K[illegible] and Payette Lake Cottage Si[illegible] subdivision, including Syring[illegible] ark, and such right shall be appurtenant to [illegible] pass with the ti[illegible] to each [illegible]. This right shall be subject [illegible] the following limitations: [illegible]. No purchaser shall make a conveyance of less than his entire interest in the [illegible]mon areas, parks, beaches, reserves, roads, sewer systems, water systems and all other com[illegible] facilities, and any su[illegible] conveyance shall be vo[illegible] 2. Installat[illegible] maintenance and operation of common areas, [illegible]rks, beaches, [illegible]erves, roads, sewer systems, water systems and other common facilities sha[illegible] be the sole [illegible]ponsibility of [illegible]he purc[illegible] utility companies, local improvement districts, and/or homeowners associations as may legally forme[illegible] The St[illegible] Idaho shall have no [illegible]ion for in[illegible]lation, operation or maintenance of these [illegible]as and facil[illegible]es. 3. [illegible] right to shared use and enjoyment of common areas, parks, beaches, reserves, [illegible]s, sewer systems, water systems and all other c[illegible] facilities b[illegible]ssees and future purchase[illegible] of state land [illegible]ear Payette Lake in the area described as follo[illegible] That area with[illegible] Payette Lakes water a[illegible] distric[illegible] boundary [illegible] Sections 28, 29, 32 and 33 of Townsh[illegible]9 North, Range 3[illegible] the State [illegible]uld co[illegible] all state lan[illegible]

(LEGAL D[illegible]ON CONTINUED [illegible] OF DEED)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- LOIS K. ANDERSEN -

Her.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I.....CECIL D. ANDRUS....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 22nd day of October, 1987 A.D.

Countersigned:

Pete T. Cenarrusa
Secretary of State

Cecil D. Andrus
Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Stanley F. Hamilton
Director, Department of Lands

JGB

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

On this 22nd day of October, in the year 1987, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

John B. Brogan
Notary Public residing at [redacted]
Idaho City, Idaho

Exhibit 11

State Deed No. 12326 (Sept. 23, 1988)

STATE OF IDAHO DEED

NUMBER 12326

Certificate No. 25636

Resp't 0371

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the.....21st.....day of.....AUGUST..... 1987, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- G. W. STRINGER -

of.....NYSSA....., State of.....OREGON..... , for the aggregate price of

----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

And Whereas, the said sum of ----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by G. W. STRINGER - 1600 Park Avenue, Nyssa, Oregon 97913

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- G. W. STRINGER -

His.....heirs and assigns, all of the said tract and parcel of land situated in the County of.....VALLEY and State of Idaho, and described as follows, to-wit: Lot Six (6), Block Six (6), Cedar Knoll, Section 33, Township 19 North, Range Three (3) East, B.M., containing 0.38 of an acre, more or less. As more particularly shown in Book 1, Page 8 of Plats. Filed and recorded in Valley County, Idaho on April 12, 1949. Subject to State of Idaho Easement No. 853 to Carey Nixon for water pipeline. With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest, Cedar Knoll and Payette Lake Cottage Sites subdivision, excluding Syringa Park, and such right shall be appurtenant to and pass with the title to each lot. This right shall be subject to the following limitations: 1. No purchaser shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and operation of common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shall be the sole responsibility of the purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by lessees and future purchaser of state lands near Payette Lake in the area described as follows: That area within the Payette Lakes water

(LEGAL DESCRIPTION CONTINUED ON BACK OF CERTIFICATE)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- G. W. STRINGER -

His.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I.....CECIL D. ANDRUS....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 23rd day of September, 1988 A.D.

Countersigned:

Secretary of State

Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Director, Department of Lands

STATE OF IDAHO, County of Ada, } ss.

On this 23rd day of September, in the year 1988, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

Notary Public residing at [redacted] Idaho City, Idaho

LEGAL DESCRIPTION CONTINUED:

and sewer district boundary in Section 28, 29, 32 and 33 of Township 19 North, Range 3 East.
4. If the State of Idaho should convey title to all state lands described in paragraph three (3), all right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities remaining with the State of Idaho shall automatically vest in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

STATE OF IDAHO DEED

NUMBER 12326 Resp't 0373

Certificate No. 25636

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the.....21st..... day of.....AUGUST.....19 87, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- G. W. STRINGER -

of.....NYSSA....., State of.....OREGON....., for the aggregate price of

----------FIFTEEN THOUSAND AND NO/100----------DOLLARS

And Whereas, the said sum of----------FIFTEEN THOUSAND AND NO/100----------DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by G. W. STRINGER - 1600 Park Avenue, Nyssa, Oregon 97913

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

----------FIFTEEN THOUSAND AND NO/100----------DOLLARS

to the sa[illegible]te of Idaho paid [illegible]th by these prese[illegible] bargain, s[illegible]onfirm, [illegible]

[illegible]TRINGER

His.....[illegible]eirs and assig[illegible]ll of the [illegible]act and p[illegible] of land situa[illegible]in the C[illegible]y o[illegible]....VALLEY

and State of [illegible]o, and descri[illegible] as foll[illegible] to-[illegible]t: Lot Si[illegible]), Block [illegible] (6), C[illegible]ar K[illegible]l, Section 33 [illegible]wnship 19 North, Rang[illegible]ree (3) E[illegible] B.M[illegible] con[illegible]ning less [illegible] 1 acre, [illegible]e or l[illegible]s. [illegible]ject to State [illegible] Idaho Easement No. 853 to C[illegible]y Nixon f[illegible]water [illegible]pel[illegible]. With th[illegible]eed goes [illegible]ight of enjo[illegible]nt and use, i[illegible]d to the common areas, parks [illegible]aches, r[illegible]erves [illegible]oads, [illegible]ewer syste[illegible] water sy[illegible]s and all o[illegible] common facil[illegible]s of Pinecrest, Cedar Knoll [illegible] Payette [illegible]e Co[illegible]ge Si[illegible]s subdivis[illegible] excludi[illegible] Syringa Park. [illegible]d such right s[illegible]l be appurtenan[illegible] to and pass [illegible] the ti[illegible] to e[illegible] lot. This right [illegible]ll be su[illegible]ct to the fo[illegible]ing limitatio[illegible] 1. No purhcase shall make a [illegible]veyanc[illegible] less[illegible]an his entire int[illegible]st in the [illegible]mon areas, [illegible]ks, beaches, r[illegible]ves, roads, sewer systems [illegible]ter s[illegible]tems a[illegible]ll other common f[illegible]lities, [illegible]any such con[illegible]ance shall be [illegible]d. 2. Installat[illegible] maintenance a[illegible]pera[illegible]n of co[illegible]n areas, parks, b[illegible]hes, rese[illegible]s, roads, se[illegible] systems, wate[illegible]ystems and all other common [illegible]liti[illegible] shall b[illegible]e sole responsib[illegible]ty of the [illegible]rchaser, uti[illegible]y companies, [illegible]al improvement districts, and [illegible] ho[illegible]wners as[illegible]ations as may b[illegible]egally fo[illegible]. The State [illegible] Idaho shall [illegible]e no obligation f[illegible] installation, [illegible]rat[illegible]n or main[illegible]nce of these a[illegible]s and faci[illegible]es. 3. The [illegible]ht to shared [illegible]e and enjoyment of the common are[illegible] p[illegible]ks, beaches [illegible]eserves, roads [illegible]ewer syste[illegible] water syste[illegible]nd all othe[illegible]mmon facilities by lessees and fu[illegible]rchaser of [illegible] lands near [illegible]ette Lake i[illegible]e area desc[illegible]d as follo[illegible] That area within t[illegible] Payette Lakes [illegible]nd sewer di[illegible] boundary [illegible] Section 28, [illegible], 32 and 33 [illegible]ownship [illegible]orth, Range 3 East.

(LEGAL [illegible]CRIPTION CONT[illegible] BACK O[illegible]D)

To have and to h[illegible]e said premises and p[illegible] above particu[illegible], with the [illegible]ces thereon, unto the said

- G. W. STRINGER -

His.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, **including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.**

In Witness Whereof, I .....CECIL D. ANDRUS....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 22nd day of October, 1987 A.D.

Countersigned:

Pete T. Cenarrusa
Secretary of State

Cecil D. Andrus
Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Stanley F. Hamilton
Director, Department of Lands

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

On this 22nd day of October, in the year 1987, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

John O. Brogan
Notary Public residing at [redacted] Idaho

VOID

Exhibit 12

State Deed No. 12352 (Sept. 23, 1988)

STATE OF IDAHO DEED

NUMBER 12352

Resp't 0375

Certificate No. 25630

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the .....21st.....day of .....AUGUST.....19 87, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- MARGARET Z. PRIEST -

of .....BOISE....., State of .....IDAHO....., for the aggregate price of

----------EIGHTEEN THOUSAND AND NO/100---------- DOLLARS

And Whereas, the said sum of----------EIGHTEEN THOUSAND AND NO/100---------- DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by MARGARET Z. PRIEST - 1957 Creekside Lane, Boise, Idaho 83706.

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

----------EIGHTEEN THOUSAND AND NO/100---------- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- MARGARET Z. PRIEST -

Her.....heirs and assigns, all of the said tract and parcel of land situated in the County of.....VALLEY

and State of Idaho, and described as follows, to-wit: Lot Five (5), Block Three (3), Pinecrest, Section 32, Township 19 North, Range Three (3) East, B.M., containing 0.34 of an acre, more or less. As more particularly shown in Book 7, Page 47 of Plats. Filed and recorded in Valley County, Idaho on July 28, 1980. Subject to State of Idaho Water License No. 65-7216. With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest, Cedar Knoll and Payette Lake Cottage Sites subdivision, excluding Syringa Park, and such right shall be appurtenant to and pass with the title to each lot. This right shall be subject to the following limitations: 1. No purchaser shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and operation of common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shall be the sole responsibility of the purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by lessees and future purchasers of state lands near Payette Lake in the area described as follows: That area within the Payette Lakes water and sewer district boundary in Sections 28,

(LEGAL DESCRIPTION CONTINUED ON BACK OF DEED)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- MARGARET Z. PRIEST -

Her.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated b products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I.....CECIL D. ANDRUS....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 23rd day of September, 1988 A.D.

Countersigned:

Secretary of State

Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Director, Department of Lands

STATE OF IDAHO, County of Ada, } ss.

On this 23rd day of September, in the year 1988, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

Notary Public residing at [redacted] Idaho City, Idaho

Resp't 0375

LEGAL DESCRIPTION CONTINUED:

29, 32 and 33 of Township 19 North, Range 3 East. 4. If the State of Idaho should convey title to all state lands described in paragraph three (3), all right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities remaining with the State of Idaho shall automatically vest in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

STATE OF IDAHO DEED

NUMBER 12352 Resp't 0377

Certificate No. 25630

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the .....21st.....day of.....AUGUST.....1987, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- MARGARET Z. PRIEST -

of.....BOISE....., State of.....IDAHO....., for the aggregate price of

----------EIGHTEEN THOUSAND AND NO/100---------- DOLLARS

And Whereas, the said sum of ---------EIGHTEEN THOUSAND AND NO/100---------- DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by MARGARET Z. PRIEST - 1957 Creekside Lane, Boise, Idaho 83706.

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

----------EIGH[illegible]USAND AN[illegible]---------- DOLLARS

to the said [illegible]te of Idaho pai[illegible]th by these [illegible]ents g[illegible]argain, sell, c[illegible]y and co[illegible], in fee, unto the s[illegible]

- MARGAR[illegible]. PRIEST -

Her.....[illegible]irs and assi[illegible] all of [illegible]e sa[illegible] tract and pa[illegible] of land sit[illegible]d in the [illegible]unty [illegible]....VALLEY

and State of [illegible]o, and desc[illegible]ed as f[illegible]ws, t[illegible]wit: Lot Fiv[illegible]5), Block[illegible]ree (3), Pin[illegible]est, Section 3[illegible] Township 19 Nort[illegible] Range Three (3) [illegible]st, B.M., [illegible]ontai[illegible]g le[illegible] than 1 acr[illegible]more or [illegible]. Subject t[illegible]tate of Idaho [illegible]er License No. 65-7216. With [illegible] purchas[illegible]f thi[illegible]eed [illegible]es a right [illegible]enjoymen[illegible]d use, in an[illegible]o the common a[illegible]s, parks, beache[illegible] reserves, roads, [illegible]wer sys[illegible]ns, w[illegible] systems and all [illegible]er commo[illegible]cilities of [illegible]ecrest, Cedar [illegible]ll and Payette L[illegible] Cottage Sites su[illegible]vision [illegible]xclud[illegible] Syringa Park, an[illegible]ch right [illegible]ll be appur[illegible]nt to and pass[illegible]th the title to [illegible] lot. This right [illegible]ll be [illegible]ubject [illegible] the following li[illegible]tions: [illegible]o purchaser [illegible]ll make a conv[illegible]nce of less than [illegible] entire interest [illegible]he c[illegible]on are[illegible] parks, beaches, [illegible]erves, ro[illegible] sewer syst[illegible] water system[illegible]nd all other com[illegible] facilities, and [illegible] such [illegible]onveyan[illegible]hall be void. 2[illegible]nstallati[illegible] maintenance [illegible] operation of [illegible]mmon areas, parks [illegible] beaches, reserve[illegible]oad[illegible] sewer s[illegible]s, water syste[illegible]nd all ot[illegible] common faci[illegible]es shall be [illegible] sole responsibili[illegible] the purchaser, ut[illegible]ty [illegible]panies, [illegible]l improvement [illegible]tricts, a[illegible]r homeowners [illegible]sociations a[illegible]y be legally form[illegible] The State of Idah[illegible] have no o[illegible]tion for ins[illegible]lation, ope[illegible]ion or maint[illegible]nce of these [illegible]eas and facilities. The right to shar[illegible] and enjoym[illegible] of the common [illegible]eas, parks, [illegible]aches, reser[illegible] roads, s[illegible]r systems, water syst[illegible] and all other com[illegible]cilities by [illegible]es and fu[illegible]e purchasers [illegible] state lands [illegible] Payette[illegible]ke in the area describ[illegible] follows: That are[illegible]hin the Payett[illegible]es wa[illegible] and sewer dis[illegible]ndary i[illegible]ctio[illegible], 29, 32 and 33 of Towns[illegible] 19 North, Range 3 [illegible]. 4. If the Sta[illegible] should con[illegible]ll sta[illegible]scribed in paragraph 3, al[illegible] title and interest[illegible] the common areas, [illegible] beaches, reser[illegible]oads, sewer s[illegible] water systems and all other c[illegible]

(LEGAL DESCRIPTION CONTINUED ON BACK OF DEED)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- MARGARET Z. PRIEST -

Her.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, **including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.**

In Witness Whereof, I.....CECIL D. ANDRUS....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 20th day of January, 1988 A.D.

Countersigned:

Pete T. Cenarrusa
Secretary of State

Cecil D. Andrus
Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Stanley F. Hamilton
Director, Department of Lands

STATE OF IDAHO, County of Ada, } ss.

On this 20th day of January, in the year 1988, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

John B. Brogan
Notary Public residing at [illegible]

Resp't 0377

Exhibit 13

State Deed No. 12565 (Aug. 29, 1990)

STATE OF IDAHO DEED

NUMBER 12565

Certificate No. 25620

Resp't 0379

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the .....21st.....day of .....AUGUST.....1987, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- M. RODNEY PRIEST and/or JoAN K. PRIEST -

of .....BOISE....., State of .....IDAHO..... for the aggregate price of

---------- EIGHTY FIVE THOUSAND AND NO/100 ---------- DOLLARS

And Whereas, the said sum of ------- EIGHTY FIVE THOUSAND AND NO/100 ---------- DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by M. RODNEY PRIEST and/or JoAN K. PRIEST - 515 Highland, Boise, Idaho 83706.

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

---------- EIGHTY FIVE THOUSAND AND NO/100 ---------- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- M. RODNEY PRIEST and/or JoAN K. PRIEST -

Their.....heirs and assigns, all of the said tract and parcel of land situated in the County of.....VALLEY and State of Idaho, and described as follows, to-wit: Lot 55B, Payette Lake Cottage Site, Section 33, Township 19 North, Range 3 East, B.M., containing .43 of an acre, more or less. With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest, Cedar Knoll and Payette Lake Cottage Sites subdivision, excluding Syringa Park, and such right shall be appurtenant to and pass with the title to each lot. This right shall be subject to the following limitations: 1) No purchaser shall make a conveyance of less than his entire interest in the common area, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2) Installation, maintenance and operation of common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shall be the sole responsibility of the purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3) The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by lessees and future purchasers of state lands near Payette Lake in the area described as follows: That area within the Payette Lakes Water and Sewer district boundary in Section 28, 29, 32 and 33 of Township 19 North, Range 3 East. 4) If the State of Idaho should convey title to all state lands described in

(LEGAL DESCRIPTION CONTINUED ON BACK OF DEED)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- M. RODNEY PRIEST and/or JoAN K. PRIEST -

Their.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I.....CECIL D. ANDRUS....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 29th day of August, 1990 A.D.

Countersigned:

Pete T. Cenarrusa
Secretary of State

Cecil D. Andrus
Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Stanley F. Hamilton
Director, Department of Lands

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

On this 29th day of August, in the year 1990, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

Carole J. Lewis
Notary Public residing at Boise, Idaho

Resp't 0379

LEGAL DESCRIPTION CONTINUED:

paragraph three (3), all right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities remaining with the State of Idaho shall automatically vest in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

Exhibit 14

State Deed No. 12692 (Aug. 21, 1987)

STATE OF IDAHO DEED

NUMBER 12692
Certificate No. 25633

Resp't 0382

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the .....21st.....day of.....AUGUST.....1987, all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- MEL DENNETT -

of .....EAGLE....., State of .....IDAHO....., for the aggregate price of

---------- FIFTEEN THOUSAND AND NO/100 ---------- DOLLARS

And Whereas, the said sum of ---------- FIFTEEN THOUSAND AND NO/100 ---------- DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by MEL DENNETT - 1201 W. South Channel Rd., Eagle, Idaho 83616

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

---------- FIFTEEN THOUSAND AND NO/100 ---------- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- MEL DENNETT -

His.....heirs and assigns, all of the said tract and parcel of land situated in the County of.....VALLEY and State of Idaho, and described as follows, to-wit: Lot Five (5), Block Six (6), Pinecrest, Section 32, Township 19 North, Range Three (3) East, B.M. More particularly shown in Book 2, Page 140 of Records of Surveys, Instrument No. 156312. Filed and recorded in Valley County, Idaho on August 10, 1987. Area being conveyed contains 0.34 of an acre, more or less. With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest, Cedar Knoll and Payette Lake Cottage Sites subdivision, excluding Syringa Park, and such right shall be appurtenant to and pass with the title to each lot. This right shall be subject to the following limitations: 1. No purchaser shall make a conveyance of less than his entire interest in the common area, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and operation of common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shall be the sole responsibility of the purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation or maintenance of these areas and facilities. 3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by lessees and future purchasers of state lands near Payette Lake in the area described as follows: That area within the Payette Lakes water and sewer district boundary in Sections 28, 29, 32 and 33 of Township 19 North, Range 3 East. (LEGAL DESCRIPTION CONTINUED ON THE BACK OF THIS DEED)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- MEL DENNETT -

His.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I.....CECIL D. ANDRUS....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 23rd day of March, 1992 A.D.

Countersigned:

Secretary of State

Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Director, Department of Lands

STATE OF IDAHO, County of Ada, } ss.

On this 23rd day of March, in the year 1992, before me, a Notary Public in and for said State, personally appeared Cecil D. Andrus, known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

Notary Public residing at Boise, Idaho

Resp't 0382

LEGAL DESCRIPTION CONTINUED:

4. If the State of Idaho should convey title to all state lands described in paragraph three (3), all right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities remaining with the State of Idaho shall automatically vest in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems, and all other facilities.

Exhibit 15

State Deed No. 12991 (Aug. 21, 1987)

STATE OF IDAHO DEED

NUMBER **12991**
Certificate No. **25628**

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the.....**21st**.....day of.....**AUGUST**..... 1987, all that tract or parcel of **STATE HOSPITAL SOUTH ENDOWMENT** land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- RICHARD V. DICK -

of.....**BOISE**....., State of.....**IDAHO**....., for the aggregate price of

---------- **THIRTY FIVE THOUSAND AND NO/100** ---------- DOLLARS

And Whereas, the said sum of-------- **THIRTY FIVE THOUSAND AND NO/100** ---------- DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by **RICHARD V. DICK - 7425 Waverly, Boise, Idaho 83714**

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

---------- **THIRTY FIVE THOUSAND AND NO/100** ---------- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- RICHARD V. DICK -

His.....heirs and assigns, all of the said tract and parcel of land situated in the County of.....**VALLEY**

and State of Idaho, and described as follows, to-wit: **Lot 28, Payette Lake Cottage Site, Section 32, Township 19 North, Range 3 East, B.M. As more particularly shown in Book 2, Page 178 of Records of Surveys, Instrument No. 160393, filed and recorded in Valley County, Idaho March 10, 1988. Subject to State of Idaho Easement No. 4114 to Idaho Telephone Co. for a buried telephone cable. With the deed of this property goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest, Cedar Knoll and Payette Lake Cottage Sites Subdivision, excluding Syringa Park, and such right shall be appurtenant to and pass with the title to each lot. This right shall be subject to the following limitations: 1. No purchaser shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and operation of common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shall be the sole responsibility of the purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by lessees and future purchasers of state lands near Payette Lake in the area described as follows: That area within the Payette Lakes water and sewer district boundary in Sections 28, 29, 32 and 33 of Township 19 North, Range 3 East. (LEGAL DESCRIPTION CONTINUED ON BACK OF DEED)**

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- RICHARD V. DICK -

His.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I.....**PHILLIP E. BATT**....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 27th day of January, 1995 A.D.

Countersigned:

Secretary of State

Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Director, Department of Lands

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

On this 27th day of January, in the year 1995, before me, a Notary Public in and for said State, personally appeared **Phillip E. Batt**, known to me to be the Governor of the State of Idaho, and **Pete T. Cenarrusa**, known to me to be the Secretary of the State of Idaho, and **Stanley F. Hamilton**, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

Notary Public residing at **Boise, Idaho**

LEGAL DESCRIPTION FOR DEED 12991 CONTINUED:

4. If the State of Idaho should convey title to all state lands described in paragraph three (3), all right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities remaining with the State of Idaho shall automatically vest in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems, and all other common facilities.

Exhibit 16

State Deed No. 13293 (Jan. 29, 1999)

STATE OF IDAHO DEED

NUMBER 13293

Certificate No. 25833

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the .....16th.....day of .....AUGUST.....19 89all that tract or parcel of STATE HOSPITAL SOUTH ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- MICHAEL D. and JANICE E. STEVENSON -

of .....BOISE.....,State of .....IDAHO....., for the aggregate price of

---------- EIGHTEEN THOUSAND AND NO/100 ----------DOLLARS

And Whereas, the said sum of ------- EIGHTEEN THOUSAND AND NO/100 ----------DOLLARS

has been fully paid to the proper receiving officer for the State of Idaho, by MICHAEL D. and JANICE E. STEVENSON - 2300 Bryson Rd., Boise, Idaho 83704

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

---------- EIGHTEEN THOUSAND AND NO/100 ---------- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- MICHAEL D. and JANICE E. STEVENSON -

Their...heirs and assigns, all of the said tract and parcel of land situated in the County of .....VALLEY and State of Idaho, and described as follows, to-wit: Lot Seven (7), Block Three (3), Cedar Knoll Acres, Government Lot One (1) Section 33, Township 19 North, Range Three (3) East, B.M., containing 0.344 of an acre, more or less (100 feet x 150 feet - 15,000 square feet). With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest, Cedar Knoll and Payette Lakes Cottage Sites subdivision, excluding Syringa Park, and such right shall be appurtenant to and pass with the title to each lot. This right shall be subject to the following limi 1. No purchaser shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and operation of common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shall be the sole responsibility of the purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legall formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by lessees and future purchasers of state lands (LEGAL DESCRIPTION CONTINUED ON BACK OF DEED)

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- MICHAEL D. and JANICE E. STEVENSON -

Their.....heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I .....DIRK KEMPTHORNE....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 29th day of January, 1999A.D.

GREAT SEAL OF THE STATE OF IDAHO

Countersigned:

Secretary of State

Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Pam Director, Department of Lands

STATE OF IDAHO, County of Ada, } ss.

On this 29th day of January, in the year 1999, before me, a Notary Public in and for said State, personally appeared Dirk Kempthorne known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

SUSAN MOORE NOTARY PUBLIC STATE OF IDAHO

Notary Public residing at Boise, Idaho

My commission expires 6-8-2001

LEGAL DESCRIPTION FOR STATE OF IDAHO DEED NO. 13293 CONTINUED:

near Payette Lake in the area described as follows: that area within the Payette Lakes Water and Sewer district boundary in Sections 28, 29, 32 and 33 of Township 19 North, Range 3 East. 4. If the State of Idaho should convey title to all state lands described in paragraph three (3), all right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities remaining with the State of Idaho shall automatically vest in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

Exhibit 17

State Deed No. 13605 (Jan. 26, 2004)

STATE OF IDAHO DEED

NUMBER 13605
Certificate No. 25632

To All to Whom These Presents Shall Come, Greetings:

On the 21st day of August, 1987, for value received, all that tract or parcel of **STATE HOSPITAL SOUTH** land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

- JOHN C. & BARBARA A. GOUGH AND RONALD & BARBARA F. GISLER -

for the aggregate price of **FIFTEEN THOUSAND AND NO/100----------DOLLARS**

Whereas, the said sum has been fully paid to the proper receiving officer for the State of Idaho, by **JOHN C. & BARBARA A. GOUGH AND RONALD & BARBARA F. GISLER,** 563 W Hwy 30, Burley, Idaho 83318, as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the real estate located in **VALLEY** County, State of Idaho, hereinafter legally described as:

Lot Eight (8), Block Six (6), Cedar Knoll, Section 33, Township 19 North, Range 3 East, B.M., As more particularly shown in Book 1, Page 8 of Plats. Filed and recorded in Valley County on April 12, 1949. Subject to State of Idaho Easement No. 853 to Carey Nixon for a water pipeline. With the purchase of this property goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest, Cedar Knoll and Payette Lake Cottage Sites subdivision, excluding Syringa Park, and such right shall be appurtenant to and pass with the title to each lot. This right shall be subject to the following limitations: 1. No purchaser shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such conveyance shall be void. 2. Installation, maintenance and operation of common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities shall be the sole responsibility of the purchaser, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities. 3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by lessees and future purchasers of state lands near Payette Lake in the area described as follows: That area within the Payette Lakes water and sewer district boundary in Section 28, 29, 32, and 33 of Township 19 North, Range 3 East. 4. If the State of Idaho should convey title to all state lands described in paragraph three (3), all right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities remaining with the State of Idaho shall automatically vest in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The said State of Idaho, in pursuance of law in such case made and provided, do hereby grant, bargain, sell, convey and confirm, in fee, unto the said

- JOHN C. & BARBARA A. GOUGH AND RONALD & BARBARA F. GISLER -

Their heirs and assigns, in fee simple forever, to have and hold the said premises with their appurtenances thereon, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas, phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by-products), sand, gravel and pumice.

Instrument # 279686
VALLEY COUNTY, CASCADE, IDAHO
2004-01-27 11:05:57 No. of Pages: 2
Recorded for : STATE OF IDAHO
LELAND G. HEINRICH Fee: 6.00
Ex-Officio Recorder Deputy
Index to: DEEDS

State of Idaho Deed No. 13605

In Witness Whereof, **I, DIRK KEMPTHORNE,** the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 26th day of January, 2004 A.D.

Countersigned:

Governor of Idaho and President of
State Board of Land Commissioners

Secretary of State

Director, Department of Lands

STATE OF IDAHO
County of Ada } **ss.**

On this 26th day of January, in the year 2004, before me, a Notary Public in and for said State personally appeared **DIRK KEMPTHORNE**, known to me to be the Governor of the State of Idaho, and **BEN YSURSA,** known to me to be the Secretary of State of the State of Idaho, and **WINSTON A WIGGINS**, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

SUSAN MOORE NOTARY PUBLIC STATE OF IDAHO

Notary Public
Residing at: Boise
My Commission Expires: 10-08-2007

Exhibit 18

State Deed No. 13111 (Oct. 29, 1996)

STATE OF IDAHO DEED

DEED NO. 13111
(Evergreen Land Exchange)

THIS INDENTURE made this 29th day of October, 1996 by and between **STATE OF IDAHO, DEPARTMENT OF LANDS**, acting by and through the State Board of Land Commissioners, party of the first part, hereinafter referred to as "Grantor", and **EVERGREEN FOREST PRODUCTS, INC.**, of Drawer H, New Meadows, Idaho 83654, party of the second part, hereinafter referred to as "Grantee".

WITNESSETH, That the Grantor for and in consideration of the exchange of lands of equal value, in accordance with Section 58-138, Idaho Code, does bargain, sell, convey and confirm in fee unto the said Grantee and their heirs and assigns forever, all of the following described real property situate in Valley County, including all mineral rights pursuant to Section 58-138(1), Idaho Code, to-wit:

Lot 73 of Amended Payette Lake Cottage Sites Subdivision, being a portion of Government Lot 4 of Section 28, Township 19 North, Range 3 East, Boise Meridian, containing 0.298 of an acre, more or less.

TO HAVE AND TO HOLD the above-described premises and parcel of land and granted real property unto **EVERGREEN FOREST PRODUCTS, INC.**, and their heirs and assigns forever, subject only to the following:

Rights-of-way thereon reserved to the United States for ditches and canals constructed by the authority of the United States (Act of August 30, 1890; 26 Stat. 391; U.S.C. 945) on all lands.

Subject to State of Idaho Easement No. 606, issued to West Coast Power Company on June 13, 1941 for a powerline.

Subject to State of Idaho Easement No. 4992, issued to Payette Lakes Water and Sewer District on September 16,1992 for a buried sewerline.

Subject to State of Idaho Easement No. 5164, issued to Continental Telephone Company of the West on December 15, 1983 for a buried telephone cable.

With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Amended Payette Lake Cottage Sites Subdivision, according to the official records of Valley County, Idaho, located in Section 28, 32, and 33,

Township 19 North, Range 3 East, Boise Meridian, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Amended Payette Lake Cottage Sites Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessee, R. Mark Daly and Vickie S. Daly, located under, on or above the subject property. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty.

IN WITNESS WHEREOF, I, PHILIP E. BATT, the Governor of the State of Idaho and President of the State Board of Land Commissioners, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed, this 29th day of October, 1996.

Philip E. Batt
Governor of Idaho and President of the
State Board of Land Commissioners

COUNTERSIGNED:

Pete T. Cenarrusa
Secretary of State

Stanley F. Hamilton
Director, Department of Lands

STATE OF IDAHO)
(ss.
County of Ada)

On this 29th day of October in the year 1996, before me a Notary Public in and for said State, personally appeared **PHILIP E. BATT**, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners, and **PETE T. CENARRUSA**, known to me to be the Secretary of State of the State of Idaho, and **STANLEY F. HAMILTON**, known to me to be the Director of the Department of Lands of the State of Idaho, who executed the said instrument and acknowledged to me that such State of Idaho executed the same.

Suzanne M. Cooley
NOTARY PUBLIC
Residing at Boise, Idaho
My Commission expires: 7/22/2002

Evergreen/rmdaly

Exhibit 19

State Deed No. 13112 (Oct. 29, 1996)

STATE OF IDAHO DEED

DEED NO. 13112
(Evergreen Land Exchange)

THIS INDENTURE made this 29th day of October, 1996 by and between **STATE OF IDAHO, DEPARTMENT OF LANDS**, acting by and through the State Board of Land Commissioners, party of the first part, hereinafter referred to as "Grantor", and **EVERGREEN FOREST PRODUCTS, INC.**, of Drawer H, New Meadows, Idaho 83654, party of the second part, hereinafter referred to as "Grantee".

WITNESSETH, That the Grantor for and in consideration of the exchange of lands of equal value, in accordance with Section 58-138, Idaho Code, does bargain, sell, convey and confirm in fee unto the said Grantee and their heirs and assigns forever, all of the following described real property situate in Valley County, including all mineral rights pursuant to Section 58-138(1), Idaho Code, to-wit:

Lot 74 of Amended Payette Lake Cottage Sites Subdivision, being a portion of Government Lot 4 of Section 28, Township 19 North, Range 3 East, Boise Meridian, containing 0.287 of an acre, more or less.

TO HAVE AND TO HOLD the above-described premises and parcel of land and granted real property unto **EVERGREEN FOREST PRODUCTS, INC.**, and their heirs and assigns forever, subject only to the following:

Rights-of-way thereon reserved to the United States for ditches and canals constructed by the authority of the United States (Act of August 30, 1890; 26 Stat. 391; U.S.C. 945) on all lands.

Subject to State of Idaho Easement No. 606, issued to West Coast Power Company on June 13, 1941 for a powerline.

Subject to State of Idaho Easement No. 4992, issued to Payette Lakes Water and Sewer District on September 16,1992 for a buried sewerline.

Subject to State of Idaho Easement No. 5164, issued to Continental Telephone Company of the West on December 15, 1983 for a buried telephone cable.

With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Amended Payette Lake Cottage Sites Subdivision, according to the official records of Valley County, Idaho, located in Section 28, 32, and 33, Township 19 North, Range 3 East, Boise Meridian, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Amended Payette Lake Cottage Sites Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessee, Ronald F. Daly and Catherine N. Daly, located under, on or above the subject property. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty.

IN WITNESS WHEREOF, I, PHILIP E. BATT, the Governor of the State of Idaho and President of the State Board of Land Commissioners, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed, this 29th day of October, 1996.

Philip E. Batt
Governor of Idaho and President of the
State Board of Land Commissioners

COUNTERSIGNED:

Pete T. Cenarrusa
Secretary of State

Stanley F. Hamilton
Director, Department of Lands Pro

STATE OF IDAHO)
(ss.
County of Ada)

On this 29th day of October in the year 1996, before me a Notary Public in and for said State, personally appeared **PHILIP E. BATT**, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners, and **PETE T. CENARRUSA**, known to me to be the Secretary of State of the State of Idaho, and **STANLEY F. HAMILTON**, known to me to be the Director of the Department of Lands of the State of Idaho, who executed the said instrument and acknowledged to me that such State of Idaho executed the same.

Susan M. Cooley
NOTARY PUBLIC
Residing at Boise, Idaho
My Commission expires: 7/22/2002

Evergreen/rfdaly

Exhibit 20

State Deed No. 13114 (Oct. 29, 1996)

STATE OF IDAHO DEED

DEED NO. 13114
(Evergreen Land Exchange)

THIS INDENTURE made this 29th day of October, 1996 by and between **STATE OF IDAHO, DEPARTMENT OF LANDS**, acting by and through the State Board of Land Commissioners, party of the first part, hereinafter referred to as "Grantor", and **EVERGREEN FOREST PRODUCTS, INC.**, of Drawer H, New Meadows, Idaho 83654, party of the second part, hereinafter referred to as "Grantee".

WITNESSETH, That the Grantor for and in consideration of the exchange of lands of equal value, in accordance with Section 58-138, Idaho Code, does bargain, sell, convey and confirm in fee unto the said Grantee and their heirs and assigns forever, all of the following described real property situate in Valley County, including all mineral rights pursuant to Section 58-138(1), Idaho Code, to-wit:

A parcel of land situate in Government Lot 1, Section 32, Township 19 North, Range 3 East, B.M., Valley County, Idaho, being Lot 35 of the Amended Plat of State Land, Payette Lake Cottage Sites Subdivision, as shown on the Official Plat, thereof, on file in Book 1, Page 19 of Plats in the Office of the Recorder of Valley County, Idaho, more particularly described as follows:

Commencing at the southwesterly corner of said Lot 35 of the Amended Plat of State Land, Payette Lake Cottage Sites, as shown on the Official Plat, thereof, on file in Book 1, Page 19, of Plats in the Office of the Recorder of Valley County, Idaho, a ½ inch rebar, the REAL POINT OF BEGINNING; thence North 40°04'40" East, 145.70 feet along the easterly right-of-way of Payette Drive to a ½ inch rebar; thence South 65°13'04" East, 147.45 feet to a 1 inch pipe; thence, continuing South 65°13'04" East, 4.00 feet to the high water mark of Big Payette Lake; thence South 40°29'52" West, 77.17 feet along said high water mark; thence North 86°37'45" West, 31.45 feet to a ½ inch rebar; thence, continuing North 86°37'45" West, 150.06 feet returning to the real point of beginning, containing 0.373 of an acre, more or less. Bearings based on State Plain Grid Azimuth.

TO HAVE AND TO HOLD the above-described premises and parcel of land and granted real property unto **EVERGREEN FOREST PRODUCTS, INC.**, and their heirs and assigns forever, subject only to the following:

Subject to State of Idaho Easement No. 606 issued to West Coast Power Company on June 13, 1941 for a powerline.

Subject to State of Idaho Easement No. 5163-A issued to Payette Lakes Water and Sewer District on December 15, 1983 for a buried sewerline.

Rights-of-way thereon reserved to the United States for ditches and canals constructed by the authority of the United States (Act of August 30, 1890; 26 Stat. 391; U.S.C. 945) on all lands.

With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Amended Payette Lake Cottage Sites Subdivision, according to the official records of Valley County, Idaho, located in Section 28, 32, and 33, Township 19 North, Range 3 East, Boise Meridian, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Amended Payette Lake Cottage Sites Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessee, Ronald N. Graves and Diane Plastino-Graves, located under, on or above the subject property. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty.

IN WITNESS WHEREOF, I, PHILIP E. BATT, the Governor of the State of Idaho and President of the State Board of Land Commissioners, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed, this 29th day of October, 1996.

Philip E. Batt
Governor of Idaho and President of
the State Board of Land Commissioners

COUNTERSIGNED:

Pete T. Cenarrusa
Secretary of State

Stanley F. Hamilton
Director, Department of Lands Pow.

* * * * * * * * * * * * * *

STATE OF IDAHO)
(ss.
County of Ada)

On this 29th day of October, in the year 1996, before me a Notary Public in and for said State, personally appeared **PHILIP E. BATT**, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners, and **PETE T. CENARRUSA**, known to me to be the Secretary of State of the State of Idaho, and **STANLEY F. HAMILTON**, known to me to be the Director of the Department of Lands of the State of Idaho, who executed the said instrument and acknowledged to me that such State of Idaho executed the same.

Suzanne M. Cooley
NOTARY PUBLIC
Residing at Boise, Idaho
My Commission expires: 7/22/2002

Evergreen/graves

Exhibit 21

State Deed No. 13117 (Oct. 29, 1995)

STATE OF IDAHO DEED

DEED NO. 13117
(Evergreen Land Exchange)

THIS INDENTURE made this 29th day of October, 1996 by and between **STATE OF IDAHO, DEPARTMENT OF LANDS**, acting by and through the State Board of Land Commissioners, party of the first part, hereinafter referred to as "Grantor", and **EVERGREEN FOREST PRODUCTS, INC.**, of Drawer H, New Meadows, Idaho 83654, party of the second part, hereinafter referred to as "Grantee".

WITNESSETH, That the Grantor for and in consideration of the exchange of lands of equal value, in accordance with Section 58-138, Idaho Code, does bargain, sell, convey and confirm in fee unto the said Grantee and their heirs and assigns forever, all of the following described real property situate in Valley County, including all mineral rights pursuant to Section 58-138(1), Idaho Code, to-wit:

Amended Lot 3 of Amended Payette Lake Cottage Sites Subdivision, being a portion of Government Lot 3 of Section 32, Township 19 North, Range 3 East, Boise Meridian, and being more particularly described as follows:

Commencing at the southwest corner of said Section 32, thence North 89°53'20" East, a distance of 1,724.58 feet along the south boundary of said Section 32 to a point on the easterly right of way boundary of a public road, said road being known as Warren Wagon Road; thence North 44°01'19" East, 476.26 feet along the easterly right of way boundary of said Warren Wagon Road to a point, said point being the northwest corner of Lot 3 of Amended Payette Lake Cottage Sites Subdivision, said point also being the REAL POINT OF BEGINNING; thence South 59°33'34" East, 272.86 feet to a point on the ordinary high water mark of Big Payette Lake, thence South 24°38'54" West, 83.05 feet along the ordinary high water mark of Big Payette Lake; thence North 62°15'04" West, 305.00 feet (formerly of record, 310.84 feet) to a point on the easterly right of way boundary of said Warren Wagon Road; thence North 44°01'19" East, 99.74 feet (formerly of record, 100.00 feet), returning to the real point of beginning, the above described area containing 0.594 of an acre, more or less.

TO HAVE AND TO HOLD the above-described premises and parcel of land and granted real property unto **EVERGREEN FOREST PRODUCTS, INC.**, and their heirs and assigns forever, subject only to the following:

Rights-of-way thereon reserved to the United States for ditches and canals constructed by the authority of the United States (Act of August 30, 1890; 26 Stat. 391; U.S.C. 945) on all lands.

Subject to State of Idaho Easement No. 220 issued to Valley County on September 24, 1924 for a road.

Subject to State of Idaho Easement No. 5163-A issued to Payette Lakes Water and Sewer District on December 15, 1983 for a buried sewerline.

With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Amended Payette Lake Cottage Sites Subdivision, according to the official records of Valley County, Idaho, located in Section 28, 32, and 33, Township 19 North, Range 3 East, B.M., and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Amended Payette Lake Cottage Sites Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the present state lessee, Walter B. Stallcup, located under, on or above the subject property. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty.

IN WITNESS WHEREOF, I, PHILIP E. BATT, the Governor of the State of Idaho and President of the State Board of Land Commissioners, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed, this 29th day of October, 1996.

Philip E. Batt

Governor of Idaho and President of the
State Board of Land Commissioners

COUNTERSIGNED:

Pete T. Cenarrusa

Secretary of State

Stanley F. Hamilton

Director, Department of Lands Pard.

STATE OF IDAHO)
(ss.
County of Ada)

On this 29th day of October, in the year 1996, before me a Notary Public in and for said State, personally appeared **PHILIP E. BATT**, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners, and **PETE T. CENARRUSA**, known to me to be the Secretary of State of the State of Idaho, and **STANLEY F. HAMILTON**, known to me to be the Director of the Department of Lands of the State of Idaho, who executed the said instrument and acknowledged to me that such State of Idaho executed the same.

Suzanne M. Cooley

NOTARY PUBLIC
Residing at Boise, Idaho
My Commission expires: 7/22/2002

Evergreen/stallcup

Exhibit 22

State Deed No. 13118 (Oct. 29, 1996)

STATE OF IDAHO DEED

DEED NO. 13118
(Evergreen Land Exchange)

THIS INDENTURE made this 29th day of October, 1996 by and between **STATE OF IDAHO, DEPARTMENT OF LANDS**, acting by and through the State Board of Land Commissioners, party of the first part, hereinafter referred to as "Grantor", and **EVERGREEN FOREST PRODUCTS, INC.**, of Drawer H, New Meadows, Idaho 83654, party of the second part, hereinafter referred to as "Grantee".

WITNESSETH, That the Grantor for and in consideration of the exchange of lands of equal value, in accordance with Section 58-138, Idaho Code, does bargain, sell, convey and confirm in fee unto the said Grantee and their heirs and assigns forever, all of the following described real property situate in Valley County, including all mineral rights pursuant to Section 58-138(1), Idaho Code to-wit:

Lots 66 and 67 of Amended Payette Lake Cottage Sites Subdivision, being a portion of Government Lot 1 of Section 33, Township 19 North, Range 3 East, Boise Meridian, containing 0.753 of an acre, more or less.

TO HAVE AND TO HOLD the above-described premises and parcel of land and granted real property unto **EVERGREEN FOREST PRODUCTS, INC.**, and their heirs and assigns forever, subject only to the following:

Rights-of-way thereon reserved to the United States for ditches and canals constructed by the authority of the United States (Act of August 30, 1890; 26 Stat. 391; U.S.C. 945) on all lands.

Subject to State of Idaho Easement No. 606, issued to West Coast Power Company on June 13, 1941 for a powerline.

Subject to State of Idaho Easement No. 853, issued to Carey Nixon on December 13, 1947 for a buried water pipeline.

Subject to State of Idaho Easement No. 4992, issued to Payette Lakes Water and Sewer District on September 16,1992 for a buried sewerline.

Subject to State of Idaho Easement No. 5164, issued to Continental Telephone Company of the West on December 15, 1983 for a buried telephone cable.

With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Amended Payette Lake Cottage Sites Subdivision, according to the official records of Valley County, Idaho, located in Section 28, 32, and 33,

Township 19 North, Range 3 East, Boise Meridian, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Amended Payette Lake Cottage Sites Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessee, Eugene Thomas, located under, on or above the subject property. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty.

IN WITNESS WHEREOF, I, PHILIP E. BATT, the Governor of the State of Idaho and President of the State Board of Land Commissioners, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed, this 29th day of October, 1996.

Philip E. Batt
Governor of Idaho and President of the
State Board of Land Commissioners

COUNTERSIGNED:

Pete T. Cenarrusa
Secretary of State

Stanley F. Hamilton
Director, Department of Lands Pro tem

STATE OF IDAHO)
(ss.
County of Ada)

On this 29th day of October, in the year 1996, before me a Notary Public in and for said State, personally appeared **PHILIP E. BATT**, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners, and **PETE T. CENARRUSA**, known to me to be the Secretary of State of the State of Idaho, and **STANLEY F. HAMILTON**, known to me to be the Director of the Department of Lands of the State of Idaho, who executed the said instrument and acknowledged to me that such State of Idaho executed the same.

Suzanne M. Cooley
NOTARY PUBLIC
Residing at Boise, Idaho
My Commission expires: 7/22/2002

Evergreen/thomas

Exhibit 23

State Deed No. 13253 (June 1, 1998)

STATE OF IDAHO DEED

DEED NO. 13253
(U.S. Bank Land Exchange)

THIS INDENTURE made this 1 day of June, 1998 by and between **STATE OF IDAHO, DEPARTMENT OF LANDS**, acting by and through the State Board of Land Commissioners, party of the first part, hereinafter referred to as "Grantor", and **A. L. ALFORD, JR.**, of 4050 Fairway Drive, Lewiston, Idaho 83501, party of the second part, hereinafter referred to as "Grantee".

WITNESSETH, That the Grantor for and in consideration of the exchange of lands of equal value, in accordance with Section 58-138, Idaho Code, does bargain, sell, convey and confirm in fee unto the said Grantee and their heirs and assigns forever, all of the following described real property situate in Valley County, including all mineral rights pursuant to Section 58-138(1), Idaho Code, to-wit:

Lot 6 of Block 6 of Pinecrest Addition of Amended Payette Lake Cottage Sites Subdivision, being a portion of SW¼NE¼ and Government Lot 2 of Section 32, Township 19 North, Range 3 East, Boise Meridian, containing 0.34 of an acre, more or less, together with water right No. A65-00697 with a priority date of June 1, 1963, for 1.20 AFA and 0.04 cfs.

TO HAVE AND TO HOLD the above-described premises and parcel of land and granted real property unto **A. L. ALFORD, JR.**, and his heirs, successors, and assigns forever, subject only to the following:

Subject to State of Idaho Easement No. 220 issued to Valley County on September 24, 1924 for a road (Warren Wagon Road).

Subject to State of Idaho Easement No. 444 issued to Valley County on January 9, 1936 for a road (Warren Wagon Road).

Rights-of-way thereon reserved to the United States for ditches and canals constructed by the authority of the United States (Act of August 30, 1890; 26 Stat. 391; U.S.C. 945) on all lands.

With this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Pinecrest Addition to Amended Payette Lake Cottage Sites Subdivision, according to the official records of Valley County, Idaho, located in Section 28, 32, and 33, Township 19 North, Range 3 East, Boise Meridian, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in Pinecrest Addition of the Amended Payette Lake Cottage Sites Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessee, A. L. Alford, Jr., located under, on or above the subject property. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty.

IN WITNESS WHEREOF, I, PHILIP E. BATT, the Governor of the State of Idaho and President of the State Board of Land Commissioners, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed, this 1 day of June, 1998.

Philip E. Batt
Governor of Idaho and President of the
State Board of Land Commissioners

COUNTERSIGNED:

Pete T. Cenarrusa
Secretary of State

Stanley F. Hamilton
Director, Department of Lands

STATE OF IDAHO)
(ss.
County of Ada)

On this 1 day of June, in the year 1998, before me a Notary Public in and for said State, personally appeared **PHILIP E. BATT**, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners, and **PETE T. CENARRUSA**, known to me to be the Secretary of State of the State of Idaho, and **STANLEY F. HAMILTON**, known to me to be the Director of the Department of Lands of the State of Idaho, who executed the said instrument and acknowledged to me that such State of Idaho executed the same.

Shirley A. Baker
NOTARY PUBLIC
Residing at Meridian, Idaho
My Commission expires: 5/22/2001

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Exhibit 24

State Deed No. 13280 (Dec. 15, 1998)

STATE OF IDAHO DEED

DEED NO. 13280
CAPITOL PARK PLAZA
LAND EXCHANGE PHASE I

THIS INDENTURE made this 15th day of December, 1998, by and between **STATE OF IDAHO, DEPARTMENT OF LANDS**, of 954 W. Jefferson St., P.O. Box 83720, Boise, Idaho 83720-0050, acting by and through the State Board of Land Commissioners, party of the first part, hereinafter referred to as "Grantor", and **EBERLE, BERLIN, KADING, TURNBOW and McKLVEEN, Chtd.**, of 300 N. 6th St., Boise, Idaho 83702(Eberle Berlin), party of the second part, hereinafter referred to as "Grantee".

WITNESSETH, That the Grantor for and in consideration of the exchange of lands of equal value, in accordance with Section 58-138, Idaho Code, does bargain, sell, convey, and confirm in fee unto the said Grantee and their successors in interest and assigns forever, all of the following described real property situate in Valley County as more particularly described in Exhibit A attached hereto and made a part hereof, together with all appurtenances thereto, including all mineral rights pursuant to Section 58-138(1), Idaho Code, and all water rights appurtenant thereto.

TO HAVE AND TO HOLD the above-described premises and parcels of land and granted real property unto **EBERLE BERLIN,** and their successors in interest and assigns forever, subject to the following:

a) Rights-of-way thereon reserved to the United States for ditches and canals constructed by the authority of the United States (Act of August 30, 1890; 26 Stat. 391; U.S.C. 945) on all lands.

b) Those certain specific encumbrances and restrictions set forth in Exhibit A attached hereto with respect to each parcel described in Exhibit A.

IN WITNESS WHEREOF, I, PHILIP E. BATT, the Governor of the State of Idaho and President of the State Board of Land Commissioners, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed, this 15th day of December, 1998.

Philip E. Batt
Governor of Idaho and President of the State Board of Land Commissioners

COUNTERSIGNED:

Pete T. Cenarrusa
Secretary of State

Stanley F. Hamilton
Director, Department of Lands

STATE OF IDAHO)
(ss.
County of Ada)

On this 15th day of December, in the year 1998, before me a Notary Public in and for said State, personally appeared **PHILIP E. BATT**, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners, and **PETE T. CENARRUSA**, known to me to be the Secretary of State of the State of Idaho, and **STANLEY F. HAMILTON**, known to me to be the Director of the Department of Lands of the State of Idaho, who executed the said instrument and acknowledged to me that such State of Idaho executed the [redacted]

SHIRLEY A. BAKER
NOTARY PUBLIC
STATE OF IDAHO

Shirley A Baker
NOTARY PUBLIC
Residing at Meridian, Idaho
My Commission expires: 5-22-2001

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EXHIBIT A

The following specific parcels were acquired under State Hospital South Clear List No. 9:

Parcel 1 (Curtis)

The subject parcel is more particularly described as follows:

Lot 34 of Amended Payette Lake Cottage Sites Subdivision, being a portion of Government Lot 1 of Section 32, Township 19 North, Range 3 East, Boise Meridian, containing 0.452 of an acre, more or less, more particularly described as follows:

Commencing at the west corner common to Lots 34 and 35 of the Amended Plat of State Land, Payette Lake Cottage Sites, as shown on the Official Plat, thereof, on file in Book 1, Page 19, of Plats in the Office of the Recorder of Valley County, Idaho, said corner being marked by a 2 inch aluminum cap on a ½ inch rebar, said corner being the REAL POINT OF BEGINNING: thence, South 86°37'45" East, 179.25 feet along the line common to said Lots 34 and 35 to a 2 inch aluminum cap on a ½ inch rebar; thence, continuing South 86°37'45" East, 2.26 feet along said common line to the approximate high water mark of Payette Lake; thence South 21°46'23" West, 105.00 feet; thence North 86°16'45" West, 4.56 feet along the south boundary of said Lot 34 to a 1 inch iron pipe; thence continuing North 86°16'45" West, 196.19 feet to a 2 inch aluminum cap on a ½ inch rebar on the easterly right-of-way of Payette Drive, marking the corner common to Lots 33 and 34, of said Payette Lake Cottage Sites; thence North 4°16'00" East, 28.74 feet along said easterly right-of-way to a 3¼ inch aluminum cap; thence North 40°04'40" East, 86.89 feet along said easterly right-of-way returning to the real point of beginning, containing 0.452 of an acre, more or less.

Bearings based on State Plane Grid Azimuth.

Parcel 2 (Bridenbaugh)

The subject parcel is more particularly described as follows:

Tract E, Payette Lake Cottage Sites Subdivision, being a portion of Government Lot 1 of Section 22, Township 19 North, Range 3 East, Boise Meridian, containing 0.152 of an acre, more or less.

Parcel 3 (Dudley)

The subject parcel is more particularly described as follows:

Tract C, Payette Lake Cottage Sites Subdivision, being a portion of Government Lot 1 of Section 22, Township 19 North, Range 3 East, Boise Meridian, containing 0.208 of an acre, more or less.

