

June 26, 2009

Mr. Mike Williams
Planner II
City of Eagle
660 E. Clivic Lane
Eagle, ID 83616

Annexation and Rezone – Hanson Property

Dear Mr. Williams,

M3 Eagle LLC, as representative for Robert and Elsie Hanson, is submitting the attached applications and supporting materials to annex the subject property into the city and rezone it with an equivalent city designation. The property is currently located in the county, but is contiguous to the city boundary on the south. It is made up of four separate parcels totaling 103.9 acres and contains two houses, accessory buildings and pastures and is used for cattle grazing and crops, which are mostly hay for the cattle. The property also contains a small pond for the cattle and irrigation. The Farmers Union Canal runs through the northern third of the site.

No change in land use is proposed as part of this application. The Hansons wish to continue existing agricultural operations on the property. The rezone will change the existing county zoning of RUT to the equivalent city zone of A-R, both of which allow 1 unit per 5 acres. We understand the annexation will be subject to a development agreement.

The justification for the annexation and rezone is as follows:

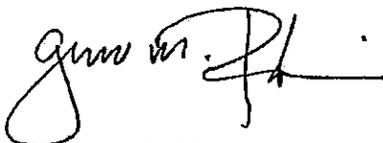
1. The annexation and rezone will bring the property under city jurisdiction and help implement the city's comprehensive plan for the foothills planning area.
2. A development agreement will ensure that the property will be able to remain in its present agricultural use.
3. The proposed rezone is in conformance with the city's comprehensive plan for the area.
4. The property will continue to be served by the same public facilities as existing. Sewer and water are provided by private facilities on site. No change in land use is requested.
5. The surrounding area consists of large acreage lots, pastures, agriculture and BLM open space. The subject property fits in with these uses.

We are submitting the following as part of the applications:

1. Completed annexation and rezone application forms
2. A check for \$5,080.00 to cover the fees for the annexation (\$1,100), rezone (\$1,100) and development/annexation agreement (\$20 x 104 ac. = \$2,080 + \$800 = \$2,880).
3. An 8½" x 11" vicinity map
4. An 8½" x 11" map of the area to be annexed.
5. A copy of the deed and legal description of the property
6. Verification of a neighborhood meeting held on April 15, 2009, including a copy of the notification letter sent to surrounding property owners showing the time, date, and location of the meeting, a copy of the mailing list, and the sign-up sheet from the meeting.
7. The names and addresses of all adjoining property owners within 300 feet of the subject annexation and rezone property submitted on two sets of address labels including a map showing the addresses in relation to the subject property.
8. An original notarized statement (affidavit of legal interest) from the owners of the property (Robert & Elsie Hanson) authorizing M3 Eagle, LLC to submit the applications on their behalf.
9. Fourteen 8½" x 11" colored aerial photos depicting the property and surrounding area within 500 feet.

We look forward to the city's approval of these applications.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerald M. Robbins". The signature is stylized with a large initial "G" and a long horizontal stroke at the end.

Gerald M. Robbins
General Manager



CITY OF EAGLE

660 E. Civic Lane, Eagle, ID 83616
Phone #: (208) 939-0227 Fax #: (208) 938-3854

ANNEXATION APPLICATION

FILE NO.:	_____	FEE:	_____
CROSS REF. FILES:	_____		

APPLICANT: M3 EAGLE LLC PHONE: (208) 939-6263
 Owner Purchaser Lessee FAX: (208) 939-6752
533 E. Riverside Dr., Suite 110, Eagle, ID
APPLICANT ADDRESS: 83616
E-MAIL ADDRESS: grobbins@m3comp.com

OWNER: Robert J. Hanson PHONE: _____
FAX: _____
OWNER ADDRESS: 4151 North Hartley Rd.
Eagle, ID ZIP: 83616

REPRESENTED BY: Gerald Robbins PHONE: (208) 939-6263
(If different from above) FAX: (208) 939-6752
REPRESENTATIVE ADDRESS: M3 Companies, 533 E. Riverside Dr., Suite 110,
Eagle, ID 83616
E-MAIL ADDRESS: grobbins@m3comp.com

ADDRESS & LOCATION OF SITE: 4151 N. Hartley Rd. West side of North Hartley Rd. north of Beacon Light Rd.

Please complete chart:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
Existing	Transitional Residential	RUT (County)	Agricultural/Residential
Proposed	Transitional Residential	A-R	Agricultural/Residential
North of site	Transitional Residential	RR	Open Space
South of site	Transitional Residential	MU-DA	Agricultural
East of site	Transitional Residential	RUT	Agricultural/Residential
West of site	Transitional Residential	RUT & RR	Agricultural

TOTAL ACREAGE OF SITE: 103.9

PUBLIC SERVICES (Provide a brief narrative stating what services are available and what agency is providing the service):

Potable Water: Two domestic wells

Irrigation Water: Farmers Union Canal

Sanitary Sewer: None

Fire Protection: Eagle Fire

Schools: Joint School District #2

Roads: Hartley Rd. (ACHD)

EXISTING SITE CHARACTERISTICS: Two existing houses and a one acre pond to water cattle. Property being used for pasture and crops, mostly hay for cattle.

SPECIAL ON-SITE FEATURES (Yes or No - If yes explain):

Areas of Critical Environmental Concern - Foothills

Evidence of Erosion - No

Fish Habitat - No

Floodplain - No

Mature Trees - Some adjacent to the existing houses

Riparian Vegetation - No

Steep Slopes - No

Stream/Creek - Farmers Union Canal

Unique Animal Life - No

Unique Plant Life - No

Unstable Soils - No

Application Submittal Requirements

Applicant Use		Staff Use
1.	<input type="checkbox"/> A complete Annexation Application form (it is the applicant's responsibility to use a current application).	<input type="checkbox"/>
2.	<input type="checkbox"/> Legal description of property that meets and bounds to the center line of all right of ways with appropriate closure to meet the standards of the Ada County Engineer.	<input type="checkbox"/>
3.	<input type="checkbox"/> Provide a written justification for the proposed annexation.	<input type="checkbox"/>
4.	<input type="checkbox"/> One (1) 8 ½" x 11" vicinity map.	<input type="checkbox"/>
5.	<input type="checkbox"/> 8 ½ x 11" specific map of area to be annexed	<input type="checkbox"/>

POSTING REQUIREMENTS OF THE CITY OF EAGLE EAGLE CITY ORDINANCE #312 2/10/98 (ECC 8-7-8)

Posted Notice: Except as noted within this paragraph, any time notice is required, the land being considered shall be posted not less than ten (10) days prior to the Planning and Zoning Commission hearing and again not less than ten (10) days prior to the City Council hearing. Except as noted herein, posting of the property must be in substantial compliance with the following requirements:

1. Signage Requirements:

- a. The sign(s) shall consist of 4' x 4' plywood or other hard surface mounted on two (2) 4" x 4" posts in such a manner that it is perpendicular to the roadway along which the sign is posted and the bottom of the sign is at least three-feet (3') above the ground.
- b. Centered at the top of the 4' x 4' sign board(s) in six-inch letters shall be the words "Public Notice". In addition, each sign will inform the public of the name of the applicant, and if applicable, the proposed development, the date, time, place, and nature of the public hearing and a summary of the proposal to be considered. Each sign shall be painted white and the letters shall be painted black and shall appear on both sides. An example of this sign is set forth in the following illustration.

Size = 6 inches----- Size = 2 inches----- Size = 1.5 inches----- Size = 1.5 inches----- Size = 1.5 inches----- Size = 1.5 inches-----	<p style="text-align: center; margin: 0;">PUBLIC HEARING NOTICE</p> <p style="margin: 5px 0 0 20px;">Eagle Planning and Zoning Commission</p> <p style="margin: 5px 0 0 20px;">THE CITY OF EAGLE will hold a public hearing on May 9, 1995, at the Eagle City Hall at 7:00 P.M.</p> <p style="margin: 5px 0 0 20px;">PURPOSE: Annexation and Zoning - You-Name-It Subdivision- Zoning R-4, Subdivision Preliminary Plat, 7.66 acres, 29 lots, single family dwelling, 1 lot open space/drainage w/ landscaped entryway.</p> <p style="margin: 5px 0 0 20px;">LOCATION: SW corner of Second St. and State St.</p> <p style="margin: 5px 0 0 20px;">APPLICATION BY: Average citizen, USA, Inc.</p>
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- c. In lieu of the above conditions, for conditional use permit applications made pursuant to Eagle City Code Section 8-3-2(E) (Mobile Home - temporary living quarters) of this Title only, the sign shall consist of one (1) 11" x 17" sign on paper or other material and lettering sufficient to inform the public of the name of the applicant, and, if applicable, the proposed development, the date, time, place, and nature of the public hearing and a summary of the proposal to be considered.

2. The sign(s) shall be posted on the land being considered along each roadway that is adjacent to it. The signs

shall be located on the property outside of the public right-of-way, if they can be so located and remain clearly visible from the roadway; otherwise, the consent of the owner of the right-of-way must be obtained and the sign(s) located therein. Except as noted herein, if the land being considered consists of more than one parcel of record, a sign must be located upon each parcel. The Zoning Administrator, upon finding that adequate notice will be provided, may not require all signs to comply with the size requirements of Subsection 1 above. In the event that the land being considered includes properties with 500-feet or more of road frontage, a sign shall be placed on each end of the property roadway frontage. If this property includes a corner lot, three signs shall be posted, one on the corner and one on each end of the property roadway frontages.

3. The applicant shall submit a certification to the City Clerk no later than seven (7) days prior to the hearing as to what, where, and when sign(s) were posted. Unless the certification is received by such date, the hearing will be canceled.
4. No later than three (3) days after the noticed hearing and any continuation thereof, sign(s) must be removed. A penalty of \$25.00 per day shall be imposed against each applicant for late removal of the signs.

