



CITY OF TWIN FALLS
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE &
IMPROVEMENT REIMBURSEMENT COMMISSION
Wednesday, May 18, 2016 – 12:00 p.m. Special Meeting
City Council Chambers
305 3rd Avenue East – Twin Falls, Idaho

AGENDA

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE/IMPROVEMENT REIMBURSEMENT COMMISSION MEMBERS:

| | | | | | | | | |
|---------------|----------------|------------|-----------------|-----------------|----------------|-------------------|-------------|------------|
| Nathan Bishop | Vacancy | Chad DeBie | Andrew DiPietro | Jennifer Jensen | Gerald Martens | Susan Petruzzelli | Colby Ricks | Brad Wills |
| | | | | | Vice-Chair | | | Chair |

Special Meeting Agenda

- I. Call Meeting to Order
- II. Introduction of new Committee Members & Term Review
- III. Election of Committee Officers
- IV. Consideration of the Minutes: [October 22, 2015](#)
- V. Discussion of Impact Fee Financial Report
- VI. Improvement Reimbursement Committee Items
 - a. WS & V and Housing Company Sewer Extension Project
- VII. Next Committee meeting
- VIII. Adjourn Meeting

Si desea esta información en español, llame Leila Sanches al (208) 735-7287
Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

I. Call Meeting to Order

II. Introduction of new Committee Members & Term Review

The Mayor and Council recently appointed Andrew DiPietro to the Committee. Brad Wills was also reappointed to a second term. Welcome Andrew, and welcome back Brad. Everyone's terms are listed below. Note that we again have a vacancy. We are also heavy on the industry committee members right now, so a non-industry committee member would be a good addition. Let us know if you have any ideas of someone who'd like to join the committee.

| Name | Term | P/F | Started | Expires | Email |
|-------------------|------|-----|---------|---------|--|
| Brad Wills | 2 | F | 3/2016 | 3/2019 | bradwills2007@gmail.com |
| Susan Petruzzelli | 1 | F | 02/2014 | 03/2017 | petz@cableone.net |
| Gerald Martens | 1 | F | 02/2014 | 03/2017 | gmartens@ehminc.com |
| Colby Ricks | 1 | F | 06/2015 | 06/2018 | colby.ricks@gmail.com |
| Nathan Bishop | 1 | F | 06/2015 | 06/2018 | 2creativeguys@gmail.com |
| Chad Debie | 1 | P | 06/2015 | 06/2017 | chad@tkohomes.com |
| Jennifer Jensen | 1 | F | 06/2015 | 06/2018 | jjensen@farmersagent.com |
| Andrew DiPietro | 1 | F | 4/2016 | 4/2019 | andrewd@pbcbuilds.com |
| Vacant | | | | | |

III. Election of Committee Officers

Brad Wills is the current Chairman with Gerald Martens as the Vice-Chairman. We'll need a motion select new, or reaffirm the current officers.

IV. Consideration of the Minutes

See attached minutes from the October 22, 2015 meeting.

V. Discussion of Impact Fee Financial Report

See attached financial report. The report includes data collected through the end of April. Our fee table is also provided below. Since the MCI on January was negative, there was no increase to the fee amounts this year.

Total Fees

| | | |
|-----------------------------------|----|-------|
| Single Family (per dwelling unit) | \$ | 1,994 |
| Multifamily (per dwelling unit) | \$ | 1,822 |
| Retail (per square foot) | \$ | 2.86 |
| Office (per square foot) | \$ | 1.20 |
| Industrial (per square foot) | \$ | 0.99 |
| Institutional (per square foot) | \$ | 0.61 |

We are not requesting to budget any impact fee funds to be spent during the next fiscal year. However, we do have park impact fee funds included in this year's budget for a significant trail expansion. That expense is shown on the financial report.

You are all probably aware that the City has acquired and is remodeling the former Banner Furniture building to be the City's new City Hall. One of the primary reasons for that move is to vacate the current City Hall so that it can be remodeled for an expanded police station building. That project is also currently underway. Additional police station square feet is a project that is included in the Police Impact Fee Capital Improvement Plan. It is the City's intent to spend the collected police impact fees on this project. That will likely come as a budget amendment to the current year's budget, rather than a budget request to next year's budget, since we will be obligating those funds in this year.

This project also includes an expansion to the City's dispatch center. Both the police and fire capital improvement plans include funds for the dispatch center expansion. We plan to use fire impact fees for that specific purpose, also as a budget amendment in this year's budget.

VI. Improvement Reimbursement Committee Items

a. WS & V and Housing Company Sewer Extension Project

VII. Next Committee meeting

The tentative date for our next meeting is October 27, 2016.

VIII. Adjourn Meeting



CITY OF TWIN FALLS
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE &
IMPROVEMENT REIMBURSEMENT COMMISSION
Thursday, October 22, 2015 – 12:00 p.m. Special Meeting
City Council Chambers
305 3rd Avenue East – Twin Falls, Idaho

AGENDA

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE/IMPROVEMENT REIMBURSEMENT COMMISSION MEMBERS:

| | | | | | | | | |
|------------------|-----------------|---------------|----------------|--------------------|-------------------|----------------------|----------------|---------------|
| Nathan Bishop | John Bonnelt | Chad DeBie | Tony Hughes | Jennifer Jensen | Gerald Martens | Susan Petruzzelli | Colby Ricks | Brad Wills |
| | | | | | Vice-Chair | | | Chair |

Special Meeting Minutes

- I. Call Meeting to Order
- II. Consideration of the Minutes from the July 23, 2015 Meeting
- III. Review member terms
- IV. Review and discuss the Fiscal Year 2015 Impact Fee Financial Report
- V. Discuss recommendation to the City Council regarding the fee increase scheduled for January 1, 2016
- VI. Improvement Reimbursement Committee Items
 - a. Morning Sun 4
 - b. Morning Sun 7
 - c. Golden Eagle
- VII. Next Committee meeting
- VIII. Adjourn

Si desea esta información en español, llame Leila Sanches al (208) 735-7287
Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at
(208) 735-7267 at least two (2) working days before the meeting.

- I. Call Meeting to Order
- II. Consideration of the Minutes from the July 23, 2015 Meeting
 - The minutes are attached for your review and approval.

Motion:

Commissioner Bonnett made a motion to approve the minutes, as presented. Commissioner Debie seconded the motion.

Unanimously Approved

- III. Review member terms
 - John and Tony are both at the end of their final terms on the Committee/Commission. After serving seven years and being the last of the original Impact Fee Committee members, they are not eligible for reappointment. We appreciate their efforts very much and are sad to see them go. After this week's meeting, we will have two vacancies on the Committee that we'll need to find replacements for. Also, Brad Wills is at the end of his first term. Brad is eligible for reappointment, should he wish to request reappointment.

2015 Development Impact Fee Advisory Committee Membership

City Code 2-10-3(A): There shall be (9) voting members of said Committee, to be appointed by the Mayor and confirmed by the City Council. Four (4) or more members shall be active in the business of development, building or real estate.

| Name | Related Business | Term | Contact Information |
|-------------------------------|----------------------------|----------------------------------|--|
| Nathan Bishop | | First Full Term Exp 3/2018 | 2creativeguys@gmail.com 420-9154 / 733-3180 |
| Jennifer Jensen | | First Full Term Exp 3/2018 | jjensen@farmersagent.com 420-3748 / 733-7630 |
| Colby Ricks | | First Full Term Exp 3/2018 | Colby.ricks@gmail.com 736-8050 |
| Chad Debie | | First Partial Term Exp 3/2017 | chad@tkohomes.com 731-6867 |
| John Bonnett Chairman 2012 | No | Second full term, expires 3/2016 | Office: 736-9919 johnhbonnett@gmail.com |
| Brad Wills | Yes – Developer & Builder | First full term, expires 3/2016 | bradw@willsinc.com bradwills@cox.net |
| Tony Hughes | Yes – Builder | Second full term, expires 3/2016 | tony.stonecreek@gmail.com |
| David Gagliano | No | First full term, expires 3/2017 | diamondpaintinginc@gmail.com |
| Gerald Martens | Yes – Developer & Engineer | First full term, expires 3/2017 | gmartens@ehminc.com |

| | | | |
|-------------------|-----------------------------|---------------------------------|--|
| Susan Petruzzelli | Yes – Electrical Contractor | First full term, expires 3/2017 | petz@cableone.net |
| Chris Talkington | Council Liaison | Appointed as Liaison 1/2012 | CTalkington@tfid.org |

IV. Review and discuss the Fiscal Year 2015 Impact Fee Financial Report

The 2015 financial report is attached for your review. Following your review, staff will prepare the Annual Impact Fee Report from the Committee to the City Council and will include the attached financial report.

In addition to the Financial Report, the Annual Impact Fee Report to the City Council should also include other recommendations from the Committee. City Code requires that the committee:

1. "File periodic reports, at least annually, with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and"
2. "Advise the governmental entity of the need to update or revise land use Assumptions, Capital Improvements Plan and Development Impact Fees."

Last October first, the City implemented a significant update to the impact fee program, including several amendments to the capital improvement plans, the planning horizon, and the fee amounts. The Committee was very involved in the creation of the update. The new program has been going well in the last year with no negative feedback received by City staff.

Since the impact fee program was so recently updated, we do not believe that any further changes are needed at this time. However, the City recently entered into a contract with the planning firm Logan Simpson Design, Inc. to update the City Comprehensive Plan. Part of the scope for that update is a fire station location analysis and recommendation. The intent of this analysis is to help the City determine the future location and count for our fire stations. Following the completion of the analysis, the Committee will want to review that information and determine whether or not adjustments to the Fire Impact Fee Capital Improvement Plan are needed.

While staff does not recommend any changes to the program at this point, the Committee should certainly discuss what, if any, recommendations to make to the City Council in this year's Annual Impact Fee Report. The Committee's recommendation will be included in the Report to the City Council, typically presented in December.

Motion:

Commissioner Bonnet made a motion to recommend approval of the program, as presented. Commissioner Hughes seconded the motion. All members present voted in favor of the motion.

V. Discuss recommendation to the City Council regarding the fee increase scheduled for January 1, 2016

Last year, the Committee recommended that the Council not increase the impact fee costs on January 1, 2015. That recommendation was approved by the Council, and no automatic increase occurred at the beginning of this year. Impact fee project costs have not been updated since the program revision that was approved in early 2014, with those fee amounts going into effect on 10/1/14. The current fee amounts are:

| Total Fees | | |
|-----------------------------------|----|-------|
| Single Family (per dwelling unit) | \$ | 1,994 |
| Multifamily (per dwelling unit) | \$ | 1,822 |
| Retail (per square foot) | \$ | 2.86 |
| Office (per square foot) | \$ | 1.20 |
| Industrial (per square foot) | \$ | 0.99 |
| Institutional (per square foot) | \$ | 0.61 |

City Code 10-18-12 includes a provision for the impact fee project costs to be automatically adjusted annually on January 1 of each year to account for inflation increases by a rate equal to the Municipal Cost Index. Through September 2105, the MCI rate compared to last year is actually -0.76%. If this trend continues through to the end of the year and we close 2015 with a negative MCI rate, there will be no automatic adjustment to the impact fee project costs, since there is no inflation increase. However, the Committee should still discuss and make a recommendation to the Council regarding the potential for an automatic increase, just in case we see an increase in the MCI between now and January 1, 2016.

Motion:

Commissioner Bonnett made a motion to recommend to the City Council to not increase the Impact Fees on January 1, 2016. Commissioner Hughes seconded the motion. All members present voted in favor of the motion.

VI. Improvement Reimbursement Committee Items

a. Golden Eagle #3

Mr. Wills stated the boundaries for this reimbursement request have been accepted by the City of Twin Falls. The estimates are calculated and the third party review for this request was EHM Engineers. He reviewed the exhibits on the overhead and he asked that the Committee Members approve this request as presented.

Motion:

Committee Member Hughes made a motion to approve the request as presented. Committee Member Debbie seconded the motion. All members present voted in favor of the motion.

b. Morning Sun 4

Mr. Wills stated the boundaries for this reimbursement request have been accepted by the City of Twin Falls. The estimates are calculated and the third party review for this request was Riedesel Engineering. He reviewed the exhibits on the overhead and he asked that the Committee Members approve this request as presented.

Motion:

Committee Member Petruzelli made a motion to approve the request as presented. Committee Member Bishop seconded the motion. All members present voted in favor of the motion.

c. Morning Sun 7

Mr. Wills stated the boundaries for this reimbursement request have been accepted by the City of Twin Falls. The estimates are calculated and the third party review for this request was Riedesel Engineering. He reviewed the exhibits on the overhead and he asked that the Committee Members approve this request as presented.

Motion:

Committee Member Hughes made a motion to approve the request as presented. Committee Member Debbie seconded the motion. All members present voted in favor of the motion.

VII. Next Committee meeting

The tentative date for the next meeting is April 28, 2016.

