



25 Coyote Trail  
Cascade, ID 83611  
P: 208-382-5726  
C: 208-634-6896

**Commercial Lots 6, 7, 8 & 9, Block 1**  
**Commercial Lots 1, 2, 4 & 5, Block 2**  
**Phase 1**  
**Cascade River Ranch Subdivision**  
**5.782 Acres**

A parcel of land located in a portion of Section 31, T.14 N., R. 4 E., B.M., City of Cascade, Valley County, Idaho, being more particularly described as follows:

Commencing at a found brass cap monument marking the south 1/4 corner of said Section 31 (CP&F Inst. No. 353930 corner records of said Valley County); Thence a bearing of N 89°29'46" W, a distance of 338.13 feet on the south boundary of said Section 31 to a point being the **TRUE POINT OF BEGINNING**.

Thence a bearing of N 89°29'46" W, a distance of 263.04 feet on said south boundary of Section 31 to a found aluminum cap right-of-way monument at station 638+32.99, 75' Rt. on the northeasterly right-of-way boundary of State Highway 55 as shown on I.T.D. Highway Plans as Project No. BR-3270(158) and further shown on Record of Survey book 11, page 151, records of said Valley County;

Thence on said northeasterly right-of-way boundary of State Highway 55, 256.77 feet on the arc of a curve to the right said curve having a radius of 9,925.00 feet, a delta angle of 1°28'56" and a long chord which bears N 44°19'49" W, a distance of 256.76 feet to a found aluminum cap right-of-way monument at station 640+91.72, 75' Rt. said highway plans;

Thence a bearing of N 43°35'21" W, a distance of 408.83 feet on said northeasterly right-of-way boundary to a found aluminum cap right-of-way monument at station 845+00.54, 75' Rt. said I.T.D. Project No. BR-3270(158);

Thence on said northeasterly right-of-way boundary a bearing of N 47°20'39" E, a distance of 7.01 feet to a found I.T.D. brass cap right-of-way monument at station 845+00, 60' Rt. as shown on I.T.D. Highway Plans as Project No. F-3271(1);

Thence on said northeasterly right-of-way boundary a bearing of N 43°35'49" W, a distance of 47.76 feet to a point on the Ordinary High Water Line (O.H.W.L.) on the left bank of the North Fork of the Payette River;

Thence the following bearings and distances on said O.H.W.L.:

Thence a bearing of N 84°46'04" E, a distance of 43.13 feet to a point;  
Thence a bearing of N 70°15'52" E, a distance of 25.36 feet to a point;  
Thence a bearing of S 70°17'27" E, a distance of 21.33 feet to a point;  
Thence a bearing of N 56°40'02" E, a distance of 57.11 feet to a point;  
Thence a bearing of N 87°27'04" E, a distance of 44.70 feet to a point;  
Thence a bearing of S 77°09'45" E, a distance of 81.42 feet to a point;  
Thence a bearing of N 86°24'49" E, a distance of 36.18 feet to a point;



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Thence a bearing of N 76°38'03" E, a distance of 26.12 feet to a point;  
Thence a bearing of N 49°23'22" E, a distance of 22.75 feet to a point;  
Thence a bearing of N 18°08'45" E, a distance of 22.61 feet to a point;  
Thence a bearing of N 74°41'52" W, a distance of 38.32 feet to a point;  
Thence a bearing of N 86°36'46" W, a distance of 48.32 feet to a point;  
Thence a bearing of S 79°59'26" W, a distance of 31.12 feet to a point;  
Thence a bearing of N 58°56'18" W, a distance of 13.64 feet to a point;  
Thence a bearing of N 21°29'59" E, a distance of 56.42 feet to a point;  
Thence a bearing of N 64°19'31" E, a distance of 14.91 feet to a point;  
Thence a bearing of N 44°18'58" E, a distance of 113.29 feet to a point;  
Thence a bearing of N 56°55'24" W, a distance of 38.99 feet to a point;

Thence leaving said O.H.W.L., a bearing of N 34°49'31" E, a distance of 62.59 feet to a point;

Thence a bearing of S 43°33'26" E, a distance of 113.77 feet to a point;

Thence a bearing of S 76°36'46" E, a distance of 25.00 feet to a point;

Thence 40.77 feet on the arc of a curve to the left, said curve having a radius of 41.00 feet, a delta angle of 56°58'50" and a long chord which bears S 15°06'11" E, a distance of 39.11 feet to a point;