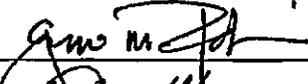
NOTE:

IF THE CITY COUNCIL OR THE ZONING ADMINISTRATOR DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND /OR IF OTHER UNFORSEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY.

APPLICANT/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.

Eagle City Code Section 1-7-4 (A) states, "Fee Schedule Established - The City Clerk, at the time of the filing of an application for a land use planning action within the City limits, shall collect the fee for such action established through a resolution of the City Council, together with any direct costs incurred by the City in obtaining a review of the application, by architects, engineers or other professionals necessary to enable the City to approve or disapprove the application in an informed manner". Direct costs, as underlined in 1-7-4 (A) above, shall be required to be paid by the applicant in a time frame to be determined by the Zoning Administrator. Processing of an application may be delayed if the direct costs are not reimbursed as required.

The City does not guarantee acquisition of public services provided by any agency. The developer, property owner and/or applicant of this Annexation application does hereby release and indemnify and hold harmless the City of Eagle from any and all claims, cost, damages, etc., from any individual or organization regarding the acquisition of services which are not affiliated with the City, including but not limited to, municipal water service, sanitary sewer service, access to public roads and fire protection.

Signature of Applicant/Representative: 

Date: 6-26-09

Signature of receipt by City staff: 

Date: 7/6/09



CITY OF EAGLE

660 E. Civic Lane, Eagle, ID 83616

Phone #: (208) 939-0227 Fax #: (208) 938-3854

REZONE APPLICATION

FILE NO.:	_____	FEE:	_____
CROSS REF.	_____		
FILES:	_____		

APPLICANT: M3 Eagle LLC PHONE: (208) 939-6263
 Owner Purchaser Lessee FAX: (208) 939-6752

APPLICANT ADDRESS: 533 E. Riverside Dr., Suite 110
Eagle, ID ZIP: 83616

OWNER: Robert J. Hanson PHONE: _____
FAX: _____

OWNER ADDRESS: 4151 North Hartley Rd.
Eagle, ID ZIP: 83616

REPRESENTED BY: Gerald Robbins PHONE: (208) 939-6263
(If different from above) FAX: (208) 939-6752

REPRESENTATIVE ADDRESS: 533 E. Riverside Dr., Suite 110, Eagle, ID
ZIP: 83616

ADDRESS & LOCATION OF SITE: 4151 N. Hartley Rd. West side of Hartley north of Beacon Light
DISTANCE FROM MAJOR CROSS STREET: ½ mile north of Beacon Light Rd.

PARCEL NO.: S0334131200, S0334131300, S0334120800, S0334240000

(APPLICANT TO VERIFY WITH ADA COUNTY ASSESSOR'S OFFICE)

Please complete chart:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
Existing	Transitional Residential	RUT (County)	Agricultural/Residential
Proposed	Transitional Residential	A-R	Agricultural/Residential
North of site	Transitional Residential	RR	Open Space
South of site	Transitional Residential	MU-DA	Agricultural
East of site	Transitional Residential	RUT	Agricultural/Residential
West of site	Transitional Residential	RUT & RR	Agricultural

DESIGN REVIEW OVERLAY DISTRICT:

DDA _____, TDA _____, CEDA _____, DSDA _____, No Overlay

TOTAL ACREAGE OF SITE: 103.9

SPECIAL ON-SITE FEATURES (Yes or No - If yes explain):

Areas of Critical Environmental Concern - Foothills

Evidence of Erosion - No

Fish Habitat - No

Floodplain - No

Mature Trees - Some adjacent to existing buildings

Riparian Vegetation - No

Steep Slopes - No

Stream/Creek - No

Unique Animal Life - No

Unique Plant Life - No

Unstable Soils - No

Wildlife Habitat - No

Application Submittal Requirements

- | Applicant
Use | | Staff
Use |
|------------------|---|--------------------------|
| 1. | <input checked="" type="checkbox"/> Date of pre-application meeting: <u>6.22.09</u> Note: Pre-applications are valid for a period of three (3) months. A submittal meeting is required prior to the cut-off date and receipt of this application. (Application timelines are available in the Planning and Zoning Department or on-line at cityofeagle.org). | <input type="checkbox"/> |
| 2. | <input checked="" type="checkbox"/> A complete Rezone Application form (it is the applicant's responsibility to use a current application). | <input type="checkbox"/> |
| 3. | <input checked="" type="checkbox"/> Verification of a neighborhood meeting being held prior to the submittal of this application. The verification shall include the time, date, and location of the meeting, a copy of the letter mailed by the applicant, a copy of the mailing list, and a sign-up sheet from the meeting. Refer to Eagle City Code 8-7-8 for requirements. | <input type="checkbox"/> |
| 4. | <input checked="" type="checkbox"/> Names and addresses of all adjoining owners of property and residents within three hundred feet (300') of the external boundaries of the land being considered as shown on record in the County Assessor's Office. The addresses shall be submitted to the City on two sets of address labels including a map showing the addresses in relation to the land being considered. | <input type="checkbox"/> |
| 5. | <input checked="" type="checkbox"/> Legal description of property that meets and bounds to the center line of all right of ways with appropriate closure to meet the standards of the Ada County Engineer. | <input type="checkbox"/> |
| 6. | <input checked="" type="checkbox"/> Copy of Deed. | <input type="checkbox"/> |
| 7. | <input checked="" type="checkbox"/> If the signator on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required. | <input type="checkbox"/> |
| 8. | <input checked="" type="checkbox"/> Three (3) 24" x 36" site plans (folded). | <input type="checkbox"/> |
| 9. | <input checked="" type="checkbox"/> Fourteen (14) 11" x 17" reductions of the site plan (folded). | <input type="checkbox"/> |
| 10. | <input checked="" type="checkbox"/> One (1) 8½" x 11" reduction of the site plan. | <input type="checkbox"/> |
| 11. | <input checked="" type="checkbox"/> One (1) 8 ½" x 11" vicinity map. | <input type="checkbox"/> |
| 12. | <input checked="" type="checkbox"/> Fourteen (14) 8 ½" x 11" colored aerial photos depicting proposed site and surrounding area within five-hundred feet (500'). | <input type="checkbox"/> |
| 13. | <input checked="" type="checkbox"/> A written statement addressing each issue below in the order outlined "A" through "E": | <input type="checkbox"/> |
| | A. Justification for the rezone; | |
| | B. Justification of a development agreement (if applicable); | |
| | C. How does the proposed rezone relate to the Comprehensive Plan?; | |
| | D. What is the availability and adequacy of public facilities needed to serve any and all uses allowed on this property under the proposed zone? ie: sewer, water, fire, streets.; | |
| | E. How is the proposed zone change compatible with the surrounding area? | |

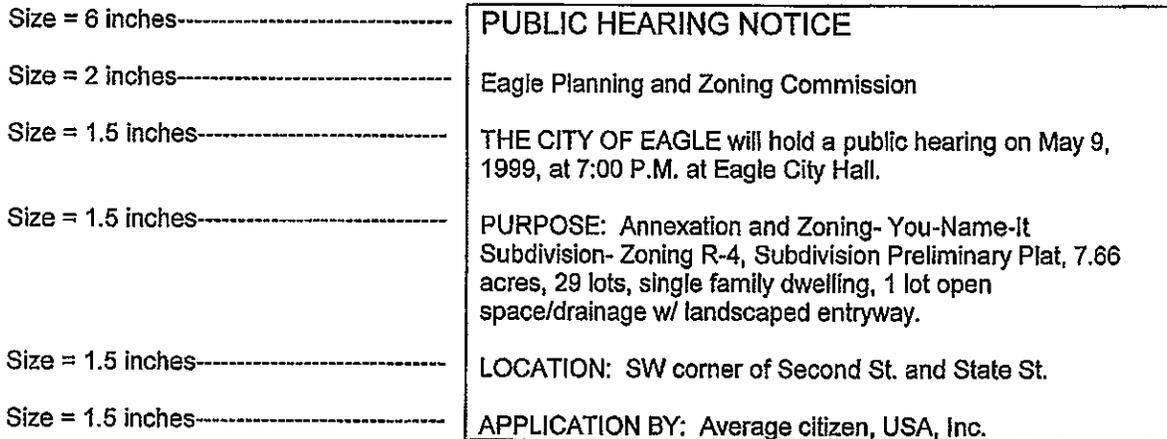
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compliance with the following requirements:

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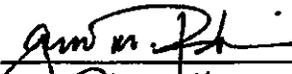
NOTE:

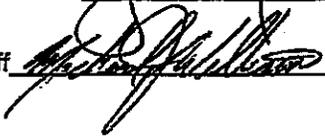
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The City does not guarantee acquisition of public services provided by any agency. The developer, property owner and/or applicant of this Alternative Method of Compliance application does hereby release and indemnify and hold harmless the City of Eagle from any and all claims, cost, damages, etc., from any individual or organization regarding the acquisition of services which are not affiliated with the City, including but not limited to, municipal water service, sanitary sewer service, access to public roads and fire protection.