VIII. Adjourn

Chairman Wills adjourned the meeting at 1:32 pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department

**City of Twin Falls
Summary of Impact Fee Activity**

5/10/2016

| | <u>08-09</u> | <u>09-10</u> | <u>10-11</u> | <u>11-12</u> | <u>12-13</u> | <u>13-14</u> | <u>14-15</u> | <u>Total</u> | thru 4-30-16 <u>15-16</u> | <u>Totals</u> |
|---|------------------|-------------------|-------------------|-------------------|--------------------|---------------------|---------------------|---------------------|------------------------------|---------------------|
| Residential Impact Fees-Police | \$ 2,820 | \$ 20,924 | \$ 16,726 | \$ 25,748 | \$ 36,926 | \$ 43,378 | \$ 56,211 | \$ 202,734 | \$ 29,295 | \$ 232,029 |
| Non-resid. Impact Fees-Police | \$ - | \$ 1,644 | \$ 5,412 | \$ 57,916 | \$ 64,520 | \$ 32,194 | \$ 100,738 | \$ 262,423 | \$ 44,849 | \$ 307,272 |
| Revenue Subtotal-Police | \$ 2,820 | \$ 22,567 | \$ 22,138 | \$ 83,665 | \$ 101,445 | \$ 75,572 | \$ 156,949 | \$ 465,156 | \$ 74,144 | \$ 539,301 |
| | | | | | | | | | | \$ (1,412,340) |
| Residential Impact Fees-Fire | \$ 8,055 | \$ 60,063 | \$ 47,776 | \$ 73,520 | \$ 105,271 | \$ 123,712 | \$ 126,097 | \$ 544,494 | \$ 65,205 | \$ 609,699 |
| Non-resid. Impact Fees-Fire | \$ - | \$ 4,602 | \$ 15,150 | \$ 155,071 | \$ 181,642 | \$ 68,153 | \$ 236,016 | \$ 660,634 | \$ 104,353 | \$ 764,987 |
| Revenue Subtotal-Fire | \$ 8,055 | \$ 64,664 | \$ 62,927 | \$ 228,591 | \$ 286,913 | \$ 191,866 | \$ 362,113 | \$ 1,205,129 | \$ 169,558 | \$ 1,374,687 |
| | | | | | | | | | | \$ (127,686) |
| Residential Impact Fees-Streets | \$ 4,065 | \$ 30,545 | \$ 23,734 | \$ 42,530 | \$ 51,288 | \$ 57,803 | \$ 99,244 | \$ 309,209 | \$ 52,089 | \$ 361,298 |
| Non-resid. Impact Fees-Streets | \$ - | \$ 21,773 | \$ 46,497 | \$ 173,666 | \$ 192,210 | \$ 143,034 | \$ 474,376 | \$ 1,051,557 | \$ 92,926 | \$ 1,144,483 |
| Revenue Subtotal-Streets | \$ 4,065 | \$ 52,319 | \$ 70,231 | \$ 216,196 | \$ 243,498 | \$ 200,837 | \$ 573,620 | \$ 1,360,766 | \$ 145,015 | \$ 1,505,782 |
| Street light project - Expenditures | \$ - | \$ - | \$ - | \$ - | \$ (37,260) | \$ (373,482) | \$ - | \$ (410,742) | \$ - | \$ (410,742) |
| Net Revenue-Streets | \$ 4,065 | \$ 52,319 | \$ 70,231 | \$ 216,196 | \$ 206,238 | \$ (172,644) | \$ 573,620 | \$ 950,024 | \$ 145,015 | \$ 1,095,040 |
| Residential Impact Fees-Parks | \$ 9,150 | \$ 67,402 | \$ 54,270 | \$ 82,022 | \$ 119,510 | \$ 140,432 | \$ 159,464 | \$ 632,251 | \$ 62,265 | \$ 694,516 |
| Transfer from the CI Fund | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 163,333 | \$ 163,333 |
| Revenue Subtotal-Parks | \$ 9,150 | \$ 67,402 | \$ 54,270 | \$ 82,022 | \$ 119,510 | \$ 140,432 | \$ 159,464 | \$ 632,251 | \$ 225,598 | \$ 857,849 |
| Parks - Equipment storage bldg | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (50,874) | \$ (50,874) | \$ (116,527) | \$ (167,401) |
| Parks - Trails | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (400,000) | \$ (400,000) |
| Net Revenue-Parks | \$ 9,150 | \$ 67,402 | \$ 54,270 | \$ 82,022 | \$ 119,510 | \$ 140,432 | \$ 108,590 | \$ 581,377 | \$ (290,929) | \$ 290,448 |
| | | | | | | | | | | \$ - |
| | | | | | | | | | | \$ - |
| | | | | | | | | | | \$ - |
| | | | | | | | | | | \$ (290,929) |
| | | | | | | | | | | \$ 290,448 |
| | | | | | | | | | | \$ 130,561 |
| Interest Income-Adj for Unrealized Gain or Loss | \$ - | \$ 2,137 | \$ 1,846 | \$ 8,778 | \$ (4,411) | \$ 32,327 | \$ 50,029 | \$ 90,707 | \$ 39,854 | \$ 130,561 |
| TOTALS | \$ 24,090 | \$ 209,089 | \$ 211,412 | \$ 619,252 | \$ 709,695 | \$ 267,553 | \$ 1,251,301 | \$ 3,292,392 | \$ 137,643 | \$ 3,430,036 |

FY 2016 budget includes:
 Trails-Parks Reserves-\$400,000
 Trails-Parks new \$-\$120,000
 Trails-CI Transfers-\$280,000
 }\$800,000

Est. use of reserves for Storrer property trails.

To: City of Twin Falls Engineering Department
Improvement Reimbursement Committee

Reference: Application for eligible improvements
Off Site Sewer Project
WS&V Subdivision First Amended Lot 1 Block 1
Field Stream Apartments Limited Partnership
Poleline Road, Latitude 42 project and Field Stream Way

- Please find enclosed the necessary completed forms and information required for this Application for consideration by the Improvement Reimbursement Committee.
- Listed below are the forms and exhibits explaining the requested reimbursements.

| | | | |
|----------------------|-----------------|-----|---|
| Project Name | Sewer Extension | | |
| 3/1/2016 | | | |
| Documents & Exhibits | | | |
| | 0 | | 3rd Party Review |
| | 1 | | Application |
| | 2 | | Vicinity Map |
| | 3 | | Narrative |
| | 4 | | Boundary of Project |
| | 5 | | Area of Benefit |
| | 6 | 1 | Current Ownership and Sections 1 |
| | | 2 | Service Area Worksheet |
| | | 3 | Area Split |
| | | 4 | Supporting Document Sunway Conveyance Plat |
| | | 5 | Supporting Document Fieldstone Pro Sub |
| | 7 | 1 | Recorded Final Plat |
| | 8 | 1 | Contract Document for Actual Cost |
| | | 2 A | Master Payback Worksheet Part 1 A |
| | | B | Master Payback Worksheet Part 1 B |
| | | 3 | Master Payback Worksheet Part 2 |
| | | 4 | Master Payback Worksheet Part 3 |
| | 9 | 1 | Full Set Construction Drawings |
| | | 2 | Fieldstone Professional Subdivision Lot 4 Block 1 |
| | 10 | 1 | Ownership Certification |
| | 11 | 1 | City of Twin Falls Approval Letter |

Exhibit 0

815 Yakima Ave.
Filer, ID 83328
208.420.9624
Jd.hg.barnes@gmail.com

4/4/2016

City of Twin Falls
Attn: Troy Vitek, P.E.
324 Hansen St. E.
Twin Falls, ID 83301

Dear Mr. Vitek,

Mr. Brad Wills retained my services to conduct a third party review of the submitted Improvement Reimbursement Application for the WS & V Subdivision First Amended Lot 1 Block 1, Offsite Sewer Project. After careful review it is my opinion that the application was completed professionally and the items, quantities, and associated costs successfully meet the intent of the City of Twin Falls adopted Ordinance #2974 and Resolution 1816.

Should the City have any questions regarding this review, please feel free to contact me at 208-420-9624 or jd.hg.barnes@gmail.com.

Kind regards,

Hailey G. Barnes, P.E.



Attachments: Improvement Reimbursement Application: WS & V Subdivision First Amended Lot 1 Block 1

Cc: Brad Wills



IMPROVEMENT REIMBURSEMENT APPLICATION

March 1, 2016

OFF SITE SEWER PROJECT

Subdivision Name: WS & V Subdivision First Amended Lot 1 Block 1 Acres/Lots: 5.00 Acres/ 1 Lots

Subdivision Location: SW1/4 NE1/4, Section 6, Township 10 South, Range 17 East, Boise Meridian

Cross Streets: Field Stream Way and North College Road West

Initial Developer: The Housing Company Contact: Kathryn Almberg
Field Stream, Inc.

Address/phone #: 565 West Myrtle, Boise, Idaho 83702 208-331-4711

Current Contact: The Housing Company Contact: Kathryn Almberg

Address/phone #: 565 West Myrtle, Boise, Idaho 83702 208-331-4711

Local Agent for Owner: Brad Wills, 222 Shoshone St. West, Twin Falls Idaho 83303-0346-208-420-0314

Property Owner: Field Stream Apartments Limited Partnership Contact: Kathryn Almberg

Address/phone #: 565 West Myrtle, Boise, Idaho 83702 208-331-4711

Engineering Firm: EHM Engineering Contact: Tim Vawser

Address/phone #: 621 North College Road Suite 100 Twin Falls, Idaho, 83301 208-734-4888

The City of Twin Falls adopted Ordinance Number 2974 and Resolution 1816 which allows developers to submit an application to the Improvement Reimbursement Committee (I.R.C.) of the City of Twin Falls if they wish to seek reimbursement for improvements for previously developed and accepted utilities and roadways that benefit future development. More specifically, whenever any extension is made by a private developer (initial developer) to the City of Twin Falls' (City) water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems, in such a manner as to enable a subsequent private developer or property owner to connect to or extend the previously extended water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems, the subsequent private developer or property owner (subsequent developers) shall first make proper compensation to the initial developer for the costs of the water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems (improvements).

The initial developer must maintain proper identity and current address with the City Engineer in order to be eligible for proper compensation in the future.

The lists below identify the items that are required for submittal of the Improvement Reimbursement application.

Incomplete submittals will not be accepted or reviewed. It is the responsibility of Engineering firm and/or Developer/ Owner to see that all the required information is submitted to the City in the proper form.

Include the following information:

1. Improvement Reimbursement Application
2. A Narrative describing the project overview, the initial improvements, the surrounding areas that will benefit from the improvements, the boundary of the affected area, any known developers/owners that

will be included in this application and any other information that would be supportive to the commission.

3. Vicinity Map
4. Proof of past ownership of the real property included in this application.
5. AS-BUILT drawing on file with the City of Twin Falls Engineering Department of improvement.
6. The letter from the City Engineering Department approving the completion of the improvements and accepting the project for maintenance.
7. If required, an electronic GIS file indicating items subject to reimbursement.
8. A plan identifying all improvements proposed for compensation.
 - a. A separate plan for each of the individual reimbursement areas.
 - i. Include all four system for that area:
 1. water distribution system
 2. wastewater collection system
 3. transportation system
 4. pressure irrigation pump stations and distribution systems
 - ii. Identify the surrounding area that benefits from the improvements.
9. Each individual reimbursement area should include the following information;
 - i. Improvements for consideration
 - ii. The estimated boundary that will benefit from those improvements.
 - iii. Actual cost of installation
 1. Attach copy of original cost documents
 2. If costs are unavailable, other documentation per Ordinance guidelines
 - iv. Estimated proposed reimbursement

Filing Fee: \$ 200.00

Date Submitted: March 1, 2016

Fee per Lot, tract or parcel impacted \$ 10.00

Fee to be calculated after I. R. C. Approval

Application received by the City Engineering Department.

Date Reviewed by City Staff: _____

Date of Boundary Verification by Engineer Dept.: _____

Date of Notification to Improvement Reimbursement Commission: _____

Date Scheduled for Commission meeting: _____

Note: In the case of an agreement between the Initial Developer and Subsequence Developer, item #10 iii and iv will not be required and a lump sum will be included.

Additional Notes:

- There will be no consideration for depreciation or inflation.
- Improvements must be accepted by the City of Twin Falls to be eligible for reimbursement.
- The period of compensation to the initial developer shall be terminated at the earliest of any of the following conditions:
 - Full compensation for the determined eligible reimbursement amount based on the actual cost plus 15% to address costs for engineering, management, fees, interest and inspection.
 - Failure on the part of the initial developer or their assigns to maintain proper identity and address on file with the Improvement Reimbursement Commission.
 - A date twenty years after the acceptance of the improvement by the City.
- Disclaimer: City of Twin Falls and Improvement Reimbursement Committee approvals determines eligibility and benefit. All quantities and calculations are the responsibility of the applicant therefore any errors are not the liability of the City of Twin Falls or the Improvement Reimbursement Committee.

Off Site Sewer Project WS&V Sub 1st Amended

Vicinity Sketch NTS

Vicinity Sketch

n.t.s.

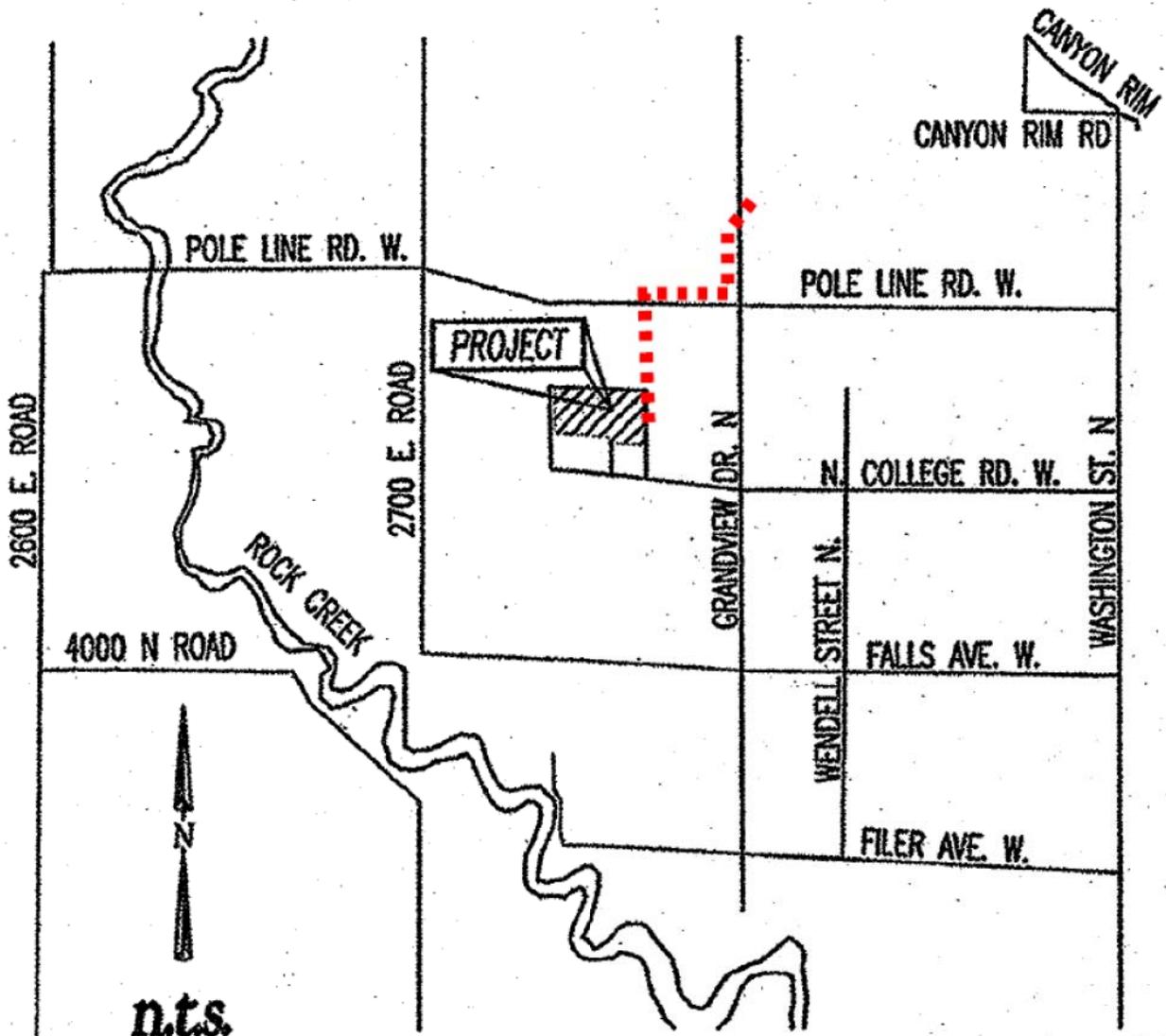


Exhibit 3

Off Site Sewer Project
The Housing Company
565 West Myrtle
Boise, Idaho 83702

To: City of Twin Falls
Engineering Department
Twin Falls, Idaho

Reference: Improvement Reimbursement Narrative
Project: Off Site Sewer Project Field Stream Apartment

