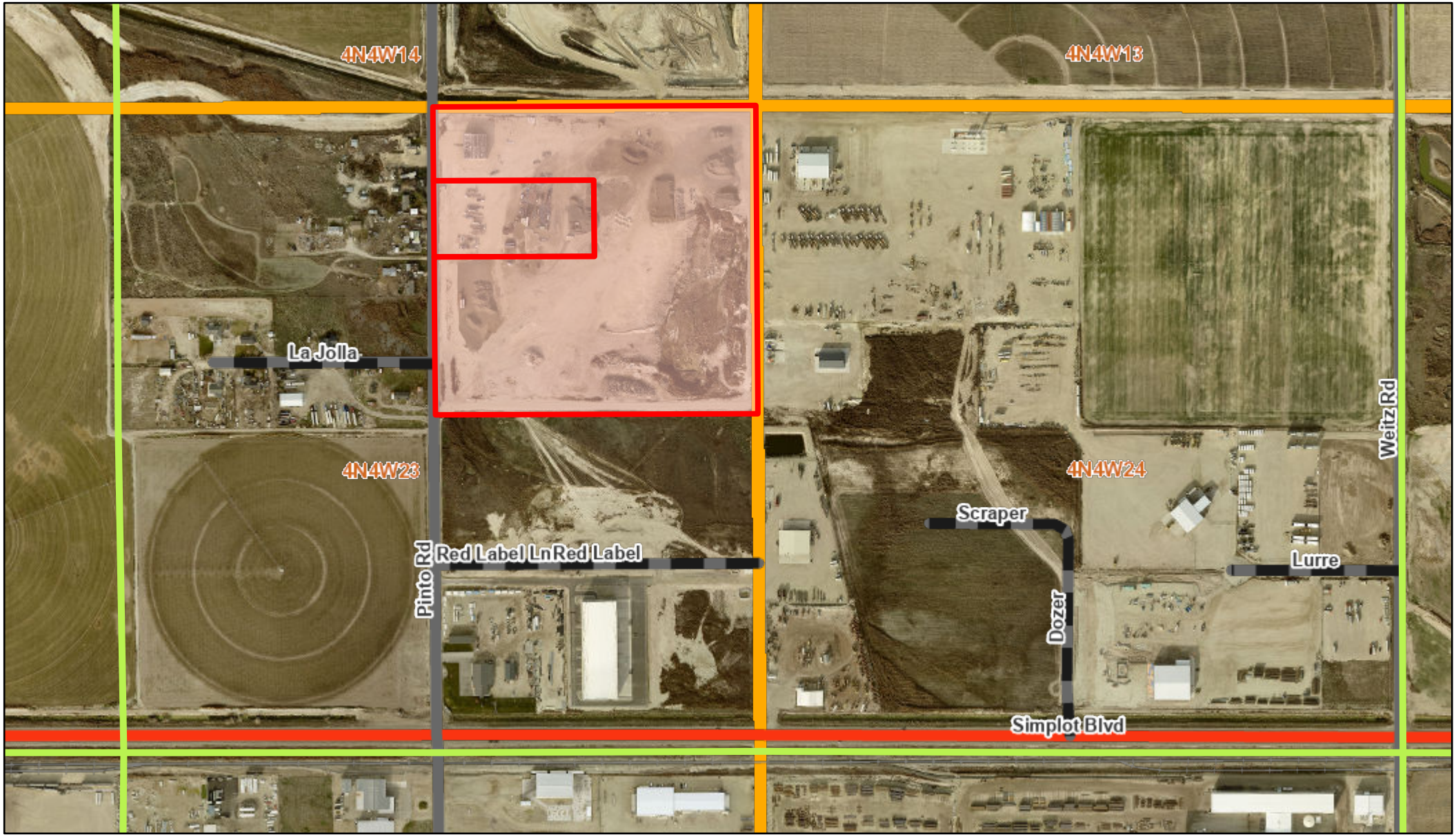
Canyon County, ID Web Map



9/1/2026, 12:35:42 PM

Multiple Parcel Search _Query result
Quarter Line
RAILROAD

CanyonCountyRoads
Hwy
Roads
CC_PrivateRoads

County Boundary
Current Impact Area
City Limits
Sections

Imagery_2025_2026
Red: Band_1
Green: Band_2
Blue: Band_3

1:9,028

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

RECEIVED
SEP 01 2026
BY: ltt

CANYON COUNTY IDAHO 1892

PROPERTY OWNER	OWNER NAME: 307 Badiola St LLC c/o John Badiola	BCET LLC c/o Charles Brain
	MAILING ADDRESS: 307 Badiola St, Caldwell, ID 83605	PO Box 190113, Boise ID 83719
	PHONE: John Badiola [redacted]	Charles Brain [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [signature] [signature] Date: 6/22/26

307~~607~~ Badiola Street LLC (John Badiola) BCET LLC (Charles Brain)

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Brent L. Orton, PE	Developer, Mike Greiner
	COMPANY NAME: Orton Engineering, LLC	[redacted]
	MAILING ADDRESS: 17338 Sunnydale Place, Caldwell ID 83605	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 20996, Pinto Rd, Canyon County, ID					
	PARCEL #: R3635500000 R3635501200		LOT SIZE/ AREA: Total: 43.203 AC			
	LOT:	BLOCK:	SUBDIVISION:			
	QUARTER: NE 1/4	SECTION: 23	TOWNSHIP: 4 N	RANGE: 4W		
	ZONING DISTRICT: M-1 Light Industrial	FLOODZONE (YES/NO): No - Zone X				

HEARING LEVEL APPS	___ CONDITIONAL USE	___ COMP PLAN AMENDMENT	___ CONDITIONAL REZONE
	___ ZONING AMENDMENT (REZONE)	___ DEV. AGREEMENT MODIFICATION	___ VARIANCE > 33%
	___ MINOR REPLAT	___ VACATION	___ APPEAL
	✓ SHORT PLAT SUBDIVISION	___ PRELIMINARY PLAT SUBDIVISION	___ FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	___ ADMINISTRATIVE LAND DIVISION	✓ EASEMENT REDUCTION	___ SIGN PERMIT
	___ PROPERTY BOUNDARY ADJUSTMENT	___ HOME BUSINESS	___ VARIANCE 33% >
	✓ PRIVATE ROAD NAME x 2	___ TEMPORARY USE	___ DAY CARE
	___ OTHER ___		

CASE NUMBER: SD2026-0019 DATE RECEIVED: 8/28/26

~~RECEIVED BY~~: Badiola Industrial Subdivision APPLICATION FEE: $4,405 - CK MO CC CASH

Notification 2 Hearings $1000
GIS map $ 50
Short Plat $1,000 ~~$1,000~~ 1/1/22
Engineering $ 600
$20 per lot x 9 $ 180
Private Road x2 $1,550
Easement Reduction $425

SHORT PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov | Phone: 208-402-4164

ONLY USE THIS APPLICATION IF:

A. The proposed subdivision does not exceed fourteen (14) lots,
B. The proposed subdivision does not require construction drawing review for subdivision improvements,
C. No major special development considerations are involved such as development in the floodplain, hillside development, etc., and
D. All required information for both preliminary and final plat is complete and in acceptable form.

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

✓	Master Application completed and signed
✓	Completed Application for Irrigation Plan Approval form
✓	Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, and how you will mitigate negative impacts
✓	Subdivision Worksheet
✓	Irrigation Plan Application
✓	Copy of Preliminary and Final Plat*
✓	Private Road application (if internal roads are private) with additional $80 fee
✓	Easement reduction application (if requesting an easement width less than 60 feet) with additional fee per adopted fee schedule
o	Preliminary Drainage Plan*, if applicable
o	Preliminary Irrigation Plan*, if applicable
o	Preliminary Grading Plan*, if applicable
o	Final Drainage Plan*, if applicable
o	Final Irrigation Plan*, if applicable
o	Final Grading Plan*, if applicable
✓	Deed or evidence of property interest to all subject properties
✓	Fees per adopted schedule + per/ Lot + fee (if in City Area of Impact): non-refundable fees

* Submittal must include a full-size paper copy, an electronic copy in PDF format, and the CAD file (if a CAD file exists).

NOTES:

1. Short plats follow the standard public hearing process with the preliminary plat being heard by the Planning and Zoning Commission or Hearing Examiner and the preliminary plat and final plat heard by the Board of County Commissioners.
2. Any conditions of approval given during the rezoning process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
3. After the plat is reviewed and found to be in compliance, an additional five (5) paper copies of the final plat may be required to be submitted.
4. Since other affected agencies have their own subdivision review process, it is highly recommended you approach agencies such as the local Highway District, local Fire Department, local Irrigation District, Idaho Department of Water Resources and Southwest District Health and meet regarding the proposed subdivision development prior to submittal to this department.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?
   Residential 0 Non-buildable 0 Common 2 (Private Road Lots)
   Industrial Lots: 9 Lots
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS
   N/A ACRES
   Average Industrial Lot Size: 3.9403 AC
   Minimum: 0.994 AC Max: 8.95 AC

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:
   ☐ Irrigation Well ☐ Surface Water
   N/A - Not irrigation or surface water rights. Irrigation to be provided by Individual well up to 1/2 acre.
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 0 %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? None
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?
   All Storm water to be retained on site in individual lots
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?
   All Storm water to be retained on site in individual lots

ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:
   ☐ Public ☑ Private ☐ N/A
   Crane Lane (Private)
   and Mixer Lane (Private)

* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat*

HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?
   Residential 0 Non-Buildable 0 Common 0
2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?
   ☐ YES ☑ NO

*If YES, a grading plan is required.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

N/A No longer in area of impact with recent boundary changes.

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?
   ☐ YES ☑ NO

2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING? N/A
   ☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

	✓	All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)
	✓	Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
	✓	Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
	✓	Easement locations and dimensions
	✓	Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
N/A	o	Areas of steep slopes, wetlands, and/or floodplain
N/A	o	Existing or proposed fences
N/A	o	Signs
N/A	o	Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
N/A	o	Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
	✓	Any other site features worth noting

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

	✓	A description of the proposed use and existing uses
	✓	A description of the proposed request and why it is being requested
N/A	o	Expected traffic counts and patterns
	✓	o Phasing of development One Phase
	✓	How proposed use may affect neighboring uses
	✓	A description or further explanation of the site features (see site plan list above)
N/A	o	Explanation of any other permits through other agencies that may be required
N/A	o	Description of business operations, such as number of employees, hours of operation, delivery and shipping
	✓	A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
	✓	Any other items which may require further explanation

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

Developer: Mike Greiner
(208) 941-0527

Applicant(s) 307 Badiola St. LLC (John Badiola) and BCET, LLC (Charles Brian)

Name — Daytime Telephone Number

307 Badiola Street | Caldwell, Idaho | 83605
Street Address | City, State | Zip

Representative Name: Brent L. Orton, PE [redacted] / [redacted]
Daytime Telephone Number / E-mail Address

17338 Sunnydale Place | Caldwell, Idaho | 83605
Street Address | City, State | Zip

Location of Subject Property: 20996, Pinto Rd, Caldwell, Idaho
Two Nearest Cross Streets or Property Address | City

Assessor's Account Number(s): R 3635500000 R3636601200 Section 23 Township 4N Range 4W

This land:

Has water rights available to it.

✓ Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

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

a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or

b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:

1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

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

1. Are you within an area of negotiated City Impact? _____ Yes ✓ No
   If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

   Irrigation: N/A NOT in an Irrigation or Drainage District

   Drainage: N/A NOT in an Irrigation or Drainage District

3. How many acres is the property being subdivided? 43.203 AC

4. What percentage of this property has water? 0%

5. How many inches of water are available to the property? 0 inhes

6. How is the land currently irrigated? N/A
   Surface
   Irrigation Well
   Sprinkler
   Above Ground Pipe
   Underground Pipe

7. How is the land to be irrigated after it is subdivided?
   Surface
   Irrigation Well
   ✓ Sprinkler
   Above Ground Pipe
   Underground Pipe
   By Private Individual Wells - up to 1/2 acre

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.
   N/A

9. Are there irrigation easement(s) on the property? Yes ✓ No

10. How do you plan to retain storm and excess water on each lot?
    Stormwater to be retained on site. Management System for each industrial lots will be provided with civil construction drawings.

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)
    No irrigation water. Any other industrial related drainage systems to be designed by individual lot owners and all stormwater to be retained on site

Irrigation Plan Map Requirements

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

✓	1	All canals, ditches, and laterals with their respective names.
N/A	2	Head gate location and/or point if delivery of water to the property by the irrigation entity.
N/A	3	Rise locations and types, if any.
N/A	4	Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
N/A	5	Slope of the property in various locations.
N/A	6	Direction of water flow (use short arrows → on your map to indicate water flow direction).
N/A	7	Direction of wastewater flow (use long arrows ---------→ on you map to indicate wastewater direction).
✓	8	Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
	9	Other information: No irrigation water available to this property. All storm drainage to be retained on site.

Also, provide the following documentation:

N/A	Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

Applicant Acknowledgement

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

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

607 Badiola Street LLC (John Badiola) BCET LLC (Charles Brian)

Signed: _____ Date: 6 / 21 / 2026
Property Owner (Application Submitted)

Signed: _____ Date: 07 / 06 / 2026
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff

ORTON ENGINEERING
Designing the Future
Brent L. Orton, PE
17338 Sunnydale Place Caldwell, ID, 83607
[redacted]

August 11, 2026

Canyon County
DSD, Planning and Zoning Department
111 North 11th Ave #310
Caldwell, ID 83605

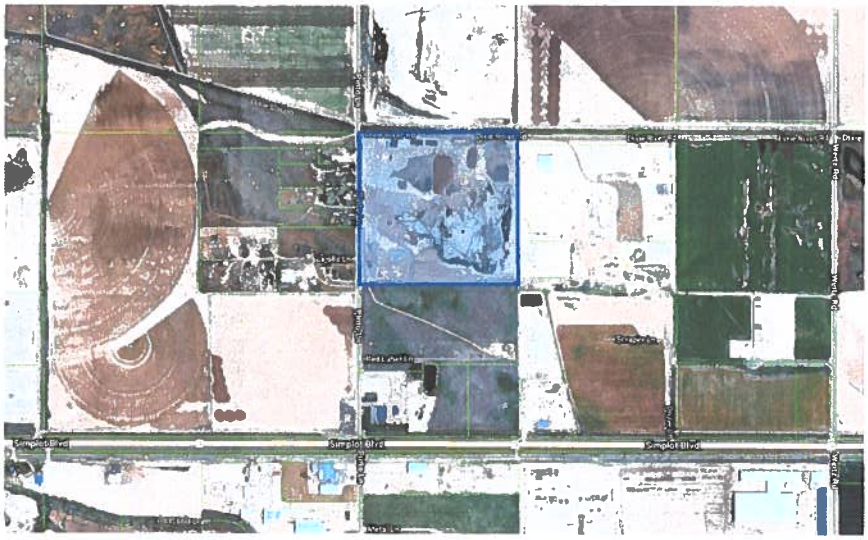
RE: Narrative in Support of Short Plat Badiola Industrial Subdivision Development zoned M1

Dear Planning Staff, Planning and Zoning Commission, Canyon County Board of Commissioners:

Owners, 307 Badiola St LLC (John Badiola) and BCET LLC (Charles Brain) in conjunction with Mike Greiner (developer) are in pursuit of Short Plat of a Light Industrial Subdivision located off Pinto Rd in Canyon County. This project will create 9 Light Industrial Lots with 2 Private Roads from 2 parcels R36355500000 (38.47 AC) and R36355501200 (4.733 AC) for a total of 43.203 Acres. They have retained Orton Engineering LLC and Skinner Land Surveying to represent them on this development project. The address of the project is 20996 Pinto Road, Caldwell, ID 83607.

Site Information

Badiola Industrial Subdivision is located east of Pinto Road and North of Highway 19 in the unincorporated area of Canyon County just inside the City of Greenleaf Area of Impact boundary.



The property is currently zoned M-1 and is contemplated as Industrial in the Canyon County Comprehensive Plan 2030 - Future Land Use Map. The Badiola Industrial Subdivision is the future site of Boise Crane.

ORTON ENGINEERING
Designing the Future
Brent L. Orton, PE
17338 Sunnydale Place Caldwell, ID, 83607
[redacted]

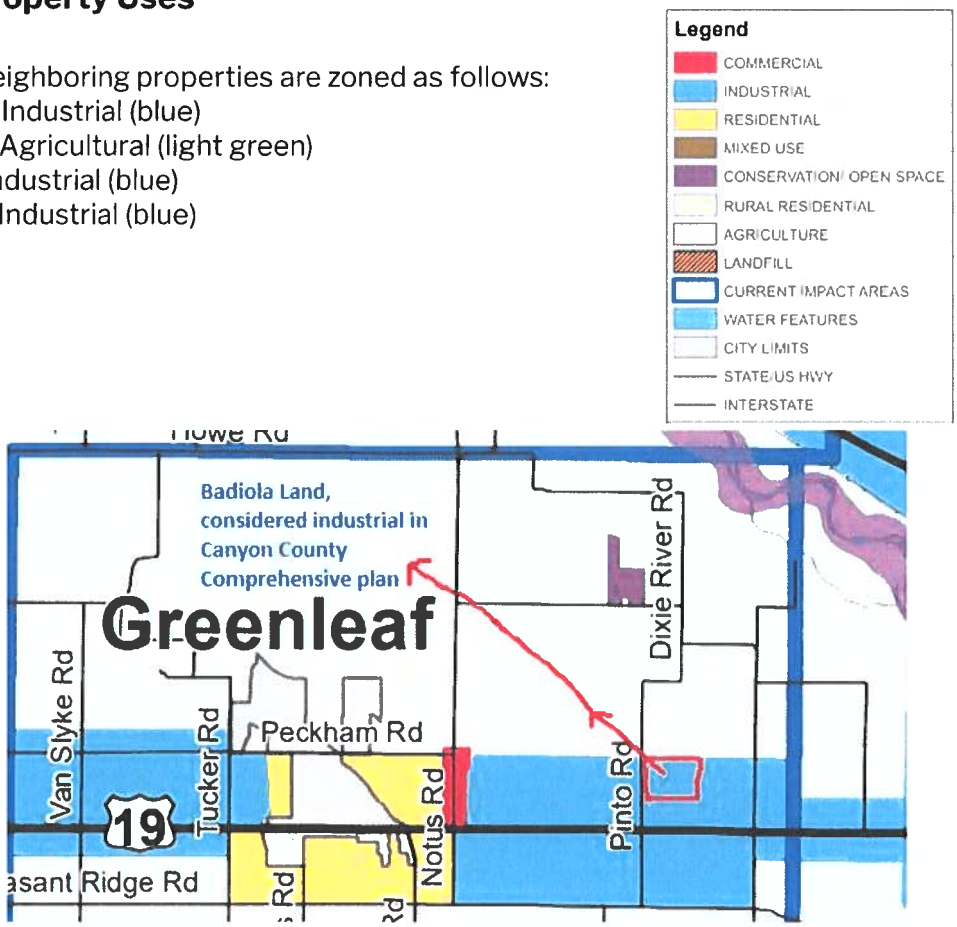
Summary of Project

The Badiola Industrial Subdivision will provide a place for industrial lots to be developed in Canyon County. No residential buildings will be allowed in the subdivision. The property is currently zoned industrial.

