



00318073201700022360050054

QUITCLAIM DEED  
Parcel Consolidation – Parcel A

FOR VALUE RECEIVED, FH Boise, LLC, a California limited liability company does hereby convey, release, remise and forever quit claim to FH Boise, LLC, the same California limited liability company, whose address is 2251 Linda Flora Drive, Los Angeles, CA 90077, the following described premises:

See Attached Exhibit A

TO HAVE AND TO HOLD said premises, unto said grantees, heirs and assigns forever.

Date: 1/3/2017

FH Boise, LLC

Eran Fields

Managing Member of Manager

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

On January 03, 2017 before me, Luisa Maribel Alvizar, a Notary Public,  
(insert name and title of the officer)

personally appeared \*\*\* Eran Fields \*\*\*  
who proved to me on the basis of satisfactory evidence 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 in his/hers/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)





December 22, 2016  
Project No.: 16-108  
FH Boise, LLC  
Parcel Legal Description

Exhibit A

A parcel of land being a portion of Block 2 of South Boise First Subdivision (Book 1, Page 16, of Ada County Records) situated in the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a found brass cap monument marking the Center of said Section 15, which bears N89°48'37"W a distance of 2,647.69 feet from a found brass cap marking the East 1/4 corner of said Section 15;

Thence N03°02'02"W a distance of 20.31 feet to the centerline intersection of W. Boise Avenue and S. Oakland Avenue;

Thence following the centerline of said S. Oakland Avenue, N00°04'50"E a distance of 79.61 feet to a point; Thence leaving said centerline, N89°55'10"W a distance of 33.00 feet to a set 5/8-inch rebar on the westerly right-of-way line of said S. Oakland Avenue and being the **POINT OF BEGINNING**.

Thence leaving said westerly right-of-way line and following the northerly right-of-way line of said W. Boise Avenue described in Ada County Highway District deeds (Instrument Nos. 814350 & 814795), N46°23'51"W a distance of 260.61 feet to a set 5/8-inch rebar;

Thence following said northerly right-of-way line of said W. Boise Avenue described in Ada County Highway District deed (Instrument No. 811519) the following courses:

1. N89°50'31"E a distance of 0.54 feet to a set 5/8-inch rebar;
2. N46°23'51"W a distance of 85.29 feet to a set brass plug on the southerly right-of-way line of W. Beacon Street;

Thence leaving said northerly right-of-way line and following said southerly right-of-way-line described in Ada County Highway District deed (Instrument No. 811519) the following courses:

1. N28°46'12"E a distance of 18.29 feet to a set 5/8-inch rebar;
2. N51°14'33"E a distance of 40.07 feet to a set 5/8-inch rebar;

Thence following said southerly right-of-way line described in Ada County Highway District deed (Instrument No. 818820) the following courses:

1. N54°19'50"E a distance of 43.04 feet to a set 5/8-inch rebar;
2. N70°39'18"E a distance of 28.23 feet to a set 5/8-inch rebar;

Thence following said southerly right-of-way line described in Ada County Highway District deed (Instrument No. 9247714) the following courses:

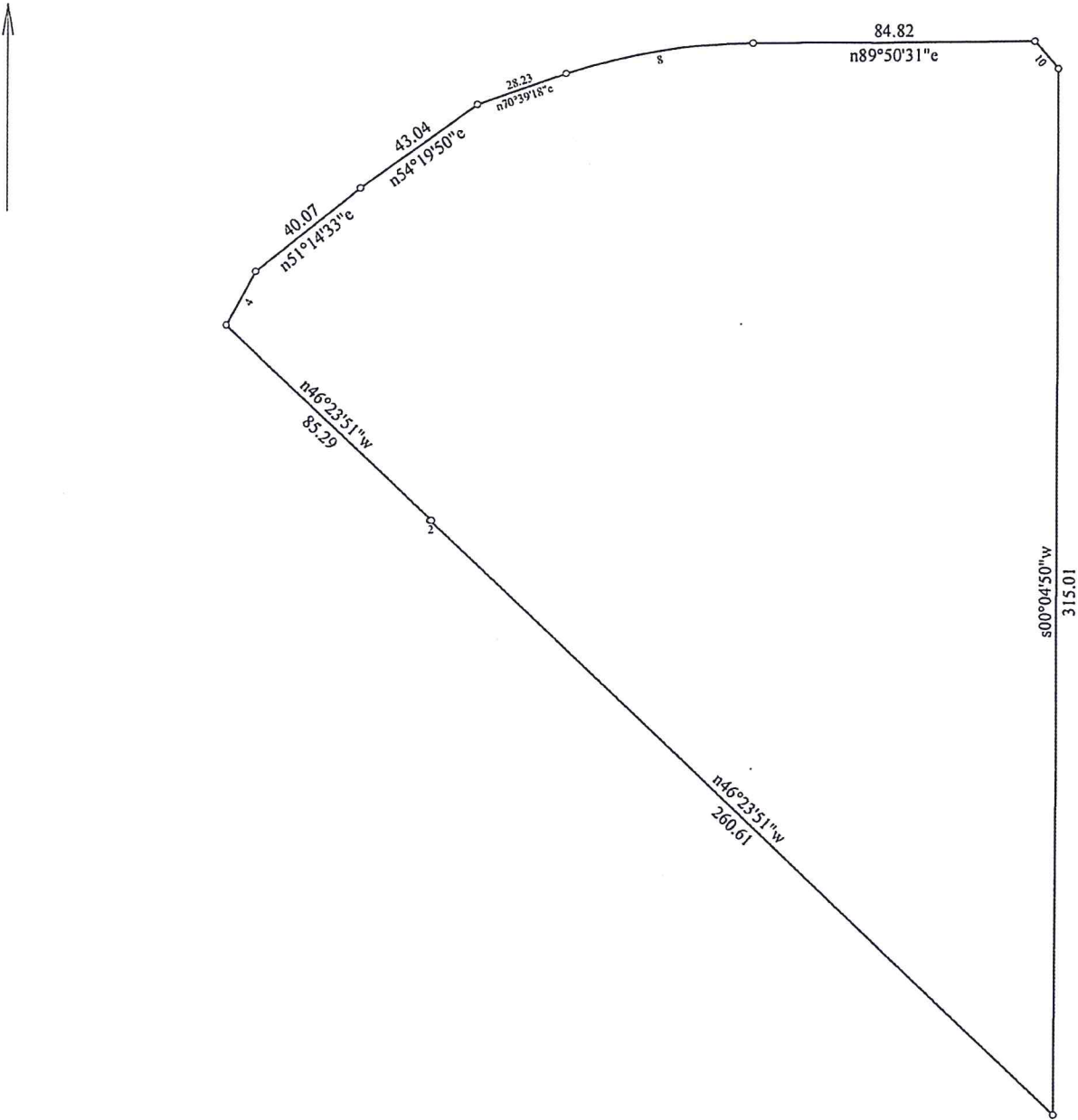
1. 57.67 feet along the arc of a circular curve to the right, said curve having a radius of 189.18 feet, a delta angle of 17°27'59", a chord bearing of N81°06'32"E and a chord distance of 57.45 feet to a set 5/8-inch rebar;
2. N89°50'31"E a distance of 84.82 feet to a set brass plug;
3. S41°01'47"E a distance of 10.91 feet to a set 5/8-inch rebar on the westerly right-of-way line of said S. Oakland Avenue;

Thence leaving said southerly right-of-way line and following said westerly right-of-way line, S00°04'50"W a distance of 315.01 feet to the **POINT OF BEGINNING**.

Said parcel contains 1.079 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.