The Housing Company as part of their Field Stream Apartment Project within the WS&V Sub First Amended completed the offsite sewer project to provide sewer to this area of development. Their project is located north of North College Road on Field Stream Way. The Housing Company contracted with Doug McCoy Construction to complete the sewer line improvements for their project in Twin Falls, Idaho.

The sewer extension project was completed in the spring of 2015. The City of Twin Falls has approved and accepted the sewer extension project for maintenance on August 4, 2015.

We have reviewed the City Ordinance Number 2974 to determine which of these improvements would be eligible for future reimbursement.

Wastewater Collection System

Main Extension (ME) serves the entire area basin south of Pole Line Road West and west of the Twin Falls Reformed Church and Fieldstone Subdivision. (Both of these projects connect to the existing wastewater collection system at a different location and do not benefit from this extension) The boundary to the west is Sunway Drive North being limited by elevation and the boundary to the south ends at the North College Road West where there is an existing sewer line. The cost of this portion of the extension will be calculated on a per acre pro rata share over the entire basin boundary.

The Main Extension includes:

This portion of the sewer extension project connected to the Grandview Sewer Trunk Line on Grandview Drive North approximately ¼ miles north of Pole Line Road West. After the connection to the Grandview Trunk Line, a 10" sewer line was installed across to the west side of Grandview Drive North proceeding south and includes 1,060 LF of 10" sewer line with four manholes within the existing right of way. The line then continued west and includes 1,330 LF of 10" sewer line with five manholes on the north right of way connecting to the existing Pole Line Road sewer line crossing. An existing 10" sewer line crossing was placed at the time of the Pole Line Road Project in 2011. A portion of the extension measuring 290 LF of 10" sewer line was upsized from a 8" sewer line and installed on the Latitude 42 property. The addition cost between the 8" and 10" sewer line is included in the main extension total.

Latitude 42 Section is the portion connecting to the south end of the existing Pole Line Road west sewer line crossing continuing south and includes 290 LF of 10" sewer line with three manholes to the intersection of the future roadway within the planned subdivision. Only the cost of installation of an 8" sewer line is their responsibility. The upsizing to a 10" sewer line is part of the main extension portion.

Secondary Extension (SE) serves the area basin south of Cheney Drive Road West Extended and north of North College Road West between Field Stream Way on the east and Sunway Drive North to the West. The cost of this portion of the extension will be calculated on a per acre pro rata share over this secondary basin boundary. The remaining portion of sewer line within the Latitude 42 property includes 694 LF of 8" sewer line with three manholes and does not benefit their project but is necessary to provide service to the south properties and is referred to as the Secondary Extension.

Lot 2 Block 1 WS&V and Lot 4 Block 1 Fieldstone Professional Subdivision is the portion along the frontage on Field Stream Way beginning at their northern boundary continuing south and includes 267 LF of 8" sewer line with one manhole to their south boundary.

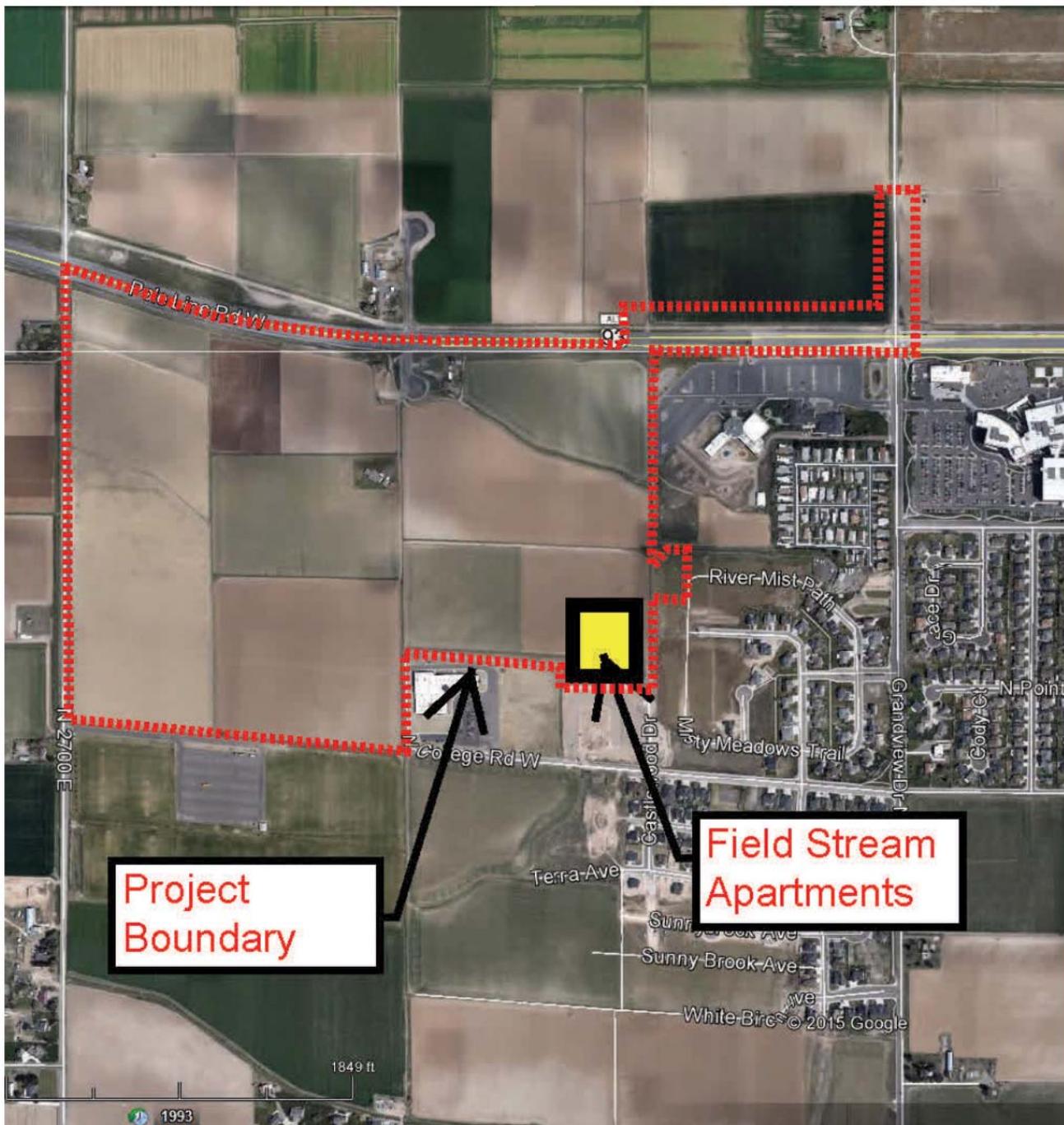
Lot 1 Block 1 WS&V (Field Stream Apartments) is the portion along the frontage on Field Stream Way beginning at their northern boundary continuing south and includes 314 LF of 8" sewer line with two manholes to their south boundary. This is the original developer of the sewer line extension and is included in the application to clarify the overall cost. (The property to the east doesn't benefit or connect to this sewer collection line and therefore isn't included.)

Water, Pressurized Irrigation or Transportation System

There were no improvements completed that would be eligible for future reimbursement.

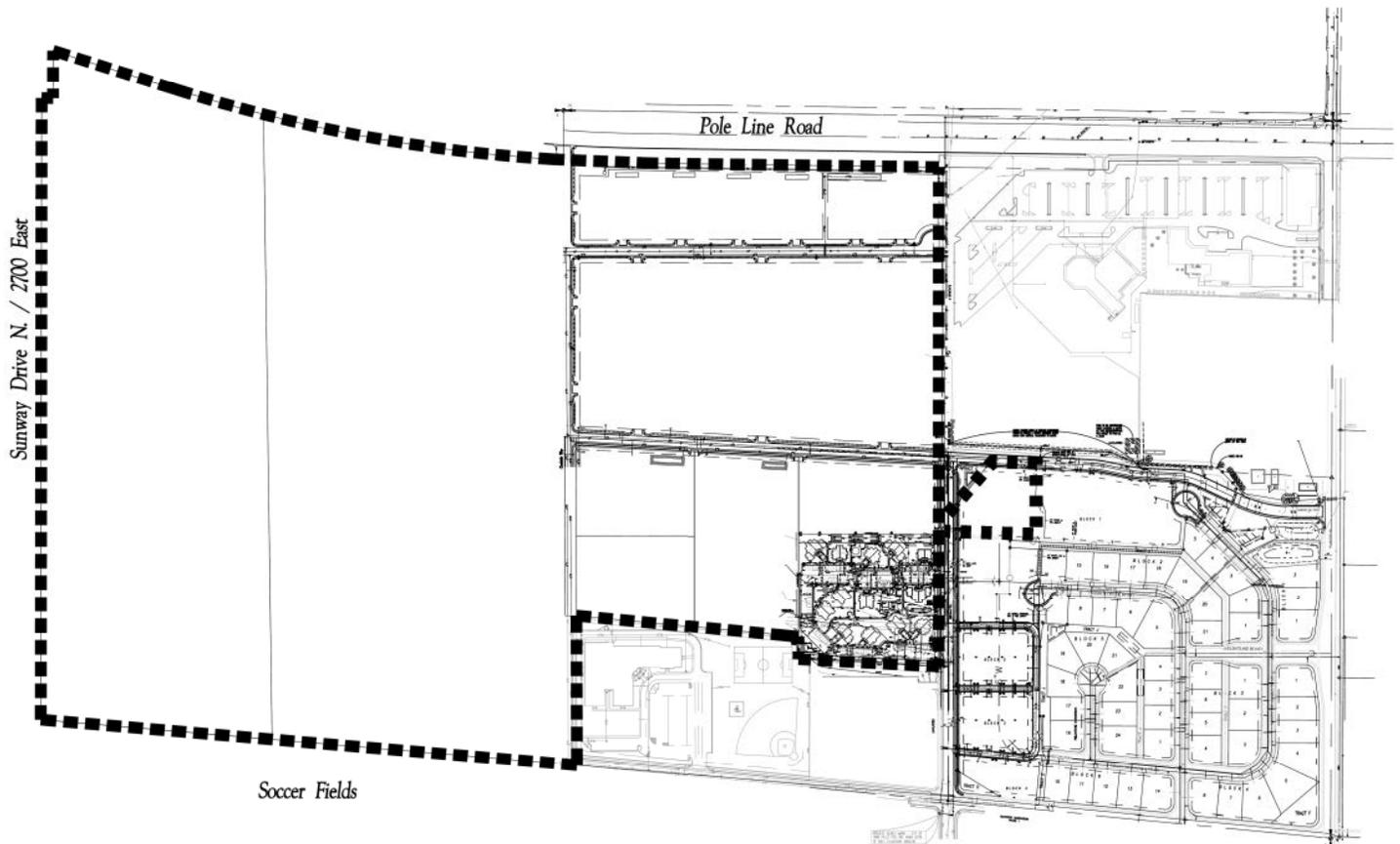
Off Site Sewer Project WS&V Sub 1st Amended