Adjacent Property Uses

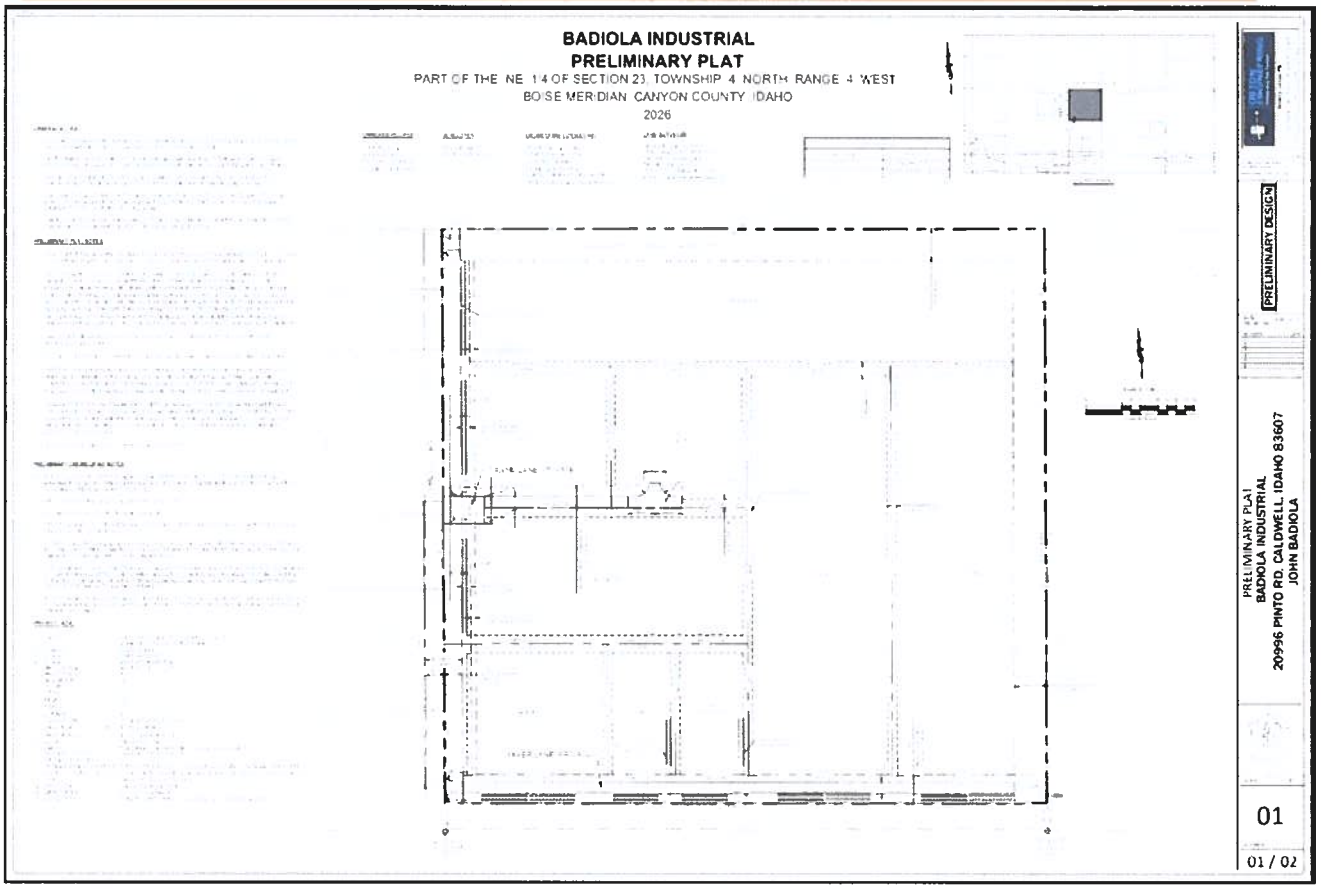
The current neighboring properties are zoned as follows:

- **South:** Industrial (blue)
- **North:** Agricultural (light green)
- **East**: Industrial (blue)
- **West:** Industrial (blue)



Preliminary Plat

The proposed Short/Preliminary Plat for Badiola Commercial Subdivision of 9 industrial lots and 2 private road lots. The project will be dedicating 40' of Right of Way along Pinto Rd to Highway District #4. Although Pinto Road is not aligned with a quarter section or section line, it is designated as a collector road.



This parcel was previously used as a gravel pit. It has since been reclaimed and filled in. A septic system easement is proposed along the south and west boundaries where the gravel pit did not disturb native material. The septic systems must be placed in native material and not reclaimed material. A joint trench utility easement will be situated 10' outside of the septic easement.

Public Facilities and Services Necessary

Access and Transportation

Pinto Lane is classified by the highway district as a collector road. Canyon County Code requires a fifty-foot (50') setback for collector roads unless waived by the applicable highway district (typical to quarter section line roads – Pinto is unique in this designation as a non-quarter section line road). We are seeking a partial variance to reduce the requirement to the forty-foot (40') right-of-way for the half road section. This adjustment is important to accommodate the necessary subsurface drainfield areas and matches existing right of way.

Two new private roads are proposed with this project to provide ingress and egress access to the internal parcels. The private roads (Crane Lane and Mixer Lane) will take access from Pinto Rd and

be built with 60' Private Road Lot, and a 24' paved road. Lot 2 and 3 will be accessed via a shared driveway ingress/egress/utility/septic/drainage easement off of Crane Lane (Private).

No Traffic Study will be completed as the Badiola Industrial Subdivision does not meet the criteria to perform a new TIS. Proposed access points have been vetted carefully with Highway District 4 (HD4) and approved for the 3 locations shown on the plat.

Easement Reduction

We are requesting an easement reduction for the 30' shared ingress/egress/septic/ drainage and utility easement that will serve Lot 2 & 3. Per Canyon County Code 07-10-03 an Easement Reduction may be allowed if it demonstrates the following :

1. *Will the proposed reduction provide adequate access?*

The proposed reduction of the easement will provide adequate access because the proposed width is 30' which is more than the required 28' minimum. It also allows 10' beyond the width of the 20' driveway.

2. *Do physical characteristics of the site require a width reduction?*

Due to the physical characteristics of the already existing buildings on site a width reduction is required.

3. *Would approval of the request cause injury, damage or a safety hazard?*

Approval of the request would not cause injury, damage or a safety hazard in that adequate access for emergency vehicles to turn around will be provided. The easement is an extension of the private road Crane Lane that is intended to provide Ingress/Egress and Utility Easement for the owners of Lot 3 only creating no safety concerns.

Maintenance and upkeep of the Reduced Ingress/Egress and Utility Easement will be set forth in a Declaration of Access Easement and Road Maintenance Agreement between the lot owners of Lots 2, 3 & 5. This Agreement will be recorded after the final plat is approved and recorded.

Water Service

Domestic water will be provided by individual private wells.

Sewer Service

Sewer service will be served to individual lots via individual septic systems built per the Subdivision Engineering Report and Southwest District Health requirements. 20' septic easements have been provided and are showing on the plat. Uses are anticipated to require only domestic sewer needs and no industrial process sewage.

Storm Drainage

Stormwater will be retained on site.

Irrigation

This project has no surface water rights and is not within an irrigation district. If irrigation water is desired, the owner of the individual lot will be responsible to drill an individual, private well permitted by IDWR for Irrigation and can only water up to ½ acre. Irrigation is not anticipated for this site.

Caldwell Rural Fire District

The Caldwell Rural Fire District 2 has been provided the subdivision documents and has not provided any comments to date.

Conclusion

Many thanks for assisting us with this project. Please feel free to contact us at [redacted] with questions, concerns, or for further information.

Sincerely,

Brent Orton, PE, MSCE
Principal, Orton Engineering, LLC

BADIOLA INDUSTRIAL
PRELIMINARY PLAT

PART OF THE NE 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CANYON COUNTY, IDAHO

2026

OWNER/DEVELOPER
JOHN BADIOLA
[illegible]
CALDWELL, ID 83605
PHONE (208) 941-0527

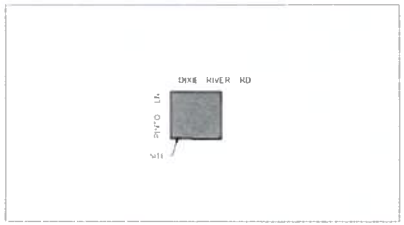
DEVELOPER
MIKE GREENE
PHONE (208) 941-0527

ENGINEERING CONSULTANT
ORTON ENGINEERING LLC
17338 SUNNYDALE PLACE
CALDWELL, IDAHO 83607
PHONE (208) 250-4116
CONTACT: BRENT L. ORTON, PE
EMAIL: brent@ortonengineering.com

LAND SURVEYOR
SKINNER LAND SURVEY
11642 SAND HOLLOW ROAD
CALDWELL, IDAHO 83607
PHONE (208) 454-0133
CONTACT: TODD SKINNER, PLS
EMAIL: [illegible]

SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT
02	NOTES AND ATTACHMENT
03	EXISTING CONDITIONS PLAN
04	STANDARD DETAILS



GENERAL NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE
2. DEVELOPMENT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF CANYON COUNTY AT THE TIME OF THE RE-SUBDIVISION
4. THE OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-860, OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS TO SURFACE WATER RIGHTS, LEVY FOR THE PROPERTY AND PROPERTY IS NOT IN AN IRRIGATION DISTRICT
5. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION

PRELIMINARY PLAT NOTES

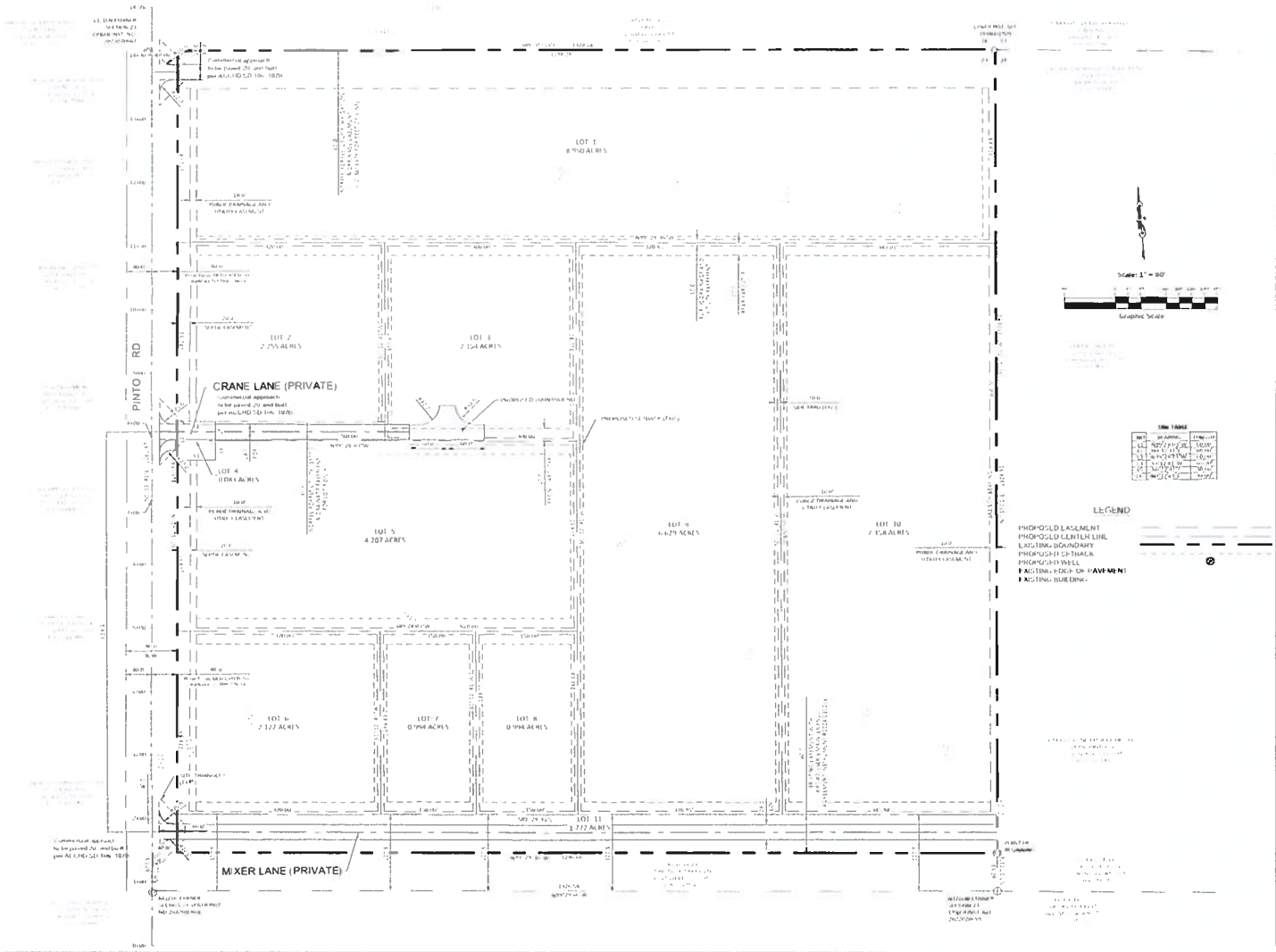
1. UTILITY/DRAINAGE EASEMENTS ALL LOTS FEATURE THE FOLLOWING EASEMENTS: FRONT - 10' SIDE - 5' REAR/BOUNDARY - 10' FOR PUBLIC UTILITIES, SEPTIC AREA AND LOT DRAINAGE.
2. RIGHT TO FARM THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE RIGHT TO FARM ACT WHICH STATES: NO AGRICULTURAL OPERATION AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OPERATION OF AN AGRICULTURAL OPERATION AGRICULTURAL FACILITY OR EXPANSION THEREOF
3. USE: LOTS TO BE USED FOR LIGHT INDUSTRIAL AND TO COMPLY WITH THE CANYON COUNTY ORDINANCES AND CODES
4. LOT LINES: INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING
5. CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF ACCESS TO EACH INDIVIDUAL LOT. WATER, SEPTIC AND IRRIGATION LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL CONSTRUCTION DESIGN
6. ACCESS TO PINTO ROAD WILL BE ONLY THROUGH ACCESS POINTS APPROVED AND PERMITTED THROUGH HWY DIST 4. LOTS 2,3,5 ACCESS VIA CRANE LANE (PRIVATE ROAD). LOTS 6,7,8,9,10 TO BE ACCESSED VIA MIXER LANE (PRIVATE ROAD). ALL PRIVATE ROADS TO BE BUILT TO CANYON COUNTY PRIVATE ROAD STANDARDS AND MAINTAINED BY A ROAD USERS MAINTENANCE AGREEMENT BETWEEN THE LOTS SERVED
7. WATER WILL BE PROVIDED TO INDIVIDUAL PRIVATE WELLS
8. UNDERLYING OWNER ADJACENT OWNER RESPONSIBILITY FOR ALL STORM DRAINAGE FACILITIES UNDER PUBLIC ROW INCLUDING ROUTINE AND HEAVY MAINTENANCE

PRELIMINARY ENGINEERING NOTES

1. SEPTIC LOTS TO BE SERVED VIA INDIVIDUAL SEPTIC SYSTEMS PER THE SUBDIVISION ENGINEERING REPORT AND SOUTHWEST DISTRICT HEALTH REQUIREMENTS. 20' SEPTIC EASEMENTS HAVE BEEN PROVIDED AS SHOWN ON PLAT
2. IRRIGATION: NO IRRIGATION WILL BE PROVIDED TO EACH LOT
3. STORM DRAINAGE WILL BE RETAINED ON-SITE
4. SPECIFICATIONS, WATER, SEPTIC AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL CONSTRUCTION DESIGN
5. POWER TO BE PROVIDED BY IDAHO POWER AND LAYOUT MAY VARY DEPENDING ON UTILITY COMPANY ROUTING. ANY OTHER COMMUNICATION UTILITIES ARE YET TO BE DETERMINED. ALL POWER AND JOINT TRENCH UTILITIES WILL BE LOCATED UNDERGROUND
6. SITE WORK AND UTILITY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS OF HD4 HIGHWAY DISTRICT, THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), INTERNATIONAL PLUMBING CODE (IPC), OSHA, AND ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL REQUIREMENTS
7. NO POTENTIALLY DANGEROUS AREAS INCLUDING GEOLOGICALLY HAZARDOUS AREAS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY. THE PROPERTY IS NOT SUBJECT TO INUNDATIONS OR FLOOD HAZARD AREAS OR HIGH GROUND WATER HAVE BEEN IDENTIFIED IN THE PROJECT AREA

PROJECT DATA

1	PARCELS	R36155000010 (38.47 AC); R36601200 (4.73 AC) APPROX PINTO RD, CALDWELL, ID 83607
2	ACREAGE	43.20 ACRES
3	ZONING	CANYON COUNTY BY-10-21
4	ZONING	M1-LIGHT INDUSTRIAL
5	MIN. LOT SIZE	NO MINIMUM LOT SIZE
6	AVERAGE LOT SIZE	3.94 ACRES
7	MIN. LOT WIDTH	60'
8	MAX. HEIGHT	75'/100'
9	SETBACKS:	
	FRONT	20'
	REAR	20'
	SIDE	10'
	CORNER	20'
	SECTION LINE	70' SETBACK (NORTH/EAST)
	PINTO ROAD (COLLECTOR)	40' ROW FROM CL
	PRIVATE ROAD	60' LOT WIDTH / 28' ROAD
10	WATER	INDIVIDUAL WELL
11	SEPTIC	SOUTHWEST DISTRICT HEALTH - INDIVIDUAL SEPTIC
12	HIGHWAY DISTRICT	HIGHWAY DISTRICT NO. 4
13	IRRIGATION DISTRICT	HOMEDALE IRRIGATION DISTRICT. COVERS NORTH OF PHILLIPS CANAL. PHILLIPS IRRIGATION DISTRICT COVERS LANDS SOUTH OF THE PHILLIPS CANAL AND IRRIGATION DISTRICT FOR THE PROPERTY
14	SCHOOL	VALLIVUE SCHOOL DISTRICT
15	FIRE DISTRICT	CALDWELL RURAL FIRE
16	IMPACT AREA	NOT IN IMPACT AREA
17	FLOOD ZONE	ZONE A, FEMA FIRM FILE #16027E0750G, EFFECTIVE 6/7/2019



ORTON ENGINEERING
Brent L. Orton, PE
17338 Sunnydale Place Caldwell, ID 83607
(208) 250-4116

PRELIMINARY DESIGN

DATE: 2026-01-01
PROJECT NO:

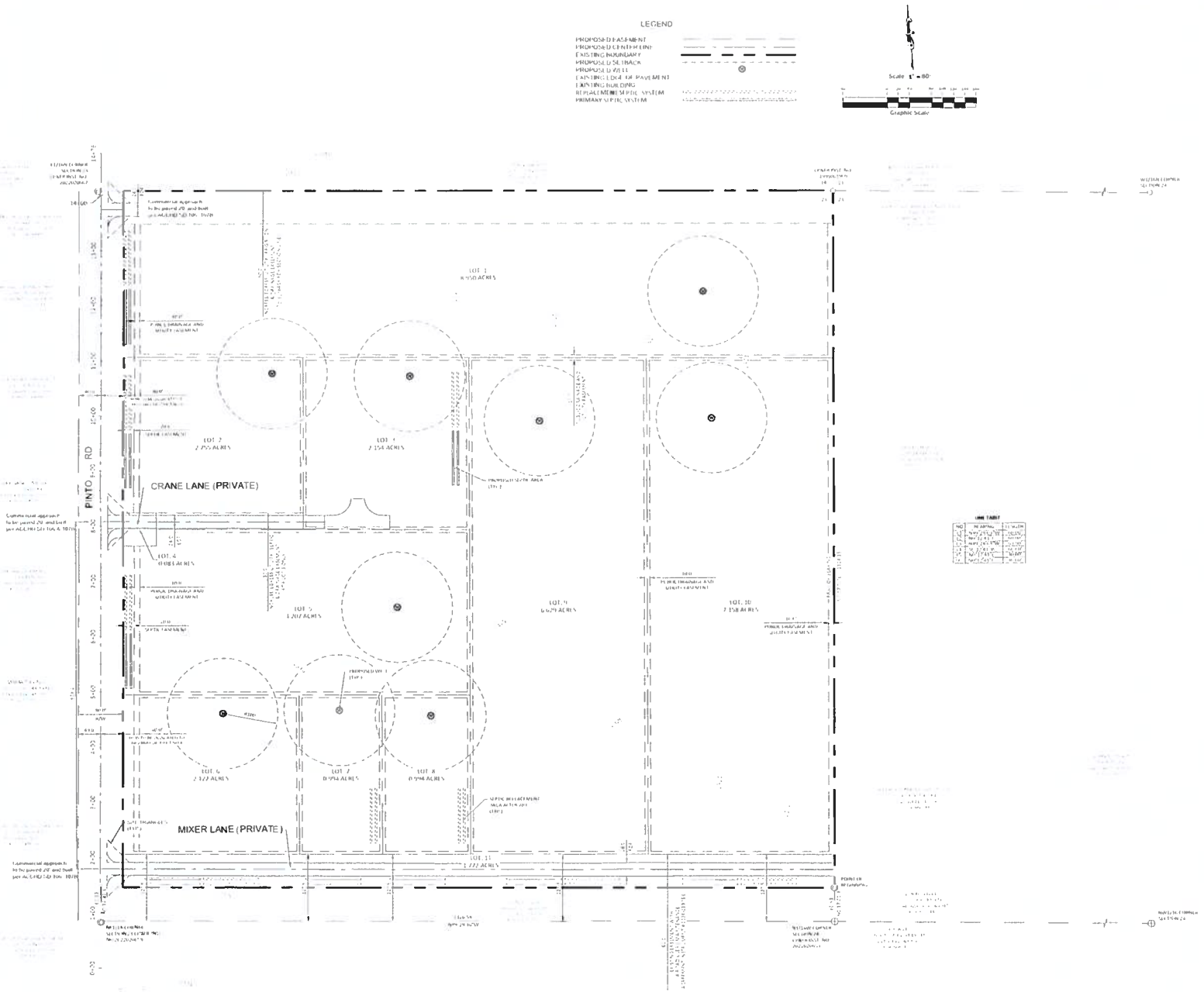
NO	DESCRIPTION	DATE
1		
2		
3		
4		

PRELIMINARY PLAT
BADIOLA INDUSTRIAL
20996 PINTO RD, CALDWELL, IDAHO 83607
JOHN BADIOLA

SCALE: 1" = 80'

01

01 / 04



ORTON ENGINEERING
Brent L. Orton, PE

PRELIMINARY DESIGN

DATE
PROJECT NO 2024 02/01

NO	REVISION	DATE
1		
2		
3		
4		
5		

SEPTIC AND WELL LAYOUT
BADIOLA INDUSTRIAL
20996 PINTO RD, CALDWELL, IDAHO 83607
JOHN BADIOLA

SCALE 1" = 80'

02



ORTON ENGINEERING

PRELIMINARY DESIGN

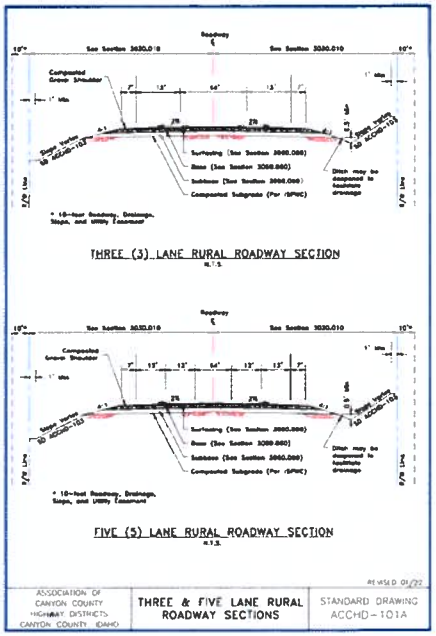
DATE
PROJECT NO 2024-03-01

REVISION DATE

EXISTING CONDITIONS PLAN
BADIOLA INDUSTRIAL
20996 PINTO RD, CALDWELL, IDAHO 83607
JOHN BADIOLA

SCALE 1" 80'

03

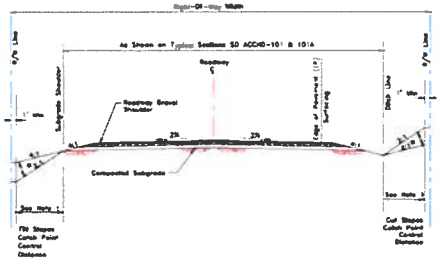


THREE (3) LANE RURAL ROADWAY SECTION
N.T.S.

FIVE (5) LANE RURAL ROADWAY SECTION
N.T.S.

REVISED 01/22

ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	THREE & FIVE LANE RURAL ROADWAY SECTIONS	STANDARD DRAWING ACCHD-101A



* Variable Slope Between 4:1 ~ 2:1

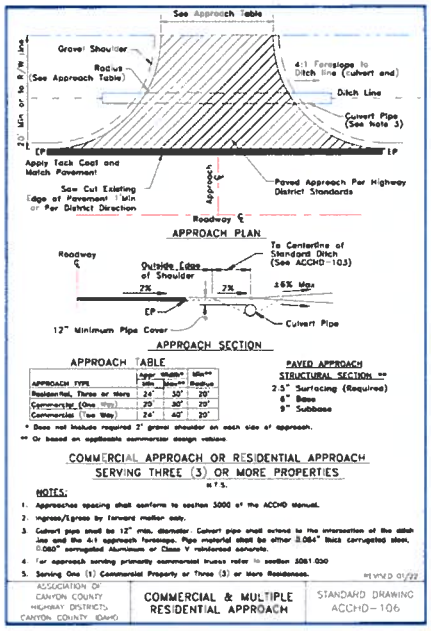
STANDARD ROADWAY SIDE SLOPE DETAILS
N.T.S.

NOTES:

1. a) Set the catch point control distance at One (1) foot inside the Right-Of-Way.
   b) Use 4:1 slope for cuts and fills that catch o/r/w inside the catch point control distance.
   c) Use variable slopes (between 4:1 to 2:1) for cuts and fills that catch at the catch point control distance.
   d) Use 2:1 slope for cuts and fills that extend beyond the catch point control distance, (see note 2).
2. Cut and fill slopes in difficult terrain may require special consideration and additional Right-Of-Way. District consultation is required. See Section 2030.051.
3. All slopes shall be checked to determine if guardrail is warranted based on slope height and steepness.
4. When using guardrail, widen shoulders as appropriate.
5. Ditch shall have 0.5' min depth from top of subgrade to ditch bottom. Ditch may be designed to facilitate drainage.

REVISED 01/22

ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	STANDARD ROADWAY SIDE SLOPE DETAILS	STANDARD DRAWING ACCHD-103



APPROACH TABLE

APPROACH TYPE	Approach Width* Min.	Max.**	Min.** Radius
Residential, Three or More	24'	30'	20'
Commercial (One Way)	25'	30'	25'
Commercial (Two Way)	24'	40'	25'

* Does not include required 2' gravel shoulder on each side of approach.
** Or based on applicable commercial design vehicle.

PAVED APPROACH STRUCTURAL SECTION **
2.5" Surfacing (Required)
6" Base
9" Subbase

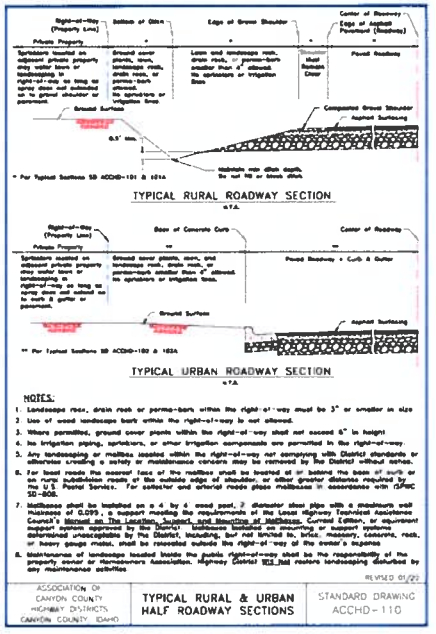
COMMERCIAL APPROACH OR RESIDENTIAL APPROACH SERVING THREE (3) OR MORE PROPERTIES
N.T.S.

NOTES:

1. Approaches spacing shall conform to section 3000 of the ACCHD manual.
2. Ingress/Egress by forward motion only.
3. Culvert pipe shall be 12" min. diameter. Culvert pipe shall extend to the intersection of the ditch line and the 4:1 approach foreslope. Pipe material shall be either 0.064" thick corrugated steel, 0.060" corrugated Aluminum or Class V reinforced concrete.
4. For approach serving primarily commercial trucks refer to section 3061.030
5. Serving One (1) Commercial Property or Three (3) or More Residences.

REVISED 01/22

ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	COMMERCIAL & MULTIPLE RESIDENTIAL APPROACH	STANDARD DRAWING ACCHD-106

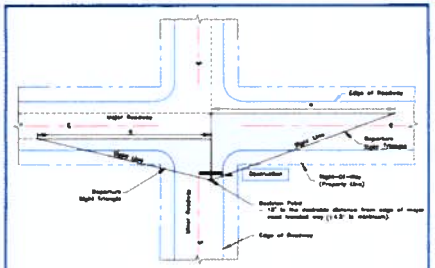


NOTES:

1. Landscape rock, drain rock or perma-bark within the right-of-way shall be 3" or smaller in size
2. Use of wood landscape bark within the right-of-way is not allowed.
3. Where permitted, ground cover plants within the right-of-way shall not exceed 6" in height
4. No irrigation piping, sprinklers, or other irrigation components are permitted in the right-of-way.
5. Any landscaping or mailbox located within the right-of-way not complying with District standards or otherwise creating a safety or maintenance concern may be removed by the District without notice.
6. For local roads the nearest face of the mailbox shall be located at or behind the base of curb or on rural subdivision roads at the outside edge of shoulder, or other greater distance required by the U.S. Postal Service. For collector and arterial roads place mailboxes in accordance with ISPWC SD-808.
7. Mailboxes shall be installed on a 4 by 4 wood post, 2" diameter steel pipe with a breakaway wall thickness of 0.095", a support meeting the requirements of the Local Highway Technical Assistance Council's Manual on The Location, Support, and Mounting of Mailboxes, Current Edition, or equivalent support systems approved by the District. Mailboxes installed on mounting or support systems determined unacceptable by the District, including, but not limited to, brick, masonry, concrete, rock, or heavy gauge metal, shall be relocated outside the right-of-way at the owner's expense.
8. Maintenance of landscape located inside the public right-of-way shall be the responsibility of the property owner or Homeowners Association. Highway District #4 is not responsible for landscaping disturbed by any maintenance activities

REVISED 01/22

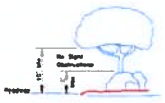
ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	TYPICAL RURAL & URBAN HALF ROADWAY SECTIONS	STANDARD DRAWING ACCHD-110



SIGHT TRIANGLE PLAN
N.T.S.

Design Speed (mph)	Stopping Sight Distance (ft)	Length of Leg a (ft)
20	115	225
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610
60	570	665
65	645	720

Sight triangles for controlled intersections shall also meet the Idaho Code requirements shown on SD ACCHD-107



Obstructions between 3' and 10' above the roadway centerline surface elevation are prohibited within sight triangles

SIGHT OBSTRUCTION SECTION
N.T.S.

NOTES:

1. It is assumed that the driver's eye height is 3.5 feet above the roadway surface and that the object to be seen is 3.5 feet above the surface of the intersecting road.
2. All Stop Controlled Public Streets, Private Roads or Driveways Approaching a Public Roadway.

REVISED 01/22

ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	SIGHT TRIANGLE AT CONTROLLED INTERSECTIONS	STANDARD DRAWING ACCHD-107B

ORTON ENGINEERING
Brent L. Orton, PE
PH 208.514.9432
brent@ortonengineering.com

PRELIMINARY DESIGN

DATE 2024-02-01
PROJECT NO

REVISION	DATE
1	
2	
3	
4	
5	
6	

STANDARD DETAILS
BADIOLA INDUSTRIAL
20996 PINTO RD, CALDWELL, IDAHO 83607
JOHN BADIOLA

SCALE AS SHOWN

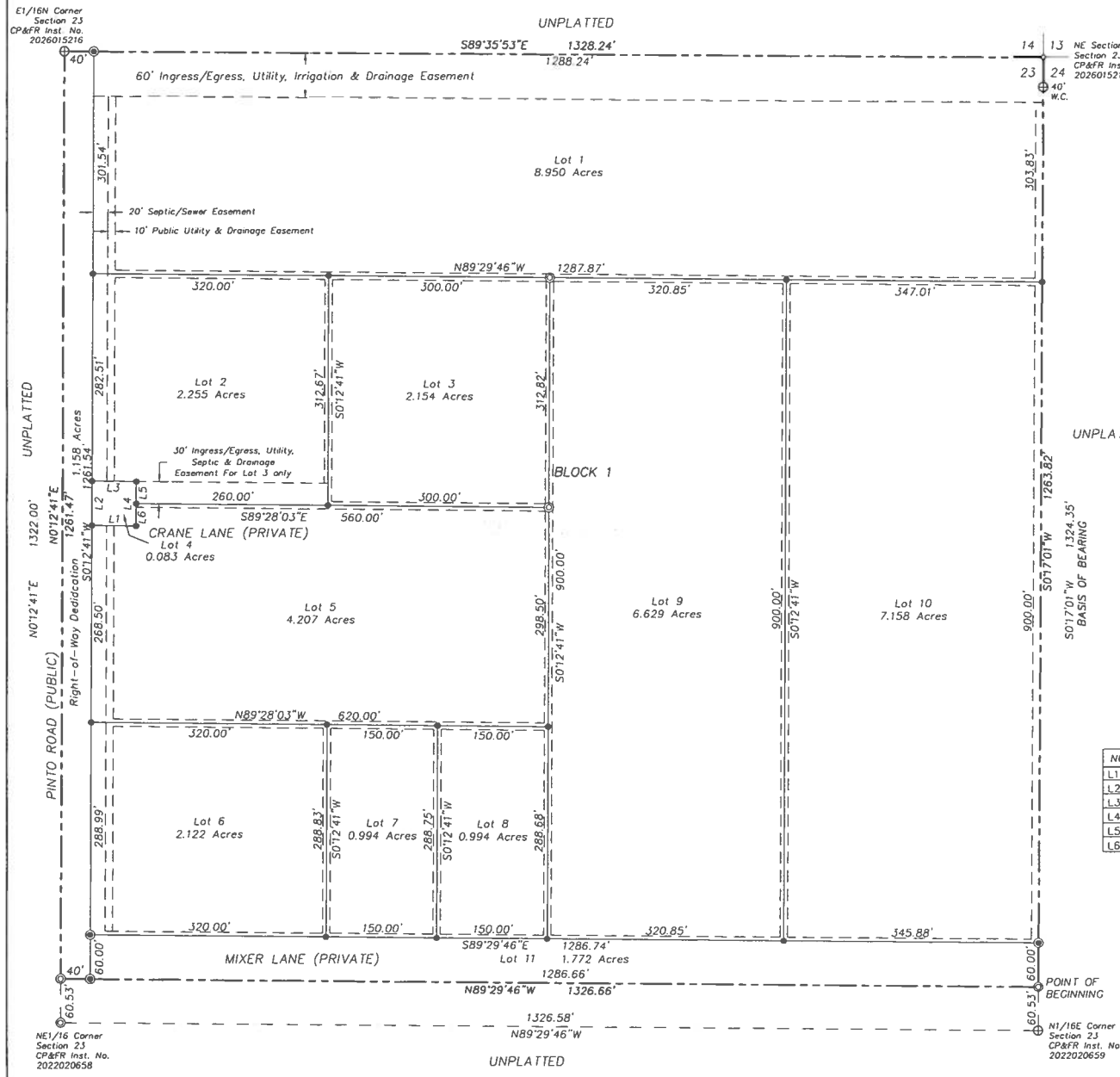
04

DRAWN BY

BADIOLA INDUSTRIAL SUBDIVISION

BOOK____PAGE____

A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 23,
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2026



N

Reference Surveys:
Inst. No. 2011015247
Inst. No. 2011003975
Inst. No. 2011027052
Inst. No. 200602768
Inst. No. 2022020667
Inst. No. 2024020632
Inst. No. 2024004221
Inst. No. 2022033980
Inst. No. 2006016707
Inst. No. 2016024961
Inst. No. 2026007334
Inst. No. 2026018264

Reference Deed:
Inst. No. 2026009212
Inst. No. 2025041401

0' 100' 200'
Scale: 1" = 100'

LEGEND

- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ◎ 5/8" REBAR – FOUND
- ◉ 5/8" x 24" REBAR – SET
- ● 1/2" x 24" REBAR – SET
- ○ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- LOT LINE
- EASEMENT LINE (PUBLIC UTILITY & DRAINAGE)
- W.C. WITNESS CORNER

Surveyor's Narrative:
This survey was performed at the request of John Badiola to create a final plat for creating the lots as shown. Section control and existing monuments were located and held for the boundary as previously established and shown on the referenced documents. The land was then subdivided as shown. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

LINE TABLE

NO	BEARING	LENGTH
L1	N89°28'03"W	60.00'
L2	N0°12'41"E	60.00'
L3	N89°28'03"W	60.00'
L4	S0°12'41"W	60.00'
L5	N0°12'41"E	30.00'
L6	N0°12'41"E	30.00'

PROFESSIONAL LAND SURVEYOR LICENSED 15852 7/16/2026 STATE OF IDAHO THOMAS J. WELLARD

SHEET 1 OF 3

Drawn By: TJW	Skinner Land Survey
Date: July 28, 2026	17842 Sand Hollow Road Caldwell, Idaho 83607 (208)-454-0933 WWW.SKINNERLANDSURVEY.COM surveys@skinnerlandsurvey.com
Surveyed By: TJW	
Job No. AP0426	

BADIOLA INDUSTRIAL SUBDIVISION

BOOK____PAGE____

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF BADIOLA INDUSTRIAL SUBDIVISION:

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE 1/4 NE 1/4 (N1/16E CORNER OF SAID SECTION 23);

THENCE NORTH 00°17'01" EAST ALONG THE EAST BOUNDARY OF THE NE 1/4 NE 1/4 A DISTANCE OF 60.53 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°29'46" WEST PARALLEL WITH THE SOUTH BOUNDARY OF THE NE 1/4 NE 1/4 A DISTANCE OF 1326.66 FEET TO A POINT ON THE WEST BOUNDARY OF THE NE 1/4 NE 1/4;

THENCE NORTH 00°12'41" EAST ALONG SAID WEST BOUNDARY A DISTANCE OF 1261.47 FEET TO THE NORTHWEST CORNER OF THE NE 1/4 NE 1/4;

THENCE SOUTH 89°35'53" EAST ALONG THE NORTH BOUNDARY OF THE NE 1/4 NE 1/4 A DISTANCE OF 1328.24 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 NE 1/4;

THENCE SOUTH 00°17'01" WEST ALONG THE EAST BOUNDARY OF THE NE 1/4 NE 1/4 A DISTANCE OF 1263.82 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 38.478 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC.