Thence a bearing of S 43°35'37" E, a distance of 177.79 feet to a point;

Thence a bearing of S 46°24'23" W, a distance of 117.75 feet to a point;

Thence 51.23 feet on the arc of a curve to the left, said curve having a radius of 114.50 feet, a delta angle of 25°38'04" and a long chord which bears S 33°35'21" W, a distance of 50.80 feet;

Thence a bearing of S 20°46'19" W, a distance of 129.99 feet to a point;

Thence a bearing of S 71°15'41" E, a distance of 453.19 feet to a point;

Thence a bearing of S 18°41'00" W, a distance of 22.45 feet to a point;

Thence 167.93 feet on the arc of a curve to the right, said curve having a radius of 502.00 feet, a delta angle of 19°10'00" and a long chord which bears S 28°16'01" W, a distance of 167.15 feet to the **POINT OF BEGINNING.**

Said described parcel of land contains 5.782 acres, more-or-less.



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**Commercial Lots 1, 2, 3 & 4, Block 6  
Phase 1  
Cascade River Ranch Subdivision  
2.357 Acres**

A parcel of land located in a portion of Section 31, T.14 N., R. 4 E., B.M., City of Cascade, Valley County, Idaho, being more particularly described as follows:

Commencing at a found brass cap monument marking the south 1/4 corner of said Section 31 (CP&F Inst. No. 353930 corner records of said Valley County); Thence a bearing of N 89°29'46" W, a distance of 338.13 feet on the south boundary of said Section 31 to a point;

Thence 167.93 feet on the arc of a curve to the left, said curve having a radius of 502.00 feet, a delta angle of 19°10'00" and a long chord which bears N 28°16'01" E, a distance of 167.15 feet to a point;

Thence a bearing of N 18°41'00" E, a distance of 556.77 feet to a point being the **TRUE POINT OF BEGINNING**;

Thence a bearing of N 18°41'00" E, a distance of 386.67 feet to a point;

Thence a bearing of S 71°19'00" E, a distance of 80.00 feet to a point;

Thence a bearing of S 75°54'25" E, a distance of 47.75 feet to a point;

Thence a bearing of S 62°09'31" E, a distance of 64.64 feet to a point;

Thence a bearing of S 57°23'29" E, a distance of 91.57 feet to a point;

Thence a bearing of S 01°19'17" E, a distance of 36.21 feet to a point;

Thence a bearing of S 09°33'19" E, a distance of 25.00 feet to a point;

Thence 80.85 feet on the arc of a curve to the left, said curve having a radius of 75.00 feet a delta angle of 61°45'41" and a long chord which bears S 49°33'51" W, a distance of 76.99 feet to a point;

Thence a bearing of S 18°41'00" W, a distance of 171.04 feet to a point;

Thence 102.10 feet on the arc of a curve to the right, said curve having a radius of 65.00 feet a delta angle of 90°00'00" and a long chord which bears S 63°41'00" W, a distance of 91.92 feet to a point;

Thence a bearing of N 71°19'00" W, a distance of 200.00 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 2.357 acres, more-or-less.



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**Residential Properties  
Phase 1 through 5  
Cascade River Ranch Subdivision  
114.268 Acres**

A parcel of land located in a portion of Section 31, T.14 N., R. 4 E., B.M., City of Cascade, Valley County, Idaho, being more particularly described as follows:

**BEGINNING** at a found brass cap monument marking the south 1/4 corner of said Section 31 (CP&F Inst. No. 353930 corner records of said Valley County); Thence a bearing of N 89°29'46" W, a distance of 338.13 feet on the south boundary of said Section 31 to a point;

Thence 167.93 feet on the arc of a curve to the left, said curve having a radius of 502.00 feet, a delta angle of 19°10'00" and a long chord which bears N 28°16'01" E, a distance of 167.15 feet to a point;

Thence a bearing of N 18°41'00" E, a distance of 22.45 feet to a point;

Thence a bearing of N 71°15'41" W, a distance of 453.19 feet to a point;

Thence a bearing of N 20°46'19" E, a distance of 129.99 feet to a point;

Thence 51.23 feet on the arc of a curve to the right, said curve having a radius of 114.50 feet, a delta angle of 25°38'04" and a long chord which bears N 33°35'21" E, a distance of 50.80 feet to a point;