Parcel 4 (Forney)

The subject parcel is more particularly described as follows:

Tract A, Payette Lake Cottage Sites Subdivision, being a portion of Government Lot 1 of Section 22, Township 19 North, Range 3 East, Boise Meridian, containing 0.94 of an acre, more or less.

Subject to State of Idaho Easement No. 5163-A and Easement No. 5163-C issued to Payette Lakes Water and Sewer District on December 15, 1983 for a buried sewer line.

Subject to State of Idaho Easement No. 6136 issued to Peter Johnson on October 22, 1998 for a road.

Parcel 5 (Armstrong)

The subject parcel is more particularly described as follows:

Lot 71 of Amended Payette Lake Cottage Sites Subdivision, being a portion of Government Lot 4 of Section 28 and a portion of Government Lot 1 of Section 33, Township 19 North, Range 3 East, Boise Meridian, containing 0.32 of an acre, more or less.

Parcel 6 (Carey)

The subject parcel is more particularly described as follows:

Lot 8, Block 3, Pinecrest Addition of Amended Payette Lake Cottage Sites Subdivision:

A parcel of land situated within Government Lot 2 of Section 32, Township 19 North, Range 3 East, Boise Meridian, and being more particularly described as follows:

Commencing at a brass cap marking the westerly corner common to Lots 7 and 8, Block 3, Pinecrest Addition, as shown on the Official Plat, thereof, on file in Book 1, Page 10, of Plats in the Office of the Recorder of Valley County, Idaho, said corner being the REAL POINT OF BEGINNING: thence North 43°00'00" East, 118.30 feet to a 2 inch aluminum cap on the south right-of-way of Rocky Shore Drive; thence South 85°19'28" East, 46.40 feet along said right-of-way to a 2 inch aluminum cap on the west right-of-way of Payette Drive; thence South 4°16'00" West, 181.01 feet along said right-of-way to a 2 inch aluminum cap; thence South 43°00'00" West, 5.55 feet along said right-of-way to a 3¼ inch brass cap; thence North 47°07'29" West, 149.65 feet returning to the real point of beginning, containing 0.309 of an acre, more or less.

Bearings based on State Plane Grid Azimuth.

Subject to a reservation on State of Idaho Easement No. 6139 issued to Orval Carey on October 30, 1998 for a buried water line and water well head located on Lot 7, Block 2, Pinecrest Addition, to provide water to Lot 8, Block 3, Pinecrest Addition.

Parcel 7 (Scheffer)

The subject parcel is more particularly described as follows:

Lot 95 of Amended Payette Lake Cottage Sites Subdivision, being a portion of SW¼NE¼ and Government Lots 1 and 2 of Section 32, Township 19 North, Range 3 East, Boise Meridian, containing 0.291 of an acre, more or less.

Parcel 8 (Hansberger)

The subject parcel is more particularly described as follows:

Lot 1, Block 7, Cedar Knoll Acres, of Amended Payette Lake Cottage Sites Subdivision, being a portion of Government Lot 1 of Section 33, Township 19 North, Range 3 East, Boise Meridian, containing 0.34 of an acre, more or less.

Parcel 9 (Skillern)

The subject parcel is more particularly described as follows:

Lot 4, Block 1, Cedar Knoll Acres, of Amended Payette Lakes Cottage Sites Subdivision, being a portion of NE¼NE¼ of Section 32, Township 19 North, Range 3 East, Boise Meridian, containing 0.34 of an acre, more or less.

With respect to Parcels 1 through 9 above, with this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Amended Payette Lake Cottage Sites Subdivision, according to the official records of Valley County, Idaho, located in Section 28, 32, and 33, Township 19 North, Range 3 East, Boise Meridian, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Amended Payette Lake Cottage Sites Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessees, located under, on or above the subject properties. Nevertheless, to the extent the

State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty.

The following specific parcels were acquired under Normal School Clear List No. 7:

Parcel 10 (Davidson)

The subject parcel is more particularly described as follows:

Lot 27, Block 1 of Amended Pilgrim Cove Subdivision as shown on the amended plat as surveyed in 1994, being a portion of Government Lot 1 of Section 3, Township 18 North, Range 3 East, Boise Meridian, and containing 0.46 of an acre, more or less.

ALSO: A tract of land located adjacent to said Lot 27, Block 1 and is identified as Parcel PC27W as described below:

A parcel of land situated within Government Lot 1 of Section 3, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

Commencing at a 3 inch brass cap marking the meander corner on Payette Lake common to Sections 2 and 3, Township 18 North, Range 3 East, Boise Meridian, also marking the northeast corner of Lot 1-2-3, Block 1, of the Amended Plat for Pilgrim Cove Subdivision, as shown on the official plat thereof, on file in Book 8, Page 12 of Plats, in the Office of the Recorder, Valley County, Idaho; thence North 44°42'27" West a distance of 1,552.81 feet to a ½ inch rebar marking the east corner common to Lots 26 and 27, Block 1, of said subdivision, said corner being the REAL POINT OF BEGINNING: thence North 6°30'47" West, 60.00 feet to a 2 inch aluminum cap marking the east corner common to Lots 27 and 28, of said subdivision; thence South 87°27'24" East, 13.21 feet along the extension of the boundary common to said Lots 27 and 28, to a 2 inch aluminum cap; thence continuing South 87°27'24" East, 2.00 feet, more or less, to the ordinary high water mark of Payette Lake; thence South 7°51'41" East, 61.27 feet to the intersection of the ordinary high water mark of Payette Lake with the extension of the boundary common to said Lots 26 and 27; thence North 84°02'04" West, 2.00 feet, more or less, along said extension to a 2 inch aluminum cap; thence continuing North 84°02'04" West, 14.86 feet along said extension returning to the real point of beginning, containing 0.022 of an acre, more or less.

The total area contained in this parcel being 0.482 of an acre, more or less.

Bearings based on the Amended Plat of Pilgrim Cove Subdivision.

Subject to the following reservations:

Subject to State of Idaho Easement No 5071 issued to Payette Lakes Water and Sewer District on October 27, 1982 for a buried sewer line.

Subject to State of Idaho Easement No. 5163-B issued to Payette Lakes Water and Sewer District on September 16, 1992 for a buried sewer line.

Subject to State of Idaho Easement No. 4114 issued to Idaho Telephone Company on March 10, 1970 for an overhead telephone line. The easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Company on May 18, 1993.

Subject to the Pilgrim Cove Water System for a water line and water system.

Subject to current access roads including John Alden Road and newly surveyed Honeysuckle Road.

Parcel 11 (Waller)

The subject parcel is more particularly described as follows:

Lot 35, Block 1 of Amended Pilgrim Cove Subdivision as shown on the 1998 survey plat being a portion of Government Lot 8 of Section 34, Township 19 North, Range 3 East, B.M. and a portion of Government Lot 1 of Section 3, Township 18 North, Range 3 East, B.M. as described below:

Commencing at a found concrete monument with aluminum cap marking the southwest corner of Lot 35, Block 1 of the Amended Pilgrim Cove Subdivision, per the official Plat of same filed in Book 8 of Page 12 in the office of the Valley County Recorder, said corner being the REAL POINT OF BEGINNING; thence North 23°04'43" West, 60.00 feet along the westerly line of said Lot 35 to a found concrete monument with aluminum cap marking the southwest corner of Lot 36, Block 1; thence North 76°40'48" East, 123.49 feet along the southerly line of said Lot 36 to a found concrete monument with aluminum cap marking the southeast corner of said Lot 36; thence South 17°10'31" East, 66.01 feet along the westerly meander line of Payette Lake, being the easterly boundary of said Pilgrim Cove Subdivision to a point 0.58 feet west of a concrete monument with aluminum cap marking the northeast corner of Lot 34, Block 1, (this course passing over a found brass cap monument marking the Meander Corner on the line between said Sections 3 and 34 at 11.58 feet from said northeast corner of Lot 34); thence South 79°57'05" West, 117.95 feet along the northerly line of Lot 34, Block 1 returning to the real point of beginning.

AND, Commencing at said concrete monument with aluminum cap marking the southwest corner of Lot 35, Block 1 of the Amended Pilgrim Cove Subdivision said corner being the REAL POINT OF BEGINNING; thence North 89°55'20" West, 131.99 feet along the northerly line of Lot 34, Block 1 of said Pilgrim Cove Subdivision to a set concrete monument with aluminum cap; thence North 10°47'00" West, 50.00 feet along the proposed easterly sideline of Water Lilly Lane (said lane in process of revision) to a set concrete monument with aluminum cap; thence North 87°07'57" East, 117.97 feet along the proposed southerly line of Lot 36, Block 1 to a found concrete monument with aluminum cap marking the southwest corner of original Lot 36, Block 1; thence South 23°04'43" East, 60.00 feet along the westerly line of Lot 35, Block 1 returning to the real point of beginning, the total area contained in these two descriptions being 0.323 of an acre, more or less.

ALSO, A tract of land located adjacent to said Lot 35, Block 1 and is identified as Parcel PC35W as described below:

A parcel of land situated within Government Lot 1 of Section 3, Township 18 North, Range 3 East, and Government Lot 8, Section 34, Township 19 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

Commencing at a 3 inch brass cap marking the meander corner on Payette Lake common to Sections 2 and 3, Township 18 North, Range 3 East, Boise Meridian, also marking the northeast corner of Lot 1-2-3, Block 1, of the Amended Plat for Pilgrim Cove Subdivision, as shown on the official plat thereof, on file in Book 8, Page 12 of Plats, in the Office of the Recorder, Valley County, Idaho; thence North 35°44'45" West a distance of 1,998.55 feet to the east corner common to Lots 34 and 35, Block 1, of said subdivision, from which a 2 inch aluminum cap bears North 80°30'20" East, 0.58 feet, as shown on that particular Record of Survey on file in the Office of the Recorder of Valley County, Idaho, as Instrument No. 209180, in Book 5, Page 291, of Records of Survey, said corner being the REAL POINT OF BEGINNING: thence North 17°10'31" West, 11.58 feet to a 3 inch brass cap marking the meander corner common to Section 3, Township 18 North Range 3 East, and Section 34, Township 19 North, Range 3 East, Boise Meridian; thence continuing North 17°10'31" West, 54.43 feet to a 2 inch aluminum cap marking the east corner common to Lots 35 and 36, of said subdivision; thence North 77°18'26" East, 34.58 feet along the extension of the boundary common to said Lots 35 and 36, to a 2 inch aluminum cap; thence continuing North 77°18'26" East, 2.00 feet, more or less, to the ordinary high water mark of Payette Lake; thence South 9°20'02" East, 67.46 feet to the intersection of the ordinary high water mark of Payette Lake with the extension of the boundary common to said Lots 34 and 35; thence South 80°30'20" West, 2.00 feet, more or less, along said extension to a 2 inch aluminum cap; thence continuing South 80°30'20" West, 25.52 feet along said extension returning to the real point of beginning, containing 0.049 of an acre, more or less.

The total area contained in this parcel being 0.372 of an acre, more or less.

Bearings based on the Amended Plat of Pilgrim Cove Subdivision.

Subject to the following reservations:

Subject to State of Idaho Easement No. 5071 issued to Payette Lakes Water and Sewer District on October 27, 1982 for a buried sewer line.

Subject to State of Idaho Easement No. 5163-B issued to Payette Lakes Water and Sewer District on September 16, 1992 for a buried sewer line.

Subject to State of Idaho Easement No. 4114 issued to Idaho Telephone Company on March 10, 1970 for an overhead telephone line. The easement was subsequently assigned to GTE Northwest, Inc. and then to Citizens' Utilities Company on May 18, 1993.

Subject to Pilgrim Cove Water Association for a water line and water system.

Subject to all current access easements, including John Alden Road and newly surveyed Honeysuckle Road.

<u>Parcel 12 (Corbeil)</u>

The subject parcel is more particularly described as follows:

Lot 32, Block 1 of Amended Pilgrim Cove Subdivision, being a portion of Government Lot 1 of Section 3, Township 18 North, Range 3 East, Boise Meridian, containing 0.884 of an acre, more or less.

ALSO: A tract of land located adjacent to said Lot 32, Block 1 and is identified as PC32W as described below:

A parcel of land situate in Government Lot 1, of Section 3, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

Commencing at a 3 inch brass cap marking the meander corner on Payette Lake common to Sections 2 and 3, Township 18 North, Range 3 East, Boise Meridian, also marking the northeast corner of Lot 1-2-3, Block 1, of the Amended Plat for Pilgrim Cove Subdivision, as shown on that official plat thereof, on file in Book 8, Page 12 of Plats, in the Office of the Recorder, Valley County, Idaho; thence North 38°27'16" West a distance of 1,814.86 feet to a 2 inch aluminum cap marking the east corner common to Lots 31 and 32, Block 1, of said subdivision, said corner being the REAL POINT OF BEGINNING; thence North 0°00'00" East, 75.00 feet to a 2 inch aluminum cap marking the east corner common to Lots 32 and 33, of said subdivision; thence North 77°00'00" East, 22.07 feet along the extension of the boundary common to said Lots 32 and 33, to a 2 inch aluminum cap; thence continuing North 77°00'00" East, 2.00 feet, more or less, to the ordinary high water mark of Payette Lake; thence South 12°56'52" East, 82.02 feet to the intersection of the ordinary high water mark of Payette Lake with the extension of the boundary common to said Lots 31 and 32; thence South 89°20'40" West, 2.00 feet, more or less, along said extension to a 2 inch aluminum cap; thence continuing North 89°20'40" West, 39.83 feet along said extension returning to the real point of beginning, containing 0.059 of an acre, more or less.

The total area contained within this parcel being 0.943 of an acre, more or less.

Bearings based on the Amended Plat of Pilgrim Cove Subdivision.

Subject to State of Idaho Easement No. 5071 issued to Payette Lakes Water and Sewer District on October 27, 1982 for a buried sewer line.

Subject to State of Idaho Temporary Permit No. 5-351-98 issued on October 12, 1998 for an access road from Rainbow Lane across Lots 30 and 31 to provide access to Lot 32. Said permit expires on July 1, 2002 and shall be replaced by an easement prior to expiration.

Subject to State of Idaho Easement No. 5404 issued to Idaho Power Company on January 25, 1989 and amended on November 28, 1990 for a power line.

Subject to State of Idaho Easement No. 4114 issued to Idaho Telephone Company on March 10, 1970 for an overhead telephone line. The easement was subsequently assigned to GTE Northwest, Inc. and then to Citizens' Utilities Company on May 18, 1993.

Subject to Pilgrim Cove Water Association for a water line and water system.

Subject to all current access easements, including John Alden Road and newly surveyed Honeysuckle Road.

Parcel 13 (Leister)

The subject parcel is more particularly described as follows:

Lot 4, Block 1 of Amended Pilgrim Cove Subdivision containing 0.35 of an acre, more or less, said parcel of land situate in Government Lot 4, of Section 3, Township 18 North, Range 3 East, Valley County, Idaho.

Subject to Pilgrim Cove Water Association for a water line and water system.

Subject to all current access easements.

Parcel 14 (Jarvis)

The subject parcel is more particularly described as follows:

Lot 4, Block 4 of Amended Pilgrim Cove Subdivision containing 0.33 of an acre, more or less, said parcel of land situate in SW¼NE¼ of Section 3, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho.

Subject to State of Idaho Easement No. 5163-B issued to Payette Lakes Water and Sewer District on September 16, 1992 for a buried sewer line.

Subject to State of Idaho Easement No. 5404 issued to Idaho Power Company on January 25, 1989 and amended on November 28, 1990 for a power line.

Subject to State of Idaho Easement No. 4114 issued to Idaho Telephone Company on March 10, 1970 for an overhead telephone line. The easement was subsequently assigned to GTE Northwest, Inc. and then to Citizens' Utilities Company on May 18, 1993.

Subject to State of Idaho Easement No. 4413 issued to Idaho Telephone Company on January 3, 1974 for an overhead telephone line. The easement was subsequently assigned to GTE Northwest, Inc. and then to Citizens' Utilities Company on May 18, 1993.

Subject to Pilgrim Cove Water Association for a water line and water system.

Subject to all current access easements.

With respect to Parcels 10 through 14 above, with this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Amended Plat of Pilgrim Cove Subdivision, according to the official records of Valley County, Idaho, located in Section 34, Township 19 North, Range 3 East, Boise Meridian, and Section 3, Township 18 North, Range 3 East, Boise Meridian, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Amended Pilgrim Cove Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessees, located under, on or above the subject property. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty; excluding, however, any interest the state may have in the Pilgrim Cove Water System serving the Pilgrim Cove Subdivision.

Parcel 15 (Thomason)

The subject parcel is more particularly described as follows:

Lot 6 of Peninsula Lease Lots, being a portion of Government Lot 1 of Section 4, Township 18 North, Range 3 East, Boise Meridian, containing 0.30 of an acre, more or less.

Subject to a road reservation for the existing road known as Davis Avenue and the existing road known as University Loop to provide access to said Lot 6.

With respect to Parcel 15 above, with this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Davis Beach Lots, Record of Survey, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement

districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Davis Beach Lots, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessees, located under, on or above the subject property. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty; excluding, however, any interest the state may have in the Pilgrim Cove Water System serving the Pilgrim Cove Subdivision.

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Exhibit 25

State Deed No. 13415 (Aug. 21, 2000)

STATE OF IDAHO DEED

DEED NO. 13415
(Home Federal Land Exchange)

THIS INDENTURE made this 21st day of August, 2000, by and between **STATE OF IDAHO, DEPARTMENT OF LANDS**, of 954 W. Jefferson St., P.O. Box 83720, Boise, Idaho 83720-0050, acting by and through the State Board of Land Commissioners, party of the first part, hereinafter referred to as "Grantor", and **LAND EXCHANGE, INC.**, an Idaho Corporation, party of the second part, hereinafter referred to as "Grantee".

WITNESSETH, That the Grantor for and in consideration of the exchange of lands of equal value, in accordance with Section 58-138, Idaho Code, does bargain, sell, convey, and confirm in fee unto the said Grantee and their successors in interest and assigns forever, all of the following described real property situate in Valley County as more particularly described in Exhibit A attached hereto and made a part hereof, together with all appurtenances thereto, including all mineral rights pursuant to Section 58-138(1), Idaho Code, and all water rights appurtenant thereto.

TO HAVE AND TO HOLD the above-described premises and parcels of land and granted real property unto **LAND EXCHANGE, INC.**, and their successors in interest and assigns forever, subject to the following:

a) Rights-of-way thereon reserved to the United States for ditches and canals constructed by the authority of the United States (Act of August 30, 1890; 26 Stat. 391; U.S.C. 945) on all lands.

b) Those certain specific encumbrances and restrictions set forth in Exhibit A attached hereto with respect to each parcel described in Exhibit A.

IN WITNESS WHEREOF, I, **DIRK KEMPTHORNE**, the Governor of the State of Idaho and President of the State Board of Land Commissioners, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed, this 21st day of August, 2000.

Governor of Idaho and President of the
State Board of Land Commissioners

COUNTERSIGNED:

Secretary of State

Director, Idaho Department of Lands

State of Idaho Deed No. 13415
Home Federal Land Exchange
Page 2 of 2

STATE OF IDAHO)
(ss.
County of Ada)

On this 31st day of July, 2000, before me a Notary Public in and for said State, personally appeared **PETE T. CENARRUSA**, known to me to be the Secretary of State for the State of Idaho; and **STANLEY F. HAMILTON**, known to me to be the Director of Department of Lands of the State of Idaho, that executed the same instrument and acknowledged to me that such State of Idaho and State Board of Land Commissioners executed same.

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

NOTARY PUBLIC for Idaho
Residing at: Boise, Idaho
My Commission expires: 10/21/03

STATE OF IDAHO)
(ss.
County of Ada)

On this 21st day of August, 2000, before me a Notary Public in and for said State, personally appeared **DIRK KEMPTHORNE,** known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners, that executed the same instrument and acknowledged to me that such State of Idaho and State Board of Land Commissioners executed same.

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

JULIE JENSEN NOTARY PUBLIC STATE OF IDAHO

NOTARY PUBLIC for Idaho
Residing at: Boise, Id
My Commission expires: 2/4/05

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EXHIBIT A

The following specific parcels were acquired under State Hospital South Clear List No. 9:

Parcel 1(Little) (Lease #5342)

Lot 158 of Amended Payette Lakes Cottage Site Subdivision, being a portion of the NW¼SW¼ and a portion of Government Lot 4 of Section 28, Township 19 North, Range 3 East, Boise Meridian, containing 0.688 of an acre, more or less.

Subject to State of Idaho Easement No. 220 issued on September 24, 1924, to Valley County for a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Subject to Reservation Easement No. 6256 issued on August 22, 2000 for the benefit of the State of Idaho and the owners of Lots 158, 159 and 160 Amended Payette Lakes Cottage Site Subdivision.

Parcel 2(Barber) (Lease #5277)

Lot 100 of Amended Payette Lakes Cottage Site Subdivision, being a portion of Government Lot 1 of Section 32, Township 19 North, Range 3 East, Boise Meridian, containing 0.394 of an acre, more or less.

Subject to State of Idaho Easement No. 220 issued on September 24, 1924, to Valley County for a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 3(Hardin) (Lease #5318)

Lot 97 of Amended Payette Lakes Cottage Site Subdivision, being a portion of Government Lot 1 of Section 32, Township 19 North, Range 3 East, Boise Meridian, containing 0.293 of an acre, more or less.

Subject to State of Idaho Easement No. 220 issued on September 24, 1924, to Valley County for a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 4(Anderson) (Lease #5333)

Added Lot 75 of Amended Payette Lakes Cottage Site Subdivision, being a portion of Government Lot 4 of Section 28, Township 19 North, Range 3 East, Boise Meridian, containing 0.274 of an acre, more or less.

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 5 (Wagner,Jr.) (Lease #5219)

Lot 2 of Block 1 of Cedar Knoll Acres of Amended Payette Lakes Cottage Sites Subdivision, being a portion of the NE¼NE¼ of Section 32, Township 19 North, Range 3 East, Boise Meridian, containing 0.386 of an acre, more or less.

Subject to State of Idaho Easement No. 220 issued on September 24, 1924, to Valley County for a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 606 issued on June 13, 1941, to West Coast Power Co. (now Idaho Power Co.) for a power line.

Parcel 6 (Artis) (Lease #5206)

Lot 5 of Block 7 of Cedar Knoll Acres of Amended Payette Lakes Cottage Sites Subdivision, being a portion of Government Lot 1 of Section 33, Township 19 North, Range 3 East, Boise Meridian, containing 0.379 of an acre, more or less.

Subject to State of Idaho Easement No. 606 issued on June 13, 1941, to West Coast Power Co. (now Idaho Power Co.) for a power line.

Parcel 7 (Franks) (Lease #5253)

Lot 4 of Block 7 of Cedar Knoll Acres of Amended Payette Lakes Cottage Sites Subdivision, being a portion of Government Lot 1 of Section 33, Township 19 North, Range 3 East, Boise Meridian, containing 0.379 of an acre, more or less.

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

With respect to Parcels 1 through 7, with this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Amended Payette Lake Cottage Sites Subdivision, according to the official records of Valley County, Idaho, located in Section 28, 32, and 33, Township 19 North, Range 3 East, Boise Meridian, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Amended Payette Lake Cottage Sites Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessees, located under, on or above the subject properties. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty.

The following specific parcels were acquired under Normal School Clear List No. 7:

Parcel 8 (Atchley) (Lease #5053)

Lot 29 of Block 1 of Amended Pilgrim Cove Subdivision and a tract of land identified as Parcel PC29W which lies adjacent to said Lot 29, both being a portion of Government Lot 1 of Section 3, Township 18 North, Range 3 East, Boise Meridian, more particularly described as follows:

Commencing at the southwest corner of said Lot 29, said corner being the REAL POINT OF BEGINNING; thence South 86°24'18" East, 438.19 feet along the south boundary of said Lot 29; thence continuing South 86°24'18" East, 22.32 feet, more or less, to a point on the ordinary high water mark of Payette Lake; thence North 5°05'23"East, 60.03 feet along the said high water mark; thence North 87°58'39" West, 34.43 feet along the north boundary of said Lot 29; thence continuing North 87°58'39" West, 447.22 feet along the north boundary of said Lot 29 to the northwest corner of said Lot 29; thence along a curve to the right, said curve having a radius of 355 feet, a bearing of South 18°54'55" East and a chord distance of 50.70 feet returning to the real point of beginning, the above described area containing 0.578 of an acre, more or less.

Subject to State of Idaho Easement No. 4114 issued on March 10, 1970, to Idaho Telephone Co. for a buried and overhead telephone line. This easement was subsequently assigned to GTE Northwest, Inc. and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 5071 issued on October 27, 1982, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 9 (Kloss) (Lease #5033)

Lot 34 of Block 1 of Amended Pilgrim Cove Subdivision and a tract of land identified as Parcel PC34W which lies adjacent to said Lot 34, both being a portion of Government Lot 1 of Section 3, Township 18 North, Range 3 East, Boise Meridian, more particularly described as follows:

Commencing at the southwest corner of said Lot 34, said corner being the REAL POINT OF BEGINNING; thence North 89°15'12" East, 612.12 feet along the south boundary of said Lot

34; thence North 79°10'48" East, 41.50 feet; thence continuing North 79°10'48" East, 26.16 feet, more or less, to a point on the ordinary high water mark of Payette Lake; thence North 16°08'52" West, 70.93 feet along the said high water mark; thence South 80°30'20" West, 27.52 feet along the north boundary of said Lot 34; thence continuing South 80°30'20" West, 118.53 feet; thence North 89°22'03" West, 132.00 feet; thence South 89°42'50" West, 364.21 feet to the northwest corner of said Lot 34; thence along a curve to the left, said curve having a radius of 55.76 feet, a bearing of South 16°05'12" West, and a chord distance of 66.98 feet returning to the real point of beginning, the above described area containing 0.970 of an acre, more or less.

Subject to State of Idaho Easement No. 4114 issued on March 10, 1970, to Idaho Telephone Co. for a buried and overhead telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 5071 issued on October 27, 1982, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 10 (Anacabe) (Lease #5207)

Lot 7 of Block 4 of Amended Pilgrim Cove Subdivision, being a portion of the SW¼NE¼ and a portion of Government Lot 1 of Section 3, Township 18 North, Range 3 East, Boise Meridian, containing 0.336 of an acre, more or less.

Subject to State of Idaho Easement No. 4114 issued on March 10, 1970, to Idaho Telephone Co. for a buried and overhead telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 4413 issued on January 3, 1974, to Idaho Telephone Co. for a buried telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 5404 issued on January 25,1989, (and amended on November 28, 1990) to Idaho Power Co. for a power line.

Parcel 11 (Nichol) (Lease #5268)

Lot 11 of Block 4 of Amended Pilgrim Cove Subdivision, being a portion of Government Lot 1 of Section 3, Township 18 North, Range 3 East, Boise Meridian, containing 0.262 of an acre, more or less.

Subject to State of Idaho Easement No. 4114 issued on March 10, 1970, to Idaho Telephone Co. for a buried and overhead telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 4413 issued on January 3, 1974, to Idaho Telephone Co. for a buried telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 5404 issued on January 25, 1989, (and amended on November 28, 1990) to Idaho Power Co. for a power line.

Subject to a Well User's Agreement among Ralph and Joyce Nichol, Chuck and Sue Peterson and Mark and James Bunn. Said agreement was signed on August 14, 2000 and recorded August 15, 2000 in the records of Valley County as Instrument No. 249087.

Parcel 12 (Schiele) (Lease #5305)

Lot 4 of Block 2 of Amended Pilgrim Cove Subdivision, being a portion of Government Lot 4 of Section 3, Township 18 North, Range 3 East, Boise Meridian, containing 0.333 of an acre, more or less.

Subject to State of Idaho Easement No. 4114 issued on March 10, 1970, to Idaho Telephone Co. for a buried and overhead telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 4413 issued on January 3, 1974, to Idaho Telephone Co. for a buried telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 5404 issued on January 25,1989, (and amended on November 28, 1990) to Idaho Power Co. for a power line.

Subject to State of Idaho Easement No. 5163-B issued on September 16, 1992, to Payette Water and Sewer District for a sewerline.

Parcel 13 (Smith) (Lease #5296)

Lot 7 of Block 2 of Amended Pilgrim Cove Subdivision, being a portion of Government Lot 4 of Section 3, Township 18 North, Range 3 East, Boise Meridian, containing 0.300 of an acre, more or less.

Subject to State of Idaho Easement No. 4114 issued on March 10, 1970, to Idaho Telephone Co. for a buried and overhead telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 4413 issued on January 3, 1974, to Idaho Telephone Co. for a buried telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 5404 issued on January 25, 1989, (and amended on November 28, 1990), to Idaho Power Co. for a power line.

Subject to State of Idaho Easement No. 5163-B issued on September 16, 1992, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 14 (Eason) (Lease #5301)

Lot 10 of Block 2 of Amended Pilgrim Cove Subdivision, being a portion of Government Lot 4 of Section 3, Township 18 North, Range 3 East, Boise Meridian, containing 0.294 of an acre, more or less.

Subject to State of Idaho Easement No. 4114 issued on March 10, 1970, to Idaho Telephone Co. for a buried and overhead telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 4413 issued on January 3, 1974, to Idaho Telephone Co. for a buried telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 5404 issued on January 25, 1989, (and amended on November 28, 1990) to Idaho Power Co. for a power line.

Subject to Pilgrim Cove Water Association for a water line and water system.

Subject to all current access easements.

With respect to Parcels 8 through 14 above, with this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Amended Plat of Pilgrim Cove Subdivision, according to the official records of Valley County, Idaho, located in Sections 3 and 4, Township 18 North, Range 3 East, Boise Meridian, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Amended Pilgrim Cove Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessees, located under, on or above the subject property. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby

assigns, transfers and conveys such interest, if any, to Grantee without warranty; excluding, however, any interest the state may have in the Pilgrim Cove Water System serving the Pilgrim Cove Subdivision.

Parcel 15 (Brandt) (Lease #5078)

Peninsula Lease Lot 2C, being a portion of Government Lot 1 of Section 4, Township 18 North, Range 3 East, Boise Meridian, containing 0.259 of an acre, more or less.

Subject to a road reservation for the existing road known as Davis Avenue and the existing road known as University Loop to provide access to said Lot 2C.

With respect to Parcel 15 above, with this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Davis Beach Lots, Record of Survey, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Davis Beach Lots, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessees, located under, on or above the subject property. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty.

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Exhibit 26

State Deed No. 13475 (May 31, 2001)

STATE OF IDAHO DEED

DEED NO. 13475
(Bannock 800 Land Exchange –
Ponderosa Park Phase III)

THIS INDENTURE made this 31st day of May, 2001, by and between **STATE OF IDAHO, DEPARTMENT OF LANDS**, of 954 W. Jefferson St., P.O. Box 83720, Boise, Idaho 83720-0050, acting by and through the State Board of Land Commissioners, party of the first part, hereinafter referred to as "Grantor", and **BANNOCK 800, L.L.C.**, an Idaho Limited Liability Company, party of the second part, hereinafter referred to as "Grantee".

WITNESSETH, That the Grantor for and in consideration of the exchange of lands of equal value, in accordance with Section 58-138, Idaho Code, does bargain, sell, convey, and confirm in fee unto the said Grantee and their successors in interest and assigns forever, the real property situate in Valley County, Idaho, more particularly described in Exhibit A attached hereto and made a part hereof, together with all appurtenances thereto, including all mineral rights pursuant to Section 58-138(1), Idaho Code, and all water rights appurtenant thereto.

TO HAVE AND TO HOLD the above-described premises and parcels of land and granted real property unto **BANNOCK 800, L.L.C.**, and their successors in interest and assigns forever, subject to the following:

a) A prior reservation to the United States of America for rights-of-way over and across said lands for ditches and canals constructed by authority of the United States as directed and required by the Act of Congress approved August 30, 1890 (26 Stat. 391; 43 U.S.C. Sec. 945).

b) Those certain specific encumbrances and restrictions set forth in Exhibit A attached hereto with respect to each parcel described in Exhibit A.

IN WITNESS WHEREOF, I, **DIRK KEMPTHORNE**, the Governor of the State of Idaho and President of the State Board of Land Commissioners, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed, this 31st day of May, 2001.

Governor of Idaho and President of the
State Board of Land Commissioners

COUNTERSIGNED:

Secretary of State

Acting Director, Idaho Department of Lands
DFM

State of Idaho Deed No. 13475
Bannock 800, L.L.C. Land Exchange
(Ponderosa Park Phase III)
Page 2 of 2

STATE OF IDAHO)
(ss.
County of Ada)

On this 31st day of May, in the year 2001, before me a Notary Public in and for said State, personally appeared **DIRK KEMPTHORNE**, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners, and **PETE T. CENARRUSA**, known to me to be the Secretary of State of the State of Idaho, and **WINSTON A. WIGGINS**, known to me to be the Acting Director of the Department of Lands of the State of Idaho, who executed the said instrument and acknowledged to me that such State of Idaho executed the same.

Susan Terry
NOTARY PUBLIC
Residing at Nampa, Idaho
My Commission expires: 8.30.05

SUSAN TERRY
NOTARY
PUBLIC
STATE OF IDAHO

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EXHIBIT A

The following specific parcels were acquired under State Hospital South Clear List No. 9:

Parcel 1 (Marina Myler Worsley) (Lease 5048) (Lakefront)

Tract D in Government Lot 1 of Section 22, Township 19 North, Range 3 East, B.M., containing 0.146 of an acre, more or less.

Subject to State of Idaho Easement No. 220 issued on September 24, 1924, to Valley County for a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 2132 issued on October 14, 1954 to Valley County for widening a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 5163-C issued on September 16, 1992, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 2 (J.R. Simplot Co.) (No Lease)

A tract of land located in Government Lot 3 of Section 28, Township 19 North, Range 3 East, B.M., more particularly described as follows:

Commencing at an aluminum cap marking the CW 1/16 corner of Section 28, Township 19 North, Range 3 East, B.M., Valley County, Idaho as shown on that particular Record of Survey on file in Book 1, Page 71 of Records of Survey in the Office of the Recorder of Valley County, Idaho; thence South 89°54'19" East, 226.77 feet along the northerly boundary of said Government Lot 3, to a ½" X 24" rebar, the REAL POINT OF BEGINNING: thence continuing South 89°54'19" East, 88.02 feet along said northerly boundary to an aluminum cap; thence continuing South 89°54'19" East, 8.66 feet along said northerly boundary to a ½" X 24" rebar on the westerly boundary of the Warren Wagon Road right-of-way easement as described in unrecorded Easement Document No. 444, signed by Ben Ross, the Governor of Idaho and president of the State Board of Land Commissions, dated January 9, 1936, on file in the State Department of Lands office in McCall, Idaho; thence continuing South 89°54'19" East, 112.32 feet along said northerly boundary to the easterly boundary of said easement, also being the westerly boundary of Lot 25C, Amended Plat of Sylvan Beach, as shown on that particular plat thereof on file in Book 1, Page 29 of Plats; thence, southwesterly along a 50 foot offset spiral curve to the left, on the following partial chord segments: South 28°11'38" West, 11.92 feet; thence South 27°17'18" West, 6.73 feet to a 5/8" X 30" rebar; thence North 89°14'31" West, 11.17 feet along said easterly easement boundary and westerly lot boundary to a 1" pipe; thence southwesterly along a 40 foot offset spiral curve to the left, on the following partial chord segments: South 27°17'10" West, 8.59 feet; thence South 26°32'09" West, 19.92 feet; thence South 25°55'55" West, 17.94 feet to a ½" rod with eyebolt marking the westerly corner common to Lots 25A and 25C, of said Amended Plat of Sylvan Beach; thence continuing southwesterly along the 40 foot offset spiral to the left, on the following partial chord segments: South 25°55'55" West, 1.98 feet; thence South 25°28'51" West, 19.92 feet; thence South 25°10'46" West, 19.92 feet; thence South 25°01'44" West, 19.92 feet to the point of offset spiral; thence South 25°00'14" West, 0.35 feet along said easterly easement boundary and westerly lot boundary, to a 5/8" rebar perpendicular to the centerline tangent to spiral point at Sta. 141+91.6; thence continuing South 25°00'14" West, 129.65 feet along said easterly easement boundary and westerly lot boundary

to the west corner common to Lot 25A of said Amended Plat of Sylvan Beach and Lot 207, Amended Lots 201-222, Payette Lake Cottage Sites, Book 1, Page 2 of Plats, from which a 1" pipe bears South 64°44'02" East, 1.45 feet; thence North 28°55'36" West, 123.72 feet to a ½" X 24" rebar on the westerly boundary of said right-of-way easement, at Sta. 141+34.78; thence North 64°59'46" West, 32.77 feet to a ½" X 24" rebar; thence North 1°14'34" East, 109.80 feet to the point of beginning, containing 0.614 acres, more or less.

Subject to a right-of-way easement, more particularly described as follows:

Commencing at an aluminum cap marking the CW 1/16 corner of Section 28, Township 19 North, Range 3 East, B.M., Valley County, Idaho as shown on that particular Record of Survey on file in Book 1, Page 71 of Records of Survey in the Office of the Recorder of Valley County, Idaho; thence South 89°54'19" East, 226.77 feet along the northerly boundary of said Government Lot 3, to a ½" X 24" rebar; thence continuing South 89°54'19" East, 88.02 feet along said northerly boundary to an aluminum cap; thence continuing South 89°54'19" East, 8.66 feet along said northerly boundary to a ½" X 24" rebar, the REAL POINT OF BEGINNING; thence continuing South 89°54'19" East, 112.32 feet along said northerly boundary to the westerly boundary of Lot 25C, Amended Plat of Sylvan Beach, as shown on that particular plat thereof on file in Book 1, Page 29 of Plats; thence southwesterly along said westerly lot boundary on a 50 foot offset spiral curve to the left, on the following partial chord segments; South 28°11'38" West, 11.92 feet; thence South 27°17'18" West, 6.73 feet to a 5/8" X 30" rebar; thence North 89°14'31" West, 11.17 feet along said westerly lot boundary to a 1" pipe; thence southwesterly along said westerly lot boundary on a 40 foot offset spiral curve to the left, on the following partial chord segments; South 27°17'10" West, 8.59 feet; thence South 26°32'09" West, 19.92 feet; thence South 25°55'55" West, 17.94 feet to a ½" rod with eyebolt marking the westerly corner common to Lots 25A and 25C, of said Amended Plat of Sylvan Beach; thence continuing southwesterly along said westerly lot boundary on a 40 foot offset spiral curve to the left, on the following partial chord segments; South 25°55'55" West, 1.98 feet; thence South 25°28'51" West, 19.92 feet; thence South 25°10'46" West, 19.92 feet; thence South 25°01'44" West, 19.92 feet to the point of offset spiral; thence South 25°00'14" West, 0.35 feet along said westerly lot boundary, to a 5/8" rebar perpendicular to the centerline tangent to spiral point at Sta. 141+91.6; thence continuing South 25°00'14" West, 129.65 feet along said westerly lot boundary to the west corner common to Lot 25A of said Amended Plat of Sylvan Beach and Lot 207, Amended Lots 201-222, Payette Lake Cottage Sites, Book 1, Page 2 of Plats, from which a 1" pipe bears South 64°44'02" East, 1.45 feet; thence North 28°55'36" West, 123.72 feet to a ½" X 24" rebar, at Sta. 141+34.78; thence North 25°00'14" East, 56.30 feet to the point of offset spiral; thence continuing North 25°00'14" East, 0.52 feet along a 60 foot offset spiral curve to the right, to a 5/8" rebar perpendicular to the centerline tangent to spiral point at Sta. 141+91.6; thence continuing northeasterly along said offset spiral curve, on the following partial chord segments; North 25°01'44" East, 19.52 feet; thence North 25°10'40" East, 20.09 feet; thence North 25°28'36" East, 20.09 feet; thence North 25°55'28" East, 3.20 feet to a 5/8" X 30" rebar; thence South 89°14'31" East, 11.05 feet to a 5/8" X 30" rebar; thence northeasterly along a 50 foot offset spiral curve to the right, on the following partial chord segments; North 25°55'29" East, 12.37 feet; thence North 26°31'23" East, 4.56 feet to the Point of Beginning, containing 0.451 acres, more or less.

Bearings based on Payette Lake Sewer Grid Azimuth.

<u>Parcel 3 (Don Simplot) (Lease No. 5065) (Lakefront)</u>

Lot 155 of Amended Payette Lakes Cottage Site Subdivision, being a portion of Government Lot 3 of Section 28, Township 19 North, Range 3 East, Boise Meridian, containing 0.679 of an acre, more or less.

Subject to State of Idaho Easement No. 220 issued on September 24, 1924, to Valley County for a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 444 issued on January 9, 1936 to State Highway Dept. for a highway (Warren Wagon Road).

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Subject to a Well Use Agreement between D. Stanton Daly and Don J. Simplot. Said agreement was signed on February 20, 2001 and recorded in the records of Valley County as Instrument No. 253272 on March 21, 2001.

Parcel 4 (DeWayne Bills) (Lease No. 5325)

Lot 70 of Amended Payette Lakes Cottage Site Subdivision, being a portion of Government Lot 1 of Section 33 and a portion of Government Lot 4 of Section 28, Township 19 North, Range 3 East, Boise Meridian, containing 0.33 of an acre, more or less.

Subject to State of Idaho Easement No. 606 issued on June 13, 1941, to West Coast Power Co. (now Idaho Power Co.) for a power line.

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 5 (Nancy Umbach) (Lease No. 5347)

Lot 174 of Amended Payette Lakes Cottage Site Subdivision, being a portion of Government Lots 3 and 4 of Section 28, Township 19 North, Range 3 East, Boise Meridian, containing 0.521 of an acre, more or less.

Subject to State of Idaho Easement No. 606 issued on June 13, 1941, to West Coast Power Co. (now Idaho Power Co.) for a power line.

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Subject to State of Idaho Easement No. 6143 issued on December 4, 1998 to Christopher Umbach for an access road and public utility corridor for Lot Nos. 160 and 174.

Parcel 6 (Michael L. and Lisa B. Simplot) (Lease No. 5202)

Lot 8 of Block 1 of Cedar Knoll Acres of Amended Payette Lakes Cottage Sites Subdivision, being a portion of Government Lot 1 of Section 33, Township 19 North, Range 3 East, Boise Meridian, containing 0.344 of an acre, more or less.

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 7 (Jack E. and Nancy J. Marek) (Lease No. 5246)

Lot 2 of Block 2 of Cedar Knoll Acres of Amended Payette Lakes Cottage Sites Subdivision, being a portion of Government Lot 1 of Section 33, and a portion of the NE¼NE¼ of Section 32, Township 19 North, Range 3 East, Boise Meridian, containing 0.439 of an acre, more or less.

Subject to State of Idaho Easement No. 220 issued on September 24, 1924, to Valley County for a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 444 issued on January 9, 1936 to State Highway Dept. for a highway (Warren Wagon Road).

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Subject to State of Idaho Easement No. 5783 issued on August 1, 1994 to Idaho Power Co. for a buried power line.

Parcel 8 (Richard and Karen Johnson) (Lease No. 5335)

Lot 6 of Block 1 of Cedar Knoll Acres of Amended Payette Lakes Cottage Sites Subdivision, being a portion of the NE¼NE¼ of Section 32, and a portion of Government Lot 1 of Section 33, Township 19 North, Range 3 East, Boise Meridian, containing 0.344 of an acre, more or less.

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 9 (Richard M. Miller) (Lease No. 5238)

Lot 2 of Block 6 of Cedar Knoll Acres of Amended Payette Lakes Cottage Sites Subdivision, being a portion of Government Lot 1 of Section 33, Township 19 North, Range 3 East, Boise Meridian, containing 0.379 of an acre, more or less.

Subject to State of Idaho Easement No. 853 issued on December 13, 1947 to Katrina and Carey Nixon for a water pipeline.

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 10 (Ronald D. and Carol C. Stepp) (Lease No. 5344)

Lot 2 of Block 7 Cedar Knoll Acres of Amended Payette Lakes Cottage Sites Subdivision, being a portion Government Lot 1 of Section 33, Township 19 North, Range 3 East, Boise Meridian, containing 0.379 of an acre, more or less.

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 11 (Karl C. and Kathleen Klokke) (Lease No. 5212)

Lot 2 of Block 4 of Pinecrest Addition of Amended Payette Lakes Cottage Sites Subdivision, being a portion of Government Lot 2 of Section 32, Township 19 North, Range 3 East, Boise Meridian, containing 0.344 of an acre, more or less.

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Subject to State of Idaho Easement No 5294 issued on January 28, 1987 to Idaho Power Co. for a buried power line.

Parcel 12 (Rita Fox) (Lease No. 5217)

Lot 2 of Block 5 of Pinecrest Addition of Amended Payette Lakes Cottage Sites Subdivision, being a portion of Government Lot 2 of Section 32, Township 19 North, Range 3 East, Boise Meridian, containing 0.344 of an acre, more or less.

Subject to State of Idaho Easement No. 220 issued on September 24, 1924, to Valley County for a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 444 issued on January 9, 1936 to State Highway Dept. for a highway (Warren Wagon Road).

Parcel 13 (Russell and Susan Mayer) (Lease No. 5237)

Lot 2 of Block 6 of Pinecrest Addition of Amended Payette Lakes Cottage Sites Subdivision, being a portion of Government Lot 2 of Section 32, Township 19 North, Range 3 East, Boise Meridian, containing 0.344 of an acre, more or less.

Subject to State of Idaho Easement No. 220 issued on September 24, 1924, to Valley County for a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 444 issued on January 9, 1936 to State Highway Dept. for a highway (Warren Wagon Road).

With respect to Parcels 3 through 13, goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other records of Valley County, Idaho located in Section 28, 32, and 33, Township 19 North, Range 3 East, Boise Meridian, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement

districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Amended Payette Lake Cottage Sites Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessees, located under, on or above the subject properties. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty.

The following specific parcels were acquired under Normal School Clear List No. 7:

Parcel 14 (Adelia Simplot) (Lease No. 5076) (Lakefront)

Lot 193 located in Deadhorse Creek Cottage Sites in a portion of Government Lots 3 and 4 of Section 15, Township 19 North, Range 3 East, B.M., as more particularly described in a record of survey recorded in the records of Valley County, Idaho on August 10, 1987 as Instrument No. 156309, containing 0.88 of an acre, more or less.

Subject to State of Idaho Easement No. 220 issued on September 24, 1924, to Valley County for a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 2132 issued on October 14, 1954 to Valley County for widening a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Subject to Water Permit No. 25120 for 1.0 cubic foot of water from Deadhorse Creek.

Parcel 15 (J.R. Simplot Co.) (Lease No. 5317)

Tract A located in a portion of Government Lot 4 of Section 15, Township 19 North, Range 3 East, B.M., containing 0.467 of an acre, more or less.

Subject to State of Idaho Easement No. 220 issued on September 24, 1924, to Valley County for a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 2132 issued on October 14, 1954 to Valley County for widening a public road (Warren Wagon Road).

Parcel 16 (Steven M. and Lynn Hager) (Lease No. 5352)

Lot 8 of Block 5 of Amended Pilgrim Cove Subdivision, being a portion of Government Lot 4 of Section 3, Township 18 North, Range 3 East, Boise Meridian, containing 0.217 of an acre, more or less.

Subject to State of Idaho Easement No. 5163-C issued on September 16, 1992, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 17 (Thomas J. and Anne K. Ritter) (Lease No. 5204)

Lot 5 of Block 4 of Amended Pilgrim Cove Subdivision, being a portion of the SW¼NE¼ of Section 3, Township 18 North, Range 3 East, Boise Meridian, containing 0.362 of an acre, more or less.

Subject to State of Idaho Easement No. 4114 issued on March 10, 1970, to Idaho Telephone Co. for a buried and overhead telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 4413 issued on January 3, 1974, to Idaho Telephone Co. for a buried telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 5163-B issued on September 16, 1992, to Payette Water and Sewer District for a sewerline.

Subject to State of Idaho Easement No. 6248 issued on September 1, 2000 to Idaho Power Co. for a buried power line.

Parcel 18 (Allan and Mary Gross) (Lease No. 5297)

Lot 3 of Block 2 of Amended Pilgrim Cove Subdivision, being a portion of Government Lot 4 of Section 3, Township 18 North, Range 3 East, Boise Meridian, containing 0.303 of an acre, more or less.

Subject to State of Idaho Easement No. 4114 issued on March 10, 1970, to Idaho Telephone Co. for a buried and overhead telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 4413 issued on January 3, 1974, to Idaho Telephone Co. for a buried telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Parcel 19 (Susan A. Smith Trust) (Lease No. 5334)

Lot 1A of Block 2 of Amended Pilgrim Cove Subdivision, being a portion of Government Lot 4 of Section 3, Township 18 North, Range 3 East, Boise Meridian, containing 0.298 of an acre, more or less.

Subject to State of Idaho Easement No. 4114 issued on March 10, 1970, to Idaho Telephone Co. for a buried and overhead telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 4413 issued on January 3, 1974, to Idaho Telephone Co. for a buried telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 5163-B issued on September 16, 1992, to Payette Lakes Water and Sewer District for a sewerline.

Parcel 20 (Scott and Paula Coulter) (Lease No. 5354)

Lot 17 of Block 4 of Amended Pilgrim Cove Subdivision, being a portion of Government Lot 1 of Section 3, Township 18 North, Range 3 East, Boise Meridian, containing 0.275 of an acre, more or less.

Subject to State of Idaho Easement No. 4114 issued on March 10, 1970, to Idaho Telephone Co. for a buried and overhead telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 4413 issued on January 3, 1974, to Idaho Telephone Co. for a buried telephone line. This easement was subsequently assigned to GTE Northwest, Inc., and then assigned to Citizens' Utilities Co. on May 18, 1993.

Subject to State of Idaho Easement No. 5404 issued on January 25, 1989, (and amended on November 28, 1990) to Idaho Power Co. for a power line.

With respect to Parcels 16 through 20, above, with this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Amended Plat of Pilgrim Cove Subdivision, according to the official records of Valley County, Idaho located in Sections 3 and 4, Township 18 North, Range 3 East, Boise Meridian, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Amended Pilgrim Cove Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessees, located under, on or above the subject properties. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty; excluding, however, any interest the state may have in the Pilgrim Cove Water System serving the Pilgrim Cove Subdivision.

The State of Idaho claims no interest in or to the improvements owned by the state lessees, located under, on or above the subject property. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty.

c:\My Documents\deeds\Bannock 800 Exhibit A lgls.doc

Exhibit 27

State Deed No. 13478 (Aug. 14, 2001)

STATE OF IDAHO DEED

DEED NO. 13478
(Waterloo Land Exchange)

THIS INDENTURE made this 14th day of August, 2001, by and between **STATE OF IDAHO, DEPARTMENT OF LANDS**, of 954 W. Jefferson St., P.O. Box 83720, Boise, Idaho 83720-0050, acting by and through the State Board of Land Commissioners, party of the first part, hereinafter referred to as "Grantor", and **LAND EXCHANGE, INC.**, an Idaho Corporation, party of the second part, hereinafter referred to as "Grantee".

WITNESSETH, That the Grantor for and in consideration of the exchange of lands of equal value, in accordance with Section 58-138, Idaho Code, does bargain, sell, convey, and confirm in fee unto the said Grantee and their successors in interest and assigns forever, all of the following described real property situate in Valley County as more particularly described in Exhibit A attached hereto and made a part hereof, together with all appurtenances thereto, including all mineral rights pursuant to Section 58-138(1), Idaho Code, and all water rights appurtenant thereto.

TO HAVE AND TO HOLD the above-described premises and parcels of land and granted real property unto **LAND EXCHANGE, INC.**, and their successors in interest and assigns forever, subject to the following:

a) Rights-of-way thereon reserved to the United States for ditches and canals constructed by the authority of the United States (Act of August 30, 1890; 26 Stat. 391; U.S.C. 945) on all lands.

b) Those certain specific encumbrances and restrictions set forth in Exhibit A attached hereto with respect to each parcel described in Exhibit A.

IN WITNESS WHEREOF, I, **DIRK KEMPTHORNE**, the Governor of the State of Idaho and President of the State Board of Land Commissioners, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed, this 14th day of August, 2001.

Governor of Idaho and President of the
State Board of Land Commissioners

COUNTERSIGNED:

Secretary of State

Director, Idaho Department of Lands
PAW

STATE OF IDAHO)
(ss.
County of Ada)

On this 14th day of August, in the year 2001, before me a Notary Public in and for said State, personally appeared **DIRK KEMPTHORNE**, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners, and **PETE T. CENARRUSA**, known to me to be the Secretary of State of the State of Idaho, and **WINSTON A. WIGGINS**, known to me to be the Director of the Department of Lands of the State of Idaho, who executed the said instrument and acknowledged to me that such State of Idaho executed the same.

SUSAN MOORE
NOTARY
PUBLIC
STATE OF IDAHO

Susan Moore
NOTARY PUBLIC
Residing at Boise, Idaho
My Commission expires: 06-08-2007

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EXHIBIT A

The following specific parcels were acquired under State Hospital South Clear List No. 9:

Andrea Umbach-Tevlin (Lease #5356)

Lot 159 of Amended Payette Lakes Cottage Site Subdivision, being a portion of the NW¼SW¼ and a portion of Government Lot 3 of Section 28, Township 19 North, Range 3 East, Boise Meridian, containing 0.615 of an acre, more or less.

Subject to State of Idaho Easement No. 220 issued on September 24, 1924, to Valley County for a public road (Warren Wagon Road).

Subject to State of Idaho Easement No. 5163-A issued on December 15, 1983, to Payette Lakes Water and Sewer District for a sewerline.