THE EASEMENTS AND PRIVATE ROADS SHOWN ON THE PLAT ARE NOT DEDICATED TO THE PUBLIC BUT INTENDED ONLY FOR THE RIGHT AND PURPOSE SET FORTH ON THE PLAT AND NO STRUCTURES OTHER THAN THOSE FOR PUBLIC UTILITY, IRRIGATION AND DRAINAGE PURPOSES ARE TO BE ERECTED WITHIN LIMITS OF THE EASEMENTS.

THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.

_____

Charles Brain, Member BCET, LLC, Owner of Lots 2 & 3, Block 1

_____

John Badiola, Manager 307 Badiola St, LLC Owner of Lots 1, 4-10, Block 1

ACKNOWLEDGEMENT

STATE OF IDAHO) SS
COUNTY OF_____)

On this ___ day of _____, in the year of 20____, before me, a notary public, personally appeared Charles Brain, know to me to be the member of BCET, LLC., an Idaho limited liability company, that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

_____

ACKNOWLEDGEMENT

STATE OF IDAHO) SS
COUNTY OF_____)

On this ___ day of _____, in the year of 20____, before me, a notary public, personally appeared John Badiola, know to me to be the manager of 307 Badiola St,. LLC., an Idaho limited liability company, that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

_____

NOTES:

1. UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE: 10 FEET ALONG SUBDIVISION BOUNDARY AND publid street frontages, 5 feet on each side of interior lot lines for public utilities, irrigation and lot drainage unless otherwise shown. These easements shall not preclude the Construction of hard-surfaced Driveways and Walkways for access to each individual Lot.
2. Any re-subdivision of this Plat shall comply with the Applicable Zoning Regulations in effect at the time of re-subdivision.
3. This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
4. Post development storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.
5. Finish grades at subdivision boundaries shall match existing finish grades. Storm water runoff shall be maintained on subdivision property unless otherwise approved.
6. The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.
7. The Homeowners Association or adjacent property owner is responsible for maintaining any and all amenities (lawns, sidewalks, landscaping, etc.) approved by the District to be within the public right-of-way.
8. Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.
10. Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.
11. No permanent structure shall be located closer than seventy feet (70') to any section or quarter line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.
12. The subject property is currently zoned RR(Rural-Residential).
13. The development is 38.478 acres.
14. This development consists of 9 lots and 1 private road lot.

SURVEYOR'S CERTIFICATE

I, Thomas J. Wellard, P.L.S., do hereby certify that I am a professional land surveyor licensed by the State of Idaho, and that this plat, as described in the certificate of owners' and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon in conformity with the State of Idaho codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR LICENSED 15352 7/26/26 STATE OF IDAHO THOMAS J WELLARD

_____

Thomas J. Wellard P.L.S. 15352

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

BADIOLA INDSUTRIAL SUBDIVISION

BOOK____PAGE____

CERTIFICATION AND APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Southwest District Health Department Date

APPROVAL OF HIGHWAY DISTRICT NO. 4

Highway District No. 4 does hereby accept this plat, and the dedicated public streets, highways and rights-of-way as are depicted on this plat, in accordance with the provisions of I.C. § 50-1312. Private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman Date

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER:_____FEE_____

STATE OF IDAHO } S.S.
COUNTY OF CANYON }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SKINNER LAND SURVEY AT___MINUTES PAST___O'CLOCK___M. THIS ____DAY OF _____, 2026.

EX-OFFICIO RECORDER DEPUTY

CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, for Canyon County, Idaho do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor Date

CERTIFICATE OF COUNTY TREASURER

I, Tracie Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C.50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

County Treasurer Date

APPROVAL OF BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY

Accepted and approved this ____ day of _____, 20__ by by the Canyon County Commissioners, Canyon County, Idaho.

Chairman

PROFESSIONAL LAND SURVEYOR LICENSED 15852 7/2/24 STATE OF IDAHO THOMAS J. WELLARD

SHEET 3 OF 3

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Neighborhood Meeting Notification

Date: 3-11-26

To: Riverside Irrigation Dist Ltd
Address: 26457 Mattews Rd. Parma, Id 83660

RE: **Neighborhood Meeting** – Proposed Land Use Application for APN R36355 and R36355012.

Dear Neighbor,

This letter is to inform you that a **Neighborhood Meeting** will be held regarding a proposed development project located on the east side of Pinto Rd. immediately south of the Riverside Canal and approx. 1/4 mile north of Hwy 19.

The project is located on the east side of Pinto Rd. immediately south of the Riverside Canal and approx. 1/4 mile north of Hwy 19. in Canyon County, Caldwell, Idaho. Also known as Canyon County APN R36355 and R36355012.
The purpose of this meeting is to provide nearby property owners and residents with an opportunity to inform you about the proposed project, a review of it and for you ask questions and present concerns, if any, before a formal application is submitted to Canyon County.

The proposed project will be for the subdivision of approx. 38.5 acres of which approx. acres of which approx. 3 acres will be dedicated for roadways, and the remainder will become 9 (nine) individual parcels of over 1 acre up to over 9 acres. Details of the meeting are as follows:

Date: **March 21st**
Time: **2:00**
Location: **20992 Pinto Rd Caldwell Idaho**. This is at the northeast corner of project property at Lurre Construction's Inc Shop approx. 1/3 Mile east of Pinto along the immediate south side of the Riverside Canal.

No official decisions will be made at this meeting. It is for providing information and answering questions only.

If you are unable to attend but would like information or wish to provide comments, please contact:

Sincerely,

Mike Greiner

Applicant's Representative
Name: Mike Greiner
Phone[redacted]
Email: [redacted]

Badiola Industrial

Neighborhood Meeting

March 21, 2026

Start Time 2:00, End Time 3:05

Attendees

Name	Address
1. Jeff Sherrill	20887 Pinto rd.
2. Tim & Ronda Dennis	20887 Pinto Rd.
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	

Simplot Global Food LLC
or Current Resident
1099 W Front St
Boise ID 83702

John & Leann Badiola
or Current Resident
19465 Majestic View Pl
Caldwell ID 83607

Simplot Global Food LLC
or Current Resident
1099 W Front St
Boise ID 83702

Simplot Global Food LLC
or Current Resident
1099 W Front St
Boise ID 83702

Michael & Cheryl Pruett
or Current Resident
20873 Pinto Rd
Caldwell ID 83607

Timmy & Ronda Dennis
or Current Resident
21049 Rosewood Dr
Greenleaf ID 83626

Fernando & Marta Mejia
or Current Resident
20895 Pinto Rd
Caldwell ID 83607

Haylett Family Trust
or Current Resident
14501 Locust Ln
Nampa ID 83686

Roger & Geraldine Haylett
or Current Resident
9087 Rim Rd
Nampa ID 83686

Geraldine Haylett
or Current Resident
14501 Locust Ln
Nampa ID 83686

Gonzalo Galvan & Claudia Figueroa
or Current Resident
20771 Pinto Rd
Caldwell ID 83607

Maria Ayala
or Current Resident
19336 La Jolla Ln
Caldwell ID 83607

Visionary 2 LLC
or Current Resident
6260 W Pebble Rd Suite 110
Las Vegas NV 89139

Bcet LLC
or Current Resident
PO Box 190113
Boise ID 83719

Simplot Global Food LLC
or Current Resident
1099 W Front St
Boise ID 83702

Lurre Ln LLC
or Current Resident
307 Badiola St
Caldwell ID 83605

Parker Lane Properties LLC
or Current Resident
2817 Brandt Ave
Nampa ID 83687

Five K LLC
or Current Resident
1000 S Hwy 395 Ste 503
Hermiston OR 97838

Parker Lane Properties LLC
or Current Resident
2817 Brandt Ave
Nampa ID 83687

Riverside Irrigation Dist Ltd
or Current Resident
26457 Matthews Rd
Parma ID 83660

PRIVATE ROAD NAME APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

Addressing Ordinance CCZO 06-05-09(2B) & 06-05-11(1.3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicant(s): John Badiola (307 Badiola Street, LLC) Phone: [redacted]
Please Print Name

307 Badiola Street Caldwell/ID 83605
Applicant Mailing Street Address City/State Zip

Location of Private Road: Pinto Road and Simplot Blvd
Two Nearest Cross Streets

Parcel Number of owner requesting private road name: R3635500000 (Additional Parcel involved: **R3636601200**

The following must be provided as part of this application:

1. A dimensioned sketch showing the location, configuration and length of the private road.
2. A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (They must sign below.)
3. A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc. If proposed are private roads, the street type must be Lane.
   a. First Choice: _____
   b. Second Choice: _____
   c. Third Choice: _____

   If project requires multiple road names provide road names use this section. Mark on sketch which road names belongs to each road segment. If more than three road names are needed, please write them on a separate piece of paper. If proposed are private roads, the street type must be Lane.

   d. First road name : Crane Lane
   e. Second road name: Mixer Lane
   f. Third road name: _____

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13)).

Please note that the County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

We, the undersigned, declare that we are owners of all or portions of the land upon which the private road lies or have legal right of ingress and egress upon said road. We understand that we are responsible for the purchasing of a blue private road sign of a design approved by the Board of County Commissioners, and installed in accordance with the most current edition of the Manual Of Uniform Traffic Control Devices. We further understand that existing addresses, including the applicant's address (if applicable, meaning they own property on or have an address along the private road to be named), will be changed as a result of naming this private road. During the administrative division process, lots will be addressed from the new private road.

Signed _____ Date 06 27/2026
Primary Applicant/Property Owner — Application Date

Signed _____ Printed Name BCET LLC, Agent Charles Braun Date 8/19/26
Applicant/Property Owner

Signed _____ Printed Name _____ Date _____
Applicant/Property Owner

Signed _____ Printed Name _____ Date _____
Applicant/Property Owner

(Please attach additional sheets if more signatures are required)

We acknowledge that it is the applicant's responsibility to contact all property owners associated with the private road, including those with legal rights through an easement. The applicant must ensure that all affected property owners are informed and given the opportunity to participate.

Primary Applicant Initials: JB

Accepted By: _____ Date: _____
Director / Staff Signature — Application Accepted

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:

*Note this easement reduction request is for the shared driveway ingress/egress easement across Lot 2 for Access to Lot 3

EASEMENT/FRONTAGE/ROAD REDUCTION CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

CCZO §07-10-03(3) - Frontage, Easement, or Road Lot Required: For the purpose of providing adequate access for equipment, emergency vehicles, and other services to inhabited buildings, each parcel must demonstrate access by one of the following prior to issuance of a building permit: (A) Frontage, (B) Easement or (C) Road Lot. A reduction to the frontage, easement, or road lot width requirements may be granted by the director, subject to CCZO §07-10-03(5).

CHECK THE APPROPRIATE APPLICATION TYPE:

- ☑ **Easement Reduction Request** – The easement width requirement may be reduced to a width not less than twenty-eight feet (28') as determined by the director, upon approval of criteria outlined in CCZO §07-10-03(5).
- ☐ **Frontage Reduction Request** – The frontage width requirement may be reduced to a width not less than fifty feet (50'), as determined by the director, upon approval of criteria outlined in CCZO §07-10-03(5).
- ☐ **Road Lot Reduction Request (CCZO §07-17-31)** –The road width requirement may be reduced to a width not less than fifty feet (50') as determined by the director, upon approval of criteria outlined in CCZO §07-10-03(5).

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST

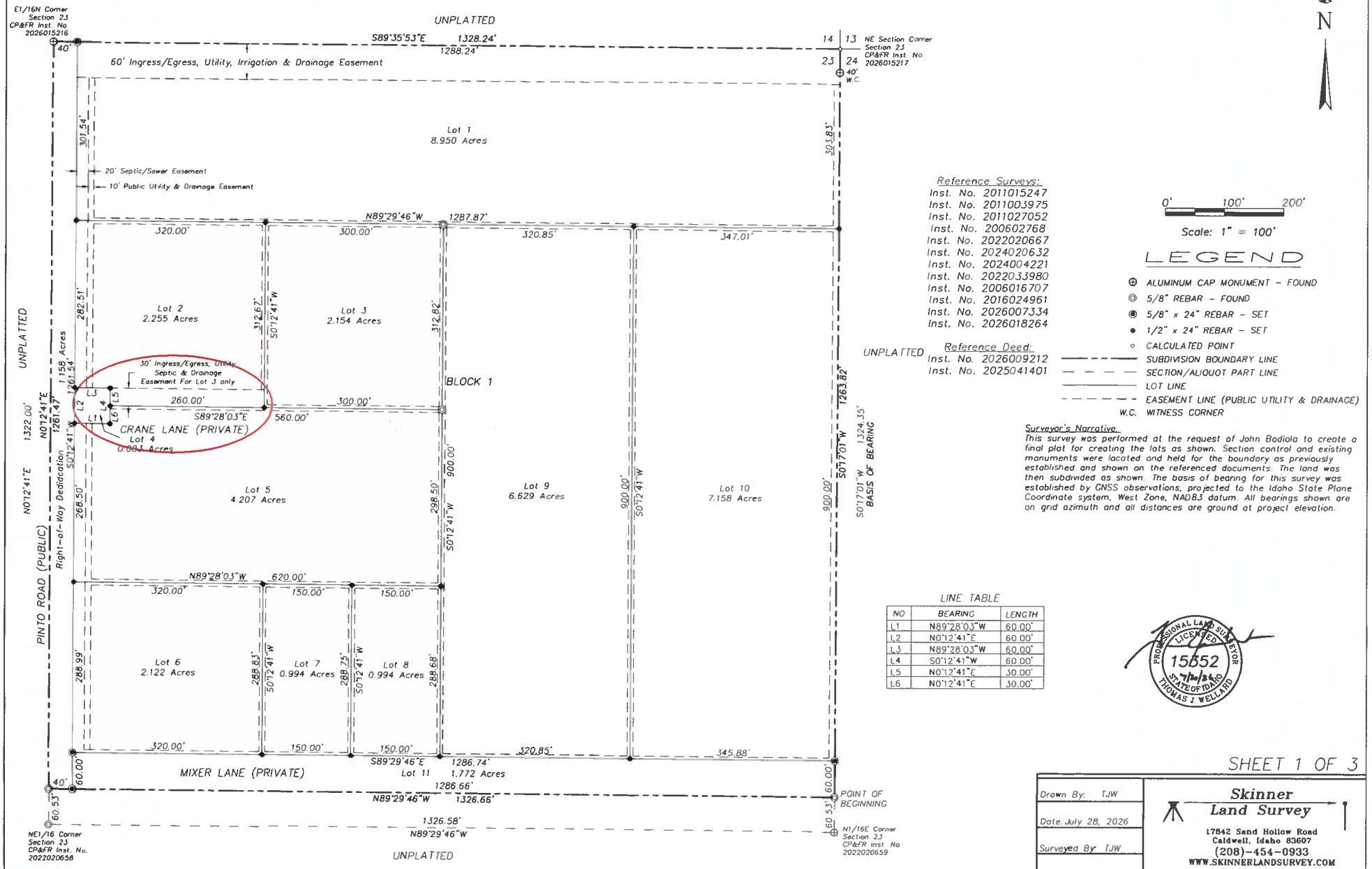
- ☑ Master Application completed and signed.
- ☑ Site Plan 8 ½" x 11" showing the proposed reduction and any circumstances that justify the reduction.
- ☑ Detailed letter fully describing the request and how it meets the criteria outlined in CCZO §07-10-03(5).
  - The proposed reduction provides adequate access,
  - The physical characteristics of the site (such as slopes, existing structures, and natural features) require a width reduction, and
  - The width reduction will not cause injury, property damage, or a safety hazard.
- ☑ Deed or evidence of property interest to all subject properties.
- ☑ **Non-refundable fee per adopted fee schedule (attached)**

PROCESS: DIRECTORS' DECISION (ATTACHED)

BADIOLA INDUSTRIAL SUBDIVISION

BOOK____PAGE____

A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 23,
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2026



N

Reference Surveys:
Inst. No. 2011015247
Inst. No. 2011003975
Inst. No. 2011027052
Inst. No. 200602768
Inst. No. 2022020667
Inst. No. 2024020632
Inst. No. 2024004221
Inst. No. 2022033980
Inst. No. 2006016707
Inst. No. 2016024961
Inst. No. 2026007334
Inst. No. 2026018264

Reference Deed:
Inst. No. 2026009212
Inst. No. 2025041401

0' 100' 200'
Scale: 1" = 100'

LEGEND

- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ◎ 5/8" REBAR – FOUND
- ◉ 5/8" x 24" REBAR – SET
- ● 1/2" x 24" REBAR – SET
- ○ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- LOT LINE
- EASEMENT LINE (PUBLIC UTILITY & DRAINAGE)
- W.C. WITNESS CORNER

Surveyor's Narrative:
This survey was performed at the request of John Badiola to create a final plat for creating the lots as shown. Section control and existing monuments were located and held for the boundary as previously established and shown on the referenced documents. The land was then subdivided as shown. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

LINE TABLE

NO	BEARING	LENGTH
L1	N89°28'03"W	60.00'
L2	N0°12'41"E	60.00'
L3	N89°28'03"W	60.00'
L4	S0°12'41"W	60.00'
L5	N0°12'41"E	30.00'
L6	N0°12'41"E	30.00'

PROFESSIONAL LAND SURVEYOR LICENSED 15852 7/30/26 STATE OF IDAHO THOMAS J. WELLARD

SHEET 1 OF 3

Drawn By: TJW	
Date: July 28, 2026	
Surveyed By: TJW	
Job No. AP0426	

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Development Services Department

Canyon County, 111 North 11th Avenue Ste. 310, Caldwell, ID 83605
(208) 454 7458 ▪ www.canyoncounty.id.gov

Planning Application Consent for Property Inspection

Name: John Badiola 307 Badiola St LLC

Planning Application(s): Short Plat, Private Road Name

Address: 20996 Pinto Road, Canyon County, ID (Caldwell)

Parcel Number(s): R3635500000

Relationship to Property:

Circle any that apply:

(Owner) Lessee Authorized Agent Other:_____

I voluntarily consent to DSD staff entering the property/premises for the limited purpose of site inspections related to this application.