Thence a bearing of N 46°24'23" E, a distance of 117.75 feet to a point;

Thence a bearing of N 43°35'37" W, a distance of 177.79 feet to a point;

Thence 40.77 feet on the arc of a curve to the right, said curve having a radius of 41.00 feet, a delta angle of 56°58'50" and a long chord which bears N 15°06'11" W, a distance of 39.11 feet to a point;

Thence a bearing of N 76°36'46" W, a distance of 25.00 feet to a point;

Thence a bearing of N 43°33'26" W, a distance of 113.77 feet to a point;

Thence a bearing of S 34°49'31" W, a distance of 62.59 feet to a point on the Ordinary High Water Line (O.H.W.L.) on the left bank of the North Fork of the Payette River;

Thence the following bearings and distances on said O.H.W.L.:

Thence a bearing of N 56°55'24" W, a distance of 8.11 feet to a point;

Thence a bearing of S 57°15'54" W, a distance of 23.34 feet to a point;

Thence a bearing of S 57°12'04" W, a distance of 51.01 feet to a point;

Thence a bearing of S 31°32'26" W, a distance of 19.69 feet to a point;

Thence a bearing of S 13°45'51" W, a distance of 50.90 feet to a point;

Thence a bearing of S 34°49'29" W, a distance of 45.66 feet to a point;

Thence a bearing of S 51°42'00" W, a distance of 15.26 feet to a point;



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Thence a bearing of N 87°47'55" W, a distance of 78.23 feet to a point;  
Thence a bearing of N 36°25'43" E, a distance of 76.92 feet to a point;  
Thence a bearing of N 32°39'33" E, a distance of 271.17 feet to a point;  
Thence a bearing of N 04°02'23" E, a distance of 26.33 feet to a point;  
Thence a bearing of N 24°01'46" E, a distance of 173.58 feet to a point;  
Thence a bearing of N 17°51'33" E, a distance of 82.33 feet to a point;  
Thence a bearing of N 26°24'36" E, a distance of 44.80 feet to a point;  
Thence a bearing of N 24°14'17" E, a distance of 124.29 feet to a point;  
Thence a bearing of N 16°53'15" E, a distance of 15.92 feet to a point;  
Thence a bearing of N 49°48'55" E, a distance of 11.74 feet to a point;  
Thence a bearing of N 70°20'28" W, a distance of 26.84 feet to a point;  
Thence a bearing of N 84°13'28" W, a distance of 23.56 feet to a point;  
Thence a bearing of S 79°27'16" W, a distance of 30.26 feet to a point;  
Thence a bearing of N 20°17'19" E, a distance of 181.01 feet to a point;  
Thence a bearing of N 30°31'52" E, a distance of 38.70 feet to a point;  
Thence a bearing of N 19°13'54" E, a distance of 27.06 feet to a point;  
Thence a bearing of N 34°03'50" E, a distance of 51.08 feet to a point;  
Thence a bearing of S 60°34'24" E, a distance of 12.85 feet to a point;  
Thence a bearing of S 03°51'11" E, a distance of 14.76 feet to a point;  
Thence a bearing of S 33°04'55" W, a distance of 34.86 feet to a point;  
Thence a bearing of S 07°03'16" W, a distance of 22.28 feet to a point;  
Thence a bearing of S 03°06'17" E, a distance of 58.51 feet to a point;  
Thence a bearing of N 69°50'54" E, a distance of 13.40 feet to a point;  
Thence a bearing of N 39°06'06" E, a distance of 43.03 feet to a point;  
Thence a bearing of N 09°38'16" E, a distance of 41.26 feet to a point;  
Thence a bearing of N 20°13'35" E, a distance of 37.44 feet to a point;  
Thence a bearing of N 07°20'33" E, a distance of 127.34 feet to a point;  
Thence a bearing of S 80°40'48" E, a distance of 5.56 feet to a point;  
Thence a bearing of S 16°17'15" E, a distance of 9.29 feet to a point;  
Thence a bearing of S 34°48'19" E, a distance of 8.17 feet to a point;  
Thence a bearing of N 68°23'07" E, a distance of 5.18 feet to a point;  
Thence a bearing of N 10°06'31" E, a distance of 14.68 feet to a point;  
Thence a bearing of N 13°35'37" W, a distance of 18.40 feet to a point;  
Thence a bearing of N 02°08'37" E, a distance of 43.68 feet to a point;  
Thence a bearing of N 01°48'39" W, a distance of 139.18 feet to a point;  
Thence a bearing of N 03°55'23" W, a distance of 46.01 feet to a point;  
Thence a bearing of N 07°43'49" E, a distance of 25.14 feet to a point;  
Thence a bearing of N 10°58'21" W, a distance of 18.09 feet to a point;  
Thence a bearing of N 02°42'19" W, a distance of 71.71 feet to a point;  
Thence a bearing of N 89°15'39" E, a distance of 9.15 feet to a point;  
Thence a bearing of S 28°34'14" E, a distance of 39.66 feet to a point;



