

L. D. MCFARLAND COMPANY

WESTERN RED CEDAR • LODGEPOLE PINE • DOUGLAS FIR

RECEIVED

AUG 16 2002

DEQ-Coeur d'Alene
Regional Office

August 13, 2002

CERTIFIED/ RETURN RECEIPT REQUESTED

Ms. Paula Lyon
Idaho DEQ
210 Ironwood Parkway
Couer D'Alene, ID 83814

Dear Paula:

In accordance with the modification to the *Voluntary Remediation Work Plan for Areas A and B*, L. D. McFarland is submitting a signed copy of the "Easement and Declaration of Restrictive Covenants" for Areas A and B. Included is a *Record of Survey* (Attachment A), legal description for L. D. McFarland Co, Inc., and legal description and a map showing Areas A, B and C. In addition, the last page contains the stamp and date these were filed in Bonner County.

With the submittal of the *Easement and Declaration of Restrictive Covenants*, L. D. McFarland requests a *Certificate of Compliance* for Areas A and B from the Idaho Department of Environmental Quality.

If you have any questions, please give me a call at 1-800-841-7809.

Sincerely,



Les D. Lonning
Manager, Technical &
Environmental Affairs

ks
Enclosures

EASEMENT AND DECLARATION OF RESTRICTIVE COVENANT

THIS EASEMENT AND DECLARATION is made this 19th day of October, 2001 by L.D. McFARLAND COMPANY, LIMITED ("LDM").

RECITALS:

WHEREAS, LDM is the owner of certain real property within the city of Sandpoint, Bonner County, Idaho, more particularly described in Exhibit A attached hereto and incorporated herein. The real property described in Exhibit A is referred to in this Declaration as the "Property." The real property described in Exhibit B is referred to in this Document as the "Site."

WHEREAS, the Idaho Department of Environmental Quality ("IDEQ") and LDM negotiated a Voluntary Remediation Agreement ("VRA") pursuant to the Idaho Land Remediation Act, Idaho Code §§ 7201-7210 to perform Removal Activities on the site which included the excavation of materials containing "hazardous substances" as defined in Idaho Code § 39-7203(3) and the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, ("CERCLA"). 42 U.S.C. §§ 9601-9675. With the approval and oversight of IDEQ, soils were excavated and removed from the Property.

WHEREAS, to ensure that the low levels of residual contamination on the Property do not present a future threat to human health, safety, or the environment, LDM intends to permanently prohibit, prevent, and proscribe the performance of certain activities on the Property.

WHEREAS, the easement and restrictive covenants herein run with the land, for the benefit of the public and IDEQ, and are intended to preserve human health, safety and the environment by limiting future uses on the Property.

WHEREAS, LDM owns the Property at the time of execution of this Document, and has not conveyed any portion of the Property at the time of execution of this Document.

ARTICLE I.**SUBJECT PROPERTY**

The Property is and shall be conveyed, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved, or transferred, in whole or in part, subject to the easement and restrictive covenants herein. All the covenants, conditions and restrictions and easements set forth in this Document are established for the purpose of preserving the public health, safety and the environment. Such covenants, conditions, and restrictions are intended

to benefit the public and IDEQ by preventing migration or dispersal of hazardous substances on the Property. All of such covenants, conditions, restrictions and easements shall run with all of the Property for all purposes and shall be binding upon each and every person who now or hereafter owns, occupies, or acquires any right, title, or interest in or to the Property or any portion of the Property and their successors, heirs, representatives and assigns (" Owners").

ARTICLE II.

EASEMENT

LDM, GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to IDEQ, GRANTEE, an easement for the placement of a groundwater monitoring well within the Property. The easement shall entitle IDEQ, after notice and consultation with Owners to enter and utilize a discrete portion of the Property for the purpose of constructing and operating a groundwater monitoring well in a manner that does not unreasonably interfere with Owners use of the property. *

ARTICLE III.

RESTRICTIONS ON USE

Future activities and uses of the Property shall be limited to current zoned uses which include industrial and commercial uses. Provided, however, the Property shall not be used for child day care facilities, adult care facilities, schools, parks, outdoor recreational activities, or similar uses. Further, the Property shall not be used for residential development. No water supply well of any kind including, but not limited to, irrigation or drinking water supply wells, shall be drilled, installed or located within the area of the Property. *

ARTICLE IV.

FAILURE TO UTILIZE EASEMENT OR ENFORCE IS NO WAIVER

The failure of IDEQ to utilize the easement or enforce any requirement, covenant, condition, restriction or standard herein contained shall in no event be deemed to be a waiver of the right to do so thereafter or in other cases, nor shall such failure to enforce waive IDEQ right to enforce any other requirement, covenant, condition, standard or restriction. No provision of this Document shall be construed to require IDEQ to utilize the easement or enforce the requirements, covenants, conditions, restrictions, and/or standards set forth herein. Use of the easement and enforcement of such requirements, covenants, conditions, restrictions and/or standards shall be at the sole and absolute discretion of IDEQ.