This consent authorizes entry **Monday-Friday between 8 am and 5 pm**

For the following purpose: To conduct site inspection/visit related to land use application (s). Site inspection includes visual observation of the site and buildings, measurements, & site photos.

Consent to enter the property for a site inspection does not authorize searches, inspections, or surveillance beyond the scope of the application. I understand I may revoke this consent at any time, and DSD staff will promptly leave upon my or the occupant's request unless otherwise authorized by law to remain.

Signed: [signature]

Date: 7-27-26

If signing as agent: [Authority/POA/Title] _____

Development Services Department

Canyon County, 111 North 11th Avenue Ste. 310, Caldwell, ID 83605
(208) 454-7458 • www.canyoncounty.id.gov

Planning Application Consent for Property Inspection

Name: BCFT, LLC Registered Agent: Charles Brain

Planning Application(s): Short Plat, Private Road Name

Address: 0 Pinto Road, Canyon County, ID (Caldwell)

Parcel Number(s): R3635501200

Relationship to Property:

Circle any that apply:

(Owner) Lessee Authorized Agent Other:_____

I voluntarily consent to DSD staff entering the property/premises for the limited purpose of site inspections related to this application.

This consent authorizes entry **Monday-Friday between 8 am and 5 pm**

For the following purpose: To conduct site inspection/visit related to land use application (s). Site inspection includes visual observation of the site and buildings, measurements, & site photos

Consent to enter the property for a site inspection does not authorize searches, inspections, or surveillance beyond the scope of the application. I understand I may revoke this consent at any time, and DSD staff will promptly leave upon my or the occupant's request unless otherwise authorized by law to remain.

Signed: Charlie Brain

Date: 8-10-25

If signing as agent: [Authority/POA/Title] _____

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, John Badiola, manager for 307 Badiola St. LLC (name), 307 Badiola Street (address)

Caldwell (city), ID (state) 83605 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

   Mike Greiner - Lurre Construction & Brent L. Orton, PE - Orton Engineering, LLC (name), 307 Badiola St Caldwell, ID 83605 17338 Sunnydale Place, Caldwell ID 83605 (address)

   to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 28th day of July, 20 26.

(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 28 day of July, in the year 2026, before me Anthony Torres, a notary public, personally appeared John Badiola, manager 307 Badiola St. LLC, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

ANTHONY TORRES
COMMISSION # 20261961
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/01/2032

Notary: Anthony Torres

My Commission Expires: 06/01/2032

Canyon County Development Services
111 North 11th Avenue #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208.454.7458

AFFIDAVIT OF LEGAL INTEREST

I, Charles Braun, registered agent for BCE LLC, PO Box 190113, Boise, ID 83719
(name) (address)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to:

   Mike Gremer – Furre Construction, 307 Badiola St Caldwell, ID 83605
   & Brent L. Orton PE – Orton Engineering, LLC, 17338 Sunnydale Place, Caldwell ID 83605
   (name) (address)

   to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 31 day of July, 20 26

Charles Braun
(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 31st day of July, in the year 2026, before me Tyler Price, a notary public, personally appeared Charles Braun, registered agent for BCE LLC, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

TYLER R PRICE
Notary Public - State of Idaho
Commission Number 20202402
My Commission Expires Jun 29, 2032

Notary: Tyler Price

My Commission Expires: 06/29/2032

0006474348

STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only
-FILED-
File #: 0006474348
Date Filed: 10/6/2025 12:44:11 PM

Entity Name and Mailing Address:

Entity Name:	307 BADIOLA STREET LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000248129
Address	307 BADIOLA ST CALDWELL, ID 83605-4389

Entity Details:

Entity Status	Active-Existing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W79355

The registered agent on record is:

Registered Agent	JOHN A BADIOLA Registered Agent Physical Address 307 BADIOLA ST CALDWELL, ID 83605 Mailing Address

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
JOHN BADIOLA	Manager	307 BADIOLA ST CALDWELL, ID 83605-4389
LEANN BADIOLA	Member	19465 MAJESTIC VIEW PL CALDWELL, ID 83607

The annual report must be signed by an authorized signer of the entity.
Job Title: CPA

BOBBY JORDAN — Sign Here
10/06/2025 — Date

B1055-2727 10/06/2025 12:44 PM Received by Office of the Idaho Secretary of State

Page 1 of 1

0006507931

STATE OF IDAHO

Office of the secretary of state, Phil McGrane

ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only

-FILED-

File #: 0006507931

Date Filed: 11/3/2025 10:27:02 AM

Entity Name and Mailing Address:

Entity Name:	BCET L.L.C.
The file number of this entity on the records of the Idaho Secretary of State is:	0000531460
Address	1200 N. MAIN ST. #276 BOISE, ID 83680

Entity Details:

Entity Status	Active-Existing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W175554

The registered agent on record is:

Registered Agent	RHONDA FUNK Registered Agent Physical Address 478 E ANTON ST MERIDIAN, ID 83646 Mailing Address

The name and street address of the new registered agent and office in Idaho is:

Registered Agent	CHARLES ALAN BRAIN Registered Agent Physical Address 550 N KATIE WAY KUNA, ID 83634 Mailing Address 550 N KATIE WAY KUNA, ID 83634

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

Limited Liability Company Managers and Members

Name	TItle	Business Address
~~– Rhonda Funk~~	~~Member~~	~~P.O. BOX 190113 BOISE, ID 83719~~
~~– Sean Funk~~	~~Member~~	~~P.O. BOX 190113 BOISE, ID 83719~~
Charles Brain	Member	P.O. BOX 190113 BOISE, ID 83719

The annual report must be signed by an authorized signer of the entity.

Job Title: Member

Charles Brain — Sign Here

11/03/2025 — Date

Page 1 of 2

B1061-3872 11/03/2025 10:27 AM Received by Office of the Idaho Secretary of State

BADIOLA INDUSTRIAL SUBDIVISION ROAD USER'S MAINTENANCE AGREEMENT

THIS ROAD USER AND MAINTENANCE AGREEMENT("Agreement") is made and entered into on this 28th day of July, 2026 by 307 Badiola Street, LLC, an Idaho Limited Liability Company (Badiola) and BCET LLC, an Idaho Limited Liability Company (BCET). collectively "Landowners".

The undersigned hereby declare that they are owners of lands in which an ingress/egress easement is attached, such easement being more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

The purpose of this Agreement is to manage the maintenance, repair and usage of the private road serving Landowners properties. We hereby agree and declare that we shall bear equal shares of any and all costs required for maintenance and repairs of said easement under the terms and conditions set forth herein.

RECITALS

A. The Badiola Industrial Subdivision Plat, is attached hereto as Exhibit A and incorporated herein by reference;

B. At the time of the execution of this document, Badiola is the property owner of pearl property (APNR3635500000), more precisely described in Exhibit B, attached hereto, and referenced herein as "Badiola Parcel." This property is subject to an existing 60.00 foot wide Ingress/Egress, Irrigation, Drainage, and Utility Easement ("Existing Easement) that runs along the south boundary of the Badiola Parcel and provides parcels to the east of this project access to Pinto Road. The Landowners intend to construct a Private Road "Mixer Lane" in the Existing Easement for the benefit of Lots 6, 7, 8, 9, 10 of Badiola Industrial Subdivision and adjacent parcels to the east of the Badiola Parcel. This Existing Easement has an existing Road User's Maintenance Agreement that is recorded as instrument 2024-039256 on the Canyon County Records.

C. At the time of the execution of this document, BCET is the property owner of the real property (APN R3635501200), more precisely described in Exhibit C, attached hereto, and referenced herein as "BCET Parcel." The Landowners intend to construct a Private Road known as "Crane Lane" for the benefit of Lots 2, 3 & 5 on the Badila Industrial Subdivision Plat. The Private Road will be 60.00 foot-wide and 60.00 feet long Ingress/Egress, Irrigation, Drainage and Utility Easement in the North West corner of the BCET Parcel and will provide access to Pinto Lane (Public Road).

D. The Landowners intend to construct a shared driveway to serve Lots 2 and 3 of the Badiola Industrial Subdivision Plat in a 50' wide Ingress/Egress, Irrigation, Drainage and Utility Easement as shown on the Badiola Industrial Plat.

AGREEMENT

1. **Binding on Successors**. This Agreement shall be recorded in the official records of Canyon County, Idaho, and shall be binding upon any person or entity acquiring an ownership interest in any Lot, shall be appurtenant to and for the benefit of the other Lots, and shall run with the land.

2. **Cost:** The cost and expense of maintaining the easements shall be divided equally among the Landowners or heirs, assigns, and successors-in-interest of each owner of parcels of land that own the lots and utilize their respective easement listed above.

3. In the event any of the herein described subject Parcels are subdivided further, the lot owners, heirs, assigns and successors-in-interest of each such newly created parcel shall be liable under this Agreement for their then pro-rata share of expenses and such pro-rata shares of expenses shall be computed to reflect such newly created parcels.

4. **Purpose of Road**. The Road shall be used for ingress and egress, to and from and for the benefit of the Lots as defined herein, including pedestrian travel, vehicular travel, and utilities. No parking of any vehicles shall be permitted on the Road for more than twenty-four (24) hours.

5. **Road Maintenance**.

    1.1. The Lot owners shall maintain the Road in a reasonable and prudent manner throughout the year, including weed control, snow removal, regular grading and gravel repairs from wear and tear, maintain drainage systems and culvert to ensure road longevity. drainage repairs, and snow removal.

    1.2. Special Assessments: Additional funds may be assessed as needed for extraordinary repairs, subject to a majority vote of Members.

6. Exclusions: This Agreement does not cover maintenance of individual driveways or property outside of the designated ingress/egress and utility easement.

7. Indemnification. Each Lot owner agrees to indemnify, defend and hold the other Lot owners and their successors, assigns, and agents harmless from any and all claims, liability, losses, costs, charges, or expense that arise from such Lot owner's use or use by such Lot owner's family members, guests, tenants, contractors, licensees and invitees of the Road or Shared Driveway.

8. Remedies. In the event that any Lot owner breaches this Agreement or refuses to participate or pay the proportionate share of costs required under Section 3 of this Agreement within 90 days of receiving written notice to do so, the other Lot owners shall have all remedies available at law or in equity, including the availability of injunctive relief. In any suit, action or appeal therefrom to enforce or interpret this Agreement, the prevailing party shall be entitled to recover its costs incurred therein, including reasonable attorneys' fees and disbursements.

9. **Road Obstructions**. No fence or other barrier shall be erected or permitted within or across the Road which would prevent or obstruct the passage of pedestrian or vehicular travel; provided, however, that the foregoing shall not prohibit the temporary erection of barricades which are reasonably necessary for security and/or safety purposes in connection with the construction, reconstruction, repair and maintenance of improvements or the Road, it being agreed by the Lot owners however, that all such work shall be conducted in the most expeditious manner reasonably possible to minimize the interference with the use of the Road, and such work shall be diligently prosecuted to completion. Each Lot owner reserves the right to close off the Road for such reasonable period of time as may be legally necessary to prevent the acquisition of prescriptive rights by anyone other than the other Lot owners; provided, however, that prior to taking such action, such Lot owner shall give advance written notice to the other Lot owners, and to the extent reasonably possible, the Lot owners shall coordinate such closing so that the interruption in the use and enjoyment of the Road is kept to a minimum.

10. **General**.

10.1. Entire Agreement. This Agreement contains the entire agreement between the Parties and supersedes all prior agreements, negotiations or understandings, written or oral, with respect to the subject matter hereof.

10.2 Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Idaho.

10.3 The said Private Roads and easements for ingress and egress hereby created are perpetual and shall run with each of the lots described herein, and any part, parcels, of portions thereof, and shall be binding upon and inure to the benefit of the present and all future owners of said lots, parcels, or any portions thereof, together with their heirs, devisees and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement.

DATED this 28th day of July, 2026.

307 BADIOLA STREET, LLC,
An Idaho Limited Liability Company

By: _____
John Badiola, Managing Member

STATE OF IDAHO)
) ss.
County of Canyon)

This record was acknowledged before me on the 28 day of July, 2026 by

John Badiola, a Managing Member of 307 BADIOLA STREET LLC, an Idaho Limited Liability Company.

ANTHONY TORRES
COMMISSION # 20261961
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/01/2032

_____
Notary Public for Idaho

My commission expires: 06/01/2032

IN WITNESS WHEREOF, the parties have executed this Agreement

DATED this 31 day of July, 2026

BCET, LLC,
An Idaho Limited Liability Company

By: Charles Brian
Charles Brian, Managing Member
CB

TYLER R PRICE
Notary Public - State of Idaho
Commission Number 20202402
My Commission Expires Jun 29, 2032

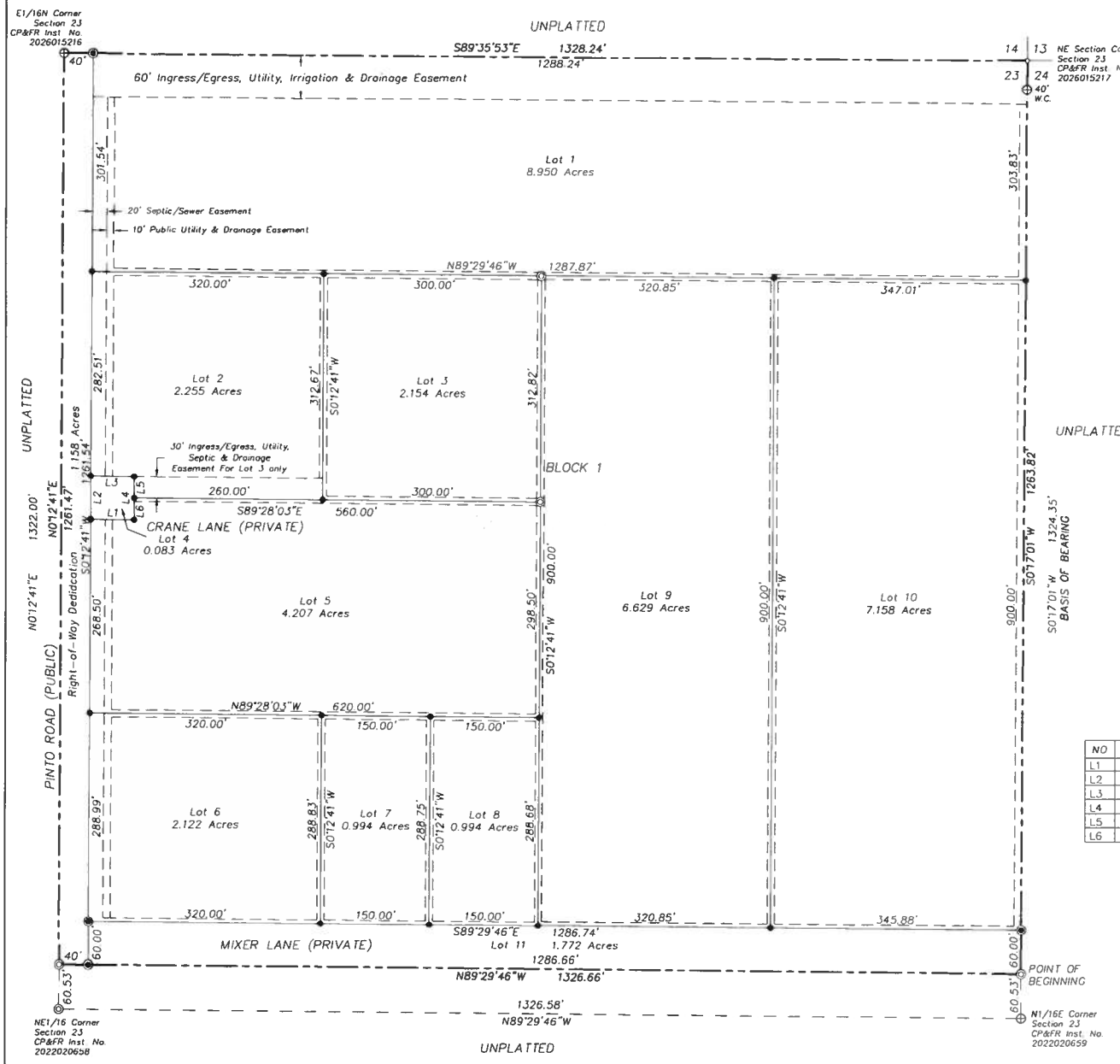
STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on the 31st day of July, 2026 by Charles Brian, a Managing Member of BCET LLC, an Idaho Limited Liability Company.

BADIOLA INDUSTRIAL SUBDIVISION

BOOK____PAGE____

A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 23,
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2026



N

Reference Surveys:
Inst. No. 2011015247
Inst. No. 2011003975
Inst. No. 2011027052
Inst. No. 200602768
Inst. No. 2022020667
Inst. No. 2024020632
Inst. No. 2024004221
Inst. No. 2022033980
Inst. No. 2006016707
Inst. No. 2016024961
Inst. No. 2026007334
Inst. No. 2026018264

Reference Deed:
Inst. No. 2026009212
Inst. No. 2025041401

0' 100' 200'
Scale: 1" = 100'

LEGEND

- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ◎ 5/8" REBAR – FOUND
- ◉ 5/8" x 24" REBAR – SET
- ● 1/2" x 24" REBAR – SET
- ○ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- LOT LINE
- EASEMENT LINE (PUBLIC UTILITY & DRAINAGE)
- W.C. WITNESS CORNER

Surveyor's Narrative:
This survey was performed at the request of John Badiola to create a final plat for creating the lots as shown. Section control and existing monuments were located and held for the boundary as previously established and shown on the referenced documents. The land was then subdivided as shown. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

LINE TABLE

NO	BEARING	LENGTH
L1	N89°28'03"W	60.00'
L2	N0°12'41"E	60.00'
L3	N89°28'03"W	60.00'
L4	S0°12'41"W	60.00'
L5	N0°12'41"E	30.00'
L6	N0°12'41"E	30.00'

PROFESSIONAL LAND SURVEYOR LICENSED 15852 7/28/26 STATE OF IDAHO THOMAS J. WELLARD

SHEET 1 OF 3

Drawn By: TJW	Skinner Land Survey
Date: July 28, 2026	17842 Sand Hollow Road Caldwell, Idaho 83607 (208)-454-0933 WWW.SKINNERLANDSURVEY.COM surveys@skinnerlandsurvey.com
Surveyed By: TJW	
Job No. AP0426	

EXHIBIT A: Badiola Industrial Subdivision Final Plat

BADIOLA INDUSTRIAL SUBDIVISION

BOOK____PAGE____

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF BADIOLA INDUSTRIAL SUBDIVISION;

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE 1/4 NE 1/4 (N1/16E CORNER OF SAID SECTION 23);

THENCE NORTH 00°17'01" EAST ALONG THE EAST BOUNDARY OF THE NE 1/4 NE 1/4 A DISTANCE OF 60.53 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°29'46" WEST PARALLEL WITH THE SOUTH BOUNDARY OF THE NE 1/4 NE 1/4 A DISTANCE OF 1326.66 FEET TO A POINT ON THE WEST BOUNDARY OF THE NE 1/4 NE 1/4;

THENCE NORTH 00°12'41" EAST ALONG SAID WEST BOUNDARY A DISTANCE OF 1261.47 FEET TO THE NORTHWEST CORNER OF THE NE 1/4 NE 1/4;

THENCE SOUTH 89°35'53" EAST ALONG THE NORTH BOUNDARY OF THE NE 1/4 NE 1/4 A DISTANCE OF 1328.24 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 NE 1/4;

THENCE SOUTH 00°17'01" WEST ALONG THE EAST BOUNDARY OF THE NE 1/4 NE 1/4 A DISTANCE OF 1263.82 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 38.478 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC.

