



July 28, 2025

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
219 North Main Street
Cascade, Idaho 83611

Subject: HWY 55 Storage – C.U.P. & Preliminary Plat Application

Dear Cynda,

Please find attached to this letter, a submittal for the HWY 55 Storage Subdivision located at 14014 State Highway 55 Valley County, Idaho. The proposed development consists of a 2-lot subdivision Preliminary Plat and a storage condominium Preliminary Plat on Block 1 including one-hundred eight (108) storage condominiums with two (2) shared office/bathrooms. The subdivision encompasses approximately 28.46 acres. The Conditional Use Permit (C.U.P.) application is intended only for the proposed storage condominiums on Block 1 of the Preliminary Plat. Any additional land use on Block 1 or Block 2 will require a separate C.U.P. Lot coverage calculations show that the proposed storage condominiums on Block 1 is approximately 26.36%. Access to the site will be consolidated to the joint access easement shown on the HWY 55 Storage Preliminary Plat and Vandal Flats Final Plat.

Groundwater data has been collected on the property and will be provided to Central District Health for their review and approval of the septic system(s) on the property prior to Final Plat.

A formal wetland delineation was performed, submitted to U.S. Army Corps of Engineers (USACE), and a Preliminary Jurisdictional Determination was issued. Delineated wetland areas are shown on the Preliminary Plat and will be depicted on the Final Plat as “no-build” areas. At this time, it is not anticipated that construction of the storage condominiums or parking/drive areas will impact wetland areas.

We have met with McCall Fire Department and will be working with them to seek their approval of the fire protection for the proposed development. It is anticipated that a pond and two (2) dry hydrants will be utilized for fire protection. In addition, there will be two access points internal to the storage facility.

Idaho Power has been contacted and is aware of the proposed development. We are currently working with them to create a power distribution plan and it is anticipated that it will be finalized upon approval of a Preliminary Plat. We anticipate that their facilities will be installed within appropriate utility easements as needed.

Currently we are not requesting any variances for the development. Included in the submittal are three (3) copies of the following items in the order listed:

- Valley County C.U.P. & Preliminary Plat Application – *14 pages*
Application

- Irrigation Plan
- Weed Control Agreement
- Impact Report
- Lighting Plan
- Landscaping Plan
- Phasing Plan and Construction Timeline
- Preliminary Plat – *2 sheets*
- Existing Conditions with Preliminary Site Plan – *1 sheet*
- Preliminary Road, Grading and Stormwater Management Plan – *3 sheets*
- Preliminary Landscape Plan – *1 sheet*
- Warranty Deed – *2 pages*
- Title Report – *10 pages*
- Property Owners Within 300 Feet of Property Boundary– *1 page*
- Well Logs – *11 pages*
- Wildfire Mitigation Plan – *6 pages*
- Neighborhood Meeting – *4 pages*

Thank you for your attention to this submittal and please feel free to contact our office at your earliest convenience should you have any questions and/or comments regarding the submitted applications. An electronic version will be submitted along with the hard copies.

Sincerely,

Crestline Engineers, Inc.



Rob Pair, E.I.T.
Associate Engineer

Cc: Dusty Bitton, Pearson Storage Partners, LLC

SECTION I

C.U.P & PRELIMINARY PLAT APPLICATION

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Subdivision Application

Includes Conditional Use Permit

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # [REDACTED] or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE # SUB 25-019		FEE \$ 600.00
ACCEPTED BY _____		DEPOSIT \$500.00
CROSS REFERENCE FILE(S): _____		DATE 7-28-2025
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: Mixed-Use Subdivision with Storage	
<input type="checkbox"/> SHORT PLAT	Condominiums	
<input checked="" type="checkbox"/> FULL PLAT		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

Applicant's Signature:  Date: 7/29/25

The following must be completed and submitted with the conditional use permit application:

- ☐ **Neighborhood Meeting Information and results** if 5 or more lots. VCC 9-5H-1.D
- ☐ A **preliminary plat** containing all of the necessary requirements according to the Valley County Subdivision Regulations, Title 10.
- ☐ A **phasing plan and construction timeline**.
- ☐ One **8½ x 11" – 300 scale drawing** of the proposed subdivision showing only the street names and lots.
- ☐ A **plot plan**, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ☐ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ☐ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A **lighting plan**.
- ☐ A **Wildfire Mitigation Plan**.
- ☐ **Names and mailing addresses of property owners within 300 feet of the property boundary.** Information can be obtained through the Valley County GIS maps. Only one list is required.
- ☐ **Ten (10) copies of the application and additional materials are required.**

We recommend you review Title 9 and Title 10 of the Valley County Code online at www.co.valley.id.us/planning-zoning or at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: HWY 55 Storage

APPLICANT Pearson Storage Partners, LLC **PHONE** (208) 315-0090
Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS PO Box 4110 **ZIP** 83638

EMAIL dusty@pinetopmccall.com

PROPERTY OWNER _____
(if not the applicant)

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____

Nature of Owner's Interest in this Development? _____

AGENT / REPRESENTATIVE _____ **PHONE** _____

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____

ENGINEER Rob Pair, Associate Engineer, Crestline Engineers, Inc.

MAILING ADDRESS 323 Deinhard Lane, Suite C McCall, ID **ZIP** 83638

EMAIL rpair@crestline-eng.com **PHONE** (208) 634-4140

SURVEYOR Dunn Land Surveys, Inc.

MAILING ADDRESS 25 Coyote Trail Rd., Cascade, ID **ZIP** 83611

EMAIL dan@dunnlandsurveys.com **PHONE** _____

PROPERTY INFORMATION

1. **SIZE OF PROPERTY** 28.46 Acres

2. **AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER** 0 Acres

3. **ANY RESTRICTIONS ON THIS PROPERTY?** Must show all easements on plat.

Easements 3

Deed Restrictions None

Liens or encumbrances None

4. **LEGAL DESCRIPTION** See Attached Warranty Deed

5. **TAX PARCEL NUMBER(S)** RP18N03E331807

NE 1/4 of NE 1/4 &
Quarter NE 1/4 of SE 1/4 Section 33 Township 18N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:
118 Other Rural Land, four (4) existing buildings were demolished and one (1) Storage building under construction.

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: Existing irrigation/drainage ditch running along/near the eastern and southern boundaries of the property.

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North Harlow Bus Services
South Rural Residential Single Family Home
East Rural Residential Single Family Home
West Commercial/Rural Residential Single Family Home
- 9a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☐ Flat ☒ Timbered ☐
9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒
9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Wetland areas are present and depicted on the preliminary plat.

- 10a. WATER COURSE: N/A

- 10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒
10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐
10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 11a. NUMBER OF EXISTING ROADS: N/A Driveway Width 13' Public ☐ Private ☒
Are the existing road surfaces paved or graveled? Gravel ☒ Paved ☐
11b. NUMBER OF PROPOSED ROADS: 0 Proposed width: _____
Will the proposed roads be Public ☐ Private ☐
Proposed road construction: Gravel ☐ Paved ☐
- 12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: Overhead Power

- 12b. PROPOSED UTILITIES: Underground Power, Septic system, Private well

- Proposed utility easement width TBD Locations TBD

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? No Depth Flow Purity Verified?
Nearest adjacent well 379403 Depth 113' Flow 15 gpm
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☒ No ☐
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: _____

16. DRAINAGE (Proposed method of on-site retention): On-site detention basin and swales
Any special drains? No (Please attach map)
Soil type(s): Archabal, Gestrin, Melton Loam
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: _____

18. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:
Setbacks: Front 100 feet Sides 30 feet Rear 50 feet
Mobile homes allowed? Yes ☐ No ☒
Minimum construction value N/A Minimum square footage N/A
Completion of construction required within N/A Days ☐ Months ☐ Years ☐
Resubdivision permitted? Yes ☐ No ☒
Other _____
19. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☒ No ☐
Acreage in subdivision 28.46 acres Number of lots in subdivision 110
Typical width and depth of lots 25" x 50'
Typical lot area 1,250 s.f. Minimum lot area 800 s.f. Maximum lot area 1,250 s.f.
Lineal footage of streets N/A Average street length per lot N/A
Percentage of area in streets N/A%
Dedicating road right-of-way to Valley County? Yes ☐ No ☒
Percentage of area of development to be public (including easements) TBD%
Maximum street gradient ± 4%
Is subdivision to be completely developed at one time? Yes ☐ No ☒ - Attach phasing plan and timeline.
20. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.
21. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
22. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

Irrigation Plan

(Idaho Code 31-3805)

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

- 1. Are you within an area of negotiated City Impact? ☐ Yes ☒ No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: _____
Drainage: _____
- 3. How many acres is the property being subdivided? _____
- 4. What percentage of this property has water? _____
- 5. How many inches of water are available to the property? _____
- 6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

- 9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

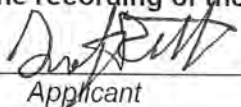
Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: 
Applicant

Date: 7 12 8 15



VALLEY COUNTY

WEED CONTROL AGREEMENT


It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: 
Applicant

By: Valley County Weed Supervisor

Date: 7/28/25

14014 State Hwy 55 Storage

IMPACT REPORT

(from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all Questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. *Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.*

The existing access point to State Highway 55 is going to be abandoned and a shared access will be constructed in the Joint Access Easement shown on the Preliminary Plat and Vandal Flats Final Plat. The proposed access will consolidate multiple access points and will align with the development on the west side of State Highway 55. The owner will be responsible for maintaining access to the proposed storage units. A moderate increase in traffic flow will occur during construction activities and at the completion of the storage units. An ITD Right-of-Way Encroachment Permit will be verified prior to construction of the Joint Access approach.

2. *Provision for the mitigation of impacts on housing affordability.*

It is not expected that the storage condominiums will affect local housing affordability.

3. *Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.*

A short-term increase in daytime noise and vibration levels is expected during the construction phase. Once the storage units are operational, a slight increase in noise may occur; however, nighttime activity is not anticipated to be frequent.

4. *Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings, or outdoor activities.*

Post-construction, minimal changes in heat and glare are anticipated as a result of the buildings and vehicle traffic. These impacts will be minimized to the greatest extent possible through thoughtful site planning, strategic building orientation, and the use of natural and planted vegetative screening. Outdoor lighting will be dark sky compliant and will be noted in the CCR's and on the face of the Final Plat.

5. *Particulate emissions to the air including smoke, dust, chemicals, gasses or fumes, etc. both existing and what may be added by the proposed uses.*

Little to no net change in particulate emissions are expected outside of those generated by increased traffic flows.

6. *Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.*

Private well water will furnish water to the property for proposed office/bathrooms. Septic system disposal is proposed for potable wastewater. The applicant has met with McCall Fire Department and it is anticipated that fire suppression water supply from a potential pond will meet the necessary requirements of the fire department. The site plan has been modified to eliminate impacts to any existing wetland areas. Currently, run-off drains to the south/southwest corner of the property where stormwater management improvements from developed areas are also anticipated. The design of the facility will meet Idaho Department of Environmental Quality, Central District Health Department, and United States Army Corps of Engineers requirements.

7. *Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.*

There are no known existing or proposed hazards associated with this development. Current conditions on-site are native grasses that will be replaced with building structures and parking/driveway areas, which will eliminate/reduce fuel in case of a fire. It is not anticipated that any heavy industrial/commercial use will be allowed as part of the development, therefore minimizing any potential hazards for explosion.

8. *Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.*

Existing vegetation removal will be mostly limited to removal of natural grasses and the driveway will be developed with swales designed to capture stormwater runoff. Areas disturbed during construction will be revegetated as needed to prevent erosion and provide final stabilization. A formal wetland delineation was conducted, submitted to the U.S. Army Corps of Engineers (USACE) and a Preliminary Jurisdictional Determination was issued. It is not anticipated that wetland impacts will be required for the construction of the storage units or building/parking areas. If wetland impacts are determined to be necessary for the development, they will be mitigated and permitted by USACE accordingly.

9. *Include practices that will be used to stabilize soils and restore or replace vegetation.*

Areas that are disturbed during the private road construction will be revegetated using seed mixture native to the areas. Permanent Best Management Practices (BMP's) will be installed to stabilize the site.

10. *Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.*

There are no anticipated problems with existing soil suitability. Roadway construction will be supported by appropriate imported backfill material to stabilize sections as needed. Topsoil

may be added to surface restoration areas to supplement existing soil conditions as needed for growth.

11. *Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.*

Site grading will be provided to ensure drainage of the development, and the plan will be approved by the Valley County Engineer. Stormwater management will be designed to meet Valley County standards. A subtle, undulating landscape berm is proposed along State Highway 55 that will be constructed to help break-up the site line, but not entirely screen the site. The site is relatively flat and large cuts/fills are not anticipated for the proposed development.

12. *Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the effect of shadows from new features on neighboring property.*

Structures will be visible from State Highway 55 and adjacent properties. However, landscaping within the project area will increase aesthetics. No shadows should affect neighboring properties due to the relative topography of the surrounding properties.

13. *Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.*

Site selection was based upon the availability of land with convenient access to McCall and Valley County. The area currently has a demand for services provided by the proposed development as many of the residential subdivisions prohibit owners to store recreational vehicles, boats, trailers, etc. The site is adjacent to other commercial properties and developments with similar land use.

14. *Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.*

Upon completion of the improvements, including the subdivision, the taxable value will increase over the value of existing undeveloped land.