ARTICLE V.

GENERAL PROVISIONS

1. Constructive Notice and Acceptance. Every person who now or hereafter owns, occupies, or acquires any right, title, or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every covenant, condition, restriction, and easement contained in this Document, whether or not any reference to this Document is contained in the instrument by which such person acquired an interest in the Property.

2. Runs with Land. All covenants, conditions, restrictions and easements contained in this Document operate as covenants running with the land, for the benefit of the public and IDEQ.

3. Enforcement of Document. If there is a violation or breach of any covenant, condition, or restriction contained in this Document, the public and/or IDEQ shall be entitled to commence an action or proceeding to enforce the terms of this Document and shall be entitled to any and all remedies available in equity or at law.

4. Warranty of Authority. LDM hereby represents and warrants that LDM has full and absolute authority to bind LDM and any other entity on whose behalf they execute this Document.

5. Recording and Delivery of Document. LDM hereby agrees and acknowledges that this Document shall be duly recorded upon its execution and delivered to IDEQ. LDM further agrees and acknowledges that, if for any reason whatsoever this Document in its present form is deemed by the recording agency to be unrecordable, LDM shall execute a substituted form of Document that corrects any deficiency preventing recordation but that is in all other respects identical to this Document.

6. Severability. The provisions of this Document shall be deemed independent and severable, and a determination of invalidity or partial invalidity or enforceability of any one provision or portion of the Document by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision of this Document.

7. Controlling Law. The interpretation and performance of this Document shall be governed by the laws of the State of Idaho.

Exhibit A
Legal Description of the Property

[INSERT]

RECORD OF SURVEY

FOR

L.D. McFARLAND COMPANY, LTD.

LYING IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

804291

NOTE:
THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE EXTERIOR BOUNDARY OF THE EXISTING PARCELS OF RECORD. SPECIFICALLY THERE IS NO INTENTION TO CREATE, REMOVE, VACATE OR MODIFY IN ANY WAY ANY OF THE EXISTING PARCELS OF RECORD.

PARCELS OF RECORD
INST. NO. 16127
INST. NO. 17459
INST. NO. 17837
INST. NO. 33106
INST. NO. 43425
INST. NO. 48817
INST. NO. 45688
INST. NO. 67030
INST. NO. 71853

INST. NO. 30642
INST. NO. 114474
INST. NO. 182578
INST. NO. 172349
INST. NO. 180823
INST. NO. 244309
INST. NO. 402881
INST. NO. 421067
INST. NO. 483915

"EXHIBIT A"
THE PROPERTY]

BASIS OF BEARING

ALL BEARINGS ARE BASED UPON THE BEARING OF SOUTH 89°35'55" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) FROM A SURVEY MADE BY PLS 5576, AND RECORDED AS INSTRUMENT NUMBER 485069, RECORDS OF BONNER COUNTY, IDAHO.

LEGEND

- FOUND, SECTION CORNER, AS NOTED.
- FOUND, SECTION SUBDIVISIONAL CORNER, AS NOTED.
- FOUND, 3/4" PIPE.
- FOUND, 1/2" PIPE.
- FOUND, 5/8" REBAR.
- FOUND, 1/2" REBAR.
- FOUND, REBAR INSIDE PIPE.
- FOUND, 1 1/2" BRASS CAP.
- SET, 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP.
- COMPUTATION POINT, NOT SET.
- SUNRISE ADDITION TO SANDPOINT.
- RAILROAD DRAWINGS.
- JACOURTA'S ADDITION TO SANDPOINT.
- RECORD OF SURVEY, INSTRUMENT NO. 337527.
- GRAHAM'S ADD., REPLAT OF LOTS 13-16, BLOCK 4.
- HANSEN'S ADDITION TO SANDPOINT.
- PONDEROSA PARK SUBDIVISION.
- GRAHAM'S ADD., REPLAT OF LOTS 21-24, BLOCK 5.
- SURVEY BY PLS 974.
- SURVEY BY PLS 882.
- SURVEY BY PLS 5087.

SCALE IN FEET
1" = 200'

