

**EXHIBIT A
LEGAL DESCRIPTION**

Boundary Description Tivoli Gardens Subdivision

January 2000

A parcel of land being portions of Government Lot 1 and the N1/2 of the SE1/4 of Section 30, T.4N. R.2E., B.M., Boise, Ada County, Idaho, being all of Lot 15 and a portion of Lot 14, Block 1 of Lakeharbor No. 4, a subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho, and being more particularly described as follows:

Commencing at the brass cap marking the one-quarter corner common to the said Section 30 and Section 29, T.4N. R.2E., B.M.; thence S00°02'30"E, 1,130.32 feet along the easterly boundary of the said N1/2 of the SE1/4 of Section 30 to a State Highway Monument; thence S40°41'40"W, 20.00 feet to an aluminum cap on the northeasterly boundary of Lakeharbor No. 2, a subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho, which is also the southwesterly right-of-way line of West State Street, which is also known as State Highway 44; thence N49°27'12"W, 614.93 feet along the said northeasterly boundary of Lakeharbor No. 2 to an aluminum cap; thence N49°27'12"W, 587.97 feet along the northwesterly boundary of said Lakeharbor No. 4, which is also the southwesterly right-of-way of West State Street, which is also known as State Highway 44 to an iron pin; thence S34°44'40"W, 151.41 feet along the northwesterly boundary of said Lakeharbor No. 4 to an iron pin; thence S49°15'39"E, 28.72 feet along the boundary of said Lakeharbor No. 4 to an iron pin; thence S28°18'37"W, 285.00 feet along the northwesterly boundary of said Lakeharbor No. 4 to an iron pin, which is also the *Real Point of Beginning*:

Thence S61°41'23"E, 449.32 feet along the northeasterly boundary of said Lot 15 to the northeast corner of said Lot 15;

Thence 77.49 feet along the easterly boundary of said Lot 15 along a non-tangent curve deflecting to the left, with a radius of 355.00 feet, a central angle of 12°30'22", a long chord of 77.33 feet and a chord bearing of S01°47'59"W;

Thence S04°27'12"E, 134.38 feet along the easterly boundary of said Lot 15;

Thence 31.42 feet along the southeasterly boundary of said Lot 15 along a tangent curve deflecting to the right, with a radius of 20.00 feet, a central angle of 90°00'00", a long chord of 28.28 feet and a chord bearing of S40°32'48"W;

Thence S85°32'48"W, 458.40 feet along the southerly boundary of said Lot 15 to the southeast corner of said Lot 14;

Thence 32.04 feet along the southeasterly boundary of said Lot 14 along a tangent curve deflecting to the left, with a radius of 360.00 feet, a central angle of 05°05'59", a long chord of 32.03 feet and a chord bearing of S82°59'49"W;

Thence N04°27'12"W, 24.02 feet;

Thence 19.71 feet along a tangent curve deflecting to the right, with a radius of 50.00 feet, a central angle of 22°35'23", a long chord of 19.59 feet and a chord bearing of N06°50'30"E;

Thence N61°41'23"W, 118.79 feet to the northwesterly boundary of said Lot 14;

Thence N28°18'37"E, 436.00 feet along the northwesterly boundary of said Lots 14 and 15 to the *Real Point of Beginning*.

Tivoli Gardens Subdivision

CERTIFICATE OF OWNER

THE UNDERSIGNED, THE SAID TRUSTEES, THE SAID TRUSTEES, INC., and MOORE CORPORATION, does hereby certify that it is the owner of a certain lot of land to be known as LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 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995, 996, 997, 998, 999, 1000.

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APPROVAL OF ADA COUNTY HIGHWAY DISTRICT
The foregoing plat was accepted and approved by the Board of Directors of the ADA County Highway District, a public body organized under the laws of the State of Idaho, on this 12th day of September, 1962.



Donald J. ...
Chairman

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT
Said plat was hereby reviewed and approved on this 12th day of September, 1962, by the Board of Health of the Central District Health Department, a public body organized under the laws of the State of Idaho.



...
Chairman

APPROVAL OF CITY ENGINEER
I, the undersigned, City Engineer, do hereby approve this plat, and the plat was hereby approved on this 12th day of September, 1962, by the Board of Public Works of the City of Boise, Idaho.