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Thence a bearing of S 84°54'05" E, a distance of 12.46 feet to a point;  
Thence a bearing of S 52°12'49" E, a distance of 34.50 feet to a point;  
Thence a bearing of S 75°29'46" E, a distance of 24.37 feet to a point;  
Thence a bearing of N 84°33'55" E, a distance of 60.44 feet to a point;  
Thence a bearing of N 70°11'14" E, a distance of 34.88 feet to a point;  
Thence a bearing of N 41°07'48" E, a distance of 9.75 feet to a point;  
Thence a bearing of N 78°05'20" E, a distance of 6.08 feet to a point;  
Thence a bearing of S 39°11'54" E, a distance of 13.19 feet to a point;  
Thence a bearing of S 81°04'23" E, a distance of 14.76 feet to a point;  
Thence a bearing of N 67°52'49" E, a distance of 12.07 feet to a point;  
Thence a bearing of N 00°37'45" E, a distance of 11.29 feet to a point;  
Thence a bearing of N 57°57'04" W, a distance of 31.70 feet to a point;  
Thence a bearing of S 79°29'15" W, a distance of 23.73 feet to a point;  
Thence a bearing of S 49°24'59" W, a distance of 19.65 feet to a point;  
Thence a bearing of S 84°42'23" W, a distance of 74.55 feet to a point;  
Thence a bearing of N 53°51'26" W, a distance of 51.76 feet to a point;  
Thence a bearing of N 32°42'31" W, a distance of 35.06 feet to a point;  
Thence a bearing of N 44°38'04" W, a distance of 49.65 feet to a point;  
Thence a bearing of N 17°34'34" W, a distance of 32.60 feet to a point;  
Thence a bearing of N 00°58'27" E, a distance of 26.29 feet to a point;  
Thence a bearing of N 03°40'40" W, a distance of 95.42 feet to a point;  
Thence a bearing of N 26°53'57" W, a distance of 18.33 feet to a point;  
Thence a bearing of N 03°37'53" E, a distance of 115.87 feet to a point;  
Thence a bearing of N 06°18'13" W, a distance of 114.45 feet to a point;  
Thence a bearing of N 14°06'06" W, a distance of 14.15 feet to a point;

Thence leaving said O.H.W.L a bearing of N 82°00'22" E, a distance of 561.17 feet to a set 5/8 inch rebar with aluminum cap monument marking the center 1/4 corner of said Section 31;

Thence a bearing of N 86°14'56" E, a distance of 802.60 feet to a point;

Thence a bearing of S 83°07'01" E, a distance of 533.50 feet to a point marking the northeast corner of the W1/2 of the SE1/4, said Section 31 and the northwest corner of a parcel of land as described by Warranty Deed Inst. No. 230389, deed records of said Valley County;

Thence on the west boundary of said Inst. No. 230389, a bearing of S 00°16'59" W, a distance of 264.80 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Warranty Deed recorded as Inst. No. 422145 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 422145, a bearing of S 00°14'35" W, a distance of 264.68 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Affidavit of Surviving Joint Tenant recorded as Inst. No. 392279 said deed records of Valley County;



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Thence on the west boundary of said Inst. No. 392279, bearing of S 00°13'04" W, a distance of 264.76 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Deed of Trust recorded as Inst. No. 161318 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 161318, a bearing of S 00°14'39" W, a distance of 594.80 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Warranty Deed recorded as Inst. No. 415008 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 415008, a bearing of S 00°15'26" W, a distance of 293.54 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Warranty Deed Inst. No. 417004 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 417004, a bearing of S 00°13'42" W, a distance of 293.45 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Special Warranty Deed Inst. No. 218780 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 218780, a bearing of S 00°16'34" W, a distance of 329.91 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Warranty Deed Inst. No. 393897 said deed records of Valley County;

Thence on the west boundary of said Warranty Deed Inst. No. 393897, a bearing of S 00°19'11" W, a distance of 329.76 feet to a found 1/2 inch rebar marking the southwest corner of said Warranty Deed and the southeast corner of said W1/2 of the SE1/4, Section 31;

Thence a bearing of N 89°43'25" W, a distance of 1,328.93 feet on the south boundary of said Section 31 to the **POINT OF BEGINNING**.

