

Lot for Sale or BTS

LOCATION: Sky Ranch Business Center
4518 Enterprise Way
(Hwy. 20/26 & Smeed Parkway)
Caldwell, Idaho

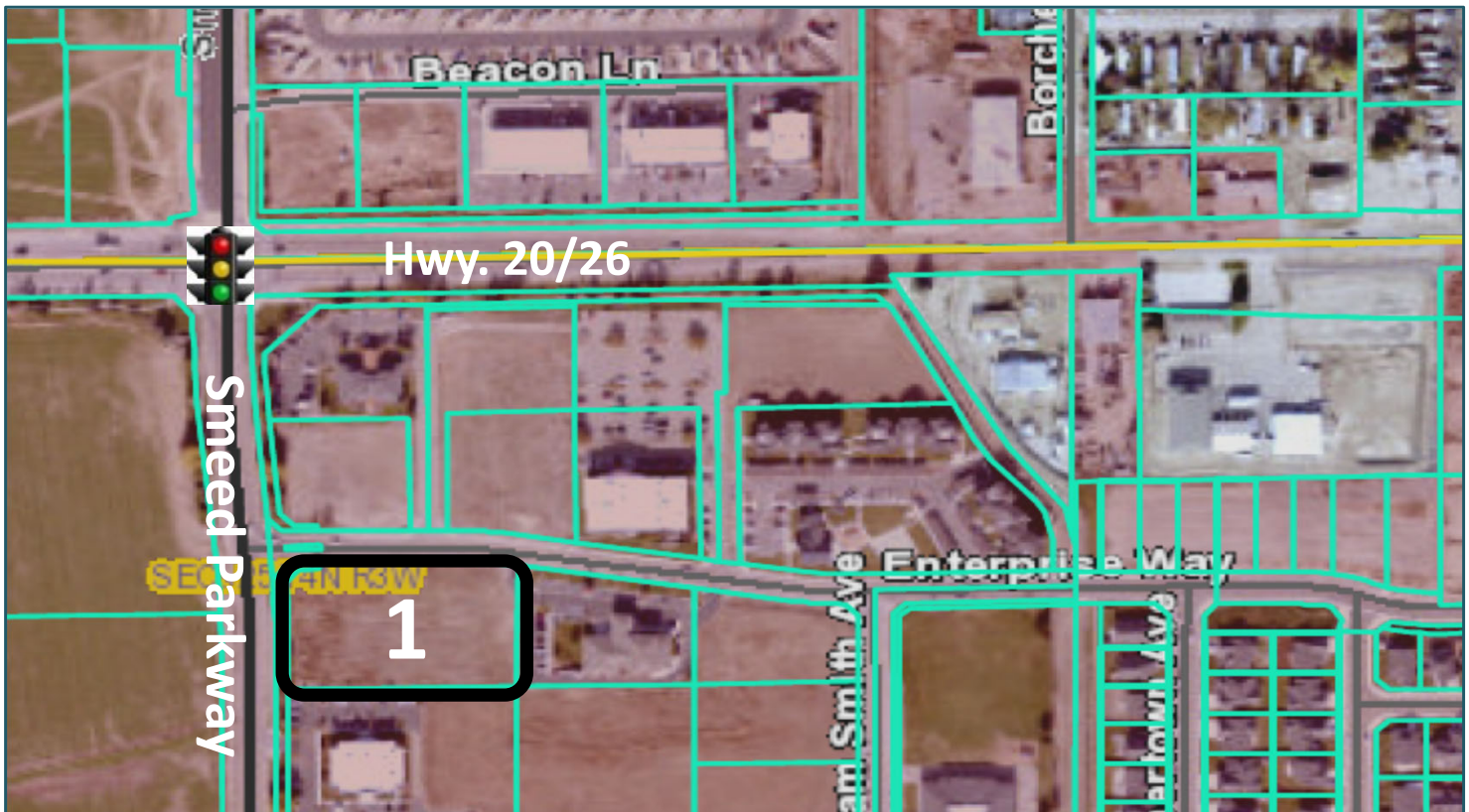
FEATURES: Hwy. 20/26 Access
Signalized Intersection
Near I-84 on/off ramp
Landscaping/Sidewalks
Utilities available
Zoning C – 3
Parcel No. R1489513100

AREA: Lot 1: +/- 82,225 SF

PRICE: \$986,700.00 (\$12.00/SF)



Sky Ranch Business Center is located in the rapidly expanding East Caldwell Market Area. Located just off Interstate 84 on Hwy. 20/26 and Smeed Parkway. Ready for construction.



