EXHIBIT A
EXISTING PROPERTIES
TO WHICH MEMBERSHIP IN THE MEADOWCREEK PROPERTY OWNERS
ASSOCIATION, INC. IS APPURTENANT

1. PHASE I: Parcels of land located in Sections 1, 2, and 11, Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

   All Lots within MeadowCreek Subdivision and Parcel “C” as shown on the Official Plat of MeadowCreek Subdivision, Adams County, Idaho, as set forth in Book 1 Plats page 48, records of Adams County, Idaho; including Lot 1, Block 6 which was replatted into Lot 30, Little Salmon River Estates as recorded in Book 2, Page 18 with the Adams County, Idaho Recorder as Instrument No. 90960. See also Instrument No. 120309 recorded in Adams County, Idaho.

   EXCEPTING from the said MeadowCreek Subdivision the following Parcel: PARCEL “B”.

2. PHASE II: Parcels of land located in Sections 1, 2, and 11, Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

   All Lots within MeadowCreek Subdivision No. 2 as shown on the Official Plat of MeadowCreek Subdivision No. 2 as recorded in Book 2 Plats page 2, records of Adams County, Idaho;

   EXCEPTING from the said MeadowCreek Subdivision No. 2 the following Parcel: PARCEL “B”;

   EXCEPTING from the said MeadowCreek Subdivision No. 2 the following Lots: Lots 1-9, Block 15; Lots 1-27, Block 16; Lots 1-12, Block 17; Lot 1, Block 18, which lots were replatted on the Official Plat of The Highlands Above MeadowCreek as recorded in Book 3 Plats page 4, records of Adams County, Idaho, pursuant to Agreement Containing Grants of Easement recorded as Instrument No. 101553, records of Adams County, Idaho.

3. PHASE III: Parcels of land located in Sections 11 and 12, Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

   All Lots within MeadowRidge Estates as shown on the Official Plat of MeadowRidge Estates, previously known as Kimberland Meadows Subdivision No. 3, Amended, as set forth on the official plat Recorded in Book 2 of Plats, Page 8, records of Adams County, Idaho;


   AND EXCEPTING from said MeadowRidge Estates the following: NEW PARCEL B, NEW PARCEL C, and NEW PARCEL A-1 of MeadowRidge Estates, as shown on that
certain Record of Survey recorded with the Adams County, Idaho Recorder as Instrument No. 129663, and more particularly described at Exhibits B-1, B-2 and B-3.

AND SPECIFICALLY INCLUDING the following: NEW PARCEL A of MeadowRidge Estates, as shown on that certain Record of Survey recorded with the Adams County, Idaho Recorder as Instrument No. 129663, which is commonly known as the Clubhouse Property and more particularly described at Exhibit C-1.

AND SPECIFICALLY INCLUDING all Lots within MeadowCreek Subdivision No. 3, formerly known as Kimberland Meadows Subdivision No. 3 as per name change recorded as Instr. No. 84350, and as set forth on the plat of said Subdivision on file and of record in the Adams County Recorder's office in Book 1 Plats page 51, records of Adams County Idaho;

EXCEPTING from the said MeadowCreek Subdivision No. 3, the following Lot: Lot 9, Block 21, MeadowCreek Subdivision No. 3.

4: MEADOWCREEK VILLAGE: Parcel of land located in Sections 11 and 12, Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

All Lots within MeadowCreek Village as shown on the Official Plat of MeadowCreek Village, as set forth on the official plat Recorded as Instrument No. 102152, Book 3 of Plats, Page 5, records of Adams County, Idaho.

5: FAIRWAYS AT MEADOWCREEK CONDOMINIUMS AND MEADOWRIDGE ESTATES: Parcel of land located in Section 11, Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

All Lots and/or Units within Parcel F-1 as shown on the Amended Plat of Kimberland Meadows Condominiums, Inc., Phase I, appearing in the records of Adams County, Idaho, in Book 2 Plats, page 12, and as defined for MeadowRidge Estates, aka Kimberland Meadow Subdivision No. 3 Amended, recorded as Instrument No. 83905 and First Amended Plat recorded Jan 10, 1995 in Book 2 Plats, page 15, as Instrument No. 87255, containing approximately 2.056 acres.