Boundary of Project NTS



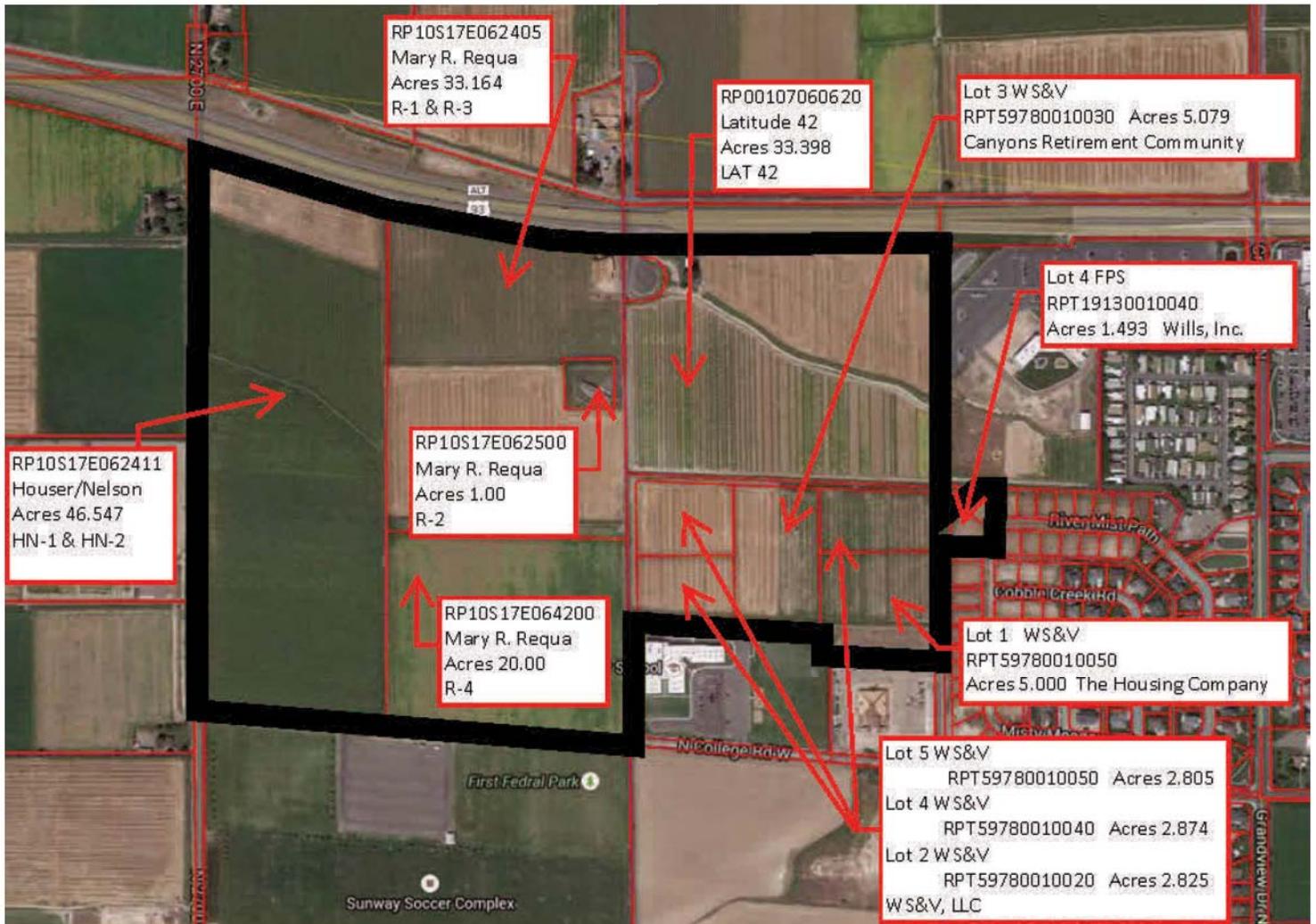
Off Site Sewer Project WS&V Sub 1st Amended

Area of Benefit NTS



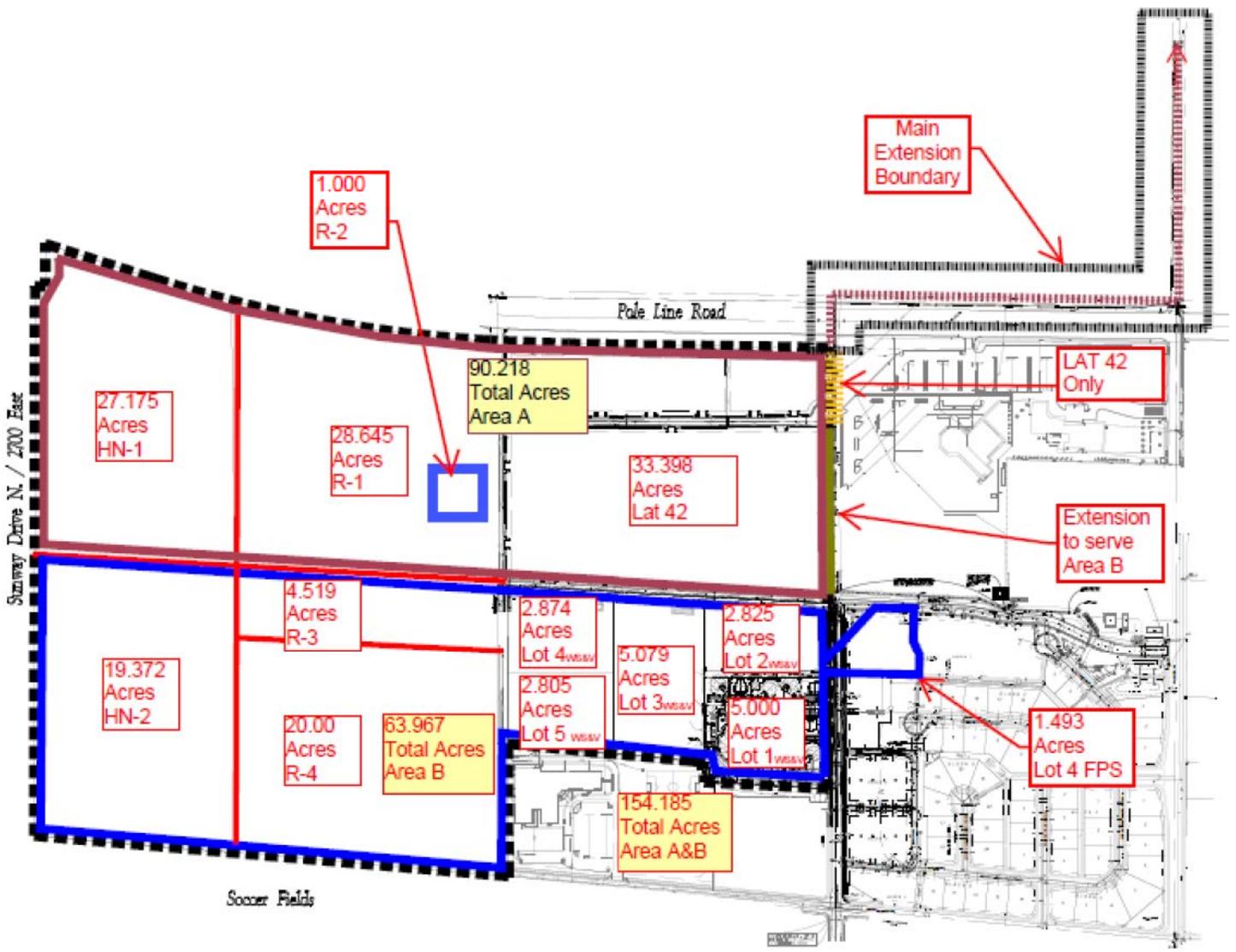
Off Site Sewer Project WS&V Sub 1st Amended

Current Ownership NTS



Off Site Sewer Project WS&V Sub 1st Amended

Service Area Worksheet NTS



Off Site Sewer Project WS&V Sub 1st Amended

Service Area Worksheet NTS Area Split

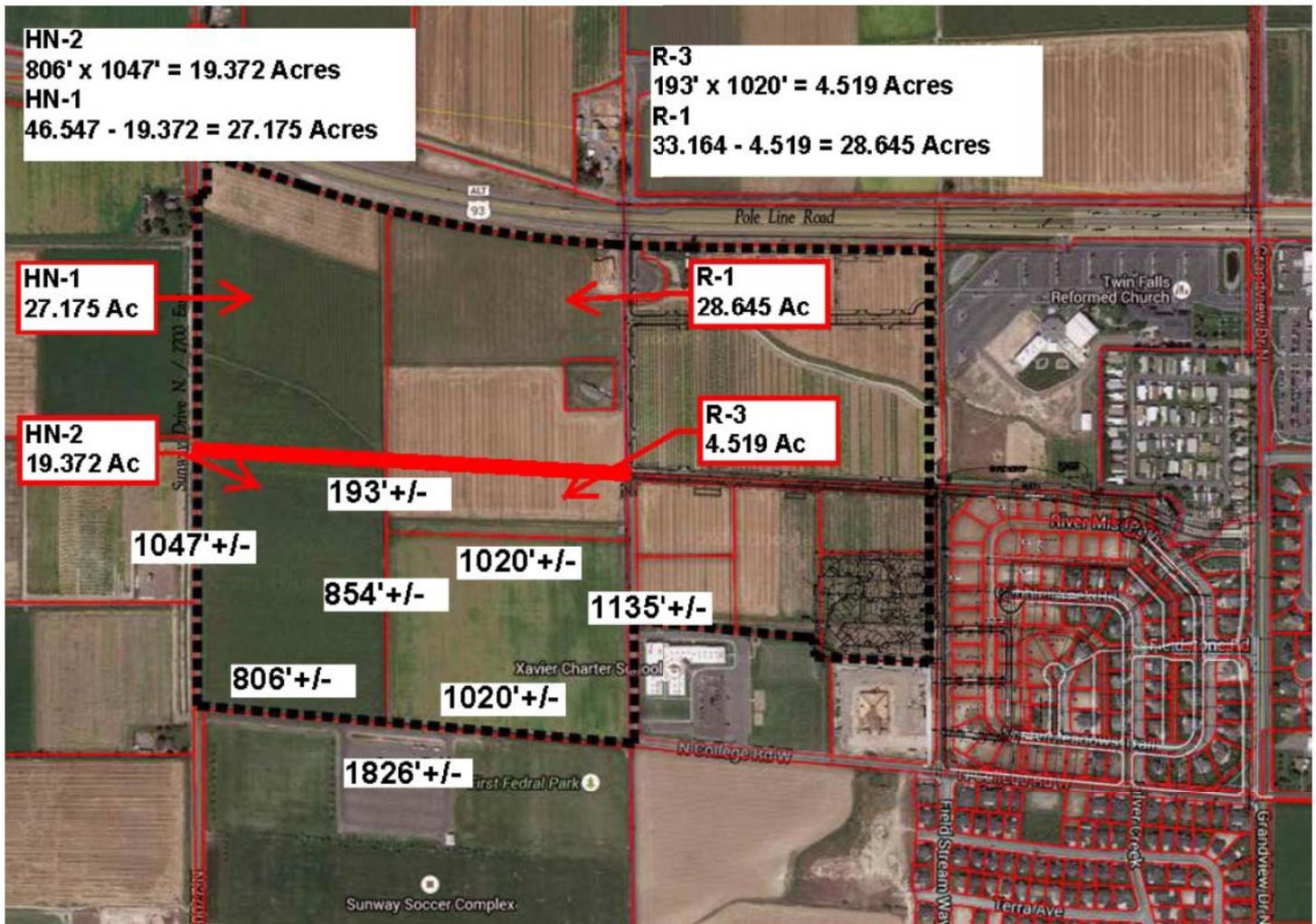
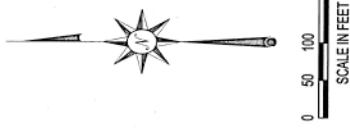


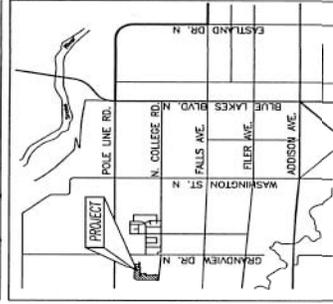
Exhibit 6-4

FIELDSTONE PROFESSIONAL SUBDIVISION
 a Planned Unit Development
 of a Re-Subdivision of
 "Fieldstone Subdivision First Amended"
 and a Portion of
 "Fieldstone Subdivision"
 Located In
 SE 4 NE 4, Section 6
 Township 10 South, Range 17 East,
 Boise Meridian,
 Twin Falls County, Idaho
 2015



Notes:
 ALL LOTS IN BLOCKS 2, 3, & 4 SHALL HAVE ACCESS FROM RESIDENTIAL STREETS ONLY. ACCESS SHALL BE NO ACCESS FROM COLLECTORS OR MAINLINES WHERE LOTS HAVE MORE THAN ONE STREET FRONTAGE.
 TRACTS B AND L SHALL BE RESERVED FOR DRAINAGE, RETENTION, FIRE PAIR, UTILITIES, & IRRIGATION AND SHALL BE OWNED AND MAINTAINED BY THE "FIELDSTONE HOMEOWNERS' ASSOCIATION".
 TRACTS M SHALL BE RESERVED FOR DRAINAGE, RETENTION, FIRE PAIR, UTILITIES, & IRRIGATION AND SHALL BE OWNED AND MAINTAINED BY THE "FIELDSTONE PROFESSIONAL HOMEOWNERS' ASSOCIATION".