15. *Approximation of costs for additional public services, facilities, and other economic impacts.*

Demand for public services such as public-school systems, Fire, and EMS for the development are anticipated to have minimal economic impacts that are offset by increased property tax revenue collection.

16. *State how the proposed development will impact existing developments providing the same or similar products or services.*

HWY 55 Storage proposed development will provide additional storage in an area which historically has had very few opportunities.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

N/A

18. What will be the impacts of a project abandoned at partial completion?

The development will increase the value, access, and utility of the property. If the project is abandoned, the remaining improvements will benefit another entity looking to create storage condominiums.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

There will be no residential dwelling units as part of the proposed project. One-hundred eight (108) storage units will be constructed along with two (2) office/bathroom units.

20. Stages of development in geographic terms and proposed construction time schedule.

The stages of construction depend on the availability of building materials, contractors, surveyors, and utility companies scheduling. The project timing is subject to market changes and financing, but it is expected that the project will be completed in a phased approach by building one or two buildings at a time. Currently the southern most storage building is under construction. The next phase of buildings that are anticipated to be built are the two western most buildings along State Highway 55, then building one or two buildings at a time moving east, until project completion.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

Building prices are expected to be competitive with similar developments located within the County.

Lighting Plan

State Hwy 55 Storage

The roadway will have no lighting. Storage buildings will be fitted with external lighting that will conform to Valley County standards. All exterior lights will be downward facing, no higher than twenty (20') feet from the ground to promote a "Night Sky" neighborhood and avoid light trespass.

By:  Date: _____
Dusty Bitton, Pearson Storage Partners, LLC

Landscaping Plan

State Hwy 55 Storage

Refer to the attached Preliminary Landscape Plan for details on proposed landscaping.

By:  Date: 7/29/25
Dusty Bitton, Pearson Storage Partners, LLC

Phasing Plan and Construction Timeline

HWY 55 Storage

This phasing timeline is dependent upon the availability of funds, contractors, surveyors, and scheduling of utility companies. We currently believe that the following schedule can be achieved within reasonable expectations but is subject to change.

Phase 1 - 2025

Units 1-12

Grading, Drainage, and Stormwater Management Improvements.

Phase 2 - 2026

Units 13-30 and Office/Bathroom

Grading, Drainage, and Stormwater Management Improvements.

Joint Access Improvements

Landscaping Improvements

Phase 3 - 2027

Units 31-66

Grading, Drainage, and Stormwater Management Improvements.

Phase 4 - 2028

Units 78-90

Grading, Drainage, and Stormwater Management Improvements.

Phase 5 - 2029

Units 91-108 and Office/Bathroom

Grading, Drainage, and Stormwater Management Improvements.

By: 

Date: 7/29/25

Dusty Bitton

APPENDIX A
FIGURES AND DRAWINGS

NOTES:

1. THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:
- PEARSON STORAGE PARTNERS, LLC
PO BOX 4110
McCALL, ID 83638
2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
- DUNN LAND SURVEYS, INC.
25 COYOTE TRAIL
CASCADE, ID 83811
3. THE EXISTING LAND USE/ZONING IS AGRICULTURAL.
4. THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT, TITLE 55, CHAPTER 15, OF IDAHO CODE
5. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY ±28.46 ACRES.
6. REFER TO EXHIBIT NO. EX-3 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
7. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
8. ALL LIGHTING MUST BE DARK SKY COMPLIANT.
9. ONLY ONE WOOD BURNING DEVICE PER LOT.
10. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD: THE LEVEL OF SERVICE CAN BE CHANGED.
11. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
12. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN HAVE BEEN DELINEATED, SUBMITTED TO THE USACE, AND HAS RECEIVED A PRELIMINARY JURISDICTIONAL DETERMINATION.

LEGEND:

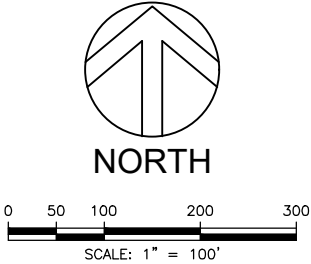
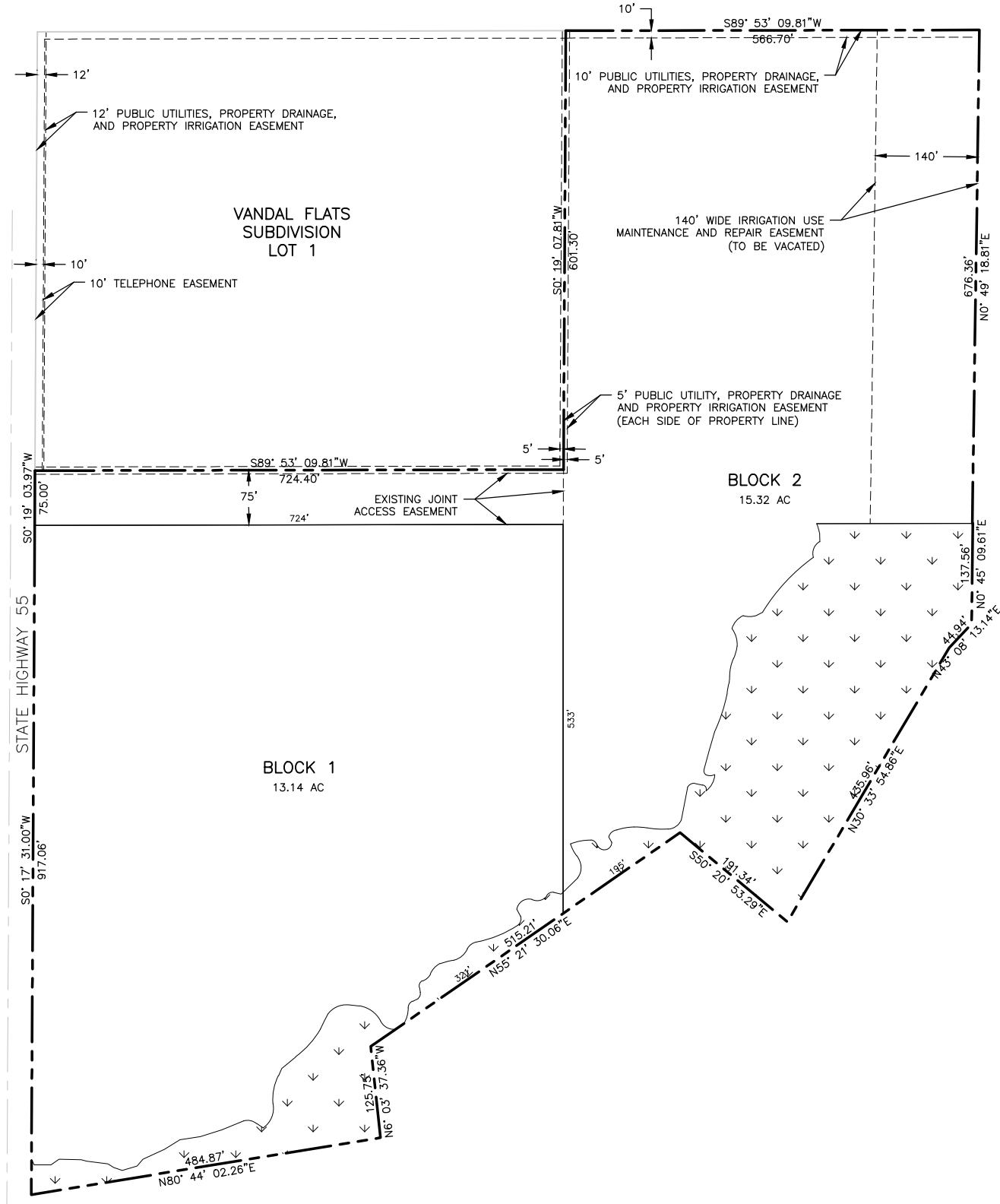
- PROPERTY BOUNDARY
--- ADJACENT PROPERTY LINE
--- ROAD/DRIVE CENTER LINE
--- EXISTING EASEMENT LINE
--- PROPOSED LOT LINE
--- PROPOSED EASEMENT LINE
☐ DELINEATED WETLAND AREA

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1002C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

PRELIMINARY PLAT—HWY 55 STORAGE

A COMMERCIAL SUBDIVISION LOCATED IN PORTIONS OF
NE 1/4 OF THE NE 1/4, AND SE 1/4 OF THE NE 1/4 OF SECTION 33
T.18N., R.3E., B.M.
VALLEY COUNTY, IDAHO
2025



NO.	REVISION	BY	DATE	DESIGN
				RFP
				DRAWN
				RFP
				CHECKED
				GTT
				APPROVED
				GTT

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX



HWY 55 STORAGE
VALLEY COUNTY, IDAHO
OVERALL PRELIMINARY PLAT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
0 1"	
PROJECT 22012	
DATE 7/28/2025	
DRAWING NO.	SHEET NO.
EX-1	1 OF 7

PRELIMINARY PLAT—BLOCK 1, HWY 55 STORAGE

A COMMERCIAL SUBDIVISION LOCATED IN PORTIONS OF
NE 1/4 OF THE NE 1/4, AND SE 1/4 OF THE NE 1/4 OF SECTION 33
T.18N., R.3E., B.M.
VALLEY COUNTY, IDAHO
2025

NOTES:

- THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:
PEARSON STORAGE PARTNERS, LLC
PO BOX 4110
McCALL, ID 83638
- THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
DUNN LAND SURVEYS, INC.
25 COYOTE TRAIL
CASCADE, ID 83811
- THE EXISTING LAND USE/ZONING IS AGRICULTURAL.
- THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT, TITLE 55, CHAPTER 15, OF IDAHO CODE
- THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY ±28.46 ACRES.
- REFER TO EXHIBIT NO. EX-3 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
- SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
- ALL LIGHTING MUST BE DARK SKY COMPLIANT.
- ONLY ONE WOOD BURNING DEVICE PER LOT.
- THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD: THE LEVEL OF SERVICE CAN BE CHANGED.
- SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
- WETLAND BOUNDARIES AS SHOWN ON THIS PLAN HAVE BEEN DELINEATED, SUBMITTED TO THE USAGE, AND HAS RECEIVED A PRELIMINARY JURISDICTIONAL DETERMINATION.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- ROAD/DRIVE CENTER LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- DELINEATED WETLAND AREA

FLOOD PLAIN NOTE:

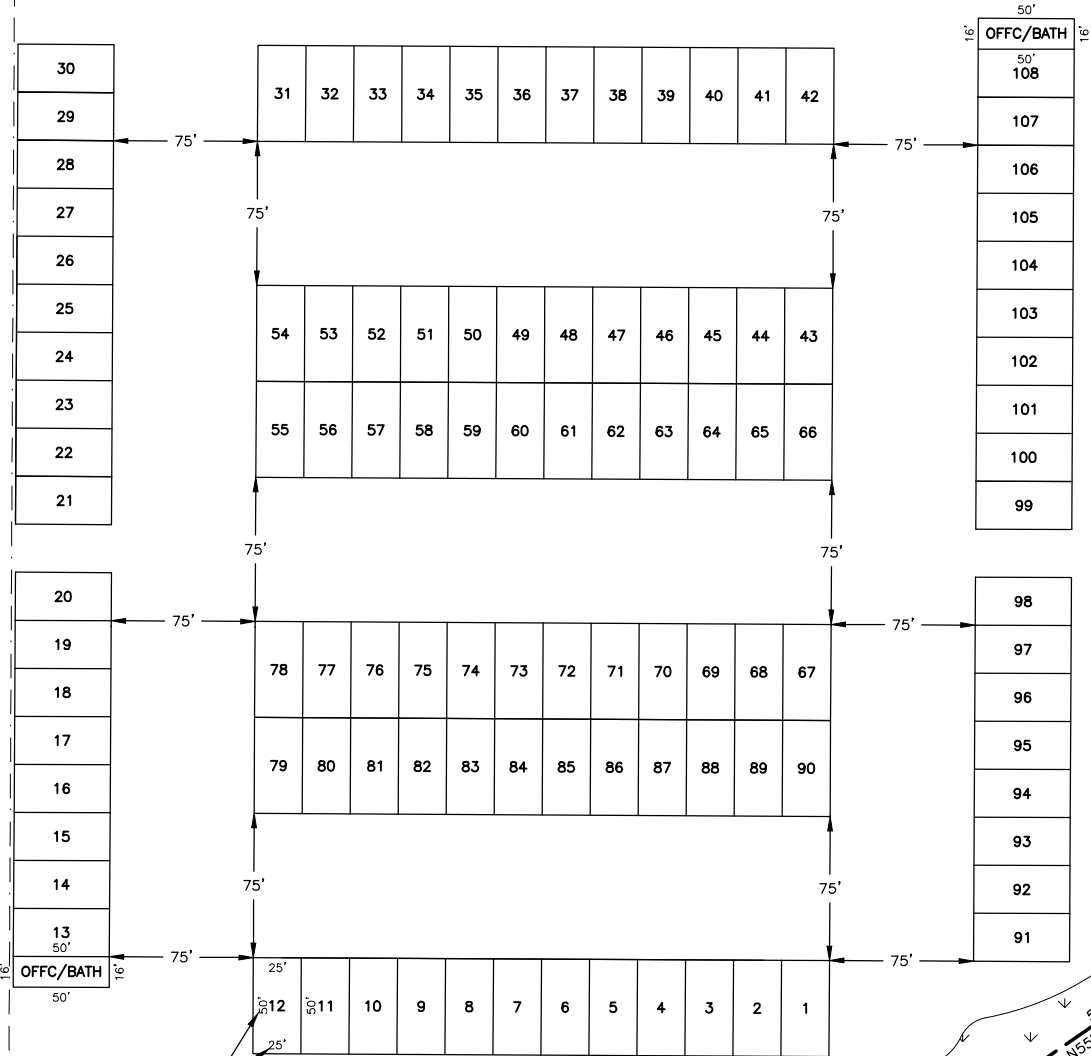
FEMA FIRM PANEL(S): 16085C1002C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

DEVELOPMENT DATA:

PROPERTY AREA	28.46	ACRES
BLOCK 1 AREA	13.14	ACRES
BLOCK 2 AREA	15.32	ACRES
CONDOMINIUM AREA (BLOCK 1)	3.47	ACRES

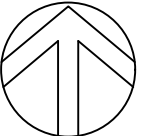
STATE HIGHWAY 55

S0° 17' 31.00"W
917.06'



LOT 1 - LOT 108
TYPICAL DIMENSIONS
(0.03 AC, 1,250 S.F.)