5/8" x 30" REBAR
w/ 2" AL. CAP PLS 5576
C.P. & F. ON FILE 10/20/99

TRUE COR. FALLS UNDER BARN

DETAIL "F"
NOT TO SCALE

TRUE COR. FALLS ON FENCE COR. FOUNDATION

DETAIL "G"
NOT TO SCALE

TRUE COR. FALLS UNDER LOG DECK

DETAIL "H"
NOT TO SCALE

ACREAGE NORTH OF TRACKS
±13.66 ACRES

ACREAGE SOUTH OF TRACKS
±21.12 ACRES

LINE DATA

L-1	S 00°37'33" E	25.00'
L-2	S 89°38'57" E	152.47'
L-3	S 00°30'23" E	192.54'
L-4	S 89°37'04" E	347.88'
L-5	S 78°45'48" W	155.22' (158.16)'
L-6	N 00°24'02" E	38.81'
L-7	N 89°17'13" E	28.58'
L-8	N 00°37'28" E	183.51' (183.35)'
L-9	N 00°37'28" E	25.00'
L-10	S 00°37'33" E	25.00'
L-11	S 89°38'37" E	333.38'
L-12	S 00°37'02" E	25.00'
L-13	S 00°37'55" E	23.00'
L-14	N 89°38'37" E	132.33'
L-15	S 00°37'33" E	348.79'
L-16	S 01°15'56" W	157.54'
L-17	N 89°38'57" E	88.79' *89.02°
L-18	S 89°37'03" E	122.84'
L-19	S 00°38'23" E	131.89' *133.00°
L-20	S 78°45'48" W	123.36' *133.52°
L-21	S 78°45'46" E	228.23'
L-22	S 78°45'46" E	228.28'
L-23	S 78°45'46" E	50.87'
L-24	N 01°12'56" E	4.87'
L-25	N 01°12'56" E	3.09'
L-26	N 01°12'56" E	5.26'
L-27	S 89°34'39" E	80.18' *90.00°
L-28	S 89°34'36" E	157.89'
L-29	S 00°45'40" E	28.33' *90.00°
L-30	S 89°38'44" E	137.85' *137.41°
L-31	N 00°09'30" E	179.91'
L-32	S 00°09'30" E	35.00'
L-33	S 89°38'58" E	60.00'
L-34	S 00°09'30" E	30.00'
L-35	S 89°38'58" E	30.00'
L-36	N 00°09'30" E	172.00'
L-37	N 89°39'58" E	50.00'
L-38	N 00°09'30" E	18.00'
L-39	S 89°38'58" E	50.00'
L-40	S 89°38'58" E	100.00'
L-41	N 00°09'30" E	115.00'
L-42	S 89°38'58" E	60.00'
L-43	S 00°09'30" E	288.84'
L-44	N 00°38'57" E	288.81'
L-45	S 89°38'58" E	5.80'
L-46	S 89°38'58" W	25.00'
L-47	S 89°38'58" W	50.00'
L-48	S 00°09'30" E	18.11'
L-49	S 00°09'30" E	18.11'
L-50	S 00°09'30" E	142.00'
L-51	S 00°09'30" E	142.00'
L-52	S 89°38'58" W	30.00'
L-53	S 89°38'58" W	80.00'
L-54	S 89°38'58" W	100.00'
L-55	N 00°09'30" E	142.00'
L-56	S 89°38'58" W	100.00'
L-57	S 89°38'58" W	153.00'

BASIS OF BEARING
S 89°35'55" W 2843.48'
[2843.60']

QUARTER CORNER FALLS ON MANHOLE; RE-ESTABLISHED FROM 2 FOUND 1" OFFSET MONUMENTS BY P.C.L.

SURVEYOR'S CERTIFICATION

I, DOUGLAS R. MEIGS, PLS 5576, STATE OF IDAHO HEREBY CERTIFY THAT THIS DRAWING IS A TRUE CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION.
DATED THIS 3rd DAY OF July, 2002.



COUNTY RECORDER

DATED THIS 3rd DAY OF July, 2002.
INSTRUMENT NO. 804291
MARIE SCOTT by P. Schauer
BONNER COUNTY RECORDER. fcs

**LEGAL DESCRIPTION
FOR
L.D. MC FARLAND COMPANY, INC.**

A parcel of land lying in a portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section 15, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the Center Quarter (C $\frac{1}{4}$) corner of said Section 15, which bears North $00^{\circ}37'53''$ East, 2640.20 feet from the South Quarter (S $\frac{1}{4}$) corner of said Section 15, and which also bears South $89^{\circ}56'57''$ East, 2643.97 feet from the West Quarter (W $\frac{1}{4}$) corner of said Section 15;

thence North $89^{\circ}56'57''$ West, 612.42 feet, along the East-West centerline of said Section 15, to a point;

thence leaving said East-West section centerline, South $00^{\circ}37'08''$ West, 25.00 feet to a found $\frac{3}{4}$ " pipe, said pipe being on the existing Southerly right-of-way line of Baldy Road (formerly Pence Road) and the POINT OF BEGINNING;

thence continuing South $00^{\circ}37'08''$ West, 714.22 feet, to a found $\frac{3}{4}$ " pipe, said pipe being on the Northeasterly right-of-way line of the Burlington Northern Railroad;

thence North $78^{\circ}43'46''$ West, 1030.11 feet along said existing Northeasterly right-of-way line to a point on the Easterly right-of-way line of Ella Avenue as shown on the plat of FARMIN'S ACRES, as recorded in Book 1 of Plats, page 59, records of Bonner County, Idaho;