...
City Engineer

APPROVAL OF CITY COUNCIL
I, the undersigned, City Council, do hereby approve this plat, and the plat was hereby approved on this 12th day of September, 1962, by the Board of Public Works of the City of Boise, Idaho.



...
City Council

CERTIFICATE OF COUNTY SURVEYOR
I, the undersigned, County Surveyor, do hereby certify that the foregoing plat was prepared by me or under my supervision, and that the same is correct and true to the best of my knowledge and belief, and that the same is in compliance with the laws of the State of Idaho.



John E. ...
County Surveyor

CERTIFICATE OF COUNTY TREASURER
I, the undersigned, County Treasurer, do hereby certify that the foregoing plat was prepared by me or under my supervision, and that the same is correct and true to the best of my knowledge and belief, and that the same is in compliance with the laws of the State of Idaho.



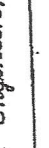
...
County Treasurer

CERTIFICATE OF COUNTY RECORDER
I, the undersigned, County Recorder, do hereby certify that the foregoing plat was recorded by me or under my supervision, and that the same is correct and true to the best of my knowledge and belief, and that the same is in compliance with the laws of the State of Idaho.



...
County Recorder

APPROVAL OF STATE ENGINEER
I, the undersigned, State Engineer, do hereby approve this plat, and the plat was hereby approved on this 12th day of September, 1962, by the Board of Public Works of the State of Idaho.