6: LOT 16, LITTLE SALMON RIVER ESTATES as shown on the official plat recorded October 15, 1996 in Book 2, page 18, Adams County, Idaho as Instrument No. 90960. See also Instrument No. 90373 recorded in Adams County, Idaho for Easement and Agreement.
EXHIBIT B
MEADOWCREEK RESORT ASSOCIATION, INC. PROPERTIES

PARCEL 1.
Parcel B, Block 13 of MeadowCreek Subdivision No. 2 formerly known as Kimberland Meadows Subdivision No. 2 as per name change recorded as Instr. No. 84350 and as set forth on the plat of said Subdivision on file and of record in the Adams County Recorder's office Book 2 of Plats at page 2, Adams County, Idaho.

PARCEL 2.
Lot 99-A, aka Lewis Creek Court, and Lot 99-B, aka River Ranch Circle, as shown on the official plat of MeadowCreek River Ranch on file in the County Recorder's office in Book 3 of Plats, page 3, Adams County, Idaho.

PARCEL 4.
Parcels D, E, F-2, G, H, Q, R, W, X, Y and Z of MeadowRidge Estates, also known as Kimberland Meadows Subdivision No. 3, Amended, as set forth on the official plat recorded in Book 2 of Plats page 8, records of Adams County, Idaho.

A portion of parcel K of MeadowRidge Estates, also known as Kimberland Meadows Subdivision No. 3, Amended, as set forth on the official plat recorded in Book 2 of Plats page 8, records of Adams County, Idaho, described as follows:

A parcel of land situate in Section 11, T.19N., R.1 E., B.M., Adams County, Idaho, being the northerly portion of Parcel K, MeadowRidge Estates, as shown on the official plat thereof recorded as Instrument No. 83905, in Book 2, on Page 8 of Plats, in the Office of the Recorder of Adams County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar on the northerly right-of-way of Brookside Drive, marking the southerly corner common to Parcels E and K, MeadowRidge Estates, as shown on the official plat thereof recorded as Instrument No. 83905, in Book 2, on Page 8 of Plats, in the Office of the Recorder of Adams County, Idaho; Thence N 23°24'05"W, 746.63 feet along the boundary common to said Parcel E and K, to a 5/8" rebar, the REAL POINT OF BEGINNING; thence, continuing N23°24'05"W, 288.46 feet along the boundary common to Parcels E and K, MeadowRidge Estates, as shown on the official plat, thereof recorded as Instrument No. 83905, in Book 2, on Page 8 of Plats, in the Office of the Recorder of Adams County, Idaho to a 5/8" rebar; thence N06°54'40"W, 166.21 feet along said common boundary, to a 5/8" rebar; thence N75°57'49"W, 61.85 feet along said common boundary, to a 5/8" rebar; thence N18°26'07"W, 173.93 feet along said common boundary to a 5/8" rebar; thence N28°42'29"W, 194.33 feet along said common boundary, to a 5/8" rebar marking the westerly corner common to Parcels D and K, of said MeadowRidge Estates; thence N61°35'10"E, 210.77 feet along said common boundary to said Parcels D and K, to a 5/8" rebar; thence S32°56'57"E, 573.21 feet along said common boundary, to a 5/8" rebar; thence N52°05'35"E, 171.64 feet along said common boundary, to a 5/8" rebar; thence N15°18'37"E, 54.12 feet along said common boundary, to a 5/8" rebar on the boundary of Parcel F-2, of said MeadowRidge Estates; thence S74°41'21"E, 50.00 feet along the boundary common to said Parcels F-2 and K, to a 5/8" rebar on the westerly
boundary of Parcel H, of said MeadowRidge Estates; thence S15°18'39"W, 460.65 feet along the boundary common to said Parcels H and K to a 5/8" rebar; thence S62°44'41"E, 185.61 feet along said common boundary, to a 5/8" rebar; thence S01°28'08"W, 195.06 feet along said common boundary, to a 5/8" rebar; thence N14°15'09"W, 186.75 feet to a 5/8" rebar; thence S82°56'14"W, 234.53 feet to a 5/8" rebar; thence N75°52'50"W, 115.19 feet, to the POINT OF BEGINNING.