Subject to State of Idaho Reservation Easement No. 6256 issued on August 21, 2000 for a sewer line for the benefit of the State of Idaho and the owners of Lots 158, 159 and 160 Amended Plat of the Payette Lakes Cottage Site Subdivision.

With respect to the above parcel, with this deed goes a right of enjoyment and use, in and to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities of Amended Payette Lake Cottage Sites Subdivision, according to the official records of Valley County, Idaho, located in Section 28, 32, and 33, Township 19 North, Range 3 East, Boise Meridian, and such right shall be appurtenant to and pass with the title to each lot.

This right shall be subject to the following limitations:

1. No grantee shall make a conveyance of less than his entire interest in the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities, and any such partial conveyance shall be void.

2. Installation, maintenance and operation of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities as described above shall be the sole responsibility of the grantee, utility companies, local improvement districts, and/or homeowners associations as may be legally formed. The State of Idaho shall have no obligation for installation, operation or maintenance of these areas and facilities.

3. The right to shared use and enjoyment of the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities by state lessees and future purchasers of state lots together with existing lot owners in the subdivision described above.

4. Upon conveyance of the last state-owned lot in fee simple located in the Amended Payette Lake Cottage Sites Subdivision, any right, title and interest to the common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities held by the State of Idaho shall automatically vest in common in all holders of the right of use and enjoyment described above, and the State of Idaho shall have no further right, title and interest in such common areas, parks, beaches, reserves, roads, sewer systems, water systems and all other common facilities.

The State of Idaho claims no interest in or to the improvements owned by the state lessees, located under, on or above the subject properties. Nevertheless, to the extent the State of Idaho does, or may, have any interest in such improvements, the State of Idaho hereby assigns, transfers and conveys such interest, if any, to Grantee without warranty.

c:\My Documents\deeds\Waterloo Exhibit A Igls.doc

Exhibit 28

Amended Quitclaim Deed, State Deed No. SD13867

(Jan. 28, 2015)

Instrument # 389629
VALLEY COUNTY, CASCADE, IDAHO
01-30-2015 11:22:40 No. of Pages: 29
Recorded for: FIRST AMERICAN TITLE - MCCALL
DOUGLAS A. MILLER Fee: $0.00
Ex-Officio Recorder Deputy: AG
Electronically Recorded by Simplifile

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

AMENDED QUITCLAIM DEED

STATE DEED NO. SD13867

THIS AMENDED QUITCLAIM DEED ("Amended Deed") is made this ___ day of January, 2015, by and between the **STATE BOARD OF LAND COMMISSIONERS**, whose mailing address is P.O. Box 83720, Boise, Idaho 83720-0050 (hereinafter referred to as "**Grantor**"), and **PAYETTE LAKES COTTAGE SITES OWNERS ASSOCIATION, INC.**, an Idaho nonprofit corporation, whose mailing address is 106 N. 6th St., Suite M-2, Boise, Idaho, 83702 (hereinafter referred to as "**Grantee**" or the "PLCS Owners Association").

This Amended Deed is executed by both Grantor and Grantee, and is intended to amend, release and supersede that certain Quitclaim Deed executed by Grantor, dated April 23, 2014, and recorded in the records of Valley County, Idaho, as Instrument No. 384477, on April 25, 2014.

WITNESSETH: That Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey, release and quitclaim unto Grantee, without warranty or covenant of title, and subject to the reservations and conditions specifically set forth herein, all of Grantor's right, title and interest in and to the following described real property (the "Property") situated in Valley County, State of Idaho, to-wit:

ALL ROADS, STREETS, WAYS, DRIVES, LANES, LAKE ACCESS LOTS AND COMMON AREAS SHOWN ON THE PLATS FOR THE AMENDED CEDAR KNOLL ACRES, AMENDED PINECREST ADDITION, SOUTHWEST PAYETTE COTTAGE SITES, AND SYRINGA PARK ("The Subdivisions"), CONSISTING OF THE FOLLOWING LOT NUMBERS:

	Subdivision	Block	Lot
	Amended Cedar Knoll Acres	10	1
	Amended Pinecrest Addition	9	1
	Amended Pinecrest Addition	10	1
	SW Payette Cottage Sites	28	1
	SW Payette Cottage Sites	29	1
	SW Payette Cottage Sites	30	1
	SW Payette Cottage Sites	31	1
Community Beach Common Area	SW Payette Cottage Sites	2	1
Warren Wagon Common Area	SW Payette Cottage Sites	32	1
Wagon Wheel Bay Common Area	SW Payette Cottage Sites	4	1
Wagon Wheel Point Common Area	SW Payette Cottage Sites	7	1
Squirrel Lane Common Area	SW Payette Cottage Sites	13	1
Payette Drive Common Area	SW Payette Cottage Sites	15	4
Picnic Point Common Area	SW Payette Cottage Sites	20	3

Chipmunk Trail Common Area	SW Payette Cottage Sites	11	1
Pine Haven Common Area	SW Payette Cottage Sites	8	1
Syringa Way Common Area	SW Payette Cottage Sites	24	2
	Syringa Park	1	2

SUBJECT TO AND RESERVING THEREFROM legal access for ingress and egress to and from all lots within The Subdivisions over and across all roads, streets, ways, drives and lanes within The Subdivisions.

SUBJECT TO AND RESERVING THEREFROM for itself (Grantor) and its lessees, assignees and successors-in-interest, together with their guests and invitees, a permanent, perpetual, nonexclusive easement over and across the Property and an irrevocable right to use the Property as necessary to perpetuate and maintain the single family residential use of Grantor's Lots in The Subdivisions.

SUBJECT TO AND RESERVING THEREFROM in favor of Grantor, acting by and through the Idaho Department of Lands, a permanent, perpetual, nonexclusive easement over and across the Property for use by the employees, contractors and agents of the Idaho Department of Lands as reasonably necessary in the performance of Grantor's regulatory functions, duties and obligations relative to the operation and management of State lands and public trust lands.

SUBJECT TO Grantor's covenant that the future use of Lot 1, Block 1, of Syringa Park Subdivision be limited to a park or be subdivided into a lot(s) for use as single family residential use, or both, which covenant shall be enforceable by the PLCS Owners Association.

SUBJECT TO Grantor's covenant, which shall be enforceable by the PLCS Owners Association, that, if the PLCS Owners Association votes to include or annex Syringa Park Subdivision into the PLCS Owners Association, in compliance with Article 8.1 of the below identified Declaration, and upon the filing by the PLCS Owners Association with the Office of Recorder of Valley County, Idaho of a verified document indicating the results of such vote to include or annex Syringa Park Subdivision into the PLSC Owners Association, then, and in that event, the owners of each of the Lots 3, 4, 5, 6 and 7, Block 1, of Syringa Park Subdivision (and Lot 1, Block 1, of Syringa Park Subdivision to the extent any such portion thereof is used for single family residential use), shall without further action or consent be deemed to be permanent members of the Payette Lakes Cottage Sites Owners Association, and such Owners and the aforesaid Syringa Park Subdivision properties shall be subject to the terms and conditions of the following documents, together with such properly adopted amendments and supplements thereto, to the same extent as if the aforesaid Syringa Park Subdivision properties had been included in the above- referenced plats for the Amended Cedar Knoll Acres, the Amended Pinecrest Addition, and the Southwest Payette Cottage Sites:

1. "Declaration of Covenants, Conditions and Restrictions" for Amended Cedar Knoll Acres Subdivision, Amended Pinecrest Addition Subdivision, and Southwest Payette Cottage Sites Subdivision recorded in the records of Valley County, Idaho, as Instrument No. 381830, on November 14, 2013;

2. "Amended and Restated Addendum to Declaration of Covenants, Conditions, and Restrictions" for Amended Cedar Knoll Acres Subdivision, Amended Pinecrest Addition Subdivision, and Southwest Payette Cottage Sites Subdivision recorded in the records of Valley County, Idaho, as Instrument No. 384017, on March 28, 2014;

3. Articles of Incorporation of the Payette Lakes Cottage Sites Owners Association, Inc., as the same are filed of record with the Office of the Secretary of State of the State of Idaho; and,

4. Bylaws of the Payette Lakes Cottage Sites Owners Association, Inc., a true and accurate copy of which is attached hereto as Exhibit "A".

SUBJECT TO an agreement between Grantor and Grantee wherein Grantor agrees, with regard to, and solely for purposes of the Property, that Grantor will not dispute that access to and along the Property conveyed by this Amended Deed constitutes private access.

SUBJECT TO that certain "Miscellaneous Surface Lease, No. M-5015, Frederick R. Bagley", by and between State of Idaho, Idaho State Board of Land Commissioners, Idaho Department of Lands, and Frederick R. Bagley, dated December 14, 2005, and terminates by its terms on December 31, 2014 (the "Bagley Lease") for the lease of certain described property which consists of a portion of common area the subject of the Property. The property the subject of the Bagley Lease is described as: "State Hospital South Endowment Lands lying north of Wagon Bay Creek and South of Lot #175, Payette Lake Cottage Sites Subdivision, in Govt Lots 3 & 4, Section 28, Township 19 North, Range 3 East, B.M., 0.22± acres, Valley County."

SUBJECT TO all existing rights, patent reservations, protective covenants, zoning ordinances, applicable building codes, laws and regulations, encroachments, overlaps, encumbrances, reservations, rights-of-way and easements of record, including a reservation to the United States of America for rights-of-way over and across said lands for ditches and canals constructed by authority of the United States as directed and required by the Act of Congress approved August 30, 1890, (26 Stat. 391; 43 U.S.C. Sec. 945); or as provided by Idaho Code § 58-604.

SUBJECT TO any right, title or interest, if any, of any other person or entity, including, but not limited to, any person or entity acquiring ownership of land from the State prior to the date of this Amended Deed, and subject to all rights and claims of any person or entity whether or not shown in the public records.

TOGETHER WITH all mineral rights pursuant to §§ 47-711(1) Idaho Code.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular, the Property unto the said Grantee and its successors and assigns forever.

[remainder of page intentionally left blank]

State of Idaho Deed No. SD13867
Page 4 of 5

IN WITNESS WHEREOF, I, **C.L. "BUTCH" OTTER**, the Governor of the State of Idaho and President of the State Board of Land Commissioners, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed, this day of January, 2015.

Governor of Idaho and President of the
State Board of Land Commissioners

COUNTERSIGNED:

Secretary of State

Director, Department of Lands

STATE OF IDAHO)
) ss.
County of Ada)

On this 28th day of January, 2015, before me, a Notary Public in and for said State, personally appeared **C.L. "BUTCH" OTTER**, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners; **LAWERENCE E. DENNEY**, known to me to be the Secretary of State for the State of Idaho; and **THOMAS M. SCHULTZ, JR.**, known to me to be the Director of Department of Lands of the State of Idaho, that executed the same instrument and acknowledged to me that such State of Idaho and the State Board of Land Commissioners executed same.

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

VANESSA WILSON NOTARY PUBLIC STATE OF IDAHO

Notary Public for the State of Idaho
Residing at: Boise, Id
My Bond expires: 8-11-2020

State of Idaho Deed No. SD13867
Page 5 of 5

PAYETTE LAKE COTTAGE SITES OWNERS ASSOCIATION, INC.,
An Idaho nonprofit corporation

Dated: 1/28/15

By: Clay Carley
Its: Vice President

Dated: _____

By: Michael Simplot
Its: Secretary

STATE OF Idaho)
) ss.
COUNTY OF ADA)

On this 28th day of January, 2015, before me, a Notary Public in and for said State, personally appeared **Clay Carley** known or identified to me to be the vice-president of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

STATE OF IDAHO NOTARY PUBLIC BETH A. PEACE

(SEAL)

NOTARY PUBLIC for Old Boise LLC
Residing at EAGLE Idaho
My Commission expires: 8/19/2016

STATE OF _____)
) ss.
COUNTY OF_____)

On this _____ day of January, 2015, before me, a Notary Public in and for said State, personally appeared **Michael Simplot,** known or identified to me to be the secretaryof the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

(SEAL)

NOTARY PUBLIC for _____
Residing at _____, _____
My Commission expires: _____

PAYETTE LAKE COTTAGE SITES OWNERS ASSOCIATION, INC.,
An Idaho nonprofit corporation

Dated: _____

_____
By: Clay Carley
Its: Vice President

Dated: January 28, 2015

Michael L. Simplot
By: Michael Simplot
Its: Secretary

STATE OF _____)
) ss.
COUNTY OF ADA)

On this _____ day of January, 2015, before me, a Notary Public in and for said State, personally appeared **ClayCarley** known or identified to me to be the vice-president of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

(SEAL)

_____
NOTARY PUBLIC for _____
Residing at _____, _____
My Commission expires: _____

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 28th day of January, 2015, before me, a Notary Public in and for said State, personally appeared **Michael Simplot,** known or identified to me to be the secretaryof the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

SUSAN L. JOHNSON NOTARY PUBLIC STATE OF IDAHO

(SEAL)

Susan L. Johnson
NOTARY PUBLIC for Michael Simplot
Residing at Ada County, _____
My Commission expires: 11.3.17

Instrument # 384477
VALLEY COUNTY, CASCADE, IDAHO
4-25-2014 10:01:59 No. of Pages: 43
Recorded for : IDAHO DEPARTMENT OF LANDS
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: QUITCLAIM DEED

After recordation return to:
Idaho Department of Lands
Attn: Strategic Business Bureau
PO Box 83720
Boise, Idaho 83720-0050
Phone (208) 334-0200

QUITCLAIM DEED

STATE DEED NO. SD13867

THIS QUITCLAIM DEED ("Deed") is made this 23rd day of April, 2014, by and between the **STATE BOARD OF LAND COMMISSIONERS**, whose mailing address is P.O. Box 83720, Boise, Idaho 83720-0050 (hereinafter referred to as "**Grantor**"), and **PAYETTE LAKES COTTAGE SITES OWNERS ASSOCIATION, INC.**, an Idaho nonprofit corporation, whose mailing address is 106 North 6th Street, Ste. M-2, Boise, Idaho 83702 (hereinafter referred to as "**Grantee**").

WITNESSETH: That Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey, release and quitclaim unto Grantee, without warranty or covenant of title, and subject to the reservations and conditions specifically set forth herein, all of Grantor's right, title and interest in and to the following described real property (the "Property") situated in Valley County, State of Idaho, to-wit:

ALL ROADS, STREETS, WAYS, DRIVES, LANES, LAKE ACCESS LOTS AND COMMON AREAS SHOWN ON THE PLATS FOR THE AMENDED CEDAR KNOLL ACRES, AMENDED PINECREST ADDITION, AND SOUTHWEST PAYETTE COTTAGE SITES ATTACHED HERETO, AND INCORPORATED HEREIN BY REFERENCE ("THE SUBDIVISIONS"), THE SAME AS IF FULLY SET FORTH BELOW, AS EXHIBITS "A", "B" AND "C", RESPECTIVELY, CONSISTING OF THE FOLLOWING LOT NUMBERS:

Subdivision	Block	Lot
Amended Cedar Knoll Acres	10	1
Amended Pinecrest Addition	9	1
Amended Pinecrest Addition	10	1
SW Payette Cottage Sites	28	1
SW Payette Cottage Sites	29	1
SW Payette Cottage Sites	30	1
SW Payette Cottage Sites	31	1

Community Beach Common Area	SW Payette Cottage Sites	2	1
Warren Wagon Common Area	SW Payette Cottage Sites	32	1
Wagon Wheel Bay Common Area	SW Payette Cottage Sites	4	1
Wagon Wheel Point Common Area	SW Payette Cottage Sites	7	1
Squirrel Lane Common Area	SW Payette Cottage Sites	13	1
Payette Drive Common Area	SW Payette Cottage Sites	15	4
Picnic Point Common Area	SW Payette Cottage Sites	20	3
Chipmunk Trail Common Area	SW Payette Cottage Sites	11	1
Pine Haven Common Area	SW Payette Cottage Sites	8	1
Syringa Way Common Area	SW Payette Cottage Sites	24	2

SUBJECT TO AND RESERVING THEREFROM for itself (Grantor) and its lessees, assignees and successors-in-interest, together with their guests and invitees, a permanent, perpetual, nonexclusive easement over and across the Property and an irrevocable right to use the Property as necessary to perpetuate and maintain the single family residential use of Grantor's Lots in The Subdivisions and in the property identified as "State Subdivision-Future Plat" on the State Subdivision – Southwest Payette Cottage Sites Plat.

SUBJECT TO AND RESERVING THEREFROM in favor of Grantor, acting by and through the Idaho Department of Lands, a permanent, perpetual, nonexclusive easement over and across the Property for use by the employees, contractors and agents of the Idaho Department of Lands as reasonably necessary in the performance of Grantor's regulatory functions, duties and obligations relative to the operation and management of State lands and public trust lands.

SUBJECT TO an agreement between Grantor and Grantee wherein Grantor agrees, with regard to, and solely for purposes of the Property (excluding therefrom the Subject Portion of Payette Drive), that Grantor will not dispute that access to and along the Property conveyed by this Deed constitutes private access.

SUBJECT TO that certain "Miscellaneous Surface Lease, No. M-5015, Frederick R.

Bagley", by and between State of Idaho, Idaho State Board of Land Commissioners, Idaho Department of Lands, and Frederick R. Bagley, dated December 14, 2005, and terminates by its terms on December 31, 2014 (the "Bagley Lease") for the lease of certain described property which consists of a portion of common area the subject of the Property. The property the subject of the Bagley Lease is described as: "State Hospital South Endowment Lands lying North of Wagon Bay Creek and South of Lot #175, Payette Lake Cottage Sites Subdivision, in Govt Lots 3 & 4, Section 28, Township 19 North, Range 3 East, B.M., 0.22± acres, Valley County."

SUBJECT TO all existing rights, patent reservations, protective covenants, zoning ordinances, applicable building codes, laws and regulations, encroachments, overlaps, encumbrances, reservations, rights-of-way and easements of record, including a reservation to the United States of America for rights-of-way over and across said lands for ditches and canals constructed by authority of the United States as directed and required by the Act of Congress approved August 30, 1890, (26 Stat. 391; 43 U.S.C. Sec. 945); or as provided by Idaho Code § 58-604.

SUBJECT TO any right, title or interest, if any, of any other person or entity, including, but not limited to, any person or entity acquiring ownership of land from the State prior to the date of this Deed, and subject to all rights and claims of any person or entity whether or not shown in the public records.

TOGETHER WITH all mineral rights pursuant to §§ 47-711(1) Idaho Code.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular, the Property unto the said Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, I, **C.L. "BUTCH" OTTER**, the Governor of the State of Idaho and President of the State Board of Land Commissioners, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the State Board of Land Commissioners to be hereunto affixed, this 23 day of April, 2014.

Governor of Idaho and President of the
State Board of Land Commissioners

COUNTERSIGNED:

Secretary of State

Director, Department of Lands

STATE OF IDAHO)
) ss.
County of Ada)

On this 23rd day of April, in the year 2014, before me a Notary Public in and for said State, personally appeared **C.L. "BUTCH" OTTER**, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners, and **BEN YSURSA**, known to me to be the Secretary of State of the State of Idaho, and **THOMAS M. SCHULTZ, JR.**, known to me to be the Director of the Department of Lands of the State of Idaho, who executed the said instrument and acknowledged to me that such State of Idaho executed the same.

TAMARA L. ARMSTRONG NOTARY PUBLIC STATE OF IDAHO

Notary Public for the State of Idaho
Residing at: Boise, Idaho
My Bond expires: 12-26-18

Exhibit A

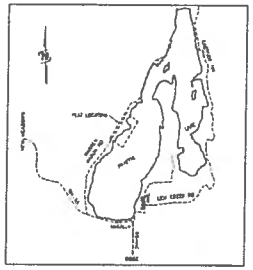
STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES

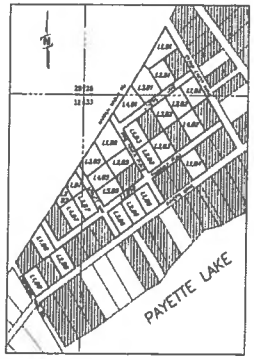
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 13
INST. NO 381853
CCR's 381380, 381381

Instrument # 381853
VALLEY COUNTY, CASCADE, IDAHO
11-14-2013 03:30:10 No. of Pages: 7
Recorded for : IDAHO DEPARTMENT OF LANDS
DOUGLAS A. MILLER
Ex-Officio Recorder Deputy

Instrument # 381832
VALLEY COUNTY, CASCADE, IDAHO
11-14-2013 03:01:55 No. of Pages: 7
Recorded for : IDAHO DEPARTMENT OF LANDS
DOUGLAS A. MILLER
Ex-Officio Recorder Deputy





TITLE

WHEN IDAHO BECAME A STATE IN 1890, THE FEDERAL GOVERNMENT ENDOWED (GRANTED) LANDS TO IDAHO ON THE CONDITION THEY PRODUCE MAXIMUM LONG-TERM FINANCIAL RETURNS FOR PUBLIC SCHOOLS AND OTHER BENEFICIARIES. IDAHO NOW HAS OVER 2 MILLION ACRES OF ENDOWMENT LANDS, HELD IN TRUST, PROVIDING FINANCIAL SUPPORT TO PUBLIC SCHOOLS AND OTHER INSTITUTIONS. THE IDAHO DEPARTMENT OF LANDS MANAGES THIS TRUST UNDER THE GOVERNANCE OF THE IDAHO BOARD OF LAND COMMISSIONERS. THE LAND BOARD, ACTING IN THE CAPACITY OF TRUSTEE ON BEHALF OF THE BENEFICIARY SCHOOLS AND OTHER INSTITUTIONS, HAS EXPLICIT RESPONSIBILITIES UNDER ARTICLE IX, SECTION 8 OF THE IDAHO CONSTITUTION (AS AMENDED) TO MANAGE LANDS IN SUCH A MANNER AS WILL SECURE THE MAXIMUM LONG-TERM FINANCIAL RETURN TO THE INSTITUTION TO WHICH GRANTED. THE LEASING OF ENDOWMENT TRUST LAND FOR USE AS RECREATIONAL COTTAGE SITES BEGAN IN THE EARLY 1930'S AND HAS CONTINUED SINCE ITS INCEPTION. THE CONFIGURATION OF THE LEASED COTTAGE SITES HAS OCCURRED IN AN ORGANIC NATURE OVER A PERIOD OF APPROXIMATELY 80+ YEARS, DUE TO THE NECESSITY BASED STAGE OF DEVELOPMENT AND THE TIME LINE OF THESE DEVELOPMENTS, THE EXISTING NEIGHBORHOOD AND APPURTENANCES WOULD NOT LIKELY MEET CURRENT LOCAL (COUNTY) DEVELOPMENT STANDARDS.

ADJACENT ENDOWMENT TRUST LANDS

UNLESS EXPRESSLY PROVIDED OTHERWISE, THIS PLAT APPLIES ONLY TO THE ENDOWMENT TRUST LANDS SPECIFICALLY IDENTIFIED ON THE PLAT AND DOES NOT ENCUMBER IN ANY MANNER OR GRANT RIGHTS OF USE TO ANY OTHER ENDOWMENT LANDS. ENDOWMENT LANDS ARE NOT MANAGED FOR THE PUBLIC AT LARGE AND SHALL NOT BE CONSIDERED "PUBLIC LANDS" OR "OPEN SPACE." EITHER SPECIFICALLY OR IN A GENERIC SENSE. ENDOWMENT TRUST LANDS ARE "PERPETUAL" LANDS PRODUCING REVENUE FOR THE BENEFICIARY INSTITUTIONS. THE IDAHO DEPARTMENT OF LANDS SHALL BE CONTACTED WITH ANY QUESTIONS PERTAINING TO THE ENDOWMENT TRUST LANDS.

ENCROACHMENT PERMITS

AN ENCROACHMENT PERMIT FROM IDAHO DEPARTMENT OF LANDS IS REQUIRED FOR AN ENCROACHMENT UPON THE BED OF NAVIGABLE WATERS.

DOMESTIC WATER

THE STATE MAKES NO REPRESENTATION THAT DOMESTIC WATER SERVICE FOR LOTS EXISTS. THE OWNER WILL BE RESPONSIBLE FOR DOMESTIC WATER.

SANITARY SEWER

THE STATE MAKES NO REPRESENTATION THAT SANITARY SEWER SERVICE FOR THE LOTS EXISTS. IF IT EXISTS, IT IS PROVIDED BY SEPTIC SYSTEMS OR OTHER SYSTEMS THAT MAY NOT COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS. ANY FUTURE MODIFICATIONS AND/OR ADDITIONS TO EXISTING SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS, AND THE OWNER SHALL PROCURE AT ITS OWN EXPENSE ALL LICENSES AND PERMITS REQUIRED BY SUCH LAWS, RULES, AND REGULATIONS.

SINGLE-FAMILY RESIDENTIAL USE

THE LOTS SHALL BE USED ONLY FOR SINGLE-FAMILY RESIDENCE. NO MORE THAN ONE (1) SINGLE-FAMILY DWELLING SHALL BE ALLOWED ON ANY LOT.

MOBILE HOMES

MOBILE HOMES SHALL NOT BE PLACED ON THE PROPERTY.

MANUFACTURED OR MODULAR HOUSING

MANUFACTURED OR MODULAR HOMES THAT COMPLY WITH ALL APPLICABLE BUILDING CODES, MEET APPLICABLE SNOW LOAD REQUIREMENTS, AND ARE INSTALLED ON A PERMANENT FOUNDATION SHALL BE ALLOWED.

FIRE HAZARDS

LOTS SHALL BE MAINTAINED TO REDUCE FIRE HAZARDS BY THE ELIMINATION OF FINE FUELS AND DEAD MATERIAL ON THE LOT TO PROVIDE A NATURAL BUT MANAGED APPEARANCE.

CONVEYANCE TO ASSOCIATION

THE STATE WILL CONVEY BY QUITCLAIM DEED THE FOLLOWING LOTS, AMENDED CEDAR KNOLL ACRES LOT 1–BLOCK 10; AMENDED PINECREST ADDITION LOT 1–BLOCK 9 AND LOT 1–BLOCK 10; SOUTHWEST PAYETTE COTTAGE SITES LOT 1–BLOCK 28; LOT 1–BLOCK 29; LOT 4–BLOCK 30; LOT 1–BLOCK 31; LOT 1–BLOCK 2; LOT 1–BLOCK 32; LOT 1–BLOCK 4; LOT 1–BLOCK 9; LOT 1–BLOCK 8; LOT 1–BLOCK 11; LOT 1–BLOCK 13; LOT 4–BLOCK 13; LOT 3–BLOCK 23; AND LOT 2–BLOCK 24 AS COMMON AREAS AND ROADS SHOWN ON THIS PLAT UPON FORMATION OF AN ASSOCIATION OF LESSEES AND OWNERS OF LOTS WITHIN THE SOUTHWEST PAYETTE COTTAGE SITES, AMENDED PINECREST ADDITION AND AMENDED CEDAR KNOLL ACRES SUBDIVISIONS, PURSUANT TO THE BYLAWS TO BE RECORDED IN VALLEY COUNTY, IDAHO.

COMMON AREA/ROAD/STREET/LOT MAINTENANCE, CONSTRUCTION AND REPAIR

UPON CONVEYANCE OF THE LOTS REFERENCED IN THE "CONVEYANCE TO ASSOCIATION" PARAGRAPH, THE ASSOCIATION WILL BE RESPONSIBLE FOR ALL MANAGEMENT, CONTROL, MAINTENANCE, CONSTRUCTION AND REPAIR OF THESE ROAD OR COMMON AREA LOTS. THE ASSOCIATION SHALL HAVE NO OBLIGATION TO MAINTAIN ANY RESIDENTIAL LOT OR IMPROVEMENTS ON ANY RESIDENTIAL LOT.

PERMITS REQUIRED

THE STATE MAKES NO REPRESENTATION THAT ANY PERMITS MAY BE OBTAINED FOR THE LOTS OR THAT EXISTING STRUCTURES ARE PERMITTED OR WILL BE PERMITTED. EACH OWNER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS AND PROCURE AT ITS OWN EXPENSE ALL LICENSES AND PERMITS REQUIRED BY SUCH LAWS, RULES, AND REGULATIONS RELATED TO THE USE OF THE LOTS.

ACCESS

EXISTING WARREN WAGON ROAD, CEDAR CREST DRIVE, LOWERS LANE, PINE HAVEN PLACE, TAMARACK ROAD, PAYETTE DRIVE, EMPIRE WAY, AND DISPARK TRAIL ROAD AS SHOWN HEREON

EXISTING UTILITIES

UTILITIES SUCH AS WATER, SEWER (INCLUDING DRAINFIELD LINES, EFFLUENT LINES, SEPTIC TANKS, CLEAN OUTS, ETC.), POWER, TELEPHONE AND GAS ARE INSTALLED AND EXISTING WITHIN THE LOTS SHOWN HEREON. IN SOME CASES, THESE UTILITIES TRAVERSE ACROSS SEVERAL ADJACENT LOTS DUE TO THE CONVENIENCE OF INSTALLATION AND MAINTENANCE. EACH LOT OWNER SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN THE UTILITIES THAT SERVE THEIR LOT. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER(S) PERFORMING THE MAINTENANCE TO REPAIR ANY DISTURBED LAND, LANDSCAPING, FENCES, ROADWAYS, ETC. TO THEIR PRE-MAINTENANCE CONDITION IF AT THE TIME OF MAINTENANCE IT IS MONETARILY EQUITABLE AND REASONABLE TO DO SO. THE UTILITIES SHALL BE RE-ROUTED TO BE CONTAINED WITHIN THE SERVED LOT OR THE EXISTING EASEMENT OR ALTERNATIVE EASEMENT PROCURED BY THE LOT OWNER.

DISCLAIMER

THE LOTS ARE PLATTED IN AN "AS IS" CONDITION. THE STATE MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THE LOTS OR CONCERNING THE SUITABILITY OF THE LOTS FOR THE USES INTENDED BY AN OWNER.

Sonny Russell
Digitally signed on: Nov 08, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO SONNY J. RUSSELL

STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES			
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO			
(JUB) J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
	DWG NAME: 20-11-036_Amended Cedar Knoll Acres_cover		
	DR: DFG	CH: GJR/DRB	SHEET 1 OF 7
SCALE: NONE	DATE: November 2013	PROJ. NO.: 20-11-036	

Resp't 0468

STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 13 ~~10~~
INST. NO. 381853

CERTIFICATE OF STATE

BE IT KNOWN BY THESE PRESENTS, THAT THE STATE OF IDAHO, THE RECORD OWNER OF THE REAL PROPERTY SHOWN HEREON, UNDER ITS AUTHORITY SET FORTH IN IDAHO CODE HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCKS AS PLATTED HEREON, TO BE KNOWN AS STATE SUBDIVISION – AMENDED CEDAR KNOLL ACRES, BEING BLOCKS 1, 2, 3, 4, 5, 6, AND 7 OF CEDAR KNOLL ACRES OF PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 8, RECORDS OF VALLEY COUNTY, IDAHO, BEING SITUATED IN PORTIONS OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS

BEGINNING AT THE WESTERN MOST CORNER OF BLOCK 3 AS SHOWN ON SAID PLAT; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID PLAT OF CEDAR KNOLL ACRES THE FOLLOWING TWO (2) COURSES:

1. NORTH 32°31'34" EAST, 129.12 FEET;
2. 451.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,748.58 FEET, THROUGH A CENTRAL ANGLE OF 9°24'58", SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 37°17'25" EAST A CHORD DISTANCE OF 451.29 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF CEDAR CREST DRIVE AS SHOWN ON SAID PLAT OF CEDAR KNOLL ACRES;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF CEDAR CREST DRIVE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 34°21'18" EAST, 298.47 FEET;
2. SOUTH 34°30'21" EAST, 40.00 FEET;
3. SOUTH 34°33'37" EAST, 489.40 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON SAID PLAT OF CEDAR KNOLL ACRES;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF PAYETTE DRIVE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 55°56'32" WEST, 210.75 FEET;
2. SOUTH 55°53'53" WEST, 103.01 FEET;
3. SOUTH 55°57'54" WEST, 270.01 FEET;
4. SOUTH 55°56'22" WEST, 330.73 FEET;
5. SOUTH 56°56'30" WEST, 878.93 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF CHIPMUNK TRAIL, 238.16 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID WARREN WAGON ROAD AS SHOWN ON SAID PLAT OF CEDAR KNOLL ACRES;

THENCE NORTH 34°04'48" WEST, ALONG SAID RIGHT-OF-WAY LINE OF CHIPMUNK TRAIL, 238.16 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID WARREN WAGON ROAD AS SHOWN ON SAID PLAT OF CEDAR KNOLL ACRES;

THENCE NORTH 32°31'34" EAST, ALONG SAID RIGHT-OF-WAY LINE OF WARREN WAGON ROAD, 1944.66 FEET TO THE POINT OF BEGINNING.

EXCLUDING THEREFROM LOTS 2, 4, 5, 6, 7, AND 8, BLOCK 1; LOT 2, BLOCK 2; LOT 7, BLOCK 3; LOT 4, BLOCK 3; LOTS 2, 6, AND 8, BLOCK 6; LOTS 1, 2, 4, AND 5, BLOCK 7 OF CEDAR KNOLL ACRES OF PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 8, RECORDS OF VALLEY COUNTY, IDAHO, BEING SITUATED IN A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO.

CONTAINING 12.81 ACRES, MORE OR LESS.

SAID LANDS ARE SUBJECT TO EASEMENTS OF RECORD AND RIGHTS-OF-WAY OF RECORD.

IDAHO STATE BOARD OF LAND COMMISSIONERS APPROVAL

IN WITNESS WHEREOF, THE STATE BOARD OF LAND COMMISSIONERS HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, THE GOVERNOR OF THE STATE OF IDAHO, AND COUNTERSIGNED BY THE SECRETARY OF THE STATE AND THE DIRECTOR, IDAHO DEPARTMENT OF LANDS.

THE STATE BOARD OF LAND COMMISSIONERS

LEE "BUTCH" OTTER
GOVERNOR OF THE STATE OF IDAHO
PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS

COUNTERSIGNED:

BEN YSAISA
SECRETARY OF STATE

THOMAS M. SCHULTZ, JR.
DIRECTOR, IDAHO DEPARTMENT OF LANDS

THE STATE OF IDAHO)
) SS.
COUNTY OF ADA)

ON THIS DAY 13th DAY OF November, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE, PERSONALLY APPEARED C.L. "BUTCH" OTTER, KNOWN TO ME TO BE THE GOVERNOR OF THE STATE OF IDAHO AND PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS, BEN YSAISA, KNOWN TO ME TO BE THE SECRETARY FOR THE STATE OF THE STATE OF IDAHO, AND THOMAS M. SCHULTZ, JR., KNOWN TO ME TO BE THE DIRECTOR OF DEPARTMENT OF LANDS OF THE STATE OF IDAHO, THAT EXECUTED THE SAME INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH THE STATE OF IDAHO AND THE STATE BOARD OF LAND COMMISSIONERS EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR WRITTEN ABOVE.

NOTARY PUBLIC FOR IDAHO
RESIDING AT Boise IDAHO
MY COMMISSION EXPIRES 12/24/18

TAMARA L. ARMSTRONG NOTARY PUBLIC STATE OF IDAHO

VALLEY COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT OF STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO AT THE REQUEST OF State of Idaho, THIS 14th DAY OF November 2013, AT 3:45 pm O'CLOCK P.M., AND DULY RECORDED IN BOOK 13 OF PLATS, AT PAGES 10 AS INSTRUMENT NUMBER 381853.

SURVEYOR'S CERTIFICATE

I, JEREMY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

Digitally signed on: Nov 08, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEREMY J. RUSSELL

STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES		
A PORTION OF SECTIONS 28, 32, AND 33. TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
(JUB) J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208 762 8787	
	DWG NAME: 20-11-036_Amended Cedar Knoll Acres_cover	
	DR. DFG	CH. DJR / DFB	SHEET 2 OF 2
SCALE: NONE	DATE: November 2013	PROJ. NO.: 20-11-036

Resp't 0469

STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 13-10
INST NO. 381853

RECORD INFORMATION

R1: AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES BY GEORGE FLOWER, PE, DATED OCTOBER 15, 1938, BOOK 1 OF PLATS, PAGE 19A, RECORDS OF VALLEY COUNTY
R2: PLAT OF CEDAR KNOLL ACRES SUBDIVISION OF PAYETTE LAKE COTTAGE SITES BY VIRGIL JOHNSON, PE 3K2 AND HORACE PALMER PE 225, DATED APRIL 12, 1949, BOOK 1 OF PLATS, PAGE 8, RECORDS OF VALLEY COUNTY
R3: EASEMENT IN FAVOR OF WEST COAST POWER COMPANY, DATED JUNE 13, 1941, FOR ELECTRIC SERVICE PURPOSES, IDL DOCUMENT NUMBER 1084.
R4: EASEMENT IN FAVOR OF THE STATE OF IDAHO, DATED JANUARY 9, 1958, FOR HIGHWAY PURPOSES, IDL DOCUMENT NUMBER 444
R5: EASEMENT IN FAVOR OF PAYETTE LAKES WATER AND SEWER DISTRICT, DATED DECEMBER 15, 1963, FOR CONSTRUCTING, USING AND MAINTAINING A BURIED SANITARY SEWER LINE, IDL DOCUMENT NUMBER 5163-A
R6: EASEMENT IN FAVOR OF PAYETTE LAKES WATER AND SEWER DISTRICT, DATED SEPTEMBER 18, 1992 FOR CONSTRUCTING, USING AND MAINTAINING A BURIED SANITARY SEWER LINE, IDL DOCUMENT NUMBER 4892
R7: EASEMENT IN FAVOR OF KATHRINA C. NIXON AND CAREY H. NIXON, DATED DECEMBER 13, 1947, FOR CONSTRUCTING A WATER PIPELINE WITH RIGHTS OF INGRESS AND EGRESS, IDL DOCUMENT NUMBER 853
R8: EASEMENT IN FAVOR OF CONTINENTAL TELEPHONE OF THE WEST, DATED DECEMBER 15, 1983, FOR CONSTRUCTING, USING, AND MAINTAINING A BURIED TELEPHONE CABLE, IDL DOCUMENT NUMBER 5164.
R9: EASEMENT IN FAVOR OF IDAHO POWER COMPANY, DATED AUGUST 1, 1994, FOR CONSTRUCTING, USING, AND MAINTAINING AN UNDERGROUND POWERLINE, IDL DOCUMENT NUMBER 5783.
R10: UNITED STATES DEPARTMENT OF AGRICULTURE, BUREAU OF PUBLIC ROADS, PROJECT FHEC-21-A2.B2, ROUTE NO. 31 WARREN WAGON ROAD.
R11: EASEMENT IN FAVOR OF VALLEY COUNTY, DATED SEPTEMBER 24, 1924, FOR CONSTRUCTING "WARREN WAGON ROAD", IDL DOCUMENT NUMBER 230.
R12: EASEMENT IN FAVOR OF JACK AND NANCY NUNEZ, FOR CONSTRUCTING, USING AND MAINTAINING A ROOT OVERHANG, IDL DOCUMENT NUMBER 6292.
R13: BOUNDARY SURVEY PREPARED BY JUB ENGINEERS, INC., 2011, ON FILE WITH THE IDAHO DEPARTMENT OF LANDS.

SURVEYORS NOTES

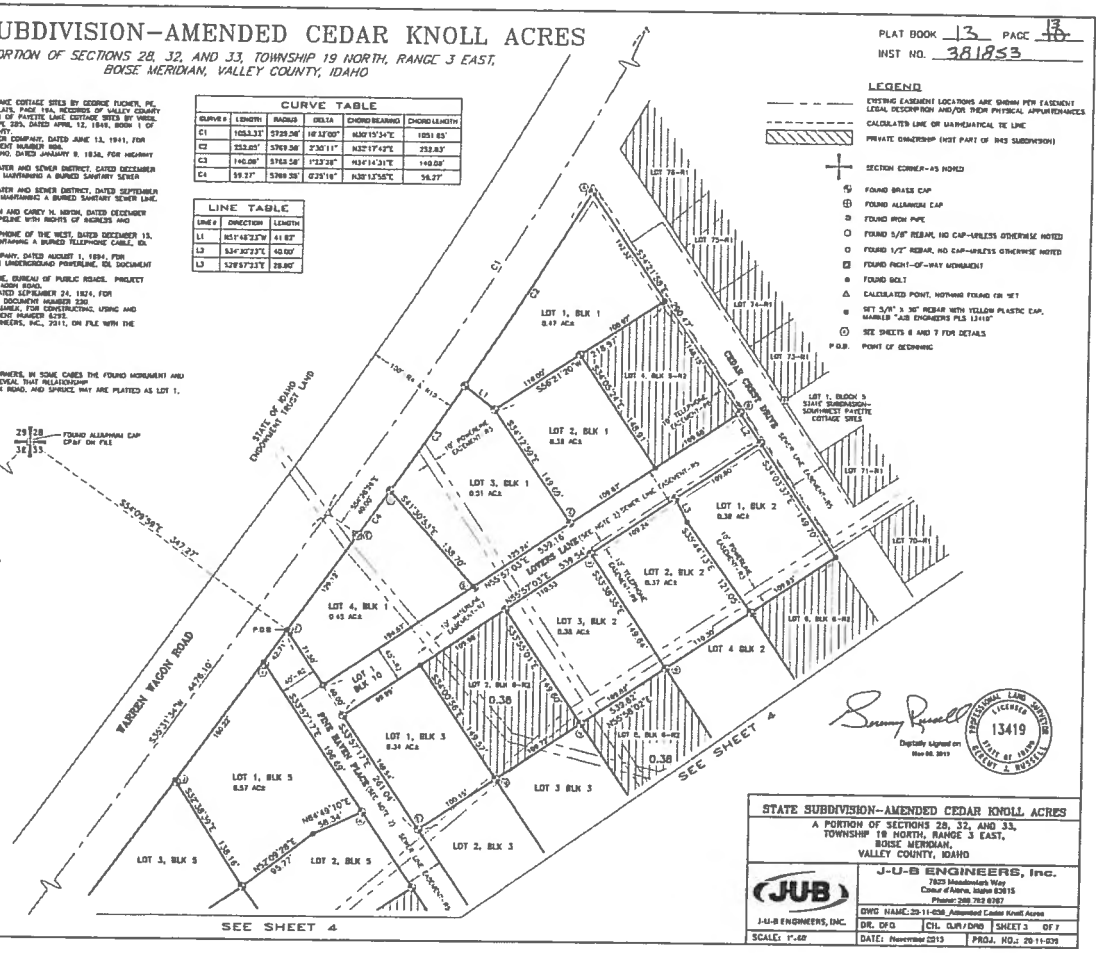
1. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP
2. LUMKES LANE, PINE HAVEN PLACE, TAMARACK ROAD, AND SPRUCE WAY ARE PLATTED AS LOT 1, BLOCK 10, HEREON. (2.69 ACS)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1053.33'	5729.58'	10°33'00"	N30°15'34"E	1051.85'
C2	232.85'	3769.58'	3°30'11"	N32°17'42"E	232.83'
C3	140.09'	3769.58'	1°23'28"	N34°14'31"E	140.08'
C4	59.27'	3769.58'	0°55'16"	N35°13'55"E	59.27'

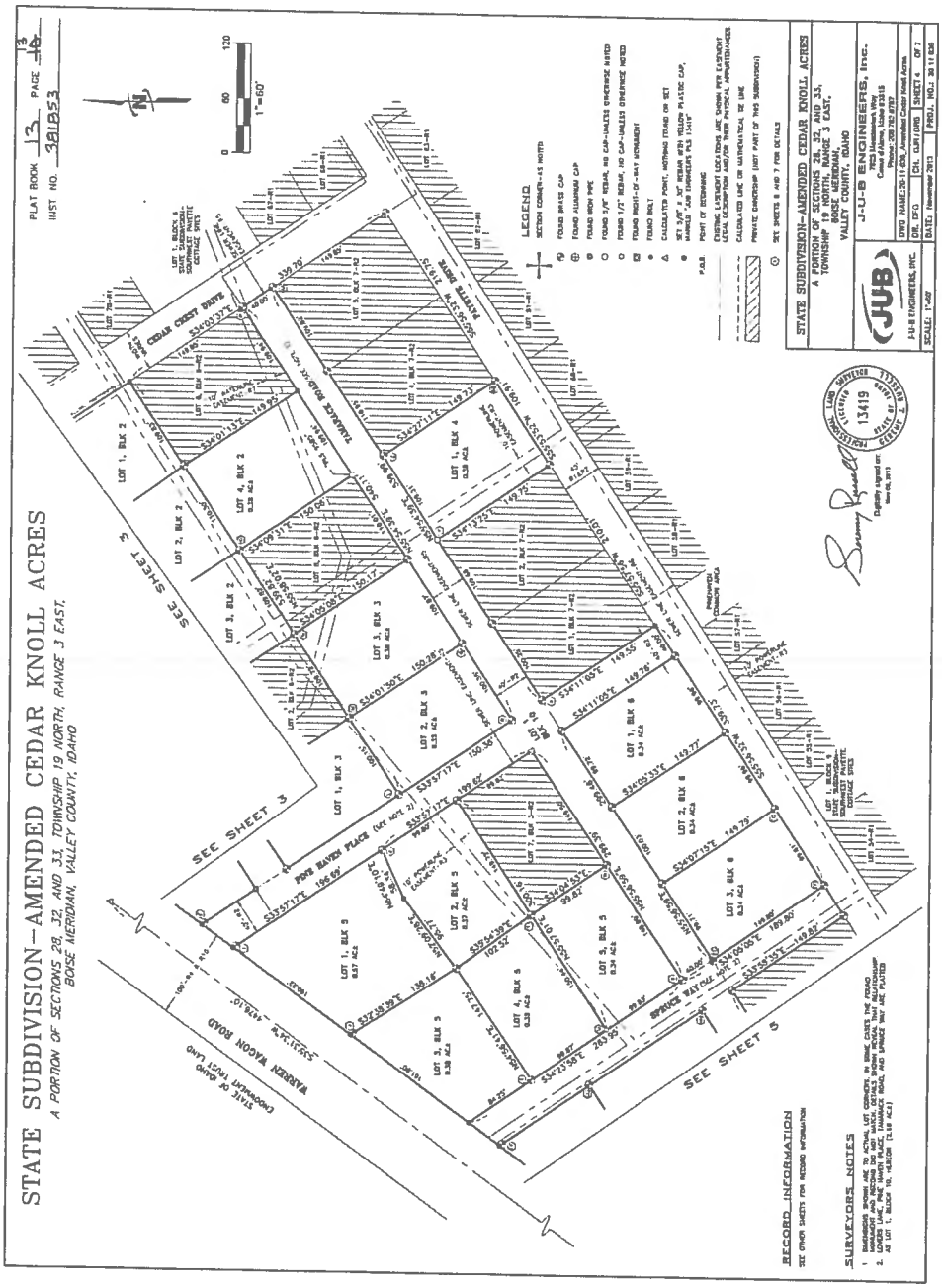
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N51°48'23"W	41.83'
L3	S34°30'23"E	40.00'
L3	S28°57'23"E	28.80'



Resp't 0470

State of Idaho Deed No. SD13867
Page 8 of 43



STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE ~~10~~ 13
INST NO 381853

RECORD INFORMATION

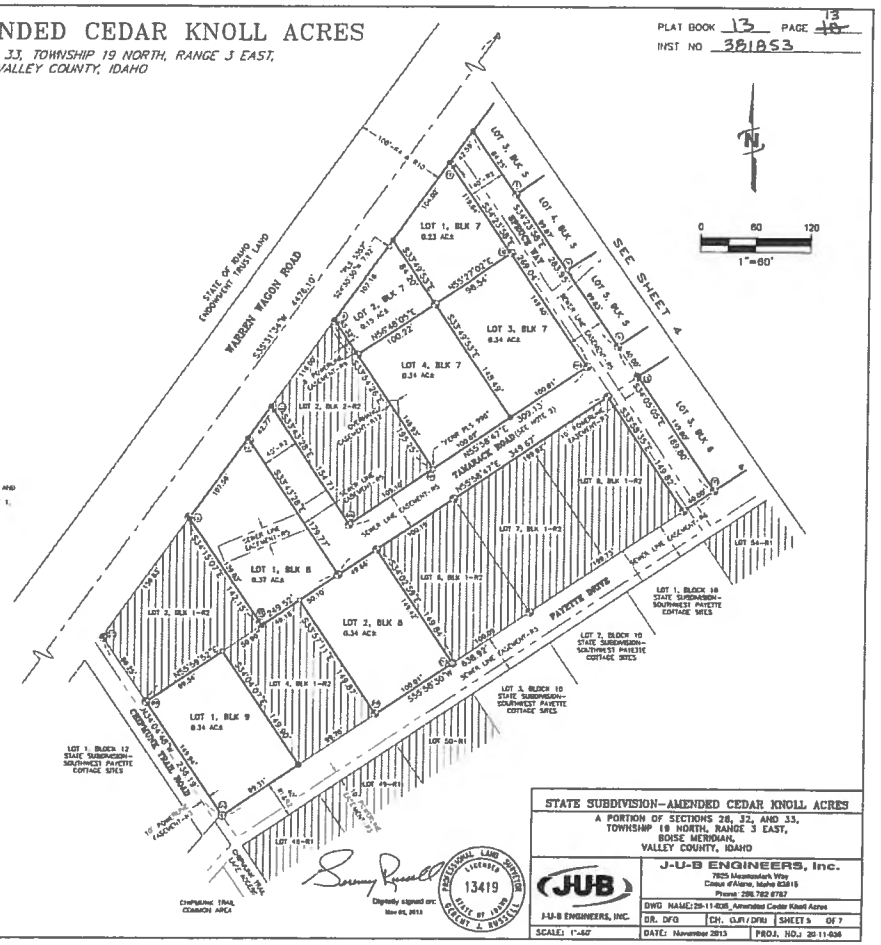
R1: AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES BY GEORGE RUCHER, PE, DATED OCTOBER 15, 1933, BOOK 1 OF PLATS, PAGE 18A, RECORDS OF VALLEY COUNTY
R2: PLAT OF CEDAR KNOLL ACRES SUBDIVISION OF PAYETTE LAKE COTTAGE SITES BY VIRGIL JOHNSON, PE 302 AND HORACE PAUSER PE 285, DATED APRIL 12, 1949, BOOK 1 OF PLATS, PAGE 8, RECORDS OF VALLEY COUNTY
R3: EASEMENT IN FAVOR OF WEST COAST POWER COMPANY, DATED JUNE 13, 1941, FOR ELECTRIC SERVICE PURPOSES. EOL DOCUMENT NUMBER 108.
R4: EASEMENT IN FAVOR OF THE STATE OF IDAHO, DATED JANUARY 9, 1934, FOR HIGHWAY PURPOSES. EOL DOCUMENT NUMBER 444.
R5: EASEMENT IN FAVOR OF PLSWD, DATED DECEMBER 15, 1983, FOR CONSTRUCTING, USING AND MAINTAINING A BURIED SANITARY SEWER LINE. EOL DOCUMENT NUMBER 5163-A.
R6: EASEMENT IN FAVOR OF PLSWD, DATED SEPTEMBER 18, 1992 FOR CONSTRUCTING, USING AND MAINTAINING A BURIED SANITARY SEWER LINE. EOL DOCUMENT NUMBER 4982.
R7: EASEMENT IN FAVOR OF KATHRINA C. MASON AND CASEY M. MASON, DATED DECEMBER 13, 1997, FOR CONSTRUCTING A WATER PIPELINE WITH RIGHTS OF INGRESS AND EGRESS. EOL DOCUMENT NUMBER 853.
R8: EASEMENT IN FAVOR OF CONTINENTAL TELEPHONE OF THE WEST, DATED DECEMBER 15, 1983, FOR CONSTRUCTING, USING, AND MAINTAINING A BURIED TELEPHONE CABLE. EOL DOCUMENT NUMBER 5164.
R9: EASEMENT IN FAVOR OF IDAHO POWER COMPANY, DATED AUGUST 1, 1994, FOR CONSTRUCTING, USING, AND MAINTAINING AN UNDERGROUND POWERLINE. EOL DOCUMENT NUMBER 5783.
R10: UNITED STATES DEPARTMENT OF AGRICULTURE, BUREAU OF PUBLIC ROADS, PROJECT FMEC-21-A2.82, ROUTE NO. 21 WARREN WAGON ROAD.
R11: EASEMENT IN FAVOR OF VALLEY COUNTY, DATED SEPTEMBER 24, 1929, FOR CONSTRUCTING "WARREN WAGON ROAD". EOL DOCUMENT NUMBER 220.
R12: EASEMENT IN FAVOR OF JACK AND NANCY MARER, FOR CONSTRUCTING, USING AND MAINTAINING A ROOF OVERHANG. EOL DOCUMENT NUMBER 5282.
R13: INVENTORY SURVEY PREPARED BY JUB ENGINEERS, INC., 2011; ON FILE WITH THE IDAHO DEPARTMENT OF LANDS

SURVEYORS NOTES

1. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DO NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
2. LOVERS LANE, PINE HAVEN PLACE, TAMARACK ROAD, AND SPRUCE WAY ARE PLATTED AS LOT 1, BLOCK 10, HEREIN. (2.69 ACS)

LEGEND

- SECTION CORNER–AS NOTED
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND 3/8" REBAR, NO CAP–UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP–UNLESS OTHERWISE NOTED
- FOUND RIGHT-OF-WAY MONUMENT
- FOUND BOLT
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- P.O.B. POINT OF BEGINNING
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- SEE SHEETS 6 AND 7 FOR DETAILS



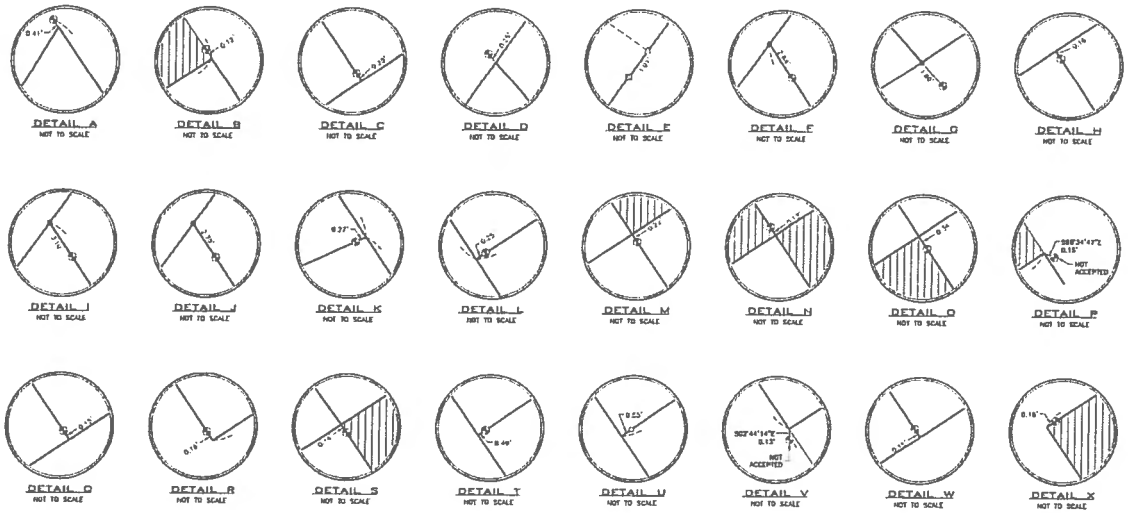
STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES		
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
JUB — J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
	DWG NAME: 28-11-036_Amended Cedar Knoll Acres	
	DR. DFG	CH. GJR / DRB	SHEET 5 OF 7
SCALE: 1"=60'	DATE: November 2013	PROJ. NO.: 28-11-036

Resp't 0472

STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 18
INST NO. 381853



Digitally signed on: Nov 06, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEREMY J. RUSSELL

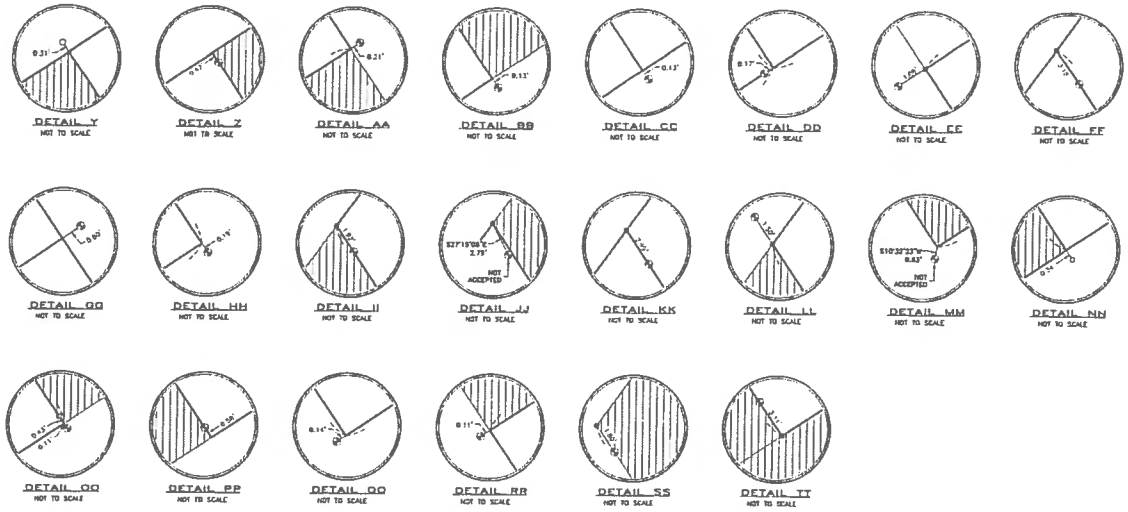
STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO	
J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowbrook Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787
	DWG NAME: 29-11-036_Amended Cedar Knoll Acres
J-U-B ENGINEERS, INC.	DR. DFG · CH. GJR / DRB · SHEET 6 OF 7
SCALE: NONE	DATE: November 2013 · PROJ. NO.: 29-11-036

Resp't 0473

STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE ~~10~~ 19
INST. NO. 381853



Digitally signed on: Nov 06, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO GERRY L. RUSSELL

STATE SUBDIVISION–AMENDED CEDAR KNOLL ACRES A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO	
J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787
	DWG NAME: 20-11-036_Amended Cedar Knoll Acres
	DR. DFG · CH. GJR / DRB · SHEET 7 OF 7
SCALE: NONE	DATE: November 2013 · PROJ. NO.: 20 11 036

Resp't 0474

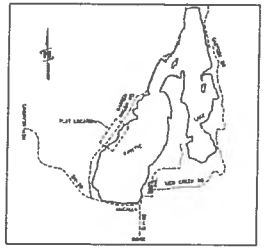
EXHIBIT B

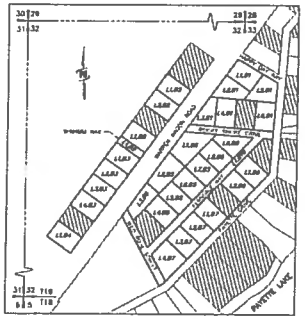
STATE SUBDIVISION–AMENDED PINECREST ADDITION

A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 11
INST NO. _____
CCR's 381830-4
381831

Instrument # 381833
VALLEY COUNTY, CASCADE, IDAHO
11-14-2013 12:00:00 No. of Pages: 2
Recorded for : INDPARTMENT OF LANDS
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy





TITLE
WHEN IDAHO BECAME A STATE IN 1890, THE FEDERAL GOVERNMENT ENDOWED (GRANTED) LANDS TO IDAHO ON THE CONDITION THEY PRODUCE MAXIMUM LONG-TERM FINANCIAL RETURNS FOR PUBLIC SCHOOLS AND OTHER BENEFICIARIES. IDAHO NOW HAS OVER 7 MILLION ACRES OF ENDOWMENT LANDS, HELD IN TRUST, PROVIDING FINANCIAL SUPPORT TO PUBLIC SCHOOLS AND OTHER INSTITUTIONS. THE IDAHO DEPARTMENT OF LANDS MANAGES THIS TRUST UNDER THE GOVERNANCE OF THE IDAHO BOARD OF LAND COMMISSIONERS. THE LAND BOARD, ACTING IN THE CAPACITY OF TRUSTEE ON BEHALF OF THE BENEFICIARY SCHOOLS AND OTHER INSTITUTIONS, WAS GIVEN RESPONSIBILITIES UNDER ARTICLE IX, SECTION 8 OF THE IDAHO CONSTITUTION (AS AMENDED) TO MANAGE LANDS IN SUCH A MANNER AS WILL SECURE THE MAXIMUM LONG-TERM FINANCIAL RETURN TO THE INSTITUTION TO WHICH GRANTED. THE LEASING OF ENDOWMENT TRUST LAND FOR USE AS RECREATIONAL COTTAGE SITES BEGAN IN THE EARLY 1930'S AND HAS CONTINUED SINCE ITS INCEPTION. THE CONFIGURATION OF THE LEASED COTTAGE SITES HAS OCCURRED IN AN ORGANIC NATURE OVER A PERIOD OF APPROXIMATELY 80+ YEARS. DUE TO THE NECESSITY BASED STYLE OF DEVELOPMENT AND THE TRUE LINE OF THESE DEVELOPMENTS, THE EXISTING NEIGHBORHOOD AND APPURTENANCES WOULD NOT LIKELY MEET CURRENT LOCAL (COUNTY) DEVELOPMENT STANDARDS.