THE EASEMENTS AND PRIVATE ROADS SHOWN ON THE PLAT ARE NOT DEDICATED TO THE PUBLIC BUT INTENDED ONLY FOR THE RIGHT AND PURPOSE SET FORTH ON THE PLAT AND NO STRUCTURES OTHER THAN THOSE FOR PUBLIC UTILITY, IRRIGATION AND DRAINAGE PURPOSES ARE TO BE ERECTED WITHIN LIMITS OF THE EASEMENTS.

THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.

_____

Charles Brain, Member BCET, LLC, Owner of Lots 2 & 3, Block 1

_____

John Badiola, Manager 307 Badiola St, LLC Owner of Lots 1, 4-10, Block 1

ACKNOWLEDGEMENT

STATE OF IDAHO) SS
COUNTY OF_____)

On this ___ day of _____, in the year of 20____, before me, a notary public, personally appeared Charles Brain, know to me to be the member of BCET, LLC., an Idaho limited liability company, that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

_____

ACKNOWLEDGEMENT

STATE OF IDAHO) SS
COUNTY OF_____)

On this ___ day of _____, in the year of 20____, before me, a notary public, personally appeared John Badiola, know to me to be the manager of 307 Badiola St,, LLC., an Idaho limited liability company, that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

_____

NOTES:

1. UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE: 10 FEET ALONG SUBDIVISION BOUNDARY AND publid street frontages, 5 feet on each side of interior lot lines for public utilities, irrigation and lot drainage unless otherwise shown. These easements shall not preclude the Construction of hard-surfaced Driveways and Walkways for access to each individual Lot.
2. Any re-subdivision of this Plat shall comply with the Applicable Zoning Regulations in effect at the time of re-subdivision.
3. This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
4. Post development storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.
5. Finish grades at subdivision boundaries shall match existing finish grades. Storm water runoff shall be maintained on subdivision property unless otherwise approved.
6. The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.
7. The Homeowners Association or adjacent property owner is responsible for maintaining any and all amenities (lawns, sidewalks, landscaping, etc.) approved by the District to be within the public right-of-way.
8. Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.
10. Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.
11. No permanent structure shall be located closer than seventy feet (70') to any section or quarter line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.
12. The subject property is currently zoned RR(Rural-Residential).
13. The development is 38.478 acres.
14. This development consists of 9 lots and 1 private road lot.

SURVEYOR'S CERTIFICATE

I, Thomas J. Wellard, P.L.S., do hereby certify that I am a professional land surveyor licensed by the State of Idaho, and that this plat, as described in the certificate of owners' and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon in conformity with the State of Idaho codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR LICENSE 15352 7/20/26 STATE OF IDAHO THOMAS J. WELLARD

_____

Thomas J. Wellard P.L.S. 15352

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

EXHIBIT B: Badiola Parcel
R3635500000

This parcel is 2 portion of the NE 1/4 NE 1/4 of Section 23, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the southeast corner of the SE 1/4 NE 1/4 (E 1/4 Corner, Section 23), a found brass cap monument; thence

North 0° 25'14" West along the east boundary of said SE 1/4 NE 1/4 a distance of 1324.26 feet to the southeast corner of the NE 1/4 NE 1/4, a found 5/8 inch diameter rebar; thence

North 0° 25' 15" West along the east boundary of said NE 1/4 NE 1/4 a distance of 60.53 feet to the TRUE POINT OF BEGINNING, a 5/8 X 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

South 89° 47' 58" West parallel with the south boundary of said NE 1/4 NE 1/4 a distance of 1326.66 feet to a gin spike set with an aluminum washer stamped L.S. 3627, witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 47' 58" East a distance of 25.00 feet; thence

North 0° 29' 32" West along the west boundary of said NE 1/4 NE 1/4 a distance of 1261.35 feet to the northwest corner of said NE 1/4 NE 1/4, a 5/8 X 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

North 89° 41' 47" East along the north boundary of said NE 1/4 NE 1/4 a distance of 1328.22 fee to the northeast corner of said NE 1/4 NE 1/4, witnessed by a found 5/8 inch diameter rebar with an aluminum cap bearing South 0° 25' 15" East a distance of 40.00 feet; thence

South 0° 25' 15" East along the east boundary of said NE 1/4 NE 1/4 a distance of 1263.73 feet to the POINT OF BEGINNING.

Excluding

The parcel is a portion of the Northeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Northeast Quarter, (N1/16E Corner, Section 23), a found aluminum cap monument; thence

North 00°17'01" East along the East boundary of the Northeast Quarter of the Northeast Quarter a distance of 1020.53 feet; thence
North 89°29'46" West parallel with the South boundary of the Northeast Quarter of the Northeast Quarter a distance of 667.87 feet to the TRUE POINT OF BEGINNING; thence
South 00°12'41" West parallel with the West boundary of the Northeast Quarter of the Northeast Quarter a distance of 312.82 feet; thence
North 89°28'03" West a distance of 660.00 feet to a point on the West boundary of the Northeast Quarter of the Northeast Quarter; thence
North 00°12'41" East along said West boundary a distance of 312.49 feet; thence
South 89°29'46" East parallel with the South boundary of the Northeast Quarter of the Northeast Quarter a distance of 660.00 feet to the TRUE POINT OF BEGINNING.

EXHIBIT C: BCET Parcel
R3635501200

This parcel is a portion of the Northeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Northeast Quarter, (N1/16E Corner, Section 23), a found aluminum cap monument; thence

North 00°17'01" East along the East boundary of the Northeast Quarter of the Northeast Quarter a distance of 1020.53 feet; thence
North 89°29'46" West parallel with the South boundary of the Northeast Quarter of the Northeast Quarter a distance of 667.87 feet to the TRUE POINT OF BEGINNING; thence
South 00°12'41" West parallel with the West boundary of the Northeast Quarter of the Northeast Quarter a distance of 312.82 feet; thence
North 89°28'03" West a distance of 660.00 feet to a point on the West boundary of the Northeast Quarter of the Northeast Quarter; thence
North 00°12'41" East along said West boundary a distance of 312.49 feet; thence
South 89°29'46" East parallel with the South boundary of the Northeast Quarter of the Northeast Quarter a distance of 660.00 feet to the TRUE POINT OF BEGINNING.

Canyon County Recorder's Office Document Cover Sheet

2026-009212
RECORDED
03/12/2026 03:26 PM

00917526202600092120030036

JESS URRESTI
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW $15.00
DEED
BADIOLA INDUSTRIAL

QUITCLAIM DEED

FOR VALUE RECEIVED, John Badiola, a married man, as his sole and separate property, whose address is 19465 Majestic View Pl, Caldwell, Idaho 83607 Badiola Street Caldwell, Idaho 83605, as grantor (the "Grantor"), does hereby convey, release, remise, and forever quitclaim unto 307 Badiola St, LLC, a Limited Liability Company, as grantee (the "Grantee"), that certain property described as follows:

This parcel is a portion of the NE 1/4 NE 1/4 of Section 23, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the southeast corner of the SE 1/4 NE 1/4 (E 1/4 Corner, Section 23), a found brass cap monument; thence

North 0° 25'14" West along the east boundary of said SE 1/4 NE 1/4 a distance of 1324.26 feet to the southeast corner of the NE 1/4 NE 1/4, a found 5/8 inch diameter rebar; thence

North 0° 25' 15" West along the east boundary of said NE 1/4 NE 1/4 a distance of 60.53 feet to the TRUE POINT OF BEGINNING, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

South 89° 47' 58" West parallel with the south boundary of said NE 1/4 NE 1/4 a distance of 1326.66 feet to a gin spike set with an aluminum washer stamped L.S. 3627, witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 47' 58" East a distance of 25.00 feet; thence

North 0° 29' 32" West along the west boundary of said NE 1/4 NE 1/4 a distance of 1261.35 feet to the northwest corner of said NE 1/4 NE 1/4, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

North 89° 41' 47" East along the north boundary of said NE 1/4 NE 1/4 a distance of 1328.22 fee to the northeast corner of said NE 1/4 NE 1/4 , witnessed by a found 5/8 inch diameter rebar with an aluminum cap bearing South 0° 25' 15" East a distance of 40.00 feet; thence

South 0° 25' 15" East along the east boundary of said NE 1/4 NE 1/4 a distance of 1263.73 feet to the POINT OF BEGINNING.

Excepting

This parcel is a portion of the NE ¼ NE ¼ of Section 23, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENING at the Southeast corner of said NE ¼ NE ¼, (N1/16E Corner, Section 23), a found aluminum cap monument;

thence North 00°17'01" East along the East boundary of the NE ¼ NE ¼ a distance of 1020.53 feet;

thence North 89°29'46" West parallel with the South boundary of the NE ¼ NE ¼ a distance of 667.87 feet to the TRUE POINT OF BEGINNING;

thence South 00°12'41" West parallel with the West boundary of the NE ¼ NE ¼ a distance of 312.82 feet;

thence North 89°28'03" West a distance of 660.00 feet to a point on the West boundary of the NE ¼ NE ¼;

thence North 00°12'41" East along said West boundary a distance of 312.49 feet;

thence South 89°29'46" East parallel with the South boundary of the NE ¼ NE ¼ a distance of 660.00 feet to the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, unto the Grantee, and to the successors and assigns of the Grantee forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of March 6, 2026.

John Badiola, Grantor

State of Idaho
County of Canyon

On the 12th day of March, 2026, before me, the undersigned notary public in and for said State, personally appeared John Badiola, known or identified to me to be the person whose name subscribed to the within instrument, and acknowledged to me that he executed the same.

Renée L. Browen
Notary of State of Idaho
Commission Expires: 04/27/2028
Residing at: Wilder, Idaho

RENÉE L. BROWEN
COMMISSION #16305
NOTARY PUBLIC
STATE OF IDAHO

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

2025-041401
RECORDED
11/14/2025 02:48 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 ZBLAKESLEE $15 00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 892136 CH/HH

WARRANTY DEED

For Value Received Lurre Ln, LLC, an Idaho limited liability company

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

BCET, L.L.C., an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is PO Box 190113 Boise, ID 83719

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 11/13/2025

Lurre Ln, LLC

Michael L. Greiner, member

State of Idaho, County of Canyon

This record was acknowledged before me on Nov 14, 2025 by Michael L. Greiner, as member of Lurre Ln, LLC.

Signature of notary public

Commission Expires:

KRISTI COX
COMMISSION #37722
NOTARY PUBLIC
STATE OF IDAHO

Residing in Middleton, Idaho
Commission Expires: 03-11-2026

EXHIBIT A

This parcel is a portion of the Northeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Northeast Quarter, (N1/16E Corner, Section 23), a found aluminum cap monument; thence
North 00°17'01" East along the East boundary of the Northeast Quarter of the Northeast Quarter a distance of 1020.53 feet; thence
North 89°29'46" West parallel with the South boundary of the Northeast Quarter of the Northeast Quarter a distance of 667.87 feet to the TRUE POINT OF BEGINNING; thence
South 00°12'41" West parallel with the West boundary of the Northeast Quarter of the Northeast Quarter a distance of 312.82 feet; thence
North 89°28'03" West a distance of 660.00 feet to a point on the West boundary of the Northeast Quarter of the Northeast Quarter; thence
North 00°12'41" East along said West boundary a distance of 312.49 feet; thence
South 89°29'46" East parallel with the South boundary of the Northeast Quarter of the Northeast Quarter a distance of 660.00 feet to the TRUE POINT OF BEGINNING.

PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 605040 KD/DM

2016-037134
RECORDED
09/09/2016 02:47 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 RGRAY $16.00
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received James A. Frank, as his separate property; and Shawna D. Anthony. as her separate property

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

John Badiola, a married man as his sole and separate property

hereinafter referred to as Grantee, whose current address is 307 Badiola St. Caldwell, ID 83605

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 8, 2016

James A. Frank

James A. Frank

Shawna D. Anthony

Shawna D. Anthony

State of Idaho, County of Ada

On this 9th day of September in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared James A. Frank known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Residing at: _____
Commission Expires: 5-10-2018
Commission expires: 05/10/18
Residing in: Boise, Idaho

SHARON M WILSON NOTARY PUBLIC STATE OF IDAHO

State of Idaho, County of Ada

On this 9th day of September in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Shawna D. Anthony known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Residing at: _____
Commission Expires: 5-10-2018
Commission expires: 05/10/18
Residing in: Boise, Idaho

SHARON M WILSON NOTARY PUBLIC STATE OF IDAHO

EXHIBIT A

This parcel is a portion of the NE 1/4 NE 1/4 of Section 23, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the southeast corner of the SE 1/4 NE 1/4 (E 1/4 Corner, Section 23), a found brass cap monument; thence

North 0° 25'14" West along the east boundary of said SE 1/4 NE 1/4 a distance of 1324.26 feet to the southeast corner of the NE 1/4 NE 1/4, a found 5/8 inch diameter rebar; thence

North 0° 25' 15" West along the east boundary of said NE 1/4 NE 1/4 a distance of 60.53 feet to the TRUE POINT OF BEGINNING, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

South 89° 47' 58" West parallel with the south boundary of said NE 1/4 NE 1/4 a distance of 1326.66 feet to a gin spike set with an aluminum washer stamped L.S. 3627, witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 47' 58" East a distance of 25.00 feet; thence

North 0° 29' 32" West along the west boundary of said NE 1/4 NE 1/4 a distance of 1261.35 feet to the northwest corner of said NE 1/4 NE 1/4, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

North 89° 41' 47" East along the north boundary of said NE 1/4 NE 1/4 a distance of 1328.22 fee to the northeast corner of said NE 1/4 NE 1/4 , witnessed by a found 5 8 inch diameter rebar with an aluminum cap bearing South 0° 25' 15" East a distance of 40.00 feet; thence

South 0° 25' 15" East along the east boundary of said NE 1/4 NE 1/4 a distance of 1263.73 feet to the POINT OF BEGINNING.

Public Health
Prevent. Promote. Protect.

Idaho Public Health Districts

Application for Subdivision/Land Development Review

Southwest District Health
13307 Miami Lane, P. O. Box 850
Caldwell, ID 83606
Phone: 208.455.5400, Fax: 208.455.5405

Document # _____

Nexus # _____

For Internal Use Only

Developer/Applicant Name: John Radiola, Rep Mike Phone # [redacted]

Mailing Address: 3007 Radiola St Greenleaf Caldwell Id 83605
Street/P.O. Box City State Zip

E-mail address: [redacted]

Name of Subdivision: Radiola Industrial Park

City: Caldwell County: Canyon

Location of Subdivision: East Side Pink Rd ¼ mi North of Hwy 19

Legal Description: Township 4N Range 4W Section 23 ¼ Section NE

Parent Parcel Number of Site R36355 R36355012

Property Owner (if different): Same Phone #: _____ Fax#: _____

Mailing Address: _____
Street/P.O. Box City State Zip

E-mail address: _____

Engineer: Brent Orton [redacted] P-13359
Name Phone License #

Mailing Address: 17338 Sunnydale Pl Caldwell Id 83607
Street/P.O. Box City State Zip

E-mail address [redacted] Fax#: N/A

Surveyor: Skinner Land Surveying [redacted] 8835
Name Phone License #

Land

Acres 38 +/- Total # Lots 10 Buildable 9 Non-buildable 1

Minimum Lot Size in Acres +1 Average Lot Size in Acres 4.27

Water

Type of Water: ☑ Private Water ☐ Shared Well (Non-Public) ☐ Public Water System

Water Supply: ☐ Surface Water ☐ Ground Water

If Public Water System, services provided by: N/A

Sewer

Type of sewage disposal system: ☒ Individual Septic ☐ Municipal Sewer
☐ Central Septic &/or LSAS Septic (>2 dwellings or 2500gpd)

If municipal sewer, services provided by: N/A

Type of Plat: ☐ Residential ☐ Commercial ☒ Industrial
Location: ☐ City ☒ County ☐ Impact Zone
Directions: W on Hwy 19 N on Pine to 1/4 mile on E side

Stormwater

Type of Disposal: ☐ Shallow Injection Wells (drywells) ☐ Grassy Swale ☒ N/A
Service for: ☐ Street Only ☐ Street and Lots ☐ Other ☐ N/A

Chemical/Hazardous Materials

(Commercial or Industrial Subdivisions Only)

Are chemicals or petroleum products likely to be stored/handled/used at these sites? ☐ Yes ☒ No ☐ N/A
If yes, please explain: _____

Applicant Signature: _____ Date: 4.8.24

This Section for Official Use only

If on-site sewage disposal systems used; date predevelopment meeting held with District (if required):
Date of Meeting: _____

Application Date _____	Fee $ _____ Date _____
Subdivision # _____	Fee $ _____ Date _____
File/Document # _____	Receipt # _____
Instrument # _____	Receipt # _____

Sanitary Restrictions: ☐ In-Force ☐ Satisfied ☐ See Attached Letter

EHS Signature: _____ EHS #: _____ Date: _____

Brent Orton <[redacted]>

Badiola Industrial Subdivision Predevelopment Meeting

4 messages

Brent Orton [redacted] Tue, Oct 7, 2025 at 3:51 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>, Mike Greiner [redacted]

Hi Anthony!

Mike Greiner is working creating and industrial subdivision just north of Simplot near Pinto Lane. Please see the attached subdivision application. Please let us know when you have time to meet on his project!
Thanks!