Signature of Applicant/Representative  Date 6.26.09

Signature of receipt by City staff  Date: 7/6/09

M3 EAGLE, LLC

CIT0015

CITY OF EAGLE

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE	
6-15-09	061509	City of Eagle Annexati	5080.00		5080.00	
CHECK DATE	6-25-09	CHECK NUMBER	2244	TOTAL >	5080.00	5080.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

M3 EAGLE, LLC
 /o The M3 Companies, LLC
 1222 E. Camelback Rd, Suite H100
 Phoenix, AZ 85018
 (602) 386-1325

CHASE
 JPMorgan Chase Bank, NA
 PHOENIX, AZ 85073

DATE: June 25, 2009
 CHECK NO.: 2244
 AMOUNT: \$*****5,080.00

Pay: *****Five thousand eighty dollars and no cents

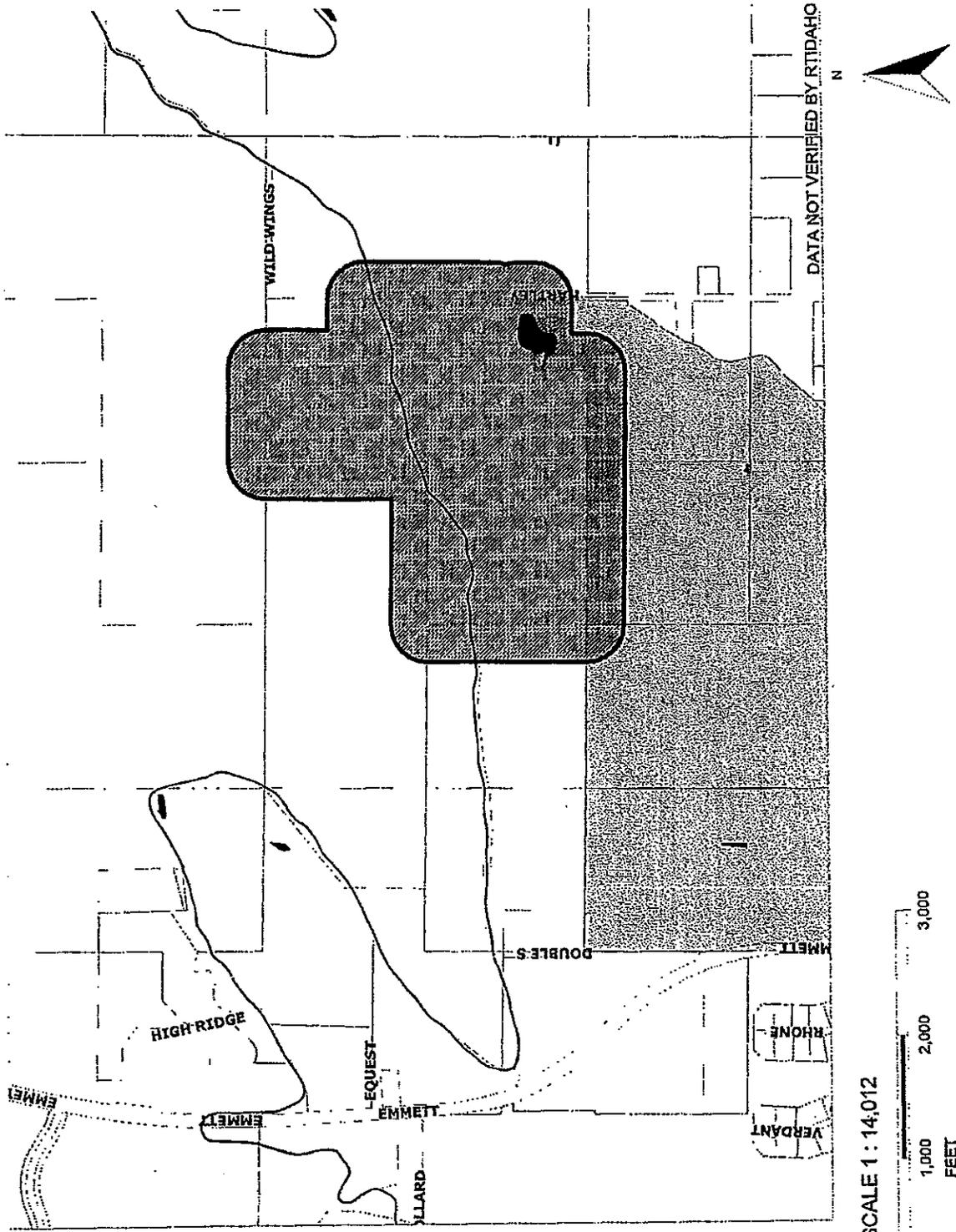
PAY TO THE ORDER OF
 CITY OF EAGLE
 PO BOX 1520
 EAGLE, ID 83616


 AUTHORIZED SIGNATURE

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

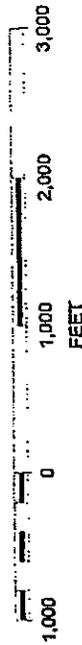
⑈000002244⑈ ⑆122100024⑆ 754408433⑈

Hanson Property Vicinity Map



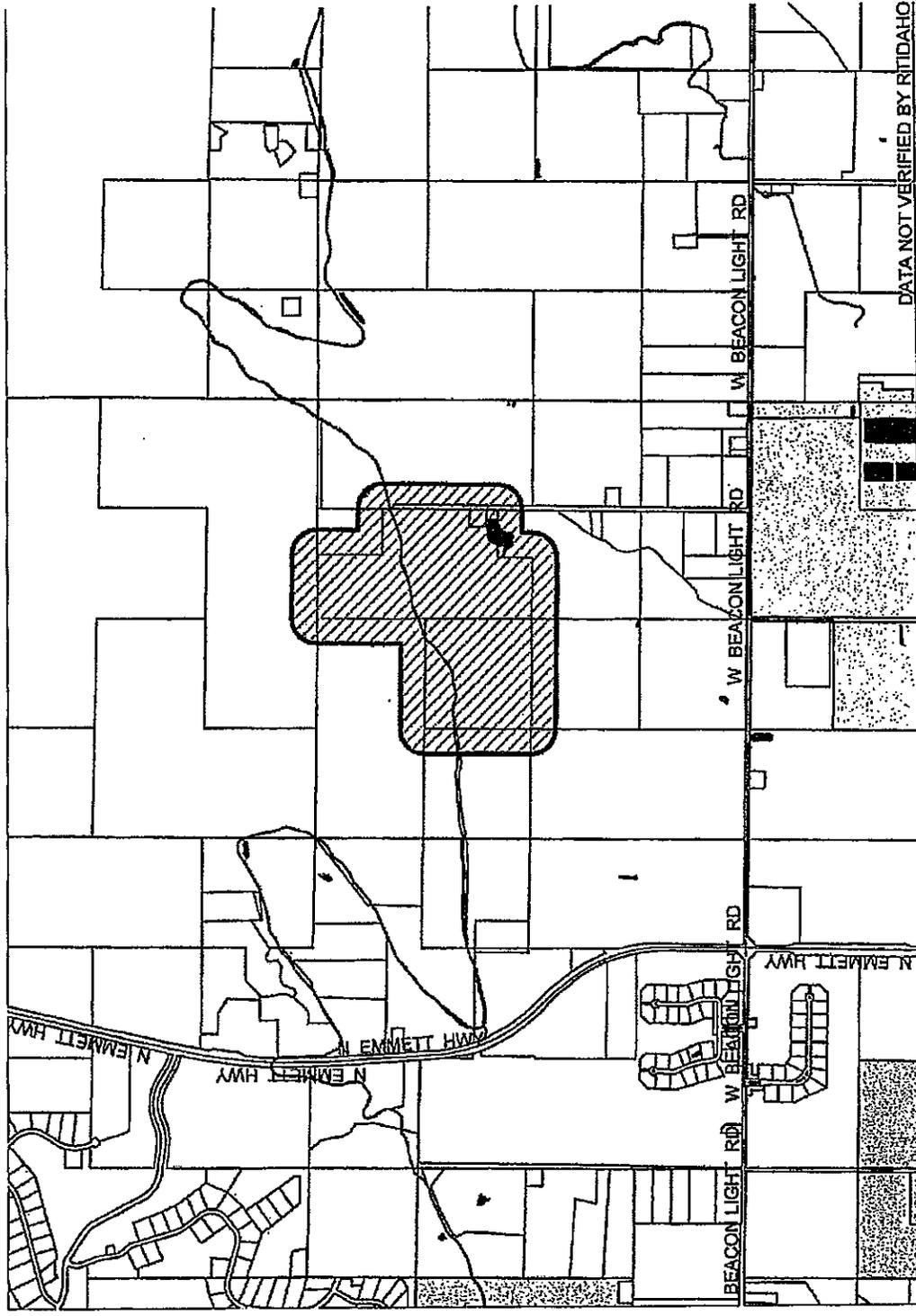
- Streets
- Environmental Data
- Hydro Areas
- Buffer
- Parcels
- Ada County City Limits
 - ADA COUNTY
 - BOISE
 - EAGLE
 - GARDEN CITY
 - KUNA
 - MERIDIAN
 - STAR