ADJACENT ENDOWMENT TRUST LANDS
UNLESS EXPRESSLY PROVIDED OTHERWISE, THIS PLAT APPLIES ONLY TO THE ENDOWMENT TRUST LANDS SPECIFICALLY DESCRIBED ON THE PLAT AND DOES NOT ENCUMBER IN ANY MANNER OR GRANT RIGHTS OF USE TO ANY OTHER ENDOWMENT LANDS. ENDOWMENT LANDS ARE NOT MANAGED FOR THE PUBLIC AT LARGE AND SHALL NOT BE CONSIDERED "PUBLIC LANDS" OR "OPEN SPACE", EITHER SPECIFICALLY OR IN A GENERIC SENSE. ENDOWMENT TRUST LANDS ARE WORKING LANDS PRODUCING REVENUE FOR THE BENEFICIARY INSTITUTIONS. THE IDAHO DEPARTMENT OF LANDS SHALL BE CONTACTED WITH ANY QUESTIONS PERTAINING TO THE ENDOWMENT TRUST LANDS.

ENCROACHMENT PERMITS
AN ENCROACHMENT PERMIT FROM IDAHO DEPARTMENT OF LANDS IS REQUIRED FOR AN ENCROACHMENT UPON THE BED OF NAVIGABLE WATERS.

DOMESTIC WATER
THE STATE MAKES NO REPRESENTATION THAT DOMESTIC WATER SERVICE FOR LOTS EXISTS. THE OWNER WILL BE RESPONSIBLE FOR DOMESTIC WATER.

SANITARY SEWER
THE STATE MAKES NO REPRESENTATION THAT SANITARY SEWER SERVICE FOR THE LOTS EXISTS. IF IT EXISTS, IT IS PROVIDED BY SEPTIC SYSTEMS OR OTHER SYSTEMS THAT MAY NOT COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS. ANY FUTURE MODIFICATIONS AND/OR ADDITIONS TO EXISTING SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS, AND THE OWNER SHALL PROCURE AT ITS OWN EXPENSE ALL LICENSES AND PERMITS REQUIRED BY SUCH LAWS, RULES, AND REGULATIONS.

SINGLE-FAMILY RESIDENTIAL USE
THE LOTS SHALL BE USED ONLY FOR SINGLE-FAMILY RESIDENCE. NO MORE THAN ONE (1) SINGLE-FAMILY DWELLING SHALL BE ALLOWED ON ANY LOT.

MOBILE HOMES
MOBILE HOMES SHALL NOT BE PLACED ON THE PROPERTY.

MANUFACTURED OR MODULAR HOUSING
MANUFACTURED OR MODULAR HOMES THAT COMPLY WITH ALL APPLICABLE BUILDING CODES, MEET APPLICABLE SNOW LOAD REQUIREMENTS, AND ARE INSTALLED ON A PERMANENT FOUNDATION SHALL BE ALLOWED.

FIRE HAZARDS
LOTS SHALL BE MAINTAINED TO REDUCE FIRE HAZARDS BY THE ELIMINATION OF FINE FUELS AND DEAD MATERIAL ON THE LOT TO PROVIDE A NATURAL BUT MANAGED APPEARANCE.

CONVEYANCE TO ASSOCIATION
THE STATE WILL CONVEY BY QUITCLAIM DEED THE FOLLOWING LOTS, AMENDED CEDAR SMALL ACRES LOT 1-BLOCK 10, AMENDED PINECREST ADDITION LOT 1-BLOCK 9 AND LOT 1-BLOCK 10, SOUTHWEST PAYETTE COTTAGE SITES LOT 1-BLOCK 28, LOT 1-BLOCK 29, LOT 1-BLOCK 30, LOT 1-BLOCK 31, LOT 1-BLOCK 2, LOT 1-BLOCK 3, LOT 1-BLOCK 4, LOT 1-BLOCK 5, LOT 1-BLOCK 6 & LOT 1-BLOCK 11, LOT 1-BLOCK 12, LOT 4-BLOCK 12, LOT J-BLOCK 31 AND LOT 7-BLOCK 31 AS COMMON AREAS AND ROADS SHOWN ON THIS PLAT UPON FORMATION OF AN ASSOCIATION OF LESSEES AND OWNERS OF LOTS WITHIN THE SOUTHWEST PAYETTE COTTAGE SITES, AMENDED PINECREST ADDITION AND AMENDED CEDAR SMALL ACRES SUBDIVISIONS, PURSUANT TO THE BYLAWS TO BE RECORDED IN VALLEY COUNTY, IDAHO.

COMMON AREA/ROAD/STREET/LOT MAINTENANCE, CONSTRUCTION AND REPAIR
UPON CONVEYANCE OF THE LOTS REFERENCED IN THE "CONVEYANCE TO ASSOCIATION" PARAGRAPH, THE ASSOCIATION WILL BE RESPONSIBLE FOR ALL MANAGEMENT, CONTROL, MAINTENANCE, CONSTRUCTION AND REPAIR OF THESE ROAD OR COMMON AREA LOTS. THE ASSOCIATION SHALL HAVE NO OBLIGATION TO MAINTAIN ANY RESIDENTIAL LOT OR IMPROVEMENTS ON ANY RESIDENTIAL LOT.

PERMITS REQUIRED
THE STATE MAKES NO REPRESENTATION THAT ANY PERMITS MAY BE OBTAINED FOR THE LOTS OR THAT EXISTING STRUCTURES ARE PERMITTED OR WILL BE PERMITTED. EACH OWNER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS AND PROCURE AT ITS OWN EXPENSE ALL LICENSES AND PERMITS REQUIRED BY SUCH LAWS, RULES, AND REGULATIONS RELATED TO THE USE OF THE LOTS.

ACCESS
ACCESS WARREN WAGON ROAD, HAPPY DAY WAY, ROCKY SHORE DRIVE, FERNDALE WAY, WHIRLIN WAY AND WILD ROSE STREET AS SHOWN HEREON.

EXISTING UTILITIES
UTILITIES SUCH AS WATER, SEWER (INCLUDING DRAINFIELD LINES, EFFLUENT LINES, SEPTIC TANKS, CLEAN OUTS, ETC.), POWER, TELEPHONE AND GAS ARE INSTALLED AND EXISTING WITHIN THE LOTS SHOWN HEREON IN SOME CASES. THESE UTILITIES TRAVERSE ACROSS SEVERAL ADJACENT LOTS DUE TO THE CONVENIENCE OF INSTALLATION AND MAINTENANCE. EACH LOT OWNER SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN THE UTILITIES THAT SERVE THEIR LOT. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER(S) PERFORMING THE MAINTENANCE TO RETURN ANY DISTURBED LAND, LANDSCAPING, FENCES, ROADWAYS, ETC. TO THEIR PRE-MAINTENANCE CONDITION. IF AT THE TIME OF MAINTENANCE IT IS MONETARILY EQUITABLE AND REASONABLE TO DO SO, THE UTILITIES SHALL BE RE-ROUTED TO BE CONTAINED WITHIN THE SERVED LOT VIA THE EXISTING EASEMENT OR ALTERNATIVE EASEMENT PROCURED BY THE LOT OWNER.

DISCLAIMER
THE LOTS ARE PLATTED IN AN "AS IS" CONDITION. THE STATE MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THE LOTS OR CONCERNING THE SUITABILITY OF THE LOTS FOR THE USES INTENDED BY AN OWNER.

Digitally signed on: Nov 08, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEFFREY J. RUSSELL

STATE SUBDIVISION–AMENDED PINECREST ADDITION		
A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowbark Way Coeur d'Alene, Idaho 83815 Phone: 208 762 8797	
	DWG NAME: 20-11-036 Amended Pinecrest Addition_cover	
	DR. INFO	CH. CUR / DRB SHEET 1 OF 2
SCALE: NONE	DATE: November 2013	PROJ. NO.: 20-11-036

Resp't 0475

STATE SUBDIVISION–AMENDED PINECREST ADDITION

A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 11
INST NO. _____

CERTIFICATE OF STATE

BE IT KNOWN BY THESE PRESENTS, THAT THE STATE OF IDAHO, THE RECORD OWNER OF THE REAL PROPERTY SHOWN HEREON, UNDER ITS AUTHORITY SET FORTH IN IDAHO CODE HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCKS AS PLATTED HEREON, TO BE KNOWN AS STATE SUBDIVISION – AMENDED PINECREST ADDITION. BEING BLOCKS 2, 3, 4, 8, AND 9 OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 18, RECORDS OF VALLEY COUNTY, IDAHO, BEING SITUATED IN A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERNMOST CORNER OF BLOCK 8 AS SHOWN ON SAID PLAT, THENCE NORTH 35°33'17" EAST, ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 8, 329.81 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 8;
THENCE SOUTH 54°26'32" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 4, 148.82 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID PLAT OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES.
THENCE SOUTH 71°16'55" EAST, 104.47 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID PLAT OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES;
THENCE NORTH 35°31'14" EAST, ALONG SAID RIGHT-OF-WAY LINE OF WARREN WAGON ROAD, 241.05 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HAPPY DAY WAY AS SHOWN ON SAID PLAT OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES.
THENCE SOUTH 58°05'46" EAST, ALONG SAID RIGHT-OF-WAY LINE OF HAPPY DAY WAY, 237.68 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON SAID PLAT OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES.

THENCE ALONG SAID RIGHT-OF-WAY LINE OF PAYETTE DRIVE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 04°17'53" WEST, 478.67 FEET;
2. SOUTH 43°34'04" WEST, 787.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WILD ROSE STREET AS SHOWN ON SAID PLAT OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES.

THENCE SOUTH 53°17'28" WEST, 40.42 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WILD ROSE STREET AS SHOWN ON SAID PLAT OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES.

THENCE NORTH 28°30'42" WEST, ALONG SAID RIGHT-OF-WAY LINE OF WILD ROSE STREET, 411.78 FEET TO THE EASTERLY RIGHT-OF-WAY OF WARREN WAGON ROAD SHOWN ON SAID PLAT OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES.
THENCE SOUTH 33°31'34" WEST, ALONG SAID RIGHT-OF-WAY LINE OF WARREN WAGON, 327.74 FEET,
THENCE NORTH 56°07'04" WEST, 100.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD SHOWN ON SAID PLAT OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES.
THENCE NORTH 54°26'33" WEST, ALONG THE SOUTHERLY BOUNDARY OF BLOCK 5 AS SHOWN ON SAID PLAT, 148.82 FEET;
THENCE NORTH 35°31'38" EAST, ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 5, 500.18 FEET;
THENCE NORTH 35°33'18" EAST, CONTINUING ALONG SAID BOUNDARY, 40.88 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOT 1, BLOCK 2; LOTS 5 AND 8, BLOCK 3; LOT 2, BLOCK 4; LOT 3, BLOCK 5; LOT 2, BLOCK 8 OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 18, RECORDS OF VALLEY COUNTY, IDAHO, BEING SITUATED IN A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

CONTAINING 11.88 ACRES, MORE OR LESS.

SAID LANDS ARE SUBJECT TO EASEMENTS OF RECORD AND RIGHTS-OF-WAY OF RECORD.

IDAHO STATE BOARD OF LAND COMMISSIONERS APPROVAL

IN WITNESS WHEREOF, THE STATE BOARD OF LAND COMMISSIONERS HAS LAWFULLY PACED PRESENTS TO BE EXECUTED BY ITS PRESIDENT, THE GOVERNOR OF THE STATE OF IDAHO, AND COUNTERSIGNED BY THE SECRETARY OF THE STATE AND THE DIRECTOR, IDAHO DEPARTMENT OF LANDS.

THE STATE BOARD OF LAND COMMISSIONERS

C.L. "BUTCH" OTTER
GOVERNOR OF THE STATE OF IDAHO
PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS

COUNTERSIGNED:

BEN YSAMA
SECRETARY OF STATE

THOMAS M. SCHULTZ, JR
DIRECTOR, IDAHO DEPARTMENT OF LANDS

THE STATE OF IDAHO)
) SS.
COUNTY OF ADA)

ON THIS DAY 13th DAY OF November, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE, PERSONALLY APPEARED C.L. "BUTCH" OTTER, KNOWN TO ME, TO BE THE GOVERNOR OF THE STATE OF IDAHO AND PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS; BEN YSAMA, KNOWN TO ME, TO BE THE SECRETARY FOR THE STATE OF THE STATE OF IDAHO AND THOMAS M. SCHULTZ, JR., KNOWN TO ME TO BE THE DIRECTOR OF DEPARTMENT OF LANDS OF THE STATE OF IDAHO, THAT EXECUTED THE SAME INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH THE STATE OF IDAHO AND THE STATE BOARD OF LAND COMMISSIONERS EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR WRITTEN ABOVE.

NOTARY PUBLIC FOR IDAHO
RESIDING AT Boise IDAHO
MY COMMISSION EXPIRES: 12/26/18

TAMARA L. ARMSTRONG NOTARY PUBLIC STATE OF IDAHO

VALLEY COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT OF STATE SUBDIVISION–AMENDED PINECREST ADDITION WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO AT THE REQUEST OF _____, THIS _____ DAY OF _____, 2013, AT _____ O'CLOCK ___ M., AND DULY RECORDED IN BOOK _____ OF PLATS, AT PAGES _____ AS INSTRUMENT NUMBER _____

SURVEYOR'S CERTIFICATE

I, GERENY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF STATE SUBDIVISION–AMENDED PINECREST ADDITION IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

Digitally signed on: Nov 06, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO GERENY J. RUSSELL

STATE SUBDIVISION–AMENDED PINECREST ADDITION A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
JUB J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208 762.8797	
	DWG NAME: 20-11-036_Amended Pinecrest Addition_cover	
	DR. DFG / CH. GJR / DRB	SHEET 2 OF 8
SCALE: NONE	DATE: November 2013	PROJ. NO.: 20-11-036

Resp't 0476

STATE SUBDIVISION–AMENDED PINECREST ADDITION

A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

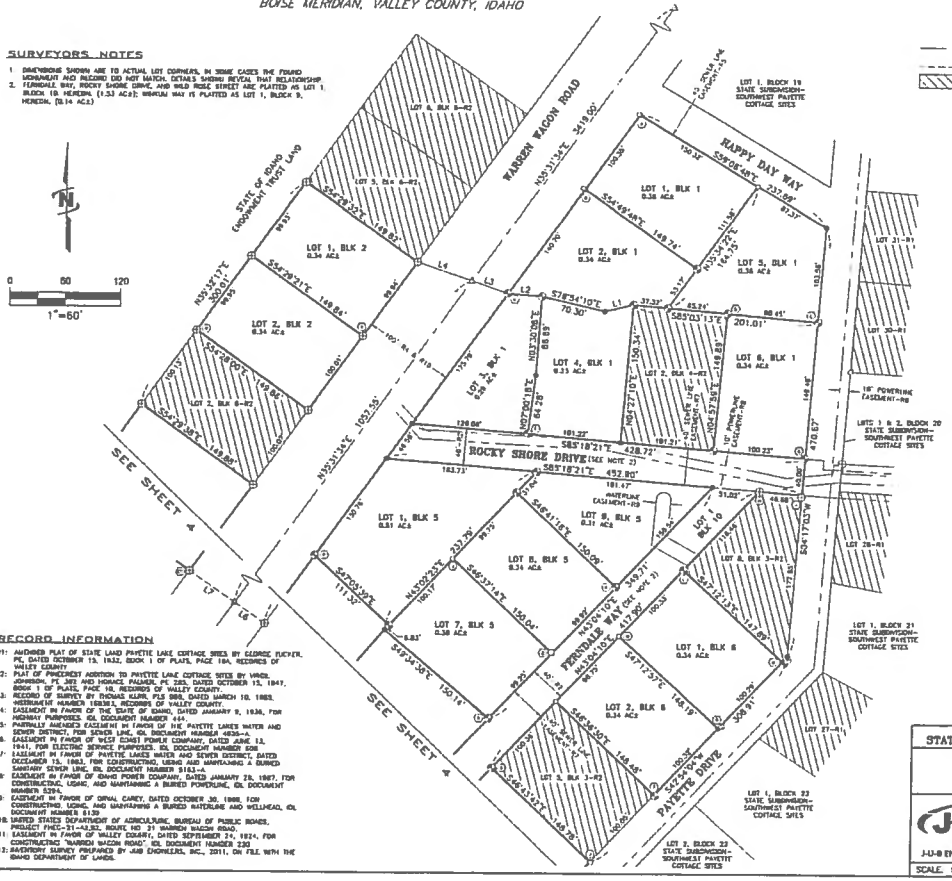
PLAT BOOK 13 PAGE 11
INST NO. _____

SURVEYORS NOTES

1. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
2. FERNDALE WAY, ROCKY SHORE DRIVE, AND WILD ROSE STREET ARE PLATTED AS LOT 1, BLOCK 10, HEREIN (1.53 ACS); WIMUM WAY IS PLATTED AS LOT 1, BLOCK 9, HEREIN, (0.14 ACS)

LEGEND

- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- SECTION CORNER–AS NOTED
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP–UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP–UNLESS OTHERWISE NOTED
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8", 5 30" REBAR WITH YELLOW PLASTIC CAP, HAROLD "JUB ENGINEERS PLS 13419"
- P.O.B. POINT OF BEGINNING
- SEE SHEETS 5 AND 6 FOR DETAILS



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N76°33'31"E	31.78'
L2	S85°14'25"E	26.76'
L3	S71°16'33"E	41.79'
L4	S71°16'33"E	62.88'

RECORD INFORMATION

R1: AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES BY GEORGE FUCHER, PE, DATED OCTOBER 13, 1932, BOOK 1 OF PLATS, PAGE 18A, RECORDED OF VALLEY COUNTY
R2: PLAT OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES BY VAUGH JOHNSON, PE 383 AND HORACE PALMER, PE 285, DATED OCTOBER 13, 1947, BOOK 1 OF PLATS, PAGE 18, RECORDED OF VALLEY COUNTY.
R3: RECORD OF SURVEY BY THOMAS KURR, PLS 9868, DATED MARCH 10, 1988, INSTRUMENT NUMBER 159381, RECORDED OF VALLEY COUNTY.
R4: EASEMENT IN FAVOR OF THE STATE OF IDAHO, DATED JANUARY 9, 1936, FOR HIGHWAY PURPOSES. IDL DOCUMENT NUMBER 444.
R5: PARTIALLY AMENDED EASEMENT IN FAVOR OF THE PAYETTE LAKES WATER AND SEWER DISTRICT, FOR SEWER LINE, IDL DOCUMENT NUMBER 4835–A.
R6: EASEMENT IN FAVOR OF WEST COAST POWER COMPANY, DATED JUNE 13, 1941, FOR ELECTRIC SERVICE PURPOSES. IDL DOCUMENT NUMBER 528
R7: EASEMENT IN FAVOR OF PAYETTE LAKES WATER AND SEWER DISTRICT, DATED DECEMBER 13, 1983, FOR CONSTRUCTING, USING AND MAINTAINING A BURIED SANITARY SEWER LINE. IDL DOCUMENT NUMBER 5163–A.
R8: EASEMENT IN FAVOR OF IDAHO POWER COMPANY, DATED JANUARY 28, 1987, FOR CONSTRUCTING, USING, AND MAINTAINING A BURIED POWERLINE, IDL DOCUMENT NUMBER 5294.
R9: EASEMENT IN FAVOR OF ORVAL CAREY, DATED OCTOBER 30, 1986, FOR CONSTRUCTING, USING, AND MAINTAINING A BURIED WATERLINE AND WELLHEAD, IDL DOCUMENT NUMBER 5139
R10: UNITED STATES DEPARTMENT OF AGRICULTURE, BUREAU OF PUBLIC ROADS, PROJECT FHEC-21-A2.B2, ROUTE NO 31 WARREN WAGON ROAD.
R11: EASEMENT IN FAVOR OF VALLEY COUNTY, DATED SEPTEMBER 24, 1924, FOR CONSTRUCTING "WARREN WAGON ROAD". IDL DOCUMENT NUMBER 230
R12: BOUNDARY SURVEY PREPARED BY JUB ENGINEERS, INC., 2011, ON FILE WITH THE IDAHO DEPARTMENT OF LANDS.

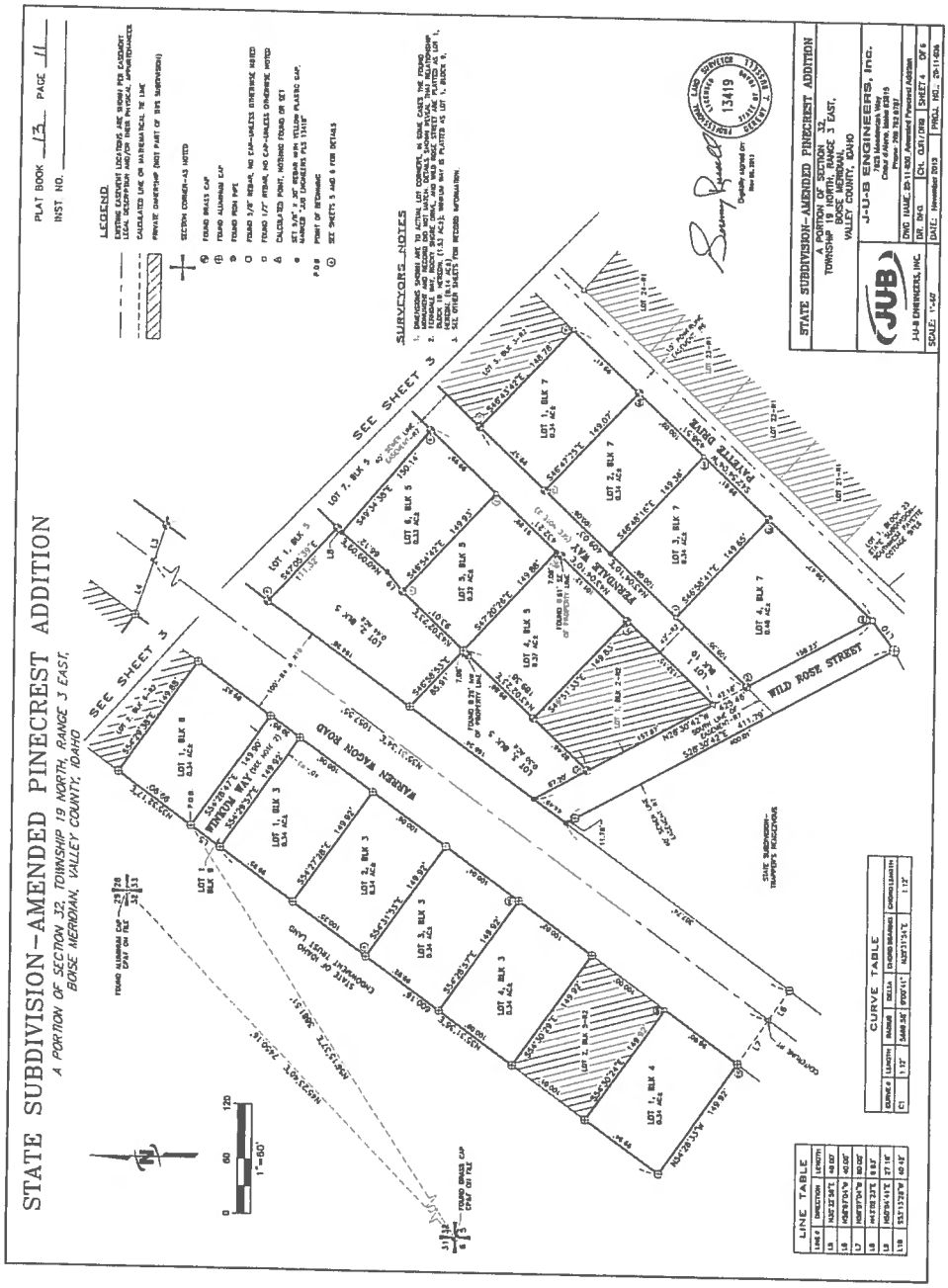
Digitally signed on: Nov 08, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO ROBERT L. RUSSELL

STATE SUBDIVISION–AMENDED PINECREST ADDITION		
A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
JUB J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, INC. 7825 Meadowbrook Way Coeur d'Alene, Idaho 83815 Phone: 208 762 8787	
	DWG NAME: 29-11-036_Amended Pinecrest Addition	
	DR. DFG	CH. GJR/DRG SHEET 3 OF 6
SCALE: 1"=60'	DATE: November 2013	PROJ. NO.: 29-11-036

Resp't 0477

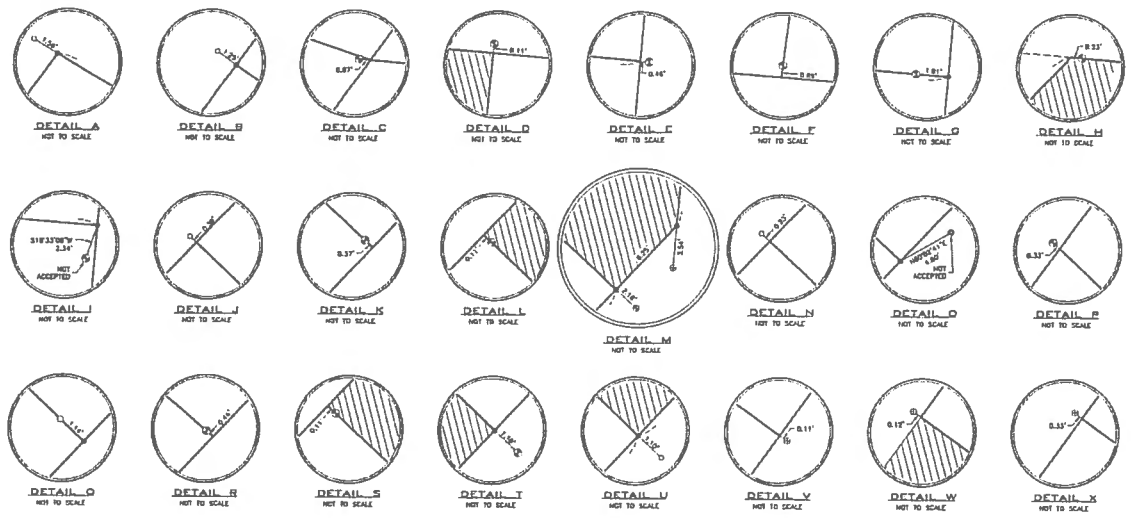
State of Idaho Deed No. SD13867
Page 15 of 43



STATE SUBDIVISION–AMENDED PINECREST ADDITION

A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 11
INST NO. _____



Digitally signed on: Nov 06, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO ELBERT J. BUSELL

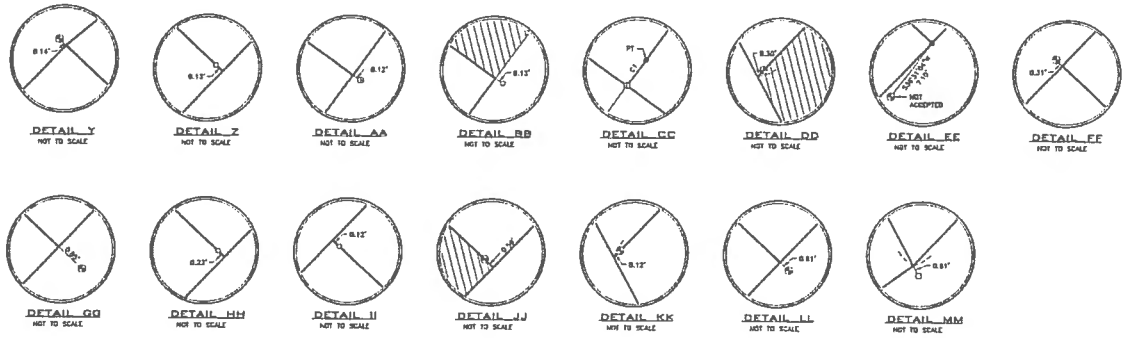
STATE SUBDIVISION–AMENDED PINECREST ADDITION A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO	
J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208 762 8787
	DWG NAME: 20-11-036_Amended Pinecrest Addition
	DR. DFD. / CH. GJR / DRB / SHEET 6 OF 6
SCALE: NONE	DATE: November 2013 / PROJ. NO.: 20-11-036

Resp't 0479

STATE SUBDIVISION–AMENDED PINECREST ADDITION

A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 11
INST NO. _____



Digitally signed on: Nov 06, 2013

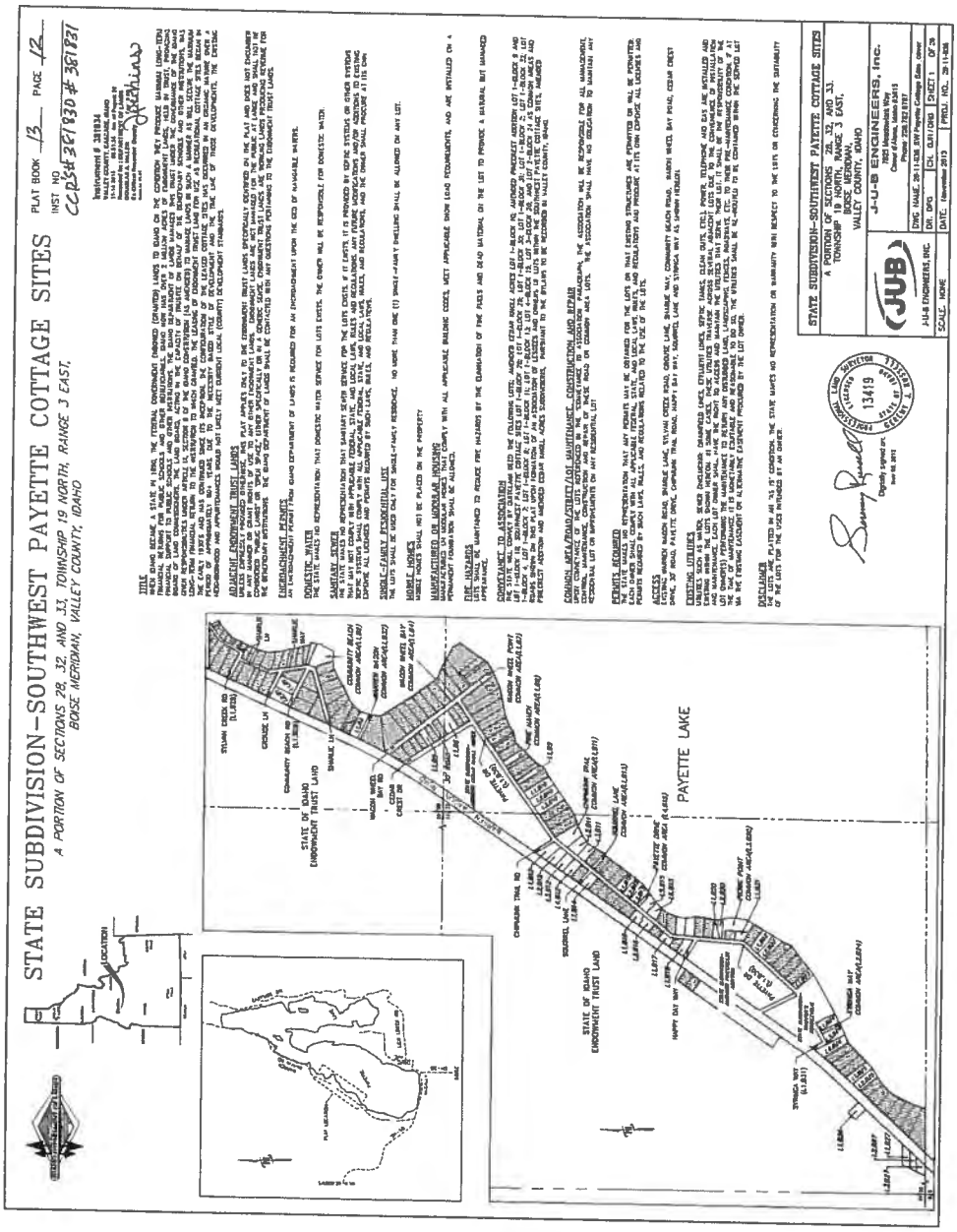
PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEREMY J. RUSSELL

STATE SUBDIVISION–AMENDED PINECREST ADDITION A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
(JUB) J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, inc. 7825 Meadowlark Way Cheyenne, Idaho 83815 Phone: 208.762.8787	
	DWG NAME: 20-11-036_Amended Pinecrest Addition	
	DR. DHG	CH. GJR / DRB	SHEET 6 OF 6
SCALE: NONE	DATE: November 2013	PROJ. NO.: 20-11-036

Resp't 0480

State of Idaho Deed No. SD13867
Page 18 of 43

Exhibit C



STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

PLAT BOOK 13 PAGE 12
INST NO. _____

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

CERTIFICATE OF STATE

BE IT KNOWN BY THESE PRESENTS, THAT THE STATE OF IDAHO, THE RECORD OWNER OF THE REAL PROPERTY SHOWN HEREON, UNDER ITS AUTHORITY SET FORTH IN IDAHO CODE HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCKS AS PLATTED HEREON, TO BE KNOWN AS STATE SUBDIVISION – SOUTHWEST PAYETTE COTTAGE SITES, BOISE A PORTION OF GOVERNMENT LOT 3 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO AND THE AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 19A, RECORDS OF VALLEY COUNTY, IDAHO, AND AMENDED PLAT OF PAYETTE COTTAGE SITES, LOTS 201–222, ACCORDING TO PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 2, RECORDS OF VALLEY COUNTY, IDAHO, BEING SITUATED IN A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 30 AS SHOWN ON AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 19A; THENCE SOUTH 43°54'04" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON SAID PLAT, 38.38 FEET;

THENCE SOUTH 81°42'58" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PAYETTE DRIVE, 14.48 FEET;

THENCE NORTH 48°18'37" WEST, 42.58 FEET;

THENCE NORTH 52°13'26" EAST, 40.42 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON SAID AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES;

THENCE NORTH 43°54'04" EAST ALONG SAID RIGHT-OF-WAY LINE OF PAYETTE DRIVE, 787.42 FEET;

THENCE NORTH 04°17'03" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF PAYETTE DRIVE, 478.67 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HAPPY DAY WAY AS SHOWN ON THE PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 16, RECORDS OF VALLEY COUNTY;

THENCE NORTH 39°06'48" WEST ALONG SAID RIGHT-OF-WAY LINE OF HAPPY DAY WAY, 237.88 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES;

THENCE NORTH 35°31'34" EAST ALONG SAID RIGHT-OF-WAY LINE OF WARREN WAGON ROAD, 1083.09 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF CHIPMUNK TRAIL ROAD AS SHOWN ON CEDAR KNOLL ACRES OF PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 8, RECORDS OF VALLEY COUNTY, IDAHO;

THENCE SOUTH 34°54'48" EAST, ALONG SAID RIGHT-OF-WAY LINE OF CHIPMUNK TRAIL ROAD, 238.18 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON SAID PLAT;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF PAYETTE DRIVE TRAIL ROAD THE FOLLOWING FIVE (5) COURSES:

1. NORTH 58°06'30" EAST, 638.83 FEET;
2. NORTH 53°56'32" EAST, 338.73 FEET;
3. NORTH 53°37'06" EAST, 218.01 FEET;
4. NORTH 50°33'53" EAST, 109.91 FEET;
5. NORTH 53°56'32" EAST, 219.79 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF CEDAR CREST DRIVE AS SHOWN ON SAID PLAT OF CEDAR KNOLL ACRES OF PAYETTE LAKE COTTAGE SITES;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF CEDAR CREST DRIVE THE FOLLOWING THREE (3) COURSES:

1. NORTH 31°03'37" WEST, 489.46 FEET;
2. NORTH 34°30'23" WEST, 46.00 FEET;
3. NORTH 34°21'34" WEST, 280.47 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID PLAT OF CEDAR KNOLL ACRES OF PAYETTE LAKE COTTAGE SITE;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF WARREN WAGON ROAD 629.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO LEFT, HAVING A RADIUS OF 5788.58 FEET, THROUGH A CENTRAL ANGLE OF 06°13'02", SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 28°01'05" EAST A CHORD DISTANCE OF 629.00 FEET;

THENCE NORTH 24°58'34" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF WARREN WAGON ROAD, 1751.48 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF AMENDED PLAT OF PAYETTE LAKE COTTAGE SITES, LOTS 201–222 ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 2, RECORDS OF VALLEY COUNTY, IDAHO;

THENCE SOUTH 84°47'30" EAST ALONG SAID BOUNDARY LINE, 33.02 FEET;

THENCE NORTH 88°36'37" EAST CONTINUING ALONG SAID BOUNDARY LINE, 481.68 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SHARLIE LANE AS SHOWN ON SAID PLAT;

THENCE SOUTH 54°44'33" WEST ALONG SAID RIGHT-OF-WAY LINE OF SHARLIE LANE, 35.48 FEET TO THE NORTHERNMOST CORNER OF LOT 210 AS SHOWN ON SAID PLAT;

THENCE SOUTH 31°47'58" EAST ALONG THE EASTERLY LINE OF SAID LOT, 98.84 FEET TO THE ORDINARY HIGH WATER MARK OF PAYETTE LAKE;
THENCE SOUTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 8130 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID ORDINARY HIGH WATER MARK AND THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 30;
THENCE NORTH 41°34'08" WEST ALONG SAID WESTERLY LINE, 247.31 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOTS 21, 22, 23, 24, 27, 28, 30, 31, 34, 35, 41, 42, 43, 44, 48, 49, 50, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 70, 71, 73, 74, 75, 76, 83, 87, 100, 101, 102, 103, 104, 106, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159, 160, 163, 164, 171, 172, 173, 174, 175, 176, 177, 178, AND 187 OF AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 19A, RECORDS OF VALLEY COUNTY, IDAHO, BEING SITUATED IN A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO.

ALSO EXCEPTING THEREFROM LOTS 201 THRU 222 OF AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, LOTS 201–222, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 2, RECORDS OF VALLEY COUNTY, IDAHO, BEING SITUATED IN A PORTION OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

CONTAINING 78.96 ACRES, MORE OR LESS.

TOGETHER WITH:
BEGINNING AT THE SOUTHWEST CORNER OF LOT A AS SHOWN ON THE RECORD OF SURVEY, RECORDED AUGUST 10, 1987 AS INSTRUMENT NO. 134388, RECORDS OF VALLEY COUNTY, IDAHO;
THENCE NORTH 29°33'33" EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID RECORD OF SURVEY, 264.36 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT C AS SHOWN ON SAID RECORD OF SURVEY;
THENCE NORTH 89°57'28" EAST ALONG THE NORTH LINE OF SAID LOT C, 275.82 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT C AND THE WESTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID RECORD OF SURVEY;
THENCE SOUTH 44°01'34" WEST ALONG SAID RIGHT-OF-WAY LINE, 331.30 FEET TO THE SOUTH LINE OF SAID SECTION 32;
THENCE SOUTH 89°53'34" WEST, ALONG SAID SOUTH LINE, 113.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.92 ACRES, MORE OR LESS.

ALSO TOGETHER WITH:
COMMENCING AT THE NORTHEAST CORNER OF LOT C AS DESCRIBED ABOVE, THENCE NORTH 44°01'34" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID RECORD OF SURVEY, 343.78 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 48°58'57" WEST, 158.23 FEET;
THENCE NORTH 44°02'32" EAST, 198.27 FEET;
THENCE SOUTH 43°56'46" EAST, 158.21 FEET, MORE OR LESS, TO SAID RIGHT-OF-WAY LINE OF WARREN WAGON ROAD;
THENCE SOUTH 44°01'34" WEST, ALONG SAID RIGHT-OF-WAY LINE, 110.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.40 ACRES, MORE OR LESS.

ALSO TOGETHER WITH:
BEGINNING AT THE NORTHEAST CORNER OF LOT 7 AS SHOWN ON AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 19A;
THENCE NORTH 44°01'34" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID PLAT, 177.36 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 29.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4000.82 FEET, THROUGH A CENTRAL ANGLE OF 00°25'08", SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 43°54'43" EAST A CHORD DISTANCE OF 29.26 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON SAID PLAT;
THENCE SOUTH 39°48'39" EAST, ALONG THE EASTERLY LINE OF SAID LOT 9, 276.87 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF PAYETTE LAKE;
THENCE SOUTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 208 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID ORDINARY HIGH WATER MARK AND THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 8;
THENCE NORTH 39°45'00" WEST ALONG SAID WESTERLY LINE, 248.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

CONTAINING 1.28 ACRES, MORE OR LESS.

ALSO TOGETHER WITH:
BEGINNING AT THE NORTHEAST CORNER OF LOT 12 AS SHOWN ON SAID AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES;
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID PLAT, 172.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5778.58 FEET, THROUGH A CENTRAL ANGLE OF 01°42'45", SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 39°47'23" EAST A CHORD DISTANCE OF 172.80 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SYRINGA WAY AS SHOWN ON SAID PLAT;
THENCE SOUTH 20°27'19" EAST ALONG SAID RIGHT-OF-WAY LINE, 127.79 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON SAID PLAT;
THENCE NORTH 81°42'58" EAST ALONG SAID RIGHT-OF-WAY LINE, 212.69 FEET;
THENCE SOUTH 28°17'02" EAST, 46.00 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PAYETTE DRIVE;
THENCE SOUTH 34°28'28" EAST, 88.52 FEET;
THENCE SOUTH 23°42'32" EAST, 131.01 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF PAYETTE LAKE;
THENCE SOUTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 344 FEET, MORE OR LESS, TO THE SOUTHEASTERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 12;
THENCE NORTH 34°08'28" WEST, 310.11 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.14 ACRES, MORE OR LESS.

TOTAL AREA 84.68 ACRES, MORE OR LESS.

SAID LANDS ARE SUBJECT TO EASEMENTS OF RECORD AND RIGHTS-OF-WAY OF RECORD

Jeremy Russell
Digitally signed on: Nov 05, 2013

PROFESSIONAL LAND SURVEYOR LICENSE 13419 STATE OF IDAHO JEREMY J. RUSSELL

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES		
A PORTION OF SECTIONS 28, 32, AND 33. TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
JUB J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
	DWG NAME: 20-11-036_SW Payette Cottage Sites_cover	
	DR. DFG	CH. CJR / DRG	SHEET 2 OF 26
SCALE: NONE	DATE: November 2013	PROJ. NO.: 20-11-036

Resp't 0482

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

PLAT BOOK 13 PAGE 12
INST. NO

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

IDAHO STATE BOARD OF LAND COMMISSIONERS APPROVAL

IN WITNESS WHEREOF, THE STATE BOARD OF LAND COMMISSIONERS HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, THE GOVERNOR OF THE STATE OF IDAHO, AND COUNTERSIGNED BY THE SECRETARY OF THE STATE AND THE DIRECTOR, IDAHO DEPARTMENT OF LANDS.

THE STATE BOARD OF LAND COMMISSIONERS

C.L. "BUTCH" OTTER
GOVERNOR OF THE STATE OF IDAHO
PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS

COUNTERSIGNED:

BEN YOUNGA
SECRETARY OF STATE

THOMAS M. SCHULTZ, JR.
DIRECTOR, IDAHO DEPARTMENT OF LANDS

THE STATE OF IDAHO)
) SS.
COUNTY OF ADA)

ON THIS DAY 13th DAY OF November, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE, PERSONALLY APPEARED C.L. "BUTCH" OTTER, KNOWN TO ME TO BE THE GOVERNOR OF THE STATE OF IDAHO AND PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS; BEN YOUNGA, KNOWN TO ME TO BE THE SECRETARY FOR THE STATE OF THE STATE OF IDAHO, AND THOMAS M. SCHULTZ, JR., KNOWN TO ME TO BE THE DIRECTOR OF DEPARTMENT OF LANDS OF THE STATE OF IDAHO, THAT EXECUTED THE SAME INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH THE STATE OF IDAHO AND THE STATE BOARD OF LAND COMMISSIONERS EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR WRITTEN ABOVE.

NOTARY PUBLIC FOR IDAHO
RESIDING AT Boise IDAHO
MY COMMISSION EXPIRES 12/26/18

TAMARA L. ARMSTRONG NOTARY PUBLIC STATE OF IDAHO

VALLEY COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT OF STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO AT THE REQUEST OF _____, THIS _____ DAY OF _____, 2013, AT _____ O'CLOCK ___ M., AND DULY RECORDED IN BOOK _____ OF PLATS, AT PAGES _____ AS INSTRUMENT NUMBER _____

SURVEYOR'S CERTIFICATE

I, GEREMY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

Digitally signed on: Nov 06, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO GEREMY J. RUSSELL

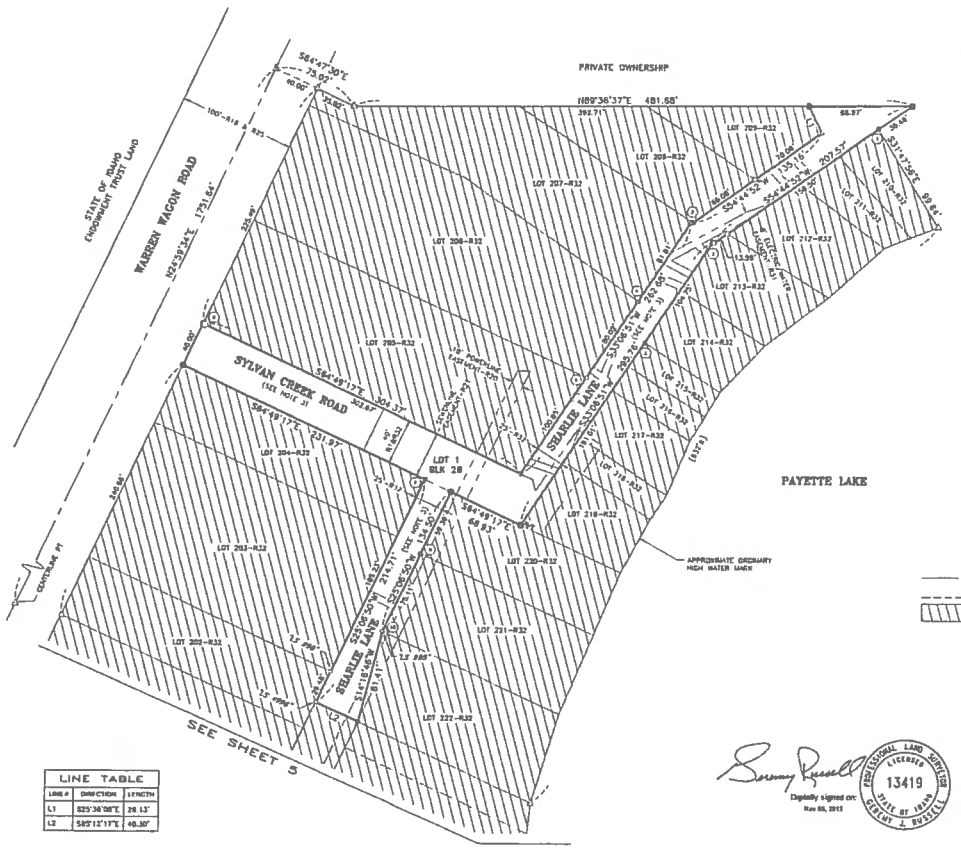
STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES		
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208 762 8787	
	DWG NAME: 20-11-036_6W Payette Cottage Sites_colored	
	DR. DFO	CH. GJR / DRB	SHEET 3 OF 26
SCALE: NONE	DATE: November 2013	PROJ. NO.: 20-11-036

Resp't 0483

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

PLAT BOOK 13 PAGE 12
INST. NO. _____

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S25°36'08"E	26.13'
L2	S85°12'17"E	40.30'

SURVEYOR'S NOTES

1. SEE SHEET 23 FOR RECORD INFORMATION.
2. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS. IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP
3. SYLVAN CREEK ROAD AND SHARLIE LANE ARE PLATTED AS LOT 1, BLOCK 28, HEREON. (0.71 ACs); SHARLIE WAY, SHARLIE LANE, COMMUNITY BEACH ROAD, AND GROUSE LANE ARE PLATTED AS LOT 1 BLOCK 29, HEREON. (1.73 ACs); SQUIRREL LANE, WAGON WHEEL WAY ROAD, HAPPY DAY WAY, CEDAR CREST DRIVE, PAYETTE DRIVE, 30' ROAD AND CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HEREON (7.78 ACs); PAYETTE DRIVE AND SYRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HEREON. (0.34 ACs).