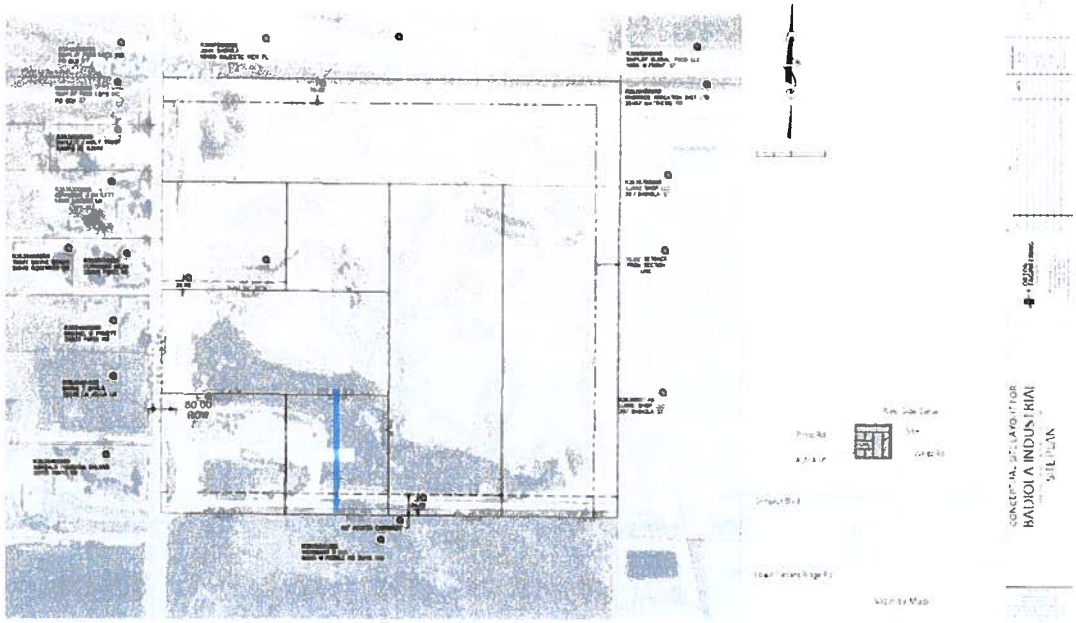
Brent L. Orton, PE
[redacted]
ORTON ENGINEERING
Designing the Future

Badiola SWDH Subdivision Application.pdf
213K

Brent Orton [redacted] Thu, Jan 22, 2026 at 3:51 PM
To: Anthony Lee <Anthony.Lee@phd3.idaho.gov>

Hi Anthony - - This is the Badiola's Subdivision Application in preparation for our possible tag on meeting tomorrow to talk about Mike Greiner's Badiola Construction subdivision.

They are doing 9 lots and here is their updated application.



Brent L. Orton, PE
[redacted]

[Quoted text hidden]

SWDH Application 22Jan2026.pdf
213K

Anthony Lee <Anthony.Lee@swdh.id.gov> Fri, Jan 23, 2026 at 8:02 AM
To: Brent Orton [redacted]

That sounds good. Thanks.

On Mon, Apr 20, 2026 at 8:06 AM Anthony Lee <Anthony.Lee@swdh.id.gov> wrote:

Hi Brent,

See the attached test hole logs and their associated locations.

The test holes are numbered sequentially.

Let me know if you have any questions.

Thank you,

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Brent Orton [redacted]
Sent: Saturday, March 7, 2026 11:03 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>; Mike Greiner [redacted]
Subject: Badiola Industrial

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Hi Anthony -

Here are the run down of the proposed future use of the Badiola Industrial Lots

Lot 1 and two are/will be under the same ownership with one approx. 4560 sf office/shop building placed on lot 1 only, 5-6 employees max. No shower, approx. max 40 trips/dy

Lot 2, storage lot/yard for office/shop on Lot 1, 0 trips per/dy, included with lot 1

Lot 3 Far distant future small trucking company approx. 5000 sf Office/Shop/Yard 5 employees max, no shower. Approx. 30 trips/dy max

Lot 4 Medium range future, small local utility contractor 2400sf Office/Shop/Yard 4 employees max, no shower. Approx. max 25 trips/dy

Lot 5 Small custom cabinet shop, 10,000 sf wood shop/material storage w/ corner office 3 Employees max, no shower, approx max 15 trips/dy

Lot 6 Local Individual approx. 10,000 sf Toy Barn, not regularly occupied, 1-2 persons intermittently, may not have facilities, but let's figure a bathroom, approx. max 2 trips /dy

Lot 7 Local site for regional trucking company, approx. 10,000 sf office/shop/yard 10 employee max, no shower. Approx. max 50 trips/dy

Lot 8 Local Pipeline/utility Service company approx. 10,000 sf Office/shop/yard 10 employee max, approx. 50 trips/dy

Thanks!

Brent L. Orton, PE

[redacted]

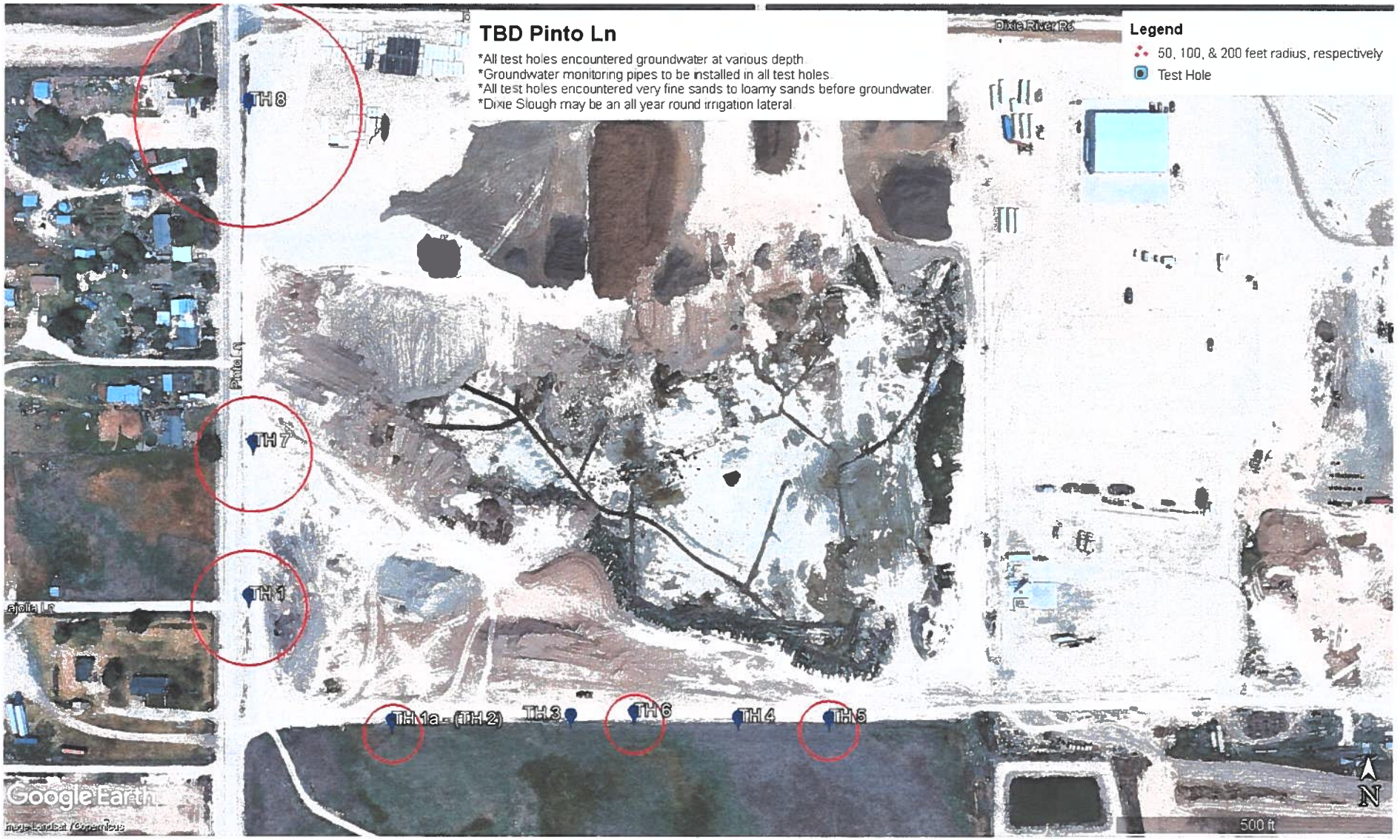
Brent Orton [redacted] Fri, Jun 5, 2026 at 8:27 AM
To: Jennica Reynolds [redacted]

Brent L. Orton, PE

[redacted]

ORTON ENGINEERING
Designing the Future

[Quoted text hidden]


TBD Pinto Ln
*All test holes encountered groundwater at various depth.
*Groundwater monitoring pipes to be installed in all test holes.
*All test holes encountered very fine sands to loamy sands before groundwater.
*Dixie Slough may be an all year round irrigation lateral.
Legend
50, 100, & 200 feet radius, respectively
Test Hole
Dixie River Rd
TH 8
TH 7
TH 1
TH 1a - (TH 2)
TH 3
TH 6
TH 4
TH 5
Google Earth
500 ft
N

Southwest District Health
TBD Pinto Ln
Caldwell, ID 83607

13307 Miami Lane
Caldwell, ID 83607
Phone: 208-454-7722
Fax: 208-455-5300
SWDH.org

Test Hole Log Summary

Date: 04/17/2026

County: Canyon County

Conducted By: Anthony Lee, SWDH

Test Hole	Lot No.	Depth (inches)	Soil Description	Soil Type
1		0–16"	Fill Material	NS (Unsuitable)
		16"–24"	Unsuitable Clays	NS
		24"–68"	Sandy Clay Loam	C-1
		68"–84"	Loamy Sand w/moist soils/**GW at 84"**	Potential Unsuitable
		84"-144"	Loamy Sand w/<35% cobbles/wet soils	NS
1a – (TH 2)		0–24"	Loam	B-2
		24"-90"	Loamy Sand w/<65% cobbles /**DGx1/GW at 90"**	A-2b
		90"–120"	Loamy Sand w/<65%/wet soils	NS
3		0"–18"	Loam	B-2
		18"-48"	Sandy Loam w/cemented cobbles/DGx1	B-2
		48"-54"	Cemented sands	NS
		54"-72"	Loamy Sand w/<65% cobbles/DGx1/mottles at 72"	B-1
		72"-120"	Loamy Sand/moist soil at 96"/**GW seeping in at 120"**	A-2b
		120"-138"	Loamy Sand w/<35% cobbles/**Static GW at 138"**	NS
4		0-18"	Loam	B-2
		18"-36"	Loam w/mod comp clay/DGx1	C-1
		36"-60"	Loam	B-2
		60"-84"	Unsuitable Clays	NS
		84"-144"	Loamy sand w/<35% cobbles/moist soils at 84"/**No GW**	Potentially Unsuitable
5		0-24"	Loam	B-2
		24"-66"	Unsuitable Clays	NS

		66"-84"	Fine Sand w/mottles at 84"	A-2b
		84"-144"	Loamy sand w/<35% cobbles	Potentially Unsuitable
6		0-32"	Loam	B-2
		32"-84"	Unsuitable Clays	NS
		84"-144"	Loamy sands w/<30% cobbles/moist soil at 84"/GW seeping in at 108"/Static GW at 144"	A-2b to NS
7		0-12"	Fill Material	NS (Unsuitable)
		12"-30"	Sandy Clay Loam	C-1
		30"-48"	Very Fine Sand	B-1
		48"-90"	Loamy sands w/<35% cobbles/moist soil and mottles at 60"/**Static GW at 72"**	Potentially Unsuitable
8		0-60"	Fill Material	NS
		60"-72"	Loamy sand w/wet soil and mottles at 60"/**Static GW at 72"**	Potential Unsuitable
9		0"-20"	Fill Material	NS
		20"-36"	Sandy Clay Loam	C-1
		36"-48"	Unsuitable Clays	NS
		48"-66"	Loamy Sand w/wet soil and mottles at 60"	A-2b to Potentially Unsuitable
		66"-108"	Loamy Sand w/<35% cobbles/DGx1/**GW seeping in at 78"**	Unsuitable soils

GPS:

TH 1: 43°40'25.84"N, 116°46'39.89"W

TH 1a (TH 2): 43°40'23.69"N, 116°46'36.48"W

TH 3: 43°40'23.78"N, 116°46'32.23"W

TH 4: 43°40'23.74"N, 116°46'28.26"W

TH 5: 43°40'23.74"N, 116°46'26.10"W

TH 6: 43°40'23.83"N, 116°46'30.73"W

TH 7: 43°40'28.48"N, 116°46'39.80"W

TH 8: 43°40'34.36"N, 116°46'39.92"W

Jennica Reynolds [redacted]

Badiola Industrial Subdivision - County Short Plat

3 messages

Jennica Reynolds [redacted] Wed, Aug 12, 2026 at 1:46 PM
To: Lee Belt <clerk@greenleaf-idaho.us>, Amy Woodruff <amy@civildynamics.net>
Cc: [redacted]

Lee and Amy,
We are submitting a Short Plat application to Canyon County for the Badiola Industrial Subdivision. The project lies inside Greenleaf's AOI/Comprehensive Plan Map. We wanted to give you an opportunity to comment on the project. Please find the attached Narrative describing the subdivision and the Preliminary Plat.

I have also attached the Agency Acknowledgement form if that is easier for you, although it is unnecessary for a Short Plat application.

Let me know if you would like additional information.
Thank you,
Jennica Reynolds

--
Jennica Reynolds
[redacted]

3 attachments

Badiola Narrative.docx.pdf
1651K

STAMPED BADIOLA - PRELIMINARY PLAT - 2026-08-03.pdf
6303K

Agency Acknowledgment Form - Badiola.pdf
260K

Greenleaf City Clerk <clerk@greenleaf-idaho.us> Wed, Aug 12, 2026 at 4:54 PM
To: Jennica Reynolds [redacted]
Cc: [redacted] Amy Woodruff <amy@civildynamics.net>

Hi Jennica!

This appears to be north of Interwest Supply, outside the city's recently reduced area of impact, so I don't believe the County will need the city on their agency acknowledgement form. It is in the city's comprehensive plan map area.

If the project is interested in economic development assistance to help fill the industrial park, then please be aware that the city is a member of the Rural Economic Partners of Souwthwest Idaho (formerly known as the Western Alliance for Economic Development) and would refer you to Debbie Davis, ph. 208/615-6083, info@ruraleconomicpartners.org, www.ruraleconomicpartners.org for economic development services.

Thank you,

Lee C. Belt
Greenleaf City Clerk
208/454-0552 phone
208/454-7994 fax
208/880-4061 cell

[Quoted text hidden]

Jennica Reynolds [redacted] Wed, Aug 12, 2026 at 5:03 PM
To: Greenleaf City Clerk <clerk@greenleaf-idaho.us>
Cc: Brent Orton [redacted] Amy Woodruff <amy@civildynamics.net>

Hi Lee,

Thank you for the clarification and the information regarding economic development services. I will pass that along to the client.

Thanks,

Jennica
[Quoted text hidden]

Jennica Reynolds [redacted]

Fwd: Badiola Subdivision

1 message

Orton Engineering [redacted] Sat, Aug 1, 2026 at 11:43 AM
To: Jennica Reynolds [redacted]

Please print off these emails to include in Badiola application confirming they are not in an irrigation district.

Thanks!

Tanya

---------- Forwarded message ---------
From: **Orton Engineering** [redacted]
Date: Sat, Aug 1, 2026, 11:41 AM
Subject: Re: Badiola Subdivision
To: RIDoffice <ridoffice1896@gmail.com>

Thank you so much Tonna!

We appreciate you getting back to us and letting us know the Badiola property is not in an irrigation district. We appreciate all your time looking into this!

Have a great weekend!

Sincerely,

Tanya and Brent Orton

On Tue, Jul 28, 2026, 10:08 AM RIDoffice <ridoffice1896@gmail.com> wrote:

> Hello Tanya, Sorry for the delay in replying to your email, but I am only in the office Tuesdays and Wednesdays. I have attached a couple of pictures that should clarify some of your points in your previous email. The property in question is not in Riverside Irrigation Districts jurisdiction and therefore we do not have the ability to avail any water rights if Badiola were to seek irrigation at any point. We do not know if this property avails water rights through any other districts. My knowledgeable guess is that they are not located in any irrigation district, but that would need to be confirmed through IDWR (Idaho Water Resource Board) see link below
> IDWR
>
> ***Best Regards,***
> ***Tonna Hartsock***
> ***Riverside Irrigation District***
> ***26457 Matthews Rd***
> ***Parma ID 83660***
> ***O: (208)740-4237***

On Wed, Jul 22, 2026 at 9:11 PM Orton Engineering [redacted] wrote:

> Thank you so much Tonna for visiting with me on the phone. I am just going to capture what you shared with me in our conversation here for the record!
>
> You validated that while your jurisdiction typically covers the South side of Riverside Canal, the Badiola parcels are not in an irrigation district at all, and that they have no irrigation water shares available to them through Riverside Irrigation District.
>
> At this time since the Badiola's are creating an Industrial subdivision, they are not seeking for irrigation on these lots. We will let them know that if in the future if they would like irrigation then they would need to come into your office

and begin the process to do that.

Thanks again Tonna! Here is the agency acknowledge form we need signed for his application.

Sincerely
Tanya Orton

On Wed, Mar 4, 2026 at 8:44 AM RIDoffice <ridoffice1896@gmail.com> wrote:
Hello Tanya, I have received your email and the map of the property in question. Please call me at your convenience so we can discuss further. I am not sure if irrigation is available but it will be easier to chat first then go from there if further action is needed.
Thank you

Best Regards,
Tonna Hartsock
Riverside Irrigation District
26457 Matthews Rd
Parma ID 83660
O: (208)740-4237

On Wed, Mar 4, 2026 at 7:14 AM Orton Engineering [redacted] wrote:
Hello Tonna,

We have are helping the Badiola's with developing the property south of Riverside Canal on the west side of Pinto Road. According to the Irrigation District Map, this property is not officially in an irrigation district. As we are developing the plat, we are trying to learn what we need to do for irrigation. We checked with Pioneer Dixie Ditch and the Badiolas have shares north of the canal, but Ken recommended we contact your office to learn anything more about water shares that may or may not be available south of the Riverside Canal.

The parcels are R3635500000 (38.47 AC), R3636601200 (4.733)

20996 Pinto Rd, Caldwell ID 83607

And we have attached a rough concept map of the industrial lots.

Thanks for any help or information you can provide!

Have a great day!

Tanya Orton

---------- Forwarded message ---------
From: **Orton Engineering** [redacted]
Date: Tue, Feb 17, 2026 at 1:57 PM
Subject: Re: Badiola Subdivision
To: <kbrush@nwinet.com>

Hello Ken! Thank you for your email!

I can't remember if we sent the Badiola Plans over or not -- Here you go for your review!

If you know, can you let us know if they have any water shares or points of diversion for their property? The parcels are

R3635500000 (38.47 AC), R3636601200 (4.733)

20996 Pinto Rd, Caldwell ID 83607

Thanks!

Tanya Orton

On Tue, Feb 3, 2026 at 8:55 AM <kbrush@nwinet.com> wrote:

e-mail test to confirm my email.

Ken Brush
Pioneer Dixie Ditch Co.