SCALE 1 : 14,012



DATA NOT VERIFIED BY RTDAHO

Hanson property 300 radius



DATA NOT VERIFIED BY RTIDAHO

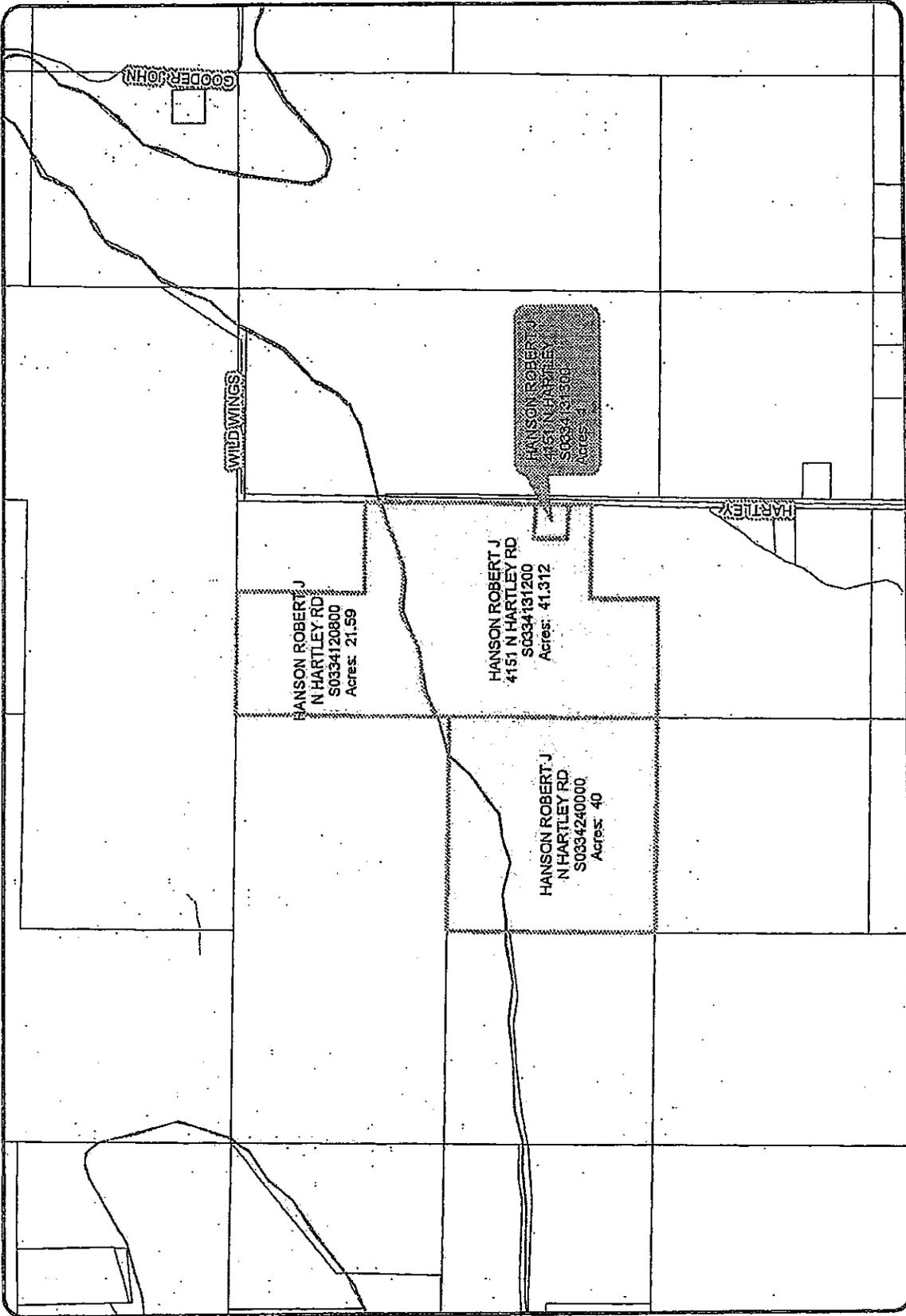


- Major Streets**
- INTERSTATE
 - PRINCIPAL ARTERIA
 - MAJOR COLLECTOR
 - MINOR ARTERIAL
 - RAILROAD
 - SECTION LINE
 - ALL OTHERS

- Environmental Data**
- Hydro Areas
 - Buffer
 - Parcels
- Ada County City Limits**
- ADA COUNTY
 - BOISE
 - EAGLE
 - GARDEN CITY
 - KUNA
 - MERIDIAN
 - STAR

SCALE 1 : 22,459

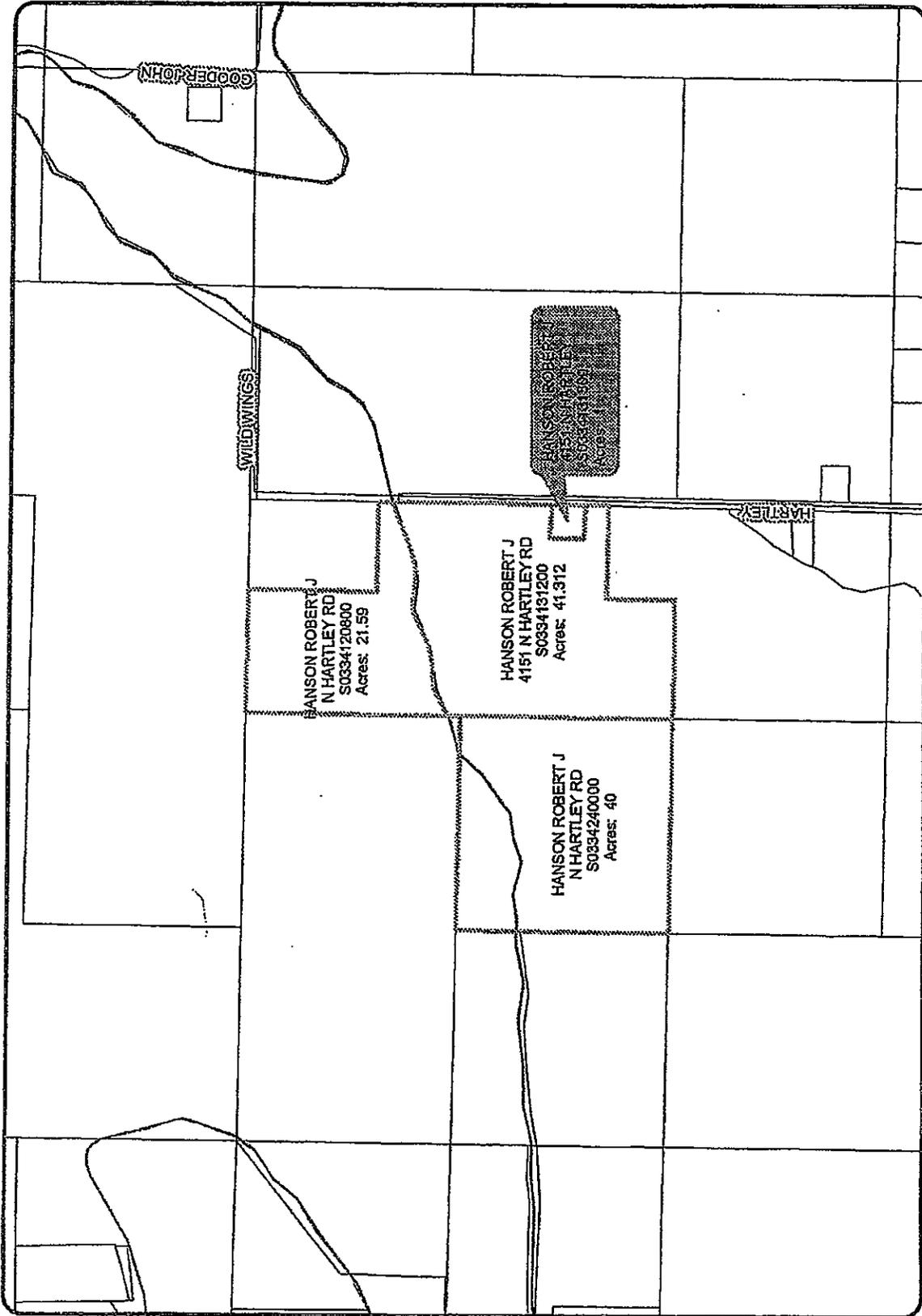




This map and data displayed is a graphic representation and not from the Ada County Geographic Information System (GIS) data. It was digitized and intended for use only for informational purposes. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to verify this information. Ada County and State of Idaho are not liable for errors or omissions resulting from the use of this product for any purpose.



Pioneer Title Co.
 504 E. 2nd St.
 Boise, ID 83724
 Phone: (208) 333-1111
 Fax: (208) 333-1112
 Website: www.pioneer-tc.com



This map and data displayed is a graphic representation derived from the AIG County Geographic Information System (GIS) data. It was digitized and indexed for easy use. It is not guaranteed survey accuracy. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to hold very high expectations. AIG County and SPS Real Solutions, Inc. are not liable for errors or omissions resulting from the use of this product for any purpose.



SPS Pioneer Title Co.
 60140 6675 RD
 450 West Avenue Street, Room 105004
 47031-1100
 505-251-3461

DA 8832

ACCOMMODATION

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 6.00 2
BOISE IDAHO 07/23/07 04:32 PM
DEPUTY Lisa Irby
RECORDED - REQUEST OF
Pioneer
107104443

CORRECTION QUITCLAIM DEED

This Correction Quitclaim Deed is intended to correct the legal description attached to that certain Quitclaim Deed dated March 30, 2004 and recorded as Instrument No. 104038633 in Ada County, State of Idaho.

VIOLET EDNA McPHERSON, trustee for and on behalf of the Wesley and Violet McPherson Family Trust, does hereby convey, release, remise and forever quitclaim unto ROBERT J. HANSON and ELSIE V. HANSON, husband and wife, whose address is 4151 N. Hartley Rd., Eagle, Idaho 83616, the following described premises, to wit:

See Exhibit "A" attached hereto and made apart hereof by reference and which is comprised of one (1) page, together with its appurtenances.

** Violet McPherson*

DATED this 17 day of July, 2007.

STATE OF IDAHO)
County of Ada) ss.