Contact: _____
RFR Properties, LLC, PO Box 2579, Eagle, ID 83616
www.rfrproperties.com

Bob Runyan: 208.863.8209 or br@rfrproperties.com

SKY RANCH BUSINESS CENTER

Lot for Sale or Build-to-Suite

INSTRUMENT NO. *600022769*

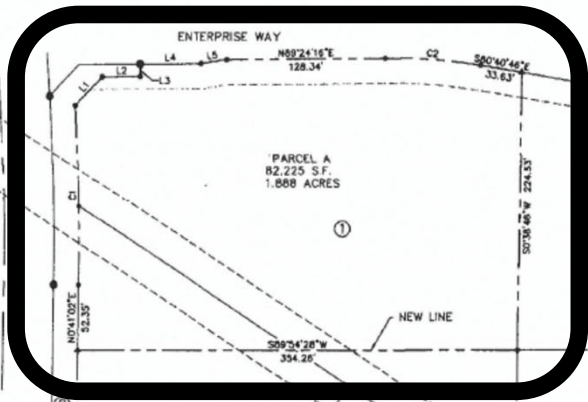
PROPERTY LINE ADJUSTMENT RECORD OF SURVEY

FREEHOLD DEVELOPMENT LLC
 AN ADJUSTMENT BETWEEN LOTS 1 & 2, BLOCK 4, OF THE REPLAT OF SKY RANCH BUSINESS CENTER PHASE 2
 LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25,
 TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
 CITY OF CALDWELL, CANYON COUNTY, IDAHO
 2010

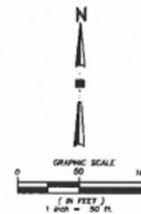
RECORD OF SURVEY NO. _____
 SURVEY INDEX NO. 434-25-1-4-0000

NORTH 1/4 COR.
 SECTION 25, T4N, R3W, B.M.

SMEED PARKWAY
 (S 20°11'14" W 1328.28')
 (103.04')



NOT OFFICIAL
SEE ORIGINAL IN RECORDER'S
OFFICE



LEGEND

- FOUND 5/8" REBAR
- * FOUND 1/2" REBAR
- ▲ SET 1/2" REBAR AND CAP
- ▲ CALCULATED POINT—NOTHING SET
- ① ORIGINAL LOT NUMBER
- (OLN)
- UNCHANGED LOT LINE
- - - PROPOSED NEW PARCEL LINE
- - - LOT LINE TO BE MOVED
- - - EASEMENT LINE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	145.93	2060.00	403°32'	N17°24'W	145.90
C2	76.85	444.00	93°00'	S85°36'15"E	76.75

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°54'05"E	31.11
L2	N89°24'18"E	30.27
L3	N0°35'44"W	10.00
L4	N89°24'18"E	48.73
L5	N81°24'30"E	21.57
L6	N82°28'57"W	21.52
L7	S89°30'21"W	46.50
L8	N0°29'39"W	24.40
L9	S89°30'21"W	48.40
L10	N44°53'42"W	11.22

CERTIFICATE OF SURVEYOR

I, PETER W. LOUNSBURY DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

PETER W. LOUNSBURY
 IDAHO R.L.S. 7876



Quadrant
 Consulting, Inc.

1904 W Overland Road - Boise, Idaho 83705
 (208) 342-0091 PHONE (208) 342-0092 FAX
 CIVIL ENGINEERING—SURVEYING—CONSTRUCTION MANAGEMENT