N

0 50 100
1"=50'

LEGEND

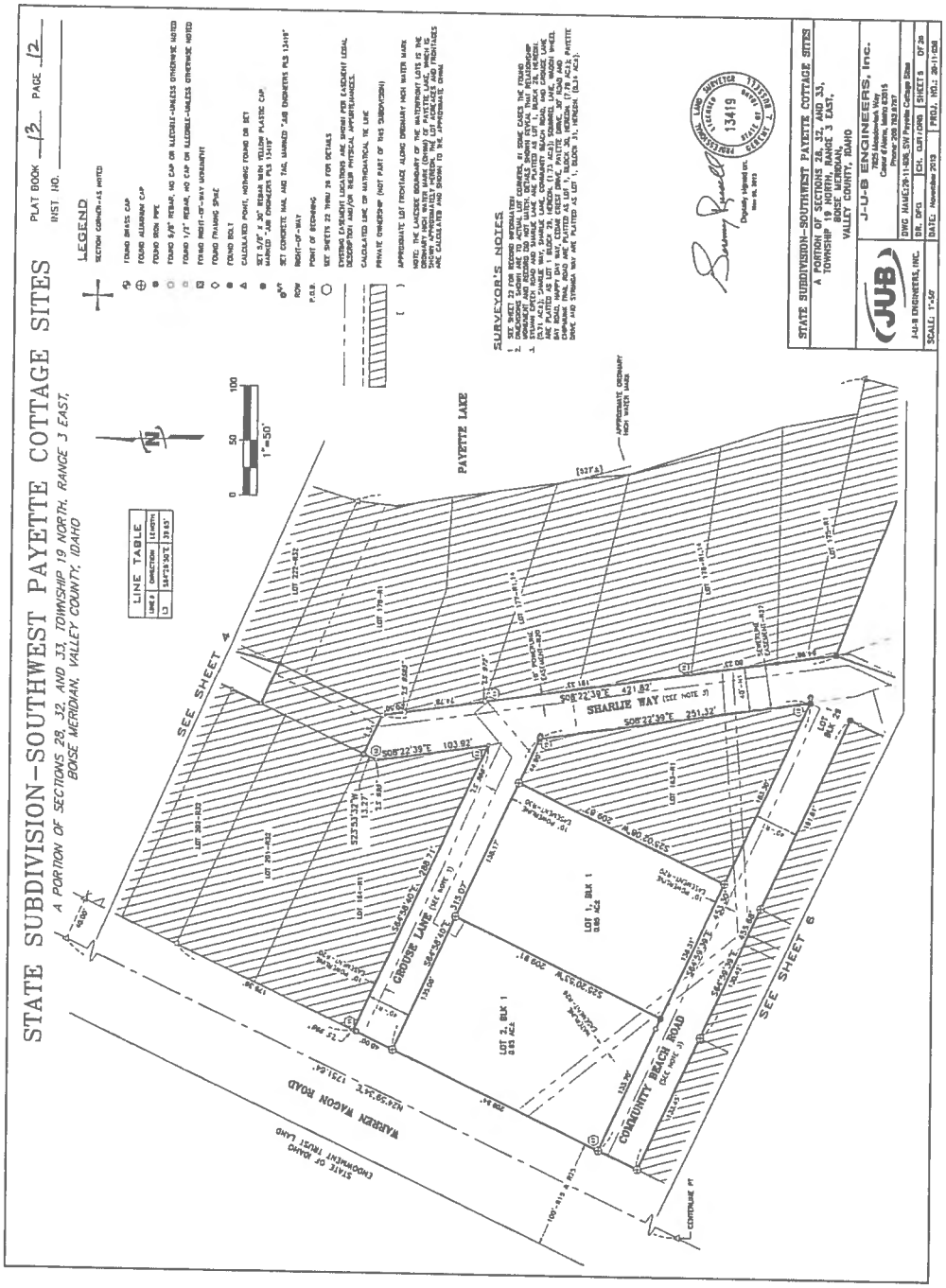
- SECTION CORNER–AS NOTED
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND 3/8" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- FOUND RIGHT-OF-WAY MONUMENT
- FOUND FRAMING SPIKE
- FOUND BOLT
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"
- ROW RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- SEE SHEETS 22 THRU 26 FOR DETAILS
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PAYETTE LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM

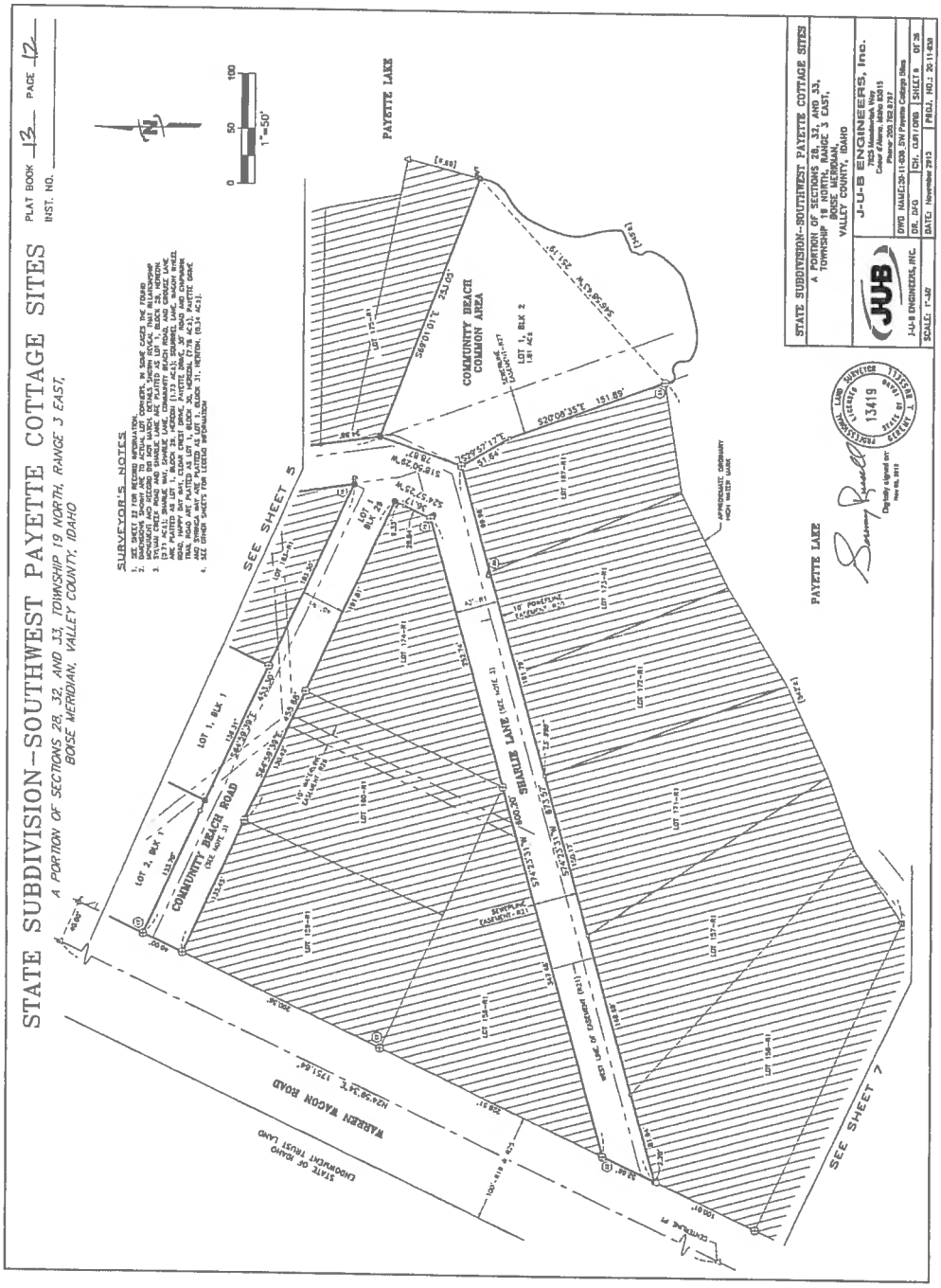
Jeremy Russell
Digitally signed on: Nov 08, 2013
PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEREMY J. RUSSELL

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES		
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
JUB J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
	DWG NAME: 20-11-036_SW Payette Cottage Sites	
	DR. DFG / CH. CJR / DRB	SHEET 4 OF 26
SCALE: 1"=50'	DATE: November 2013	PROJ. NO.: 20-11-036

Resp't 0484


STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
PLAT BOOK 13 PAGE 12
INST NO.
LEGEND
SECTION CORNER–AS NOTED
FOUND BRASS CAP
FOUND ALUMINUM CAP
FOUND IRON PIPE
FOUND 5/8" REBAR, NO CAP OR ALUCRALE–UNLESS OTHERWISE NOTED
FOUND 1/2" REBAR, NO CAP OR ALUCRALE–UNLESS OTHERWISE NOTED
FOUND RIGHT-OF-WAY MONUMENT
FOUND PARKING SPACE
FOUND BOLT
CALCULATED POINT, NOTHING FOUND OR SET
SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP MARKED "JUB ENGINEERS PLS 13419"
SET CONCRETE NAIL AND TAG MARKED "JUB ENGINEERS PLS 13419"
ROW RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
SEE SHEETS 23 THRU 26 FOR DETAILS
EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR NEAR PHYSICAL APPURTENANCES.
CALCULATED LINE OF MATHEMATICAL TIE LINE
PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
NOTE: THE LAKEBED BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (ORDINARY HIGH WATER MARK IS NOT SHOWN APPROXIMATELY HEREON). THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.
SURVEYOR'S NOTES
1. SEE SHEET 23 FOR RECORD INFORMATION
2. THE SURVEYOR HAS NOT PERFORMED A TITLE SEARCH, BY THE OWNER OF THE PROPERTY, OR OTHER OWNERSHIP OPINIONS AND RESERVES DO NOT WAIVE, DEFINES, OR ESTABLISHES OWNERSHIP OF ANY PROPERTY.
3. THE PRIVATE ROADS AND SHARLIE LANE ARE PLATTED AS LOT 1, BLOCK 28, HERON (1.31 ACRES), AND SHARLIE WAY (1.07 ACRES), GROUSE LANE (0.93 ACRES), AND COMMUNITY BEACH ROAD (0.34 ACRES) ARE PLATTED AS LOT 1 BLOCK 29, HERON, (1.73 ACRES) SQUIRREL LANE, WOODY WHEEL DRIVE, AND SHARLIE WAY ARE PLATTED AS LOT 1, BLOCK 31, HERON, (1.37 ACRES) CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 32, HERON, (1.77 ACRES) PAYETTE DRIVE AND STRIMBA WAY ARE PLATTED AS LOT 1, BLOCK 33, HERON, (0.34 ACRES).
LINE TABLE
LINE # DIRECTION LENGTH
L3 S84°19'30"E 39.83'
1"=50'
PAYETTE LAKE
APPROXIMATE ORDINARY HIGH WATER MARK
SEE SHEET 4
SEE SHEET 6
SHARLIE WAY (SEE NOTE 3)
GROUSE LANE (SEE NOTE 3)
COMMUNITY BEACH ROAD (SEE NOTE 3)
LOT 1, BLK 1 0.93 ACS
LOT 2, BLK 1 0.93 ACS
WARREN WAGON ROAD
STATE OF IDAHO CHOOKWIST TRUST LAND
LAND SURVEYOR
STATE OF IDAHO
13419
Deputy Signed on: Mar. 06, 2013
STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
JUB
J-U-B ENGINEERS, Inc.
7000 E. Mineral King, Suite 101
Coeur d'Alene, Idaho 83815
Phone: 208.763.2707
J-U-B ENGINEERS, INC.
DWG NAME: 29-11-026_SW Payette Cottage Sites
DR. DFG CK. GLR/JORG SHEET 9 OF 26
SCALE: 1"=50'
DATE: November 2013
PROJ. NO.: 29-11-026

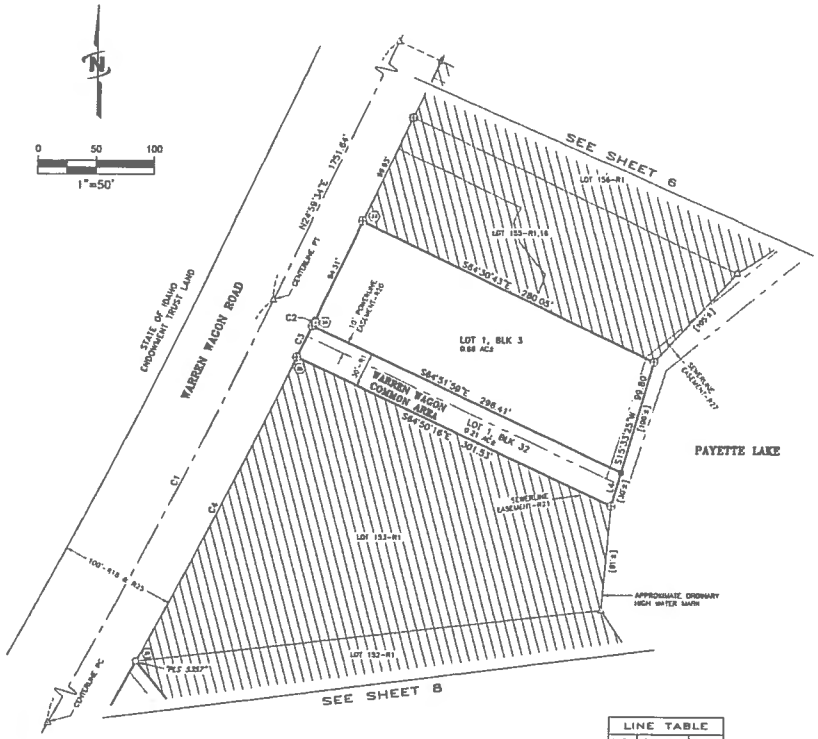
State of Idaho Deed No. SD13867
Page 23 of 43



STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

PLAT BOOK 13 PAGE 12
INST NO. _____

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO



LEGEND

- SECTION CORNER–AS NOTED
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR illegible–UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR illegible–UNLESS OTHERWISE NOTED
- FOUND RIGHT-OF-WAY MONUMENT
- FOUND FRAMING SPIKE
- FOUND BOLT
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "JUB ENGINEERS PLS 13419"
- SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"
- ROW RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- SEE SHEETS 22 THRU 26 FOR DETAILS
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PAYETTE LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM

SURVEYOR'S NOTES

1. SEE SHEET 22 FOR RECORD INFORMATION.
2. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS. IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP
3. SYLVAN CREEK ROAD AND SHARLIE LANE ARE PLATTED AS LOT 1, BLOCK 28, HEREON (0.21 AC±); SHARLIE WAY, SHARLIE LANE, COMMUNITY BEACH ROAD, AND GROUSE LANE ARE PLATTED AS LOT 1 BLOCK 29, HEREON (1.73 AC±); SQUIRREL LANE, WAGON WHEEL BAY ROAD, HAPPY DAY WAY, CEDAR CREST DRIVE, PAYETTE DRIVE, 30' ROAD AND CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HEREON. (7.79 AC±); PAYETTE DRIVE AND SYRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HEREON. (0.34 AC±).

Digitally signed on: Nov 06, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO GERENT J. RUSSELL

LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	S13°33'25"W	30.58'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	586.74'	5729.58'	5°53'03"	N27°35'35"E	586.43'
C2	5.83'	5769.58'	0°03'28"	N25°01'18"E	5.83'
C3	30.00'	5768.58'	0°17'53"	N25°11'25"E	30.00'
C4	298.06'	5769.58'	2°57'36"	N26°49'41"E	298.03'

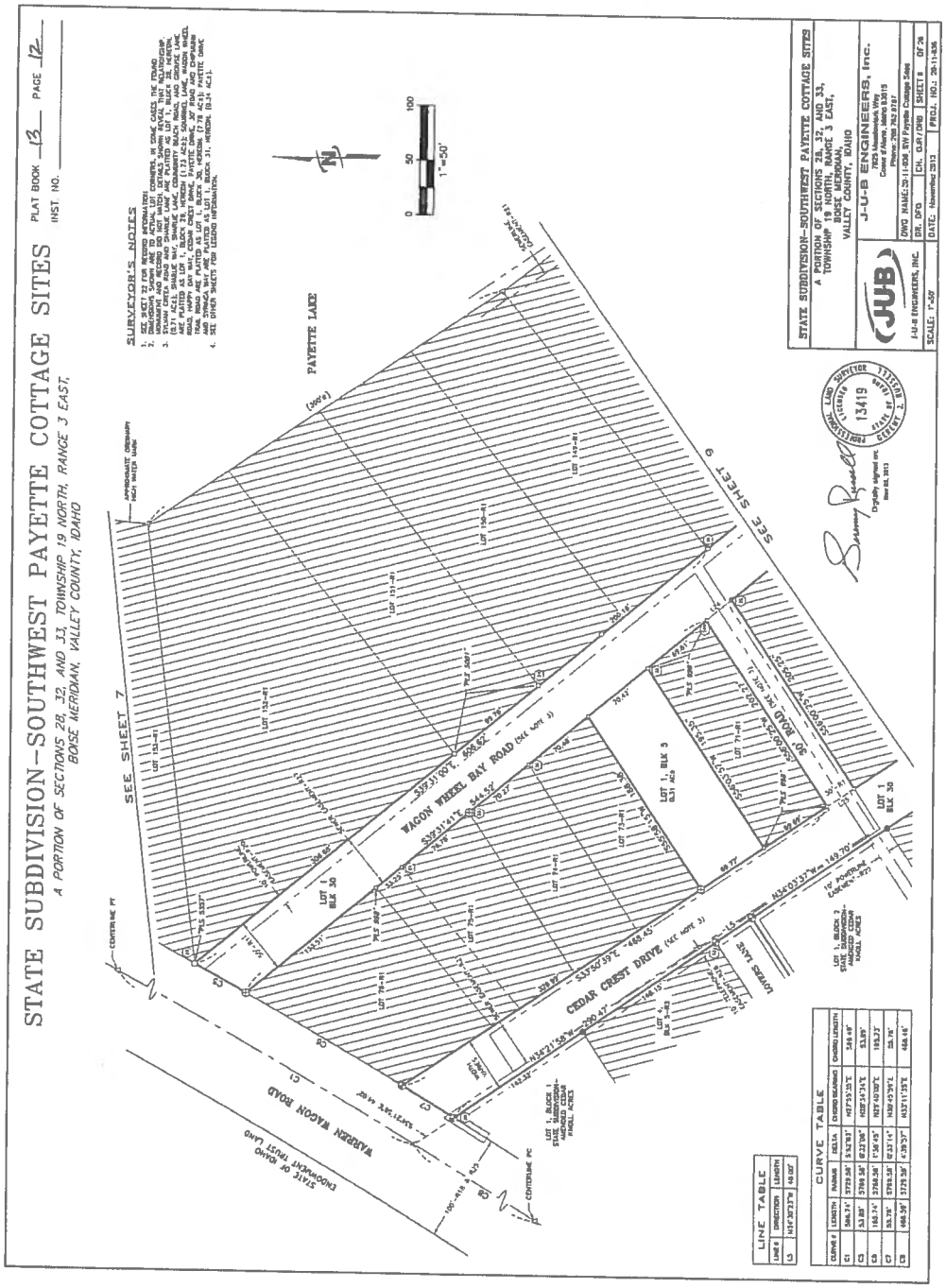
STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33,
TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN,
VALLEY COUNTY, IDAHO

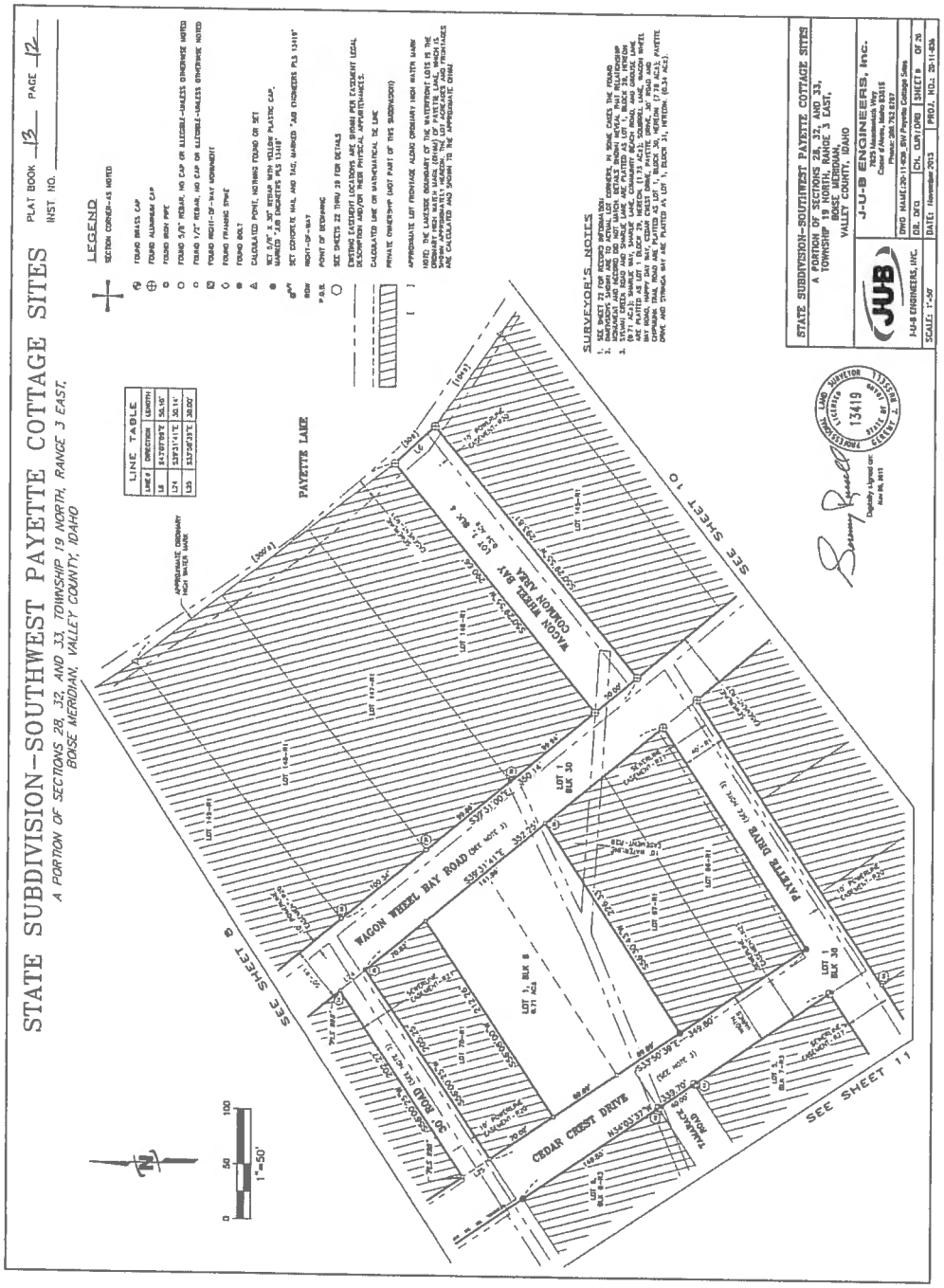
J-U-B ENGINEERS, INC.

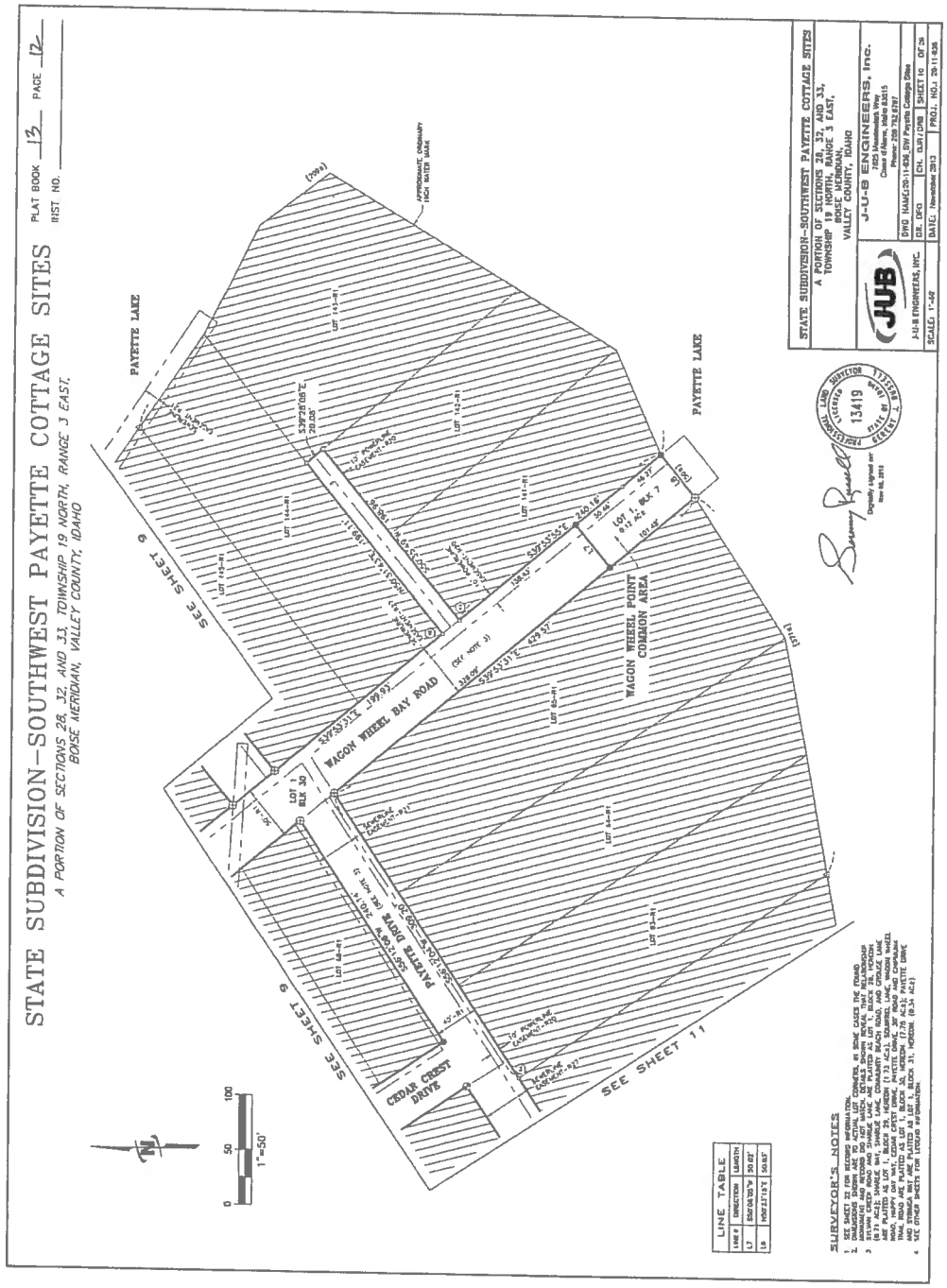
J-U-B ENGINEERS, Inc.
7825 Meadowlark Way
Coeur d'Alene, Idaho 83815
Phone: 208 762 8787

DWG NAME: 29-11-836_SW Payette Cottage Sites
DR. DFG | CH. GJR / DRB | SHEET 7 OF 26
SCALE: 1"=50' | DATE: November 2013 | PROJ. NO.: 29-11-836

Resp't 0487


STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
PLAT BOOK 13 PAGE 12
INST. NO.
SURVEYOR'S NOTES
1. SEE SHEET 22 FOR RECORD INFORMATION
2. THE BASIS OF BEARING IS BETWEEN ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENTS WERE NOT ACCEPTED AS THE ACTUAL CORNERS, THE RECORD BEARING IS THE BASIS OF BEARING.
3. STEAM CREEK ROAD AND SHARLE LANE ARE PLATTED AS LOT 1, BLOCK 28, HEREON, (0.81 ACRE) STEAM CREEK ROAD AND SHARLE LANE (PRIVATE) ARE PLATTED AS LOT 1, BLOCK 29, HEREON, ARE PLATTED AS LOT 1, BLOCK 29, HEREON (1.73 ACRE) SQUAREO, LANE, HAZEN WHEEL TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HEREON (0.34 ACRE) PAYETTE DRIVE, 30' ROAD AND CEDAR AND SYRACA WAY ARE PLATTED AS LOT 1, BLOCK 31, HEREON, (0.24 ACRE).
4. SEE OTHER SHEETS FOR EDGING INFORMATION.
PAYETTE LAKE
SEE SHEET 7
SEE SHEET 9
WAGON WHEEL BAY ROAD (SEE NOTE 3)
CEDAR CREST DRIVE (SEE NOTE 3)
WARREN WAGON ROAD
STATE OF IDAHO ENDOWMENT TRUST LAND
LOT 1, BLK 30
LOT 1, BLK 3
LOT 1, BLK 31
LINE TABLE
CURVE TABLE
STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, VALLEY COUNTY, IDAHO
J-U-B ENGINEERS, Inc.
13419
SCALE: 1"=50'
DATE: November 2013
PROJ. NO.: 26-11-636
SHEET 9 OF 26

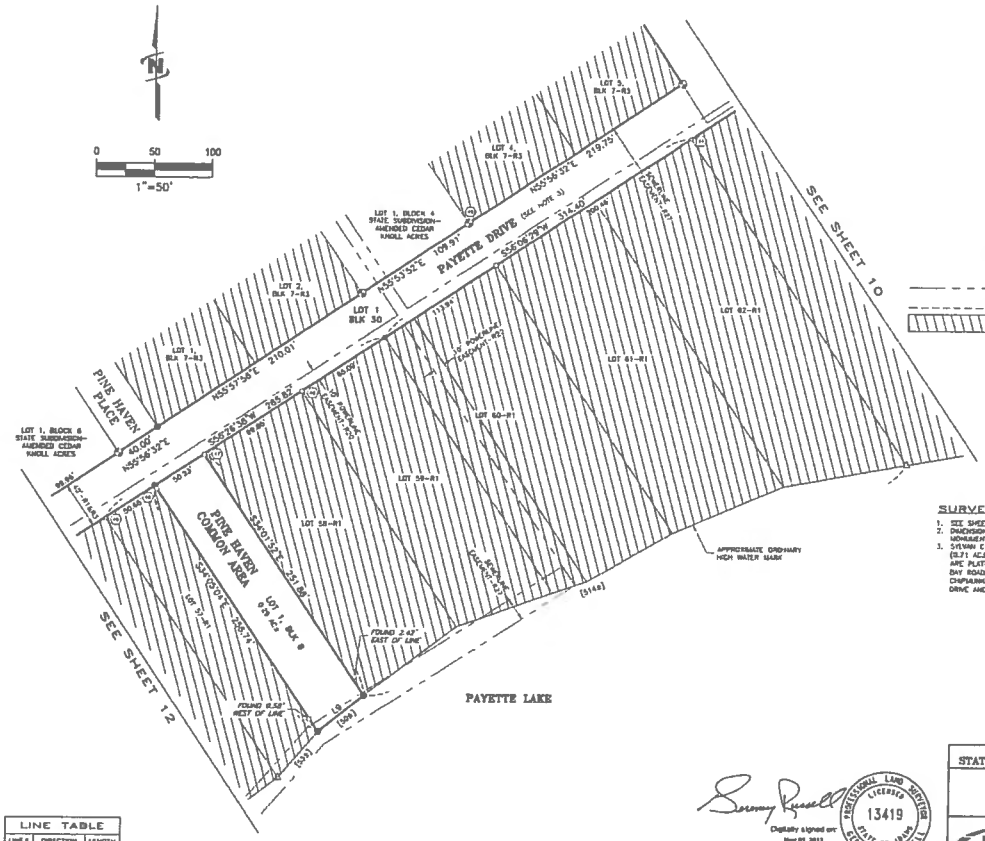

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
PLAT BOOK 13 PAGE 12
INST NO.
LEGEND
SECTION CORNER–AS NOTED
FOUND BRASS CAP
FOUND ALUMINUM CAP
FOUND IRON PIPE
FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
FOUND RECH-OF-WAY MONUMENT
FOUND FRAMING SPIKE
FOUND BOLT
CALCULATED POINT, NOTHING FOUND OR SET
SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 12419"
SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 12419"
ROW RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
SEE SHEETS 22 THRU 29 FOR DETAILS
EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR RIGER PHYSICAL APPURTENANCES.
CALCULATED LINE OR MATHEMATICAL TIE LINE
PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK, ORHWM OF PAYETTE LAKE, WHICH IS ARE CALCULATED AND SHOWN TO BE APPROXIMATE ONLY.
LINE TABLE
LINE # | DIRECTION | LENGTH
L6 | N41°55'01"E | 56.10'
L7 | S39°31'41"E | 30.11'
L8 | S32°26'31"E | 20.00'
APPROXIMATE ORDINARY HIGH WATER MARK
PAYETTE LAKE
SEE SHEET 10
SEE SHEET 9
SEE SHEET 11
WAGON WHEEL BAY ROAD (SEE NOTE 3)
WAGON WHEEL BAY COMMON AREA
LOT 1, BLK 4 6.21 ACS
LOT 1, BLK 8 6.71 ACS
LOT 1 BLK 30
CEDAR CREST DRIVE
PAYETTE DRIVE
SURVEYOR'S NOTES
1. LOT CORNERS TO BE SET AT ALL LOT CORNERS, IN SOME CASES THE FOUND MONUMENTS SHOWN ARE NOT ACTUAL LOT CORNERS, BUT RELATIONSHIP STANDARD AND ACCEPTED DO NOT MATCH DETAILS SHOWN HEREIN. THE RELATIONSHIP BETWEEN THE FOUND MONUMENTS AND THE LOT CORNERS ARE SHOWN ON THE SURVEY (8-71 ACS); SHANGE WAY, SHANGE LANE, COMMUNITY BEACH ROAD, AND GARDENS LANE (8.47 ACS); WAGON WHEEL BAY ROAD (3.73 ACS); CEDAR CREST DRIVE, PAYETTE DRIVE, BAY ROAD, HAPPY DAY WAY, CEDAR CREST DRIVE, PAYETTE DRIVE, 30' PRIVATE ROAD EASEMENT, CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HEREIN (7.78 ACS); PAYETTE DRIVE, AND SYMMAN WAY ARE PLATTED AS LOT 1, BLOCK 31, HEREIN. (0.54 ACS).
STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
J-U-B ENGINEERS, Inc.
7925 Mesamonds Way
Coeur d'Alene, Idaho 83815
Ph: 208-762-8787
J-U-B ENGINEERS, INC.
DWG. NAME: 20-114-Cdal-SW-Plat-Sheet
DR. DKD
CH. CAR/LDRG
SHEET 8 OF 25
SCALE: 1"=50'
DATE: November 2013
PROJ. NO.: 20-114-Cdal
PROFESSIONAL LAND SURVEYOR LICENSED STATE OF IDAHO 13419 CLEVELAND
Digitally signed on Nov 06, 2013
1"=50'
0 50 100


STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
PLAT BOOK 13 PAGE 12
INST. NO.
PAYETTE LAKE
WAGON WHEEL BAY ROAD
WAGON WHEEL POINT COMMON AREA
PAYETTE DRIVE
CEDAR CREST DRIVE
SEE SHEET 9
SEE SHEET 11
LOT 1 BLK 30
LOT 1 BLK 7
LINE TABLE
SURVEYOR'S NOTES
J-U-B ENGINEERS, INC.
SCALE: 1"=50'
DATE: November 2013
PROJ. NO.: 29-11-636

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

PLAT BOOK 13 PAGE 12
INST NO. _____

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO



LEGEND

- SECTION CORNER–AS NOTED
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- FOUND RIGHT-OF-WAY MONUMENT
- FOUND FRAMING SPIKE
- FOUND BOLT
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"
- RW RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- SEE SHEETS 22 THRU 26 FOR DETAILS
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PAYETTE LAKE, WHICH IS SHOWN APPROXIMATELY HEREIN. THE LOT AREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM

SURVEYOR'S NOTES

1. SEE SHEET 22 FOR RECORD INFORMATION.
2. ENCROACHMENTS SHOWN ARE TO ACTUAL LOT CORNERS. IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP
3. SYLVAN CREEK ROAD AND SHARLIE LANE ARE PLATTED AS LOT 1, BLOCK 28, HEREON. (0.21 AC±); SHARLIE WAY, SHARLIE LANE, COMMUNITY BEACH ROAD, AND CRUISE LANE ARE PLATTED AS LOT 1 BLOCK 29, HEREON (1.73 AC±), SOUVENIR LANE, WAGON WHEEL BAY ROAD, HAPPY DAY WAY, CEDAR CREST DRIVE, PAYETTE DRIVE, 30' ROAD AND CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HEREON (7.78 AC±); PAYETTE DRIVE AND SYRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HEREON. (0.34 AC±).

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	S30°53'38"W	50.19'

Jeremy Russell
Digitally signed on: Nov 05, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEREMY J. RUSSELL

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES	
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO	
JUB ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7625 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787
	DWG NAME: 20-11-036_SW Payette Cottage Sites
	DR. DFG / CH. DJR/DRB / SHEET 11 OF 26
SCALE: 1"=50'	DATE: November 2013 / PROJ. NO.: 20-11-036

Resp't 0491

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

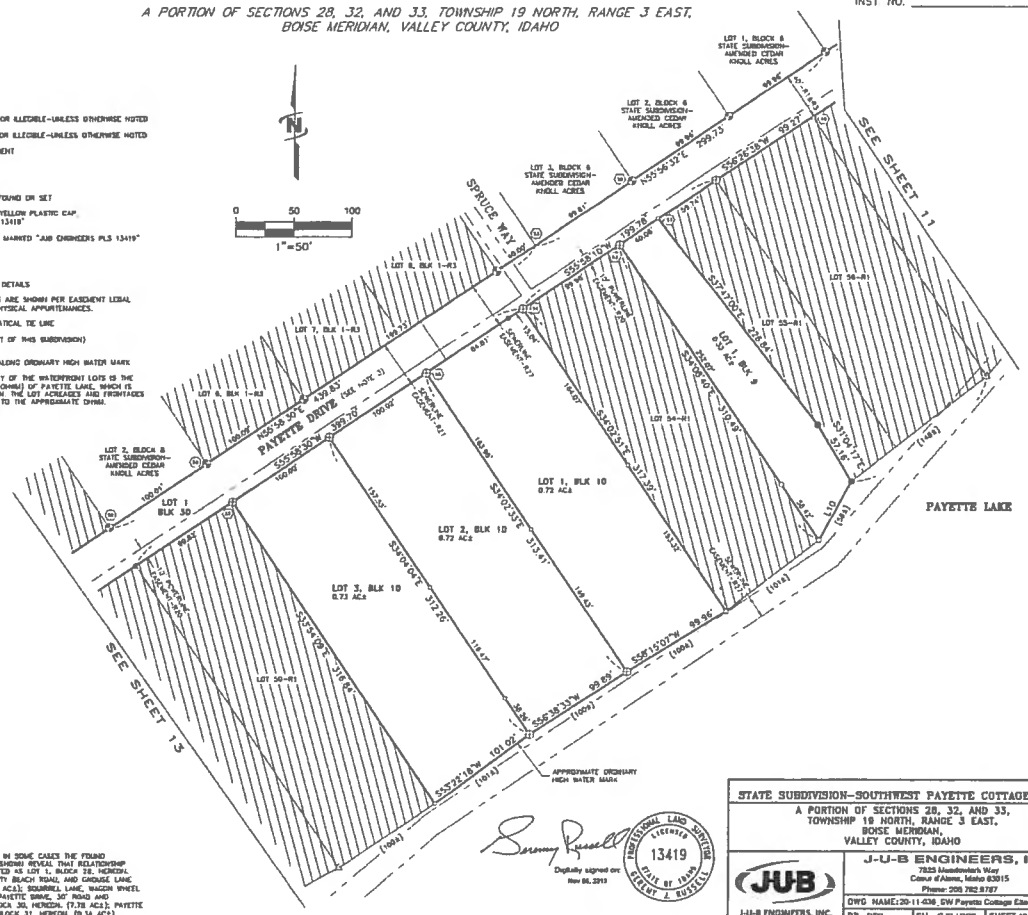
PLAT BOOK 13 PAGE 12
INST NO. _____

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

LEGEND

- SECTION CORNER–AS NOTED
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- FOUND RIGHT-OF-WAY MONUMENT
- FOUND FRAMING SPIKE
- FOUND BOLT
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"
- ROW RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- SEE SHEETS 22 THRU 26 FOR DETAILS
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PAYETTE LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	S38°11'10"W	58.83'

SURVEYOR'S NOTES

1. SEE SHEET 22 FOR RECORD INFORMATION.
2. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS. IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
3. SYLVAN CREEK ROAD AND SHARLIE LANE ARE PLATTED AS LOT 1, BLOCK 28, HEREON (8.71 AC±); SHARLIE WAY, SHARLIE LANE, COMMUNITY BEACH ROAD, AND GREUSE LANE ARE PLATTED AS LOT 1 BLOCK 29, HEREON (1.73 AC±); SQUIRREL LANE, WAGON WHEEL BAY ROAD, HAPPY DAY WAY, CEDAR CHISY DRIVE, PAYETTE DRIVE, 30' ROAD AND CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HEREON (7.78 AC±); PAYETTE DRIVE AND SYRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HEREON (8.34 AC±).

Jeremy Russell
Digitally signed on: Nov 06, 2013
PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEREMY J. RUSSELL

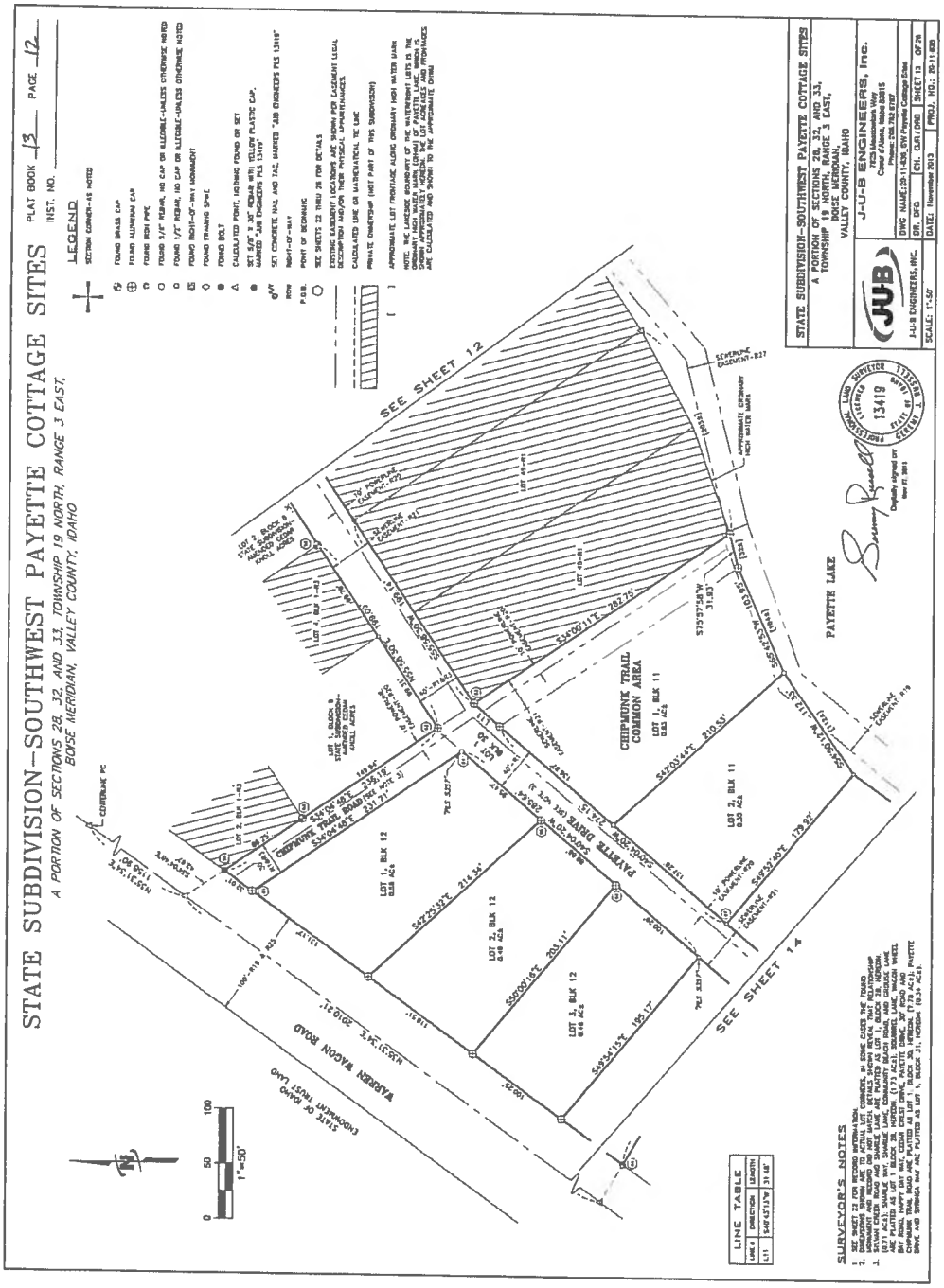
STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33,
TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN,
VALLEY COUNTY, IDAHO

J-U-B ENGINEERS, Inc.
7325 Meadowlark Way
Coeur d'Alene, Idaho 83815
Phone: 208 762.8787

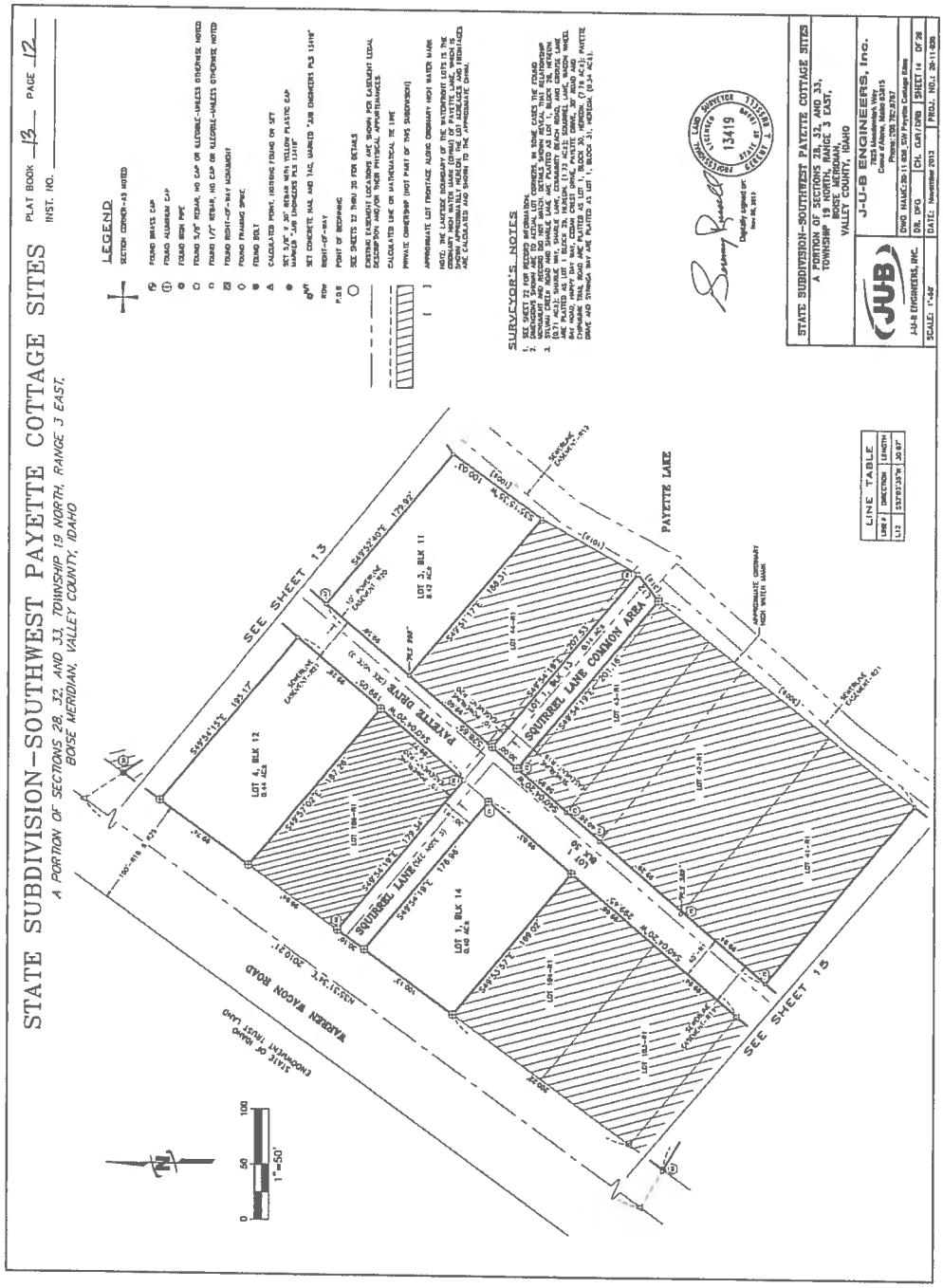
J-U-B ENGINEERS, INC.