ALSO EXCEPTING a parcel of land which comprises all that portion of Parcel H now included and platted as MeadowCreek Village Planned Unit Development, Adams County, Idaho as set forth on the official plat thereof recorded in Book 3 of Plats, Page 5 in the Adams County Recorder's Office.

PARCEL 6

Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho. Section 11: All that part of the SE1/4, NE1/4 lying South of MeadowCreek Village Planned Unit Development, Adams County, Idaho and East of the County Road known as Hot Springs Road as now established.

Section 12: W1/2, NW1/4 EXCEPTING THEREFROM Lots 1 through 5 of MeadowCreek River Ranch as shown in Book 3 of Plats, page 5, records of Adams County, Idaho.

ALSO EXCEPTING THEREFROM Lots 1 through 21 of MeadowCreek Planned Unit Development and all common areas as shown in Book 3 of Plats, page 5, records of Adams County, Idaho.

ALSO EXCEPTING THEREFROM all that part of the SE1/4, NE1/4 Section 11 and the SW1/4, NW1/4 of Section 12 lying Southerly of Parcel 99-A also known as Lewis Creek Court as shown on the official plat of MeadowCreek River Ranch on file in the County Recorder's office in Book 3 of Plats, page 3, Adams County, Idaho and East of Hot Springs Road.

NEW PARCEL B of MeadowRidge Estates, as shown on that certain Record of Survey recorded with the Adams County, Idaho Recorder as Instrument No. 129663, which is commonly referred to as the Parking Lot parcel, and more particularly described at Exhibit B-1.

NEW PARCEL C of MeadowRidge Estates, as shown on that certain Record of Survey recorded with the Adams County, Idaho Recorder as Instrument No. 129663, which is commonly referred to as the Tennis Court parcel, and more particularly described at Exhibit B-2.

NEW PARCEL A-1 of MeadowRidge Estates, as shown on that certain Record of Survey recorded with the Adams County, Idaho Recorder as Instrument No. 129663, which is commonly referred to as the Putting Green Sliver, and more particularly described at Exhibit B-3.
EXHIBIT C
COMMON AREAS

1. **TRAP SHOOT PARCEL:** Parcel “V” as shown on the official Plat of MeadowRidge Estates, previously known as Kimberland Meadows Subdivision No. 3, Amended, as set forth on the official plat Recorded in Book 2 of Plats, Page 8, records of Adams County, Idaho.

2. **MAINTENANCE / SEWER LAGOON AREA:** The S½ S½ S½ NW¼ SW¼, Section 12, Township 19 North, Range 1 East, B.M., Adams County, Idaho. (Approximately 5 acres.)

3. **LAND APPLICATION FIELD:** That certain real property located in Adams County, Idaho, more particularly described as follows: Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho, Section 12: NW¼ SW¼ excepting therefrom the S½ S½ NW¼ SW¼. (Approximately 35 acres.)

4. **PUMP HOUSE PARCEL:** Parcel “M” as shown on the official Plat of MeadowRidge Estates, previously known as Kimberland Meadows Subdivision No. 3, Amended, as set forth on the official plat Recorded in Book 2 of Plats, Page 8, records of Adams County, Idaho.