100' SETBACK FROM
STATE HIGHWAY 55



NORTH



SCALE: 1" = 50'

NO.	REVISION	BY	DATE	DESIGN
				RFP
				DRAWN
				RFP
				CHECKED
				GTT
				APPROVED
				GTT

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ENGINEERS
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McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX



HWY 55 STORAGE
VALLEY COUNTY, IDAHO
BLOCK 1 - PRELIMINARY PLAT

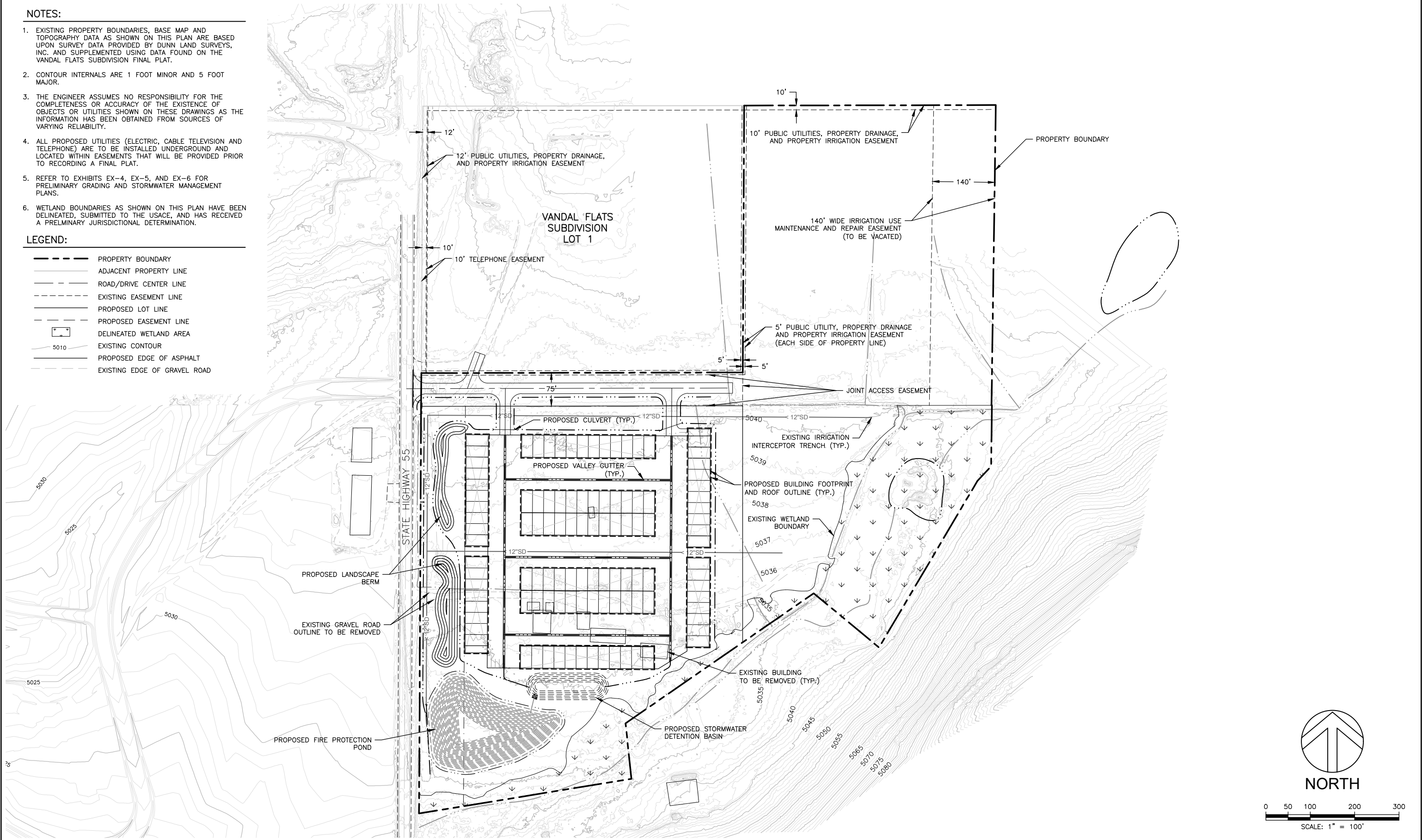
VERIFY SCALE BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
PROJECT	22012
DATE	7/28/2025
DRAWING NO.	SHEET NO.
EX-2	2 OF 7

NOTES:

- EXISTING PROPERTY BOUNDARIES, BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEYS, INC. AND SUPPLEMENTED USING DATA FOUND ON THE VANDAL FLATS SUBDIVISION FINAL PLAT.
- CONTOUR INTERNALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF OBJECTS OR UTILITIES SHOWN ON THESE DRAWINGS AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
- ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) ARE TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN EASEMENTS THAT WILL BE PROVIDED PRIOR TO RECORDING A FINAL PLAT.
- REFER TO EXHIBITS EX-4, EX-5, AND EX-6 FOR PRELIMINARY GRADING AND STORMWATER MANAGEMENT PLANS.
- WETLAND BOUNDARIES AS SHOWN ON THIS PLAN HAVE BEEN DELINEATED, SUBMITTED TO THE USACE, AND HAS RECEIVED A PRELIMINARY JURISDICTIONAL DETERMINATION.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- ROAD/DRIVE CENTER LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- DELINEATED WETLAND AREA
- EXISTING CONTOUR
- 5010
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF GRAVEL ROAD



NO.	REVISION	BY	DATE	DESIGN
				RFP
				DRAWN
				RFP
				CHECKED
				GTT
				APPROVED
				GTT

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McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

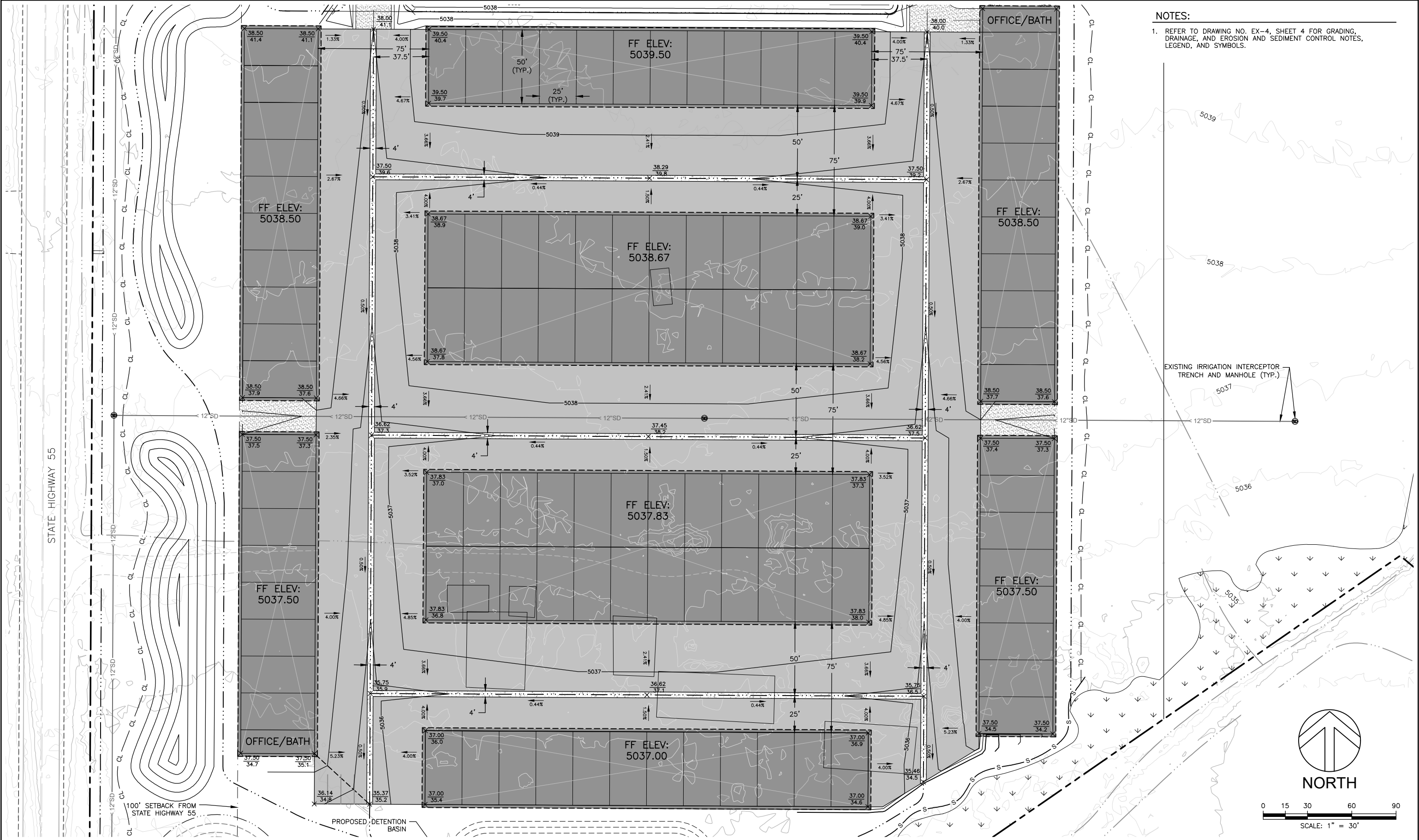


SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

HWY 55 STORAGE
VALLEY COUNTY, IDAHO
EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
0 1" 1"	
PROJECT	22012
DATE	7/28/2025
DRAWING NO.	SHEET NO.
EX-3	3 OF 7

Path: M:\001\RockyMountainCamp\2021\2021\DWG\DD\2012_EX_4-8_PrelimGrading.dwg File Name: 2012_EX_4-8_PrelimGrading.dwg Plot Date: 7/28/2025 2:58 PM .psd



- NOTES:
1. REFER TO DRAWING NO. EX-4, SHEET 4 FOR GRADING, DRAINAGE, AND EROSION AND SEDIMENT CONTROL NOTES, LEGEND, AND SYMBOLS.

NO.	REVISION	BY	DATE	DESIGN
				RFP/GTT
				DRAWN
				RFP
				CHECKED
				GTT
				APPROVED
				GTT

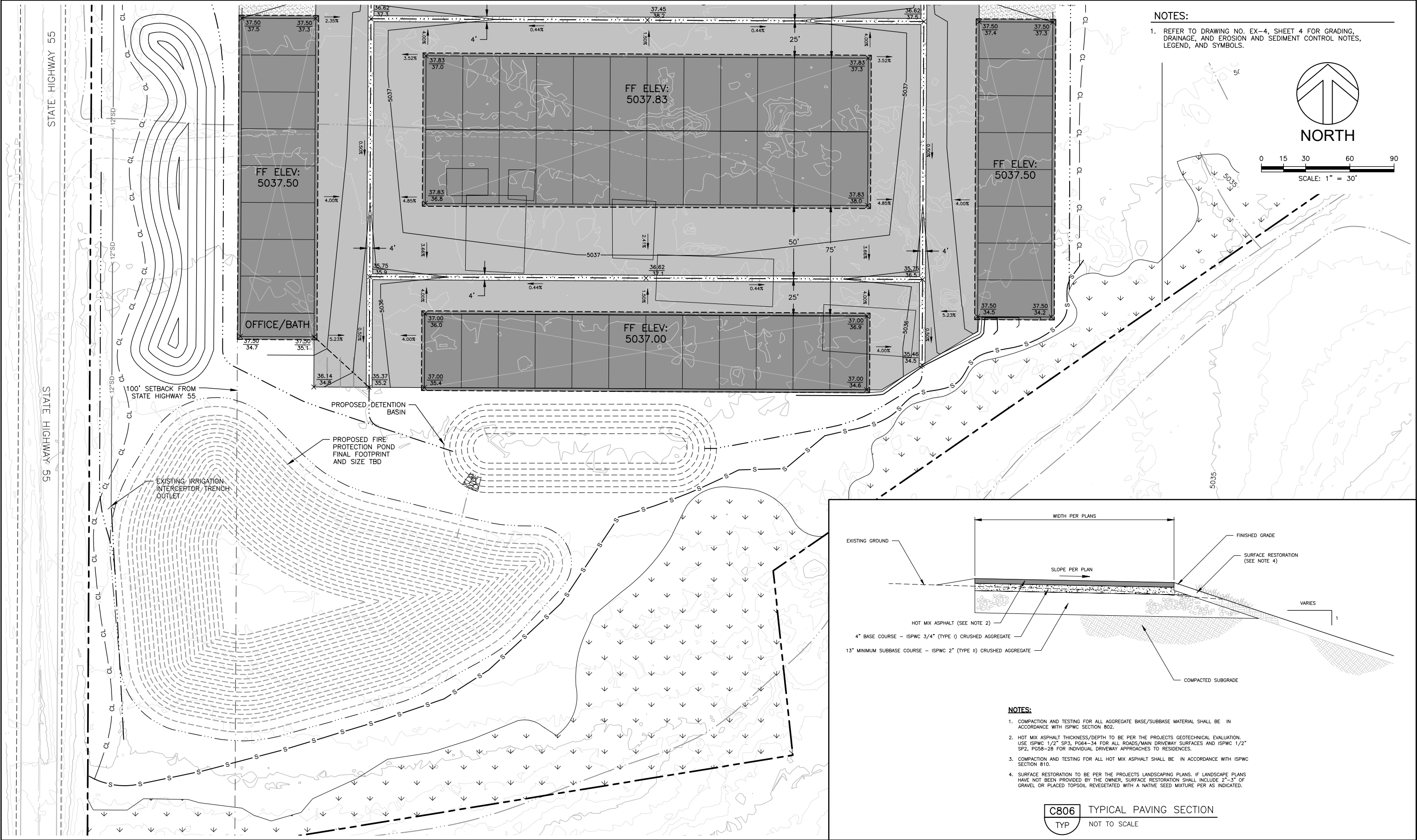
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