thence North $00^{\circ}37'53''$ East, 513.78 feet along said Easterly right-of-way line to a point of intersection with said existing Southerly right-of-way line of Baldy Road;

thence South $89^{\circ}56'57''$ East, 155.89 feet along said Southerly right-of-way line to a point;

thence leaving said existing Southerly right-of-way line, South $00^{\circ}37'53''$ West, 192.53 feet, to a found $\frac{1}{2}$ " rebar;

thence South $89^{\circ}57'04''$ East, 343.15 feet to the Southwest corner of Lot 2 of a SHORT PLAT OF SUNRISE ADDITION TO SANDPOINT, as recorded in Book 4 of Plats, page 191, records of Bonner County, Idaho;

thence Southeasterly and Northeasterly along the perimeter of said plat the following four (4) described courses:

- 1) South $78^{\circ}27'01''$ East, 155.22 feet (155.18 feet, plat),
- 2) North $00^{\circ}24'02''$ East, 39.61 feet,
- 3) North $89^{\circ}17'13''$ East, 26.58 feet,

4) North $00^{\circ}57'26''$ East, 183.51 feet (183.55 feet, plat), to a point of intersection with the existing Southerly right-of-way line of said Baldy Road;

thence South $89^{\circ}56'57''$ East, 333.38 feet, along said existing right-of-way line, to the POINT OF BEGINNING, containing 11.91 acres, more or less.

AND ALSO the following described parcel:

Commencing at the Center Quarter (C $\frac{1}{4}$) corner of said Section 15, which bears North $00^{\circ}37'53''$ East, 2640.20 feet, from the South Quarter (S $\frac{1}{4}$) Corner of said Section 15, and which also bears South $89^{\circ}56'57''$ East, 2643.97 feet from the West Quarter (W $\frac{1}{4}$) corner of said Section 15;

thence North $89^{\circ}56'57''$ West, 1674.22 feet, along the East-West centerline of said Section 15, to a point of intersection with the extended Westerly right-of-way line of Ella Avenue as shown on the plat of FARMIN'S ACRES, as recorded in Book 1 of Plats, page 59, records of Bonner County, Idaho;

thence leaving said East-West section centerline, South $00^{\circ}37'53''$ West along said extended Westerly right-of-way line and Westerly right-of-way line, 175.00 feet to the POINT OF BEGINNING;

thence continuing South $00^{\circ}37'53''$ West, 348.79 feet, along said Westerly right-of-way line to a point in a line parallel with and 5 feet Northerly of the existing right-of-way line of the Burlington Northern Railroad;

thence North $78^{\circ}43'46''$ West, 228.23 feet along said parallel line to a point;

thence South $01^{\circ}12'56''$ West, 5.08 feet to a point of intersection with said existing Northeasterly right-of-way line of Burlington Northern Railroad;

thence North $78^{\circ}43'46''$ West, 123.36 feet, along said existing Northeasterly right-of-way line to a point;

thence leaving said existing Northeasterly right-of-way line, North $00^{\circ}38'23''$ East, 131.69 feet to a point;

thence North $89^{\circ}37'03''$ East, 122.84 feet to a point;

thence South $01^{\circ}12'56''$ West, 4.67 feet to a point;

thence South $89^{\circ}56'57''$ East, 88.75 feet to a found $\frac{5}{8}$ " rebar;

thence North $01^{\circ}15'56''$ East, 157.54 feet to a point;

thence South $89^{\circ}56'57''$ East, 132.33 feet to the POINT OF BEGINNING, containing 1.75 acres, more or less.

AND ALSO the following described parcel:

Commencing at the Center Quarter (C¼) corner of said Section 15, which bears North 00°37'53" East, 2640.20 feet from the South Quarter (S¼) corner of said Section 15, and which also bears South 89°56'57" East, 2643.97 feet from the West Quarter (W¼) corner of said Section 15;

thence South 00°37'53" West, 921.49 feet along the North-South centerline of said Section 15 to a point of intersection with the existing Southwesterly right-of-way line of the Burlington Northern Railroad;

thence leaving said North-South section centerline, North 78°43'46" West, 1102.84 feet along said existing Southwesterly right-of-way line of Burlington Northern Railroad, to the POINT OF BEGINNING;

thence leaving said existing Southwesterly right-of-way line, South 00°19'48" East, 620.32 feet to a found rebar inside a pipe, monumenting the Southwest corner of Lot 4 of Block 6 of WHITAKER'S ADDITION, recorded in Book 1 of Plats, page 104, records of Bonner County, Idaho, said point being on the Easterly right-of-way line of Ruth Avenue;

thence South 89°34'39" West, 60.19 feet (60.00 feet, plat) to a found rebar inside a pipe monumenting the Southeast corner of Lot 21 of Block 7 of said WHITAKER'S ADDITION;