**Excepting therefrom the following described parcel of land:**

**Commercial Lots 1, 2, 3 & 4, Block 6  
Phase 1  
Cascade River Ranch Subdivision  
2.357 Acres**

A parcel of land located in a portion of Section 31, T.14 N., R. 4 E., B.M., City of Cascade, Valley County, Idaho, being more particularly described as follows:

Commencing at a found brass cap monument marking the south 1/4 corner of said Section 31 (CP&F Inst. No. 353930 corner records of said Valley County); Thence a bearing of N 89°29'46" W, a distance of 338.13 feet on the south boundary of said Section 31 to a point;

Thence 167.93 feet on the arc of a curve to the left, said curve having a radius of 502.00 feet, a delta angle of 19°10'00" and a long chord which bears N 28°16'01" E, a distance of 167.15 feet to a point;

Thence a bearing of N 18°41'00" E, a distance of 556.77 feet to a point being the **TRUE POINT OF BEGINNING**;

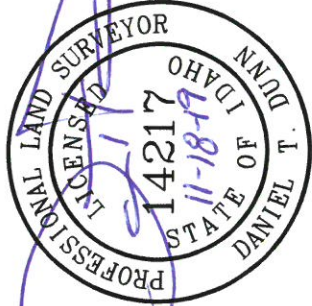
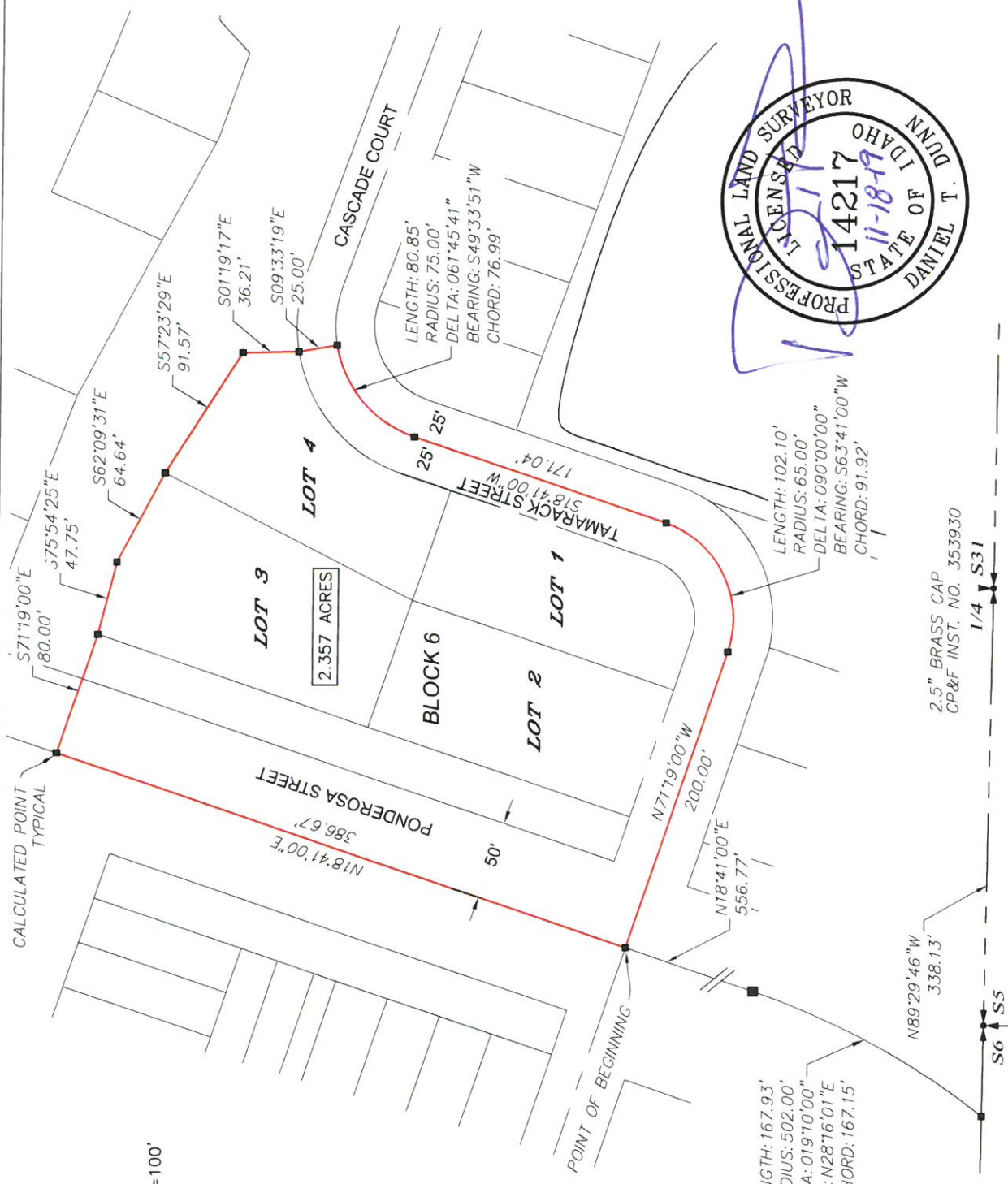