5. **WATER STORAGE SITE (MEADOWCREEK MAINTENANCE PARCEL):**

A parcel of land situate in the NE1/4 of the NE1/4 of Section 11, T. 19 N., R. 1 E., B.M., being a portion of Parcel L, MeadowRidge Estates, as shown on the official plat thereof recorded as Instrument Number 83905 in the office of the Recorder of Adams County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the corner common to Sections 1, 2, 11 and 12, T. 19 N., R. 1 E., B.M., Adams County, Idaho; thence, S. 00° 27’ 20” E., 530.30 feet along the line common to said Sections 11 and 12; thence, S. 89° 53’ 05” W., 123.19 feet to the west right-of-way of Hot Springs Road; thence, 97.48 feet along a non-tangent curve to the left whose long chord bears S. 05° 23’ 04” E., 97.35 feet, whose radius is 530.00 feet and delta angle is 10° 32’ 19” along said right-of-way; thence, 93.82 feet along a non-tangent curve to the right whose long chord bears S. 04° 56’ 07” E., 93.66 feet, whose radius is 470.00 feet and delta angle is 11° 26’ 13” along said right-of-way; thence, S. 00° 46’ 59” W., 264.39 feet along said right-of-way to a ½” rebar marking the south east corner of Parcel M, said MeadowRidge Estates, the REAL POINT OF BEGINNING: Thence, continuing S. 00° 46’ 59” W., 80.00 feet to a ½” x 24” rebar, Thence, West, 80.69 feet to a ½” x 24” rebar, Thence, N. 08° 14’ 12” E., 80.82 feet to a ½” x 24” rebar at the south west corner of said Parcel M, Thence, East, 70.20 feet to the Point of Beginning, containing 0.138 acres, more or less. Bearings based on the plat of MeadowRidge Estates.
6. **WELL PARCEL SOUTH:** Parcel "AA" as shown on the official Plat of MeadowRidge Estates, previously known as Kimberland Meadows Subdivision No. 3, Amended, as set forth on the official plat Recorded in Book 2 of Plats, Page 8, records of Adams County, Idaho.

7. **WELL PARCEL NORTH:** Parcel "N" as shown on the official Plat of MeadowRidge Estates, previously known as Kimberland Meadows Subdivision No. 3, Amended, as set forth on the official plat Recorded in Book 2 of Plats, Page 8, records of Adams County, Idaho.

8. **FUTURE WELL SITE:** Lot 1, Block 10, MeadowCreek Subdivision, Adams County, Idaho, as set forth in Book 1 Plats page 48, records of Adams County, Idaho.

9. **45TH PARALLEL ROAD EASEMENT:** The right-of-way of Forty-Fifth Parallel Drive, as said Forty-Fifth Parallel Drive is shown on the official plat of MeadowCreek Subdivision, Adams County, Idaho, as recorded in Book 1 Plats page 48, records of Adams County, Idaho.

10. **CLUBHOUSE PROPERTY:** New Parcel A of MeadowRidge Estates, as shown on that certain Record of Survey recorded with the Adams County, Idaho Recorder as Instrument No. 129663, and as more particularly described at Exhibit C-1.

11. **SEWER ACCESS PROPERTY:** Lot 9, Block 21, MeadowCreek Subdivision No. 3, Adams County, Idaho, as set forth in Book 1 Plats page 51, records of Adams County Idaho.

12. **WATER TANK PARCEL (LITTLE SALMON RIVER ESTATES):**

A parcel of land situated in the SE¼ of the NW¼ and the SW¼ of the NE¼ of Section 2, T. 19 N., R. 1 E., B.M., Adams County, Idaho, more particularly described as follows:

Commencing at the Center ¼ Corner of Section 2, T. 19 N., R. 1 E., B.M., Adams County, Idaho, said Center ¼ Corner being a point on the northerly boundary of Kimberland Meadows Subdivision Phase 1 as shown on the official plat thereof on file in the office of the Recorder of Adams County, Idaho, in Plat Book 1, on Page 48 as Instrument Number 63559; thence, S. 88° 35' 29" W., 239.99 feet along said northerly boundary to its intersection with the northerly right-of-way line of Syringa Drive; thence, 11.08 feet along a non-tangent curve to the right whose long chord bears S. 87° 10' 39" E., 11.07 feet, whose radius is 75.00 feet and delta angle is 08° 27' 47" along said northerly right-of-way; thence, S. 82° 56' 45" E., 288.46 feet along said northerly right-of-way; thence, 25.04 feet along a curve to the right whose radius is 125.00 feet and delta angle is 11° 28' 42" along said northerly right-of-way; thence 56.06 feet along a non-tangent curve to the left whose long chord bears N. 15° 28' 11" W., 52.82 feet, whose radius is 47.23 feet and delta angle is 68° 00' 16"; thence, N. 49° 28' 19" W., 89.90 feet; thence, 115.88 feet along a curve to the right whose radius is 600.00 feet and delta angle is 11° 03' 57"; thence, N. 38° 24' 22" W., 152.17 feet; thence, 164.72 feet along a curve to the right whose radius is 390.00 feet and delta angle is 24° 12' 00"; thence, N. 75° 47' 38" E., 25.00 feet to a ½' rebar marking the REAL POINT OF BEGINNING:

Thence, N. 00' 00' 18" W., 132.00 feet to a ½' rebar,
thence, N. 89° 59' 36" E., 65.00 feet to a ½" rebar,
thence, S. 00° 00' 18" E., 132.00 feet to a ½" rebar,
thence, S. 89° 59' 36" W., 65 feet to the Point of Beginning, containing 0.197 acres,
more or less.

13. WATER TANK PARCEL & EASEMENTS (HIGHLANDS ABOVE
MEADOWCREEK):
WATER TANK PARCEL:
A parcel of land situate in the NW¼ of Section 11, T. 19 N., R. 1 E., B.M., Adams
County, Idaho, more particularly described as follows:
Commencing at a ½" rebar marking the westerly corner common to Lots 3 and 4, Block
29, MeadowRidge Estates, as shown on the official plat thereof on file in the office of the
Recorder of Adams County, Idaho as Instrument Number 83905; Thence, N. 60° 15' 00" 
W., 281.60 feet across Lot 1, The Highlands Above MeadowCreek, as shown on the official
plat thereof on file in the office of the Recorder of Adams County, Idaho, to the centerline
of Eagle Feather Road; thence, 117.00 feet along a non-tangent curve to the left whose long
chord bears S. 34° 27' 49" W., 115.93 feet, whose radius is 250.00 feet and delta angle is
26° 48' 49"; thence, N. 84° 52' 47" W., 197.63 feet across Lot 8 of said The Highlands
Above MeadowCreek; thence, 106.55 feet along a curve to the left whose radius is 300.00
feet and delta angle is 20° 20' 55" to the center line of Fox Run; thence, 110.73 feet along
a curve to the right whose radius is 75.00 feet and delta angle is 84° 35' 42"; thence, 413.58
feet along a curve to the left whose radius is 600.00 feet and delta angle is 39° 29' 38";
therefore, 175.82 feet along a curve to the left whose radius is 185.00 feet and delta angle is
54° 27' 14"; thence, S. 24° 34' 52" E., 25.00 feet to the northerly corner of the water tank
parcel of land, the REAL POINT OF BEGINNING:

    Thence, S. 44° 30' 00" E., 99.93 feet,
thence, S. 66° 28' 00" W., 116.78 feet,
thence, N. 16° 44' 00" W., 89.44 feet to the southerly right-of-way of Fox Run,
thence, 70.60 feet along said right-of-way on a non-tangent curve to the
right whose long chord bears N. 62° 48' 33" E., 70.58 feet, whose radius is
775.00 feet and delta angle is 05° 13' 11" to the Point of Beginning,
containing 0.197 acre, more or less
Bearings based on plat of MeadowRidge Estates.