...
State Engineer

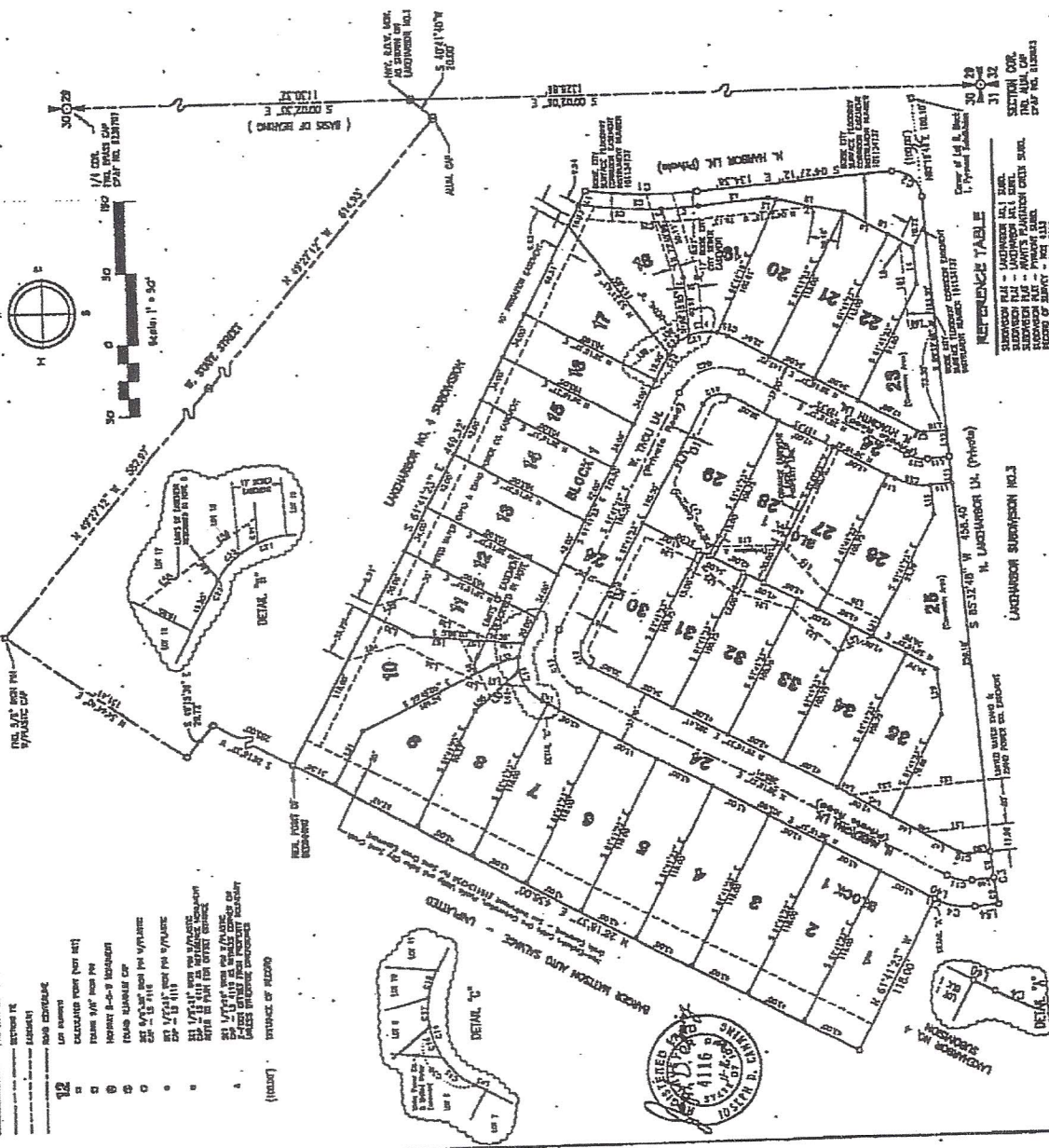
**EXHIBIT B
SITE PLAN**

BL 82 to 182

Tivoli Gardens Subdivision

A re-subdivision of a portion of Lot 14, Block 1 of Lake Harbor No. 4 Subdivision, located in Government Lot 1 and the N 1/2 of the SE 1/4 of Section 30, T4N, R12E, Deas City, Ada County, Idaho.

2002



LEGEND

- PROPERTY BOUNDARY
- SECTION 12
- SECTION 14
- SECTION 16
- SECTION 18
- SECTION 20
- SECTION 22
- SECTION 24
- SECTION 26
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- SECTION 194
- SECTION 196
- SECTION 198
- SECTION 200