HWY 55 STORAGE
VALLEY COUNTY, IDAHO
PRELIMINARY GRADING, DRAINAGE, AND
STORMWATER MANAGEMENT PLAN - 2

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 1"	
PROJECT	22012
DATE	7/28/2025
DRAWING NO.	SHEET NO.
EX-5	5 OF 7

Path: M:\001\RockyMountain\Draw\2020\2020\DWG\DD\2012_EX_4-8_PrelimGrading.dwg File Name: 2012_EX_4-8_PrelimGrading.dwg Plot Date: 7/28/2025 2:58 PM .psd



NO.	REVISION	BY	DATE	DESIGN
				RFP/GTT
				DRAWN
				RFP
				CHECKED
				GTT
				APPROVED
				GTT

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

HWY 55 STORAGE
VALLEY COUNTY, IDAHO
PRELIMINARY GRADING, DRAINAGE, AND
STORMWATER MANAGEMENT PLAN - 3

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	22012
DATE	7/28/2025
DRAWING NO.	SHEET NO.
EX-6	6 OF 7

LANDSCAPING NOTES:

1. THE EXISTING SITE VEGETATION CONSISTS OF PASTURE/NATIVE GRASSES. EXISTING VEGETATION SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE DURING PROJECT CONSTRUCTION.
2. NATIVE CONIFERS, ASPENS/OTHER DECIDUOUS TREES, AND SHRUBS SHALL BE PLANTED AS SHOWN WITHIN THE PROPOSED PLAN AND WILL INCLUDE A MINIMUM SIZE/NUMBER AS INDICATED.
3. CONIFER TREES AS SHOWN, WILL BE SPRUCE, PONDEROSA PINE, OR LARCH, AND SHALL BE 6"-8" TALL MINIMUM.
4. ASPENS OR OTHER DECIDUOUS TREES, WILL POTENTIALLY INCLUDED MAPLE, ASH, OR CANADA RED CHOKECHERRY, AND SHALL BE A MINIMUM SIZE OF 5 GALLON. SHOULD IT BE DESIRED BY THE OWNER, DECIDUOUS TREES MAY BE SUBSTITUTED WITH ADDITIONAL CONIFER TREES.

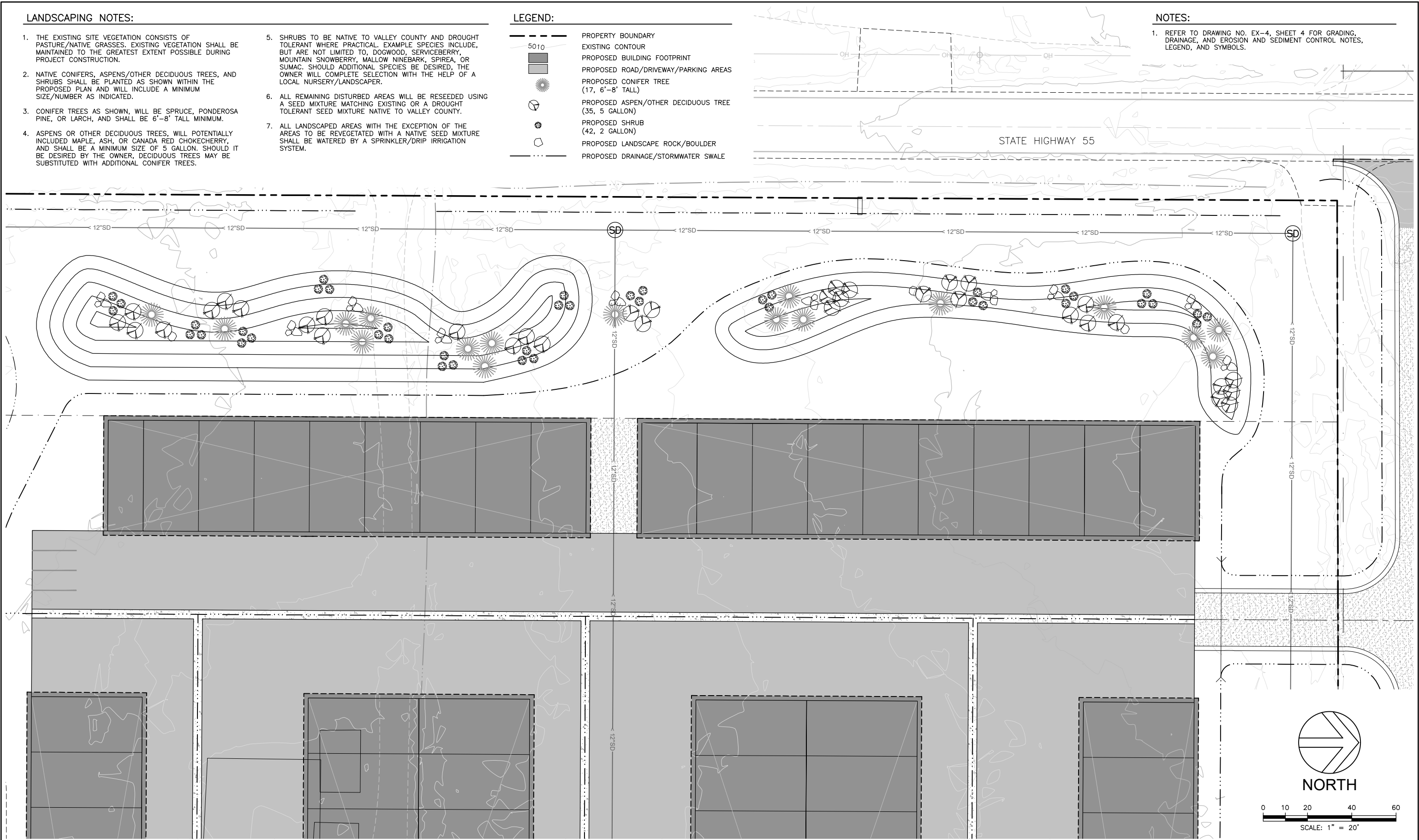
5. SHRUBS TO BE NATIVE TO VALLEY COUNTY AND DROUGHT TOLERANT WHERE PRACTICAL. EXAMPLE SPECIES INCLUDE, BUT ARE NOT LIMITED TO, DOGWOOD, SERVICEBERRY, MOUNTAIN SNOWBERRY, MALLOW NINEBARK, SPIREA, OR SUMAC. SHOULD ADDITIONAL SPECIES BE DESIRED, THE OWNER WILL COMPLETE SELECTION WITH THE HELP OF A LOCAL NURSERY/LANDSCAPER.
6. ALL REMAINING DISTURBED AREAS WILL BE RESEEDING USING A SEED MIXTURE MATCHING EXISTING OR A DROUGHT TOLERANT SEED MIXTURE NATIVE TO VALLEY COUNTY.
7. ALL LANDSCAPED AREAS WITH THE EXCEPTION OF THE AREAS TO BE REVEGETATED WITH A NATIVE SEED MIXTURE SHALL BE WATERED BY A SPRINKLER/DRIP IRRIGATION SYSTEM.

LEGEND:

- 5010
- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ROAD/DRIVEWAY/PARKING AREAS
- PROPOSED CONIFER TREE (17, 6"-8" TALL)
- PROPOSED ASPEN/OTHER DECIDUOUS TREE (35, 5 GALLON)
- PROPOSED SHRUB (42, 2 GALLON)
- PROPOSED LANDSCAPE ROCK/BOULDER
- PROPOSED DRAINAGE/STORMWATER SWALE

NOTES:

1. REFER TO DRAWING NO. EX-4, SHEET 4 FOR GRADING, DRAINAGE, AND EROSION AND SEDIMENT CONTROL NOTES, LEGEND, AND SYMBOLS.



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				RFP/GTT
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				RFP
				CHECKED
				GTT
				APPROVED
				GTT

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208.634.4140 · 208.634.4146 FAX

HWY 55 STORAGE
VALLEY COUNTY, IDAHO
PRELIMINARY LANDSCAPE CONCEPT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
0 10 20 40 60	
SCALE: 1" = 20'	
PROJECT	22012
DATE	7/28/2025
DRAWING NO.	SHEET NO.
EX-7	7 OF 7

APPENDIX B

PRELIMINARY LEGAL DESCRIPTION



Instrument # 447746
VALLEY COUNTY, CASCADE, IDAHO
01-31-2022 15:22:50 No. of Pages: 2
Recorded for: AMERITITLE - PAYETTE
DOUGLAS A. MILLER Fee: \$15.00
Ex-Officio Recorder Deputy: AMF
Electronically Recorded by Simplifile

WARRANTY DEED

Order No.: 506646AM

FOR VALUE RECEIVED

Robert S Goff and Jean Goff, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

BP Properties LLC, an Idaho Limited Liability Company

whose current address is:

PO Box 4110
McCall, ID 83638

the grantee(s), the following described premises, in Valley County, Idaho, TO WIT:

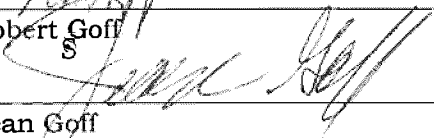
A parcel of land situate in the SE ¼ of the NE ¼ of Section 33 Township 18 North Range 3 East, B.M., Valley County, Idaho, more particularly described as follows:

**Commencing at the Northwest corner of Lot 1 Knob Hill Estates Subdivision as shown on the official plat thereof on file in the Office of the Recorder of Valley County, Idaho, in Book 6, Page 35 of Plats, a 5/8 rebar, thence, North 0°17'31" East., 246.43 feet along the easterly right-of-way line of State Highway 55 to a 5/8" rebar, The Real Point of Beginning
Thence, North 80°41'54" East, 484.00 feet to a 5/8" rebar,
Thence, North 5°48'34" West, 125.57 feet to a 5/8" rebar,
Thence, North 55°20'31" East, 515.30 feet to a 5/8" rebar,
Thence, South 50°13'55" East, 191.38 feet to a 5/8" rebar on the northwesterly boundary of Lot 9 in said Knob Hill Estates Subdivision,
Thence, North 30°34'15" East, 435.95 feet along the northwesterly boundary of said Knob Hill Estates Subdivision to a 5/8" rebar,
Thence North 43°16'03" East, 44.83 feet, along said northwesterly boundary to its intersection with the easterly line of said SE ¼ NE ¼, a 5/8" rebar,
Thence, North 0°49'11" East, 137.90 feet to the northeast corner of said SE ¼ NE ¼, a 5/8" rebar,
Thence South 89°53'02" West, 1285.65 feet along the northerly line of said SE ¼ NE ¼ to its intersection with the easterly right-of way of State Highway 55, a 5/8" rebar;
Thence South 0°17'31" West 917.06 feet to the Point of Beginning.
Bearings based on State Plane Grid Azimuth.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: January 26, 2022


Robert Goff

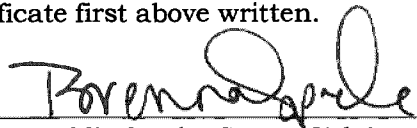

Jean Goff

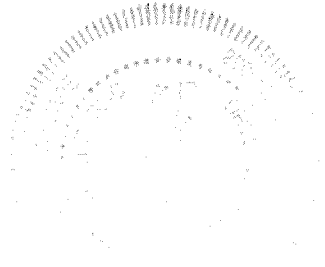
State of Idaho } ss
County of Valley }

S

On this 26th day of January, 2022, before me, Brenna Spade a Notary Public in and for said state, personally appeared Robert Goff and Jean Goff, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Idaho
Residing at: Donnelly, ID
Commission Expires: 6/16/2023



APPENDIX C

TITLE REPORT

Futura Title & Escrow, LLC
380 E Parkcenter Blvd., Ste. 105
Boise, ID 83706

Invoice

Date: 07/02/2025
Number: 1001571

Elise Bitton

Property Address:
14014 Highway 55
Cascade, ID 83611

Please Remit Payment To:
AmeriTitle, LLC
Attn: Accounts Receivable
PO Box 201982
Dallas, TX 75320-1982
(208) 955-9680

PLEASE NOTE CHANGE OF REMITTANCE ADDRESS

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
1009221	Pearson Storage Partners LLC		Title Examination		\$200.00
Total					\$200.00
Total Due					\$200.00

Buyer (Borrower) - Pearson Storage Partners LLC and Elise Bitton
Seller (if any) -
Loan Amount (if any) -
Sales Price (if any) -



507 E Pine St., McCall, ID 83638
Phone (208) 634-6363 Fax (208) 634-8403

STATUS OF RECORD TITLE

FSBO Customer
FSBO

July 2, 2025
Title Number: 1009221
Title Officer: Molly Landers
Fee: \$200.00

Your Reference No.:

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Pearson Storage Partners, LLC, an Idaho Limited Liability Company

and dated as of **June 12, 2025** at 7:30 a.m.

