



PIONEER TITLE COMPANY
OF ADA COUNTY

821 West State Street / Boise, Idaho 83702
(208) 336-6700

888 North Cole Road / Boise, Idaho 83704
(208) 377-2700

P-115455 JB

PIONEER TITLE CO.
ADA COUNTY, ID. FOR
J. DAVID NAVARRO
RECORDER BY *J. Navarro*

900
'93 JAN 5 PM 12 28

SPACE ABOVE FOR RECORDING DATA

WARRANTY DEED

(INDIVIDUAL)

FOR VALUE RECEIVED RESERVE STREET PROPERTIES, AN IDAHO PARTNERSHIP

GRANTOR(s), does(do) hereby GRANT BARGAIN, SELL and CONVEY unto CITY OF BOISE

GRANTEE(S), whose current address is:
the following described real property in Ada County State of Idaho
more particularly described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s) and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: January 5, 1993

RESERVE STREET PROPERTIES

By: *[Signature]*

STATE OF Idaho, County of Ada, ss.

On this 5th day of January, 1993, before me
Janet L. Blösch, a notary public,
personally appeared *Fredric V. Shoemaker*,
known or identified to be one of the partners in a partnership, of
Reserve Street Properties, an Idaho general partnership
and the partner or one of the partners who subscribed said partnership name to the foregoing
instrument, and acknowledged to me that he executed the same in said partnership name.

Notary Public: *[Signature]*

Residing at: Boise, Idaho

My commission expires: 3/17/93

COPY

EXHIBIT "A"

A PARCEL OF LAND LYING IN THE JOHN KRALL'S THIRD ADDITION TO BOISE, IDAHO, A SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 2 OF PLATS AT PAGE 91, WITHIN GOV'T. LOT 3 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 11, THENCE NORTH 0 19'51" EAST ON THE MERIDIONAL CENTERLINE OF SAID SECTION 11 FOR A DISTANCE OF 1,275.01 FEET TO A POINT; THENCE NORTH 90 00'00" WEST FOR A DISTANCE OF 46.81 FEET TO THE NORTHEAST CORNER OF BLOCK 23 OF SAID JOHN KRALL'S THIRD ADDITION TO BOISE, IDAHO, THE REAL POINT OF BEGINNING; THENCE SOUTH ON THE EAST LINE OF BLOCK 23 AND BLOCK 24 OF SAID JOHN KRALL'S THIRD ADDITION FOR A DISTANCE OF 521.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 24; THENCE SOUTH 89 55'00" WEST ON THE SOUTH LINE OF SAID BLOCK 24 FOR A DISTANCE OF 196.00 FEET TO A POINT; THENCE NORTH 01 00'00" EAST FOR A DISTANCE OF 453.77 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 23; THENCE NORTH 70 14'02" EAST ON THE NORTH LINE OF SAID BLOCK 23 FOR A DISTANCE OF 199.86 FEET TO THE REAL POINT OF BEGINNING,

AND

A PARCEL OF LAND SITUATED WITHIN THE RIGHT OF WAY OF AVENUE "H" AND LOGAN STREETS LYING IN JOHN KRALL'S THIRD ADDITION TO BOISE, IDAHO, A SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 2 OF PLATS AT PAGE 91 AND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 0 19'51" EAST ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 11 FOR A DISTANCE OF 1,275.01 FEET TO A POINT; THENCE NORTH 90 00'00" WEST FOR A DISTANCE OF 46.81 FEET TO THE NORTHEAST CORNER OF BLOCK 23 OF SAID JOHN KRALL'S THIRD ADDITION TO BOISE, IDAHO; THENCE SOUTH ALONG THE EAST LINE OF BLOCK 23 OF JOHN KRALL'S THIRD ADDITION TO BOISE, IDAHO, A DISTANCE OF 26.95 FEET TO A POINT, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF BLOCK 23 AND BLOCK 24 OF JOHN KRALL'S THIRD ADDITION TO BOISE, IDAHO FOR A DISTANCE OF 494.05 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 24; THENCE SOUTH 89 55'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 24 FOR A DISTANCE OF 196.00 FEET TO A POINT; THENCE SOUTH 1 00'00" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE NORTH 89 55'00" EAST FOR A DISTANCE OF 186.28 FEET TO THE POINT OF CURVATURE OF A CURVE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89 55'00" AND A LONG CHORD OF 21.20 FEET WHICH BEARS NORTH 44 57'30" EAST, THENCE ALONG SAID CURVE FOR A DISTANCE OF 23.54 FEET; THENCE NORTH 0 00'00" EAST FOR A DISTANCE OF 480.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 41 24'35", A LONG CHORD OF 14.14 FEET WHICH BEARS NORTH 20 42'17" WEST; THENCE ALONG SAID CURVE FOR A DISTANCE OF 14.46 FEET TO THE REAL POINT OF BEGINNING.