Vicinity Map:



Legend

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- UTILITY EASEMENT LINE
- UTILITY & IRRIGATION EASEMENT LINE
- CENTERLINE OF STREET
- PLATTED LOT LINE
- BRASS CAP
- FOUND 1/2" REBAR
- FOUND 3/8" REBAR
- FOUND 1/2" REBAR - SET 4'6" x 2"
- FOUND 1/2" REBAR & CAP (LS 1000)
- FOUND 3/8" REBAR & CAP (LS 1000)
- SET 1/2" x 1/4" REBAR & CAP (LS 1000)
- CALCULATED POINT (NOT SET)

TWIN FALLS COUNTY
 Registered for:
 2015-007506
 354-3131 FAX 354-312-2015
 N. ARISTIDES GALASZCZAK
 County Clerk
 Deputy: BRUNTER

Health Certificate

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUTER IS CAUTIONED AT THE TIME OF THIS APPROVAL, NO DRAINING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS FOR DRAINING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES TO MEET OTHER CONDITIONS OF DEQ, THIS SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHEDDING REQUIRING DRAINING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

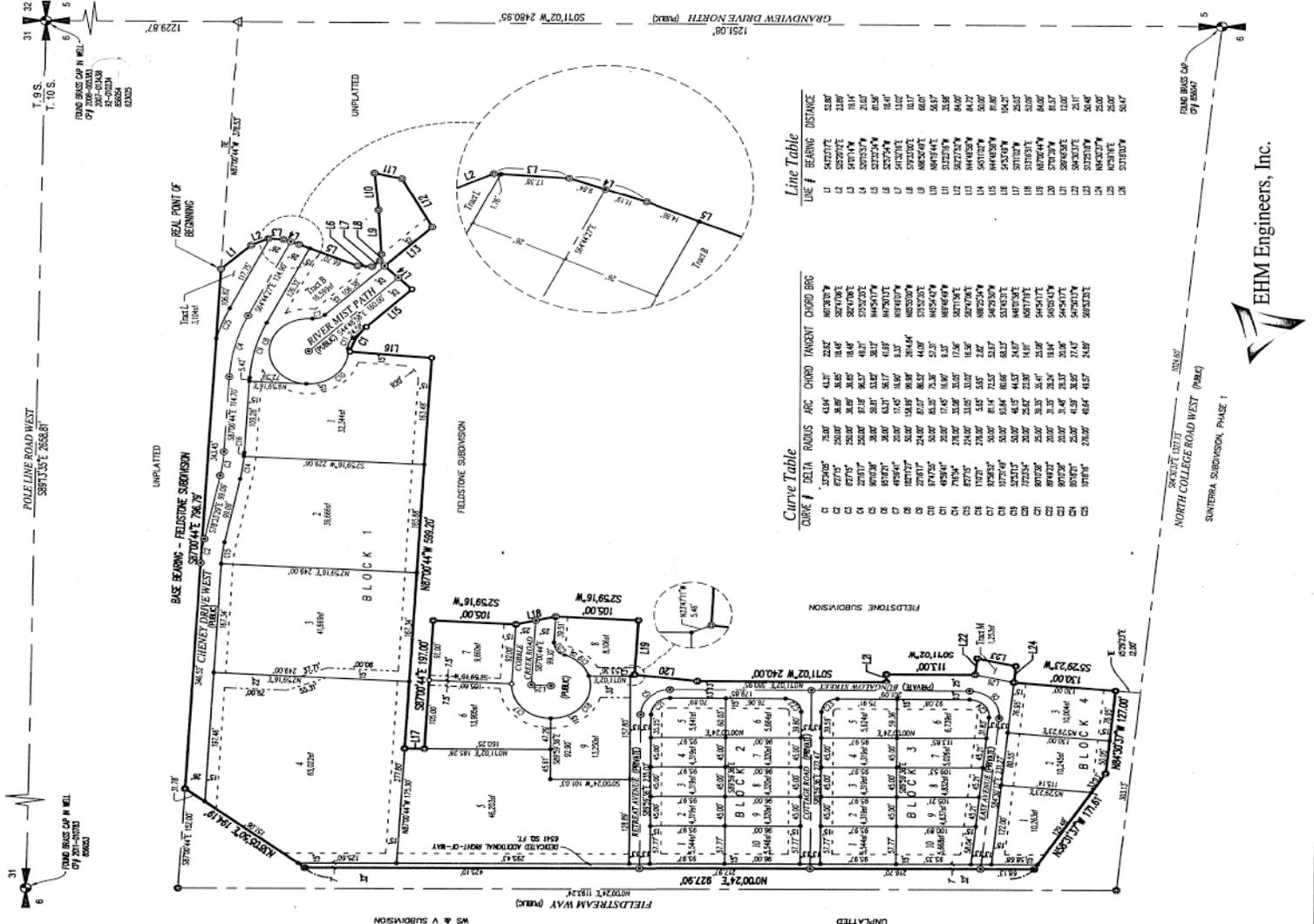
DATE: 7/17/15

DISTRICT HEALTH DEPARTMENT, BHS

EHM Engineers, Inc.



2015-007506
 PHASE 1



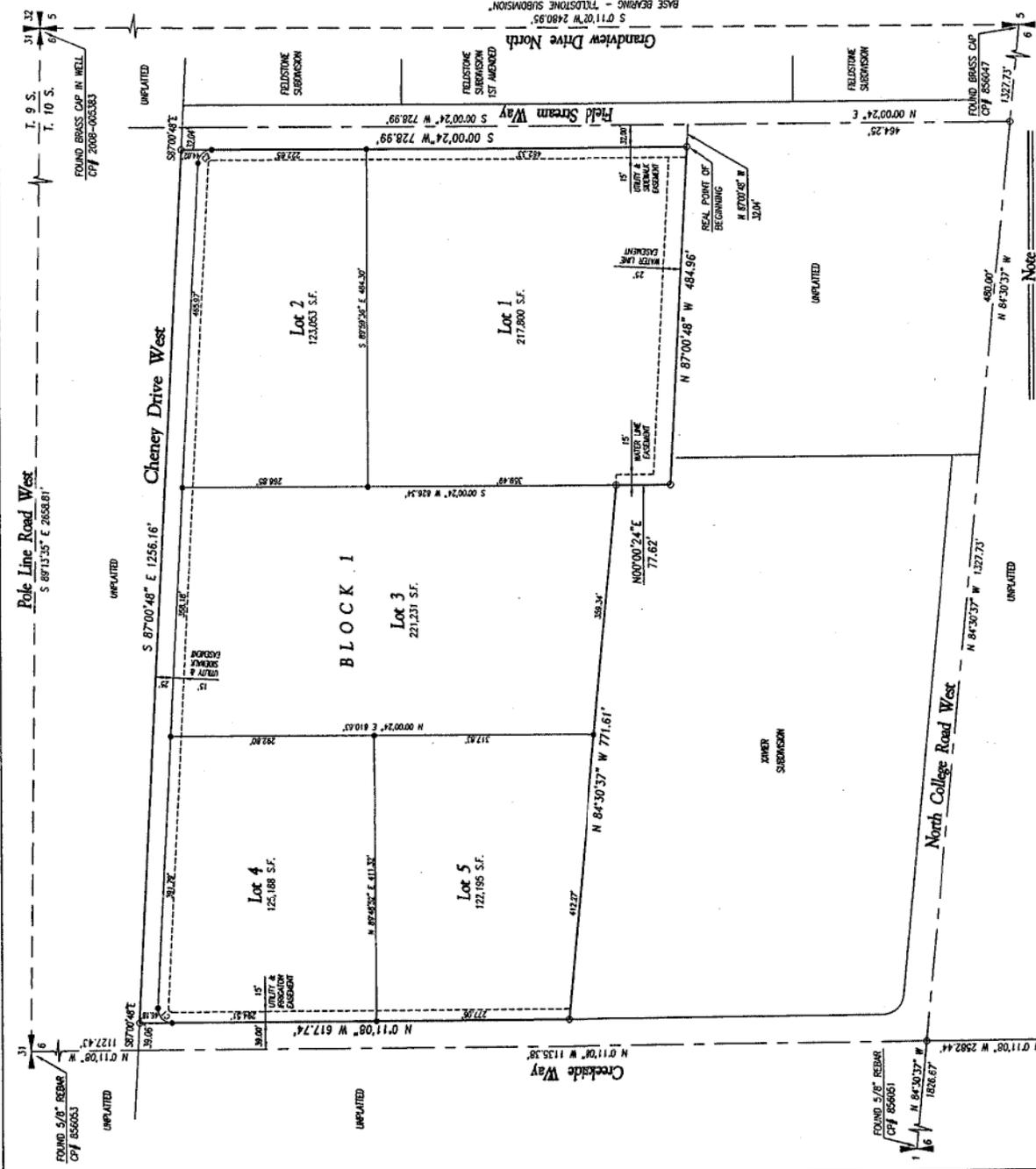
Line Table

| LINE # | BEARING | DISTANCE |
|--------|--------------|----------|
| 1 | S42°27'00" E | 53.87 |
| 2 | S27°02'00" E | 21.89 |
| 3 | S27°02'00" E | 21.89 |
| 4 | S27°02'00" E | 21.89 |
| 5 | S27°02'00" E | 21.89 |
| 6 | S27°02'00" E | 21.89 |
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| 82 | S27°02'00" E | 21.89 |
| 83 | S27°02'00" E | 21.89 |
| 84 | S27°02'00" E | 21.89 |
| 85 | S27°02'00" E | 21.89 |
| 86 | S27°02'00" E | 21.89 |
| 87 | S27°02'00" E | 21.89 |
| 88 | S27°02'00" E | 21.89 |
| 89 | S27°02'00" E | 21.89 |
| 90 | S27°02'00" E | 21.89 |
| 91 | S27°02'00" E | 21.89 |
| 92 | S27°02'00" E | 21.89 |
| 93 | S27°02'00" E | 21.89 |
| 94 | S27°02'00" E | 21.89 |
| 95 | S27°02'00" E | 21.89 |
| 96 | S27°02'00" E | 21.89 |
| 97 | S27°02'00" E | 21.89 |
| 98 | S27°02'00" E | 21.89 |
| 99 | S27°02'00" E | 21.89 |
| 100 | S27°02'00" E | 21.89 |

Curve Table

| CURVE # | DELTA | ADIUS | ARC | CHORD | TANGENT | CHORD BIC |
|---------|-----------|--------|--------|--------|---------|-----------|
| 1 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 2 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 3 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 4 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 5 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 6 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 7 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 8 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 9 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 10 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 11 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 12 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 13 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 14 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 15 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 16 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 17 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 18 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 19 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 20 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 21 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 22 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 23 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 24 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 25 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 26 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 27 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 28 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 29 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 30 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 31 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 32 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 33 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 34 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 35 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 36 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 37 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 38 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 39 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 40 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 41 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 42 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 43 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 44 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 45 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 46 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 47 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 48 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 49 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 50 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 51 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 52 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 53 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 54 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 55 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 56 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 57 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 58 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 59 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 60 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 61 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 62 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 63 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 64 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 65 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 66 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 67 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 68 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 69 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 70 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 71 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 72 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 73 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 74 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 75 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 76 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 77 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 78 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 79 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 80 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 81 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 82 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 83 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 84 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 85 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 86 | 30°00'00" | 75.00' | 43.94' | 43.94' | 23.87' | 46.9000' |
| 87 | 30°00'00" | 75.00' | 43.94' | 43.94' | | |

Exhibit 7



Scale 1" = 100'

**WSS&V Subdivision First Amended
A Planned Unit Development
A Resubdivision & Renumbering Of
Lot 2, Block 1, WSS&V Subdivision**
In
**SW4 NE4, Section 6
T. 10 S., R. 17 E., B.M.
Twin Falls County, Idaho
2012**

Legend

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ENCUMBRANCE AS NOTED
- SECTION LINE
- STREET CENTERLINE
- FOUND 5/8" REBAR & CP (LS 1000)
- SET 1/2" x 24" REBAR & CP (LS 1000)

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 59, Chapter 13 have been established herein on the State of Idaho, Department of Health and Welfare, and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities are installed. The developer fails to construct facilities or meet the other conditions of DEC, then sanitary restrictions may be reimposed, in accordance with Section 59-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/facilities shall be allowed.

9-7-12
Date

Vicinity Sketch



Note

OWNERS OF LOTS ON THIS PLAN WILL BE SUBJECT TO REGISTRATION AND ACCEPTED BEFORE DEVELOPMENT COORDS IF DEVELOPMENT ON AN OWNER'S LOT IS RESIDENTIAL IN NATURE. OWNERS OF LOTS ON THIS PLAN WILL BE RESPONSIBLE FOR THE OBTAINMENT AND MAINTENANCE OF FACILITIES FOR ALL STORM WATER GENERATED ON INDIVIDUAL LOTS AND RIGHT OF WAY FRONTING THOSE LOTS AND SHALL BE REQUIRED TO PROVIDE EASEMENTS FOR SUCH FACILITIES AT THE TIME OF BUILDING PERMIT APPLICATION.

Curve Data

| CURVE | BEARING | RADIUS | ARC | TANGENT | CHORD | CHORD BRG. |
|-------|-------------|--------|--------|---------|--------|-------------|
| C1 | S 87°10'20" | 20.00' | 32.32' | 21.14' | 28.06' | 146°24'07"E |
| C2 | S 87°01'12" | 20.00' | 30.35' | 18.89' | 27.54' | 143°30'12"E |

TWIN FALLS COUNTY
ENGINEERS
 9-25-19 A.M. 11-02-2012
2012-021257
 No. Pages: 3
 KMS: JLS, CL: JDOCK
 County Clerk
 Deputy: BRUNTER

EHM
 ENGINEERS/SURVEYORS/PLANNERS
 316-1071
 SHEET 1 OF 3

CONTRACT DOCUMENTS
FOR

The Housing Company

2015 Field Stream Apartments

Sewer Extension Project

Twin Falls, ID

January, 2015

Prepared By:



THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY

PHYSICAL CHEMISTRY
LABORATORY

1950

PHYSICAL CHEMISTRY
LABORATORY

Information to Bidders

1. Project Identification

Name of Project: 2015 Field Stream Apartments Sewer Extension Project

Location: Grandview Drive, Pole Line Road, Field Stream Way (Extended), Twin Falls, Idaho

Owner: The Housing Company

Engineer: EHM Engineers, Inc.

Project Description: Construction of approximately 3,960 feet of 8 inch and 10 inch diameter sewer main, associated manholes, and appurtenances.

Bid Date: January 27, 2015 .

2. Preparation of Proposals

A. All blank spaces in the forms must be fully filled. Numbers must be stated both in writing and in figures. The completed form shall be without interlineations, alteration, or erasure.

B. The bidder shall submit bids for the bid schedule(s) listed in this proposal.

C. Each bid must be signed in long hand by the bidder with their usual signature. Bids by partnership must be signed with the partnership's name by one of the partners signing. Bids by corporations must be signed with legal name of the corporation followed by the name of the State of Incorporation and by the signature of the President, Secretary, or other person authorized to bond it in the matter. The name of each person signing shall be typed or printed below the signature.

3. Qualification of Bidders

Bid proposals will be accepted from those Contractors only (prime contractors, sub-contractors, and/or specialty contractors) who, prior to the bid opening, hold current appropriate licenses as Public Works' Contractors in the State of Idaho.

4. Bid Guarantees

Not required for this project.

5. Examination of Site and Documents

Before submitting a proposal, the bidder shall:

- A. Examine the drawings and specifications.
- B. Visit the site.
- C. Inform self of existing conditions and limitations.
- D. Include in bid, sums sufficient to cover all items required by contract, and rely entirely upon their own examinations in making their proposal and contract to fully complete such job for the sum so bid.