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Thence a bearing of N 18°41'00" E, a distance of 386.67 feet to a point;  
Thence a bearing of S 71°19'00" E, a distance of 80.00 feet to a point;  
Thence a bearing of S 75°54'25" E, a distance of 47.75 feet to a point;  
Thence a bearing of S 62°09'31" E, a distance of 64.64 feet to a point;  
Thence a bearing of S 57°23'29" E, a distance of 91.57 feet to a point;  
Thence a bearing of S 01°19'17" E, a distance of 36.21 feet to a point;  
Thence a bearing of S 09°33'19" E, a distance of 25.00 feet to a point;  
Thence 80.85 feet on the arc of a curve to the left, said curve having a radius of 75.00 feet a delta angle of 61°45'41" and a long chord which bears S 49°33'51" W, a distance of 76.99 feet to a point;  
Thence a bearing of S 18°41'00" W, a distance of 171.04 feet to a point;  
Thence 102.10 feet on the arc of a curve to the right, said curve having a radius of 65.00 feet a delta angle of 90°00'00" and a long chord which bears S 63°41'00" W, a distance of 91.92 feet to a point;  
Thence a bearing of N 71°19'00" W, a distance of 200.00 feet to the **POINT OF BEGINNING**.  
Said described parcel of land contains 114.268 acres, more-or-less.







DATE	11/18/2019	P.M.	EXHIBIT
D.T.D.			B
P.N.	3206		CAD

**EXHIBIT MAP**  
 COMMERCIAL LOTS 1, 2, 3 & 4, BLOCK 6  
 PHASE 1  
 CASCADE RIVER RANCH SUBDIVISION  
 SECTION 31, T.14 N., R. 4 E., B.M., CITY OF CASCADE, VALLEY COUNTY, IDAHO