Said property is subject to the following on record matters:

1. Taxes, including any assessments collected therewith, for the year 2025 which are a lien not yet due and payable.
2. Rights of others in and to the use of any drains and/or ditches located over, across, in or under the insured premises, and rights to enter upon said premises to maintain the same.
3. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Idaho Power Company
Recorded: October 17, 1977
Instrument No.: [93585](#)
4. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Idaho Power Company
Recorded: November 18, 1988
Instrument No.: [132351](#)
5. Easements reservations and dedications, as shown on record of survey.
Recorded: December 1, 1987
Instrument No.: [152824](#)
6. Conditional Use Permit No. 06-06
Issued to: Idaho Power Company
Recorded: July 25, 2006
Instrument No.: [311318](#)
(Effect if any)
7. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$500,000.00
Trustor/Grantor: BP Properties, LLC
Trustee: AmeriTitle, LLC
Beneficiary: Robert S Goff and Jean Goff

Dated: January 31, 2022
Recorded: January 31, 2022
Instrument No.: [447747](#)

Informational Notes:

- A. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- B. According to the available County Assessor's Office records, the purported address of said land is:
14014 Highway 55, Cascade, ID 83611
- C. Taxes, including any assessments collected therewith, for the year shown below are paid:
Amount: \$1,145.80
Year: 2024
Parcel No.: RP18N03E331807
Taxes as paid include the following exemptions: none
- D. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

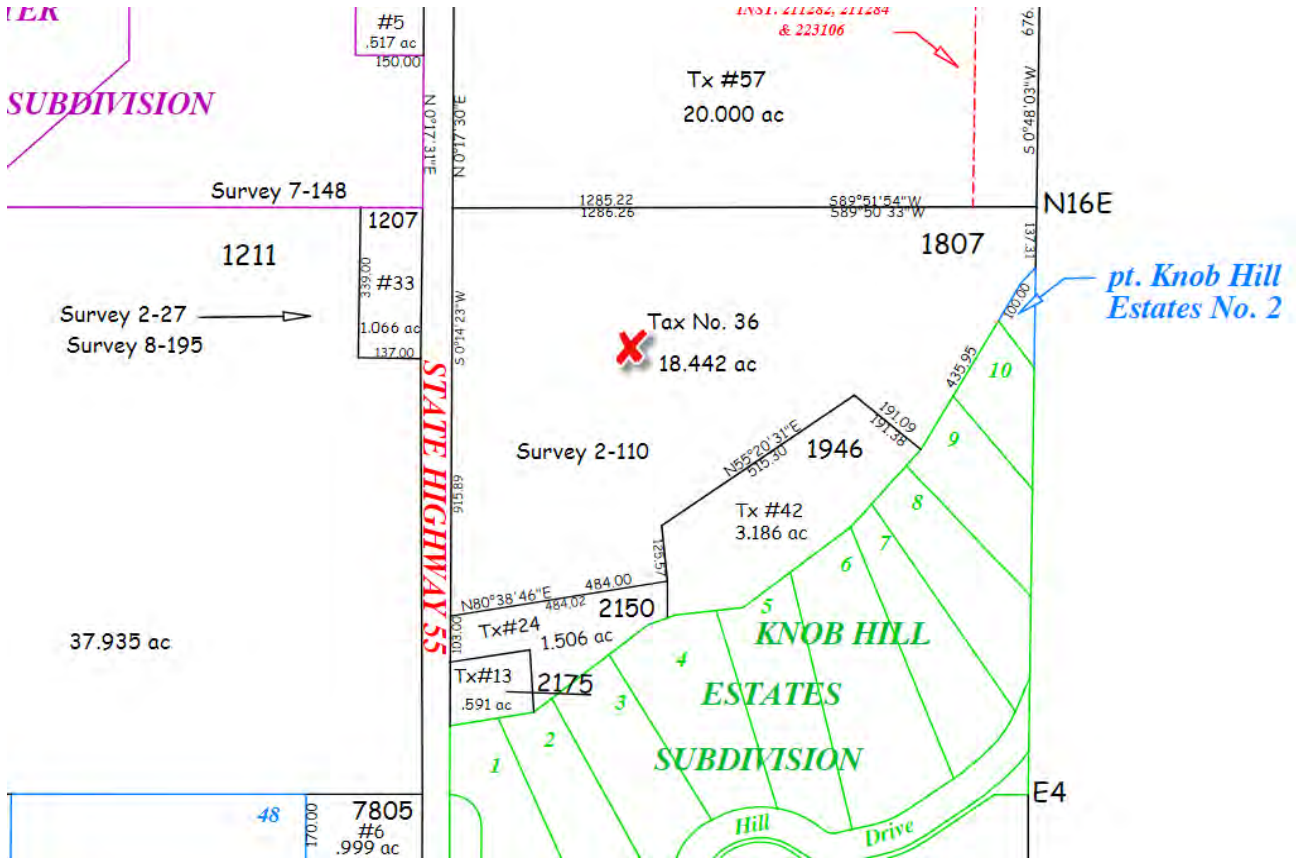
THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

EXHIBIT 'A'

File No. 1009221

A parcel of land situate in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33 Township 18 North Range 3 East, B.M., Valley County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Lot 1 Knob Hill Estates Subdivision as shown on the official plat thereof on file in the Office of the Recorder of Valley County, Idaho, in Book 6, Page 35 of Plats, a 5/8 rebar, thence, North $0^{\circ}17'31''$ East., 246.43 feet along the easterly right-of-way line of State Highway 55 to a 5/8" rebar, The Real Point of Beginning
Thence, North $80^{\circ}41'54''$ East, 484.00 feet to a 5/8" rebar,
Thence, North $5^{\circ}48'34''$ West, 125.57 feet to a 5/8" rebar,
Thence, North $55^{\circ}20'31''$ East, 515.30 feet to a 5/8" rebar,
Thence, South $50^{\circ}13'55''$ East, 191.38 feet to a 5/8" rebar on the northwesterly boundary of Lot 9 in said Knob Hill Estates Subdivision,
Thence, North $30^{\circ}34'15''$ East, 435.95 feet along the northwesterly boundary of said Knob Hill Estates Subdivision to a 5/8" rebar,
Thence North $43^{\circ}16'03''$ East, 44.83 feet, along said northwesterly boundary to its intersection with the easterly line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, a 5/8" rebar,
Thence, North $0^{\circ}49'11''$ East, 137.90 feet to the northeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, a 5/8" rebar,
Thence South $89^{\circ}53'02''$ West, 1285.65 feet along the northerly line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to its intersection with the easterly right-of way of State Highway 55, a 5/8" rebar;
Thence South $0^{\circ}17'31''$ West 917.06 feet to the Point of Beginning.
Bearings based on State Plane Grid Azimuth.



Tax Information

Notes Refresh New Search List Close

PIN: **RP18N03E331807**

AIN:

Status: **Active**

Geocode:

Rev acct: **0000077606**

Tax sale:

TAG: **TAG 041-0000**

TIF:

County: **43-Valley**

Case:

Pmt pln:

ACH pln:

Current owner: **PEARSON STORAGE PARTNERS LLC**

Ownership type: **Sole Ownership**

Situs address: **14014 HIGHWAY 55**

Description: **TAX NO. 36 IN SE4 NE4 S33(...)**

Class: **118 Other rural land**

Roll type: **Real Property**

Bill type:	Original	Actual	Owner of record:	Total Current	\$0.00
Bill dates:	November 01, 2024		PEARSON STORAGE PARTNERS LLC	Delinquent	\$0.00
Amount:	\$1,145.80		PO BOX [REDACTED]	Adv/Surplus	\$0.00
Paid date:	Wednesday, December 18, 2024		MCCALL ID 83638	Discount	\$0.00
Receipt:	U24.14087			Total Due	\$0.00
Sequence no:	3				
Paid by:	PINETOP CONSTRUCTION LLC				
Decal no:					
Description:	TAX NO. 36 IN SE4 NE4 S33 T18N R3E				
Charge Summary				Values/Exemptions	
				Land Assessed	286,688 USD
				Imp Assessed	95,160 USD
				Total Acres	18.4420 Acres
				Total Value	381,848 USD
				Net Tax Value	381,848 USD
				SOLID WASTE	01.00 Units
				LAKE IRRIG.	17.00 Units

Instrument # 461901

VALLEY COUNTY, CASCADE, IDAHO

3-4-2024 02:48:35 PM No. of Pages: 3

Recorded for : PEARSON STORAGE PARTNERS

DOUGLAS A. MILLER

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: QUITCLAIM DEED



AFTER RECORDING MAIL TO:

**Pearson Storage Partners, LLC
PO Box [REDACTED]
McCall, ID 83638**

Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

Date: March 3, 2024

For Value Received

BP Poperties, LLC, an Idaho limited liability company

do(es) hereby convey, release, remise, and forever quit claim unto ,
Pearson Storage Partners, LLC, an Idaho limited liability company

whose address is ,

PO Box 4110

McCall, ID 83638

herein after called the Grantee, the following described premises situated in Valley

County, Idaho, to-wit:

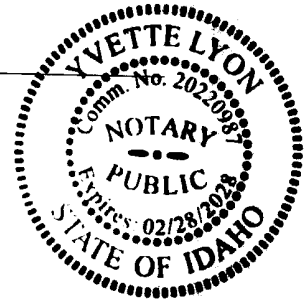
Please see attached Exhibit "A"

together with its appurtenances.

BP Properties, LLC

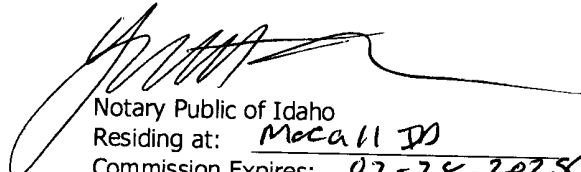


By Carrie Potter, Member



STATE OF Idaho)
COUNTY OF Valley) ss.

On this March 3, 2024, before me, a Notary Public in and for said State, personally appeared Carrie Potter, BP Properties, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Notary Public of Idaho
Residing at: Moca 11 ID
Commission Expires: 02-28-2028

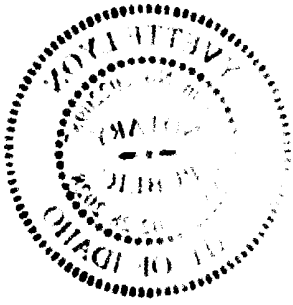


EXHIBIT "A"

33553AM

A parcel of land situate in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33 Township 18 North Range 3 East, B.M., Valley County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Lot 1 Knob Hill Estates Subdivision as shown on the official plat thereof on file in the Office of the Recorder of Valley County, Idaho, in Book 6, Page 35 of Plats, a 5/8 rebar, thence, North $0^{\circ}17'31''$ East., 246.43 feet along the easterly right-of-way line of State Highway 55 to a 5/8" rebar, The Real Point of Beginning

Thence, North $80^{\circ}41'54''$ East, 484.00 feet to a 5/8" rebar,

Thence, North $5^{\circ}48'34''$ West, 125.57 feet to a 5/8" rebar,

Thence, North $55^{\circ}20'31''$ East, 515.30 feet to a 5/8" rebar,

Thence, South $50^{\circ}13'55''$ East, 191.38 feet to a 5/8" rebar on the northwesterly boundary of Lot 9 in said Knob Hill Estates Subdivision,

Thence, North $30^{\circ}34'15''$ East, 435.95 feet along the northwesterly boundary of said Knob Hill Estates Subdivision to a 5/8" rebar,

Thence North $43^{\circ}16'03''$ East, 44.83 feet, along said northwesterly boundary to its intersection with the easterly line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, a 5/8" rebar,

Thence, North $0^{\circ}49'11''$ East, 137.90 feet to the northeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, a 5/8" rebar,

Thence South $89^{\circ}53'02''$ West, 1285.65 feet along the northerly line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to its intersection with the easterly right-of way of State Highway 55, a 5/8" rebar;

Thence South $0^{\circ}17'31''$ West 917.06 feet to the Point of Beginning.

Bearings based on State Plane Grid Azimuth.

APPENDIX D

PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY BOUNDRY

ADJOINING PROPERTY OWNERS

Below is a list of all property owners and their mailing addresses, owning property any part of which is within, or within 300 feet of, the external boundaries of the land being considered, according to the Valley County Assessor.