AND,

EASEMENT FOR WATER TANK PARCEL:
A 30.00 wide maintenance and repair easement for a water line situate in the NW¼ of
Section 11, T. 19 N., R. 1 E., B.M., Adams County, Idaho, lying 15.00 feet on each side of
the following described center line;

Commencing at a ½" rebar marking the westerly corner common to Lots 3 and 4, Block
29, MeadowRidge Estates, as shown on the official plat thereof on file in the office of the
Recorder of Adams County, Idaho as Instrument Number 83905, the REAL POINT OF
BEGINNING:
Thence, N. 60° 15’ 00” W., 281.60 feet acre. Lot 1, The Highlands AboveMeadowCreek, as shown on the official plat thereof on file in the office of the Recorder of Adams County, Idaho, to the centerline of Eagle Feather Road,

thence, 117.00 feet along a non-tangent curve to the left whose long chord bears S. 34° 27’ 49” W., 115.93 feet, whose radius is 250.00 feet and delta angle is 26° 48’ 49”;

thence, S. 84° 52 47” W., 197.63 feet across Lot 8, said The Highlands Above MeadowCreek,

thence, 106.55 feet along a curve to the left whose radius is 300.00 feet and delta angle is 20° 20’ 55””, to the centerline of Fox Run,

thence, 110.73 feet along a curve to the right whose radius is 75.00 feet and delta angle is 84° 35’ 42’’;

thence, 413.58 feet along a curve to the left whose radius is 600.00 feet and delta angle is 39° 29’ 38’’;

thence, 175.82 feet along a curve to the left whose radius is 185.00 feet and delta angle is 54° 27’ 14’’;

thence, S. 24° 34’ 52” E., 25.00 feet to the northerly corner of the water tank parcel of land.

Also, a 50.00 foot wide access easement for access to the water line and water tank Parcel A situate in the NW¼ of Section 11, T. 19. N., R. 1 E., B.M., Adams County, Idaho, lying 25.00 feet on each side of the following described center line;

Commencing at the point where the center line of Eagle Feather Road intersects the northerly boundary of The Highlands Above MeadowCreek, as shown on the official plat thereof on file in the office of the Recorder of Adams County, Idaho, the REAL POINT OF BEGINNING:

Thence, southerly along the center line of said Eagle Feather Road to its intersection with the center line of Fox Run,

thence, westerly along the center line of said Fox Run to its intersection with the extended westerly boundary of Parcel A, the water tank parcel, as shown on said plat of The Highlands Above MeadowCreek, the Point of Ending,

Bearings based on plat of MeadowRidge Estates.

AND,

ADDITIONAL EASEMENTS FROM PAYETTE RIVER DEVELOPMENT COMPANY, INC.: Easement for placement of an additional above ground storage facility for domestic water and all associated treatment equipment, pipes, conduits and facilities necessary for said use to be placed upon that portion of Lot 9, The Highlands Above MeadowCreek, Adams County, Idaho, described as Exhibit “A” in Instrument No. 98796, record of Adams County, Idaho. The terms and conditions of the placement of said water facility shall be identical with those terms set forth in Instrument No. 98796; and,
Easement for ingress and egress over and across the roadways of Phase II of The Highlands Above MeadowCreek, Adams County, Idaho, for access for maintenance, replacement, repair and construction of the above referred to water facilities;

Both pursuant to that certain Agreement Containing Grants of Easement, recorded as Instrument No. 101553, Records of Adams County, Idaho.

14. PHASE I ROADS AND UTILITIES: Parcels of land located in Sections 1, 2, and 11, Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

All Street rights-of-way and Parcel “C” as shown on the Official Plat of MeadowCreek Subdivision, Adams County, Idaho, as set forth in Book 1 Plats page 48, records of Adams County, Idaho; and,

All sewer and water pipelines and appurtenant easements not dedicated to the public but reserved forever for public utility purposes as shown on the Official Plat of MeadowCreek Subdivision, Adams County, Idaho, as set forth in Book 1 Plats page 48, records of Adams County, Idaho.