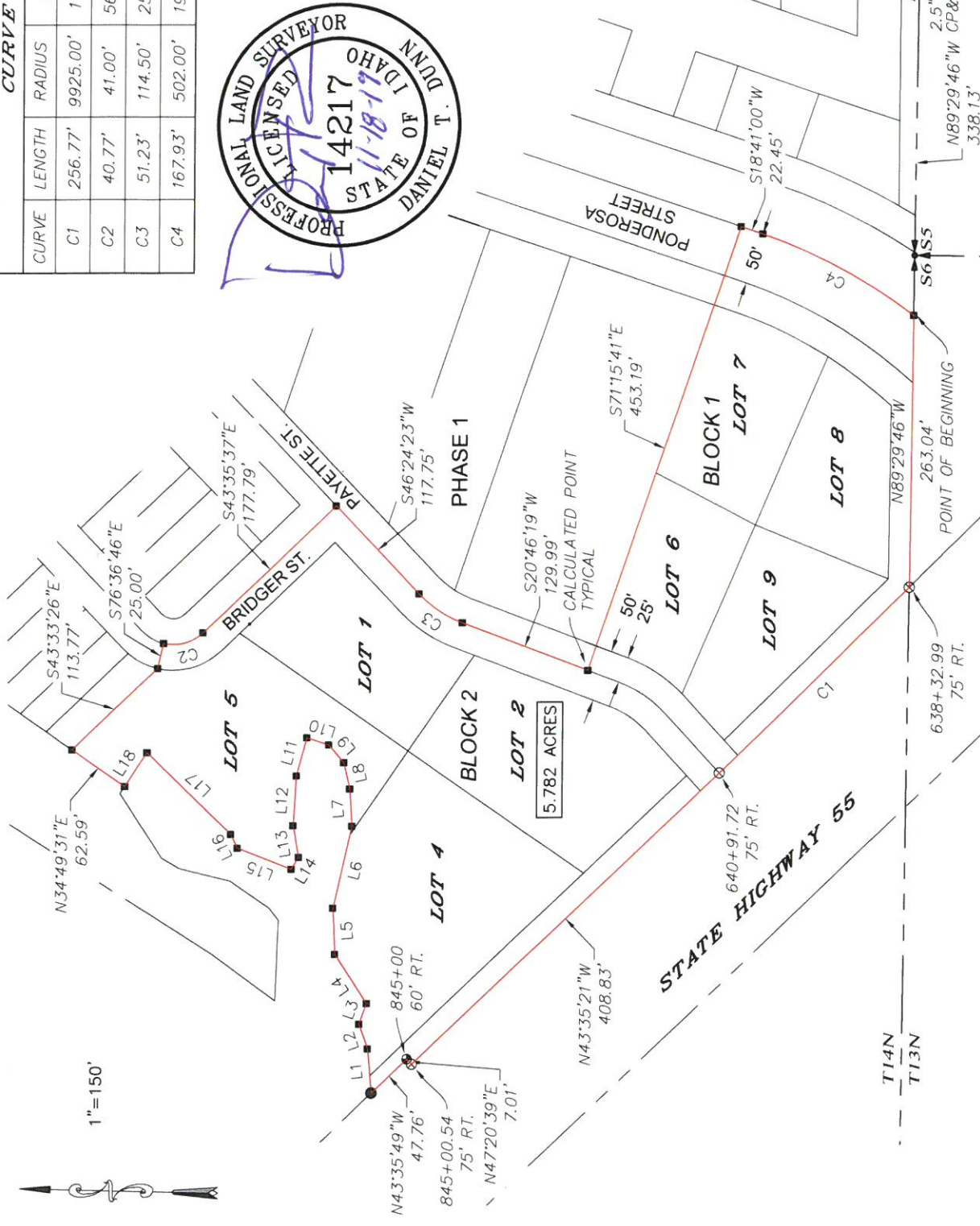

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 WWW.DUNNLANDSURVEYS.COM

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	256.77'	9925.00'	1°28'56"	N44°19'49"W	256.76'
C2	40.77'	41.00'	56°58'50"	S15°06'11"E	39.11'
C3	51.23'	114.50'	25°38'04"	S33°35'21"W	50.80'
C4	167.93'	502.00'	19°10'00"	S28°16'01"W	167.15'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	43.13'	N84°46'04"E
L2	25.36'	N70°15'52"E
L3	21.33'	S70°17'27"E
L4	57.11'	N56°40'02"E
L5	44.70'	N87°27'04"E
L6	81.42'	S77°09'45"E
L7	36.18'	N86°24'49"E
L8	26.12'	N76°38'03"E
L9	22.75'	N49°23'22"E
L10	22.56'	N18°08'45"E
L11	38.32'	N74°36'52"W
L12	48.32'	N86°36'46"W
L13	31.12'	S79°59'26"W
L14	13.64'	N58°56'18"W
L15	56.42'	N21°29'59"E
L16	14.91'	N64°19'31"E
L17	113.29'	N44°18'58"E
L18	38.99'	N56°55'24"W



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**EXHIBIT MAP**  
 COMMERCIAL LOTS 6, 7, 8 & 9, BLOCK 1  
 COMMERCIAL LOTS 1, 2, 4 & 5, BLOCK 2  
 PHASE 1  
 CASCADE RIVER RANCH SUBDIVISION  
 SECTION 31, T.14 N., R. 4 E., B.M., CITY OF CASCADE, VALLEY COUNTY, IDAHO

DATE: 11/18/2019  
 DTD: 3206  
 P.M. DTD  
 P.N. CAD

EXHIBIT A