12.22.2016

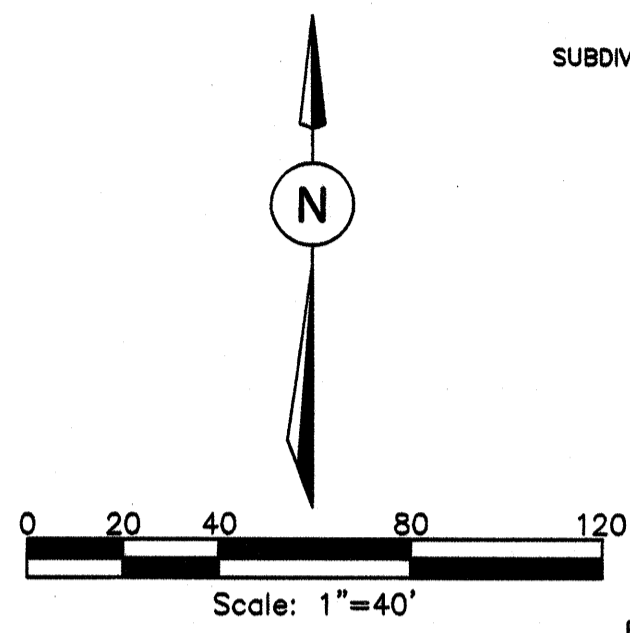


Title:		Date: 12-22-2016
Scale: 1 inch = 50 feet	File:	
Tract 1: 1.079 Acres: 46984 Sq Feet: Closure = n34.2510w 0.01 Feet: Precision = 1/80477: Perimeter = 944 Feet		
001=n46.2351w 260.61	005=n51.1433e 40.07	009=n89.5031e 84.82
002=n89.5031e 0.54	006=n54.1950e 43.04	010=s41.0147e 10.91
003=n46.2351w 85.29	007=n70.3918e 28.23	011=s00.0450w 315.01
004=n28.4612e 18.29	008: Rt. R=189.18, Delta=17.2759 Bng=n81.0632e, Chd=57.45	

**RECORD OF SURVEY FOR  
FH Boise, LLC**

A PORTION OF BLOCK 2 OF SOUTH BOISE FIRST SUBDIVISION,  
SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO  
2017

ROS No. 10168

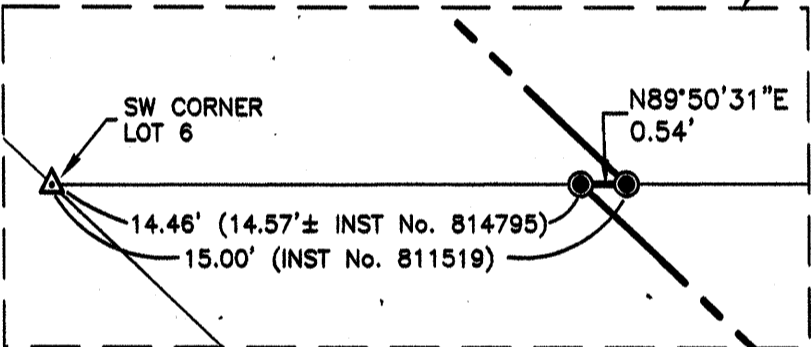
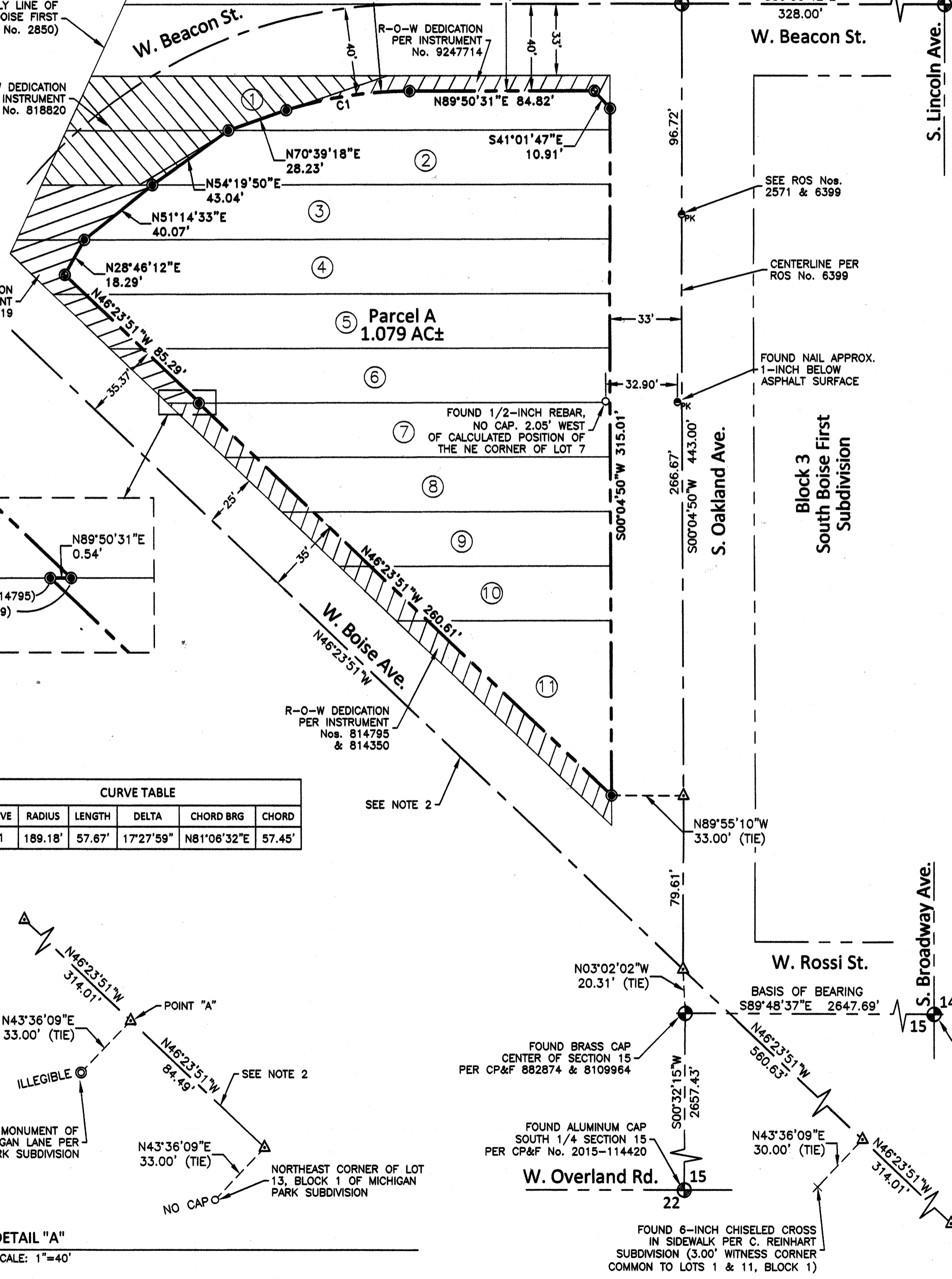