On this 17 day of July, 2007, before me, a Notary Public in and for said State, personally appeared Violet Edna McPherson, Trustee of the Wesley and Violet McPherson Family Trust, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Danielle M. Albartson
Notary Public
State of Idaho

Danielle M. Albartson
Notary Public for Idaho
Residing at Eagle, Idaho
My commission expires on 05-15-2013

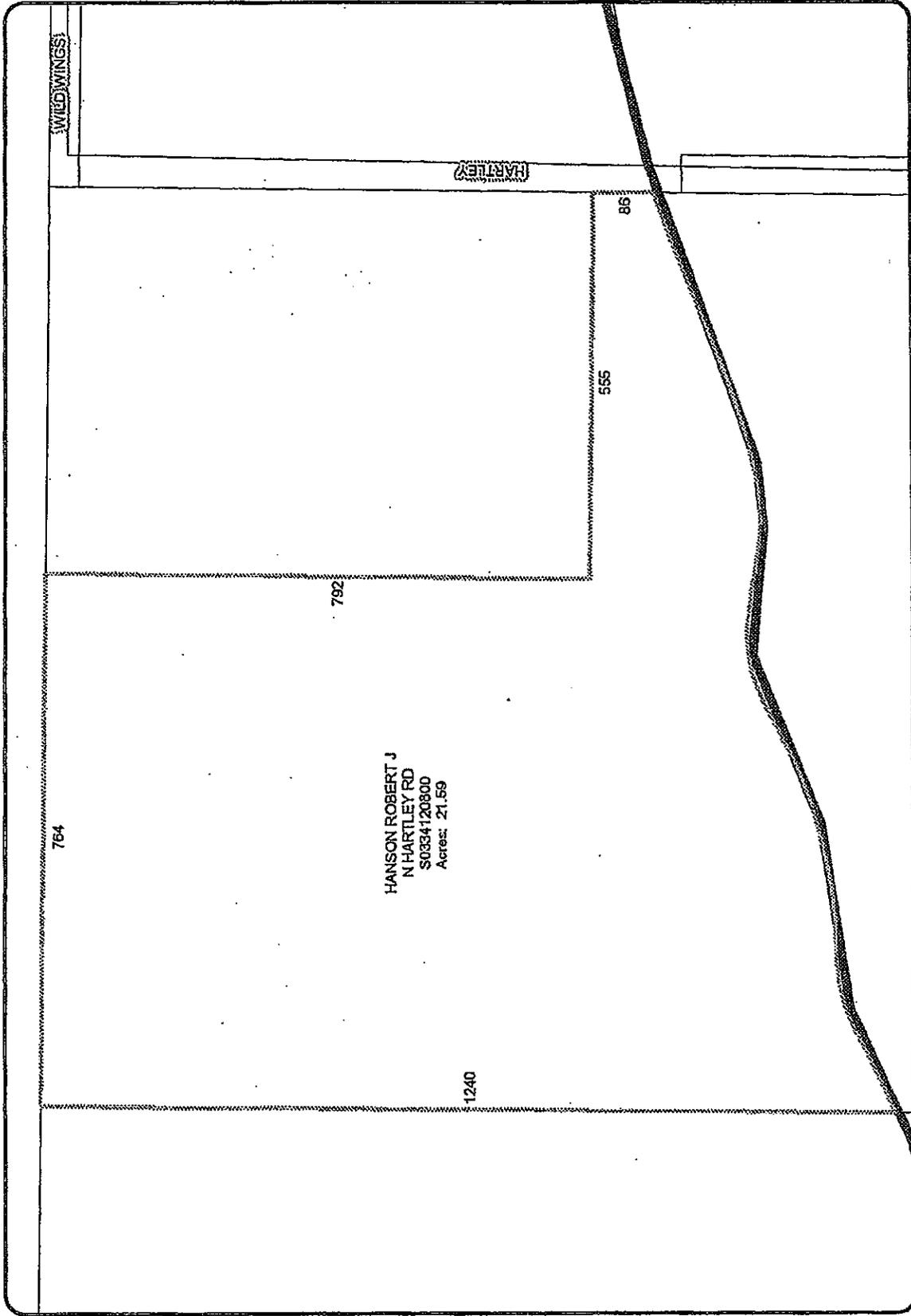
EXHIBIT A

THE WEST HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, EXCEPT THE FOLLOWING DESCRIBED TRACTS 1, 2, & 3:

TRACT 1: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 26 RODS (429 FEET); THENCE DUE WEST 35 RODS (577.5 FEET); THENCE SOUTH 26 RODS (429 FEET); THENCE EAST 35 RODS (577.5 FEET) TO THE PLACE OF BEGINNING.

TRACT 2: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34 (WHICH LIES EAST 5,265.08 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 34); THENCE WEST 1,313.72 FEET FROM THE EAST-WEST CENTERLINE OF SAID SECTION 34 TO THE CENTER-EAST 1/16TH CORNER OF SAID SECTION 34; THENCE NORTH 00° 14' 34" WEST 572.35 FEET ALONG THE NORTH-SOUTH CENTERLINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 TO THE REAL POINT OF BEGINNING; THENCE NORTH 86° 42' 50" WEST 208.91 FEET TO AN IRON PIN; THENCE NORTH 00° 14' 34" WEST 208.91 FEET TO AN IRON PIN; THENCE SOUTH 86° 42' 50" EAST 208.91 FEET TO AN IRON PIN ON THE NORTH-SOUTH CENTERLINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 00° 14' 34" EAST 208.91 FEET ALONG THE NORTH-SOUTH CENTERLINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 TO THE REAL POINT OF BEGINNING.

TRACT 3: THAT PORTION LYING WITHIN THE NORTH 790 FEET OF THE EAST 555 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34



HANSON ROBERT J
 N HARTLEY RD
 S0334120800
 Acres: 21.59

WILD WINGS!

HARTLEY

764

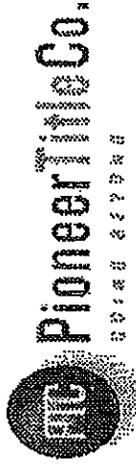
792

555

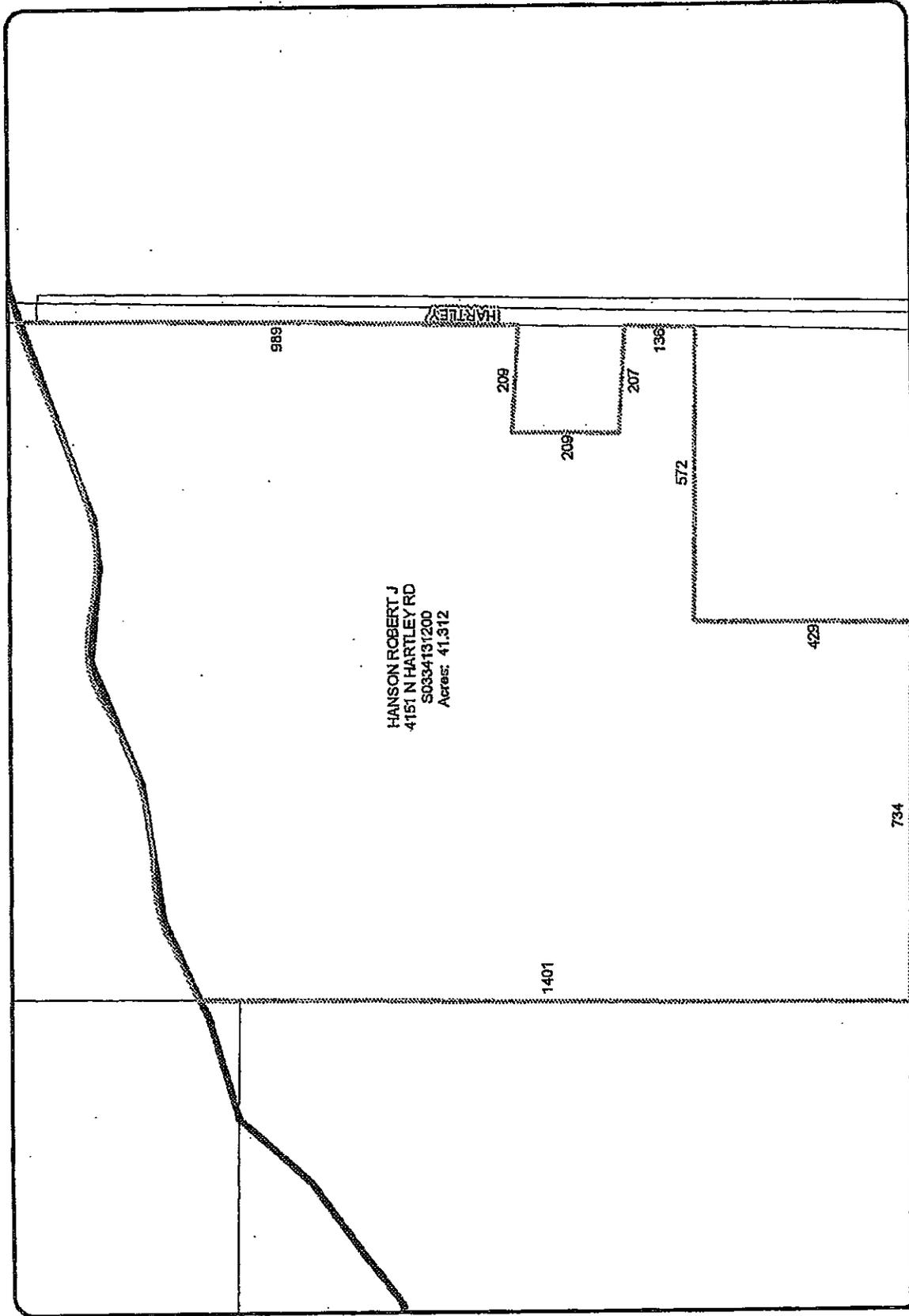
86

1240

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400 West Robinson Street, Boise, ID 83724 P 208.333.1234 F 208.333.1235