LINE TABLE

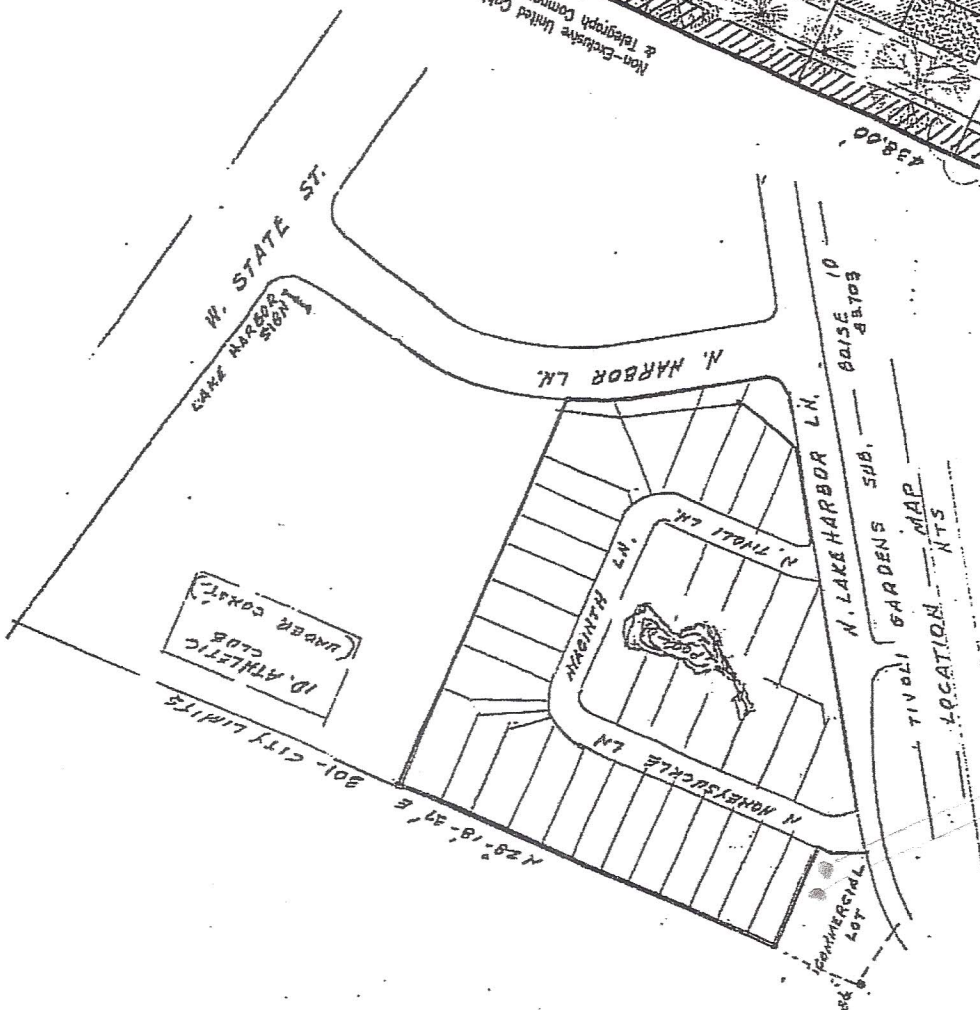
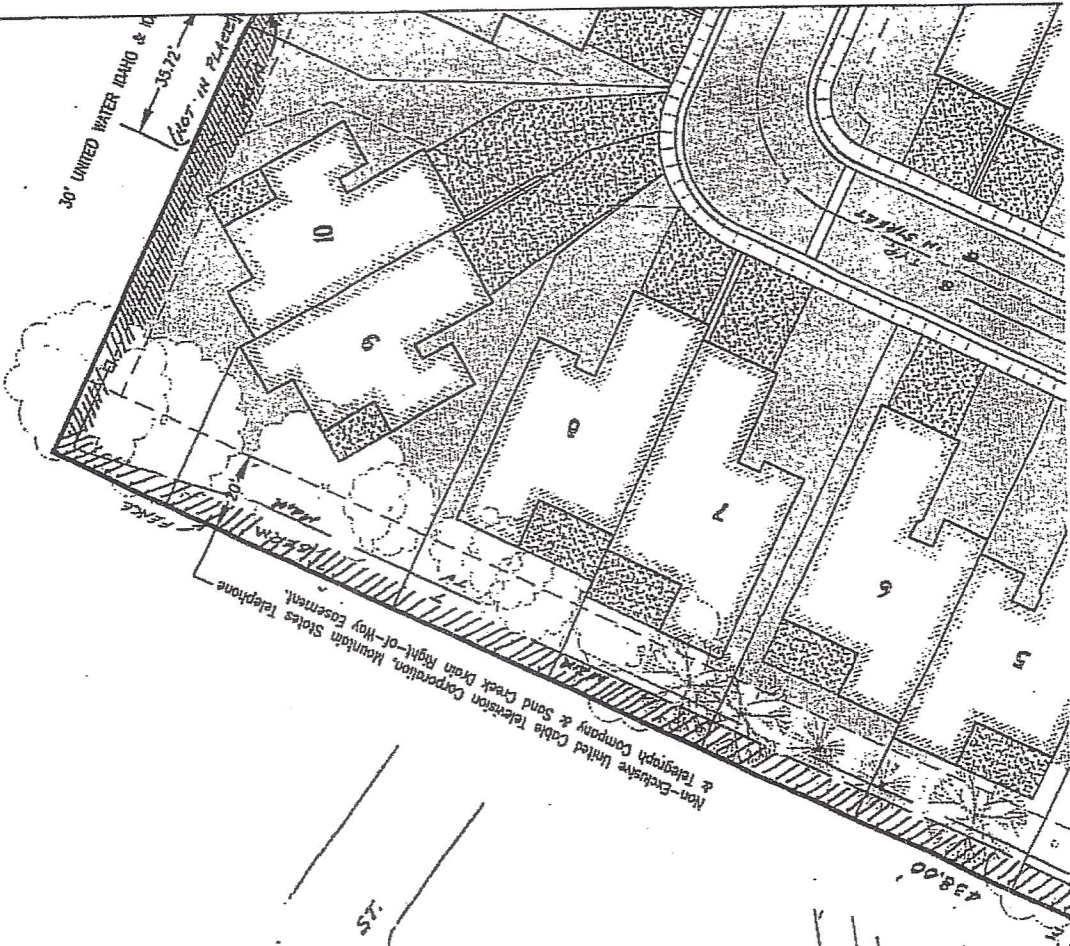
Station	Distance	Bearing	Distance	Bearing
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1+01	1.00	N 0° 0' 0" W	1.00	N 0° 0' 0" W
1+02	2.00	N 0° 0' 0" W	2.00	N 0° 0' 0" W
1+03	3.00	N 0° 0' 0" W	3.00	N 0° 0' 0" W
1+04	4.00	N 0° 0' 0" W	4.00	N 0° 0' 0" W
1+05	5.00	N 0° 0' 0" W	5.00	N 0° 0' 0" W
1+06	6.00	N 0° 0' 0" W	6.00	N 0° 0' 0" W
1+07	7.00	N 0° 0' 0" W	7.00	N 0° 0' 0" W
1+08	8.00	N 0° 0' 0" W	8.00	N 0° 0' 0" W
1+09	9.00	N 0° 0' 0" W	9.00	N 0° 0' 0" W
1+10	10.00	N 0° 0' 0" W	10.00	N 0° 0' 0" W