DWG NAME: 20-11-036_SW Payette Cottage Sites		
DR. DFG	CH. GJR/DRS	SHEET 12 OF 26
SCALE: 1"=50'	DATE: November 2013	PROJ. NO.: 20-11-036

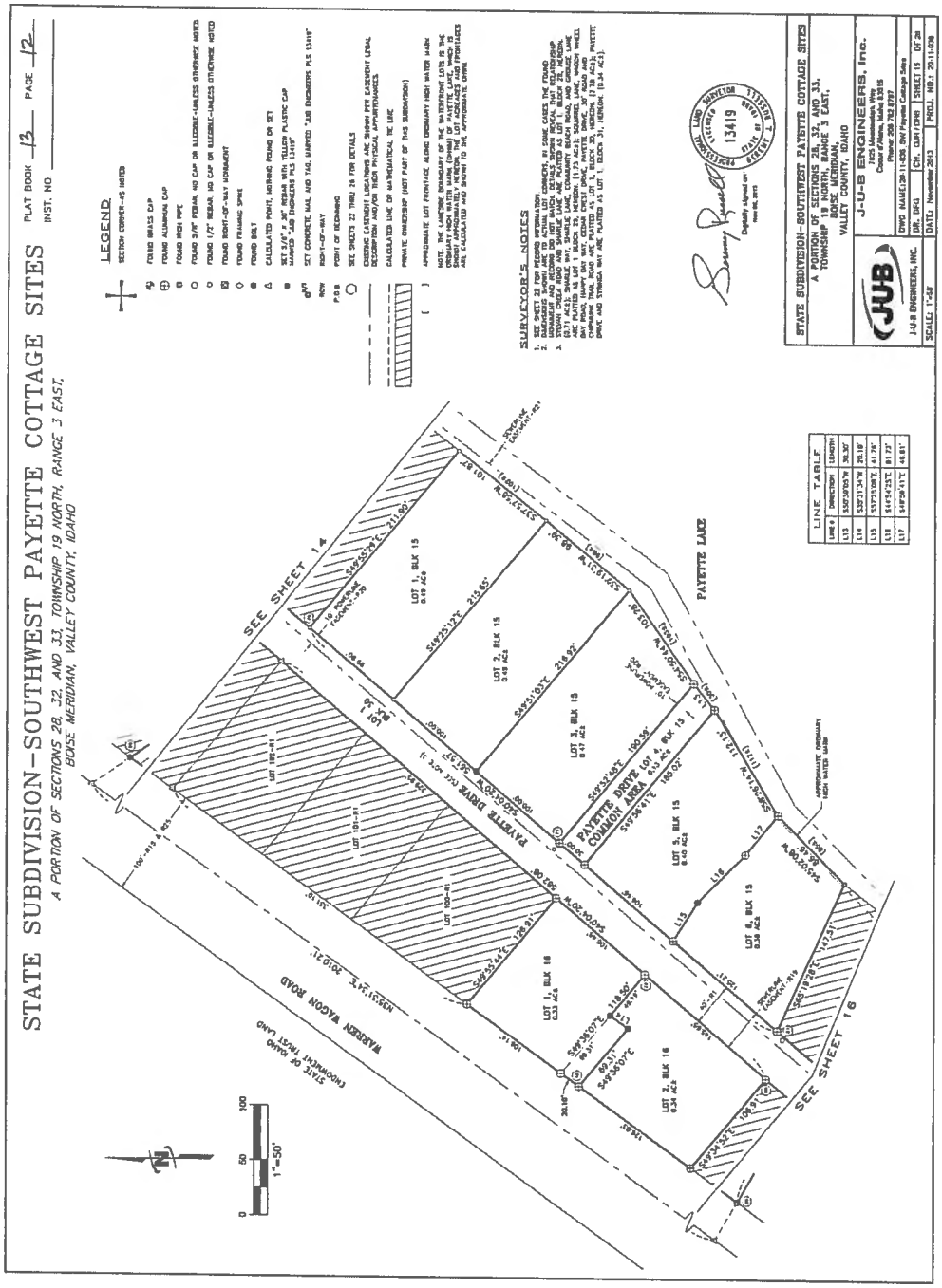
Resp't 0492


STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES
PLAT BOOK 13 PAGE 12
INST. NO.
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
LEGEND
SECTION CORNER–AS NOTED
FOUND BRASS CAP
FOUND ALUMINUM CAP
FOUND IRON PIPE
FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
FOUND RIGHT-OF-WAY MONUMENT
FOUND FRAMING SPIKE
FOUND BOLT
CALCULATED POINT, NOTHING FOUND OR SET
SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"
RIGHT-OF-WAY
POINT OF BEGINNING
SEE SHEETS 22 THRU 26 FOR DETAILS
EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
CALCULATED LINE OR MATHEMATICAL TIE LINE
PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PAYETTE LAKE, WHICH IS SHOWN AS THE LAKESIDE LOT LINE. ALL EASEMENTS AND APPURTENANCES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM
SEE SHEET 12
SEE SHEET 14
VARREN WAGON ROAD
PAYETTE LAKE
CHIPMUNK TRAIL COMMON AREA
PAYETTE DRIVE (SEE NOTE 5)
LOT 1, BLK 12 0.58 ACS
LOT 2, BLK 12 0.49 ACS
LOT 3, BLK 12 0.49 ACS
LOT 1, BLK 11 0.58 ACS
LOT 2, BLK 11 0.58 ACS
LINE TABLE
SURVEYOR'S NOTES
STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
J-U-B ENGINEERS, Inc.
SCALE: 1"=50'
DATE: November 2013
PROJ. NO.: 09-11-020
SHEET 13 OF 26

State of Idaho Deed No. SD13867
Page 31 of 43



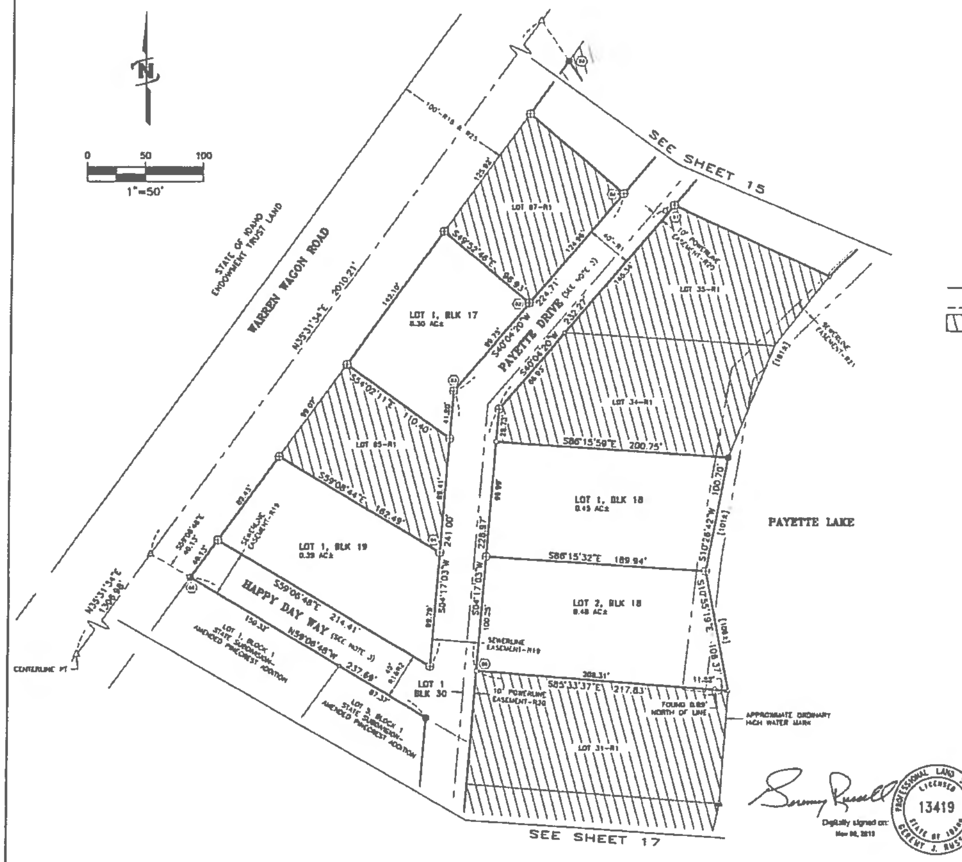
State of Idaho Deed No. SD13867
Page 32 of 43



STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
INST. NO. ______



Digitally signed on: Nov 06, 2013

13419
GERENT J. RUSSELL

LEGEND

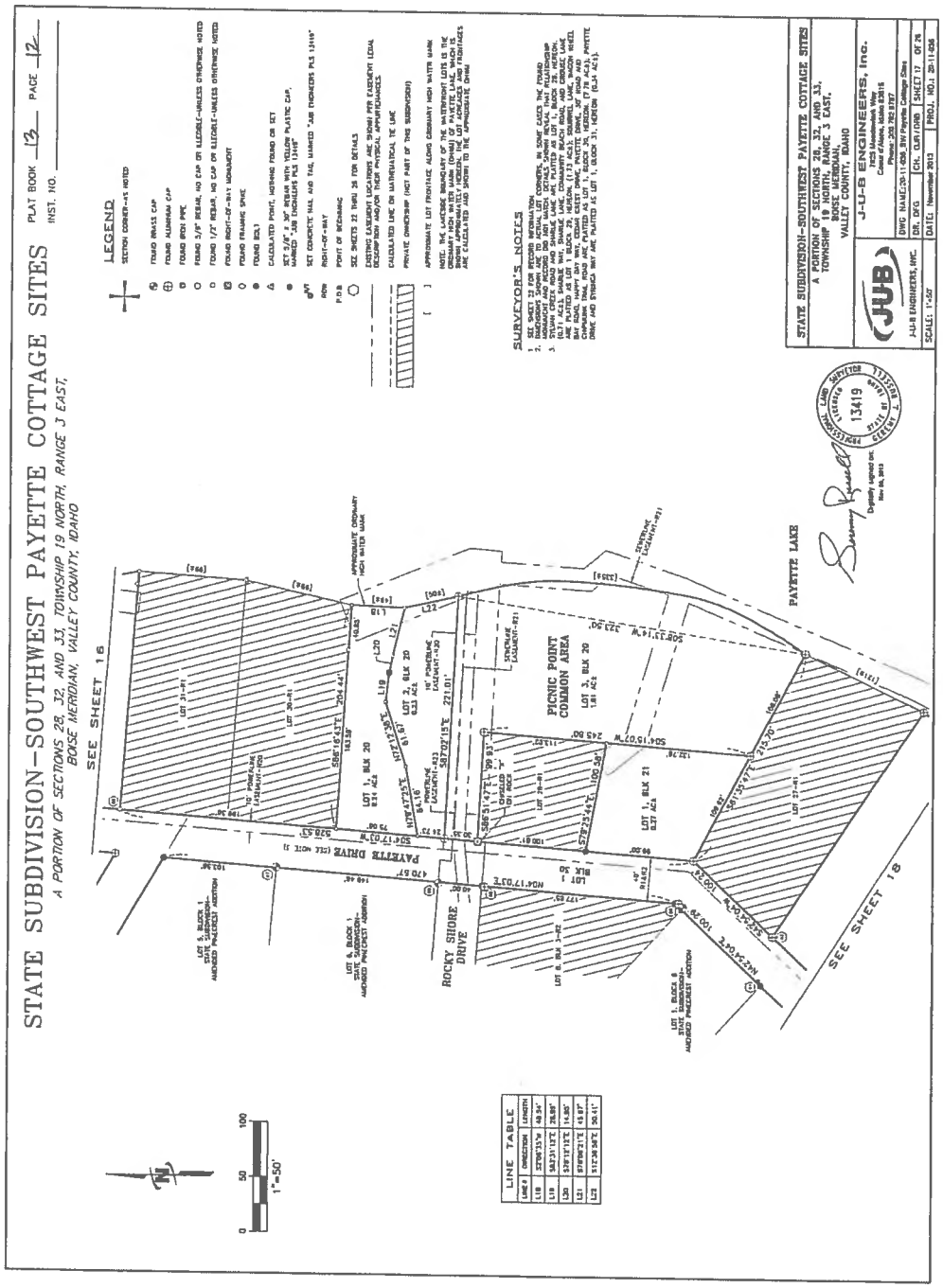
- ✛ SECTION CORNER–AS NOTED
- ◍ FOUND BRASS CAP
- ⊕ FOUND ALUMINUM CAP
- ◉ FOUND IRON PIPE
- ○ FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- ○ FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- ⊠ FOUND RIGHT-OF-WAY MONUMENT
- ◇ FOUND FRAMING SPIKE
- ● FOUND BOLT
- △ CALCULATED POINT, NOTHING FOUND OR SET
- ● SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- ●^N/T SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"
- ROW RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- ⬡ SEE SHEETS 27 THRU 28 FOR DETAILS
- —— – – —— EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
- – – – – – CALCULATED LINE OR MATHEMATICAL TIE LINE
- ▨ PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

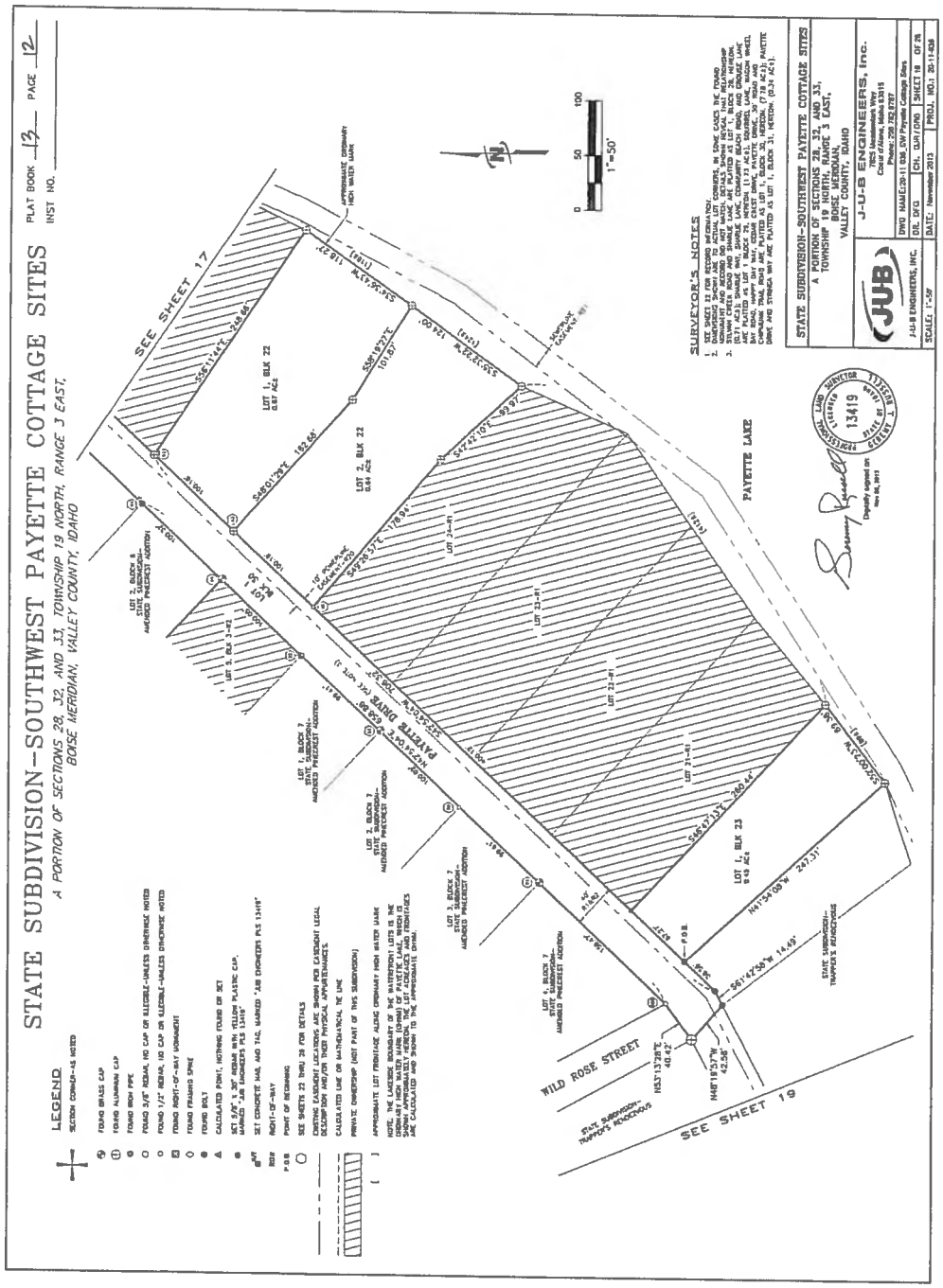
NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PAYETTE LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.

SURVEYOR'S NOTES

1. SEE SHEET 22 FOR RECORD INFORMATION.
2. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
3. SYLVAN CREEK ROAD AND SHARLIE LANE ARE PLATTED AS LOT 1, BLOCK 28, HEREON. (0.71 AC±); SHARLIE WAY, SHARLIE LANE, COMMUNITY BEACH ROAD, AND GROUSE LANE ARE PLATTED AS LOT 1 BLOCK 29, HEREON. (1.73 AC±); SQUIRREL LANE, WAGON WHEEL BAY ROAD, HAPPY DAY WAY, CEDAR CREST DRIVE, PAYETTE DRIVE, 30' ROAD AND CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HEREON. (7.78 AC±); PAYETTE DRIVE AND SYRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HEREON. (0.34 AC±).

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES		
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
	DWG NAME: 20-11-036_SW Payette Cottage Sites	
	DR. DHG	CH. GJH / DHG
	SHEET 18 OF 28	
SCALE: 1"=50'	DATE: November 2013	PROJ. NO.: 20-11-036


STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
PLAT BOOK 13 PAGE 12
INST. NO.
LEGEND
SECTION CORNER-AS NOTED
FOUND BRASS CAP
FOUND ALUMINUM CAP
FOUND IRON PIPE
FOUND 5/8" REBAR, NO CAP OR ELECTRIC-UNLESS OTHERWISE NOTED
FOUND 1/2" REBAR, NO CAP OR ELECTRIC-UNLESS OTHERWISE NOTED
FOUND RIGHT-OF-WAY MONUMENT
FOUND FRAMING SPIKE
FOUND BOLT
CALCULATED POINT, NOTHING FOUND OR SET
SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, STAMPED "JUB ENGINEERS PLS 13419"
SET CONCRETE NAIL AND TAG, NAMED "JUB ENGINEERS PLS 13419"
ROW RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
SEE SHEETS 22 THRU 26 FOR DETAILS
EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR TRUE PHYSICAL APPURTENANCES
CALCULATED LINE ON MATHEMATICAL TIE LINE
PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
NOTE: THE LAKEBED BOUNDARY OF THE WATERWAY LIES BELOW ORDINARY HIGH WATER MARK (OHWM) OF PAYETTE LAKE, WHICH THE JUB CALCULATED AND SHOWS TO THE APPROXIMATE OHWM
SURVEYOR'S NOTES
1. SEE SHEET 22 FOR RECORD INFORMATION
2. UNDERSIGNED HAS NOT TO INSTALL LOT CORNERS, IN SOME CASES THE FOUND MONUMENTS ARE NOT ON THE PROPERTY LINE, BUT ARE ON THE BOUNDARY OF OWNERSHIP
3. PITSUM CREEK ROAD AND SHARLE LANE ARE PLATTED AS LOT 1, BLOCK 28, HORSON, (1.13 ACS); SQUIRREL LANE, MAGIC WHEEL LANE, PAYETTE DRIVE, ROCKY SHORE DRIVE AND CHIPMUNK TRAIL ARE PLATTED AS LOT 1, BLOCK 29, HORSON, (1.13 ACS); SQUIRREL LANE, MAGIC WHEEL LANE, PAYETTE DRIVE, ROCKY SHORE DRIVE AND CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HORSON, (1.13 ACS); PAYETTE DRIVE AND SYRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HORSON (0.34 ACS).
SEE SHEET 18
PAYETTE DRIVE (SEE NOTE 3)
ROCKY SHORE DRIVE
PICNIC POINT COMMON AREA
PAYETTE LAKE
LOT 1, BLK 20 0.91 ACS
LOT 2, BLK 20 0.83 ACS
LOT 3, BLK 20 1.81 ACS
LOT 1, BLK 21 0.27 ACS
LOT 1, BLK 30
LOT 1, BLK 31
LINE TABLE
LINE | DIRECTION | LENGTH
L18 | S79°01'15"W | 49.94'
L19 | S87°31'13"E | 28.98'
L20 | S39°18'13"E | 14.80'
L21 | S79°00'21"E | 19.97'
L22 | S12°30'50"E | 50.41'
1"=50'
STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
J-U-B ENGINEERS, Inc.
7103 Mountainside View
Cascade, Idaho 83611-8118
Phone: 208.382.8787
J-U-B ENGINEERS, INC.
DWG. NAME: 09-11-026 SW Payette Cottage Sites
DR. DFG
CK. CLR / DDB
SHEET 17 OF 26
SCALE: 1"=50'
DATE: November 2013
PROJ. NO.: 09-11-026
13419
Digitally signed on: Nov 06, 2013


STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32 AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
PLAT BOOK 13 PAGE 12
INST NO.
LEGEND
SECTION CORNER–AS NOTED
FOUND BRASS CAP
FOUND ALUMINUM CAP
FOUND IRON PIPE
FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
FOUND RIGHT-OF-WAY MONUMENT
FOUND FRAMING SPIKE
FOUND BOLT
CALCULATED POINT, NOTHING FOUND OR SET
SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, STAMPED "JUB ENGINEERS PLS 13419"
SET CONCRETE NAIL AND TAG STAMPED "JUB ENGINEERS PLS 13419"
RIGHT-OF-WAY
POINT OF BEGINNING
SEE SHEETS 23 THRU 28 FOR DETAILS
EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
CALCULATED LINE OR MATHEMATICAL TIE LINE
PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
NOTE: THE LAKEBED BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PAYETTE LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT FRONTAGES AND FRONTAGES ARE CALCULATED AND SHOWN IN THE APPROXIMATE OHWM.
SEE SHEET 17
SEE SHEET 19
LOT 1, BLK 22
0.97 ACS
LOT 2, BLK 22
0.61 ACS
LOT 1, BLK 23
0.43 ACS
PAYETTE LAKE
WILD ROSE STREET
PAYETTE DRIVE
APPROXIMATE ORDINARY HIGH WATER MARK
POB
SURVEYOR'S NOTES
1. SEE SHEET 11 FOR REBAR DETAIL.
2. BEARINGS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENTS DO NOT MATCH THE PLATTED LOT CORNERS. BLOCK 22 (PAYETTE STEAM CREEK ROAD AND SHARLE LANE ARE PLATTED AS LOT 1, BLOCK 22 (0.97 ACS), SHARLE WAY, SHARLE LANE, CLEARCRIFT BLOCK ROAD, AND CRUDGE LANE ARE PLATTED AS LOT 2, BLOCK 22 (0.61 ACS), SHERRY LANE, CRUDGE LANE, CLEARCRIFT BLOCK ROAD, HAPPY DAY WAY, CEDAR CREST DRIVE, PAYETTE DRIVE, 30' ROAD AND CRUDGE LANE ARE PLATTED AS LOT 1, BLOCK 23 (0.43 ACS), PAYETTE DRIVE AND STRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HERON (0.41 ACS).
STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
J-U-B ENGINEERS, Inc.
7825 Meadowlark Way
Coeur d'Alene, Idaho 83815
Phone: 208 762 8787
J-U-B ENGINEERS, INC.
DWG NAME: 20-11 SSB_SW Payette Cottage Sites
DR. DFG
CH. DJR/DRG
SHEET 18 OF 28
SCALE: 1"=50'
DATE: November 2013
PROJ. NO.: 20-11-428
PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
13419
Digitally signed on Nov 06, 2013

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

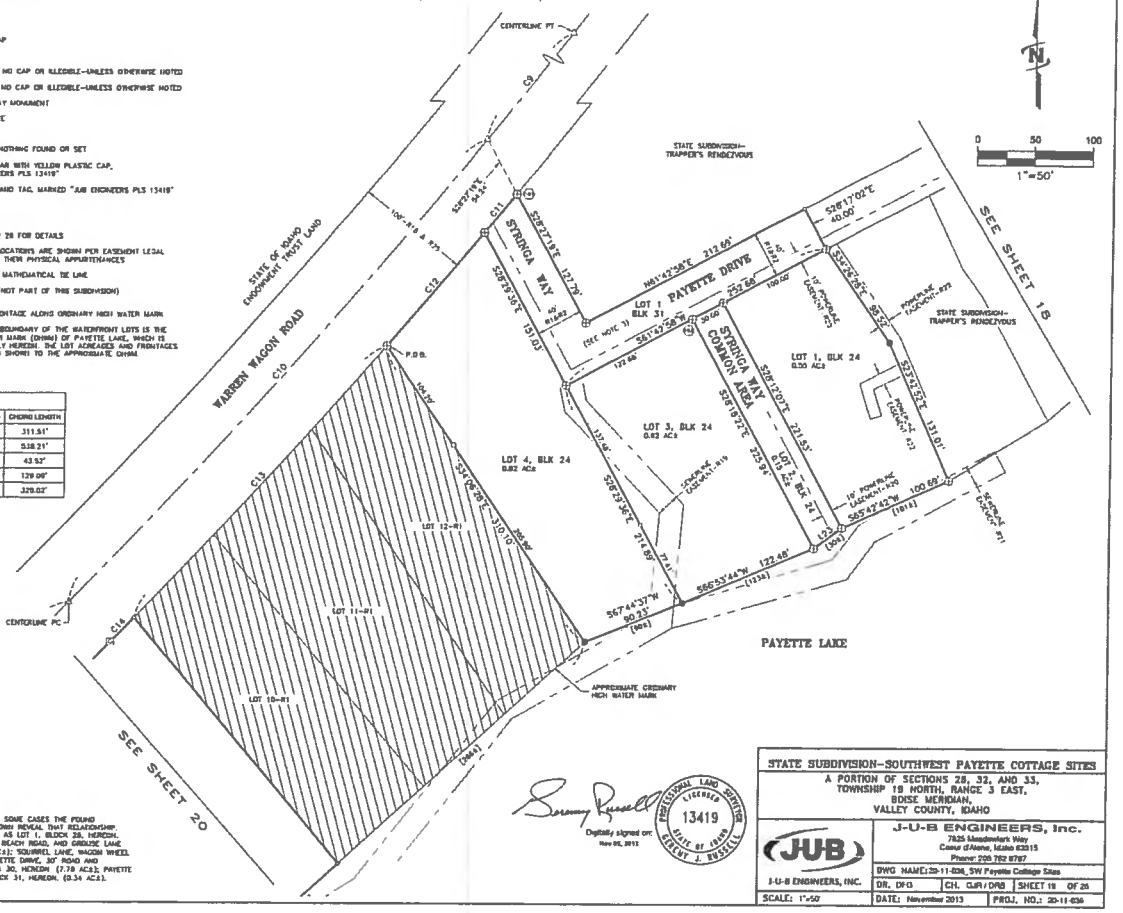
PLAT BOOK 13 PAGE 12
INST NO. _____

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

LEGEND

- SECTION CORNER–AS NOTED
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- FOUND RIGHT-OF-WAY MONUMENT
- FOUND FRAMING SPIKE
- FOUND BOLT
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"
- RIGHT-OF-WAY
- POINT OF BEGINNING
- SEE SHEETS 22 THRU 28 FOR DETAILS
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PAYETTE LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	311.55'	5729.58'	3°06'58"	N37°05'02"E	311.51'
C10	538.41'	5729.58'	5°23'03"	N41°20'01"E	538.21'
C11	43.52'	5779.58'	0°25'53"	N35°54'05"E	43.52'
C12	139.09'	5779.58'	1°16'47"	N36°55'39"E	139.08'
C13	330.06'	5779.58'	3°16'23"	N43°08'34"E	329.03'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L23	S33°14'25"W	29.92'

SURVEYOR'S NOTES

1. SEE SHEET 23 FOR RECORD INFORMATION.
2. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
3. SYLVAN CREEK ROAD AND SHARLIE LANE ARE PLATTED AS LOT 1, BLOCK 28, HEREON, (0.21 ACs); SHARLIE WAY, SHARLIE LANE, COMMUNITY BEACH ROAD, AND GROUSE LANE ARE PLATTED AS LOT 1 BLOCK 29, HEREON (1.73 ACs); SQUIRREL LANE, WAGON WHEEL BAY ROAD, HAPPY DAY WAY, CEDAR CREST DRIVE, PAYETTE DRIVE, 30' ROAD AND CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HEREON (7.78 ACs); PAYETTE DRIVE AND SYRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HEREON. (0.34 ACs).

Digitally signed on: Nov 05, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO GERALD J. RUSSELL

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES		
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
JUB J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
	DWG NAME: 20-11-036_SW Payette Cottage Sites	
	DR. DFG	CH. GJR/DRB	SHEET 19 OF 28
SCALE: 1"=50'	DATE: November 2013	PROJ. NO.: 20-11-036

Resp't 0499

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

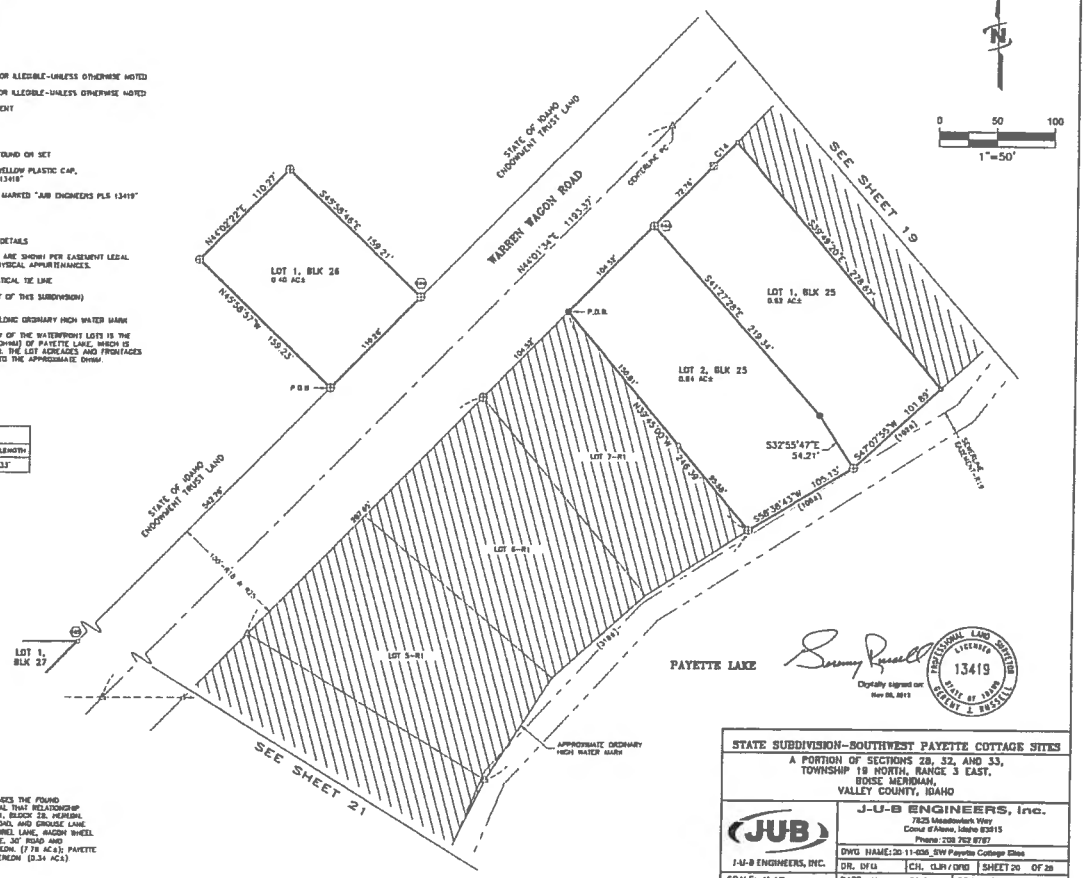
PLAT BOOK 13 PAGE 12
INST NO. _____

LEGEND

- SECTION CORNER–AS NOTED
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- FOUND RIGHT-OF-WAY MONUMENT
- FOUND FRAMING SPIKE
- FOUND BOLT
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- SET CONCRETE NAIL AND TAG, MARKED "JUB ENGINEERS PLS 13419"
- ROW RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- SEE SHEETS 22 THRU 26 FOR DETAILS
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PAYETTE LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C14	29.33'	5779.58'	0°17'27"	N43°52'49"E	29.33'



SURVEYOR'S NOTES

1. SEE SHEET 28 FOR RECORD INFORMATION.
2. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP
3. SYLVAN CREEK ROAD AND SHARLIE LANE ARE PLATTED AS LOT 1, BLOCK 28, HEREON, (0.71 AC±). SHARLIE WAY, SHARLIE LANE, COMMUNITY BEACH ROAD, AND GROUSE LANE ARE PLATTED AS LOT 1 BLOCK 29, HEREON, (1.73 AC±). SQUIRREL LANE, WAGON WHEEL BAY ROAD, HAPPY DAY WAY, CEDAR CREST DRIVE, PAYETTE DRIVE, 30' ROAD AND CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HEREON, (7.78 AC±); PAYETTE DRIVE AND SYRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HEREON (0.34 AC±)

Digitally signed on Nov 06, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO GERRY J. RUSSELL

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES		
A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO		
JUB — J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208 762 8787	
	DWG NAME: 20-11-036_SW Payette Cottage Sites	
	DR. DFG	CH. GJR / DRG	SHEET 20 OF 28
SCALE: 1"=50'	DATE: November 2013	PROJ. NO.: 20-11-036

Resp't 0500

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
INST. NO. _____

LEGEND

- SECTION CORNER–AS NOTED
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE–UNLESS OTHERWISE NOTED
- FOUND RIGHT-OF-WAY MONUMENT
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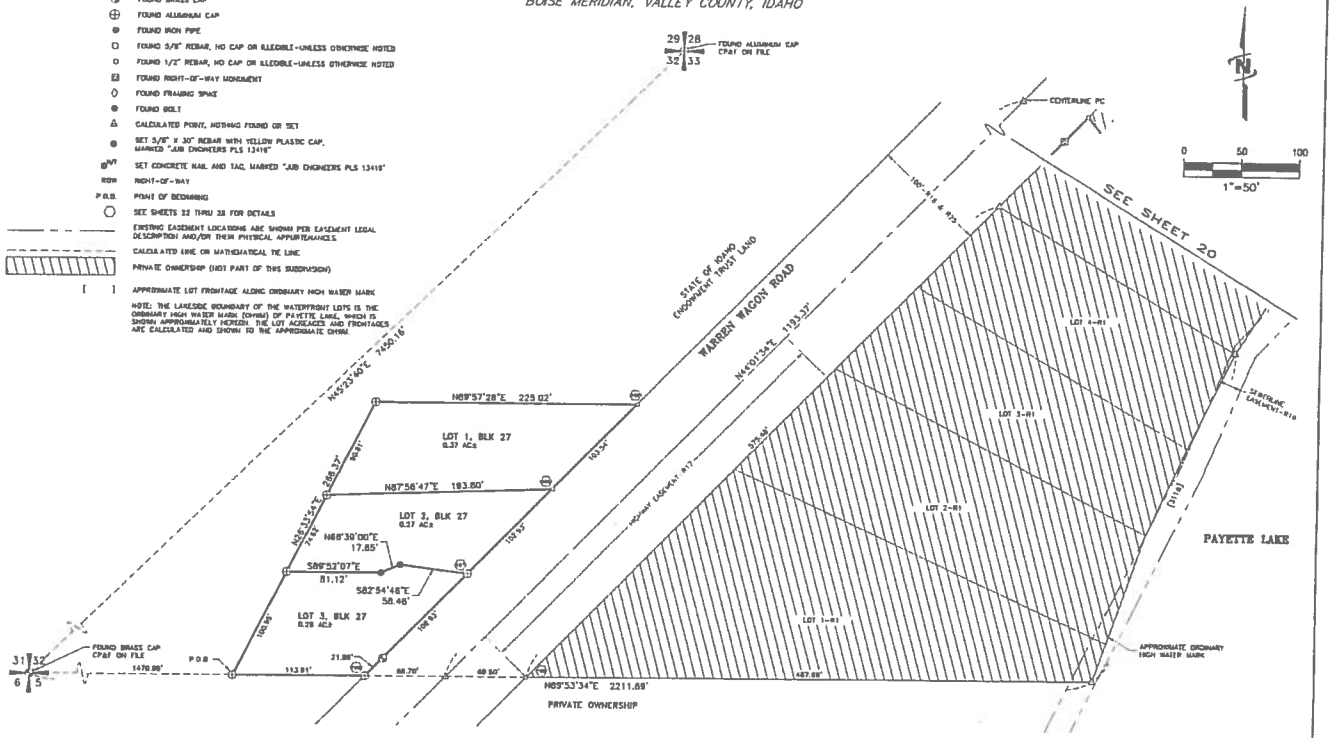
- [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PAYETTE LAKE, WHICH IS SHOWN APPROXIMATELY HEREIN. THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.



SURVEYOR'S NOTES

1. SEE SHEET 23 FOR RECORD INFORMATION
2. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP
3. SYLVAN CREEK ROAD AND SHARLIE LANE ARE PLATTED AS LOT 1, BLOCK 30, HEREON (0.71 AC±). SHARLIE WAY, SHARLIE LANE, COMMUNITY BEACH ROAD, AND CROUSE LANE ARE PLATTED AS LOT 1 BLOCK 29, HEREON. (1.73 AC±); SQUIRREL LANE, WAGON WHEEL BAY ROAD, HAPPY DAY WAY, CEDAR CREST DRIVE, PAYETTE DRIVE, 30' ROAD AND CHIPMUNK TRAIL ROAD ARE PLATTED AS LOT 1, BLOCK 30, HEREON. (7.78 AC±). PAYETTE DRIVE AND SYRINGA WAY ARE PLATTED AS LOT 1, BLOCK 31, HEREON. (0.34 AC±).

Tommy Russell
Digitally signed on Nov 06, 2013

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO TOMMY J. RUSSELL

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES
A PORTION OF SECTIONS 28, 32, AND 33,
TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN,
VALLEY COUNTY, IDAHO

J-U-B ENGINEERS, INC.
7825 Meadowlark Way
Coeur d'Alene, Idaho 83815
Phone: 208 762 8787

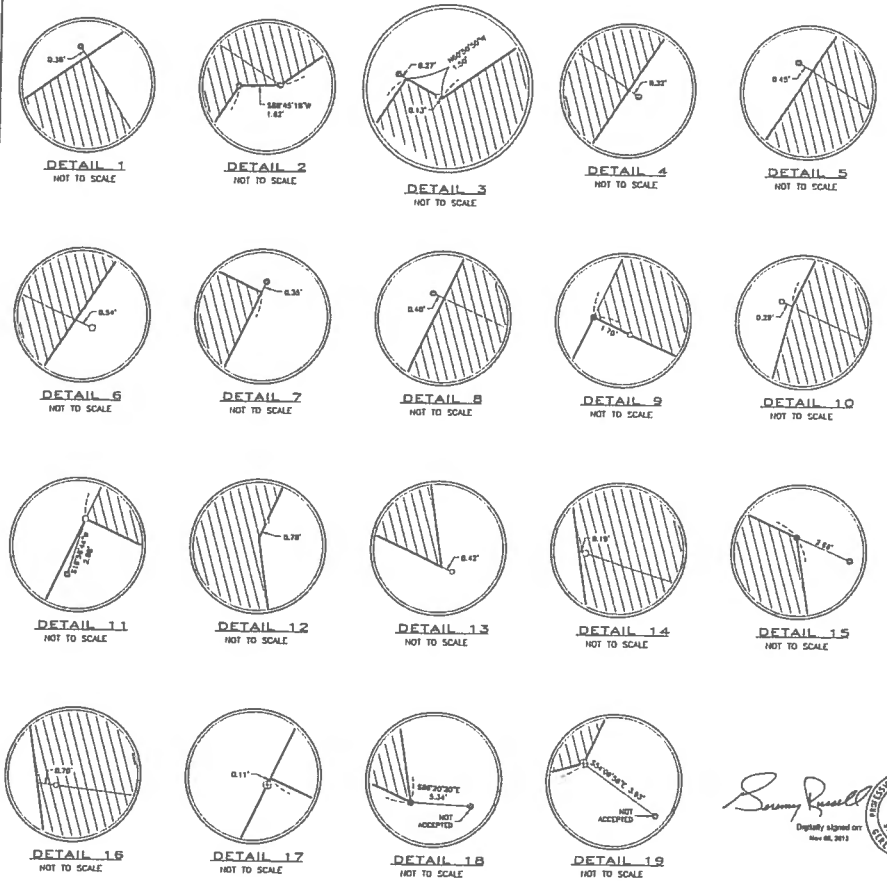
DWG NAME: 23-11-836_SW Payette Cottage Sites
DR. DFG | CH. GJR / DRB | SHEET 21 OF 30
SCALE: 1"=50' | DATE: November 2013 | PROJ. NO.: 20 11 836

Resp't 0501

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

PLAT BOOK 13 PAGE 12
INST NO. _____

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO



RECORD INFORMATION

R1: AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES BY GEORGE TUCKER, PE, DATED OCTOBER 15, 1932, BOOK 1 OF PLATS, PAGE 19A, RECORDS OF VALLEY COUNTY.

R2: PLAT OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES BY VIRGIL JOHNSON, PE 382 AND HORACE PALMER, PE 283, DATED OCTOBER 13, 1947, BOOK 1 OF PLATS, PAGE 10, RECORDS OF VALLEY COUNTY.

R3: PLAT OF CEDAR HAVEN ACRES SUBDIVISION OF PAYETTE LAKE COTTAGE SITES, BY VIRGIL JOHNSON, PE 382 AND HORACE PALMER PE 283, DATED APRIL 12, 1949, BOOK 1 OF PLATS, PAGE 8, RECORDS OF VALLEY COUNTY.

R4: AMENDED PLAT OF LOT 1, 2, 3, AND 4 PAYETTE LAKE COTTAGE SITES BY HORACE H. PALMER, PE 283, DATED APRIL 12, 1949, BOOK B OF MISCELLANEOUS, PAGE 412, RECORDS OF VALLEY COUNTY.

R5: RECORD OF SURVEY BY ROLAND MULLINOX, PE/PLS 2470, DATED AUGUST 10, 1987, INSTRUMENT NUMBER 158306, RECORDS OF VALLEY COUNTY

R6: RECORD OF SURVEY BY THOMAS KERR, PLS 990, DATED AUGUST 18 1987, INSTRUMENT NUMBER 158487, RECORDS OF VALLEY COUNTY

R7: RECORD OF SURVEY BY THOMAS KERR, PLS 990, DATED JULY 9, 1987, INSTRUMENT NUMBER 158086, RECORDS OF VALLEY COUNTY.

R8: RECORD OF SURVEY BY THOMAS KERR, PLS 990, DATED MARCH 18, 1988, INSTRUMENT NUMBER 160393, RECORDS OF VALLEY COUNTY

R9: RECORD OF SURVEY BY JAMES J. HOWARD, PLS 2471, DATED SEPTEMBER 8, 1991, INSTRUMENT NUMBER 166068, RECORDS OF VALLEY COUNTY

R10: RECORD OF SURVEY BY JOEL W. DROULARD, PLS 5357, DATED OCTOBER 13, 1998, INSTRUMENT NUMBER 230860, RECORDS OF VALLEY COUNTY.

R11: RECORD OF SURVEY BY JOEL W. DROULARD, PLS 5357, DATED OCTOBER 13, 1998, INSTRUMENT NUMBER 235658, RECORDS OF VALLEY COUNTY

R12: RECORD OF SURVEY BY THOMAS KERR, PLS 990, DATED JULY 30, 1987, INSTRUMENT NUMBER 152176, RECORDS OF VALLEY COUNTY.

R13: RECORD OF SURVEY BY THOMAS KERR, PLS 990, DATED JULY 8, 1987, INSTRUMENT NUMBER 155807, RECORDS OF VALLEY COUNTY

R14: AMENDED RECORD OF SURVEY BY ROD M. SHUTTLE, PLS 8585, DATED JANUARY 4, 2001, INSTRUMENT NUMBER 339140, RECORDS OF VALLEY COUNTY

R15: RECORD OF SURVEY CHARLES C. FISHE, DATED SEPTEMBER 19, 1983, UNRECORDED.

R16: RECORD OF SURVEY BY RALPH MILLER, DATED OCTOBER 27, 2005, INSTRUMENT NUMBER 303129, RECORDS OF VALLEY COUNTY

R17: EASEMENT IN FAVOR OF THE STATE OF IDAHO, DATED SEPTEMBER 17, 1935, FOR HIGHWAY PURPOSES, IDL DOCUMENT NUMBER 437

R18: EASEMENT IN FAVOR OF THE STATE OF IDAHO, DATED JANUARY 8, 1936, FOR HIGHWAY PURPOSES, IDL DOCUMENT NUMBER 444.

R19: PARTIALLY AMENDED EASEMENT IN FAVOR OF THE PAYETTE LAKES WATER AND SEWER DISTRICT, FOR SEWERLINE, IDL DOCUMENT NUMBER 4905–A.

R20: EASEMENT IN FAVOR OF WEST COAST POWER COMPANY, DATED JUNE 13, 1941, FOR ELECTRIC SERVICE PURPOSES, IDL DOCUMENT NUMBER 508.

R21: EASEMENT IN FAVOR OF PAYETTE LAKES WATER AND SEWER DISTRICT, DATED DECEMBER 15, 1983, FOR CONSTRUCTING, USING AND MAINTAINING A BURIED SANITARY SEWERLINE, IDL DOCUMENT NUMBER 5163–A.

R22: EASEMENT IN FAVOR OF IDAHO POWER COMPANY, DATED OCTOBER 28, 2006, FOR CONSTRUCTING, USING AND MAINTAINING AN UNDERGROUND POWERLINE, IDL DOCUMENT NUMBER 5546.

R23: EASEMENT IN FAVOR OF IDAHO POWER COMPANY, DATED JANUARY 28, 1997, FOR CONSTRUCTING, USING, AND MAINTAINING A BURIED POWERLINE, IDL DOCUMENT NUMBER 5294.

R24: EASEMENT IN FAVOR OF VALLEY COUNTY, DATED SEPTEMBER 24, 1924, FOR CONSTRUCTING "WARREN WAGON ROAD", IDL DOCUMENT NUMBER 320.

R25: UNITED STATES DEPARTMENT OF AGRICULTURE, BUREAU OF PUBLIC ROADS, PROJECT FHCE–21–A2.R2, ROUTE NO. 21 WARREN WAGON ROAD.

R26: EASEMENT IN FAVOR OF DR. A.B. BIDER, DATED OCTOBER 23, 1983, FOR A WATER PIPELINE, IDL DOCUMENT NUMBER 2078.

R27: EASEMENT IN FAVOR OF PAYETTE LAKE WATER AND SEWER DISTRICT, DATED SEPTEMBER 18, 1992, FOR CONSTRUCTING, USING AND MAINTAINING A BURIED SANITARY SEWERLINE, IDL DOCUMENT NUMBER 4952.

R28: EASEMENT IN FAVOR OF CONTINENTAL TELEPHONE OF THE WEST, DATED DECEMBER 15, 1983, FOR CONSTRUCTING, USING AND MAINTAINING A BURIED TELEPHONE CABLE, IDL DOCUMENT NUMBER 5164.

R29: EASEMENT IN FAVOR OF KATHRINA C. NIXON AND CAREY H NIXON, DATED DECEMBER 13, 1947, FOR CONSTRUCTING A WATER PIPELINE WITH RIGHTS OF INGRESS/EGRESS, IDL DOCUMENT NUMBER 853

R30: EASEMENT IN FAVOR OF IDAHO POWER COMPANY, DATED JULY 27, 2004, FOR CONSTRUCTING, USING AND MAINTAINING A UNDERGROUND POWERLINE, IDL DOCUMENT NUMBER 5432.

R31: EASEMENT IN FAVOR OF BOISE TRUST COMPANY, DATED JUNE 11, 1942, FOR CONSTRUCTING, OPERATING AND MAINTAINING ELECTRIC LINES AND WATER PIPELINES, IDL DOCUMENT NUMBER 483

R32: AMENDED PLAT OF PAYETTE LAKE COTTAGE SITES LOTS 201–272 BY C.C. SCHARF, DATED JUNE 12, 1943, BOOK 1, PAGE 2, RECORDS OF VALLEY COUNTY

R33: INVENTORY SURVEY PREPARED BY J&B ENGINEERS, INC., 2011, ON FILE WITH THE IDAHO DEPARTMENT OF LANDS.

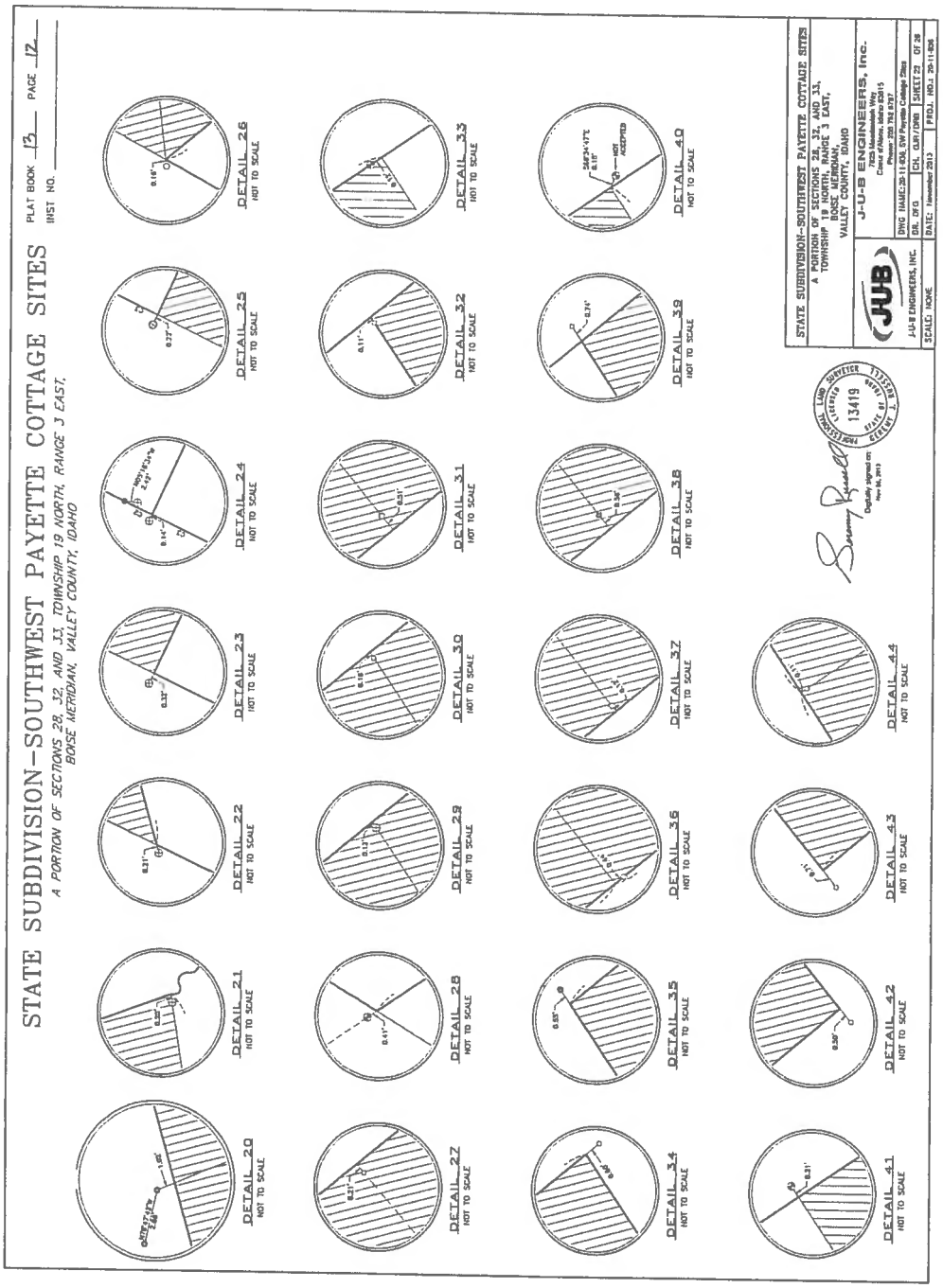
Digitally signed on: Nov 08, 2013

REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE 13419 STATE OF IDAHO GILBERT J. BRUZZELL

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO	
J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7525 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208 762 8787
	DWG NAME: 29-11-036_SW Payette Cottage Sites
	DR. DFG · CH. GJB / DRB · SHEET 23 OF 29
SCALE: NONE	DATE: November 2013 · PROJ. NO.: 29-11-036

Resp't 0502

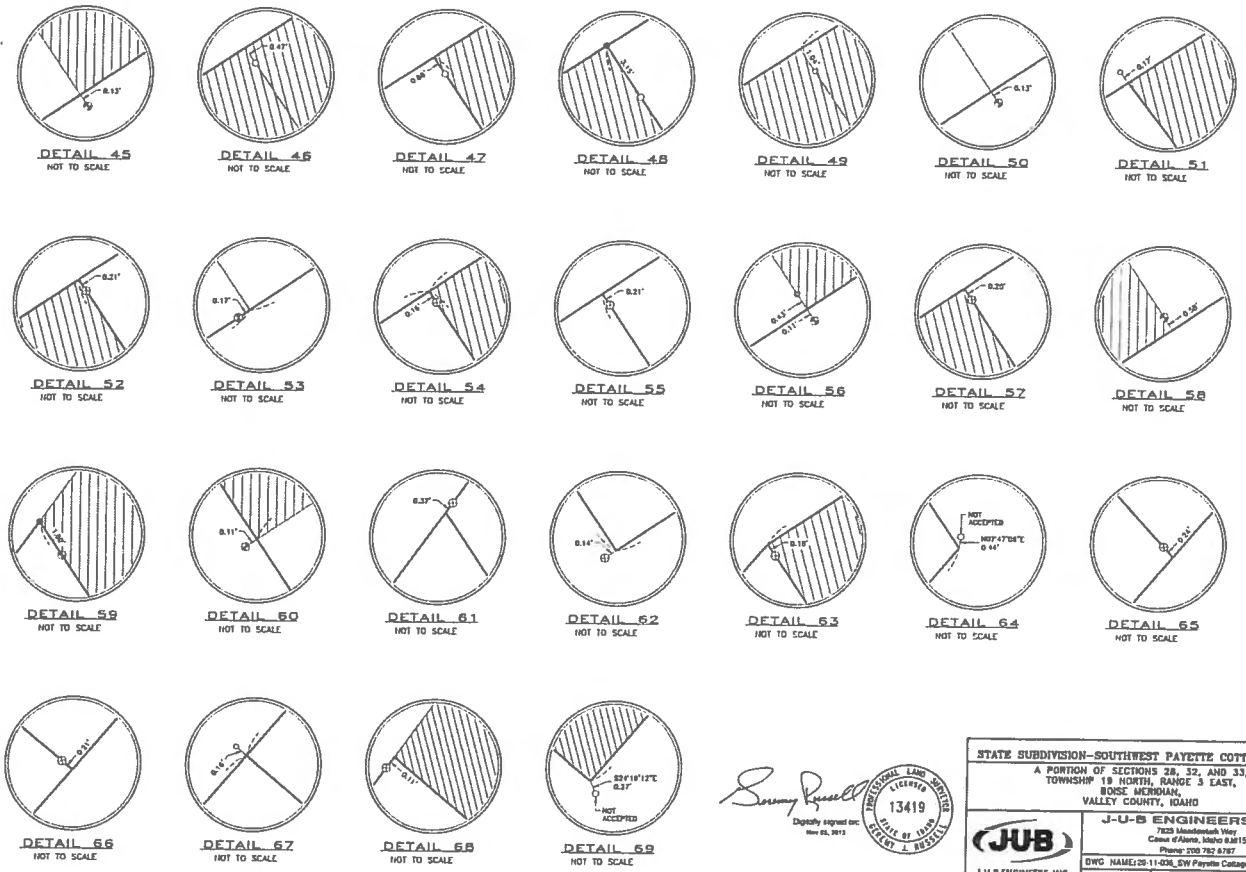
State of Idaho Deed No. SD13867
Page 40 of 43



STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
INST. NO. _____



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PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEREMY J. RUSSELL

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J-U-B	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208 762 8787
	DWG NAME: 20-11-036_SW Payette Cottage Sites
J-U-B ENGINEERS, INC.	DR. DFG / CH. OJR / DRD / SHEET 24 OF 26
SCALE: NONE	DATE: November 2013 / PROJ. NO.: 20-11-036

Resp't 0504

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

PLAT BOOK 13 PAGE 12
INST. NO. _____

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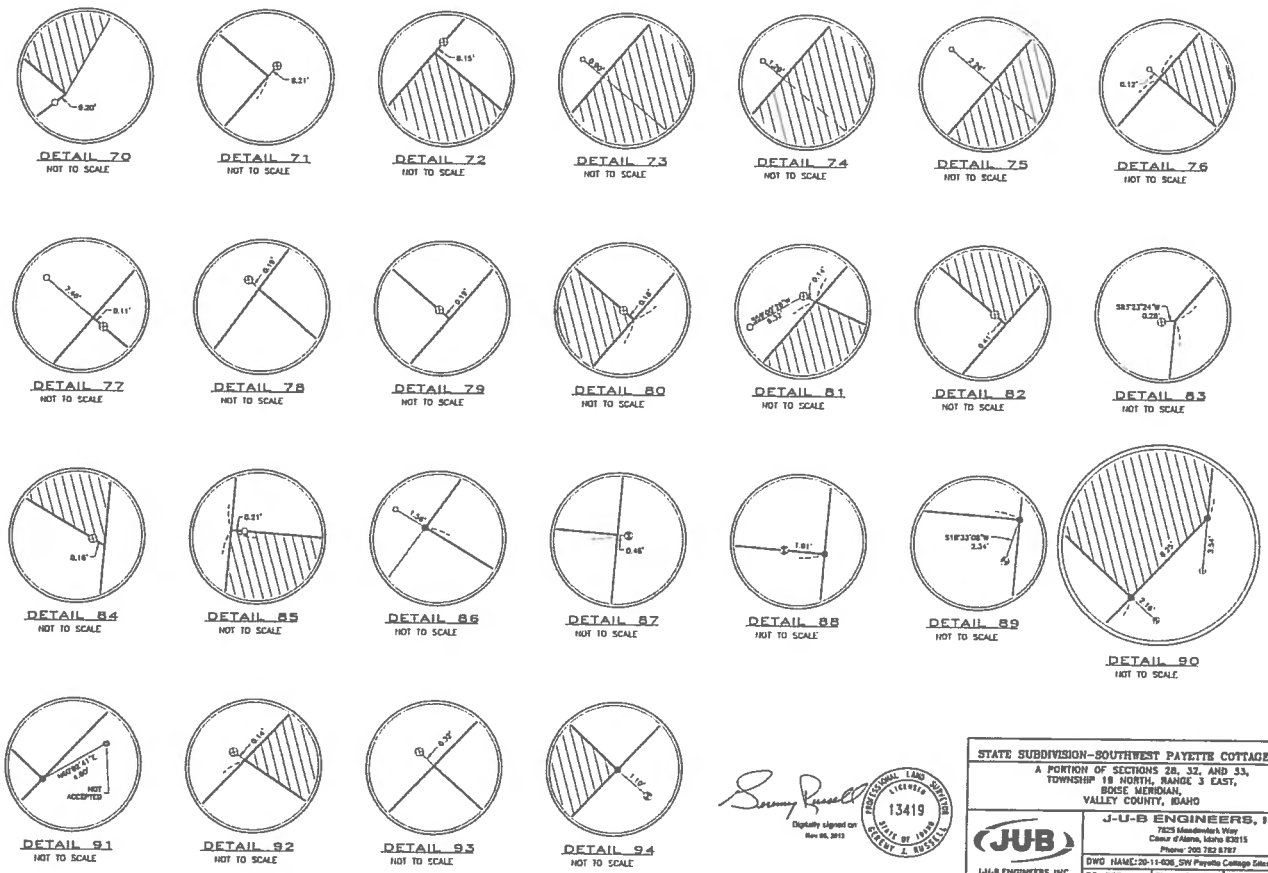

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PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO CLEMENT J. RUSSELL

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(JUB) J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208 762 8787
	DWG NAME: 20-11-036_SW Payette Cottage Sites
	DR. DFG / CH. CLR / DRB / SHEET 25 OF 26
SCALE: NONE	DATE: November 2013 / PROJ. NO.: 20-11-036

Resp't 0505

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES

A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 12
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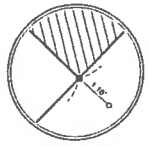

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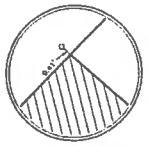

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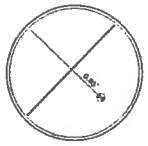

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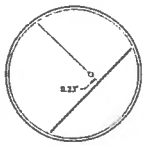

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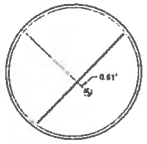

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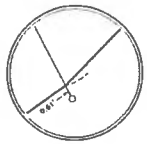

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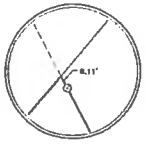

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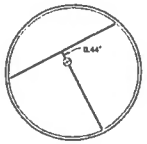

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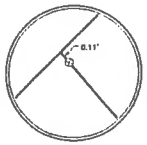

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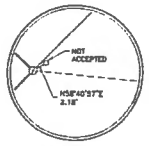

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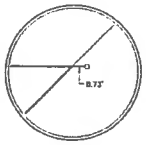

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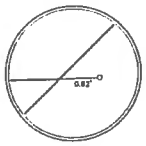

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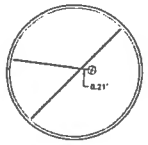

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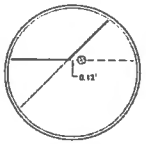

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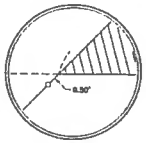

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Digitally signed on: Nov 05, 2013

PROFESSIONAL LAND SURVEYOR LICENSE 13419 STATE OF IDAHO BERNT J. RUSSELL

STATE SUBDIVISION–SOUTHWEST PAYETTE COTTAGE SITES A PORTION OF SECTIONS 28, 32, AND 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO	
J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787
	DWG NAME: 29-11-030, SW Payette Cottage Sites
	DR. DFG / CH. CJR / DRB / SHEET 26 OF 26
SCALE: NONE	DATE: November 2013 / PROJ. NO.: 29-11-030

Resp't 0506

Exhibit 29

Meeting Minutes, State Board of Land Commissioners,

Nov. 25, 1986.