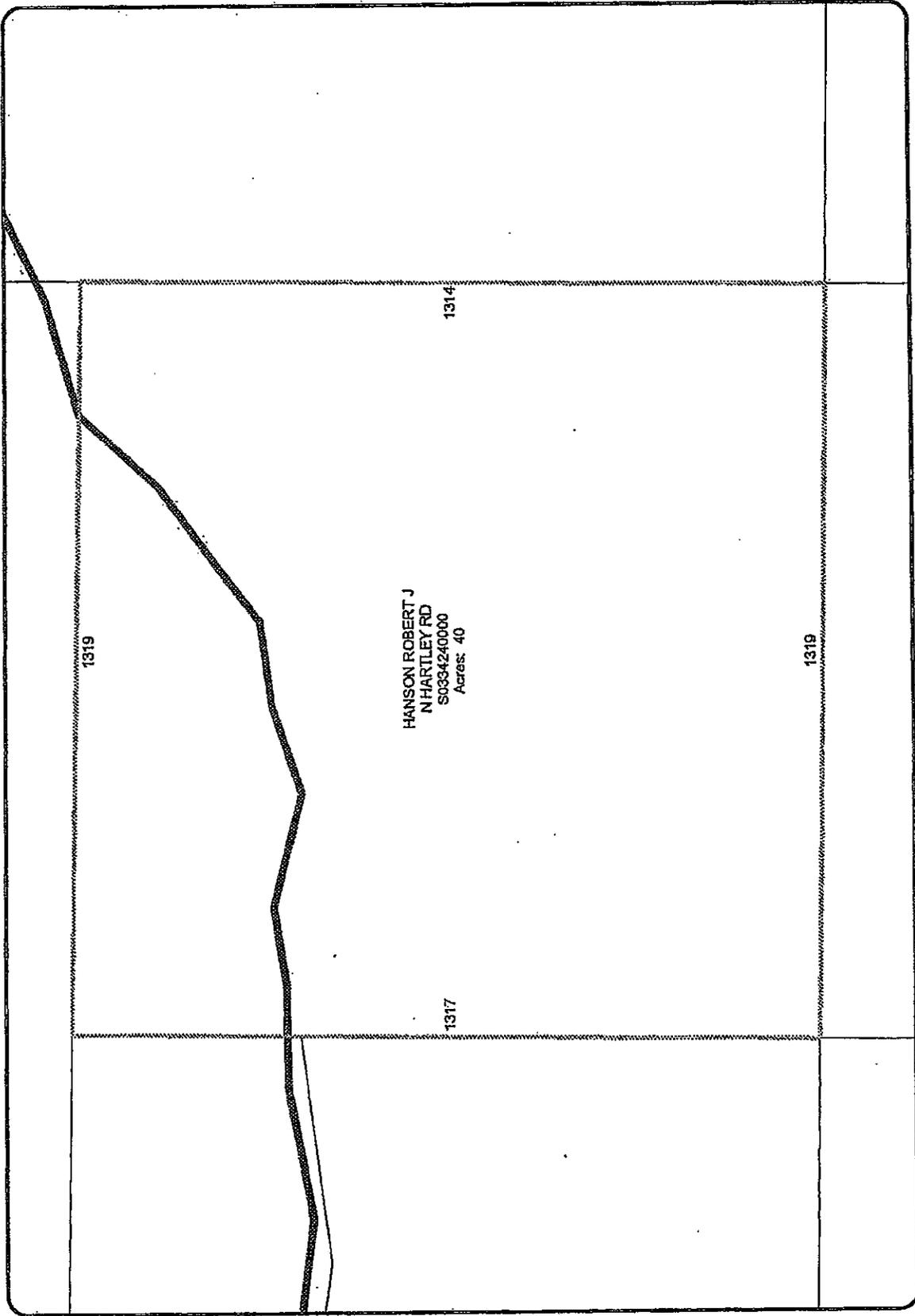
HANSON ROBERT J
 4151 N HARTLEY RD
 S0334131200
 Acres: 41.312

HARTLEY

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SPS Pioneer Title Co.
 2025 S 1st St
 V 509.342.2200 F 509.342.2201



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Pioneer Title Co.
PIONEER TITLE
215 West Robinson Street, Housa, MO 64504

011-6989



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Avenue / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 6.00 2
BOISE IDAHO 8322705 02:30 PM
DEPUTY Neava Honey
RECORDED--REQUEST OF
Pioneer
105034271

ACCOMMODATION

QUITCLAIM DEED

For Value Received
VIOLET EDNA McPHERSON, for and on behalf of the WESLEY AND VIOLET McPHERSON FAMILY TRUST, as trustee of the trust
do hereby convey, release, remise and forever quit claim unto
ROBERT J. HANSON and ELSIE V. HANSON, Husband and Wife
whose address is 4151 N. Hartley Road, Eagle, ID 83616

the following described premises, to-wit:
See Exhibit "A", attached hereto and made a part hereof by reference and which is comprised one (1) page.

together with their appurtenances.

Dated: March 17, 2005

Violet Edna McPherson (Trustee)
Violet Edna McPherson, Trustee

STATE OF Idaho County of Ada, ss.

On this 21st day of March, in the year of 2005, before me The Undersigned, a notary public personally appeared Violet Edna McPherson, known or identified to me to be the person whose name is subscribed to the within instrument as trustee and acknowledged to me that he/she/they executed the same as such Trust.



Ted W. Kirkhart
Ted W. Kirkhart
Notary Public of Idaho
Residing at Ada
Commission expires: July 23, 2010

EXHIBIT "A"

A parcel of land situate in the Southwest Quarter of the Northeast Quarter of Section 34, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 34 (which lies EAST, 5,265.08 feet from the West Quarter corner of said Section 34); thence WEST, 1,313.72 feet from the East-West centerline of said Section 34 to the Center East 1/16th corner of said Section 34; thence North 00 degrees 14'34" west, 572.35 feet along the North-South centerline of the Northeast Quarter of said Section 34 to the REAL POINT OF BEGINNING; thence North 86 degrees 42'50" West, 208.91 feet to an iron pin; thence North 00 degrees 14'34" West, 208.91 feet to an iron pin; thence South 86 degrees 42'50" East, 208.91 feet to an iron pin on the North-South centerline of the Northeast Quarter of said Section 34; thence South 00 degrees 14'34" East, 208.91 feet along the North-South centerline of the Northeast Quarter of said Section 34 to the REAL POINT OF BEGINNING.

Subject to all easements and right-of-ways of record or apparent.

together with their appurtenances.

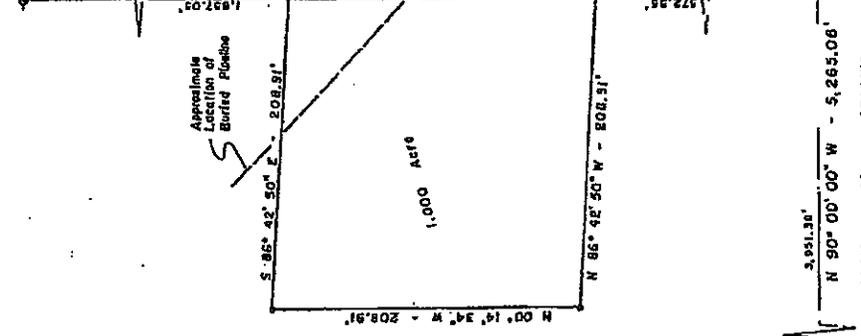
Book G Page 1298

RECORD OF SURVEY NO. 1222

LEGEND

360 1/2" x 24" 100 P.M.

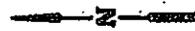
5/10/08, DOR.
PAID 474.1804 P.M. 4/08
S.C.C. RECORDS



5/10/08, DOR.
PAID 474.1804 P.M. 4/08
S.C.C. RECORDS

5/10/08, DOR.
PAID 474.1804 P.M. 4/08
S.C.C. RECORDS

5/10/08, DOR.
PAID 474.1804 P.M. 4/08
S.C.C. RECORDS



SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Surveyor, licensed by the State of Idaho, and that this plat has been prepared from a survey made on the ground under my supervision, and that this map is an accurate representation of said survey, and is in conformity with the Chapter Pertaining and filing act of Idaho Code 33-101 through 33-1012.



COUNTY RECORDER'S CERTIFICATE

County of ADA
State of IDAHO
Metropolitan number 1222
Filed for record at the request of Wesley Moperson
This is a true and correct copy of the original as shown to me by the Surveyor at Boise, Idaho, on 5/10/08.
Ex-Sitio Approver: JOHN BALDWIN
Deputy: [Signature]
Per: J. J. [Signature]

SURVEY FOR

WESLEY MOPERSON

A PARCEL OF LAND LOCATED IN THE S1/2 OF THE W1/2 OF THE NE1/4, SECTION 34, T3 N., R.1 W., S. 4 N., ADA COUNTY, IDAHO

DATE: JULY 11, 1988
SCALE: 1" = 30'
DRAWN BY: G.E.S.

COUNTY ENGINEERS CERTIFICATE

I hereby certify that I have examined the Record of Survey of a One Acre Parcel of Land in Ada County, Idaho, and find it correct.