CURVE TABLE

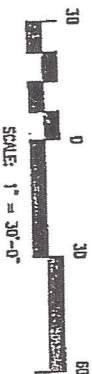
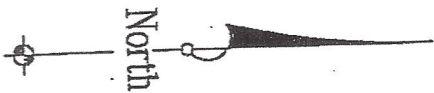
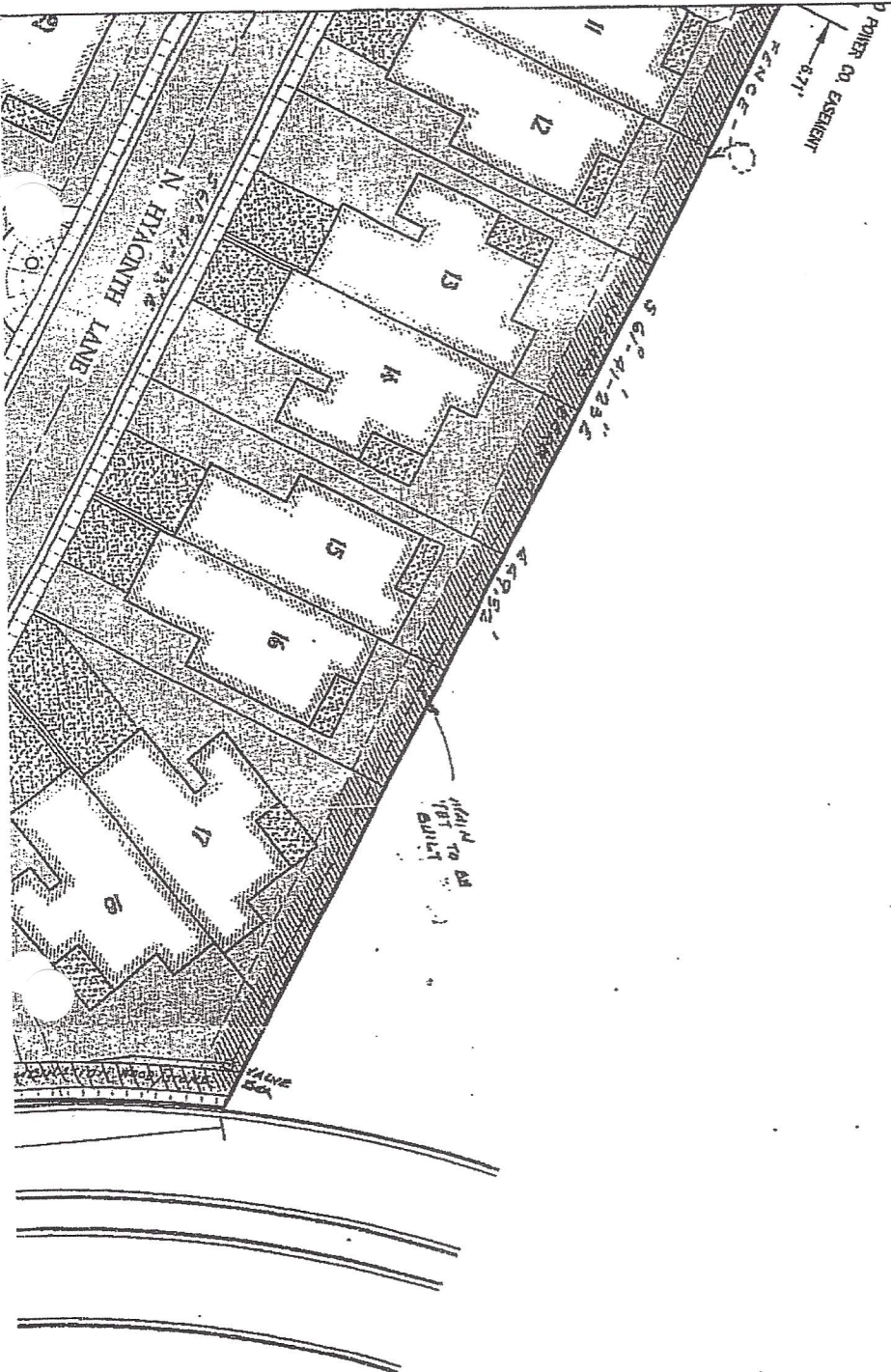
Station	PC	PT	PI	Curve Data
1+00	1+00	1+00	1+00	0.00
1+01	1+01	1+01	1+01	0.00
1+02	1+02	1+02	1+02	0.00
1+03	1+03	1+03	1+03	0.00
1+04	1+04	1+04	1+04	0.00
1+05	1+05	1+05	1+05	0.00
1+06	1+06	1+06	1+06	0.00
1+07	1+07	1+07	1+07	0.00
1+08	1+08	1+08	1+08	0.00
1+09	1+09	1+09	1+09	0.00
1+10	1+10	1+10	1+10	0.00