High Rock Residential LLC 52640 NE First Street Scappoose, OR 97056	Ronald Hoogendyk PO Box [REDACTED] McCall, ID 83638
McCall Donnelly Joint School District #421 299 S 3 rd Street McCall, ID 83638	McCall Landing LLC 190 Krahm Lane McCall, ID 83638
Harrison Development LLC. 5112 N 40 th Street Suit 105 Phoenix, AZ 85018	Matt Graham PO Box [REDACTED] McCall, ID 83638
Jason and Jennifer Tinney PO Box [REDACTED] McCall, ID 83638	PDIME LLC 411 Deinhard Lane #F224 McCall, ID 83638
Gregory Nelson 32 Knob Hill Drive McCall, ID 83638	
Johnson Eagle 1326 Manse Jolly Road Anderson, SC 29621	
Platt Richard Family Revocable Trust 24 Knob Hill Drive McCall, ID 83638	
MC Laughlin Michael PO Box [REDACTED] McCall, ID 83638	
Kelly Carter 22 Knob Hill Road McCall, ID 83638	
April Whitney PO Box [REDACTED] McCall, ID 83638	
Bollar Dale & Carolyn Trust 12 Knob Hill Drive McCall, ID 83638	
Patsy Hamilton 4 Knob Hill Drive McCall, ID 83638	

APPENDIX E

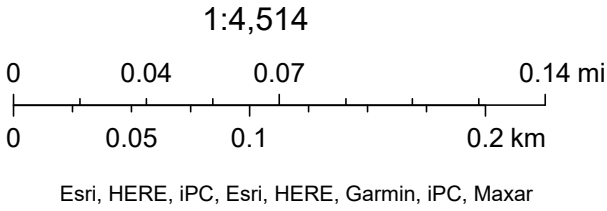
WELL LOGS

Wells and Groundwater Management



6/10/2025, 3:15:37 PM

-  Wells
-  Administrative Regions
-  Counties



WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources
within 30 days after the completion or abandonment of the well.

1. WELL OWNER

Name F&L Investment/Franklin Bldg
Address Box [redacted] McCall, Id. 83638
Owner's Permit No. _____

7. WATER LEVEL

Static water level 76' feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature 50 °F. Quality CLEAR
Describe artesian or temperature zones below.

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
<u>15</u>	<u>108'</u>	<u>2 hrs</u>

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

9. LITHOLOGIC LOG

88051

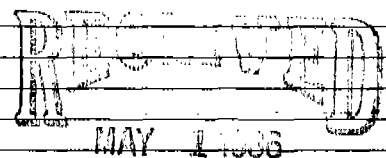
Bore Diam.	Depth		Material	Water	
	From	To		Yes	No
8"	0	4	TOP SOIL		X
8"	4	20	COARSE ROCK + SAND		X
6"	20	35	Grey SAND + GRAVEL	X	
	35	36	BROWN CLAY		X
	36	82	BROWN SAND AND GRAVEL		X
	82	83	Red CLAY		X
	83	97	BROWN SAND + GRAVEL		X
	97	100	Light BROWN CLAY		X
	100	104	Grey clay		X
	104	113	COARSE GRAVEL + SAND	X	

4. METHOD DRILLED

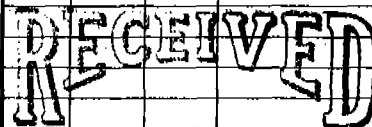
☒ Rotary ☒ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____
Thickness _____ inches Diameter _____ inches From _____ feet To _____ feet
_____ inches _____ inches _____ feet _____ feet
_____ inches _____ inches _____ feet _____ feet
_____ inches _____ inches _____ feet _____ feet
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches
Number _____ From _____ To _____
_____ perforations _____ feet _____ feet
_____ perforations _____ feet _____ feet
_____ perforations _____ feet _____ feet
Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter _____ Slot size _____ Set from _____ feet to _____ feet
Diameter _____ Slot size _____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☐ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 20' Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing
☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent
Weld
☐ Cemented between strata
Describe access port SANITARY WELL SEAL



Department of Water Resources
Western Regional Office

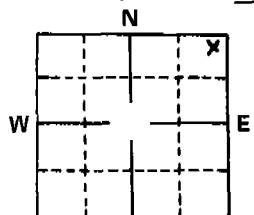


APR 30 1986

Department of Water Resources

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____

County Valley
NE 1/4 NE 1/4 Sec. 38, T. 18 N, R. 3 E W.

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were
complied with at the time the rig was removed.

Firm Name MENASLO DRILLING Firm No. 391

Address McCall, Id. Date 4-28-86

Signed by (Firm Official) [Signature]

and
(Operator) [Signature]

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

840326

Office Use Only			
Inspected by			
Twp	Rge	Sec	
1/4	1/4	1/4	
Lat	:	:	Long
:	:	:	:
<input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailer <input checked="" type="checkbox"/> Flowing Artesian			

1. DRILLING PERMIT NO. -0 -0 -465 -49

Other IDWR No. [REDACTED]

2. OWNER:

Name WECKWERIH, KEN

Address P.O. BOX [REDACTED]

City MCCALL State ID Zip 83638

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location

N

W		E	Twp. 18 North <input checked="" type="checkbox"/> or South <input type="checkbox"/>
			Rge. 3 East <input checked="" type="checkbox"/> or West <input type="checkbox"/>
			Sec. 34 1/4 NW 1/4 NW 1/4 10 acres 40 acres 160 acres

Gov't lot _____ County VALLEY

Lat: _____ Long: _____

Address of Well Site 65 KNOB HILL DRIVE

City MCCALL

(Give at least name of road + Distance to Road or Landmark)

Lt. 8 Blk. _____ Sub. Name KNOB HILL ESTATES

SUB. 32

4. USE:

- ☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK check all that apply (Replacement etc.)

- ☒ New Well ☐ Modify ☐ Abandonment ☐ Other

6. DRILL METHOD

- ☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

SEAL/FILTER PACK		AMOUNT		METHOD
Material	From	To	Sacks or Pounds	
BENTONITE	0	18	8 SACKS	POUR
SILICA SAND	168	191	6 SACKS	POUR

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 191

Was drive shoe seal tested? ☒ Y ☐ N How? air

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	141	250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4"	11	151	250	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS

- ☒ Perforations Method torch

- ☒ Screens Screen Type pvc

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
171	181	1/4	10	6"	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>
151	191	1/4	2	4"	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN

PRESSURE:

140ft. below ground

Artesian Pressure _____ lb

Depth flow encountered 188 ft

Describe access port or control

devices: WELL CAP

11. WELL TESTS:

Yield gal/min	Drawdown	Pumping Level	Time
10	-----	180	2 HR

Water Temp. 50 Bottom hole temp. 50

Water Quality test or comments: GOOD WATER--SOME IRON

Depth first Water Encountered 50'

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Water				Remarks: Lithology, Water Quality & Temp.		Y	N
Bore Dia	From	To					
10"	0	10		COBBLES			
10"	10	11		BOLDERS			
10"	11	18		COBBLES			
6"	18	50		COBBLES			
6"	50	52		TAN CLAY			
6"	52	56		SAND			
6"	56	72		COBBLES			
6"	72	80		GREY CLAY			
6"	80	86		SAND			
6"	86	88		CLAY			
6"	88	106		SAND			
6"	106	110		CLAY			
6"	110	115		SAND			
6"	115	143		CLAY			
6"	143	147		SAND			
6"	147	151		CLAY			
6"	151	156		SAND			
6"	156	158		CLAY			
6"	158	162		SAND			
6"	162	165		CLAY			
6"	165	168		SAND			
6"	168	175		CLAY			
6"	175	181		SAND			
6"	181	182		CLAY			
6"	182	188		SAND			
6"	188	189		CLAY			
6"	189	191		SAND			

RECEIVED

JUN 20 2006

WATER RESOURCES
WESTERN REGION

Completed Depth: 191 (Measurable)

Date: Started 5-07-06

Completed 5-08-06

13. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name THE HOLE COMPANY, INC.

Firm No. 620

Firm Official

Date 6-13-06

Supervisor or Operator

Date

(Sign once if Firm Official & Operator)

Date: 5/25/2006 Time: 12:50 PM

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

786741

Office Use Only
Inspected by _____
Twp _____ Rge _____ Sec _____
_____ 1/4 _____ 1/4 _____ 1/4
Lat _____ : _____ Long _____ : _____
☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

1. WELL TAG NO. D 0025585
DRILLING PERMIT NO. _____
Other IDWR No. _____

2. OWNER: ENNIO AVALON
Name _____
Address Box [redacted]
City McCall State Id Zip 83638

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.

N
W
E
S
Twp. 18 North ☒ or South ☐
Rge. 3 East ☒ or West ☐
Sec. 34 1/4 SW 1/4 NW 1/4
Gov't Lot _____ County Valley
Lat: 44:51:383 Long: 116:04:663
Address of Well Site 13996 Easy St.
City McCall

(Give at least name of road + Distance to Road or Landmark)

Lt. 103 Bk. 3 Sub. Name Carefree Sub

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK		AMOUNT		METHOD
Material	From	To	Sacks or Pounds	
<u>Bentonite</u>	<u>0</u>	<u>40</u>	<u>19 Bags</u>	<u>over bore 10"</u>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 6"-166" 5"-226"
Was drive shoe seal tested? ☒ Y ☐ N How? Blow

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
<u>6"</u>	<u>+1</u>	<u>166'</u>	<u>.250</u>	<u>steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5"</u>	<u>-6</u>	<u>226'</u>	<u>.280</u>	<u>steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS

☒ Perforations

Method Torch

Screens

Screen Type _____

	From	To	Slot Size	Number	Diameter	Material	Casing	Liner
<u>5"</u>	<u>216</u>	<u>226</u>	<u>4"</u>	<u>32</u>	<u>1/8"</u>	<u>steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>6"</u>	<u>161</u>	<u>166</u>	<u>4"</u>	<u>16</u>	<u>1/8"</u>	<u>steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

94' ft. below ground Artesian pressure — lb.

Depth flow encountered 220' ft. Describe access port or control devices: WELL CAP

11. WELL TESTS:

☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
<u>10</u>		<u>210'</u>	<u>3 hrs.</u>

Water Temp. 48°

Bottom hole temp. _____

Water Quality test or comments: Clear

Depth first Water Encounter _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

Gore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
<u>10"</u>	<u>0</u>	<u>3</u>	<u>TOP SOIL / CLAY</u>		
<u>10"</u>	<u>3</u>	<u>5</u>	<u>CLAY</u>		
<u>10"</u>	<u>5</u>	<u>20</u>	<u>BASALT Boulders + gravel</u>		
<u>8"</u>	<u>20</u>	<u>30</u>	<u>" " "</u>		
<u>8"</u>	<u>30</u>	<u>40</u>	<u>gravel + sand + Boulders</u>		
<u>6"</u>	<u>40</u>	<u>78</u>	<u>Brown sand</u>		<input checked="" type="checkbox"/>
<u>6"</u>	<u>78</u>	<u>79</u>	<u>clay</u>		
	<u>79</u>	<u>85</u>	<u>Brown clay w/sand</u>		
	<u>85</u>	<u>100</u>	<u>grey silty clay</u>		
	<u>100</u>	<u>129</u>	<u>" " "</u>		
	<u>129</u>	<u>134</u>	<u>grey sand</u>		
	<u>134</u>	<u>136</u>	<u>grey clay</u>		
	<u>136</u>	<u>137</u>	<u>grey sand</u>		
	<u>137</u>	<u>138</u>	<u>grey clay</u>		
	<u>138</u>	<u>155</u>	<u>coarse sand</u>		
	<u>155</u>	<u>160</u>	<u>grey clay</u>		
<u>6"</u>	<u>160</u>	<u>166</u>	<u>grey sand</u>		
<u>5"</u>	<u>166</u>	<u>178</u>	<u>grey sand</u>		<input checked="" type="checkbox"/>
	<u>178</u>	<u>184</u>	<u>grey clay</u>		
	<u>184</u>	<u>189</u>	<u>grey sand</u>		
	<u>189</u>	<u>200</u>	<u>grey clay</u>		
	<u>200</u>	<u>215</u>	<u>grey sand</u>		
<u>5"</u>	<u>215</u>	<u>218</u>	<u>grey clay</u>		
<u>5"</u>	<u>218</u>	<u>226</u>	<u>coarse grey sand</u>		<input checked="" type="checkbox"/>
<u>6"</u>	<u>226</u>		<u>grey clay</u>		

RECEIVED

OCT 11 2002

WATER RESOURCES
WESTERN REGION

Completed Depth 226' (Measurable)
Date: Started 9.18.02 Completed 9.24.02

13. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Menasco Drilling Firm No. 391

Firm Official [Signature] Date 10.2.02

and

Driller or Operator _____ Date _____

(Sign once if Firm Official & Operator)

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

Office Use Only		
Well ID No.	821771	
Inspected by		
Twp	Rge	Sec
1/4	1/4	1/4
Lat:	Long:	

1. WELL TAG NO. D 00031822
 DRILLING PERMIT NO. _____
 Water Right or Injection Well No. _____

2. OWNER:
 Name Thomas R. Ackerson Jr.
 Address Po Box
 City McCall State ID Zip 83638

3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk, Sub. or Directions to well.