EXCEPTING THEREFROM

LEGAL CONTINUED

A STRIP OF LAND FOR PUBLIC RIGHT OF WAY LYING IN BLOCK 23 OF JOHN KRALL'S THIRD ADDITION TO BOISE, IDAHO, A SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 2 OF PLATS AT PAGE 91 AND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 11; THENCE
NORTH 0 19'51" EAST ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 11 FOR A DISTANCE OF 1275.01 FEET TO A POINT; THENCE
NORTH 90 00'00" WEST FOR A DISTANCE OF 46.81 FEET TO THE NORTHEAST CORNER OF BLOCK 23 OF SAID JOHN KRALL'S THIRD ADDITION TO BOISE, IDAHO SAID POINT BEING THE **REAL POINT OF BEGINNING**; THENCE
SOUTH 0 00'00" WEST ALONG THE EAST LINE OF BLOCK 23 FOR A DISTANCE OF 26.95 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 68 25'54", A LONG CHORD OF 22.49 FEET WHICH BEARS
NORTH 75 37'32" WEST, THENCE ALONG SAID CURVE FOR A DISTANCE OF 23.89 FEET TO THE POINT OF TANGENCY; THENCE
SOUTH 70 09'31" WEST ALONG A LINE 55.00 FEET SOUTHERLY OF AND RUNNING PARALLEL TO THE SOUTHERLY BOUNDARY OF FORT BOISE MILITARY RESERVE FOR A DISTANCE OF 177.04 FEET; THENCE
NORTH 1 00'00" EAST FOR A DISTANCE OF 13.88 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 23; THENCE
NORTH 70 14'02" EAST ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 23 FOR A DISTANCE OF 199.86 FEET TO THE REAL POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

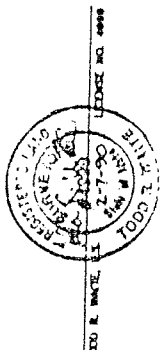
RESERVE STREET SURVEY

A PARCEL OF LAND LYING IN THE JOHN KRALL'S THIRD EDITION TO BOISE, IDAHO LOCATED IN GOVT. LOT 3 OF SECTION 14, T.3N., R.2E., B.M., BOISE, ADA COUNTY, IDAHO

HUBBLE ENGINEERING, INC.
BOISE, IDAHO

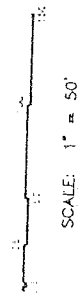
CERTIFICATE OF SURVEYOR

JOHN R. WATTE, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE ACTS OF CONGRESS AND THE ACTS OF THE LEGISLATURE OF IDAHO, AND THAT THIS MAP IS IN CONFORMITY WITH THE CORNER PROJECTIONS AND PLUMB LINE CODES 55-1101 THROUGH 55-1111.



This sketch is for location purposes only. The Company assumes no liability for variations.

PIONEER TITLE COMPANY
of Ada County



LEGEND

- FOUND BRASS CAP
- FOUND 3/8" IRON PIN
- SET 5/8" x 30" IRON PIN
- ⊙ FOUND 3/4" ROD
- ⊙ FOUND 1/4" ROD IN CONCRETE
- △ CALCULATED POINT
- (WEST) DATA OF RECORD
- SECTION 1/4" LINE
- BLOCK LINE
- PROPERTY BOUNDARY LINE

Sheet # 9007640

John R. Watte
05-4-90
J.R. Watte
February 1990