6. Interpretations of Documents

- A. The Engineer shall be the sole interpreter of the plans and specifications.
- B. All changes, corrections, or approvals are to be in writing from the Engineer.
- C. Neither the Owner nor the Engineer will be responsible for oral interpretations.
- D. Questions received less than seven (7) days before the bid opening cannot be answered.
- E. All addenda issued during the time of bidding will be incorporated into the contract.

7. Submission of Bids

- A. Bids shall be enclosed in an opaque sealed envelope marked as follows and delivered as required by the Advertisement for Bids:

From: (Name of Bidder and Public Works' Contractors License Number)

For: (Name of project Contractor is bidding)

- B. It is the responsibility of the bidder to see that their bid is received at or before **5:00 pm on January 27, 2015**. Any bid received after this time, whether read of not, will be null and void.

8. Withdrawal of Bids

- A. No bid may be withdrawn or modified after the time set for the opening thereof, unless and until the award of the contract is delayed for a period exceeding thirty (30) days.

9. Inadequacies and Omissions

During bidding, should a bidder find discrepancies in, or omissions from, the drawings or specifications, or be in doubt as to their meaning, the bidder should at once notify the Engineer, who will send written instructions or addenda to all bidders.

10. Bid Opening Procedure

- A. Bids will be opened privately at a time convenient to the **Owner**.
- B. The **Owner** will then have ten (10) days from time of bid opening to notify the **Contractor** or **Contractors** of his decision.
- C. The **Owner** reserves the following rights:
 - 1. To reject any and all bids.
 - 2. To waive any and all irregularities in bids submitted.
 - 3. To consider the competency and responsibility of bidders and their proposed sub-contractors in making the award.
 - 4. In the event only one bid is received, to return it unopened.

11. Estimated Quantities

Quantities listed in the Bid Schedule are reasonably accurate estimates, but are based on preliminary calculations, and are intended solely to be the basis of calculation upon which the award of the contract shall be made. Final payment will be made based upon the in place quantities.

12. Performance and Payment Bond

The **Contractor** shall provide a Performance and Payment Bond in the amount of one hundred percent (100%) of the contract amount. The bond shall accompany the completed contract agreement. The bond shall be made payable to The Housing Company.

15. Bid Acceptance

The **Owner** reserves the right to award either the entire project or portions of the project listed in the Bid Schedule. The **Contractor** shall include in the unit prices all costs for labor and materials, supervisory costs, overhead, profit and other costs.

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Bid Proposal

Proposal of DougMcCoy Construction, INC. (hereinafter called "**Bidder**"), organized and existing under the laws of the State of Idaho doing business as a corporation to the **The Housing Company** (hereinafter called "**Owner**").

In compliance with your Advertisement for Bids, **Bidder** hereby proposes to perform all work for the construction of the **2015 Field Stream Apartments Sewer Extension Project**, (hereinafter known as "**Project**") in strict accordance with the contract documents, within the time set forth therein, and at the prices stated below.

By submission of this bid, each **Bidder** certifies, and in the case of a joint bid each party thereto certified as to its own organization, that this bid has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this bid with any other bidder or with any competitor.

Bidder hereby agrees to commence work under this contract on or before a date to be specified in the Notice to Proceed and to fully complete the project in accordance with schedule specified. **Bidder** further agrees to pay as liquidated damages, the sum of Two Hundred Dollars (\$200.00) for each consecutive calendar day thereafter as provided in Section 22 of the General Conditions.

Note: Unit prices for all items, extensions, and total amount of bid must be shown. Show unit prices in both words and figures. If conflict or errors occur within the proposal, unit prices will govern in the calculation of the final total.

Bidder acknowledges receipt of the following Addenda:

* _____
Insert "a corporation", "a partnership", or "an individual" as applicable

Date January 27, 2015

Title President

Bidder Doug A. McCoy

Signature

PUBLIC WORKS LICENSES

Public works licenses are required for subcontractors working on this job. All subcontractors and public works licenses must be listed below. This list must be submitted with the bid.

| | Contractor | License # | Date |
|----|--------------------------------|--------------------------|-----------------|
| 1. | <u>Doug McCoy Construction</u> | <u>PWC-C-12524-AAA-4</u> | <u>10/31/15</u> |
| 2. | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ |
| 4. | _____ | _____ | _____ |
| 5. | _____ | _____ | _____ |
| 6. | _____ | _____ | _____ |

BID SCHEDULE

Each item to be bid upon shall be completely filled in by the Contractor. Any omission in completing all bid items will be considered as an irregularity in the bidding and such proposal could be rejected, because of said irregularity, by the Owner.

I/We agree to perform all work required for the **2015 Field Stream Apartments Sewer Extension Project** for **The Housing Company**, and other related work in accordance with the plans and specifications prepared therefore and made a part hereof at the following unit prices and lump sum amounts:

Note: All Items, Quantities Are In Place

| Item No | Estimated Quantity | Description & Unit Price | Extension of Amount |
|---------|--------------------|--|---|
| 1. | 1,320 LF | Install 8" Dia. Sewer Main \$ <u>18.50</u> Dollars per L.F. | \$ <u>24420.00</u> |
| | Written | Eighteen dollars fifty cents | Twenty-four thousand four hundred twenty dollars |
| 2. | 2,640 LF | Install 10" Dia. Sewer Main \$ <u>21.00</u> Dollars per L.F. | \$ <u>55440.00</u> |
| | Written | <u>Twenty-one dollars</u> | <u>Fifty-five Thousand four hundred forty dollars</u> |
| 3. | 16 EA | Install Sewer Manholes (With 4' Plugged Stubs @ Min. Slope as needed) \$ <u>2625.00</u> Dollars per Each | \$ <u>42000.00</u> |
| | Written | Twenty-six hundred twenty-five dollars | forty-two thousand dollars |
| 4. | 1 EA | Replace Manhole Barrel Above Lateral with Tie-in (Grandview Trunkline) \$ <u>1100.00</u> Dollars per Each | \$ <u>1100.00</u> |
| | Written | <u>Eleven hundred dollars</u> | <u>Eleven hundred dollars</u> |
| 5. | 20 LF | Install 42" Dia. CMP Irrigation Crossing \$ <u>93.00</u> Dollars per L.F. | \$ <u>1860.00</u> |
| | Written | <u>Ninety-three dollars</u> | <u>Eighteen hundred sixty dollars</u> |

6. 20 LF Install 12" Dia. CMP Irrigation Crossing
 \$ 18.00 Dollars per L.F. \$ 360.00
 Written Eighteen Dollars Three hundred sixty dollars
7. 50 CY Rock Excavation
 \$ 190.00 Dollars per Cu. Yd. \$ 9500.00
 Written one hundred ninety dollars Ninety-five hundred dollars
8. 1 LS Shoulder Repair / Asphalt patch backs (Pole Line & Grandview)
 \$ 26800.00 Dollars per Lump Sum \$ 26800.00
 Written Twenty-six thousand eight hundred dollars Twenty-six Thousand Eight hundred dollars
9. 700 LF 12' Wide x 8" Depth Temp. Gravel Access Road
 \$ 12.75 Dollars per L.F. \$ 8925.00
 Written Twelve dollars & seventy-five cents Eighty-nine hundred twenty-five dollars
10. 1 LS Signage & Traffic Control (Per ITD Permit - In Place)
 \$ 3500.00 Dollars per Lump Sum \$ 3500.00
 Written Thirty-five hundred dollars Thirty-five hundred dollars
11. 1 LS Storm Water Pollution Prevention Plan
 \$ 2500.00 Dollars per Lump Sum \$ 2500.00
 Written Twenty-five hundred dollars Twenty-five hundred dollars
- TOTAL: 176405.00

Notice Of Award

To: Doug McCoy Construction
1646 Eldridge Avenue
Twin Falls, Idaho 83301

Project Description: 2015 Field Stream Apartments Sewer Extension Project.

The **Owner** has considered the bid submitted by you for the above described work in response to its advertisement for bids dated January 13, 2015, and Information to Bidders. You are hereby notified that your bid has been accepted for items in the amount of \$176,405.00.

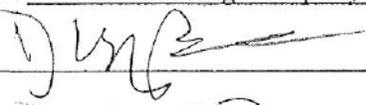
You are required by the Information to Bidders to execute the contract and furnish the required certificates of insurance, Performance Bond, and Labor & Material Bond within seven (7) calendar days from the date of this notice to you.

If you fail to execute said Contract within seven (7) days from the date of this notice, said **Owner** will be entitled to consider all your rights arising out of the **Owner's** acceptance of your bid as abandoned. The **Owner** will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this Notice of Award to the **Owner** or the **Owner's** Representative, **EHM Engineers**.

Dated this 29th day of January, 2015.

Owner: The Housing Company

By: 

Title: Douglas E. Peterson, Director

Master Payback 1st Part Sheet A

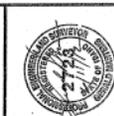
The Housing Company

| | | Off Site Sewer | | | Area Breakdown | | | |
|----------------------------------|---------|-----------------|----------|----------|----------------|----------|-------------------|----------------------------|
| Main Extension | | Start | Manholes | End | | | | |
| Stations | | | | | | | | |
| Grandview Drive | | 2096.51 | New | 1 | 2096.51 | 2096.51 | 31.00 10" Pipe | Per Site Plan |
| | | 2096.51 | GV1 | 2 | 2096.51 | 1096.79 | 999.72 10" Pipe | Additional Footage at Site |
| | | | GV2 | 3 | 1896.79 | | 13.00 10" Pipe | |
| | | | GV3 | 4 | 1496.79 | | | |
| Poleline Road | | 5978.85 | PL1 | 5 | 1096.79 | 4659.87 | 1318.98 10" Pipe | |
| | | | | | 5978.85 | | | |
| | | | PL2 | 6 | 5859.87 | | | |
| | | | PL3 | 7 | 5459.87 | | | |
| | | | PL4 | 8 | 5059.87 | | | |
| | | | PL5 | 9 | 4659.87 | | | |
| Crossing | | 6364.88 | | | 6364.88 | 6355.03 | 9.85 8" Pipe | 8" Existing Pipe |
| | | | FW8 | 10 | 6196.03 | | | |
| | | | | | | | Total Pipe | 2362.70 10" Pipe |
| | | | | | | | | 9.85 8" Pipe |
| | | | | | | | Manholes | 10.00 |
| Latitude 42 | | Start | | Manholes | End | | | |
| Stations | | | | | | | | |
| | | 6195.03 | FW7 | 1 | 6167.60 | 5905.88 | 289.15 10" Pipe | Adjust for 8" vs 10" |
| | | | FW6 | 2 | 5905.88 | | | |
| | | | | | | | Total Pipe | 289.15 10" Pipe |
| | | | | | | | Manholes | 2.00 |
| Area B | | Start | | Manholes | End | | | |
| Stations | | | | | | | | |
| | | 5905.88 | FW5 | 1 | 5530.88 | 5530.88 | 375.00 8" Pipe | |
| | | 5530.88 | FW4 | 2 | 5515.00 | 5515.00 | 15.88 10" Pipe | |
| | | 5515.00 | FW3 | 3 | 5200.00 | 5200.00 | 315.00 8" Pipe | |
| | | 5200.00 | | | | 5193.24 | 6.76 8" Pipe | |
| | | | | | | | Total Pipe | 696.76 8" Pipe |
| | | | | | | | | 15.88 10" Pipe |
| | | | | | | | Manholes | 3.00 |
| Field Stream Way Frontage | | | | | | | | |
| Lot 1 WS&V | | Start + NO Prop | Manholes | End | Footage | Per Unit | Cost | |
| | SO Prop | | | | | | | |
| Stations | | | | | | | | |
| | | 4467.60 | 4929.93 | | 4616.00 | 313.93 | | |
| | | | 4616.00 | | | 7.32 | 9.25 \$ 67.71 | 8" Pipe |
| | | | 4799.75 | | | 306.61 | 18.50 \$ 5,672.28 | 8" Pipe |
| | | | | | | 2.00 | 2625.00 | |
| Lot 2 WS&V | SO Prop | Start + NO Prop | Manholes | End | Footage | Per Unit | Cost | |
| Stations | | | | | | | | |
| | | 4929.93 | 5193.24 | | 4929.93 | 263.31 | | |
| | | | 0.00 | | | 263.31 | 9.25 \$ 2,435.62 | 8" Pipe |
| | | | | | | No MH | | |
| Lot 4 FPS | SO Prop | Start + NO Prop | Manholes | End | Footage | Per Unit | Cost | |
| Stations | | | | | | | | |
| | | 4922.61 | 5193.24 | | 4922.61 | 270.63 | | |
| | | | | | | 263.31 | 9.25 \$2,435.62 | 8" Pipe |
| | | | | | | 7.32 | 9.25 \$67.71 | 8" Pipe |
| | | | | | | No MH | | |