thence South 89°34'39" West, 157.83 feet, along the South line and South line extended of said Lot 21, to the Southeast corner of Lot 4 of Block 7 of said WHITAKER'S ADDITION;

thence South 00°43'40" East, 59.55 feet (60.00 feet, plat) to a found rebar inside a pipe, monumenting the Southeast corner of Lot 6 of Block 7 of GRAHAMS ADDITION, recorded in Book 1 of Plats, page 78, records of Bonner County, Idaho;

thence South 89°36'44" West, 137.66 feet, along the South line of said Lot 6 and the South line of Lot 6 of Block 19 of FARMIN'S 6th ADDITION, filed in Book 1 of Plats, page 76, records of Bonner County, Idaho, to a found rebar inside a pipe monumenting the Southwest corner of last mentioned Lot 6, said point being on the Easterly right-of-way line of Ella Avenue;

thence North 00°09'30" West, 209.91 feet along the Easterly right-of-way line of said Ella Avenue, to the Southwest corner of Lot 12 of Block 20 of said FARMIN'S 6th ADDITION;

thence South 89°35'56" West, 60.00 feet to the Southeast corner of Lot 13 of Block 11, of said FARMIN'S 6th ADDITION;

thence South $00^{\circ}09'30''$ East, 30.00 feet, along the Easterly line extended of said Lot 13, to a point in the centerline of the vacated portion of Walnut Street as shown on said plat of FARMIN'S 6th ADDITION;

thence South $89^{\circ}39'56''$ West, 50.00 feet along said centerline to a point of intersection with the Westerly line extended of Lot 14 of Block 11 of said FARMIN'S 6th ADDITION;

thence North $00^{\circ}09'30''$ West, 172.00 feet, along said extended Westerly line and Westerly line of said Lot 14 to a found $5/8''$ rebar monumenting the Northwest corner of said Lot 14;

thence North $89^{\circ}39'56''$ East, 50.00 feet, along the Northerly line of said Lots 14 and 13 to the Northeast corner of said Lot 13;

thence North $00^{\circ}09'30''$ West, 16.00 feet to the Southeast corner of vacated Lot 12 of Block 11 of said FARMIN'S 6th ADDITION;

thence South $89^{\circ}39'56''$ West, 660.00 feet along the South line of vacated Lots 1 through 12, inclusive, of Block 11 and vacated Lots 1 through 12, inclusive, of Block 10 of said FARMIN'S 6th ADDITION, to the Southwest corner of said Lot 1 of Block 10;

thence North $00^{\circ}09'30''$ West, 110.66 feet along the Westerly line of said vacated Lot 1 of Block 10, to a point;

thence South $89^{\circ}39'56''$ West, 60.00 feet to the Northeast corner of Lot 15 of Block 1 of said FARMIN'S 6th ADDITION;

thence South $00^{\circ}09'30''$ East, 268.66 feet, along the Easterly line of said Lot 15 to the Southeast corner thereof, said point being on the Northerly right-of-way line of said Walnut Street;

thence South $89^{\circ}39'56''$ West, 402.67 feet, along said Northerly right-of-way line to the Southwest corner of Lot 1 of Block 1 of said FARMIN'S 6th ADDITION, said point being on the Easterly right-of-way line of Division Avenue;

thence Northeasterly and Southwesterly along said Easterly right-of-way line the following three (3) described courses:

- 1) North $00^{\circ}36'57''$ East, 268.81,
- 2) South $89^{\circ}39'56''$ West, 5.40 feet to a point 25.00 feet Easterly and parallel with the West section line of said Section 15,
- 3) North $00^{\circ}36'57''$ East, 515.88 feet, along said parallel line to a point of intersection with the existing Southwesterly right-of-way line of said Burlington Northern Railroad;

L. D. McFarland Company, Inc.
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thence leaving the Easterly right-of-way line of said Division Avenue, South 78°43'46" East, 1561.69 feet along said existing Southwesterly right-of-way line to the POINT OF BEGINNING, containing 20.96 acres, more or less.

AND ALSO the following described parcel:

Lots 19 and 20 of Block 10 of FARMIN'S 6th ADDITION as shown on the plat thereof, as recorded in Book 1 of Plats, page 76, records of Bonner County, Idaho, containing 0.16 acres, more or less.