AND,

An easement for ingress and egress, for installation, repairs, maintenance and occupancy thereon of an existing water tank, water booster pumping system, television receiving equipment and appurtenances related thereto, as described in Instruments 90372 and 90373 recorded 07/22/96 in the Adams, County, Idaho Recorder's Office.

15. PHASE II ROADS AND UTILITIES: Parcels of land located in Sections 1, 2, and 11, Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

All Street rights-of-way as shown on the Official Plat of MeadowCreek Subdivision No. 2 as recorded in Book 2 Plats page 2, records of Adams County, Idaho; and,

All sewer and water pipelines and appurtenant easements not dedicated to the public but reserved forever for public utility purposes as shown on the Official Plat of MeadowCreek Subdivision No. 2 as recorded in Book 2 Plats page 2, records of Adams County, Idaho.

EXCEPTING THEREFROM All right title and interest to all platted roads adjacent to the following described lots in MeadowCreek Subdivision #2 except Lupine Drive; and that part of Boros Road located between Sorrel Drive and the western lot line of Lot 2, Block 18 MeadowCreek Subdivision #2: Lots 1-9, Block 15; Lots 1-27, Block 16; Lots 1-12, Block 17; Lot 1, Block 18, pursuant to that certain Quitclaim Deed recorded as Instrument No. 101552, records of Adams County, Idaho, and that certain Agreement Containing Grants of Easement recorded as Instrument No. 101553, records of Adams County, Idaho.
16. PHASE III ROADS AND UTILITIES: Parcels of land located in Sections 11 and 12, Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

All Street rights-of-way as shown on the Official Plat of MeadowRidge Estates, previously known as Kimberland Meadows Subdivision No. 3, Amended, as set forth on the official plat Recorded in Book 2 of Plats, Page 8, records of Adams County, Idaho; and,

All sewer and water pipelines and appurtenant easements not dedicated to the public but reserved forever for public utility purposes as shown on the Official Plat of MeadowRidge Estates, previously known as Kimberland Meadows Subdivision No. 3, Amended, as set forth on the official plat Recorded in Book 2 of Plats, Page 8, records of Adams County, Idaho.

AND,

An easement for ingress and egress, for installation, repairs, maintenance and occupancy thereon of a water storage tank, connecting water transmission lines and appurtenances thereto, as described in paragraph 12 of this Exhibit C.

17. MEADOWCREEK VILLAGE UTILITIES: Parcels of land located in Sections 11 and 12, Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

All sewer and water pipelines and appurtenant easements not dedicated to the public but reserved forever for public utility purposes as shown on the Official Plat of MeadowCreek Village, as set forth on the official plat Recorded as Instrument No. 102152, Book 3 of Plats, Page 5, records of Adams County, Idaho.

18. FAIRWAYS AT MEADOWCREEK CONDOMINIUMS UTILITIES: Parcels of land located in Section 11, Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

All sewer and water pipelines and appurtenant easements not dedicated to the public but reserved forever for public utility purposes as shown on the Amended Plat of Kimberland Meadows Condominiums, Inc., Phase I, appearing in the records of Adams County, Idaho, in Book 2 Plats, page 12, and as defined for MeadowRidge Estates, aka Kimberland Meadow Subdivision No. 3 Amended, recorded as Instrument No. 83905 and First Amended Plat recorded Jan 10, 1995 in Book 2 Plats, page 15, as Instrument No. 87255.