REGULAR MEETING
STATE BOARD OF LAND COMMISSIONERS
NOVEMBER 25, 1986

The regular meeting of the State Board of Land Commissioners was held Tuesday, November 25, 1986, at 9:00 a.m. in the Gold Room. Governor John V. Evans presided. Those members present were:

Honorable John V. Evans, President, and Governor of the State of Idaho
Honorable Pete T. Cenarrusa, Secretary of State
Honorable Jim Jones, Attorney General
Honorable Joe R. Williams, State Auditor
Honorable Jerry L. Evans, Superintendent of Public Instruction

Stanley F. Hamilton, Secretary to the Board

Consent Agenda

A. Official Transactions - September 1986

B. Request for Disclaimer - Barry Boydstun, Margaret Enking

C. Supplemental Agreement Request - Gordon L. Atkins

D. Land Sale Proposals:

1. #359-87, Butte County
2. #361-87, Caribou County
3. #363-87, Twin Falls County
4. #356-86A, Valley County

E. Easement Request - Sky Harbor Estates - water intake line

F. Dredge & Placer Mining Permit Applications:

1. #228, Orogrande Gold, Inc.
2. #229, New Horizons Mining

G. Proposed Timber Sales:

1. #2108, Bovill Commercial
2. #2109, Trail Creek OSR II
3. #2110, Brown's Mill

Joe Williams made a motion to approve all consent agenda items. Jim Jones seconded. The motion passed unanimously. (Note: D-1, Land Sale Proposal #359-87 was later withdrawn from consideration. See discussion at the end of the meeting.)

Cottage Site Sale Proposal

Mr. Hamilton stated that this proposal was prepared by the department as directed by the Board at their June 25, 1986 meeting as part of the motion to sell 5-10% of the cottage site lots at Payette and Priest Lakes.

Lance Nielsen reported that department staff has been working diligently to prepare cottage site leases for sale. It is a very ambitious project with a very tight timeframe in which to complete all the necessary steps. Each step must take place in a particular order. The goal of the sales program is twofold: One to give the lessees a one-time opportunity to purchase their lease lot; and second to establish market value for the lots that are retained. Mr. Neilsen said the market value will be developed from the sale of the lots as well as sales in the private sector to develop a two-year rolling average to be used for setting 1989 rents and rents thereafter.

Mr. Neilsen reported that there have been twenty-four inquiries from the Priest Lake lessees which represents 6.7% for the total leases there. There have been forty-six inquiries from Payette Lake lessees which represents 17.8% of the total leases there. The Priest Lake lessees association has generally opposed the sale of occupied lots at Priest Lake. The Payette Lake lessees have not expressed any organized opposition to the proposed sales. Field inventories of the leased lots are nearly completed. At Payette Lake, the lots appear to be in fairly good shape for a timely sale. At Priest Lake, the situation is very different. The initial inventories at Priest Lake indicate that of the 75% of the lots they have examined, nearly all of them have some sort of survey or improvement-location problem. Ray Greene, Priest Lake Area Supervisor, was asked to come forward to discuss some of those problems.

Mr. Greene explained that the survey at Priest Lake was done in 1910. At that time they simply came up the lakefront, established each point, swung a bearing, and estimated the lease lots run back 300' without establishing any back corner for any of the lots. As a result of that, there are many problems. Using maps to illustrate, Mr. Greene explained those problems. What is being proposed on the survey is that the boundary lines be changed to establish the front lot corners so that the improvements which are owned by the lessees would remain on the lot they are leasing.

Mr. Nielsen said the difficulty facing the department is that the new lot lines are not where the lessees originally perceived them to be, however, in each one of these instances, there would be a very usable lot left.

There was discussion concerning resolving these differences with the lessees. Jerry Evans pointed out that negotiations can probably only go so far and at some time, arbitrary decisions will have to be made.

Mr. Nielsen said the sale application summary attached to the Board memorandum would explain what the terms of sale would be, and those would be sent out to the lessees after the Land Board concurs and accepts a course of action for the sale of the lots. The department recommends that the application be sent out with an explanation letter requesting interested lessees to return it by January 15, 1987, along with a $500 appraisal deposit. Upon receipt of those, the department would report back to the Board indicating how many lessees are seriously interested in buying. Mr. Nielsen outlined the timeframe and the steps involved. The department will be submitting a supplemental budget request to use ten-percent funds to iron out discrepancies in the lots so they can be sold in late summer of 1987.

Governor Evans asked if there was not a master land-use plan in place at Priest Lake or Payette Lake in order to protect those lands for future development. Mr. Nielsen said not at this point. It is not thought at this point, in looking just at the waterfront, that it would create any major difficulties in future management. Governor Evans said he is concerned that there is no land-use plan. Jerry Evans said he shares the concern for planning, but is not sure that it really matters who owns a lot. He asked if there is not a general plan in Valley County. Mr. Nielson said there is a comprehensive land-use plan in the McCall area of impact of the local planning and zoning commission. Mr. Greene reported that Bonner County has a zoning ordinance but no comprehensive land-use plan. Governor Evans cautioned that the easements must be protected. Mr. Nielsen said that is addressed in the proposed sale policy. There are several policies identified which are the backbone of this sale proposal: 1) There would be no forced sales; 2) Easements would be obtained and maintained -- lake access would be maintained in all circumstances; 3) The applicant lessee would be responsible for paying for the appraisal; 4) The department would be responsible for contracting the appraisal; 5) The appraisals would be done by outside appraisers; 6) The time chart would be followed.

If the Board approves the department recommendation, a letter would be sent to each lessee by December explaining the sale policy and attaching a sale application to get the program going.

Mr. Hamilton added that at Payette Lake, everything is in good order for proceeding, but at Priest Lake, it is a little less certain. If there are problems negotiating with the Priest Lake lessees over the boundary lines, this Board will probably have to set some of the final answers in order to complete everything within the designated timeframes. He also mentioned that it will cost a minimum of about $50,000 to get those surveys done, although it is a task that needs to be done regardless.

Jerry Evans expressed concern about the proposal to advertise locally -- he would prefer advertising to be on a much broader scale. There should be a wide distribution of notice. He assumes the Board can adopt the policy proposal without adopting the specifics outlined here. Mr. Hamilton said the department is willing to take a look at that and would broaden that policy if it is the pleasure of the Board.

Governor Evans recommended that before the Board take any action today, that they address the questions raised in a letter from Mr. Scott Reed, counsel for the Priest Lake Lessees' Association. Mr. Jack Philleo, President of the Association, representing the association, came forward.

Mr. Phileo said the first question is why not sell the vacant lots to get the market value, rather than the occupied ones?

Mr. Nielsen said the goals for this sales program as he understands them are: 1) To give lessees who occupy a lot a one-time opportunity to buy; and 2) to establish market data. Governor Evans remarked that it wasn't the purpose of this proposal to give the lessees a one-time opportunity to buy; the priority was to establish a value of those properties for lease purposes. Jim Jones said that a large motivation of his was to give those lessees the opportunity to buy because these are the lots that give the state problems. It's not a good situation for them or the state -- the state doesn't feel it is getting full market value, and the lessees feel that they're hampered in the use and occupancy of the lots. The vacant lots aren't causing any problems.

Governor Evans requested that of the motion from the June 25 meeting be read. Jerry Evans said that it was certainly part of his reason for supporting the proposal to give the present leaseholders an oppotunity to purchase their lots. Mr. Hamilton read the motion as requested. Governor Evans stated that the motion did not mention the priority issue.

Jim Jones suggested that a motion now be made to consider only occupied lots, and so moved. Jerry Evans seconded. The motion passed 4-1, Governor Evans voting "no."

Mr. Philleo said they didn't understand how the two-year rolling average could be established when all the lots will be sold the same year. Mr. Nielsen explained that private sales for the two years will also be used in the determination, and 1987 is the latest year that can be used for cottage site sales to establish 1989 rents.

Mr. Philleo said the lot line negotiations will be very difficult at Priest Lake, and would like to know what happens if the lessee is unhappy with the appraisal after paying the $500. Also, if they then hire their own appraiser and pay another fee, what happens if they still are unhappy with the appraisal. Even though they can cancel the sale, they are out of a lot of money. This doesn't seem feasible.

Another question from Mr. Philleo was what is the definition of an isolated lot. Mr. Hamilton said those are lots that are adjacent to or surrounded by privately owned lots, and there are virtually none of those at Priest Lake.

Mr. Philleo asked whether the lessee would be able to pay for the property over a period of time. Mr. Nielsen said it has been state policy over the past number of years that the purchaser pay 10% down the day of sale, the state carrying a 20-year contract, with payments due annually at 10% interest.

The next question regarded what happens if the lessee is not the successful bidder -- would he have to accept the money for the improvements in cash the day of the purchase? This which would make a difficult tax situation for most people. Mr. Nielsen said the state would need to convey ownership of the improvements at the time of sale, but the seller could carry a contract if he should care to do so. Mr. Hamilton pointed out that that would not be something the state would want to enter into.

Mr. Philleo said the association was very concerned that there is no land-use plan. They also want to know if mineral and timber rights will be addressed and whether that would be a problem. Mr. Nielsen said the deed conveyed to the purchaser would be a fee simple estate with the exception of mineral rights. The state always retains mineral rights, but there would be no restrictive covenants.

That concluded the questions from the Priest Lake Lessees Association. Mr. Philleo said they do question whether the sale of those lots will establish a market value, and they would like to sit down as a committee and use the guidelines of the federal Forest Service and spend some time going over this and coming up with a feasible and equitable rent. They feel this sale plan will be extremely difficult and it has caused a lot of hard feelings already.

Monte McClure, representing the Pilgrim Cove Association, told the Board that they feel that the proposed sale of the cottage sites is a definite step in the right direction. There are a few points they would like the Board to address before adopting this proposal. They agree with the Priest Lake Association that selling vacant lots is the only true measure of market value. Secondly, on the zoning questions, they would like to have the sale agreement specify who has jurisdiction over the zoning after the sale is concluded, and specify that the cottage sites must remain single-family lots to protect the remaining lessees and to maintain the integrity of the area.

Mr. Nielsen answered that it has been the state's intention to give as close to a fee simple estate deed as possible to the purchaser. There had been no intentions of having restrictions in the deed that would pertain to local planning and zoning. That would be a local concern. Mr. McClure asked that, if that is the way it will be, whether in the advertisement, or some place in the sale procedure, that the local zoning criteria be spelled out, so that people will know what they are buying. Mr. Hamilton said yes, the state would do that.

Mr. McClure asked how would title to the lake access and common areas be passed to the lot purchaser. Mr. Nielsen said the state has every intention of perpetuating that access to the lake areas that is identified as "reserved" on the plat for continued and uninterrupted access to that reserve area for water access. Specific language will be worked out.

Mr. McClure also commented that they feel the sales should continue; that it should not be just a one-time thing.

Jerry Evans said that he would like to see how this one goes, before committing to such a policy.

Charles Blanton, representing the Payette Lake Homeowner's Association, stated that they have no opposition to the sale. As far as ongoing sales are concerned, the motion was for the sale of 5-10% of the cabinsites, but 18% of the lessees at Payette Lake have said they would like to purchase their site. The initial impression they had from the June meeting was that those who first made application would be considered in the order submitted. They still feel that is the way it should be considered. At this point, they feel that all of those who have requested their property be put up for sale, be given that opportunity.

Governor Evans asked the department to answer the question of how this would occur; would sales be on a first-come, first-served basis. Mr. Hamilton said that the Board would have to set that criteria. The department will simply bring all the applications back to the Board and ask the Board for its direction.

Jim Jones pointed out that Item #5 in the Summary of the proposal addresses the question. It says that on sale requests exceeding the 10% sale figure established, a drawing would be used to select the lots for sale. Lots not sold during this sales plan would be given first preference for purchase should the Land Board decide to continue the sale program at a later date. Mr. Jones said he feels that most everyone who wants to put their lot up for sale will probably have a chance at it.

Dr. Forney, a lessee at Payette Lake, added his comments. He feels the state would get a better return to the endowments by selling rather than by continuing to lease. He said he does have some fear that when the appraisals come out, they may be at such an accelerated rate that no one could afford to buy.

Jim Jones made a motion to approve the plan presented by the department staff for the cottage site sale program. Jerry Evans seconded the motion. Jim Jones added that the motion includes the summary on page 3 of background sheet and includes the time plan; it includes the sale procedure for cottage sites and the sale application for the cottage site sale program -- everything that was presented by the staff.

Mr. Cenarrusa said he feels this Board has the right and the power to grant the right of first refusal without going to the legislature. However, he thought an attorney general's opinion might be necessary. Jim Jones said he thinks that should be handled

by trying to get the legislation through because the Board did make a commitment at the June meeting to propose that kind of legislation. If the legislation doesn't pass, then take another look.

The motion to approve the proposal for sale of cottage sites at Payette Lake and Priest Lake was passed 4-1; Governor Evans opposed.

Squaw Bay Right-of-First-Refusal Negotiations

Bob Meinen, Director of the Department of Parks & Recreation was present.

Mr. Hamilton reported to the Board that he and Mr. Meinen had been assigned the task of negotiating a value to the right-of-first refusal that had been assigned to Parks & Recreation for the Squaw Bay property. They have not been able to reach agreement.

Mr. Meinen said he met with the Parks & Recreation Board on Friday and has brought a letter to this Board from the chairman of that Board. He asked this letter be entered into the record. The Parks & Recreation Board is dismayed that this is an issue. They felt that the amount of money originally offered to get this settled was too much, but they have committed to that amount and asks that this issue get settled so they can move on to other issues. They look forward to the Land Board's response. Because the Land Board was acting on behalf of the people of the State of Idaho, and because the Department of Parks & Recreation is one of the executive branches of the State of Idaho, he questions why the taxpayers should have to pay again for a first right of resusal that was held by the State of Idaho.

Jim Jones told Mr. Meinen that the Land Board is charged with a constitutional responsibility to gain the best gain they can for the benefit of the public school endowment. He feels it is obvious that anything that is gained by agreement has a value. He doesn't think the Land Board can give up the consideration it bargained for for free. Mr. Jones asked that the minutes of the June 6 meeting be transcribed verbatim because the understanding at that time when the motion was made was that the Board would be asking for consideration, maybe not money, but timber cutting rights perhaps. He said that something will be worked out even if it's in court or by compulsory arbitration.

Jerry Evans said he is troubled by the correspondence because there was not any question at that meeting of the right of first refusal having a value. The question was how much it was. The Board expressed that to the attorney who was representing the Department of Parks & Recreation at that meeting. Was not the attorney authorized to act to represent Parks & Recreation?

Mr. Meinen said they had been in a situation that required rapid action on their part in order not to lose the deal for the State of Idaho. It had not been communicated to him that there was any cost involved with the transfer on the first right of refusal.

Governor Evans made the suggestion of compromising between the $2,900 offered by Parks & Recreation and the $58,000 figure arrived at by the Department of Lands, and settling for $25,000. He said that would be an amount that would possibly be reasonable for the legislature to appropriate for this particular purpose.

Jim Jones said he would first want to review the minutes before settling on that price. He would like to have timber cutting rights looked at further as well.

Governor Evans suggested assigning the responsibility back to the directors and have the two agencies come up with a figure that is satisfactory and work very carefully with the Board. Director Meinen can go back with the message from this Board that there is a reasonable value and to come up with a settlement.

After more discussion, Jerry Evans moved to hold this matter on the agenda until the next regular meeting of the Land Board. Governor Evans added to that to direct the directors to negotiate a settlement, a recommendation. Pete Cenarrusa seconded. The motion passed unanimously.

Proposed Land Sale Exchanges

Jay Biladeau of the department staff presented these proposals. Larry Woodard, representing the Bureau of Land Management, was also present.

1. Great Rift - BLM/State: Mr. Biladeau said THIS exchange proposal consists of 18,170 acres of state land located in and bordering the Great Rift lava flow. These lands are being offered to the BLM for federal timbered lands in northern Idaho. Approximately 15% of these lands is suitable for livestock use, and the remaining 85% is lava covered and has little or no vegetative cover. The value of the state land equates to $30.62 per acre which is a 53% increase over the $20 per acre figure of the original appraisal. The department recommends approval of this exchange. Mr. Woodard said that the BLM is anxious to go forward with the exchange. Jerry Evans asked Mr. Woodard if he would describe that $10.62 difference between the two figures as a value that comes because of the lands' unique character and intrinsic value? Mr. Woodard replied that some of that could be given to that; but it mainly reflects the negotiations with the department staff and the effort to get this exchange consummated. Jerry Evans said he would like to see the number higher, but the number has moved up and there is some recognition of the unique quality of this land, and that is probably as far as the state can go in its negotiations.

Jerry Evans moved to adopt the department's recommendation. Joe Williams seconded. The motion passed unanimously.

2. South Mountain Land Exchange - State/BLM: Mr. Biladeau said the department has been working for some time on the South Mountain, Phase 1 package. During the last few months, the department has been working with the Land Board subcommittee and the livestock industry on certain exchange packages and primarily, on the tenure question. Several alternatives to the tenure question have been developed and those are being pursued. In the meantime, the department is proceeding with the South Mountain package and others with the understanding that any resolutions enacted addressing tenure would apply, regardless of the completion date. This package has approximately 16,470 acres on each side. The state would be acquiring federal lands that are interspersed with state lands and would be consolidating its ownership where it already has approximately 40,000 acres.

Mr. Biladeau continued that the exchange would resolve in the reduction of state property boundaries of approximately 140 miles. Additionally, there would be better access to the acquired lands. This exchange proposal provides several benefits to the state: It would reduce the boundary mileage, reduce the number of grazing lessees, creates greater potential for range improvements, and more potential for producing revenue due to better management control. The department does recommend proceeding with the exchange.

Mr. Woodard added that the livestock industry has indicated it is agreeable to this package with the understanding that before the patents and deeds are exchanged, that the tenure issue would be resolved.

Jerry Evans moved to approve the department's recommendation for South Mountain, Phase 1, with the understanding that the tenure issue will be resolved before deeds are exchanged. Joe Williams seconded. The motion passed unanimously.

3. Payette National Forest: Mr. Biladeau said that in 1985 the department and the Payette National Forest agreed on an exchange plan involving approximately 35,000 of state acres in the Payette National Forest. This is the first of three packages; the state would acquire 4,005.48 acres and exchange 10,402.2 acres. The acreage difference is due primarily because 38% of the state land in this package is classified as non-suitable for timber production while only 6% of the federal land is so classified. The department recommends approval of this package. Joe Williams moved to approve the exchange, Jerry Evans seconded. The motion passed unanimously.

4. Trail Creek - State/USFS: This is part of an exchange with the Panhandle National Forest. In this proposal the state will acquire 2,203.13 acres and exchange 2,377.63 acres. The lands are similar in most aspects. The department recommends approval. Pete Cenarrusa moved to approve. Joe Williams seconded. The motion passed unanimously.

5. Boise National Forest Cleanup Package: This package is one of the final proposals with the Boise National Forest. It would clean up lands that are left over from previous packages and includes remaining lands identified in the long-range planning process. It may not be the final as there is a possibility of an exchange next year of lands not identified in that plan. The state would acquire 2,870.82 acres and would exchange 3,892.59 acres. The federal lands have a greater percentage of productive forestland. The property boundary would be reduced by 22 miles. Joe Williams moved to approve; Jerry Evans seconded. The motion passed unanimously.

Environmental Protection Agency Presentation

Mr. Hamilton explained that the issue involved here is antidegradation. The task force on nonpoint source pollution has been addressing questions involving silviculture for some time. Lynn McKee of the Boise office and Monica Kirk from the Region 10 office in Seattle are present. Mr. McKee introduced Monica Kirk who is their legal representative and who has been reviewing the Board's question about the EPA's statutory authority regarding antidegradation as a policy under the Clean Water Act.

Ms. Kirk said that the Governor's Interagency Task Force deserves a commendation. They are making great progress towards developing and implementing a plan that will serve two purposes: 1) insure that it is adequately tailored for Idaho's needs; and 2) still meet the minimum requirements of the Clean Water Act. That is no easy task.

Ms. Kirk continued that there are three legal issues concerned. One is whether antidegradation is required by the Clean Water Act. Second, what constitutes a legally sufficient antidegradation plan under federal law. Third, how committed EPA is to insuring that the antidegradation provisions of the act are going to be in place and enforced in each state's water quality standards.

In answer to the first question of whether the Clean Water Act mandates antidegradation, the answer is absolutely yes. Does that mandate cover point sources as well as the nonpoint sources? The answer to that is yes. The policy of the act is to restore and maintain the Nation's waters. The two methods are by technology and by enforcing the water quality standards. In enforcing the water quality standards, best management practices (BMP's) cannot supersede water quality standards.

Ms. Kirk addressed the second question of what would a legally sufficient antidegradation policy look like. From a the federal perspective, there are three minimum requirements: 1) That it covers nonpoint sources as well as point sources; 2) That it covers all waters in the state; 3) That it fully protects existing uses. The definition of full protection will be based upon the facts, circumstances and policy of the implementing agency.

The third question is what is EPA's level of commitment to insuring that antidegradation policies are in place in all of the states and territories. The answer to that is that it has been identified as a national priority this year. Idaho is no further behind than any of the other states in implementing a policy, and based on her observations of the work of the task force, she thinks Idaho is well on its way.

What Idaho needs to do now is have the task force continue its works, incorporate an antidegradation policy, and an implementation plan into its water quality standards.

Governor Evans thanked Ms. Kirk for her fine report.

Jim Jones asked for some details about the two-day meeting just now taking place.

Al Murrey, Department of Health & Welfare, reported on the meeting. On November 17 public notice was made on the "feedback loop" language for public comment, and hearings are set for December 10. That part is moving ahead. Now the task force is working on the specific antidegradation language that would be incorporated into the water quality standards. He said that good progress was made yesterday afternoon and this morning in working towards developing a workable policy to accomplish the intent of the Clean Water Act.

Legislation Package

Mr. Hamilton explained this is the first legislative package presented for the Board's consideration. There will be another package in December. The first piece relates to forest practices and corrects some errors in subsections which do not exist; it would create a forest practices rehabilitation account; and it would make it mandatory for an individual proposing to convert forestlands to some other use to file a compliance.

The second proposed piece of legislation relates to leasing of state lands and deals with the grazing lease payment schedule and conflict auctions.

The third proposal relates to the possible use of the small claims court for collecting small debts.

The fourth one relates to the advertisement and sale of timber. It permits the Land Board, in cases of catastrophic damage, to direct an advertisement for timber sales of less than four weeks.

Fifth -- this would repeal a section of the statute, Title 38, Chapter 3, Cooperative Sustained Yield Districts. There is no recollection that this section has ever been used, and it is in conflict with the Forest Practices Act to some extent.

The sixth one is a bill that would affect the sale of state lands. It would authorize the department to deal with terms, rather than cash only, for the sale of parcels of five acres or less.

Governor Evans requested that the legislative package be brought to the attention of Governor-elect Andrus.

Mr. Hamilton said that the proposal regarding the small claims court may have some problems, but the department does need to have some vehicle for dealing with small bills that do not get paid. Governor Evans asked what has been the particular objection to that proposal.

Pat Kole answered that it has been opposed by the State Bar Association. They have voiced strongly that there should only be plaintiffs and defendants in small claims court -- no collection agencies or governmental entities or any large institution. He does not think this bill would have a very good chance of passing through the legislature.

Joe Williams moved to approve the department's proposed legislation. Jerry Evans seconded. Governor Evans said he would abstain on the vote because he will not be on the Board to follow through. Jim Jones asked that the legislation regarding the small claims court be exempted, and he could ask his staff to work with department staff, to come up with a variation that might be workable. With no objections, the Governor stated that would be exempted. Motion passed four in favor. Governor abstaining.

Executive Session

Jerry Evans moved that the Board resolve into executive session under provision of Idaho Code §67-2345, Subsection (f) to consider and advise its legal representatives in pending litigation or where there is a general public awareness of probable litigation. Joe Williams seconded. The motion passed unanimously.

10% Fund

Pat Kole briefed the Board. He outlined the various options the Board could follow in order to otain the diverted funds. After discussion, no formal action was taken by the Board in or out of executive session, however, the Board members appeared to agree to work with the new State Treasurer towards obtaining a legislative appropriation while maintaining other options for the time being. Pat Kole asked to check on whether there are any limitation periods on those options that need to be observed.

Templin/Louisiana-Pacific Negotiations

Pat Kole said this issue has been remanded back to the Board and through the Board back to the department. There is a hearing set for the parties to bring in their evidence. Mr. Kole briefed the Board on the position of Washington Water Power concerning any possible riparian rights they may possess. If these matters are resolved there should be an agreement to bring to the Board at the December 15 meeting. Jim Jones thinks the parties of Templin and Louisiana-Pacific could be referred to mediation where the problems could be worked out agreeably. No formal action taken.

Coeur d' Alene Resort

Pat Kole presented the Board with a proposed draft agreement. Jim Jones suggested getting a mortgage or deed of trust or other security which wouldn't interfere with their title clearance, but would still give the state protection. They will still be able to then get a clear title policy. No formal action taken, but no one disagreed with the suggestion.

It was then moved, seconded, and passed that the Board resolve back into regular session.

Regular Session

Proposed Land Sale #359-87

Governor Evans asked that this matter be brought back up for discussion. He said he had overlooked that there was 640 acres in Butte County in that sale, and he thought the state was only selling isolated, small parcels of land in the land sale proposals. He asked why is the state selling 640 acres under this proposal.

Mr. Hamilton said these parcels are generally offered for sale because there is no other state land around it, and there is no opportunity for trade. Apparently, someone has expressed interest in it.

Governor Evans commented that he is concerned with the sale of such a large parcel and also that it is grazing land. He thought sales were limited to productive farm land.

Governor Evans added that it is difficult for him to support the sale of additional land, and he has proposed that the Farmer's Home Administration hold off on the sale of their land until conditions improve. The state should be one entity holding off on these sales.

Jerry Evans said every acre put on the market affects every other acre that is for sale. He suggested holding this one back. Jim Jones suggested the possibility of holding it back until the Department of Water Resources gets its new appropriations rules lined out so an individual could have a better chance of getting water.

Jerry Evans moved to withdraw approval of this particular parcel. Joe Williams seconded. The motion passed unanimously.

Mr. Hamilton said he would report back on this at the next meeting.

STATE BOARD OF LAND COMMISSIONERS

By _____, President
and Governor of the State of Idaho

COUNTERSIGNED:

_____
Secretary of State

_____
Director

* * * * * * * * * * * *

Exhibit 30

Meeting Minutes, State Board of Land Commissioners,

March 10, 1987.

REGULAR MEETING
STATE BOARD OF LAND COMMISSIONERS
March 10, 1987

The regular meeting of the State Board of Land Commissioners was held Tuesday, March 10, 1987, at 9:00 a.m. in the Conference Room, Hall of Mirrors. Governor Cecil D. Andrus presided. Those members present were:

Honorable Cecil D. Andrus, President, and Governor of the State of Idaho
Honorable Pete T. Cenarrusa, Secretary of State
Honorable Joe R. Williams, State Auditor
Honorable Jerry L. Evans, Superintendent of Public Instruction

Stan Hamilton, Secretary to the Board

Absent:

Honorable Jim Jones, Attorney General

Consent Agenda

A. Official Transactions, January 1987

B. Easement Request - Bonneville Power Administration

C. Supplemental Agreement Requests:

1. #25330, Debra Woodworth
2. #25486, Timber Creek Ranch (D. Ward)
3. #25532, Canyon Creek Enterprises (D. Ward)
4. #25286, Curt Haws
5. #25302, B.E.T. Management Corp.

D. Surplus Property Disposal - Idaho Department of Transportation:

1. Kootenai County - 9.56 acres
2. Canyon County - 0.47 acre with building
3. Canyon County - 0.63 acre
4. Gooding County - 39.97 acres

E. Proposed Timber Sales:

1. #2088, Gutwood OSR
2. #2116, Windy Creek OSR
3. #2112, Lost Conversion 87
4. #2123, Two Mouth Again
5. #2124, Butler Creek
6. #2125, Wittenburg Draw
7. #2126, Eureka Meadows East
8. #2127, Commissary Basin

F. Dredge & Placer Mining Permit #232, Omega Mining, Inc.

Joe Williams moved to approve the official transactions. Pete Cenarrusa seconded. The motion passed unanimously.

Governor Andrus again mentioned that on the supplemental agreement requests, he is troubled that the State of Idaho is continuing to function as a bank. He asked if the department has some plans to do anything about this. Mr. Hamilton said that the department is in the process of doing an extensive review of the program for land sale contracts and the supplementals. A briefing on the subject and some recommendations will be brought to the April meeting.

Governor Andrus questioned the appraised timber price on C-4. After Don Jones' explanation, the Governor requested a report on the actual sale price after bid.

Jerry Evans moved to approve the consent agenda items B through F. Pete Cenarrusa seconded. The motion passed unanimously. Jim Jones absent.

Barber Flat Parcel - OX Ranch

Governor Andrus pointed out that Attorney General Jim Jones had requested that final action not be taken on this agenda item while he is absent but for the discussion to take place.

Mr. Hamilton said guests present who have asked to speak on this subject are: John Dyner, Manager of the OX Ranch; and Bill McLveen, legal representative for Hixon Properties, the owner of the OX Ranch.

Mr. McLveen said they are here today to ask the Board to reconsider or postpone its decision to place Section 36 in the Barber Flats on the land sale plan. It is known what a benefit the sale would be to the trust funds, but the economic or environmental costs of this sale are not known.

Mr. McLveen submitted letters from the Forest Service and from the Department of Fish & Game which outline their objections to the sale. Mr. McLveen used maps to illustrate how the proposed Idaho Power project would adversely affect their ranching

operation as well as well as the wildlife. He also questioned whether the Idaho Power proposal would be economically feasible.

Mr. Dyer told the Board that OX Ranch comprises approximately 100,000 acres of public and private land in Adams County. Hixon Properties has owned the ranch since 1983. Their purpose is to maintain or improve forage conditions on the land and to conduct an economically viable cattle operation. In 1980 they developed a management plan and they have drastically increased the carrying capacity of the land. They have also seen a drastic increase in the deer and the elk populations.

Mr. Al Van Vooren, Department of Fish & Game, came forward to state the views of that department. He said that in 1981 the director of his department expressed concern over the potential impacts of the proposed land sale with the ultimate development of the pump storage project. Projects of this type have the potential to seriously impact big game populations, birds, and fisheries. In the position statement that was in the form of a letter to the Board, the department requested that further consideration of the land sale be postponed until the details of the project were made known with a complete assessment of the potential impacts of the project. To their knowledge, this has not taken place since 1981, and so the Department of Fish & Game would like to go on record as still maintaining that position.

Mr. Williams commented that this has been before the Board since 1981 and there have been three appraisals and wondered why the Fish & Game Department is opposing now.

Governor Andrus requested that the departments communicate better in the future to prevent this type of thing happening again.

Logan Lanham, Idaho Power Co., was invited forward. Mr. Lanham said that Idaho Power Co. wishes to acquire this property as a pump storage site for Idaho's future. They have been in contact with Mr. Dyer. Idaho Power's position has not changed and still wishes to purchase the land and are prepared to bid on it. Idaho Power has shown Mr. Dyer a way to accommodate any water problems in the area. They still think their plan is in the best interests of the customers and the company.

Governor Andrus again pointed out that because of the Attorney General's request, no action will be taken on this matter today. It will be on the agenda for the next meeting. He also directed the directors of the two departments -- Lands and Fish & Game -- to meet and report back to each of the members of the State Land Board prior to the next meeting what the position is of state government and what the recommendations are.

Adoption of Cottage Site Sale Plan

Lance Nielsen briefed the Board on the status of the cottage site sale plan. He said the department has gathered a considerable amount of data since the initial cottage site sales plan was brought to the Board, and the department is now ready to refine the plan more in order to move ahead. A drawing was held to determine which lots would be considered for sale in priority order on February 11, and the results of that are included in the Land Board memo. The critical time path has also been revised. The major criteria that has been considered since the November Land Board are: The inventories of recreational endowment land; appraisal of lots and improvements; reduction of lot size; access to sale parcels; and survey of sale parcels.

The department is recommending today that seven lots be withdrawn from consideration for sale to determine whether those lots are necessary to enhance the value of secondary lands that are undeveloped. The appraisals are needed back by May 11 in order to give the Board and the lessees adequate opportunity to examine those appraisals. Regarding the proposal for reduction of lot size, Mr. Nielsen said there are two reasons for considering that: 1) to better utilize the unused portions of those lots; and 2) to create additional water access sites for future land developments on the secondary lands. The sale data indicates that good water access can add as much as $15-20,000 in value per secondary lot. Recommendation #8, which is not included in the list of recommendations in the memo, is that all Class I waterfront lots in Pilgrim Cove be reduced in lot depth. Mr. Nielsen reported that the Payette Lake survey work is underway; the Priest Lake surveys will begin when the funding is approved by the legislature. Terms of sale are of concern to the state, and the staff is recommending an accelerated payment schedule to lessen the risk of default. Mr. Nielsen reviewed each of the recommendations listed in the memo.

There was considerable discussion on the recommendation for reducing lot depth at Pilgrim Cove. Mr. Nielsen said that lessees have been notified of this proposal. Governor Andrus invited anyone present from Pilgrim Cove to comment. Mr. Wayne Barsness said his lot would not be affected directly, but because Pilgrim Cove is already a condensed area, would not like to see more development. Mr. Nielsen pointed out that the lots in question are very deep and could easily be cut into two lots. The department has not addressed the density question. Those lots have tremendous financial potential for the state. Mr. Hamilton said this will have to be dealt with either by subdividing the lots or it will have to be dealt with in the appraisal; the appraisal will have to reflect the additional value of the lot.

Governor Andrus invited other lessee representatives to speak to the Board.

The first speaker, Harvey Hoff, questioned whether any of the lessees in Pilgrim Cove have had enough time to consider the reduction of lot size issue.

Charles Blanton said that the valuations would take into account the larger size of the lots necessarily, and the total would probably be no greater.

Tom Welsh asked how the matter of other bidders' being allowed to inspect the property would be handled, and Mr. Nielsen explained that only qualified bidders would be allowed to see the property and then only from 1-3 days before the sale.

Mark Maxwell, an alternate, said he was unhappy about being an alternate after putting in $500 to have the property appraised, and also objects to reduction of lot sizes.

Stan Rhees said his concern is with the appraisals, and wonders, should the bidding go much higher than the appraisal, whether the lessee can benefit from the higher bid as well as the state. Mr. Hamilton explained that long-standing state law provides the formula by which state lands must be sold and how to deal with the improvements on it. That statute requires that improvements be appraised and that only the appraised value can be considered and the successful bidder must pay that in cash the day of the sale. The only item allowed to vary at the auction is the sale of the land itself.

Kathy Daly asked whether the department has given any thought to how many accesses are needed as there are already three with sandy beaches. Mr. Nielsen said the department has not had any opportunity to make any formal plans for the development of the secondary lands surrounding Payette Lake. Without knowing what those uses might be, it is difficult to know; however, historically, water access is limited, and based on experience, the state can use all the water access it can get.

Mr. Scott Reed, representing the Priest Lake State Lessees Association, said that the association has been trying since 1985 to work with the State Land Board and the Department of Lands to develop a mutually acceptable agreement upon rental fees. He stated that unfortunately, there has been no effort by the state to work cooperatively with the lessees. The department staff has been telling the lessees what the state was going to do to them and to the property on which they are located. The lessees' pleas to have cooperation and meetings with the state in the same manner as the Forest Service has done with its lessees at Priest Lake has fallen on deaf ears. The cottage site sale plan being presented to the Board today was sent to the association on March 4. It represents a previously undisclosed turn in the direction of the development which is disturbing. The association has made certain suggestions to the procedures that were previously announced, and these suggestions have not been followed. The association has concluded that the sale of lots at Priest Lake in 1987 should not take place. Priest Lake lots are based on a 1910 survey, and that survey was not complete. The survey was never filed with Bonner County. Those lots cannot be sold without first creating a surveyed subdivision that is approved by a plat by Bonner County. §67-6528, Idaho Code, specifically says that the State of Idaho and its agencies, boards and departments shall comply with all plans and ordinances adopted under this chapter. The 1910 survey is being replaced by a 1987 survey which will be a plat prepared under department direction. It will be a subdivision and it must be in compliance with Bonner County ordinances before any of that property can be sold. That compliance will not be easy. Mr. Reed cited potential problems with road access, water, sewage, etc., and states that if the state proceeds with the cottage site sale plan as proposed, the state will be in violation of the state and county planning and zoning ordinances. Offer of the sale of a lot without recording is subject to $100 penalty. In conclusion, the Priest Lake Association makes two requests: 1) the sale of Priest Lake cottage sites be cancelled for 1987; 2) the Land Board authorize a working committee consisting of representatives of the Department of Lands, Priest Lake Lessees Association, the Bonner County Board of Commissioners, and of legislators of the area, to try to reach agreement as to annual rental fees and as to sales procedures.

Lance Nielsen said that the department has been in contact with Bonner County and they have advised the department that they recognize the existing "subdivision" exists; and that they have no objections. The department is not creating any new lots. Bonner County is aware of what is going on, there have been no objections to his knowledge. Bonner County has also expressed interest in the department's providing them with a quality survey of the lots which they recognize already exist.

Jerry Evans said that he thinks the Board should proceed with the sale as the grandfather considerations have to be taken into account. He thinks there are boundaries that do exist, and that there is a need to adjust them.

There was further discussion of Recommendation #8, the division of large lots at Payette Lakes, and Jerry Evans, Pete Cenarrusa and Governor Andrus expressed disagreement with that recommendation.

Jerry Evans made a motion to approve the recommendations numbered 1 through 7, with the following changes: Recommendation #1 would read, "Withdraw the following lots from consideration from the 1987 sale: Payette Lots #154 " and the balance of that recommendation; the other recommendations as listed, except #7, which would be: "Terms of sale shall be 30% down with the balance due in 20 equal annual installments. The interest rate in effect at the time of sale will be charged." This motion does not include Recommendation #8.

Pete Cenarrusa seconded the motion. The motion passed unanimously. Jim Jones absent.

Lake Protection Act Rules

Mr. Hamilton explained that these rules were on the agenda last month and were deferred one month for additional inspection. They have since been discussed with the Attorney General's office and they have indicated approval with Rule #7 deleted and that Rules #8 and #9 be renumbered. The department concurs with that.

Jerry Evans moved to adopt the rules with the exception of Rule 7. Pete Cenarrusa seconded. The motion passed unanimously. Jim Jones absent.

Boise-Cascade Disclaimer

Don Stockton of department staff reviewed this recommendation for the Board. Mr. Stockton used maps to illustrate the issue. The department is recommending obtaining

a 25-foot easement from Boise Cascade for a public right-of-way in the area, and they are willing to grant that.

Pete Cenarrusa moved to approve the request for disclaimer. Jerry Evans seconded. The motion passed unanimously. Jim Jones absent.

Gooding TB Hospital - Disposal of Chattel Property

Fred Kisabeth said that at the time the institution was declared surplus and turned over to the alcoholic treatment center, the direction of the Board was that the inventory be kept intact. After it was again vacated, that direction remained the same. In the meantime, there have been problems with the security and there have been numerous break-ins with the inventory gradually going downhill. The department is now recommending that the property be made available to other agencies of state government in order to dispose of it entirely.

Joe Williams moved to sell the balance of any property left after that. Pete Cenarrusa seconded. The motion passed unanimously. Jim Jones absent.

Mineral Lieu Land Selection Proposal

Linda Johnson, Minerals Leasing Specialist with the department, briefed the Board on this issue. Mrs. Johnson said that after the state's original selection of the phosphate list, there was some extra acreage left, and the department is now recommending a selection of 240 acres with cinder as the mineral base.

Pete Cenarrusa moved to approve the recommendation of the department. Joe Williams seconded. The motion passed unanimously. Jim Jones absent.

Legislative Update

Mr. Hamilton brought to the attention of the Board an RS regarding the issue of exchanging state land for timber rights. Because there is an RS that will be coming up before one of the committees shortly, he would like guidance on how to deal with it. It is a topic that has been discussed by the Board from time to time, but he is not sure of the consensus of the Board's feelings on it.

Deputy Attorney General Pat Kole explained that the idea behind the bill is that there are 20-30 million board feet of timber that the state cannot harvest because of the lack of financial resources. The proposal would be, under rules and regulations promulgated by the Board, to harvest some of that timber using this authority in order to acquire part of the Diamond lands back.

Mr. Hamilton observed that this topic raises several questions such as who would administer the timber sales and how to get the forest improvement monies out of it.

Jerry Evans said that although he has some reservations, he is looking for additional tools to deal with this issue. It would be in the state's interest to acquire some of that (Diamond) property back and expand that Priest Lake state forest.

After further discussion, the Board members unanimously agreed the time for this is not this year but they are willing to listen to further proposals in the future.

Mr. Hamilton handed out the status of the department sponsored or associated bills.

Executive Session

Jerry Evans moved that the Board go into executive session under the provisions of §67-2345, Idaho Code. Pete Cenarrusa seconded. The motion passed unanimously. Jim Jones absent.

This session was called to discuss the complaint regarding a recent land sale auction conducted by Lou Benedick in Idaho Falls. Staff has investigated the incident. Mr. Kisabeth provided the Board with a full report. Mr. Kisabeth said one key item to consider is that this is the first complaint in nineteen years of Mr. Benedick's conducting of land sale auctions, and no one has ever inappropriately purchased land in that Area. The only department recommendation is that the sale be invalidated.

Governor Andrus also briefly addressed the issue of two departments coordinating on their positions on issues.

The Board adjourned back into regular session.

Regular Session

Jerry Evans made a motion to rescind the land sale that was discussed in executive session. Pete Cenarrusa seconded. The motion passed unanimously.

Department Move

Mr. Hamilton mentioned to the Board that there are some discussions that the department may be looking at some new quarters in the near future. Joe Williams commended that he would like to see the department stay where it is.

There being no further business brought before the Board, the meeting of March 10, 1987, was adjourned.

STATE BOARD OF LAND COMMISSIONERS

By Cecil D. Andrus, President, and Governor of the State of Idaho

COUNTERSIGNED:

Pete T. Cenarrusa
Secretary of State

Stanley F. Hamilton
Director

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REGULAR MEETING
STATE BOARD OF LAND COMMISSIONERS
APRIL 14, 1987

The regular meeting of the State Board of Land Commissioners was held on Tuesday, April 14, 1987, at 9:00 a.m. in the Conference Room, Hall of Mirrors. Governor Cecil D. Andrus presided. Those members present were:

Honorable Cecil D. Andrus, President, and Governor of the State of Idaho
Honorable Pete T. Cenarrusa, Secretary of State
Honorable Jim Jones, Attorney General
Honorable Joe R. Williams, State Auditor
Honorable Jerry L. Evans, Superintendent of Public Instruction

Stanley F. Hamilton, Secretary to the Board

Consent Agenda

A. Official Transactions - February 1987

B. Supplemental Agreement Requests:

1. Warren J. & Barbara S. Walters
2. Stevco Canyon Farms
3. Norman Riley
4. Phil Neibaur
5. Farmers Home Adm. (Wade Ward)
6. EIP Credit Assn. (D. Schwendiman)
7. Steven Trent Wood
8. Farmers Home Adm. (W. & B. Robinson)
9. Steven James Wood
10. L-Bar Acres
11. Steven K. Davis
12. Norman & Brian K. Davis
13. Wes Howe
14. Charisse Haws
15. Theron R. & Tim R. McGarry
16. Neil Brown
17. Farmers Home Adm. (S. Ward)

C. Timber Sale Proposals:

1. Waffle Acres
2. Joe Williams
3. Dodge Creek
4. Northwest Boulevard
5. Armstrong Saddle
6. Beartrap
7. Feary Creek Seed Sale
8. North Gold Butte

D. Idaho Department of Transportation - Disposal of Surplus Real Property:

1. Malad, Idaho (Oneida County)
2. Fruitland, Idaho (Payette County)

E. Easement Requests:

1. Idaho Department of Transportation - Bridge
2. Idaho Power Co. - Overhead Powerline
3. Utah Power & Light Co. - Overhead Powerline
4. City of McCall - Underwater Sewer Pipeline
5. Elk Mountain Farms/Anheuser-Busch - Timber Dock
6. Idaho Power Co. - Road

F. Sovereign Land Lease for Marina

G. Three Metalliferous Riverbed Lease Applications: #872A, #8773A, #8774A - W. W. Blakely

Mr. Hamilton advised that on Agenda Item E-5, the Board needs to authorize the department to issue a temporary permit to Northern Lights for a power crossing that was omitted from the memo.

Exhibit 31

Meeting Minutes, State Board of Land Commissioners,

July 14, 1987.

SPECIAL ACTION
STATE BOARD OF LAND COMMISSIONERS
June 15, 1987

On this date, special action was taken by the Board to approve Application for Dredge and Placer Mining Permit No. 234, Eagle Creek Mining Company. Those members approving the recommended action were:

Honorable Cecil D. Andrus, Governor and President of the Board
Honorable Pete T. Cenarrusa, Secretary of State
Honorable Jim Jones, Attorney General
Honorable Joe R. Williams, State Auditor
Honorable Jerry L. Evans, Superintendent of Public Instruction

STATE BOARD OF LAND COMMISSIONERS

By Cecil D. Andrus, President
and Governor of the State of Idaho

COUNTERSIGNED:

Pete T. Cenarrusa
Secretary of State

Stanley F. Hamilton
Director

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REGULAR MEETING
STATE BOARD OF LAND COMMISSIONERS
July 14, 1987

The regular meeting of the State Board of Land Commissioners was held Tuesday, July 14, 1987, at 10:00 a.m. in the Conference Room, Hall of Mirrors. Governor Cecil D. Andrus presided. Those members present were:

Honorable Cecil D. Andrus, Governor and President of the Board
Honorable Pete T. Cenarrusa, Secretary of State
Honorable Jim Jones, Attorney General
Honorable Joe R. Williams, State Auditor
Honorable Jerry L. Evans, Superintendent of Public Instruction

Stanley F. Hamilton, Secretary to the Board

Consent Agenda

A. Official Transactions - May and June 1987

B. Dredge and Placer Mining Permit Applications:

1. #240, George Castle
2. #241, Victory Mines

C. Proposed Timber Sales:

1. Isabella Pole
2. Outlet Poles

D. Disclaimers - Western Frontiers

E. Supplemental Agreement Requests:

1. FHA (Eileen Tappy)
2. U.S. Bancorp Financial, Inc. (Melvin Funk)
3. Gary and Vicki Mayer
4. Lanny Staker
5. Jill Harris
6. Leisure Lands, Inc.

Jerry Evans moved approval of the consent agenda items; Joe Williams seconded. The motion passed unanimously.

Superintendent of Public Instruction Agenda Addition

Superintendent Evans distributed a handout to the Board. He explained that each year during the legislative session there is a great deal of concern about the general account appropriation for public schools. Then other sources are added to that appropriation and are given to the school districts in the form of a support unit amount that the districts use to build their budget. The handout explains that those other sources were in 1984-85 almost $26 million; 1985-86, $24 million; and this year, $21.6 million.