WESTERLY LINE OF  
SOUTH BOISE FIRST  
SUBDIVISION (SEE ROS No. 2850)

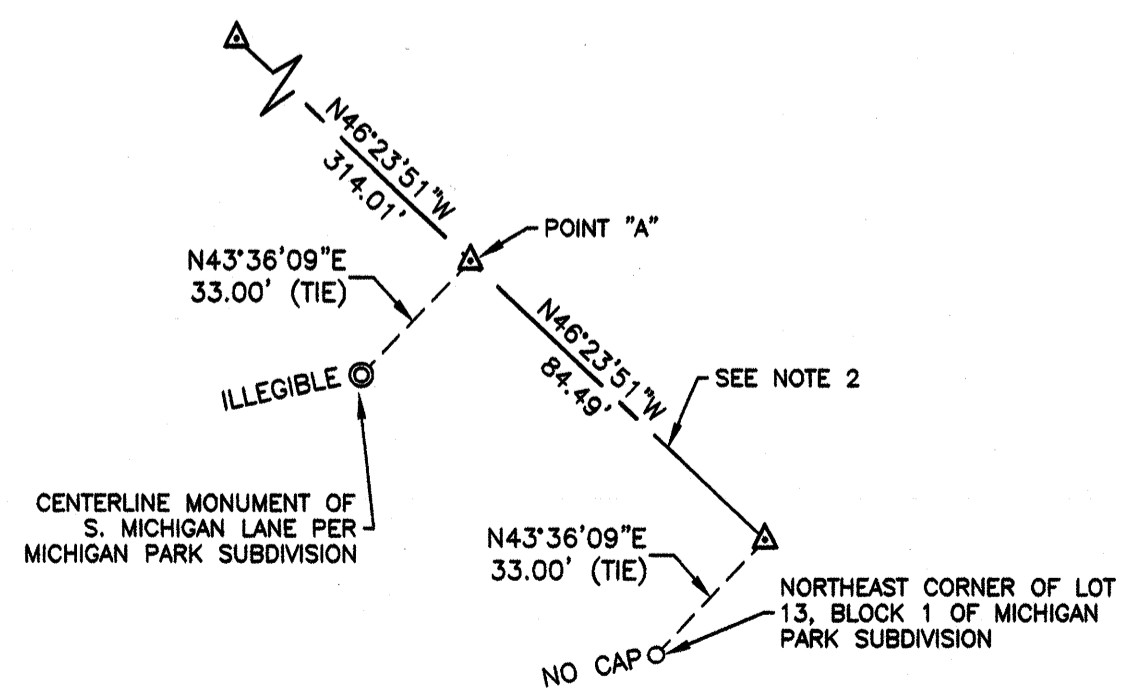
R-O-W DEDICATION  
PER INSTRUMENT  
No. 818820