Twp. 18 North ☒ or South ☐
 Rge. 3 East ☒ or West ☐
 Sec. 34 1/4 SW 1/4 NW 1/4
 Gov't Lot _____ County Valley

Lat: _____ Long: _____
 Address of Well Site 40 Knob Hill Dr
 City McCall

(Give at least name of road - Distance to Road or Landmark)
 Lt. 1 Blk. _____ Sub. Name Knob Hill Estates II

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Chip Bentonite	0	18	1000 #	10' Temp Casing

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) _____
 Was drive shoe seal tested? ☐ Y ☒ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1'6"	235	250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____
 Packer ☐ Y ☒ N Type _____

9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method torch
 Screen Type & Method of Installation _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
230	234	1/8" x 8"	216	6"	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method
-----------------	------	----	-----------------	------------------

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

140'6" ft. below ground Artesian pressure _____ lb.
 Depth flow encountered _____ ft. Describe access port or control devices:
Sanitary Well Seal

12. WELL TESTS:

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
15		233	1 Hr

Water Temp. 50° Bottom hole temp. 50°

Water Quality test or comments: Good

Depth first Water Encounter 64'

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
10	0	11	Basalt Cable Stone / Bro Clay		x
10	11	15	Brown Clay		x
10	15	18	Broken Blk Basalt		x
6	18	24	Broken Blk Basalt		x
6	24	38	Black Basalt Gravel and Sand		x
6	38	42	Brown Clay		x
6	42	48	Bro Sand and Gravel		x
6	48	60	Blk Basalt Gravel w/s Sand		x
6	60	64	Black Basalt Brown Clay		x
6	64	74	Blk Basalt Gravel 2 GPM	x	
6	74	84	Black Broken Basalt		x
6	84	94	lose Black Basalt Gravel and Sand		x
6	94	98	Brown Clay		x
6	98	110	Brown Sand and Gravel		x
6	110	118	Brown Sandy Clay		x
6	118	134	Brown Clay		x
6	134	154	Brown Cem Sand w/ Clay layer		x
6	154	162	Brown Clay		x
6	162	174	Fine Bro Sand	x	
6	174	176	Soft Brown Clay		x
6	176	184	Fine Bro Sand	x	
6	184	188	Brown Clay		x
6	188	194	Fine Bro Sand	x	
6	194	200	Brown Clay		x
6	200	208	Dk Brown Clay		x
6	208	226	Blue / Gray Clay		x
6	226	234'6"	Gray Coarser Sand and	x	
6	"	"	Pea Gravel 15 GPM	x	
6	234'6"	"	Blue Brown Clay		x

RECEIVED

AUG 17 2004

Completed Depth 234'6" WATER RESOURCES (Sealable)
 Date: Started 8-2-04 WESTERN REGION Completed 8-5-04

14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Gestrin Well Drilling Firm No. 408

Principal Driller [Signature] Date 8-14-04

and Driller or Operator II [Signature] Date 8-13-04

Operator I _____ Date _____

Principal Driller and Rig Operator Required.
 Operator I must have signature of Driller/Operator II.

1. WELL TAG NO. D 0067529

Water right or injection well # _____

Name DALE BOLLAR

Address 12 Knob Hill DR.

City Mc CALL State Id. Zip 83638

Twp. 18 North ☒ or South ☐ Rge. 3 East ☒ or West ☐

Sec. 33 NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ CORRECTED
10 acres 40 acres 160 acres

Gov't Lot _____ County VALLEY

Lat. 44° 51.245' (Deg. and Decimal minutes)

Long. 116° 05.340 (Deg. and Decimal minutes)

Address of Well Site 12 Knob Hill DR.

City MC CALL

Lot. 3 Blk. Sub. Name Knob Hill Estates

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

☐ New well ☐ Replacement well ☒ Modify existing well
☐ Abandonment ☐ Other _____

☐ Air Rotary ☐ Mud Rotary ☐ Cable ☒ Other Pump Truck

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
NOT DISTURBED				

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
4	-8	138	Sch 40	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> spline	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____

Perforations ☐ Y ☒ N Method _____

Manufactured screen ☒ Y ☐ N Type JOHNSON WIRE WRAP

Method of installation _____

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
138	143	0.020		4"	PVC	Sch 40

Length of Headpipe _____ Length of Tailpipe _____

Packer ☐ Y ☒ N Type _____

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
10-20 COLORADO SAND	128	144	150 Lbs.	Poured

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____

Describe control device _____

Depth first water encountered (ft) _____ Static water level (ft) 104

Water temp. (°F) 45 Bottom hole temp. (°F) _____

Describe access port SANITARY WELL SEAL

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
31	10	120	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: good

[illegible]

Completed Depth (Measurable): 143

Date Started: 5-5-15 Date Completed: 5-5-15

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Gestrin Well Drilling Co. No. 408

*Principal Driller Robert W. Trotter Date 5-17-15

*Driller Robert W. Tustin Date 5-17-15

*Operator II _____ Date _____

Operator 1 _____ Date _____

* Signature of Principal Driller and rig operator are required.

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources, within 30 days after the completion or abandonment of the well.

AUG 31 1978

1. WELL OWNER

Name Duane Smith
Address Pete M. Mourtzen
Box [redacted] Mead
Owner's Permit No. edako

2 NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Other (specify type)

☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposal or Injection

4. METHOD DRILLED

☒ Cable ☐ Rotary ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 84 feet
Casing schedule: ☒ Steel ☐ Concrete

Thickness		Diameter		From		To	
<u>250</u>	inches	<u>6</u>	inches	+	<u>9</u>	feet	<u>84</u>
_____	inches	_____	inches		_____	feet	_____
_____	inches	_____	inches		_____	feet	_____
_____	inches	_____	inches		_____	feet	_____
_____	inches	_____	inches		_____	feet	_____

Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☐ No
How perforated? ☐ Factory ☐ Knife ☒ Torch
Size of perforation 1/8 inches by 6 inches

Number	From	To
20	76	80

Well screen installed? ☐ Yes ☒ No

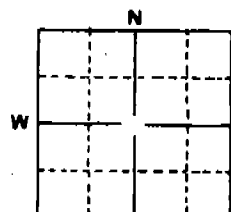
Manufacturer's name _____
Type _____ Model No. _____
Diameter _____ Slot size _____ Set from _____ feet to _____ feet
Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☒ No Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 20' Material used in seal ☐ Cement grout
☒ Puddling clay ☒ Well cuttings
Sealing procedure used ☐ Slurry pit ☐ Temporary surface casing
☒ Overbore to seal depth

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name_____

Lot No. _____ Block No. _____

County Valley
SE 1/4 NE 1/4 Sec. 33 T. 18 N. 3 R. 3 E. 1

7. WATER LEVEL

WATER LEVEL Department of Water Resources
Western Regional Office
 Static water level 50 feet below land surface
 Flowing? ☐ Yes ☒ No G.P.M. flow _____
 Temperature _____ ° F. Quality _____
 Artesian closed-in pressure _____ p.s.i.
 Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☐ Pump ☒ ~~Bailer~~ ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
12	20 ft	1 hr.

9. LITHOLOGIC LOG

40392

[illegible]

10.

Work started July 12-77 finished July 13-77

II. DRILLERS CERTIFICATION

Firm Name H. Q. & H. Dressing Firm No. 281

Address Donnelly Date 8/26/77

Signed by (Firm Official) Vernon Holloway
and
(Operator) Vernon Holloway

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources
within 30 days after the completion or abandonment of the well.

1. WELL OWNER

Name Jim Wilson
Address Box [redacted] - McCall ID 83638
Drilling Permit No. 65-91-2-009-000
Water Right Permit No. _____

2. NATURE OF WORK

- ☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase
☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

3. PROPOSED USE

- ☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

- ☒ Rotary ☒ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
<u>.250</u> inches	<u>6</u> inches	<u>112</u> feet	<u>80</u> feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch ☐ Gun

Size of perforation _____ inches by _____ inches

Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____

Placed from _____ feet to _____ feet

Surface seal depth 20' Material used in seal: ☐ Cement grout

☒ Bentonite ☐ Puddling clay ☐ _____

Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing

☒ Overbore to seal depth

Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent

Weld

☐ Cemented between strata

Describe access port SANITARY WELL SEAL

7. WATER LEVEL

Static water level 55 feet below land surface.

Flowing? ☐ Yes ☒ No G.P.M. flow _____

Artesian closed-in pressure _____ p.s.i.

Controlled by: ☐ Valve ☐ Cap ☐ Plug

Temperature 50 °F. Quality CLEAR

Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.

Pumping Level

Hours Pumped

12

55

1

9. LITHOLOGIC LOG

Bore Diam.	Depth		Material	Water	
	From	To		Yes	No
8	0	1	T.S.		X
8	1	4	CLAY BRWN		X
8	4	18	SAND & GRAVEL		X
6	18	58			X
6	58	62	CLAY BRWN		X
6	62	65	CLAY		X
6	65	68	SAND REDDISH		X
6	68	74	CLAY RED		X
6	74	82	GRAVEL	X	

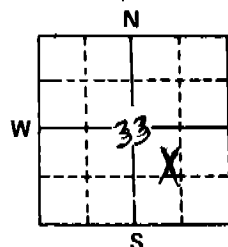
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APR 05 1991

Department of Water Resources

Department of Water Resources
Western Regional Office

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name Valley

Lot No. _____ Block No. _____

County NE 1/4 SE 1/4 Sec. 33 T. 18 S. R. 3 W.

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were
complied with at the time the rig was removed.

Firm Name MENASCO Firm No. 391

Address McCall Date 4-4-91

Signed by (Firm Official) [Signature]

and
(Operator) _____

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT1. WELL TAG NO. D 0029946
DRILLING PERMIT NO. _____
Water Right or Injection Well No. _____2. OWNER:
Name Paul Medel
Address Box [redacted]
City McCall State ID Zip 83638

3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk, Sub. or Directions to well.

Twp. 18 North ☒ or South ☐
Rge. 3 East ☒ or West ☐
Sec. 34 1/4 NW 1/4 SW 1/4
Gov't Lot _____
County Valley 10 acres 40 acres 160 acresLat: _____ Long: _____
Address of Well Site 50 CHASE Drive
City McCall
(Give at least name of road + Distance to Road or Landmark)
Lt. 116 Blk. _____ Sub. Name Carefree Sub

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply

☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____ (Replacement etc.)

6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Bentonite grout	8	25	140 gals.	10" overbox pour
Bentonite chips	0	8	4 bags	pour

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 50'
Was drive shoe seal tested? ☐ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1	50	250	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4"	-10	50	160	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____
Packer ☐ Y ☐ N Type _____

9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method TORCH
Screen Type & Method of Installation PVC - Johnson

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
45	50	4"	16	1/2"	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
50	70	4"		.020	PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

4' ft. below ground Artesian pressure _____ lb.
Depth flow encountered 70' ft. Describe access port or control devices:
Well cap.Office Use Only
Well ID No. 805913
Inspected by _____
Twp. _____ Rge. _____ Sec. _____
1/4 _____ 1/4 _____ 1/4 _____
Lat: _____ Long: _____

12. WELL TESTS:

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
18'	—	60'	

Water Temp. 48° Bottom hole temp. _____
Water Quality test or comments: Clear

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water	Y	N
10"	0	1	TOPSOIL			
10"	1	5	Brown Clay			
10"	5	15	Sandy Clay			
10"	15	25	" "			
6"	25	35	COARSE SAND BASALT gravel			
	35	42	white SAND			
	42	50	" " & gravel			
	50	52	grey clay			
	52	54	Brown SAND			x
	54	56	clay			
	56	60	COARSE SAND & "			x
6"	60	70	grey coarse sand			x

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WATER RESOURCES
WESTERN REGIONCompleted Depth 70' (Measurable)
Date: Started 8.15.03 Completed 8.16.03

14. DRILLER'S CERTIFICATION

I/we certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Menasco Drilling Firm No. 391Principal Driller [Signature] Date 8.27.03

Driller or Operator II _____ Date _____

Operator I _____ Date _____

Principal Driller and Rig Operator Required.
Operator I must have signature of Driller/Operator II

1. WELL TAG NO. D 0102299

Water right or injection well # _____

Name **HARRISON DEVELOPMENT LLC**

Address 5112 N 40TH ST STE 105

City PHOENIX State AZ Zip 85018

Twp. 18 North ☒ or South ☐ Rge. 03 East ☒ or West ☐

Sec. 34 NW 1/4 NW 1/4
40 acres 160 acres

Gov't Lot 5,6 County VALLEY

Lat. 44 ° 858118 (Deg. and Decimal minutes)

Long -116 082225 (Deg. and Decimal minutes)

Address of Well Site **60 KNOBB HILL**

City **MCCALL**

Lot. **5,6** Blk. _____ Sub. Name **NOB HILL ESTATES SUB #2**

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
BENTONITE	0	39	1300	POUR

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	114	.250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	8	100	40	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____

Perforations ☒ Y ☐ N Method PLAZ

Manufactured screen ☒ Y ☐ N Type PVC

Method of installation **PLACED**

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
40	100	020		4	PVC	40

Length of Headpipe 40 Length of Tailpipe 0

Packer ☐ Y ☒ N Type _____

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____

Describe control device _____

Depth first water encountered (ft) 45 Static water level (ft) 26

Water temp. (°F) 44 Bottom hole temp. (°F) 44

Describe access port SANITARY WELL CAP

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
	18	60	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: GOOD/CLEAR

[illegible]

Completed Depth (Measurable): 114

Date Started: 8-15-23 Date Completed: 8-16-23

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name ALPHA DRILLING Co. No. 706

*Principal Driller B. J. [Signature] Date 9-4-23

*Driller _____ Date _____

*Operator _____ Date _____

*Operator _____ Date _____

Other _____ Date _____

Other _____ Date _____

* Signature of Principal Driller and rig operator are required.