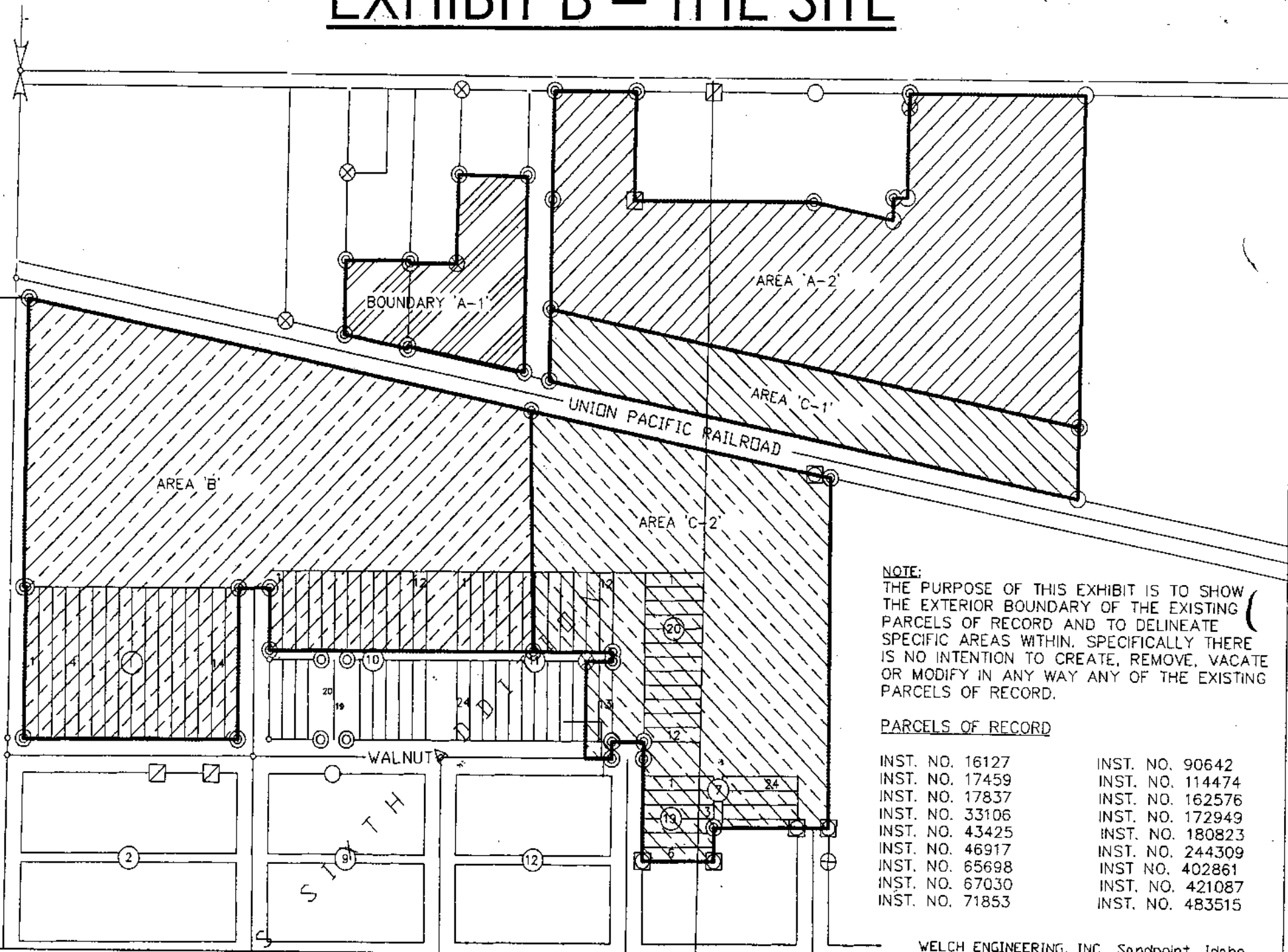
11/19/96

Exhibit B
Legal Description of the Site

[INSERT]



EXHIBIT B - THE SITE



NOTE:
 THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE EXTERIOR BOUNDARY OF THE EXISTING PARCELS OF RECORD AND TO DELINEATE SPECIFIC AREAS WITHIN. SPECIFICALLY THERE IS NO INTENTION TO CREATE, REMOVE, VACATE OR MODIFY IN ANY WAY ANY OF THE EXISTING PARCELS OF RECORD.

PARCELS OF RECORD

- | | |
|-----------------|------------------|
| INST. NO. 16127 | INST. NO. 90642 |
| INST. NO. 17459 | INST. NO. 114474 |
| INST. NO. 17837 | INST. NO. 162576 |
| INST. NO. 33106 | INST. NO. 172949 |
| INST. NO. 43425 | INST. NO. 180823 |
| INST. NO. 46917 | INST. NO. 244309 |
| INST. NO. 65698 | INST. NO. 402861 |
| INST. NO. 67030 | INST. NO. 421087 |
| INST. NO. 71853 | INST. NO. 483515 |

L.D. McFARLAND COMPANY, LTD. - BOUNDARY A1

A description of the boundary encompassing several parcels of land located in Section 15, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, and recorded as Instrument Numbers #65698, #16127 (Lot 4 of Farmin's Acres) and a portion of Instrument #114474 (a portion of Lot 3 of Farmin's Acres), more specifically described as follows:

Beginning at the West Quarter (1/4) Corner of said Section 15, thence South 00°36'57" East along the West section line of said Section 15, 337.01 feet to a point on the North right-of-way line of the Union Pacific (Great Northern) Railway;

thence South 78°43'46" East, 634.41 feet along said right-of-way line to the Southwest corner of the land described in Instrument #65698, said point being the TRUE POINT OF BEGINNING of this description;

thence North 00°38'23" East, 131.69 feet (record 133.00 feet) along the West line of the land described in Instrument #65698;

thence North 89°37'03" East, 122.84 feet along the North line of the land described in Instrument #65698;

thence South 01°12'56" West, 4.67 feet along the East line of the land described in Instrument #65698 to the Northwest corner of Lot 4 of Farmin's Acres;

thence South 89°56'57" East, 88.75 feet (record 89.02 feet) along the North line of Lot 4 of Farmin's Acres to the Southwest corner of the parcel described in Instrument #114474;

thence North 01°15'56" East, 157.54 feet to the Northwest corner of the parcel described in Instrument #114474;

thence South 89°56'57" East, 132.33 feet to a point on the West right-of-way line of Ella Avenue;

thence South 00°37'53" West, 348.79 feet along said right-of-way line to a point lying 5 feet Northerly of the North right-of-way line of the Union Pacific Railway;

thence North 78°43'46" West 5 feet Northerly of and parallel to said right-of-way line, 228.23 feet to a point on the West line of Lot 4 of Farmin's Acres;

thence South 01°12'56" West, 5.08 feet along said West line to point on the North right-of-way line of the Union Pacific Railway;

thence North 78°43'46" West, 123.36 feet (record 123.52 feet) along said right-of-way line to the TRUE POINT OF BEGINNING.

L.D. McFARLAND COMPANY, LTD. - BOUNDARY B

A description of a boundary encompassing several parcels of land located in Section 15, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, and recorded as Instrument Numbers #172949, #180823, and a portion of Instrument #17837, records of Bonner County, Idaho, more specifically described as follows:

Beginning at the West Quarter (1/4) Corner of said Section 15; thence South 00°36'57" West, 398.07 feet along the West line of said Section 15 to the intersection with the South right-of-way line of the Union Pacific (Great Northern) railway line; thence South 78°43'46" East, 25.44 feet along said railway right-of-way line to its' intersection with the East right-of-way line of Division Street, said point being the TRUE POINT OF BEGINNING;

thence South 78° 43'46" East, 976.26 feet along said railway right-of-way line;

thence South 01°10'01" East, 430.24 feet along a random line to a point on the South line of vacated Lot 6, Block 11, Farmin's Sixth Addition;

thence North 89°39'56" East, 507.00 feet along the South line of vacated Lots 1 through 6, Block 11 and Lots 1 through 12, Block 10 to the East right-of-way line of Washington Street;

thence North 00°09'30" West, 110.66 feet along said right-of-way line;

thence South 89°39' 56" West, 60.00 feet to the West right-of-way line of Washington Street;

thence South 00°09'30" East, 268.66 feet to the Southeast corner of Lot 16, Block 1, Farmin's Sixth Addition;

thence South 89°39'56" West, 402.67 feet along the South line of said Block 1 to a point on the East right-of-way line of Division Street;

thence North 00°36'57" East, 268.81 feet along the East right-of-way line of Division Street to the Northwest corner of Lot 1, Block 1, Farmin's Sixth Addition;

thence South 89°39'56" West, 5.40 feet to a point on the East right-of-way line of Division Street, lying 25' East of the West line of said Section 14;

thence North 00°36'57" East, 515.88 feet to the TRUE POINT OF BEGINNING.

L.D. McFARLAND COMPANY, LTD. - BOUNDARY C-1

A description of a boundary encompassing portions of several parcels of land located in Section 15, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, and recorded as Instrument Numbers #90642, #43425, and #67030 (Lot 5 of Farmin's Acres), records of Bonner County, Idaho, more specifically described as follows:

Beginning at the West Quarter (1/4) corner of said Section 15; thence South 89°56'57" East along the East-West centerline of said Section 15, 1019.25 feet; thence South 00°37'53" West, 411.59 feet to a point on the East right-of-way line of Ella Avenue, lying 125' Northerly of the North right-of-way line of the Union Pacific (Great Northern) railroad, said point being the TRUE POINT OF BEGINNING;

thence South 78°43'46" East, 1030.09 feet along a line parallel to and 125 feet Northerly of said railroad right-of-way line to its' intersection with the East line of parcel described in Instrument #90642;

thence South 00°37'08" West, 127.19 feet to the intersection of the East line of the parcel described in Instrument #90642 and said railroad right-of-way line;

thence North 78°43'46" West, 1030.11 feet along said railroad right-of-way line to its' intersection with the East right-of-way line of Ella Avenue;

thence North 00°37'53" East, 127.19 feet along said Ella Avenue right-of-way line to the TRUE POINT OF BEGINNING.