NOTES

1. THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-DEVELOPMENT.
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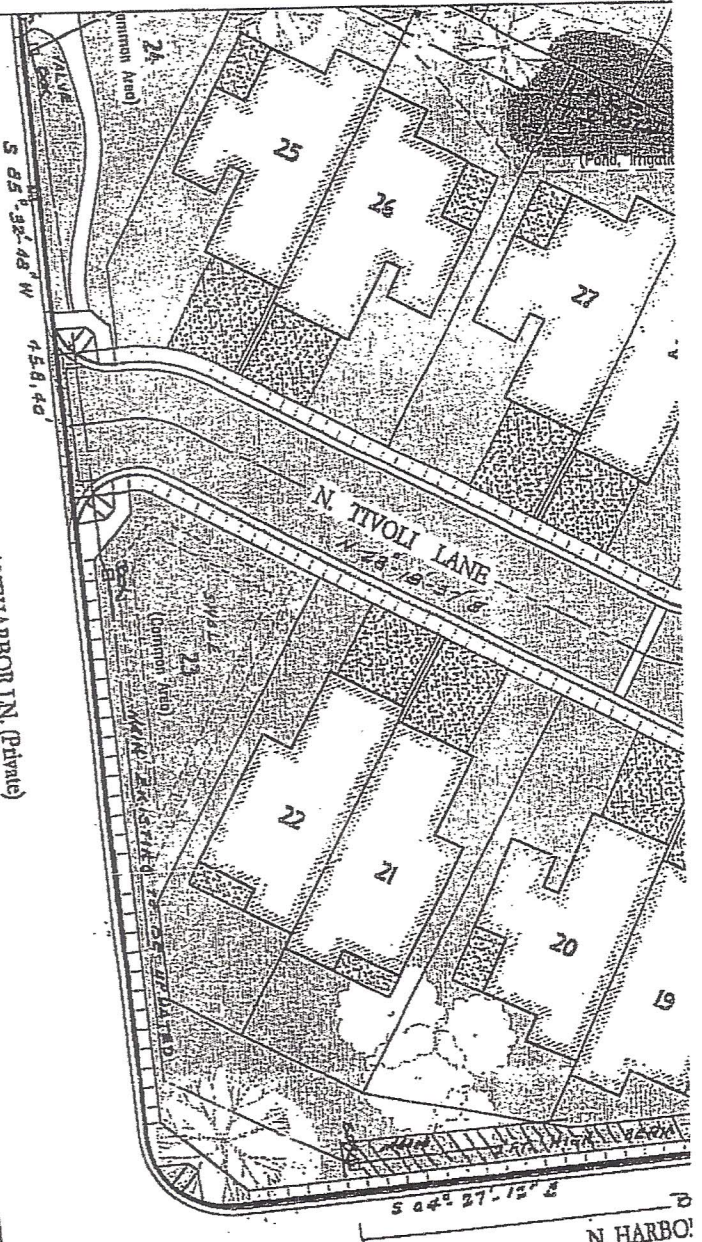
*sign
 Pool for
 recreation
 system.*