19. TAX PARCEL NO. RP 19N01E123705A - Application Land containing 15.77 acres and more particularly described as: Lying in T19N,R1E, B.M., Adams County, Idaho; Sections 11 and 12; all that part of the SE1/4, NE1/4 of Section 11, lying South of MeadowCreek Village Planned Unit Development, Adams County, Idaho and East of the County Road known as Hot Springs Road as now established and all that part of the SW1/4,NW1/4 lying Southerly of Parcel 99-A also known as Lewis Creek Court as shown on the official plat of MeadowCreek River Ranch on file in the County Recorder's office in Book 3 of Plats, page 3, Adams County, Idaho. EXCEPTING THEREFROM Lots 1
through 5 of MeadowCreek River Ranch as shown in Book 3 of Plats, page 5, records of
Adams County, Idaho. AND EXCEPTING THEREFROM water rights, pursuant to that
certain Warranty Deed recorded as Instrument No. 122014, with the Adams County, Idaho
Recorder on June 20, 2011.

20. TAX PARCEL NO. RP19N01E016500A (45th Parallel Entryway, Riverside Park &
Pond - Approximately 20 acres)
More particularly described as: A parcel of land lying within T19N,R1E, B.M., Adams
County, Idaho. Commencing at the section corner common to Sections 1,2,11, and 12,
said Township and Range, a brass cap monument; thence N88°47'46"E on the Section line
common to said Sections 1 and 12, 2,233.99 feet to a point; thence N01°12'14"W, 80 feet
to a point on the North right-of-way of Forth-Fifth Parallel Drive, as said Forty-Fifth
Parallel Drive is shown on the official plat of Kimberland Meadows Subdivision as
recorded in Book 1 of Plats, page 48, in the Adams County Recorder’s Office, said point
being the REAL POINT OF BEGINNING: thence S88°47'46"W, 1,037.14 feet on the
North right-of-way of the Forth-Fifth Parallel Drive to a point on the said right-of-way;
thence N01°12'14"W, 840 feet to a point; thence N88°47'46"E, 1,037.14 feet to a point;
thence S01°12'14"E, 840 feet to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM water rights, pursuant to that certain Warranty Deed
recorded as Instrument No. 122014, with the Adams County, Idaho Recorder on June 20,
2011. AND SUBJECT TO that certain easement to the MeadowCreek Resort Association,
Inc. for ingress and egress to the Riverside Park and Pond property for the purpose of use,
management, maintenance, repair and replacement of existing pumps, pipes, point of
diversion, pumphouse, utilities and other improvements necessary for irrigation purposes
that is also recorded in said Instrument No. 122014.
EXHIBIT D
ASSESSMENT ALLOCATION SCHEDULE

I. All residential Lots subject to this Declaration, and which are described in Exhibit A, shall pay to the Association in equal assessments based upon one (1) assessment per lot, except for Lot 9 of Block 8, Phase I which is subject to a minimum of one (1) assessment and one (1) additional assessment for each living unit constructed thereon, if any. As provided at Section 1.17, in the event that two or more Lots are legally combined, each previously existing Lot shall be subject to assessments.

II. The MeadowCreek Resort Association Properties described at Exhibit B:

(A) In accordance with that certain Warranty Deed recorded as Instrument No. 122014 with the Adams County, Idaho Recorder on June 20, 2011, the MeadowCreek Resort Association property is not subject to assessments except with regard to utilities. The MeadowCreek Resort Association Properties shall be subject to assessments for utilities provided to those properties.

(B) The terms of that certain Amended And Restated Cross Easement, Access and Use Agreement, entered into by and between the MeadowCreek Resort Association, Inc. and the MeadowCreek Property Owners’ Association, Inc., as recorded with the Adams County, Idaho Recorder as Instrument No. 129670, as the same may be amended, shall apply with regard to payments and obligations provided therein.

(C) The MeadowCreek Resort Association Properties will not be subject to any special assessments except to the extent that the special assessment is related to utilities and such property derives a use or benefit from the assessment.

(D) The above assessments shall apply to the MeadowCreek Resort Association Properties so long as the uses of the properties remain substantially the same as existed at the time of their conveyance on June 20, 2011. In the event such uses substantially change, the Association and the then owners of the MeadowCreek Resort Association Properties will renegotiate the assessments based upon the nature of the change of use and the impact of the same upon the overall MeadowCreek Planned Unit Development.