David Collins
Ada County

DWG. NO. GES-860711

Vol. (208) 343-3381

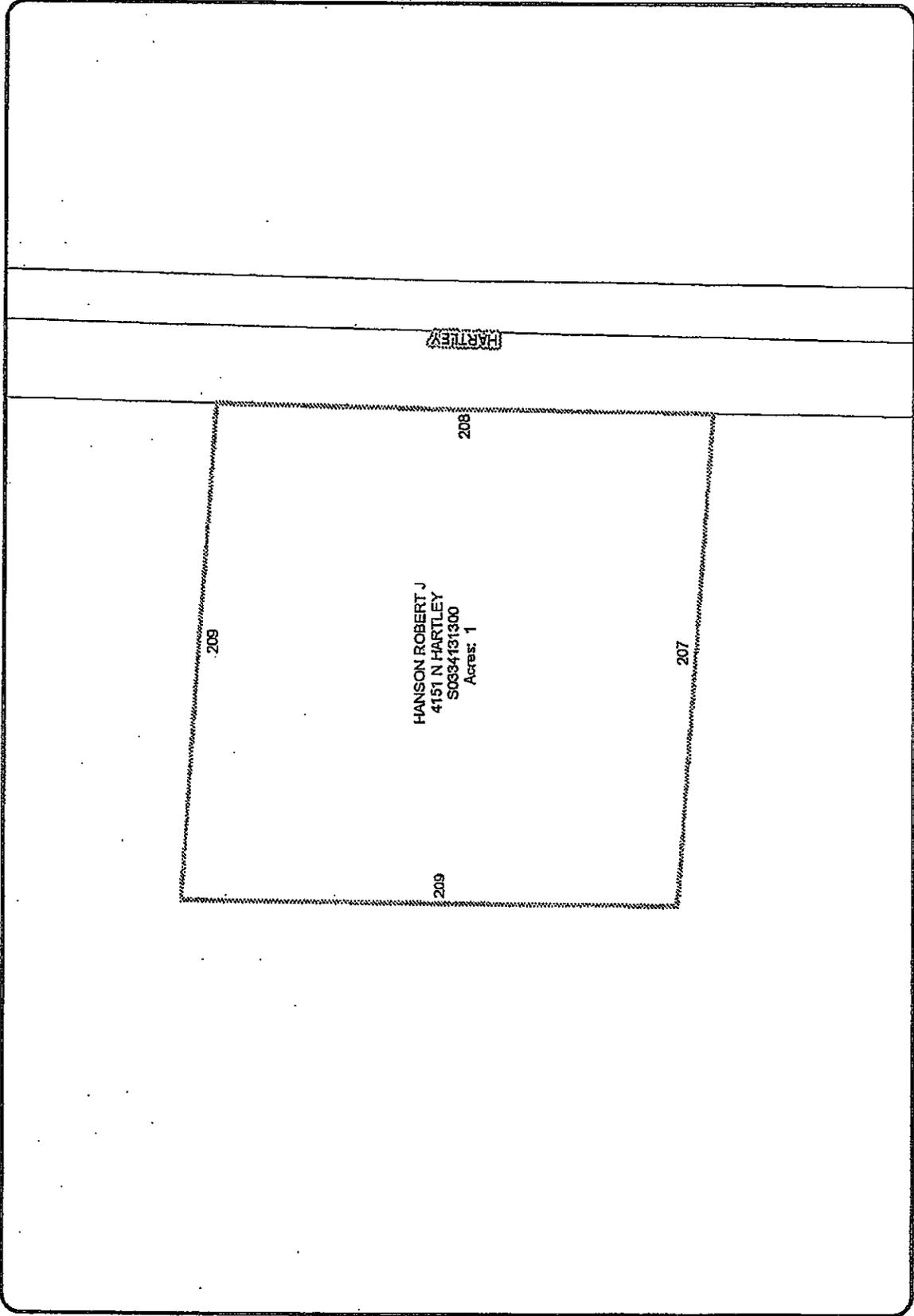
Idaho 83702

Boise, Idaho

619 Cross St.

B & A Engineers, Inc.





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Pioneer title Co.
 1000 Pioneer Blvd, Boise, ID 83724
 208.342.2100



March 24, 2009

Ms. Rosey Thomas
BLM
Boise District Office
3948 S. Development Avenue
Boise, Idaho 83705-5398

Annexation and Rezone Request

Dear Ms. Thomas,

Mr. Robert J. Hanson, in conjunction with the M3 Companies, is proposing to annex into the city of Eagle and rezone approximately 103.9 acres of land located approximately ½ mile north of Beacon Light Road and ½ mile east of State Highway 16 (see attached exhibits). The property is currently located in the county and is zoned RUT, Rural-Urban Transition (1 unit per 5 acres). We are requesting a rezone to the city's A-R zone, Agricultural-Residential District (1 unit per 5 acres).

This is to notify you, as a neighbor within 300 feet of the property, of a neighborhood meeting to discuss the request and answer any questions. The meeting will be held on Wednesday, April 15 at 6:00 pm at the M3 office located in the Eagle River Office Park at 533 E. Riverside Drive, Suite 110 (the Eagle River II building) in Eagle.

We look forward to seeing you there.

Sincerely,

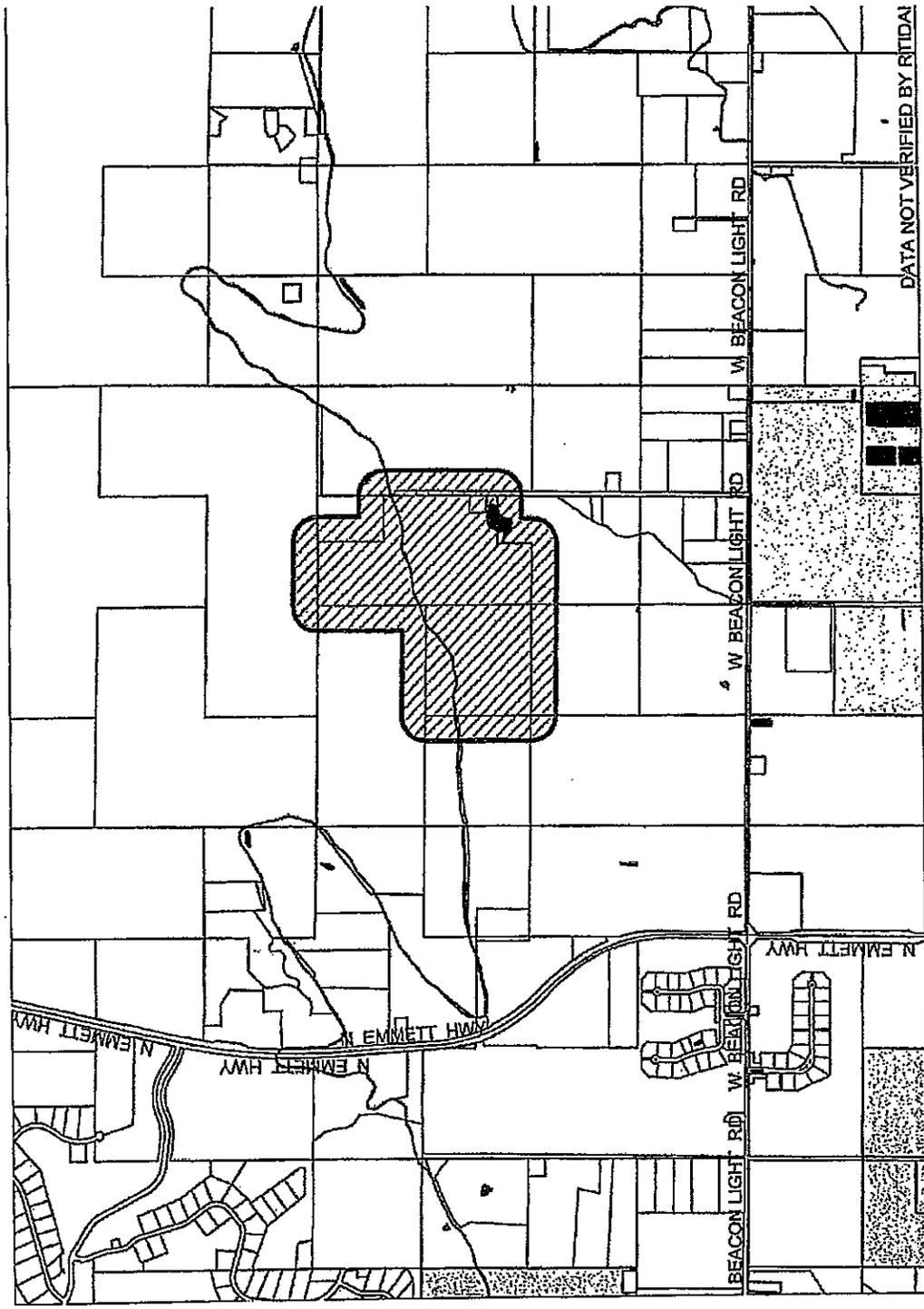
A handwritten signature in black ink, appearing to read "Gerry Robbins", with a long horizontal line extending to the right.

Gerry Robbins
Senior Vice President

Mike Williams, Planner II, City of Eagle

Note: A previous letter, dated March 9, was sent by M3 to several property owners notifying them of a neighborhood meeting on March 31 to discuss annexation and rezoning of 12.09 acres of the Hanson property that M3 is purchasing from Mr. Hanson. That meeting is now cancelled and replaced by the meeting on April 15.