R-O-W DEDICATION  
PER INSTRUMENT  
No. 811519

ROS 2850



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	189.18'	57.67'	17°27'59"	N81°06'32"E	57.45'



DETAIL "A"  
SCALE: 1"=40'

**LEGEND**

- ⊕ FOUND BRASS CAP
- ⊕ FOUND ALUMINUM CAP
- ⊕ FOUND 5/8-INCH REBAR MARKED, AS NOTED
- ⊕ SET 5/8-INCH REBAR MARKED "ALB 12459"
- ⊕ FOUND 1/2-INCH REBAR MARKED "PLS 8022", UNLESS NOTED OTHERWISE
- ⊕ SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB PLS 12459"
- ⊕ FOUND PK/MAG NAIL
- ⊕ CALCULATED POINT, NOTHING FOUND OR SET
- ⑦ LOT NUMBER PER SOUTH BOISE FIRST SUBDIVISION
- — — — — PROPERTY BOUNDARY LINE
- — — — — SECTION LINE
- — — — — ROAD CENTERLINE
- — — — — ADJACENT PROPERTY LINE
- — — — — LOT LINE PER SOUTH BOISE FIRST SUBDIVISION

**REFERENCES**

- R1. PLAT OF SOUTH BOISE FIRST SUBDIVISION, BOOK 1, PAGE 16, RECORDS OF ADA COUNTY, IDAHO.
- R2. PLAT OF C. REINHART SUBDIVISION, BOOK 12, PAGE 718, RECORDS OF ADA COUNTY, IDAHO.
- R3. PLAT OF MICHIGAN PARK SUBDIVISION, BOOK 58, PAGES 5463-5464, RECORDS OF ADA COUNTY, IDAHO.
- R4. RECORD OF SURVEY No. 2571, RECORDS OF ADA COUNTY, IDAHO.
- R5. RECORD OF SURVEY No. 2850, RECORDS OF ADA COUNTY, IDAHO.
- R6. RECORD OF SURVEY No. 6399, RECORDS OF ADA COUNTY, IDAHO.
- R7. RECORD OF SURVEY No. 9382, RECORDS OF ADA COUNTY, IDAHO.

**NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE THE PARCELS/LOTS INTO ONE PARCEL AS SHOWN HEREON AS PARCEL A.
2. THE CENTERLINE OF W. BOISE AVENUE IS SHOWN HEREON BASED UPON FOUND MONUMENTATION WITHIN C. REINHART SUBDIVISION AND MICHIGAN PARK SUBDIVISION. THE CENTERLINE SHOWN HEREON FITS THE W. BOISE AVE. ROADWAY IMPROVEMENTS WITHIN SUBJECT PARCEL. THE RIGHT-OF-WAY LINE THAT IS OFFSET 35.00' FROM THE CENTERLINE FALLS APPROXIMATELY 1.00' BEHIND THE EXISTING SIDEWALK.

**CERTIFICATE OF COUNTY RECORDER**

STATE OF IDAHO }  
ADA COUNTY } SS  
INSTRUMENT NUMBER 2017-002237

I HEREBY CERTIFY THAT THIS SURVEY FILED AT THE REQUEST OF KM Engineering AT 46 MINUTES PAST 3 O'CLOCK P.M., THIS 9 DAY OF January, 2017 A.D., IN MY OFFICE AND WAS DULY RECORDED.

DEPUTY [Signature] EX-OFFICIO RECORDER [Signature]  
FEE: 50

**CERTIFICATE OF SURVEYOR**

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



**km ENGINEERING**  
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FAX (208) 639-6930

12-29-2016