**Exhibit 8-3
Master Payback Worksheet
Part 2**

| Housing Company Off Site Sewer Extension Project | | | | | | | | | | | |
|--|-------------|-----------|------------------------------|--------------------------------|----------------|--------------|----------------|---------------|-------------|---------------|---------------|
| Area | Acreage | Areas | % of Benefit of Secondary | % of Benefit Main Extension | Direct Benefit | Secondary | Main Extension | Total Amount | | | |
| LAT 42 | 33.398 | | | 21.66% | \$ 10,599.27 | | \$ 126,831.80 | \$ 38,072.30 | | | |
| R-1 | 28.645 | | | 18.58% | | | \$ 23,563.23 | \$ 23,563.23 | | | |
| R-2 | 1.000 | | | 0.65% | | | \$ 822.59 | \$ 822.59 | | | |
| HN-1 | 27.175 | | | 17.62% | | | \$ 22,354.02 | \$ 22,354.02 | | | |
| | Secondary | 90.218 | | | | \$ 22,958.54 | | | | | |
| Lot 1 WS&V | 5.000 | | 7.82% | 3.24% | \$ 10,990.00 | \$ 1,794.56 | \$ 4,112.97 | \$ 16,897.54 | | | |
| Lot 2 WS&V | 2.825 | | 4.42% | 1.83% | \$ 2,435.62 | \$ 1,013.93 | \$ 2,323.83 | \$ 5,773.38 | | | |
| Lot 3 WS&V | 5.079 | | 7.94% | 3.29% | \$ - | \$ 1,822.92 | \$ 4,177.96 | \$ 6,000.87 | | | |
| Lot 4 WS&V | 2.874 | | 4.49% | 1.86% | \$ - | \$ 1,031.51 | \$ 2,364.14 | \$ 3,395.65 | | | |
| Lot 5 WS&V | 2.805 | | 4.39% | 1.82% | \$ - | \$ 1,006.75 | \$ 2,307.38 | \$ 3,314.13 | | | |
| R-3 | 4.519 | | 7.06% | 2.93% | \$ - | \$ 1,621.92 | \$ 3,717.31 | \$ 5,339.23 | | | |
| R-4 | 20.000 | | 31.27% | 12.97% | | \$ 7,178.25 | \$ 16,451.90 | \$ 23,630.14 | | | |
| HN-2 | 19.372 | | 30.28% | 12.56% | \$ - | \$ 6,952.85 | \$ 15,935.31 | \$ 22,888.16 | | | |
| Lot 4 FPS | 1.493 | | 2.33% | 0.97% | \$ 2,503.33 | \$ 535.86 | \$ 1,228.13 | \$ 4,267.32 | | | |
| | | 63.967 | 100.00% | 100.00% | | \$ 22,958.54 | \$ 126,831.80 | \$ 176,318.56 | | | |
| | Main Total | 154.185 | | | \$ 26,528.22 | | | | | | |
| LAT 42 | Requa R-1&3 | Requa R-2 | Requa R-4 | Houser/Nelson | Lot 1 WS&V | Lot 2 WS&V | Lot 3 WS&V | Lot 4 WS&V | Lot 5 WS&V | Totals | |
| \$ 38,072.30 | \$28,902.46 | \$ 822.59 | \$ 23,630.14 | \$ 45,242.17 | \$ 16,897.54 | \$ 5,773.38 | \$ 6,000.87 | \$ 3,395.65 | \$ 3,314.13 | \$ 4,267.32 | \$ 176,318.56 |
| 115.00% | 115.00% | 115.00% | 115.00% | 115.00% | 115.00% | 115.00% | 115.00% | 115.00% | 115.00% | 115.00% | 115.00% |
| \$ 43,783.14 | \$33,237.83 | \$ 945.98 | \$ 27,174.67 | \$ 52,028.50 | \$ 19,432.17 | \$ 6,639.38 | \$ 6,901.01 | \$ 3,905.00 | \$ 3,811.25 | \$ 4,907.42 | \$ 202,766.34 |
| Original Contract | | | | | | | | | | \$ 176,405.00 | |

| | | | | | | |
|---|--|---|--------------------------------------|--|----------------------|--------------------------|
| Worksheet | Exhibit 8-4 | | | | | |
| The Housing Company Off Site Sewer Project | | | | | | |
| | | | | Contact Information | | |
| | | | | Name | Brad Wills | |
| Project Information | | | | Phone | 208-420-0314 | |
| Cross Streets | Cheney Drive West and Field Stream Way | | | E-mail: | bradwills@cox.net | |
| Description of Improvements | Off Site Sewer Extension for Basin | | | | | |
| RPT # | RPT59780010050 | | | | | |
| Date of City's Approval | 4-Aug-15 | | | | | |
| Date of Application: | 1-Mar-16 | | | | | |
| Drawing Sheet # | 9-1 thru 9-2 | | | | | |
| | | | | Engineering Department Notes Only | | |
| | | | | Date Submitted | | |
| | | | | Boundary Reviewed | | |
| | | | | GIS Notes | | |
| | | | | 3rd Party Review | | |
| | | | | Commission Approval | | |
| Description of Improvements | Installation of a collection sewer line to connect this basin to the existing Grandview Trunk Line | | | | | |
| Description of Boundary | See Narrative | | | | | |
| Status of Property | Platted and NonPlatted land and Field Stream Apt | | | | | |
| Method to determine Payback | Both Frontage and Percentage of Benefit Based On Acreage and Frontage | | | | | |
| Refer to Exhibit 8-2 and 8-3 Master Payback Worksheets Part 1 and 2 for Cost Breakdowns | | | | | | |
| | | | | | | |
| | | | | | | |
| Support Information | | | | | | |
| Description | | Reference # | Contractor | Notes | | |
| Master Unit Pricing Worksheet | | | | | | |
| Exhibit 8-1 | Contract Document | | Doug McCoy Construction | See Contract for Cost Breakdown | | |
| Method of Percentage of Benefit | | | | | | |
| Method of Frontage of Benefit | | | | | | |
| Eligible Payback | | | | | | |
| Description | | RPT # | Owner | Acres | Cost Per Acre | Amount of Payback |
| See Worksheet | | RP00107060620 | Non Platted Latitude 42 | 33.398 | Per Worksheet | 43,783.14 |
| | | RP10S17E062405 | Non Platted Mary R. Requa | 33.164 | Per Worksheet | 33,237.83 |
| | | RP10S17E062500 | Non Platted Mary R. Requa | 1.000 | Per Worksheet | 945.98 |
| | | RP10S17E064200 | Non Platted Mary R. Requa | 20.000 | Per Worksheet | 27,174.67 |
| | | RP10S17E062411 | Non Platted Houser/Nelson | 46.547 | Per Worksheet | 52,028.50 |
| | | RPT59780010050 | Lot 1 WS&V The Housing Company | 5.000 | Per Worksheet | 19,432.17 |
| | | RPT59780010020 | Lot 2 WS&V WS & V, LLC | 2.825 | Per Worksheet | 6,639.38 |
| | | RPT59780010030 | Lot 3 WS&V Canyons Retirement | 5.079 | Per Worksheet | 6,901.01 |
| | | RPT59780010040 | Lot 4 WS&V WS & V, LLC | 2.874 | Per Worksheet | 3,905.00 |
| | | RPT59780010050 | Lot 5 WS&V WS & V, LLC | 2.805 | Per Worksheet | 3,811.25 |
| | | RPT19130010040 | Lot 4 FPS Wills, Inc. | 1.493 | Per Worksheet | 4,907.42 |
| | | | | 154.185 | | 202,766.35 |
| Owner Information | | | | | | |
| RPT # | Owner | Address | | | Phone # | Contacted |
| RP00107060620 | Latitude 42 | PO Box 6004, Twin Falls, Id 83303-6004 | | | | |
| RP10S17E062405 | Mary R. Requa | 2733 E 4100 N, Twin Falls, Id 83301 | | | | |
| RP10S17E062500 | Mary R. Requa | 2733 E 4100 N, Twin Falls, Id 83301 | | | | |
| RP10S17E064200 | Mary R. Requa | 2733 E 4100 N, Twin Falls, Id 83301 | | | | |
| RP10S17E062411 | Houser/Nelson | PO Box 6004, Twin Falls, Id 83303-6004 | | | | |
| RPT59780010050 | The Housing Company | 565 West Myrtle, Boise, Id 83702 | | | | |
| RPT59780010020 | WS & V, LLC | PO Box 0566, Twin Falls, Id 83301 | | | | |
| RPT59780010030 | Titleholder VIII, LLC | PO Box 0249, Ketchum, Id 83340-0249 | | | | |
| RPT59780010040 | WS & V, LLC | PO Box 0566, Twin Falls, Id 83301 | | | | |
| RPT59780010050 | WS & V, LLC | PO Box 0566, Twin Falls, Id 83301 | | | | |
| RPT19130010040 | Wills, Inc. | 222 Shoshone St. West, Twin Falls, Id 83301 | | | | |

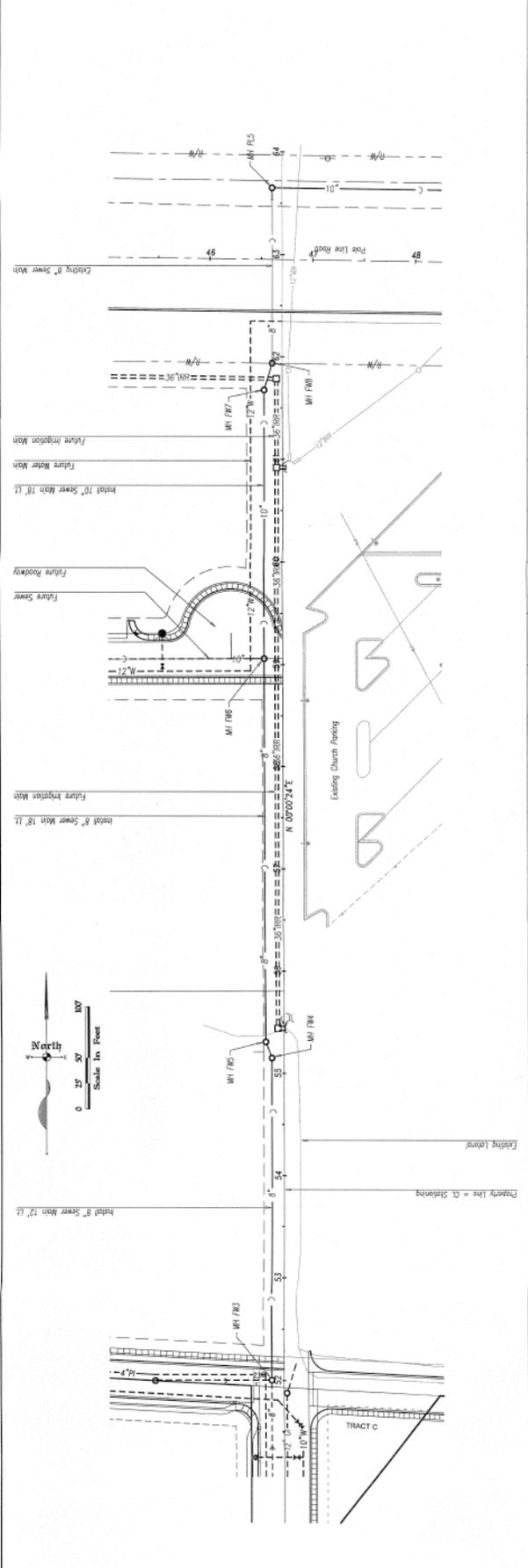


Scale 1" = 60'

WSSV Subdivision First Amended
 A Planned Unit Development
 A Resubdivision & Renumbering Of
 Lot 2, Block 1, WSSV Subdivision
 In
 SW4 NE4 Section 6
 T. 10 S., R. 17 E., BM
 Twin Falls County, Idaho
 2012