L.D. McFARLAND COMPANY, LTD. - BOUNDARY C-2

A description of a boundary encompassing several parcels of land located in Section 15, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, and recorded as Instrument Numbers #71853, #17459, #402861, #421087, #46917, #31060 and #483515, and a portion of the land described in Instrument #17837, records of Bonner County, Idaho, more specifically described as follows:

Beginning at the West Quarter (1/4) corner of Section 15; thence South 00°36'57" West, 398.07 feet along the West line of said Section 15 to the Southerly right-of-way line of the Union Pacific (Great Northern) railway; thence South 78°43'46" East, 1001.70 feet along said right-of-way line a point on the North line of the parcels described in Instrument #17837, said point being the TRUE POINT OF BEGINNING;

thence South 78°43'46" East, 585.43 feet along said railroad right-of-way line to the East line of the abandoned Ruth Street right-of-way;

thence South 00°19'48" East, 620.32 feet (record 620.27 feet) along said East line;

thence South 89°34'39" West a distance of 60.19 feet (record 60.00 feet) to a point on the West line of the abandoned Ruth Street right-of-way;

thence South 89°34'39" West, 157.89 feet to a point on the East line of Lot 4, Block 19 of Farmin's Sixth Addition;

thence South 00°43'40" East, 59.55 feet (record 60.00') along the East lines of Lots 4, 5 and 6, Block 19 to the Southeast corner of Lot 6, Block 19, Farmin's Sixth Addition;

thence South 89°36'44" West, 137.66 feet (record 137.41 feet) to the Southwest corner of said Lot 6;

thence North 00°09'30" West, 209.91 feet along the West lines of Lots 6, 5, 4, 3, 2, and 1 and extending North to the intersection of the East right-of-way line of Ella Avenue and the North right-of-way line of Walnut Street;

thence South 89°35'56" West, 60.00 feet to the Southeast corner of Lot 13, Block 11, Farmin's Sixth Addition;

thence South 00°09'30" East, 30.00 feet to the centerline of the abandoned portion of Walnut Street;

thence South 89°39'56" West, 50.00 feet along said abandoned centerline;

thence North 00°09'30" West, 172.00 feet to the Northeast corner of Lot 14, Block 11, Farmin's Sixth Addition;


thence North 89°39'56" East, 50.00 feet to the Northeast corner of said Lot 13;

thence North 00°09'30" West, 16.00 feet to the Southeast corner of Lot 12, Block 11, Farmin's Sixth Addition;

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thence South 89°39'56" West, 153.00 feet along the South lines of Lots 12, 11, 10, 9, 8, 7 and a portion of 6, Block 11, Farmin's Sixth Addition;

thence North 01°10'01" West, 430.24 feet on a random line to the TRUE POINT OF BEGINNING.

FILED BY
SANDPOINT TITLE INSURANCE
2007 JUL 23 10:52:04
MARIE SCOTT
SUNNER COUNTY RECORDER

DEPUTY

L.D. McFARLAND COMPANY, LTD. - BOUNDARY A2

A description of the boundary encompassing several parcels of land located in Section 15, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, and recorded as Instrument Numbers #90642, #43425, #67030 (Lot 5 of Farmin's Acres), #162576 (a portion of Lot 1 of Farmin's Acres), and a portion of #114474, more specifically described as follows:

Beginning at the West Quarter (1/4) Corner of Section 15; thence South 89°56'57" East along the East-West centerline of said Section 15, 1019.25 feet; thence South 00°37'53" West, 217.53 feet to a point on the East right-of-way of Ella Avenue, said point being the TRUE POINT OF BEGINNING of this description;

thence South 89°57'04" East, 155.89 feet to a point on the East line of Lot 2 of Farmin's Acres;

thence South 89°57'04" East, 146.87 feet to the Northwest corner of the parcel described in Instrument #43425;

thence South 89°57'04" East, 196.28 feet along the North line of said parcel;

thence South 78°27'01" East, 155.22 feet (record 155.18 feet) along the North line of said parcel;

thence North 00°24'02" East, 39.61 feet;

thence North 89°17'13" East, 26.58 feet to a point on the West line of the parcel described in Instrument #90642;

thence North 00°57'26" East, 183.51 feet (record 183.35 feet) along said West line to a point on the South right-of-way line of Baldy Road, said point also being the Northwest corner of said parcel described in Instrument #90642;

thence South 89°56'57" East, 333.38 feet along said right-of-way line to the Northwest corner of said parcel;

thence South 00°37'08" West, 587.03 feet along the East line of said parcel to a point lying 125 feet Northerly of the Union Pacific (Great Northern) Railway right-of-way;

thence North 78°43'46" West, 1030.09 feet along a line parallel with and 125' Northerly of said right-of-way line to a point on the East right-of-way line of Ella Avenue;

thence North 00°37'53" East, 194.06 feet to the TRUE POINT OF BEGINNING.