Landscape
Buffer



1075	UNITS C	ADDED
112	UNITS C	"
124	UNITS C	"
134	UNITS C	"
144	UNITS C	"
154	UNITS C	"
164	UNITS C	"
174	UNITS C	"
184	UNITS C	"
194	UNITS C	"
204	UNITS C	"
214	UNITS C	"
224	UNITS C	"
234	UNITS C	"
244	UNITS C	"
254	UNITS C	"
264	UNITS C	"
274	UNITS C	"
284	UNITS C	"
294	UNITS C	"
304	UNITS C	"
314	UNITS C	"
324	UNITS C	"
334	UNITS C	"
344	UNITS C	"
354	UNITS C	"
364	UNITS C	"
374	UNITS C	"
384	UNITS C	"
394	UNITS C	"
404	UNITS C	"
414	UNITS C	"
424	UNITS C	"
434	UNITS C	"
444	UNITS C	"
454	UNITS C	"
464	UNITS C	"
474	UNITS C	"
484	UNITS C	"
494	UNITS C	"
504	UNITS C	"
514	UNITS C	"
524	UNITS C	"
534	UNITS C	"
544	UNITS C	"
554	UNITS C	"
564	UNITS C	"
574	UNITS C	"
584	UNITS C	"
594	UNITS C	"
604	UNITS C	"
614	UNITS C	"
624	UNITS C	"
634	UNITS C	"
644	UNITS C	"
654	UNITS C	"
664	UNITS C	"
674	UNITS C	"
684	UNITS C	"
694	UNITS C	"
704	UNITS C	"
714	UNITS C	"
724	UNITS C	"
734	UNITS C	"
744	UNITS C	"
754	UNITS C	"
764	UNITS C	"
774	UNITS C	"
784	UNITS C	"
794	UNITS C	"
804	UNITS C	"
814	UNITS C	"
824	UNITS C	"
834	UNITS C	"
844	UNITS C	"
854	UNITS C	"
864	UNITS C	"
874	UNITS C	"
884	UNITS C	"
894	UNITS C	"
904	UNITS C	"
914	UNITS C	"
924	UNITS C	"
934	UNITS C	"
944	UNITS C	"
954	UNITS C	"
964	UNITS C	"
974	UNITS C	"
984	UNITS C	"
994	UNITS C	"
1004	UNITS C	"



OVER VIEW IRRIGATION SYSTEM
SEE SHET. / DETAIL

SITE PLAN

NOTE: BECAUSE OF SOME LOCATIONS (LOTS A, B, C, D) SOME WINDOW PLACEMENTS AND SIZES WILL BE MODIFIED TO ENHANCE OR ELIMINATE VIEW.
NOTE: FRONT POST LIGHTS (W/ PHOTOGRAPHS) SEE WINDOW SCHEDULE AND UNIT CLORG NUMBERS.
SEE WINDOW SCHEDULE AND UNIT CLORG NUMBERS.