Legend

| EXISTING | PROPOSED |
|---|---|
| SEWER MAIN | SEWER MAIN |
| WATER MAIN | WATER MAIN |
| 15" UTILITY | 15" UTILITY |
| 12" UTILITY | 12" UTILITY |
| 8" UTILITY | 8" UTILITY |
| 6" UTILITY | 6" UTILITY |
| 4" UTILITY | 4" UTILITY |
| 3" UTILITY | 3" UTILITY |
| 2" UTILITY | 2" UTILITY |
| 1" UTILITY | 1" UTILITY |
| 1/2" UTILITY | 1/2" UTILITY |
| 1/4" UTILITY | 1/4" UTILITY |
| 1/8" UTILITY | 1/8" UTILITY |
| 1/16" UTILITY | 1/16" UTILITY |
| 1/32" UTILITY | 1/32" UTILITY |
| 1/64" UTILITY | 1/64" UTILITY |
| 1/128" UTILITY | 1/128" UTILITY |
| 1/256" UTILITY | 1/256" UTILITY |
| 1/512" UTILITY | 1/512" UTILITY |
| 1/1024" UTILITY | 1/1024" UTILITY |
| 1/2048" UTILITY | 1/2048" UTILITY |
| 1/4096" UTILITY | 1/4096" UTILITY |
| 1/8192" UTILITY | 1/8192" UTILITY |
| 1/16384" UTILITY | 1/16384" UTILITY |
| 1/32768" UTILITY | 1/32768" UTILITY |
| 1/65536" UTILITY | 1/65536" UTILITY |
| 1/131072" UTILITY | 1/131072" UTILITY |
| 1/262144" UTILITY | 1/262144" UTILITY |
| 1/524288" UTILITY | 1/524288" UTILITY |
| 1/1048576" UTILITY | 1/1048576" UTILITY |
| 1/2097152" UTILITY | 1/2097152" UTILITY |
| 1/4194304" UTILITY | 1/4194304" UTILITY |
| 1/8388608" UTILITY | 1/8388608" UTILITY |
| 1/16777216" UTILITY | 1/16777216" UTILITY |
| 1/33554432" UTILITY | 1/33554432" UTILITY |
| 1/67108864" UTILITY | 1/67108864" UTILITY |
| 1/134217728" UTILITY | 1/134217728" UTILITY |
| 1/268435456" UTILITY | 1/268435456" UTILITY |
| 1/536870912" UTILITY | 1/536870912" UTILITY |
| 1/1073741824" UTILITY | 1/1073741824" UTILITY |
| 1/2147483648" UTILITY | 1/2147483648" UTILITY |
| 1/4294967296" UTILITY | 1/4294967296" UTILITY |
| 1/8589934592" UTILITY | 1/8589934592" UTILITY |
| 1/17179869184" UTILITY | 1/17179869184" UTILITY |
| 1/34359738368" UTILITY | 1/34359738368" UTILITY |
| 1/68719476736" UTILITY | 1/68719476736" UTILITY |
| 1/137438953472" UTILITY | 1/137438953472" UTILITY |
| 1/274877906944" UTILITY | 1/274877906944" UTILITY |
| 1/549755813888" UTILITY | 1/549755813888" UTILITY |
| 1/1099511627776" UTILITY | 1/1099511627776" UTILITY |
| 1/2199023255552" UTILITY | 1/2199023255552" UTILITY |
| 1/4398046511104" UTILITY | 1/4398046511104" UTILITY |
| 1/8796093022208" UTILITY | 1/8796093022208" UTILITY |
| 1/17592180444416" UTILITY | 1/17592180444416" UTILITY |
| 1/35184360888832" UTILITY | 1/35184360888832" UTILITY |
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| 1/140737443555328" UTILITY | 1/140737443555328" UTILITY |
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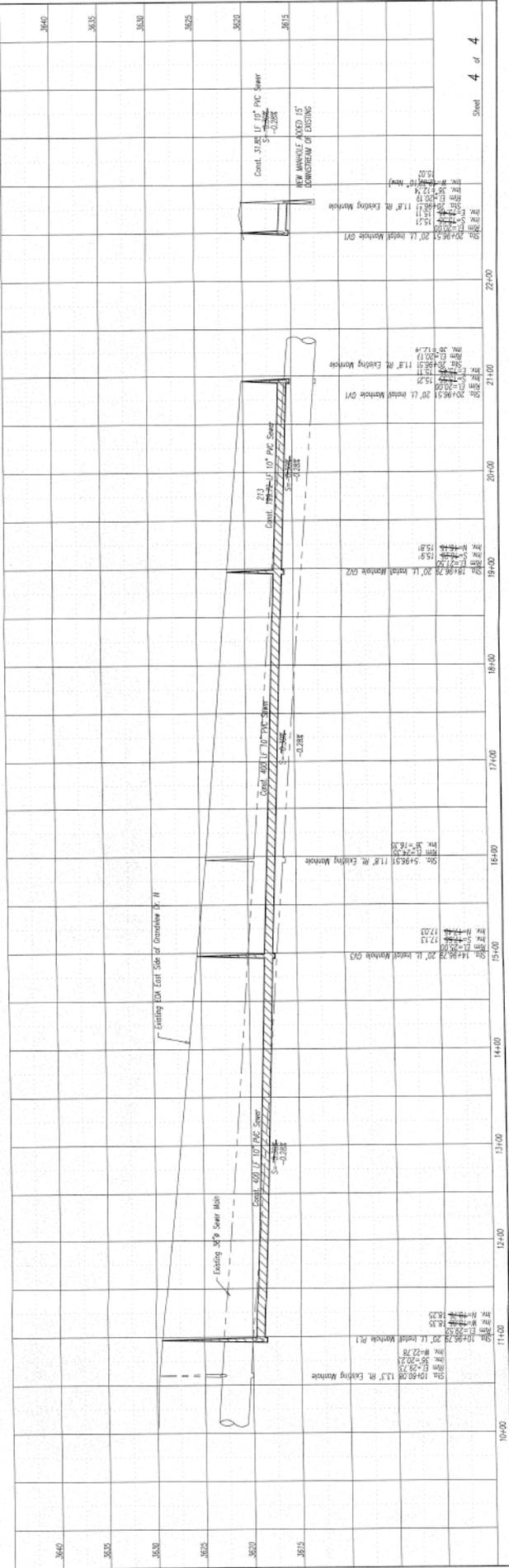
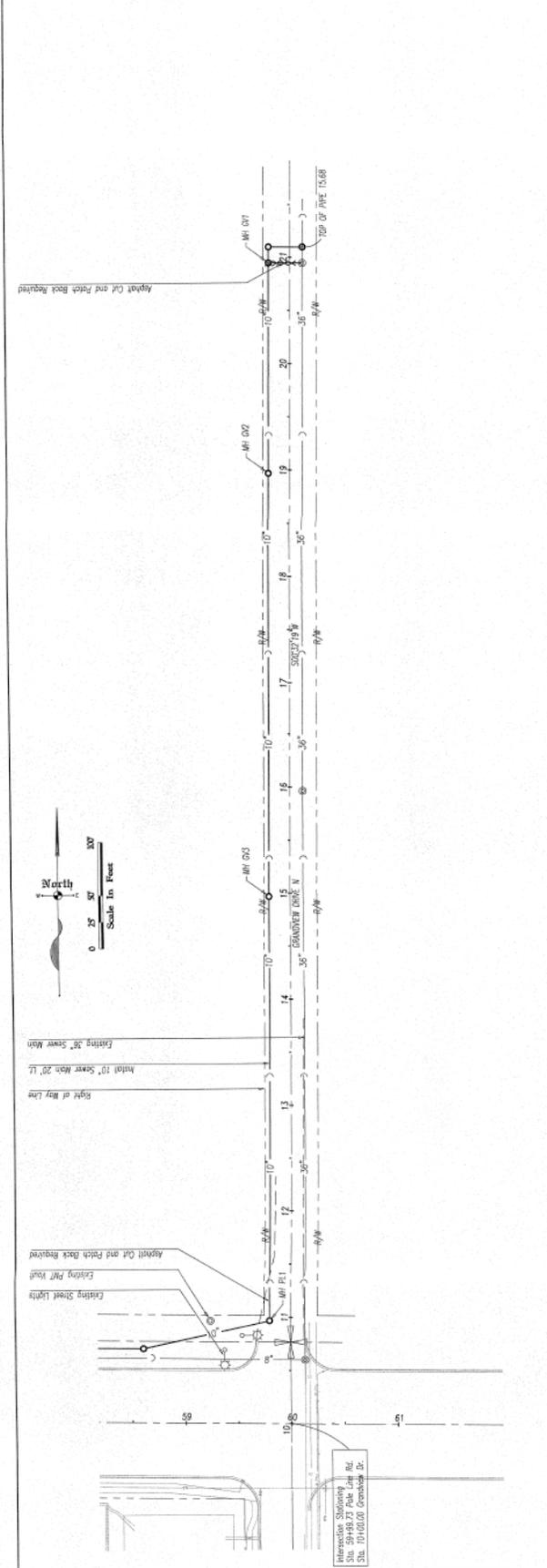
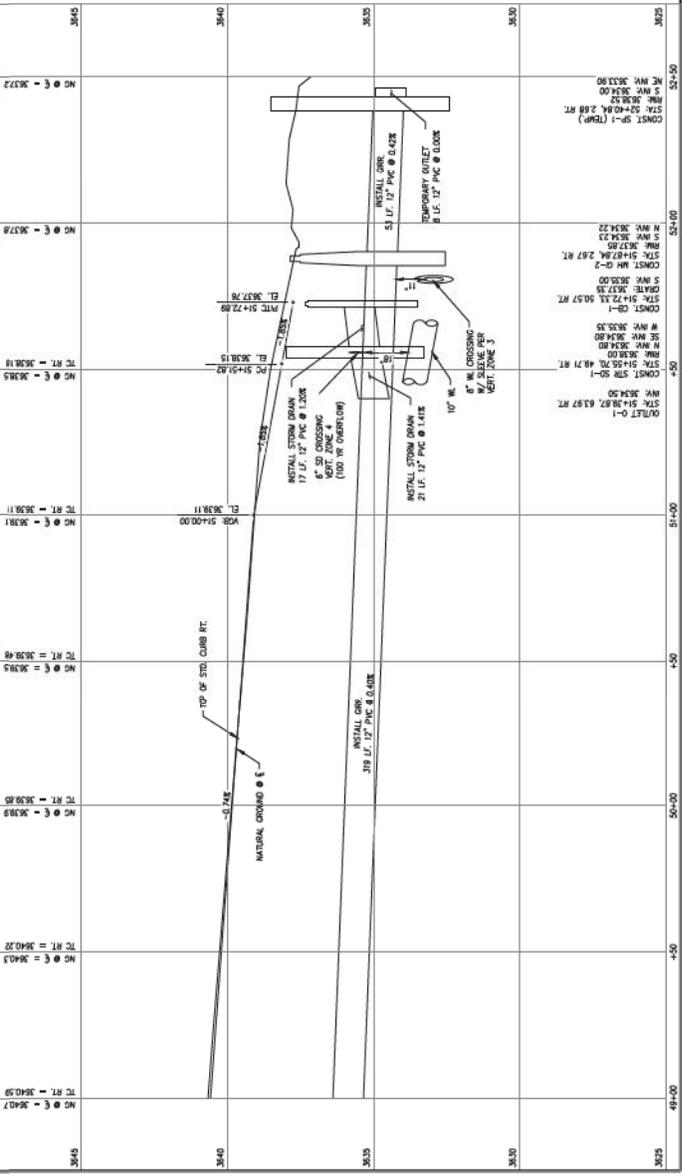
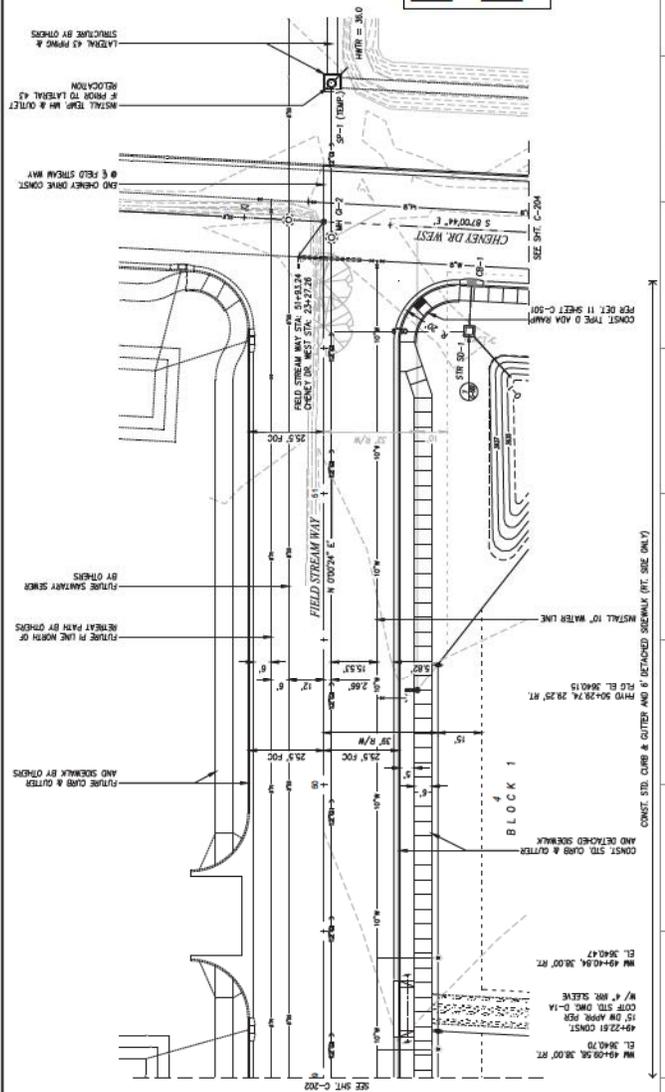
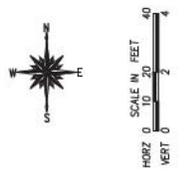


Exhibit 9-2 Fieldstone Pro Sub Utility



3625 3630 3635 3640 3645 3647.5
 51+00 51+50 52+00 52+50

Off Site Sewer Project WS&V Sub 1st Amended

Owners Certificate NTS

CERTIFICATE**OF****OWNER**

This is to certify that the undersigned is the owner or representative of the owner in fee simple of the following described property, located in a portion of SW4 NE4, Section 6, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; said property being more specifically described as follows:

Commencing at the Northeast corner of Section 6. Thence, S 00°11'02"W, 2480.95 feet to the East quarter corner of said Section 6. Thence, N 84°30'37"W, 1327.73 feet along the South boundary of SE4 NE4, Section 6 to the Southwest corner thereof. Thence, N 00°00'24"E, 464.25 feet along the East boundary of the SW4 NE4, Section 6. Thence, N 87°00'48"W, 32.04 feet to a point on the West right of way of Field Stream Way and being the REAL POINT OF BEGINNING.

Thence, N 87°00'48"W, 484.96 feet, parallel with the North boundary of said SW4 NE4, Section 6 to a point on the Easterly boundary of "Xavier Subdivision".

Thence, N 00°00'24"E, 77.62 feet, parallel with the East boundary of said SW4 NE4, Section 6 along said Easterly boundary of "Xavier Subdivision".

Thence, N 84°30'37"W, 771.61 feet, along the Northerly boundary of "Xavier Subdivision" to the Northwest corner thereof.

Thence, N 00°11'08"W, 617.64 feet, along the East right of way of Creekside Way to a point on the North boundary of SW4 NE4. ;

Thence, S 87°00'48"E, 1256.16 feet, along the North boundary of said SW4 NE4, Section 6, to a point on the West right of way of Field Stream Way.

Thence, S 00°00'24"W, 728.99 feet, along the West right of way of Field Stream Way to the REAL POINT OF BEGINNING.

The gross area contained in this platted land as described is 19.31 acres.

It is the intention of the undersigned to, and they do hereby include said land in this plat. That the undersigned by these presents dedicate to the public for public use forever the road rights of way as shown within this plat. The easements indicated on this plat are not dedicated to the public, but the rights to use said easements are hereby perpetually reserved for public utilities and such other uses designated on this plat. No structure other than for such utility and other designated public uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, I, the undersigned, as owner, do hereby state that the lots on this plat are eligible to receive water service from the City of Twin Falls Municipal Water System.

Pursuant to Idaho Code 31-3805, I, the undersigned, as owner, do hereby state that the irrigation water rights appurtenant and the assessment obligation of the lands in this plat have not been transferred from said lands and that a satisfactory irrigation water delivery system is provided for and has been approved by the Twin Falls City Council. Lots within the subdivision will be entitled to water rights and will be obligated for assessments from the Irrigation District and/or Canal Company.

WS & V, LLC, an Idaho Limited Liability Company

By: *Douglas Vollmer*
Douglas Vollmer, Member

Exhibit 11
City of Twin Falls Approval



P.O. Box 1907 305 Third Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-1501

ENGINEERING

208-735-7255

August 4, 2015

Tim Vawser
EHM Engineer, Inc.
621 N. College Rd- Suite 100
Twin Falls, Id. 83301

REF: WS& V Subdivision

Dear Mr. Vawser,

The City of Twin Falls has field reviewed the above reference project and found that the Engineering requirements have been completed for offsite sewer construction. Therefore the City of Twin Falls will accept these public improvements for maintenance upon today's date as well as the one-year warranty. Please keep in mind we will revisit this project 60 Day's prior to the anniversary of the warranty.

If you have any questions please feel free to contact me at 735-7255

Sincerely;

Garry Denton
Engineering Technician

A handwritten signature in black ink, appearing to read "Garry Denton".

Cc: Jackie Fields PE, City Engineer
Troy Vitek PE, Assistant City Engineer
Doug McCoy Const., Inc.