The main concern of this Board is the income fund which contains the interest from timber sales, interest from land sale contracts and the interest that is earned by the State Treasurer on the investment endowment money. In 1984-85, that was $2.4 million and in 1986-87, it was $483,000; a tremendous decrease. The bottom line is that as late as February this year, we were estimating that all the state sources would be $24,682,000; and that money was built into the operating budgets, contracts, etc. On June 30, we found out that it turned out to be $21,649,112.94; off more than $3 million. That is $300 per classroom in every school in the state that they will not get and basically has already been spent. Luckily, the enrollment this year turned out to be less than expected; transportation costs were less; and consequently the schools were actually only down about $45 per support unit. He wanted to bring this to the Board's attention because it has to be concerned about 1) maximizing those revenues; and 2) providing better estimates of those revenues.

Jim Jones commented that these figures give fairly compelling support to the Superintendent's idea for the legislature earlier this year to change the method used to handle those interest payments on the income fund; that is, to divert them into the endowment so that it can build up. Jerry Evans added that in time it would produce more revenue and would also smooth out the fluctuation, and he would like to pursue this more aggressively with the legislature. There is also some discussion that with one small exception, this Board, under its own authority, could direct those dollars into that fund.

Governor Andrus stated for the record that all five members of the Board do look for maximum return to the endowment fund for these purposes.

Governor Andrus - Box Saddle Timber Sale

Governor Andrus reported that the 6,700,000 board feet of timber that was purchased to be shipped overseas unprocessed to provide employment in Japanese mills brought a call to his office from Idaho timber operators about the need for a sustained yield of timber to keep their own mills operating. Although this is not an agenda item today, Governor Andrus asked that this issue be put on the agenda for full discussion at the next meeting. He also stated that he doesn't plan to sign the contract until after that discussion.

Proposed Land Exchanges - Harvey Hoff Timber Co. and J.R. Simplot Co.

Jay Biladeau, in looking first at the Hoff proposal, stated that Mr. Hoff is proposing an exchange with the state in which he is offering 840 acres of timberland which is intermingled with state land for approximately 795 acres of state timberland and a lakefront cottage site on the Payette Lake which he presently leases. Mr. Hoff had applied to purchase that lot, but was not one of the successful applicants. The lands are similar with the exception of the cottage site. Mr. Biladeau used a map to illustrate the details of the proposal.

Jerry Evans said that he has reviewed these two proposals carefully, and he thinks there is an inconsistency and unfairness that jumps out. It basically says that if you have timberlands, you can trade with the state and you can acquire those cabin sites on Payette Lake for the appraised price. That means they can avoid any bid-up. This means allowing an individual to acquire a cabin site on Payette Lake at the least acceptable price. Those who do not have those means must face competition at the auction, but if you have the means, you can avoid that. Mr. Evans feels that is is inconsistent and unfair.

Governor Andrus asked what Mr. Evans' view would be if the Board directed the department to proceed with a 50% or 100% incremental increase as opposed to "like value." Jerry Evans said that there needs to be some factor; but that needs to be known before the Board authorizes the staff to proceed.

Jim Jones said that in order to be consistent with what has been done in the past, equal value exchanges need to be pursued. He thinks there is good reason to hold off on this because the value of that recreational property can be determined by whether the state does get a premium on that property above the appraised price. That needs to be taken into consideration either in an exchange of this nature or in the matter of setting rental rates on the property. That would be preferable to setting an arbitrary amount. This is probably not the right time to be considering valuation.

Jerry Evans made a motion to not authorize the department to proceed with these two exchanges until the information is in following the sale of the cabin sites. Joe Williams seconded. The motion passed unanimously.

Proposed Land Exchange - Inland Empire Paper Co.

Jay Biladeau said this Phase 2 exchange package with Inland Empire Paper Co. is ready for final approval. Phase 1 has been completed. The majority of these lands are located west and south of Spirit and Twin Lakes. The highest and best use is designated as timber production. The main benefit of this package to the state is that it exchanges several small, scattered parcels for a block. The state will be reducing its exterior boundary line by approximately twenty-nine miles.

Joe Williams moved to approve this exchange package. Jerry Evans seconded. The motion passed unanimously.

Easement Request - Monsanto Co.

Mr. Hamilton stated that this easement for Monsanto would give them the opportunity to get them into a new mine they are opening up. He also reported that David Farnsworth, Mine Supervisor, was present.

Jay Biladeau explained that this easement request is for state lands where the phosphate deposits were reserved to the United States. Monsanto will be mining a large portion of the area requested and also building a haul road across portions that will provide access to the mining area into the Henry Mine. An agreement has been reached with Monsanto on the terms of the easement, and today the Board's approval is asked to go ahead with that easement. Agreement has been reached on 1) the acreage to be included, and 2) potential severence damage to lands outside of the area. A sheet was handed out to the members outlining the current acreage and the consideration which was just agreed to. In the Board memo, the department was asking that a temporary permit be issued, but since this agreement has been reached, the department would ask the Board today for approval to issue the easement. The new acreage involved is 478.2 acres; the consideration would be $68,195. As far as damages to lands outside of the easement area, Monsanto has agreed to pay for those AUMs that are not leased on a yearly basis due to the impact of the easement. The department would continue to lease those AUMs.

In answer to a question by Jerry Evans, Mr. Biladeau stated that Monsanto and the grazing lessees have come to terms as to any concerns out there. Mr. Farnsworth said that they met with the grazing lessees on site who were concerned with future losses, and they have worked out methods of access to minimize the impact. The lessees have expressed that they would be satisfied with that.

Jerry Evans moved to approve the department's recommendation with the new negotiated numbers in place (an easement rather than a permit). Joe Williams seconded. The motion passed unanimously.

Easement Request - Idaho Army National Guard

Jay Biladeau reviewed that the Idaho Army National Guard has applied for the use of state endowment lands for a maintenance and training equipment site and ammunition storage area. There were several sites being discussed and several alternatives as to how to provide that use. The department and the IANG have agreed to the location and the means of conveying the land for that specific use. The department is recommending the issuance of a fifty-year specific term easement for exclusive use of 200 acres and non-exclusive use for 440 acres of Section 35. The National Guard will pay full market value for the exclusive-use acres and 50 percent of market value for the non-exclusive acres. The consideration would then be $35,439.60. The exclusive area will be fenced and withdrawn from livestock grazing. That has been coordinated with the livestock grazer who has agreed to that. The department is recommending proceeding with the issuing of the easement.

Joe Williams moved to approve. Jim Jones seconded. Jerry Evans questioned, because of the forestry camp at McCall, whether the use of an exclusive easement is a proper legal instrument by which to convey exclusive use to property. Jay Biladeau said this was discussed. Bob Becker, legal counsel for the department, said this issue was looked at very seriously, and he thinks the easement would apply as it is a specific term easement for fifty years which still gives the department control over the lands. Also, in this case, the value is being paid for fully. The motion passed unanimously.

Round Lake Timber Sale

The director introduced Mike Reeb, Area Supervisor, Pend Oreille Lake Area Office, and his assistant Larry Fryberg, to present this issue to the Board. It was also pointed out that Bob Meinen, Director, Parks and Recreation, was present.

Mr. Reeb said that the department has been working on this project since 1979 when a timber sale at Round Lake was first discussed. Heavy insect and disease problems were noted in the stand at that time. The department has worked very closely with Parks & Recreation because this timber sale could adversely impact Round Lake State Park.

Mr. Reeb used pictures and drawings to further explain the timber sale proposal. He stated that they have analyzed the desires of the Parks Department as well as keeping in mind the objective of the endowment land, and thinks they have put together a package that will permit the department to harvest that diseased and dying timber. It will create a different backdrop in that there will be some heavy cutting in certain areas, but the clearcuts will be unseen from the park itself.

Governor Andrus asked if the Parks Department has signed off on this proposal. Bob Meinen said that it had.

Jerry Evans asked how much revenue the department is giving up if the timber sale were simply a regular, standard timber sale, and followed all of the recognized management practices and techniques. Mr. Reeb said that perhaps the sale might be larger; the only thing is that there is no compromising with the timber that needs to be harvested right now -- we're going to get all of that. Some stumpage income is being deferred for perhaps twenty years, and that will be captured when the seed trees are taken off the area.

Jerry Evans also inquired about the undisturbed buffer strip and the future plans to log that. Mr. Reeb said that Parks & Recreation has asked that they not disturb anything along Cocolalla Creek, roughly a 160-acre area, because at a future date they would like to acquire that either through a land exchange or purchase. Bob Meinen, Director of Parks & Recreation, said that is accurate. In answer to a question by Director Hamilton, Mr. Reeb explained that without any constraints whatsoever, they probably would be looking at a 5-1/2 to 6 MBF sale rather than the 2.7 MBF planned, however, the development costs with the 2.7 MBF comes within the department's guidelines. Also, industry is very interested in this sale, and Mr. Reeb expects quite a bit of bidding.

Another question posed by Jerry Evans was concerning the fact that normally when an easement is granted to someone for a right-of-way, powerline, fence, or canal, on endowment lands, the state requires some kind of a payment. Is he right in understanding that these temporary right-of-way permits for trails in this area are without any compensation or fee? Mr. Reeb answered that is correct, mainly because those trails may have to be changed due to logging. Mr. Evans stated that one method of picking up some revenues might be to convert those from non-payment permits to some kind of a fee structure. Mr. Evans explained that he will not vote against this plan, but he is concerned about the lost revenues. Some steps are going to have to be taken to see that to some extent, it is made up. He continues to be concerned with the loss of revenue each time we compromise with Parks & Recreation -- by only buying their willingness to allow us to log our land.

The Board voted unanimously to approve the department recommendation.

Fire Update

Don Jones briefly updated the Board on fires currently taking place. The Minneha Creek Fire located about ten miles south of Idaho City is now about 85% contained. The 20-man inmate crew is on that fire at the present time. The fire is mostly on state land.

Association Budgets

The first association budget presented by Don Jones was for the Clearwater-Potlatch Timber Protective Association for FY-89. Their total protection budget is $622,192.which is the cost of protecting about 920,000 acres of forestland within the association boundaries. Their income from assessments, etc., totals about $388,000; leaving approximately $449,000 to come from the state's general account.

The Southern Idaho Timber Protective Association located in McCall is the smaller association. Their budget for FY-89 is $302,000; their income objective would be $235,265. That leaves $180,000 for the budget request.

Joe Williams moved to approve the association budgets as proposed for FY-89. Pete Cenarrusa seconded. The motion passed unanimously.

Payette Lake Cottage Site Sales

Mr. Hamilton explained that this is the final presentation to the Board on the proposed Payette Lake cottage site sales prior to the actual execution of the auction in August.

Jay Biladeau said that a total of 33 lots on Payette Lake were appraised which included 20 secondary lots and 13 lakefront lots. Values were determined for the lots and the lessee improvements. Twenty-five of the lots on Payette Lake were to be offered for sale. These 25 primary sale lots were established by random drawing. Six alternate lots were also selected to be appraised to be offered in the case of lessees of the primary sale lots withdrawing. Two were also appraised in anticipation of a possible land exchange. The sale is now ready, with eighteen of the primary lots wishing to proceed and all six of the alternates, for a total of twenty-four lots to be offered for sale. The sale date has been established as August 21, 1987, in McCall.

Jim Jones moved to approve the department recommendation to proceed. Joe Williams seconded. Jerry Evans suggested that in addition to the advertising that was outlined, that the department issue some news releases to go to the wire service and the weekly newspapers. The motion passed unanimously.

Lack of Fire Protection - State Rangelands

Mr. Hamilton said that for several years, the department has been concerned that there are some parcels of state-owned rangeland which are not currently included within fire protection districts or under fire protection services of any kind.

Fred Kisabeth reviewed the issue for the Board. Mr. Kisabeth used a map to illustrate the current situation. He explained that there are a few areas which have some protection from the Forest Service and BLM. During the last legislative session, the department was prepared to advance a bill to provide for some limited protection of some state and private rangelands adjacent to and intermingled with the forested land, but had it gone forward, would only have addressed the situation within the state protected districts. The present concern is more for the state-owned rangelands that are located out in typically nonforested areas such as the large expanse of grazing lands in the Snake River Plain. There is a total of 1,400,000 acres of state-owned rangeland in the southern part of the state. Prior to FY-82, the department did receive an annual general fund appropriation from the legislation giving authorization to contract for the protection of those lands with the BLM and the Forest Service. The Forest Service only affected 80,000 acres so today he is principally addressing the situation with the BLM. Rather than ignore the situation, alternatives need to be explored. One alternative would be to contract with the federal agencies; the cost would range from $100,000 for the block lands of about 450,000 acres upwards to about $400,000 to provide protection for all of those state lands. Because there is no legislative appropriation for that purpose, that may not be possible. The other alternative would be to ask the BLM or the Forest Service to take suppression on a case-by-case basis under existing cooperative fire agreements with payment from either the Governor's emergency fund or a supplemental deficiency appropriation from the general fund.

The recommendation is that the department be authorized to contact legislative leadership to explore the situation in interim funding arrangements with funding for those obligations to be covered by supplemental deficiency appropriations on a case-by-case basis.

Jim Jones moved approval of the department's recommendation. Pete Cenarrusa seconded. The motion passed unanimously.

FY-87 Timber Sale Summary

Winston Wiggins briefed the Board on the results of the FY-86 and FY-87 timber sale operations. Mr. Wiggins first talked about the FY-86 plan which has been completed. He said that the bulk of unsold timber in FY-86 was for cedar pole sales which were in a slump market. In FY-86, the department offered about 13 MMBF more than was listed on the plan, and this year, when the FY-87 plan is completed, will be about 1.0 MMBF short of the plan for the year.

Timber Sale Appraisals

Walt Clark and Winston Wiggins briefed the Board on how timber sale appraisals are done. Mr. Wiggins explained the current residual value system. He said the department currently uses a combination of two appraisal methods based on the residual value system. The first utilizes the selling value of planed, dry lumber in the market; and the other utilizes the average selling price of logs at a particular mill or manufacturing plant. Costs are then deducted for transporting the logs, contractural costs to the operator, to come up with a total logging cost. On the lumber talley appraisal, the manufacturing costs are then deducted to come up with a stumpage value. The two appraisals are compared and they use, by species, the appraisal which offers the highest appraised value. Mr. Wiggins explained that the Forest Service is currently reviewing another system called transactional evidence which uses regression analysis and regional averages along with historical and economic data to come up with an estimated bid price. That is still an unproved system. The department is developing a data base for possible future use.

Mr. Clark added that there has been a lot of conversation on stumpage prices and commented that the purchaser's perception of a sale determines what he is willing to pay for it. That is a combination of what he thinks his logging costs will be versus our appraisal or what the road construction costs might be. Quality of timber varies from sale to sale and from region to region. Competition is a major factor.

Governor Andrus commented that he checked over the June 1987 sales and noted that they are not even coming close. As long as the marketplace takes care of it, it's okay, but if there is a single bidder, then a lot of endowment money is left on the table. That is the only reason he has been so critical.

Walt Clark explained that there is also a lag time between the appraisal date and the time it is sold. The system is not perfect, but feels this system is working for us until a better one is proven. The department is working towards that end. He pointed out that these sales also go to small and large gypos as well.

Jerry Evans said that this whole thing is dependent upon competition, so it is a system based on prior sales where most of those prior sales had only one bidder. That is the weakest part of the system.

With no further discussion, Governor Andrus thanked Walt and Winston for the presentation.

Transfer of Jurisdiction of State Building

Mr. Hamilton advised the Board that this is of a routine nature. This would transfer jurisdiction of a shop building and a paint shop at the State Hospital North campus at Orofino. The Director of Health and Welfare has indicated that these two buildings are surplus to his needs and is recommending that custody and control be transferred to the Department of Corrections who have indicated they have a need. The department recommendation is that the Board transfer jurisdiction.

Pete Cenarrusa moved the approval. Joe Williams seconded. The motion passed unanimously.

U.S. Claims Court - Houser v. U.S. and State of Idaho

Pat Kole, Deputy Attorney General, briefed the Board on this issue. Mr. Kole said he has been in contact with the Department of Justice in Washington, D.C., and the state is making arrangements to get them to defer any collection activities until after we have had a chance to approach first, the Board of Adjustments and then the legislature and get an appropriation from the general fund to cover the $34,320. It is their recommendation that it be included as a supplemental item next year so that the legislature can address it quickly and get it out of the way. It would probably come through the department's budget and it will before the Board at the budget briefing.

Dewey Almas Retirement

Governor Andrus recognized Dewey Almas who is retiring from the department after 32 years of service on behalf of all the Board members thanking him for his years of service to the State of Idaho.

Bill Love was introduced as Dewey's replacement.

Supplemental Agenda - Proposed Timber Sale - Lower Dworshak Blowdown

Don Jones reported that about a month ago a severe blowdown was experienced at Dworshak Pond. He said that came on top of some insect problems occurring in the area so there are dire circumstances there. Last year the legislative gave this Board the authority to reduce the length of time for advertising for selling distressed timber as a result of a catastrophe. The department is asking for authority to advertise this sale for one week only in order to get those logs out quickly.

Joe Williams moved to approve; Pete Cenarrusa seconded; the motion passed unanimously.

With no further business brought before the Board, the meeting of July 14, 1987, was adjourned.

STATE BOARD OF LAND COMMISSIONERS

By Cecil D. Andrus, President
and Governor of the State of Idaho

COUNTERSIGNED:

Pete T. Cenarrusa
Secretary of State

Stanley F. Hamilton
Director

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REGULAR MEETING
STATE BOARD OF LAND COMMISSIONERS
AUGUST 11, 1987

The regular meeting of the State Board of Land Commissioners was held Tuesday, August 11, 1987, at 9:00 a.m. in the Hall of Mirrors Conference Room. Governor Cecil D. Andrus presided. Those members present were:

Honorable Cecil D. Andrus, President, and Governor of the State of Idaho
Honorable Pete T. Cenarrusa, Secretary of State
Honorable Joe R. Williams, State Auditor
Honorable Jerry L. Evans, Superintendent of Public Instruction

Stanley F. Hamilton, Secretary to the Board

Absent:

Honorable Jim Jones, Attorney General

Consent Agenda

A. Land Sale Proposal #365-87

B. Department of Transportation Surplus Land:

1. Fremont County -- Proposed Sale
2. Bonneville County -- Proposed Public Hearing

C. Timber Sale Proposals:

1. Cooper's Saddle Pole
2. John's Creek
3. Grouse Rock Rerun

D. Board Policy on Withdrawal of Payette Lake Cottage Site Lots from Sale

E. Mineral Lease Application #8804A, Gary A. Stone (Riverbed)

F. Dredge & Placer Mining Permit #239, American Gold Resources

Mr. Hamilton said the department would like to withdraw Agenda Item C-3, Grouse Rock Timber Sale. He also explained that on Agenda Item F, the location is actually 12 miles west of Salmon, not east. With no objections, those changes were so ordered.

Mr. Hamilton requested guidance from the Board regarding a series of future blowdown, distressed timber sales, on whether to try to set up a special meeting as each one comes up or whether Board consent could be obtained by routing to the Board members. Hearing no objections from the Land Board, Governor Andrus said the routing slip would be appropriate.

Jerry Evans moved to approve the consent agenda. Joe Williams seconded. The motion passed unanimously.

Accreditation of Associations

Don Jones presented the requests for accreditation from both the Clearwater-Potlatch Timber Protective Association (CP-TPA) and the Southern Idaho Timber Protection Association (SITPA). Each year these associations are reviewed by the department with a report and recommendation to the Board as to whether or not the state should continue to participate as a member. Mr. Jones reported that the reviews were conducted of the two associations, looking at requirements of Sec. 38-104 of the Idaho Code. Based on those reviews, the Clearwater-Potlatch Timber Protective Association noted two deficiencies, having to do with compiling a fire overhead team to operate within the association when fires escape initial control. They have been directed by their Board to assemble

Exhibit 32

Meeting Minutes, State Board of Land Commissioners,

May 17, 2011.

STATE BOARD OF LAND COMMISSIONERS
C. L. "Butch" Otter, Governor and President of the Board
Ben Ysursa, Secretary of State
Lawrence G. Wasden, Attorney General
Donna M. Jones, State Controller
Tom Luna, Superintendent of Public Instruction

George B. Bacon, Secretary to the Board

Final Minutes
State Board of Land Commissioners
Regular Meeting
May 17, 2011

The regular meeting of the Idaho State Board of Land Commissioners was held on Tuesday, May 17, 2011 in Boise, Idaho. The meeting began at 9:17 a.m. in the State Capitol Building, Senate and House Auditorium, Lower Level, West Wing, Room WW02, 514 West Jefferson Street, Boise. The Honorable Governor C. L. "Butch" Otter presided. The following members were present:

Honorable Secretary of State Ben Ysursa
Honorable Attorney General Lawrence Wasden *(via conference phone)*
Honorable State Controller Donna Jones
Honorable Superintendent of Public Instruction Tom Luna

For the record, Governor Otter recognized the presence of all Board members, either in person or by telephone communication.

- **CONSENT**

1. Director's Report

A. Interest Rate on Department Transactions – May 2011
B. Timber Sale Activity and Information Report – April 2011
C. Division of Lands, Minerals, Range Official Transactions – April 2011
D. Legal Matter Summary – April 2011

DISCUSSION: Referring to the Timber Sale Activity and Information Report, Director Bacon noted the Department is seeing a pretty good uptick in the value of timber sales right now. Director Bacon explained this typically happens in a rising market, especially in the spring of the year; the report indicates a 90% upbid over appraised price as the market is growing faster than sales are appraised. Director Bacon offered a note of caution, however, stating that housing markets in the Unites States remain historically weak. Global and overseas demand appears to be driving the increase, and some purchasers are starting to produce metric lumber for the Asian markets. The market looks good but the Department is still cautious about where timber prices might go in the future.

2. Timber Sales for Approval – *Staffed by Roger Jansson, Operations Chief-North, and Kurt Houston, Operations Chief-South*

NORTH OPERATIONS				COUNTY	AREA OFFICE
A. Lonely Bear	CR-10-0400	2,050	MBF	Bonner	Priest Lake (Coolin)
B. Highland Face	CR-21-3019	5,165	MBF	Boundary	Kootenai Valley (Bonners Ferry)
C. Lost Again	CR-22-5020	1,635	MBF	Kootenai	Mica (CDA)
D. Slim Daveggio	CR-30-0594	4,565	MBF	Shoshone	St. Joe (St. Maries)
E. East Fork Olson Creek	CR-30-0586	7,125	MBF	Shoshone	St. Joe (St. Maries)
F. Green Acres	CR-30-0587	5,890	MBF	Benewah	St. Joe (St. Maries)
G. Teakean	CR-41-0054	6,590	MBF	Clearwater	Ponderosa (Deary)
H. Elk Slew Reoffer	CR-41-0068	5,590	MBF	Latah	Ponderosa (Deary)
SOUTH OPERATIONS				COUNTY	AREA OFFICE
I. Slo-Doe Pole	CR-40-1057	2,990	MBF	Clearwater	Clearwater (Orofino)
		8,700	Poles		
J. Seawall	CR-42-5041	1,585	MBF	Idaho	Maggie Creek (Kamiah)
K. Pasture II Pulp	CR-42-5055	5,870	MBF	Idaho	Maggie Creek (Kamiah)
L. Upper Olive	CR-50-0161	17,806	TONS	Washington	Payette Lakes (McCall)

DISCUSSION: Controller Jones commented on the mixture of FY2011 and FY2012 sales being presented this month. Director Bacon indicated that the Department is moving forward on the FY2012 timber sales plan that was approved by the Board in April, so individual sales are being brought forward to the Board now. Attorney General Wasden commented on the naming of sale H "Elk Slew Reoffer," and stated his understanding that slough is spelled S L O U G H. Director Bacon offered to research why it is spelled S L E W, and suggested it is a play on words. Director Bacon also noted that the Department asks foresters not to repeat sale names, which is challenging with 100+ years of sales.

3. Disclaimer of Interest for the former bed of the North Fork of the Payette River, Valley County, Idaho – *Staffed by Kurt Houston, Operations Chief-South*

DEPARTMENT RECOMMENDATION: Direct the Department to issue a disclaimer of interest for one parcel totaling 0.60 acres of the former bed of the North Fork of the Payette River, and to require Delbert E. Gossi to pay the remaining processing fee of $1,006.27 to the Department of Lands for this transaction.

DISCUSSION: Governor Otter asked, given that the disclaimer also includes 120 square feet of land below the high water mark, if the State has ownership of the channel bed, why we would need a disclaimer on our land. Director Bacon explained that the Department often receives reciprocal disclaimers where land records indicate that the deeded land is not necessarily below high water, but indeed it is below high water. So when the Department does these disclaimers and the land owner has an opportunity to correct their title, they disclaim to us that portion which is deeded but really below ordinary high water mark; otherwise they continue to pay taxes on it. It's beneficial to both parties.

4. Approval of Minutes – April 19, 2011 Regular Meeting (Boise)

CONSENT AGENDA BOARD ACTION: A motion was made by Controller Jones to approve the Consent Agenda as presented. Secretary of State Ysursa seconded the motion. The motion carried on a vote of 5-0.

- **REGULAR**

5. Joint Meeting with the Endowment Fund Investment Board – *Presented by Dean Buffington, Chairman, and Larry Johnson, Manager of Investments, Endowment Fund Investment Board*

Director Bacon recognized the presence of the Endowment Fund Investment Board (EFIB). Chairman Buffington stated the EFIB would hold their meeting following the presentation of this agenda item.

A. Manager's Report – Mr. Johnson noted that the EFIB has agreed to approve funding for the Endowment Fund's independent auditor to perform limited testing of the endowment revenues and expenses reported by the Department of Lands. Mr. Johnson explained in past years this work has been done by the Legislative Auditors Office but that Office has decided to do less work with Department of Lands because they perceive that to be a low-risk area. The EFIB thought it was appropriate for this work to continue by an independent auditor.

B. Investment Report – April was a very good month; returns of the total fund were up 3%, taking us year to date to over 26%. Fiscal year to date we have outperformed our benchmark by about 1.3%, 130 basis points. All EFIB investment managers are performing as expected.

C. Semi-Annual Report – Mr. Johnson indicated this report is required by the Land Board's Asset Management Plan. It describes the EFIB mission and responsibilities, identifies board members, includes a financial summary for fiscal year to date, compares the Endowment Fund with other public funds, presents coverage ratios for each of the nine endowment funds and graphs inland lumber prices back to 1995. Speaking on the financial summary, Mr. Johnson noted that total fund balances have increased 22% compared to previous year end, and earnings reserve balances are up 19%. Mr. Johnson also commented that receipts from endowment land rose to $55 million for the first nine months of FY2011, a 55% increase over the same period in FY2010 and about equal to FY2009. Mr. Johnson stated FY2011 financial statements of endowment funds will be distributed to the Land Board in October. Mr. Johnson explained that the Endowment Fund has been outperforming other public funds, ranking 11 out of 100 for the past fiscal year, and 12 out of 100 over the past five fiscal years. Regarding earnings reserve coverage ratios, Mr. Johnson noted the target is to have five years, or 500%, and every endowment fund except Public Schools is over that 500% level. Mr. Johnson also added that the coverage for State Hospital South is understated due to a change in calculating income for that endowment. State Hospital South is now eligible to receive capital gains of their permanent fund; however, such transfers occur only at year end, and that fund will reflect eight or nine years of coverage when that transfer is made.

D. Distribution Policy Discussion – At the December 2010 Land Board meeting, Superintendent Luna asked that more work be done to ensure that a proper balance between current and future beneficiaries is achieved in the Land Board's Distribution Policy and Attorney General Wasden asked that historical data be restated to include the impact of General Fund subsidies of endowment management prior to year 2001. Covering the conclusions of this review, Mr. Johnson noted that restating historical distributions has only a modest

impact on historical trend data and that the Investment Board believes that the current Distribution Policy contains sufficient protection for current beneficiaries. Those protections are 1) distributions are fixed as % of the Permanent Fund – an increase in Permanent Fund results in an increase of distributions, and 2) excess income in Reserves is transferred to the Permanent Fund – funds are not "hoarded" in Earnings Reserve to avoid an increase in distribution. Further, distributions must reflect expected income; as income expectations change, distributions must change, which was the reason reductions in distributions occurred in the first half of the last decade.

DISCUSSION: Governor Otter referred to recent General Fund cuts, commenting that the Land Board established 500% coverage in Earnings Reserve and inquired if the Earnings Reserve should have an upper limit. Mr. Johnson clarified that 500% is the established upper limit; once a fund reaches 500%, the excess is transferred to the Permanent Fund on an annual basis, which then drives an increase in distributions. The Investment Board's philosophy is that there should not be one-time only distributions because that income needs to go into the Permanent Fund so it can keep up with inflation and population growth. Superintendent Luna commented on the example given that a "30% increase in Permanent Fund automatically drives 30% increase in distributions (higher assets support a higher sustainable distribution)" stating his understanding that distributions to the current beneficiary increase only after compensating for population growth and inflation in the Permanent Fund. Mr. Johnson clarified that as the future beneficiary [Permanent Fund] keeps up with inflation and population growth, because the distribution is calculated as a percentage of that number, a 10% increase in the Permanent Fund would drive a 10% increase in the distribution. A disconnect occurs only when income expectations change, which is what happened early in the last decade when income was expected at a much higher level than actually occurred: distribution percentage was reduced from 8 1/2% to 5%. Superintendent Luna stated that distribution was cut to the current beneficiary to protect the future beneficiary. Mr. Johnson clarified that per Idaho Constitution, the current beneficiary may only receive income; if there is no income, there can be no distribution. In FY 2003, Public School distributions had to be halted temporarily because its reserve fund fell to zero. Secretary of State Ysursa thanked the members of the Investment Board for their service.

6. Lot Solutions Process Update and Cottage Site Plan Recommendations – *Presented by Kathy Opp, Deputy Director, and Kate Langford, Strategic Business Analyst-Planning*

DEPARTMENT RECOMMENDATION: The Department recommends that the Land Board approve implementation of the Cottage Site Plan – Processes to Unify the Estate, subject to the recommended revisions outlined by this memorandum:

1. Appraisals:
   a. Utilize appraiser lists to contract work as needed (see related recommendation No. 4)
   b. Appraisal reviews subject to USPAP and cost borne by party requesting such review

2. Sites Eligible to Apply for Unification Processes:
   a. Completion of Lot Solutions process is required

3. Processes:
   a. <u>Voluntary</u> Consolidated Land Exchange
   b. <u>Voluntary</u> Rolling Auctions
   c. Continue Leasing, with program closure based on future Land Board reviews

4. Installment Opportunity:
   a. Retain the option for installment payments in an auction transaction
   b. Out-source installment payment account management

5. Solicit through Request for Proposal a pool of appraisers available for each lake, to efficiently complete valuations as needed based on transaction cycles or to perform appraisal reviews as needed.

6. Solicit through Request for Proposal escrow company services, one for each lake.

7. Solicit through Request for Proposal an IDL Due Diligence Facilitator to conduct due diligence and underwriting reviews on properties to be acquired in accordance with IDL underwriting standards.

8. Solicit through Request for Proposal an auction service and marketing firm to assist with large scale Voluntary Rolling Auctions in a timely and orderly manner.

DISCUSSION: A verbatim transcript is available by request to the Department of Lands, Attn: Land Board Recorder, Post Office Box 83720, Boise, Idaho 83720-0050 or by email to public_records_request@idl.idaho.gov.

BOARD ACTION: A motion was made by Controller Jones that the Board adopt the Department recommendations with the exclusion of item 4, the installment opportunity. Superintendent Luna seconded the motion. The motion carried on a vote of 5-0.

7. Camas Prairie Land Exchange – *Presented by Jane Wright, Strategic Business Analyst*

DEPARTMENT RECOMMENDATION: The Department recommends that the Board approve the Camas Prairie land exchange pursuant to the terms and conditions of the Land Exchange Agreement between Clearwater LLC and the Idaho Department of Lands. A few key terms within the LEX agreement are as follows:

1. Payment of $117,000 to the Idaho Department of Lands to equalize the appraised values.

2. Recordation of official surveys and identification of all survey corners on the properties the Department proposes to acquire. Cost of surveying Clearwater Land to be acquired by IDL to be paid by the Department. Survey work to commence within 30 days of execution of the Land Exchange Agreement. Actual cost of survey work cannot drive the 20 year NPV considerably lower than estimated, due to marginal Land Exchange position.

3. Title acceptable to the Department on all parcels.

4. The Clearwater Group LLC agrees to waive the requirement to have Environmental Site Assessment Phase I studies conducted on State properties. As such, Clearwater releases the State of Idaho from any liability related to unknown environmental conditions.

5. Any rental income for cash leases on Clearwater properties shall be prorated between Clearwater and the Department as of the date of closing using a 1/12th proration for each calendar month of the crop season beginning September 1, 2010, and ending August 31, 2011.

6. Closing to occur within 30 days from completion of survey work on the Clearwater properties.

DISCUSSION: A verbatim transcript is available by request to the Department of Lands, Attn: Land Board Recorder, Post Office Box 83720, Boise, Idaho 83720-0050 or by email to public_records_request@idl.idaho.gov.

BOARD ACTION: A motion was made by Controller Jones that the Board adopt the Department recommendation contingent upon the implementation of the six items identified in the recommendation, and that this transaction must be fully completed and closed by September 30, 2011. Superintendent Luna seconded the motion. The motion carried on a vote of 5-0.

8. Temporary and Negotiated Rules for Geothermal Leasing – *Presented by Eric Wilson, Minerals Program Manager*

DEPARTMENT RECOMMENDATION:

1. Adopt the proposed temporary rule for IDAPA 20.03.15 with an effective date of July 1, 2011.
2. Authorize the Department to enter into negotiated rulemaking for permanent rule changes to IDAPA 20.03.15.

DISCUSSION: None.

BOARD ACTION: A motion was made by Secretary of State Ysursa that the Board approve the Department recommendation. Superintendent Luna seconded the motion. The motion carried on a vote of 5-0.

- **INFORMATION**

None

At 11:11 a.m. a motion was made by Attorney General Wasden to resolve into Executive Session pursuant to Idaho Code § 67-2345, subsection (1), subsection (f) for the purpose of communicating with legal counsel to discuss the legal ramifications of and legal options for pending litigation. Attorney General Wasden requested that a roll call vote be taken and that the secretary record the vote in the minutes of the meeting. Secretary of State Ysursa seconded the motion. The motion carried on a roll call vote of 5-0, aye. *Roll Call Vote: Aye:* Ysursa, Wasden, Jones, Luna, Otter; *Nay:* None; *Absent:* None.

- **EXECUTIVE SESSION**

A. **Idaho Code 67-2345(1)(f) - to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.** [TOPIC: Tamarack Litigation]

B. **Idaho Code 67-2345(1)(f) - to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.** [TOPIC: Cottage Site Litigation]

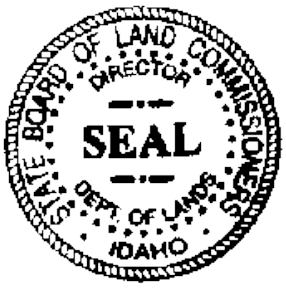
At 11:33 a.m. the Board resolved out of Executive Session by unanimous consent. No action was taken by the Board during the Executive Session.

At 11:34 a.m. a motion to adjourn was made by Attorney General Wasden. Secretary of State Ysursa seconded the motion. The motion carried on a vote of 5-0. Meeting adjourned.

IDAHO STATE BOARD OF LAND COMMISSIONERS

/s/ C. L. "Butch" Otter
C. L. "Butch" Otter
President, State Board of Land Commissioners and
Governor of the State of Idaho

/s/ Ben Ysursa
Ben Ysursa
Secretary of State



/s/ George B. Bacon
George B. Bacon
Director

The above-listed final minutes were approved by the State Board of Land Commissioners at the June 21, 2011 regular Land Board meeting.

Exhibit 33

Meeting Minutes, State Board of Land Commissioners,

Oct. 15, 2013.

STATE BOARD OF LAND COMMISSIONERS
C. L. "Butch" Otter, Governor and President of the Board
Ben Ysursa, Secretary of State
Lawrence G. Wasden, Attorney General
Brandon D. Woolf, State Controller
Tom Luna, Superintendent of Public Instruction

Tom Schultz, Secretary to the Board

Final Minutes
State Board of Land Commissioners' Regular Meeting
October 15, 2013

The regular meeting of the Idaho State Board of Land Commissioners was held on Tuesday, October 15, 2013 in the State Capitol, Senate Hearing Room WW55, 700 West Jefferson, Boise, Idaho. The meeting began at 9:03 a.m. The Honorable Governor C. L. "Butch" Otter presided. The following members were present:

Honorable Secretary of State Ben Ysursa
Honorable Attorney General Lawrence Wasden *(via teleconference)*
Honorable State Controller Brandon Woolf
Honorable Superintendent of Public Instruction Tom Luna

For the record, Governor Otter recognized the presence of all Board members with Attorney General Wasden joining the meeting via conference phone.

1. Director's Report

A. Interest Rate on Department Transactions – October 2013
B. Timber Sale Activity and Information Report – September 2013
C. Division of Lands and Waterways Activity and Information Report – September 2013
D. Legal Matter Summary – September 2013
E. Fire Season Report – September 2013

DISCUSSION: Director Schultz reported the interest rate for Department transactions is 4.25% for October.

On the Timber Sale Activity report, Director Schultz noted the Department sold seven sales at auction last month, three of which were fire salvage sales. The average price was $177/MBF, which is lower than typically expected for green sales, due in part to the salvage sales. The Department did receive very good prices for those salvage sales, however. Director Schultz stated the Department has 508 MMBF under contract at a value just over $111 million. Timber harvest receipts for September were $7.3 million, with interest over $800,000; that is a very good month for timber receipts. The Department has a similar projection for October, over $8 million expected in harvest receipts. Director Schultz mentioned the House of Representatives

passed HB 1526; this is an issue previously discussed, about how to increase timber harvest from federal lands. The expectation is that the Senate will probably not act on this bill but this does incorporate some of Representative Labrador's concepts about managing some of those federal lands under a trust concept. Director Schultz reported harvest volume is nearly 150 MMBF in just the first quarter of the year; the Department has sold 60% of its FY14 sale target for sawlogs (244 MMBF) and almost 30% of its sale target for cedar poles. Director Schultz showed a slide representing volume harvest and total revenue between 2004 and 2013. In 2013 total revenue was just over $60 million, harvest levels were very high at about 325-330 MMBF harvested. Timber prices have picked up somewhat since the 2008-2009 time frame and harvest volumes have gone up as well. Director Schultz also displayed a slide of the Prairie Block salvage sale area. Governor Otter commented it appeared to be Lodgepole in the photo; Director Schultz clarified that the salvage sales were predominantly Ponderosa pine, but one sale had a predominance of Douglas fir. Governor Otter noted the Department sold 150 MMBF in the first quarter of FY14 and asked if that means a total of 600 MMBF for the year. Director Schultz replied no, projections are in the 330-350 MMBF range for FY14.

Director Schultz remarked there are quite a few residential leases on the Lands and Waterways Activity report. These were leases signed primarily at Priest Lake and some at Payette Lake for the 2014 lease cycle from lessees who accepted their value and did not contest that value through the reappraisal process. These leases are in effect from 5 years up to 10 years and are staggered; some are 5, 6, 7 years and so forth. Director Schultz also mentioned a gift deed and settlement agreement on page 3. The Burke Family Trust, a lessee at Payette Lake, donated improvements and made cash payment of $4,000, which can either be used to improve the property or remove the improvements from the property.

On the final Fire Season report for this year, Director Schultz reported this past fire season about 738,000 acres burned statewide. The Department manages about 6% of the acres in the state of Idaho (state trust lands) and about 6% (46,000 acres) of the lands that burned this past year were also state trust lands. From a matter of perspective, Director Schultz noted that last year about 1.7 million acres burned across the state. Of those that burned on federal lands this past year, 402,000 acres were Forest Service ownership and 184,000 acres were BLM ownership. Director Schultz stated total expenditures for this last fire season are about $24 million; the suppression account – money that is reimbursable from the federal government back to the state – will cover an estimated $8.4 million leaving a net obligation of about $15.6 million for this past fire season. Director Schultz mentioned fire occurrence on state trust lands was about 79% of the 20 year average while acreage burned was about 80% of the 20 year average.

2. Endowment Fund Investment Board Manager's Report – *Presented by Larry Johnson, EFIB Manager of Investments*

A. Manager's Report
B. Investment Report

DISCUSSION: Chris Halvorson, EFIB Investment Officer, reported through the end of September the Fund is up 5.9% and through yesterday is up another 1.2% making fiscal year to date return slightly more than 7%. Endowment reserves continue to be healthy; all have over 5 times coverage for FY2015 distributions with the exception of Public School which stands at 4.1 years.

Mr. Halvorson mentioned the Investment Board will present its semi-annual report at the regular Land Board meeting in November. Mr. Halvorson stated there are no issues to report; all managers are performing as expected in this environment.

- **CONSENT**

3. Timber Sales for Approval – *Staffed by Eric Besaw, Regional Operations Chief-North, and Kurt Houston, Regional Operations Chief-South*

NORTH OPERATIONS				COUNTY	AREA OFFICE
A. Hobbit Cardiac	CR-30-0593	6,615	MBF	Shoshone	St. Joe (St. Maries)

SOUTH OPERATIONS				COUNTY	AREA OFFICE
B. Goldfish	CR-42-5083	950	MBF	Clearwater	Maggie Creek (Kamiah)

DISCUSSION: Governor Otter commented that with winter coming on, the window for timber harvest is closing in some areas of the state. Governor Otter noted there are some existing stewardship contracts and existing federal land timber sales and asked if there has been any indication, because of the federal government shut down, that the Forest Service would allow either the state or private companies to pay for the review of those existing sales or those existing stewardship contracts. Governor Otter mentioned Governor Gary Herbert, Utah, was able to make an agreement with the federal government for the state to pay federal employees to keep parks open in Utah because of the demand on Utah tourism. Governor Otter asked if the Department has suggested that with the federal agencies regarding timber sales. Director Schultz recalled reading in the newspapers the last several days that operators around the state of Idaho and elsewhere received a letter from the Forest Service advising they had 7 days to finish up operations. Director Schultz added his understanding that Senator Risch is in consultation with Chief Tidwell on this particular issue. In addition, Director Schultz received a call from Cecilia Seesholtz, Forest Supervisor on the Boise National Forest, who intended to talk to with her regional supervisor about this issue. Director Schultz indicated the Forest Service has not addressed this with the Department directly. It would be incumbent upon the Forest Service to allow some arrangement to take place with either the state or the individual purchaser. Governor Otter reiterated the harvest window is closing and some of those existing timber sales are important to the inventory of the mills; if they don't have log piles in those mills they may be shutting down next spring. With the consent of the Board, Governor Otter requested that the Department broach the subject with the federal agencies. Director Schultz said the Department will make that contact.

4. Disclaimer of Land – Dechant/Buhler Properties, Notus, ID – *Staffed by Sid Anderson, Program Manager-Public Trust*

DEPARTMENT RECOMMENDATION: Direct the Department to issue a disclaimer of interest for one parcel totaling .608 acres and to require the Estates of Edwin Dechant and Wilma Jean Dechant, and Richard J. Buhler, Jr. to pay the remaining processing fee of $300 to the Department of Lands for this transaction.

DISCUSSION: None.

5. **Results of September 11 and 13, 2013 Conflicted Grazing Lease Auctions** – *Staffed by Diane French, Program Manager-Grazing, Agriculture and Conservation*

   DEPARTMENT RECOMMENDATION: Direct the Department to award grazing leases to Freemont Wool Growers Association (G800217); Brent Daling and Deloy Ward (G800230); Brent Daling (G800030); and Travis T. Williams (G700173), the high bidders of the four (4) conflict lease auctions.

   DISCUSSION: None.

6. **Results of August 21, 2013 Conflicted Mineral Lease Auction** – *Staffed by Bob Pietras, Program Manager-Commercial Energy and Minerals*

   DEPARTMENT RECOMMENDATION: Direct the Department to award the lease to the high bidder as identified in Attachment 1.

   DISCUSSION: None.

7. **Results of September 27, 2013 Conflicted Commercial Lease Auction (Snake River Canyon Jump)** – *Staffed by Bob Pietras, Program Manager-Commercial Energy and Minerals*

   DEPARTMENT RECOMMENDATION: Direct the Department to award Lease No. M700052 to Beckley Media, LLC, the high bidder at the lease conflict auction.

   DISCUSSION: Director Schultz noted that it was a pretty exciting day, with visitors from New York and elsewhere around the state. Secretary of State Ysursa was also in attendance. The room was full of interested participants as well as observers. Governor Otter asked if the Department had received the money; Director Schultz replied that the $943,000 bid was received. Attorney General Wasden commented for technical clarification that the state is not earning this money; the endowment is earning the money. Secretary of State Ysursa complimented Corbett Bottles on the way they conducted the auction; it was well run, professional and interesting with substantial revenue generated for the Public School endowment.

   Controller Woolf asked if the Department has any updates from the city of Twin Falls on their permit process. Director Schultz replied he has not heard if Beckley Media has secured a permit. Mr. Pietras offered his understanding that the deadline for submitting permit applications to Twin Falls is this Friday, October 18th.

   Superintendent Luna wondered, since the Department owns the landing site, but the city owns the launch site, what happens if Beckley Media does not obtain a permit from Twin Falls; does the Public School endowment still retain the revenue from the lease. Mr. Pietras responded the contract is written such that they have 60 days once the lease goes into effect on November 1st to secure a permit from the city, which will give them until January 1st, 2014. Mr. Pietras added that as long as they are working diligently towards getting those permits, the lease is in effect. There is nothing in the lease that requires the Department to return the successful bid of $943,000. Superintendent Luna repeated for clarification, if for whatever reason Beckley Media

never reaches an agreement with Twin Falls and the launch never happens, the endowment still keeps the money. Mr. Pietras replied that is correct. Secretary Ysursa commented there is no guarantee the landing area will ever be used, recalling that Evel Knievel landed on the same side of the canyon as the launch site. Superintendent Luna lightheartedly asked if a separate auction would be held for state trust land at the bottom of the canyon. Mr. Pietras noted it is covered in the current lease. All levity aside, Governor Otter expressed reservations about keeping the money if Beckley Media was not issued a permit by Twin Falls, but did not further discuss. Governor Otter asked Attorney General Wasden how much Twin Falls and the local area made the last time the jump was tried. Attorney General Wasden did not recall revenue figures but did remember sitting on the rooftop of his house when Evel Knievel attempted the jump.

8. Approval of Minutes – September 17, 2013 Regular Meeting (Boise)

CONSENT AGENDA BOARD ACTION: A motion was made by Attorney General Wasden that the Board approve the Consent Agenda. Controller Woolf seconded the motion. The motion carried on a vote of 5-0.

- **REGULAR**

9. Southwest Payette Lake CC&Rs – *Presented by Kate Langford, Bureau Chief-Strategic Business*

DEPARTMENT RECOMMENDATION: The Department recommends that the Land Board approve the Covenants, Conditions and Restrictions, including revisions suggested in Attachment 4.d, for the cottage site developments in the Southwest Payette area.

DISCUSSION: A verbatim transcript is available by request to the Department of Lands, Attn: Land Board Recording Secretary, PO Box 83720, Boise, Idaho 83720-0050 or by email to public_records_request@idl.idaho.gov.

BOARD ACTION: A motion was made by Attorney General Wasden that the Board approve the Department's recommendation with the addition that the Department be directed to prepare a report to the Board presenting options for either leasing or disposing of the five lots adjacent to Syringa Park. Secretary of State Ysursa seconded the motion. The motion carried on a vote of 5-0.

10. Approval of ERC III, LLC Land Exchange – *Presented by Kathy Opp, Deputy Director-Lands and Waterways*

DEPARTMENT RECOMMENDATION: The Department recommends that the Board approve the land exchange between the Idaho Department of Lands and ERC III, LLC an Idaho limited liability company pursuant to the terms and conditions of the Land Exchange Agreement (Attachment 5).

DISCUSSION: A verbatim transcript is available by request to the Department of Lands, Attn: Land Board Recording Secretary, PO Box 83720, Boise, Idaho 83720-0050 or by email to public_records_request@idl.idaho.gov.

BOARD ACTION: Board action was held pending Executive Session (see below).

11. **Approval of ERC IV, LLC Land Exchange** – *Presented by Kathy Opp, Deputy Director-Lands and Waterways*

    DEPARTMENT RECOMMENDATION: The Department recommends that the Board approve the land exchange between the Idaho Department of Lands and ERC IV, LLC an Idaho limited liability company pursuant to the terms and conditions of the Land Exchange Agreement (Attachment 5).

    DISCUSSION: A verbatim transcript is available by request to the Department of Lands, Attn: Land Board Recording Secretary, PO Box 83720, Boise, Idaho 83720-0050 or by email to public_records_request@idl.idaho.gov.

    BOARD ACTION: Board action was held pending Executive Session (see below).

12. **Approval of EP Crossings, LLC Land Exchange** – *Presented by Kathy Opp, Deputy Director-Lands and Waterways*

    DEPARTMENT RECOMMENDATION: The Department recommends that the Board approve the land exchange between the Idaho Department of Lands and EP Crossings, LLC, an Idaho limited liability company, pursuant to the terms and conditions of the Land Exchange Agreement (Attachment 5).

    DISCUSSION: A verbatim transcript is available by request to the Department of Lands, Attn: Land Board Recording Secretary, PO Box 83720, Boise, Idaho 83720-0050 or by email to public_records_request@idl.idaho.gov.

    BOARD ACTION: Board action was held pending Executive Session (see below).

- **EXECUTIVE SESSION**

At 11:42 a.m. a motion was made by Attorney General Wasden to resolve into Executive Session pursuant to Idaho Code § 67-2345(1) subsections (c) and (f) to consider the acquisition of an interest in real property not presently owned by a public agency, and to communicate with legal counsel regarding legal ramifications of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated. Attorney General Wasden requested that a roll call vote be taken and that the Secretary record the vote in the minutes of the meeting. Secretary of State Ysursa seconded the motion. Roll Call Vote: Aye: Ysursa, Wasden, Woolf, Luna, Otter; Nay: None; Absent: None.

A. Idaho Code 67-2345(1)(c) – to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency. [TOPIC: ERC III, ERC IV, and EP Crossings Land Exchanges]

At 12:29 p.m. the Board resolved out of Executive Session by unanimous consent. No action was taken by the Board during the Executive Session.

- **REGULAR**

Board Action on Agenda Items 10 - 12

DISCUSSION: A verbatim transcript is available by request to the Department of Lands, Attn: Land Board Recording Secretary, PO Box 83720, Boise, Idaho 83720-0050 or by email to public_records_request@idl.idaho.gov.

BOARD ACTION: A motion was made by Attorney General Wasden that the proposed exchanges of cottage sites for ERC III, which includes ERC 2, ERC IV and EP Crossings be put on hold pending an independent review that provides the information necessary for the Land Board to make a fully informed decision. Attorney General Wasden also requested that in the event the Land Board does not go forward with this transaction that those cottage site holders who did not have an opportunity to request a review of their appraisal values have that opportunity. Controller Woolf seconded the motion.

A substitute motion was made by Superintendent Luna to separate the Bonneville County exchanges [agenda items 10 and 11] from the Canyon County exchange [agenda item 12]. Governor Otter noted that there are now two motions and asked if the Superintendent intended to include the Attorney General's motion to allow lessees the right of a review of their appraisals, and if so, in which motion. Superintendent Luna replied it would be in both motions. Governor Otter then suggested, with the approval of Superintendent Luna, that the Bonneville County exchange be one motion, the Canyon County exchange be a second motion, and the lessees' right to request review of appraisals be a third motion. Superintendent Luna concurred. Secretary of State Ysursa seconded the substitute motion as amended by Governor Otter. Superintendent Luna then explained the reason for separating the land exchange transactions was because he intended to vote in favor of approving the Bonneville County exchange, and against approving the Canyon County exchange.

Governor Otter called for a vote on the Bonneville County exchange; Superintendent Luna reiterated his intention that this motion be a vote on approving the exchange. Attorney General Wasden stated his understanding that the motion was to postpone the exchange. Governor Otter explained that during discussion on the motion, Superintendent Luna modified the motion into one of approval or disapproval of the exchanges. Attorney General Wasden asked for final clarification on the motion; that is the motion before the Board is to approve agenda items 10 and 11. Governor Otter replied that is correct. A roll call vote was requested by Superintendent Luna. Roll Call Vote: Aye: Luna; Nay: Ysursa, Wasden, Woolf, Otter. The motion failed on a vote of 1-4.

Governor Otter called for a vote on the Canyon County exchange. Attorney General Wasden requested clarification on the motion. Governor Otter stated the motion is shall the Department recommendation which was exchange of certain lake lots for the Canyon County asset (Farm Credit building) pass. The motion failed on a vote of 0-5.

Governor Otter called for a vote on the motion that the lessees on those lake lots who waived their right to a review of their appraisal, subsequent to this action, be allowed now to ask for a review of their appraisal. The motion carried on a vote of 5-0.

The substitute motions having been successfully voted on, no vote was necessary for the main motion put forth by Attorney General Wasden.

- **INFORMATION**

NONE

There being no further business before the Board, at 12:40 p.m. a motion was made by Attorney General Wasden to adjourn. Controller Woolf seconded the motion. The motion carried on a vote of 5-0. Meeting adjourned.

IDAHO STATE BOARD OF LAND COMMISSIONERS

/s/ C. L. "Butch" Otter
C. L. "Butch" Otter
President, State Board of Land Commissioners and
Governor of the State of Idaho

/s/ Ben Ysursa
Ben Ysursa
Secretary of State

/s/ Thomas M. Schultz, Jr.
Thomas M. Schultz, Jr.
Director

The above-listed final minutes were approved by the State Board of Land Commissioners at the November 19, 2013 regular Land Board meeting.