SEE LANDSCAPE PLAN FOR PLANTING DETAIL AND WEST, NORTH & EAST BENCH, STONE RETAINERS & FENCING

SHET. 3 OF

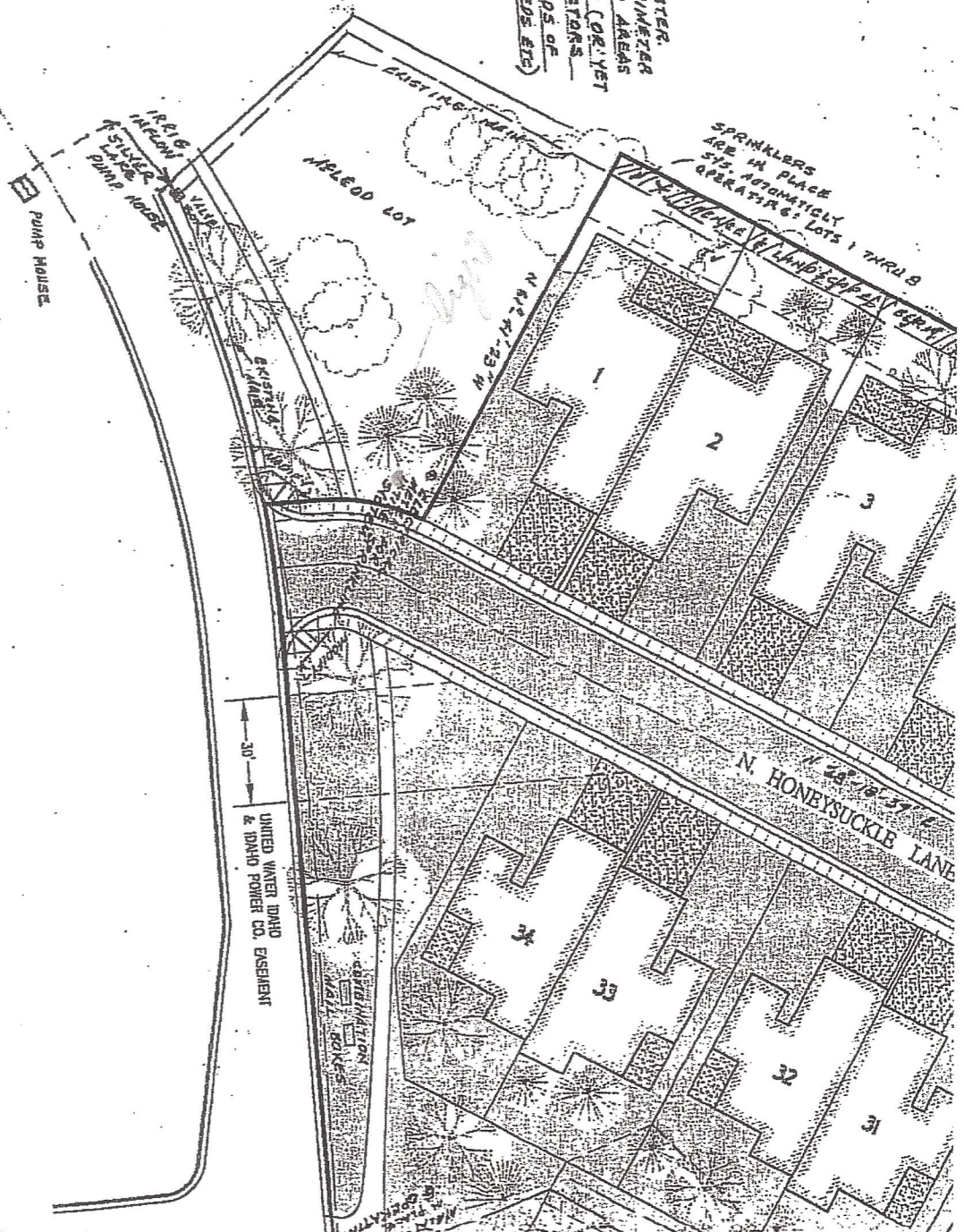
Tivoli Gardens Subdivision

Site Layout Map For:
A parcel of land situate in the northeast quarter of the southeast quarter of Township 4 North, Range 2 East, Boise Meridian, Blaine County, Idaho.

D.T.O.

IRRIGATION

LARGE WATER IS BOISE RIVER WATER.
VIA SILENT CASES SUPPLYING PERIMETER
IRRIGATION FOR ALL LOTS, CONSIDER AREAS
AND POND. THE SYSTEM IN PLACE (OR YET
TO BE) PROVIDES STUBS/CONNECTORS
FOR FUTURE DEVELOPMENT NEEDS OF
EACH UNIT (LAWNS, PLANTING BEDS ETC)



UNITED WATER BOARD ESEMENT
& IDAHO POWER CO. ESEMENT

SPRINKLERS ARE IN PLACE
SEE AUTOMATIC
OPERATOR: Lots 1 THRU 9

PUMP HOUSE

30'