Hanson property 300 radius

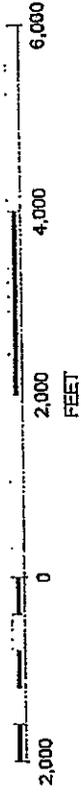


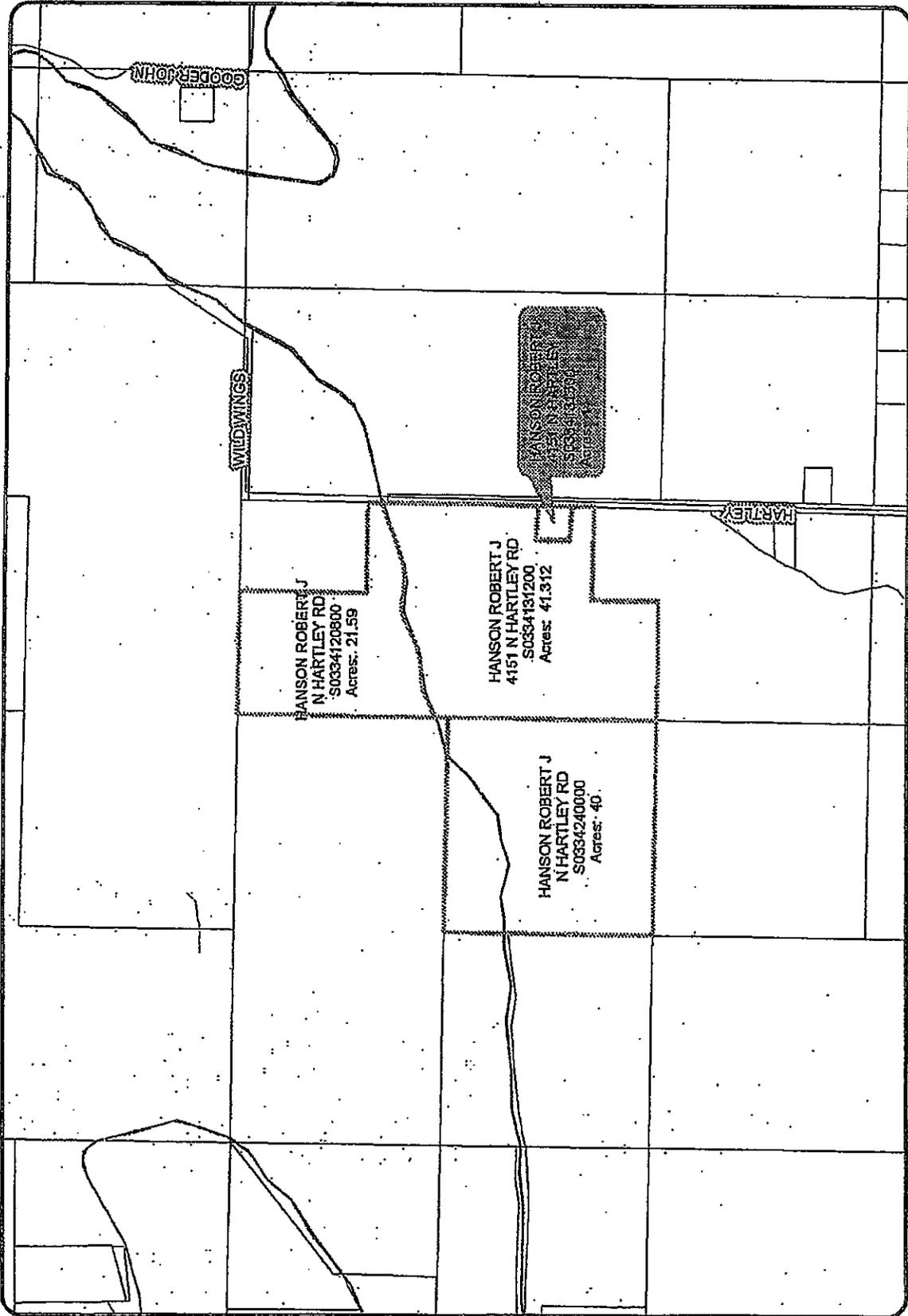
- Major Streets**
 - INTERSTATE
 - PRINCIPAL ARTERIAL
 - MAJOR COLLECTOR
 - MINOR ARTERIAL
 - RAILROAD
 - SECTION LINE
 - ALL OTHERS
- Environmental Data**
 - Hydro Areas
 - Buffer
 - Parcels
- Ada County City Limits**
 - ADA COUNTY
 - BOISE
 - EAGLE
 - GARDEN CITY
 - KUNA
 - MERIDIAN
 - STAR

DATA NOT VERIFIED BY RT/DAL



SCALE 1 : 22,459





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AA County
Pioneer Title Co.
 201 N. 1st St.
 Moorhead, MN 56501
 Phone: (218) 835-1234
 Fax: (218) 835-1235
 Website: www.pioneer-tc.com

USA (BLM)
1387 S VINNELL WAY
BOISE, ID 83709-0000

HANSON ROBERT J
4151 N HARTLEY RD
EAGLE, ID 83616-1553

LANGDON JOAN A REVOCABLE
LIVING TRUST
4690 N HARTLEY RD
EAGLE, ID 83616-0000

SB/CH LAND COMPANY
4 EMBARCADERO CENTE
SAN FRANCISCO, CA 94111-4106

WOODARD ELLEN L
4795 HARTLEY RD
EAGLE, ID 83616-1565

J & M LAND LLC
1290 BUTTERFIELD RD
SAN ANSELMO, CA 94960

LOEWEN VICTOR D
262 N EDGEWOOD LN
EAGLE, ID 83616-0000

M3, LLC
533 E. RIVERSIDE DR, STE 110
EAGLE, ID 83616

JO ANN C. BUTLER
P.O. BOX 639
BOISE, ID 83701

SB/CH LAND COMPANY
4035 N HARTLEY RD
EAGLE, ID 83616

Easy Peel® Labels
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Bend along line to
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USA (BLM)
1387 S. Vinnell Way
Boise, Idaho 83709-0000

Robert J. Hanson
4151 N. Hartley Road
Eagle, Idaho 83616

Joan Langdon
A Revocable Living Trust
4690 N. Hartley Road
Eagle, Idaho 83616-0000

Ellen L. Woodard
4795 Hartley Road
Eagle, Idaho 83616-1565

J & M Land LLC
1290 Butterfield Road
San Anselmo, CA 94960

Victor D. Loewen
262 N. Edgewood Lane
Eagle, Idaho 83616-0000

Joann C. Butler
P.O. Box 639
Boise, Idaho 83701

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Joann C. Butler
P.O. Box 639
Boise, Idaho 83701

SB/CH Land Company
4035 N. Hartley Road
Eagle, Idaho 83616

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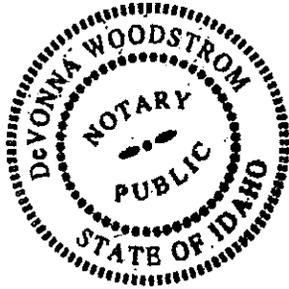
 Sens de
Repliez à la hachure afin de
révéler le rebord Pop-Up™

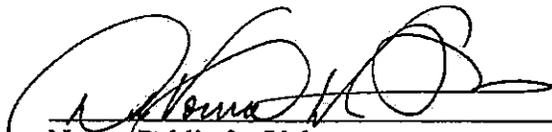
www.avery.com
1-800-GO-AVERY

STATE OF IDAHO)
,) ss.
County of ~~Ada~~ Boise

Subscribed and sworn to (or affirmed) before me this 17 day of JUNE,
in the year 2009.

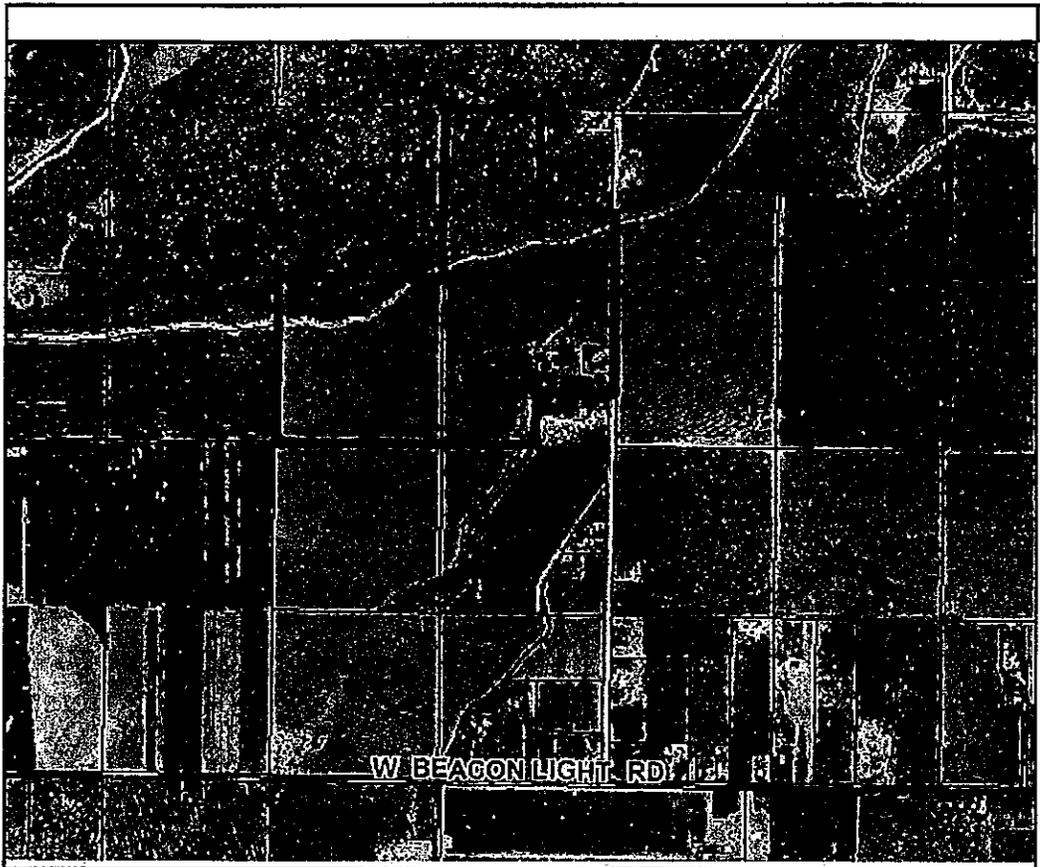
S
E
A
L





Notary Public for Idaho
My commission expires on 5-5-2011

Hanson Annexation Property



THIS MAP NOT INTENDED FOR NAVIGATIONAL USE