APPENDIX F

WILDFIRE MITIGATION PLAN

HWY 55 Storage

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-1: PURPOSE:

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The Valley County fire working group recommends that a requirement for the development and approval of a wildland urban interface fire protection plan be added as an addendum to the Valley County subdivision regulations ordinance. The existence of said plan will assist the Valley County planning and zoning commission and the structural fire districts in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of this title. (Ord. 10-07, 8-26-2010)

10-7-2: DEFINITIONS:

APPROVED: Refers to approval as the result of review, inspection or tests by reason of accepted principles.

ASPECT: Generally, refers to the direction to which a mountain slope faces. For example: A slope that faces the sun in the afternoon has a westerly aspect or is a west facing slope.

DEFENSIBLE SPACE: Refers to that area between a building and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the building.

FORESTED: Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

FUEL BREAK: An area, strategically located for fighting anticipated wildfires, where the vegetation has been modified or removed so that fires burning into it can be more easily controlled. Fuel breaks may divide fire prone areas into smaller areas for easier fire control and to provide access for firefighting.

PROFESSIONAL: Can include qualified professional forester, fire ecologist, or comparable experience. Professionals can be prequalified by the commission or recommended by the Valley County fire working group and kept on record at the planning and zoning office.

PROFESSIONAL FORESTER: An individual holding at least a Bachelor of Science degree in forestry from an accredited four (4) year institution. (This is consistent with Idaho state tax commission rule 960 of the Idaho administrative code, Idaho state tax commission, PDAPA 35.01.03, section 04.)

SLOPE: The variation of terrain from the horizontal; the number of feet of rise or fall per one hundred feet (100') measured horizontally, expressed as a percentage.

STRUCTURE: That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some manner.

VALLEY COUNTY FIRE WORKING GROUP: This group is given charter by the Valley County board of commissioners and is tasked with oversight of the community wildfire protection plan.

This group is represented by local fire departments, SITPA, public land managers (USFS, IDL, BOR), bureau of homeland security, West Central Highlands RC&D, Valley County Natural Resource Consultants, etc.

WILDFIRE: An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND URBAN INTERFACE AREA: That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. (Ord. 10-07, 8-26-2010)

10-7-3: BASIS FOR RECOMMENDATION:

Valley County adopted the 2006 international fire code, which references the international wildland urban interface when dealing with wildlands. The following addendum's structure set out in section 10-7-4 of this chapter is based on the 2006 wildland urban interface area requirements section 405. (Ord. 10-07, 8-26-2010)

10-7-4: SUBMISSION REQUIREMENTS:

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.*
- B. Content: The plan shall be based upon a site-specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.*
- 1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.*

2. Format: The plan shall consist of two (2) sections:

a. Wildfire Risk Assessment: This portion of the plan includes a map and narrative describing the status of the land to be developed. At a minimum, the following must be included:

1. Topographic map. Use blank map format included on the last page.

Refer to Appendix A, Existing Conditions with Preliminary Site Plan, Drawing No. EX-3, Sheet 3 of 7.

2. Site description including discussion of slope(s), aspect(s), and significant topographic features.

HWY 55 Storage is located in Valley County, Idaho, Parcel No. RP18N03E331807 in Section 33, Township 18 North, Range 3 East. The property currently comprises of one (1) storage building under construction. The property lies approximately 3.0 miles south of McCall just past Johnson Lane and is approximately 28.46 acres in total. The current land use around the proposed subdivision consists of primarily residential use.

The natural topography is relatively flat, sloping from the north to the south with slopes ranging from two (2%) percent to five (5%) percent.

3. Narrative describing existing vegetation and fuel hazards, distribution, and continuity.

During a site visit, it was determined that the majority of existing vegetation is natural grasses and shrubbery.

4. Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.

Weather patterns in Valley County during the summer months produce thunderstorms that have the potential to ignite wildfires. The average summer temperature (June 20 through September 14) is 77 degrees, and the average for July is 83 degrees. Increased summertime thunderstorms, warm temperatures, low humidity, and winds from the south/southwest create an ideal situation for the ignition of a fire from natural or human caused events. The rapid changes of weather conditions in the summer and fall months could create fire behavior that increases the risks of homeowners and firefighters.

5. Existing roads and bridges, including a description of widths, grade percentages and weight limits.

Currently there is one ingress/egress point for the property, a driveway used to access the buildings that were demolished and current building under construction. The driveway is approximately three hundred and fifty (350') feet long, fifteen (15') feet wide and is relatively flat. The existing driveway will be abandoned and a new shared access to the proposed storage buildings will connect to State Highway 55.

6. Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.

Currently there is no existing structures on the property except for one storage building under construction. Proposed density at full build-out for HWY 55 Storage is one-hundred eight (108) storage condominiums and two (2) shared office/bathroom spaces located in 8 separate structures. Building sizes range from 50'x216' to 100'x300'.

7. Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).

Existing infrastructure on the site currently consists of overhead power.

8. Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).

Currently, Highway 55 and an existing irrigation ditch act as fire breaks to the south, eastern and western sides of the property. In addition a proposed pond and two (2) dry hydrants will be installed. Dipping and/or drafting from Payette Lake could also be an option for water supply (approximately 6.8 - mile air distance).

9. Current structural and wildland fire jurisdictional agencies.

HWY 55 Storage is located within the McCall Fire Protection District (MFPD) and wildfire suppression for timbered lands is provided by Southern Idaho Timber Protective Agency (SITPA).

10. Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners.

Wildland fire risk imposed by the development includes individual property owners with potential for human caused fire ignition.

b. Wildfire Risk Mitigation: This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:

1. Access - planned ingress and egress routes.

HWY 55 Storage includes one (1) ingress and egress route connected to State Highway 55 and two (2) internal access points at full build-out. All roadway/drive areas are anticipated to be built to a paved surface and will be constructed per Civil Typical Detail C806 on Drawing No. EX-6, Sheet 6 of 7 included in the land use application.

2. Water supply for structural and wildland fire response.

HWY 55 Storage will include a pond and two (2) dry hydrants for structural and wildland fire response.

3. Estimated response time and distances for jurisdictional fire agencies.

The development is located within District 1 of the MFD and the estimated response time is six (6) minutes. Additional wildfire resources from federal agencies are available upon request.

4. Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures for systems and/or equipment.

HWY 55 Storage will be constructed to meet the requirements of MFD's fire flow requirements with the use of a pond and dry hydrant.

5. Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc.

As described above, the development will utilize one (1) ingress/egress route and two (2) internally access points. Due to the natural topography being relatively flat, road grades are not anticipated to exceed six (6%) percent.

Power infrastructure has not been designed but is anticipated that it will be installed underground.

It is suggested that storage building construction utilize building materials that are fire resistant and are recommended by the International Fire Code and Valley County Building Department.

6. Safety zone locations.

It is suggested that defensible space be designed to reduce fuel loads around structures and implemented before construction within the proposed subdivision. There are three zones that successfully create defensible space around structures according to Firewise programs; the immediate zone (0-5 feet), intermediate zone (5-30 feet) and the extended zone (30-100 feet). Below are some suggestions to create a defensible space for each zone.

Immediate Zone (0 to 5 Feet)

- All plant debris should be removed from around the residence.
- Use non-combustible mulch such as stones and rock around the home, instead of mulch or wood chippings.
- Trim branches that overhang the home, porch and deck while pruning the lower branches of larger trees at least six (6') feet from the ground.
- Keep leaf litter and pine needles off of the roof and remove branches within 10 feet of the chimney.
- Use ignition resistant building materials on exterior walls.
- Use non-flammable fencing materials.
- Keep the gutters clean of leaf debris that is collected in gutters (annually).

Intermediate Zone (5 to 30 Feet)

- Keep vegetation clear around propane tanks.
- Keep grasses mowed to four inches.
- Irrigate lawns and trees to prevent them from becoming dry.
- Remove vegetation under trees to prevent fire from reaching tree crowns.
- Trees should have a minimum of ten (10') to eighteen (18') feet between crowns, this spacing should increase as slope increases.
- Remove ladder fuel by pruning the lower branches of trees to minimize the risk of any fires reaching the crowns.
- Create fuel breaks such as pathways.

Extended Zone (30 to 100 Feet)

- Remove piles of ground litter/debris, dead plants, and tree materials.
- Remove vegetation around out-buildings.
- Remove small conifers growing between mature trees.
- Space all trees to have a minimum of six (6') to ten (10') feet between the crowns, this spacing should increase as slope increases.
- Remove ladder fuel by pruning the lower branches of trees to minimize the risk of any fires reaching the crowns.

7. *Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction; and removal through commercial harvest, chipping and hauling or prescribed burning.*

Prior to building construction and during site grading, fuel reduction should be followed to remove all woody ground fuels, slash piles and any other hazards. Dead and dying debris should also be removed and existing trees should be limbed where appropriate.

8. *Long term maintenance schedule to sustain fuel treatment effectiveness.*

It is anticipated the HWY 55 Storage CCRs will include language pertaining to Section 6 Safety Zone Location for long term wildfire maintenance.

9. *Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented.*

HWY 55 Storage does not present a large wildland fire risk in relation to the existing conditions/vegetation on-site, however development of this project into a community worthy of a *Firewise Communities USA* designation could be an overall goal.

3. *Submittal, Implementation and Verification:*

- a. *The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.*
- b. *Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.*
- c. *Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.*

4. *Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the **professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.***

5. *Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.*

6. *Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists. (Ord. 10-07, 8-26-2010)*

Use additional pages as necessary. If you have map already constructed, it may be used instead.

APPENDIX G

NEIGHBORHOOD MEETING



July 14, 2025

Subject: 14014 State Hwy 55 TBD Storage – Neighborhood Meeting

Dear Neighbor,

You are invited to attend a neighborhood meeting to discuss plans to develop a subdivision in Valley County located at 14014 Highway 55 (please see attached map for project location).

The meeting will be held on **Thursday, July 24, 2025, at 6:00 P.M.** on site at 14014 Highway 55, McCall, ID 83638.

If you are unable to attend the meeting, have any questions about the meeting, or questions about the proposed project, please do not hesitate to contact me at (208) 634-4140 or by email at rpair@crestline-eng.com

Sincerely,

Crestline Engineers, Inc.

A handwritten signature in blue ink, appearing to read 'Robert Pair', is written over a faint, light blue circular background.

Robert Pair,
Associate Engineer

Cc: Dusty Bitton, Pearson Storage Partners, LLC.

Enclosures:

1. Project Location Map



High Rock Residential LLC
52640 NE First Street
Scappoose, OR 97056

Bollar Dale & Carolyn Trust
12 Knob Hill Drive
McCall, ID 83638

McCall Donnelly Joint School District
#421
299 S 3rd Street
McCall, ID 83638

Patsy Hamilton
4 Knob Hill Drive
McCall, ID 83638

Harrison Development LLC.
5112 N 40th Street Suit 105
Phoenix, AZ 85018

Ronald Hoogendyk
PO Box [REDACTED]
McCall, ID 83638

Jason and Jennifer Tinney
PO Box [REDACTED]
McCall, ID 83638

McCall Landing LLC
190 Krahn Lane
McCall, ID 83638

Gregory Nelson
32 Knob Hill Rive
McCall, ID 83638

Matt Graham
PO Box [REDACTED]
McCall, ID 83638

Johnson Eagle
1326 Manse Jolly Road
Anderson, SC 29621

Platt Richard Family Revocable Trust
24 Knob Hill Drive
McCall, ID 83638

MC Laughlin Michael
PO Box [REDACTED]
McCall, ID 83638

Kelly Carter
22 Knob Hill Drive
McCall, ID 83638

April Whitney
PO Box [REDACTED]
McCall, ID 83638

FRIDAY, JULY 24, 2025, 6:00 P.M.

FRIDAY, JULY 24, 2025, 6:00 P.M.

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STATE HWY 55 STORAGE

NEIGHBORHOOD MEETING SUMMARY

BY: Rob Pair

PROJECT: HWY 55 Storage, C.U.P. & Preliminary Plat Application

DATE/TIME: Thursday, July 24, 2025, 6:00 P.M.

LOCATION: On-site (14014 Highway 55, McCall, ID 83638)

Attendance List (attached)

An introduction to the project and was provided by Rob Pair, Crestline Engineers, Inc. and Elise Bitton, Applicant, HWY 55 Storage.

I. Neighborhood Discussion

During the meeting, the following list of general topics or concerns were discussed. The bulleted list below is not intended to be all inclusive and some items or topics of discussion may have been missed. A few of the main topics discussed are listed below.

- Concerns about residential units within the development.
- Discussion about the number of units proposed.
- Discussion on phasing on the development.
- Discussion on the exterior building appearance.
- Discussion about the existing/proposed access point.
- Discussion about septic systems and wells.
- Discussion about outdoor lighting trespass, dark sky protection, and the Valley County Lighting Ordinance.