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

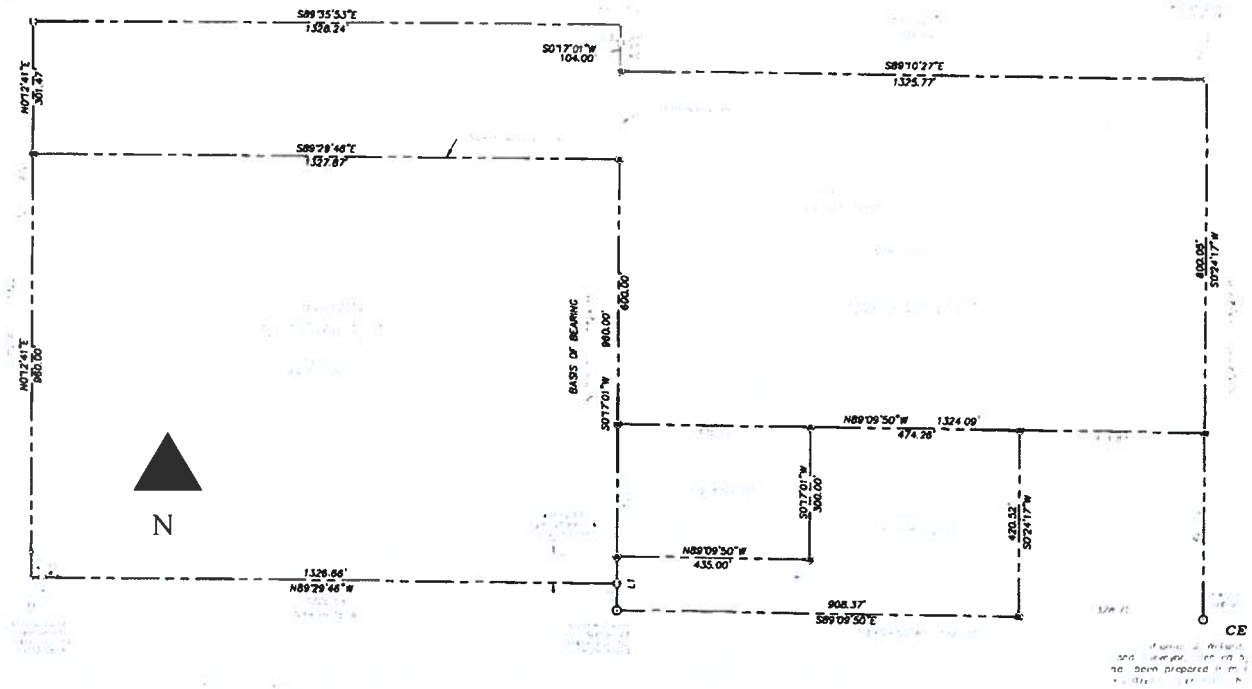
October 8, 2025

Canyon County Development Services
111 N. 11th Avenue
Caldwell, ID 83605
Attention: Ryan Varon, Planner

RE: AD2025-0111 - Canyon County Parcels R36355, R36387, R36388011A, and R36388011B

Highway District No. 4 (HD4) reviewed the request for the administrative land division of the subject parcels, R36355, R36387, R36388011A, and R36388011B comprising approximately 68.586 acres.

The parcels are located in a portion of Section 24 and 23 of Township 4N Range 4W . This comment letter addresses the split concept shown as follows: Parcel A- 29.251 ac, Parcel B 33.557 ac, Parcel C 5.778 ac. and parcel R36388011 to remain unchanged. Access easement proposed to extend 60' wide across Parcel A's south property line and extend east to the east property line of parcel R36388011—to be used for Parcel C and R36388011 access.



The following represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application shall apply. The District's comments are advisory in nature and are not a final nor proposed government agency decision on this matter.

General
At time of development a TIS may be required.

Right-of-way
Public road access for the subject parcels appears to come from Pinto Lane only. Pinto Lane is classified as a major collector. Ultimate ROW width is 80'.

ROW dedication not required for the proposed administrative land division.

Existing Accesses
Aerial photography shows four driveway approaches onto Pinto Road along Parcel A and B's revised frontage, as follows:



Prior to 2021 this parcel had one approach at the north property line. Few items for the applicant to address:

1. Permitted approach
    a. Commercial approach 2,571' north of Hwy 19
2. Permitted Approach—**construction incomplete**
    a. Permit issued
    b. Conditions of permit include improving approach to meet ACCHD-106
3. Unpermitted approach
    a. To be removed as identified in #2 approach permit conditions
4. Permitted Approach—**construction incomplete**
    a. Permit issued
    b. Commercial approach 1,335' north of Hwy 19 (south property line of Parcel A)
        i. Does not address the approach permit conditions
        ii. Permittee has until 11/3/25 to address incomplete conditions

Future Accesses
Approach permits are required for any change of use of the existing approaches and for any new approaches.

Approach permit required prior to building permit. Applicant to provide easement documentation at time of approach permit application.

Section Line Setbacks
Canyon County code §7-10-19 provides for a minimum 70' setback from any section line or quarter-section line to any permanent structure to provide a buffer for future roadway construction unless the highway district having jurisdiction waives the seventy-foot (70') setback requirement.

HD4 staff requests the 70' setback apply to the 1/16th line located approximately 5' east of the Pinto Road centerline. This will allow the future 40' ROW to be free from encumbrances.

Out-Parcel
Not applicable

Please call with any questions.

Sincerely,

Lenny Riccio, P.E.
Transportation Planner
Senior Assistant Engineer

REVISED 5/11/05

CANYON HIGHWAY DISTRICT No. 4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135
FAX 208/454-2008

CANYON HIGHWAY DISTRICT NO. 4
Application for Variance HSDP § 214

Application Information:

1. The Applicant must complete this form and pay the filing fee before the Highway District will process this form.

2. All relevant information and attachments must be supplied. Please mark non- applicable portions of the application form "N.A." The information on the application for completeness shall be determined by the Secretary of the Highway District, which shall include a determination of the application/s fee/s. No application shall be considered filed by the Highway District unless the application form is completed, and the application/s fee/s has been received by the Highway District's Secretary/Treasurer.

3. This form includes relevant initial routing information which is completed by Highway District staff.

4. All applications provided in this form are filed with the Secretary of the Highway District at the administrative office located at 15435 Hwy 44, Caldwell, ID, 83607.

5. Applicant, if a natural person, must be over the age of 18. Applicant must be, if not a natural person, an entity in good standing in the State of Idaho; or a registered trust.

   ATTACH CERTIFICATE OF SECRETARY OF STATE IN THE EVENT THE APPLICANT IS A LEGAL ENTITY: CERTIFICATE OF SECRETARY OF STATE ATTACHED: _____
   TRUST REGISTRATION STATEMENT: _____

REVISED 5/11/05

CANYON HIGHWAY DISTRICT No. 4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135
FAX 208/454-2008

Application for Variance Permit - HSDP § 214

To: Work Director and Commissioners Canyon Highway District No.4

Applicant: Brent L. Orton, PE - Orton Engineering, LLC **Date:** June 2, 2026
Address: 17338 Sunnydale Pl **Phone:** [redacted]
Caldwell, ID 83605

Information to Applicant: In accordance with Section 214.01 of the Highway Standards and Development Procedures for the Highway Districts of Canyon County, Idaho [March 2002 edition] the same provides:

Purpose: The Highway District may grant variances in order to prevent or to lessen such practical difficulties and unnecessary physical hardships as would result from a literal interpretation and enforcement in certain of the regulations prescribed by these Standards.

A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing 1) undue hardship because of special characteristics applicable to the site, and 2) the variance is not in conflict with public interest. Hardships must result from special site characteristics, from geographic, topographic or other physical conditions, or from population densities, existing street locations or traffic conditions.

Variances are not intended to allow something done that others do not have a permitted right to do. The purpose of a variance is to provide fair treatment and to see that individuals are not penalized because of site characteristics beyond their control.

In accordance with Section 214.03 of the Highway Standards and Development Procedures for the Highway Districts of Canyon County, Idaho [March 2002 edition] the same provides:

Duration of Approval: The use or construction permitted under the terms of any variance shall be commenced within a six month period. If such use or construction has not commenced within such time period, the variance shall no longer be valid. Prior to the expiration of the six month period, the Highway District, upon request of the applicant, may extend the variance for up to an additional six months from the original date of approval.

APPLICATION INFORMATION:

Description of Right of Way which is subject to the requested variance [Use this space or attach the specific description of subject Right of Way]: Pinto Rd ROW. Seeking a waiver from the 50' setback for a collector from a 1/4 section line. Asking for 40' setback according to code 07-10-21. HD4 can give partial setback waiver.

Identify the Section in Highway Standards and or Development Procedures from which the applicant seeks a variance [Identify the section number and standard in this space.]: Canyon County Code: 07-10-19 "No permanent structure shall be located closer than seventy feet (70') to any section line or quarter section line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement." Pinto is not on a 1/4 section line, but is designated as a collector. We are asking for a reduction from 50' to 40' for the setback.

Description of requested variance [Use this space or attach a narrative which includes a complete description of proposed variance]: We are requesting the setback be reduced to 40' to allow for the individual septic drain fields for each lot.

State what undue hardship will result if the application is not granted because of the following:

What are the special characteristics applicable to the site? The entire west boundary along Pinto Rd will require the setback. Drain fields must be placed in native matieral, cannot be placed in gravel pit back fill, but native material was left undisturbed in gravel pit margins adjacent to proposed Pinto Rd ROW.

Why the granting of the variance will not be detrimental to the public health, safety or welfare or be materially injurious to properties or improvements in the vicinity? Suggested as a fix by HD4 and SWDH. The reduced setback will be an ample amount.

Why the literal interpretation and enforcement of the Highway Standard or Development Procedures would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of those standards or procedures? Individual lot owners could be left with unusable light industrial lots due to requirements.

What are the extraordinary site characteristics applicable to the property involved or to the intended use of the property which do not apply generally to other properties? Intended use is Light Industrial as identified in the Future Land Use Map/Comp Plan. Due to a septic drain field spacing requirement from other lots, the individual lots could be rendered unusable.

Why would a literal interpretation and enforcement of the standards deprive the applicant of privileges enjoyed by the owners of other properties? Multiple lots abutting Pinto Rd could be rendered unusable due to setback requirements of septic drain fields.

Why the granting of the requested variance will not constitute a grant of special privilege inconsistent with the limitations on other properties? Septic drain fields are not structures above the ground and as such will not function as a typical permanent structure such as a building. In the long term sewer may become available to this site the drain field easement will protect the area from building development.

I do hereby certify to the Commissioners of the CANYON HIGHWAY DISTRICT NO.4 that I am the applicant or a duly authorized agent for the applicant and that the statements and representations here in are true and correct. This 2 day of June, 20 26.

Applicant's Signature

THIS SIDE OF FORM FOR HIGHWAY DISTRICT USE ONLY

CANYON HIGHWAY DISTRICT NO. 4 ACTIONS:

Date received: _____
Filing Fee: _____/ Paid _____ [Highway District Secretary to initial and date fee paid]

Work Director or designee recommendation to Highway District Commissioners:
Reviewed by Work Director or designee: _____

Denial _____ Approval _____ Approval Subject to Conditions _____

Recommended Wording for order granting variance including recommended conditions: _____

_____

_____

Basis for recommendation: _____

_____

Applicant notified of meeting of Highway District Commissioners when matter to be considered:
Notification Sent: _____ [date] by: _____ Applicant Appeared: _____ Did Not Appear: _____

Action of Board of Highway District Commissioners:

Denial _____ Approval _____ Approval Subject to Conditions _____

Conditions: _____

_____

Basis for Decision: _____

_____

In the event the Application is approved a PERMIT/LICENSE FOR THE USE OF RIGHT-OF-WAY FOR Approved purposes to be drafted and approve and entered into by the applicant and the Commissioners.

Dated: _____ Signed _____
Chairman, Canyon Highway District No. 4

Original Permit/License Agreement prepared and signed by Applicant and Approved by Board of Commissioners: _____ [Initialed by Secretary when completed]

Original Permit/License together with this Applications form is retained in the official Records of the Canyon Highway District No. 4 by Secretary and a copy provided to applicant and anyone demanding notice of the decisions.

Signed: _____
Secretary Canyon Highway District No. 4

DEVELOPERS PLAN REVIEW CHECKLIST FOR CONDITIONAL USE, REZONE, PRELIMINARY PLAT

Subdivision: Badiola Industrial Short Plat Date: 08/13/2026
Project Location: 20996 Pinto Rd, Caldwell, ID 83607
Developer: Mike Greiner (Badiola St LLC & BCET LLC)
Phone [redacted] e-mail: [redacted]
Engineer: Brent L Orton, P.E.
Phone: [redacted] e-mail: [redacted]

Developer's Engineer is to Complete This Form and Submit with the Appropriate Plans.
Reference the Highway Standards and Development Procedures for the Canyon County Highway Districts when completing the Conditional Use, Rezone and/or Preliminary Plat Plans and this Checklist.

Mark Whether or Not Your Plans Include the Following:

INCLUDED	NOT APPLICABLE	SUBMITTAL ITEM
		RIGHT-OF-WAY
X		Roadway and cul-de-sac right-of-way meet standards
	X	All obstructions and right-of-way encroachments are shown to be removed
X		Out parcels and associated right-of-way dedication are properly addressed
X		Intersection of right-of-way lines have minimum required radii
	X	Sufficient right-of-way is provided for extreme cut and fill locations
	X	Stub streets are included as required by the District
X		Utility, drainage and other required easements are shown
	X	Parallel frontage roads are included where required by the District adjacent to collector and arterial roadways
X		Roadway alignment (curve radii, tangent lengths) meet standards
		INTERSECTIONS AND APPROACHES
X		Roadway intersections and approaches meet the minimum spacing requirements
X		Access to adjacent properties is available with no landlocked or intervening strip parcels
X		Approaches and intersections have adequate sight distance
	X	Turn lane requirements have been analyzed
X		Multiple access points to a single parcel have been pre-approved and meet the applicable spacing requirements

INCLUDED	NOT APPLICABLE	SUBMITTAL ITEM
X		Commercial approaches and approaches serving three or more parcels are paved
X		No direct access to adjacent collector and arterial roadways
		ROADWAY
	X	Roadway design meets District and AASHTO standards including but not limited to intersection geometry, horizontal alignment, profile, cross section and roadside grading
	X	Special considerations (i.e. curb and gutter) are included for development within the area of city impact
	X	The limits of pavement repair for existing roadways extends to the lane line or centerline
		TRAFFIC IMPACT STUDIES
	X	A traffic impact study is included based on the established criteria or requirement of the District
	X	Parameters and requirements of the traffic impact study have been discussed with the District
	X	Traffic impact mitigation measures are identified
	X	The traffic impact study is stamped by an Idaho Registered Professional Engineer
		DRAINAGE
	X	An area outside the public right-of-way and within an easement is provided for storm drainage disposal facilities
X		The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance

DEVELOPERS PLAN REVIEW CHECKLIST FOR FINAL PLAT

Subdivision: Badoila Industrial Subdivision Date: 8/13/2026
Project Location: 20996 Pinto Rd, Caldwell, ID 83607
Developer: Mike Greiner (Representing 307 Badiola St LLC & BCET LLC)
Phone: [redacted] e-mail: [redacted]
Engineer: Brent L Orton, Orton Engineers LLC
Phone: [redacted] e-mail: [redacted]

Developer's Surveyor is to Complete This Form and Submit with the Final Plat.
Reference the Highway Standards and Development Procedures for the Canyon County Highway Districts when completing the Final Plat and this Checklist.

Mark Whether or Not Your Plans Include the Following:

INCLUDED	NOT APPLICABLE	SUBMITTAL ITEM
		PLAT NOTES (DEDICATION AND ACCEPTANCE)
	X	Plats with only public road right(s)-of-way dedication(s): _____ Highway District No. __ does hereby accept this plat, and the dedicated public streets, highways and rights-of-way as are depicted on this plat, in accordance with the provisions of I.C. § 50-1312.
	X	Plats with private roads and public road right(s)-of-way dedication(s): _____ Highway District No. __ does hereby accept this plat, and the dedicated public streets, highways and rights-of-way as are depicted on this plat, in accordance with the provisions of I.C. § 50-1312. Private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.
X		Plats with private roads and no public road right(s)-of-way dedication(s): _____ Highway District No. __ does hereby accept this plat in accordance with the provisions of I.C. § 50-1312. Private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.
X		Signature and Date Line for District Chairman
X		Plats with public road right(s)-of-way being dedicated, include the following in the "Certificate of Owner": The public streets and rights-of-ways shown on this plat are dedicated to the public forever.
X See Note 4 & 6 Page 2		Note on the face of the plat for storm drainage facilities maintenance requirements: The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.

INCLUDED	NOT APPLICABLE	SUBMITTAL ITEM
X Note 7, Page 2		Note on the face of the plat for landscaping and other non-roadway amenities maintenance requirements: The Homeowners Association or adjacent property owner is responsible for maintaining any and all amenities (lawns, sidewalks, landscaping, etc.) approved by the District to be within the public right-of-way.
		RIGHT-OF-WAY
X		Roadway and cul-de-sac right-of-way meet standards
X		Out parcels and associated right-of-way dedication are properly addressed
X		Intersection of right-of-way lines have minimum required radii
	X	Sufficient right-of-way is provided for extreme cut and fill locations
	X	Stub streets are included as required by the District
X		Roadway alignment (curve radii, tangent lengths) meet standards
		INTERSECTIONS AND APPROACHES
X		Roadway intersections and approaches meet the minimum spacing requirements
X		Access to adjacent properties is available with no landlocked or intervening strip parcels
X		Note on plat regarding no direct access to adjacent collector and arterial roadways
		MISCELLANEOUS
X		Utility, drainage and other required easements are shown
X		All necessary Drainage Easements are shown on the Plat
X RUMA Draft provided		All necessary Easements across private property are shown on the Plat and referenced by the instrument number of the recorded easement with a copy supplied to the District prior to Plat approval
Setback Waiver included		Setback waivers (if applied for) are approved by the District and a note containing language approved by the District is included on the plat

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 89256 Date: 9/1/2026

Date Created: 9/1/2026 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Lurre Ln LLC

Comments: SD2026-0019

Site Address: 20996 PINTO RD, Caldwell ID 83607 / Parcel Number: 36355000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Notification - Public Hearing Level Cases (2 Hearings)	SD2026-0019	$600.00	$0.00	$0.00
Planning - Case Mapping (Fee Per Case Set)	SD2026-0019	$50.00	$0.00	$0.00
Planning - Short Plat - (No Improvements Required)	SD2026-0019	$1,000.00	$0.00	$0.00
Planning - Short Plat Engineering Fee - When No Improvements are Required	SD2026-0019	$600.00	$0.00	$0.00
Planning - Short Plat Engineering Fee - Per Lot Fee	SD2026-0019	$180.00	$0.00	$0.00
Planning - Type B - Administrative Level Applications	SD2026-0019	$1,550.00	$0.00	$0.00
Planning - Type A - Administrative Level Applications	SD2026-0019	$425.00	$0.00	$0.00

Sub Total: $4,405.00

Sales Tax: $0.00

Total Charges: $4,405.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	136	$4,405.00

Total Payments: $4,405.00

ADJUSTMENTS

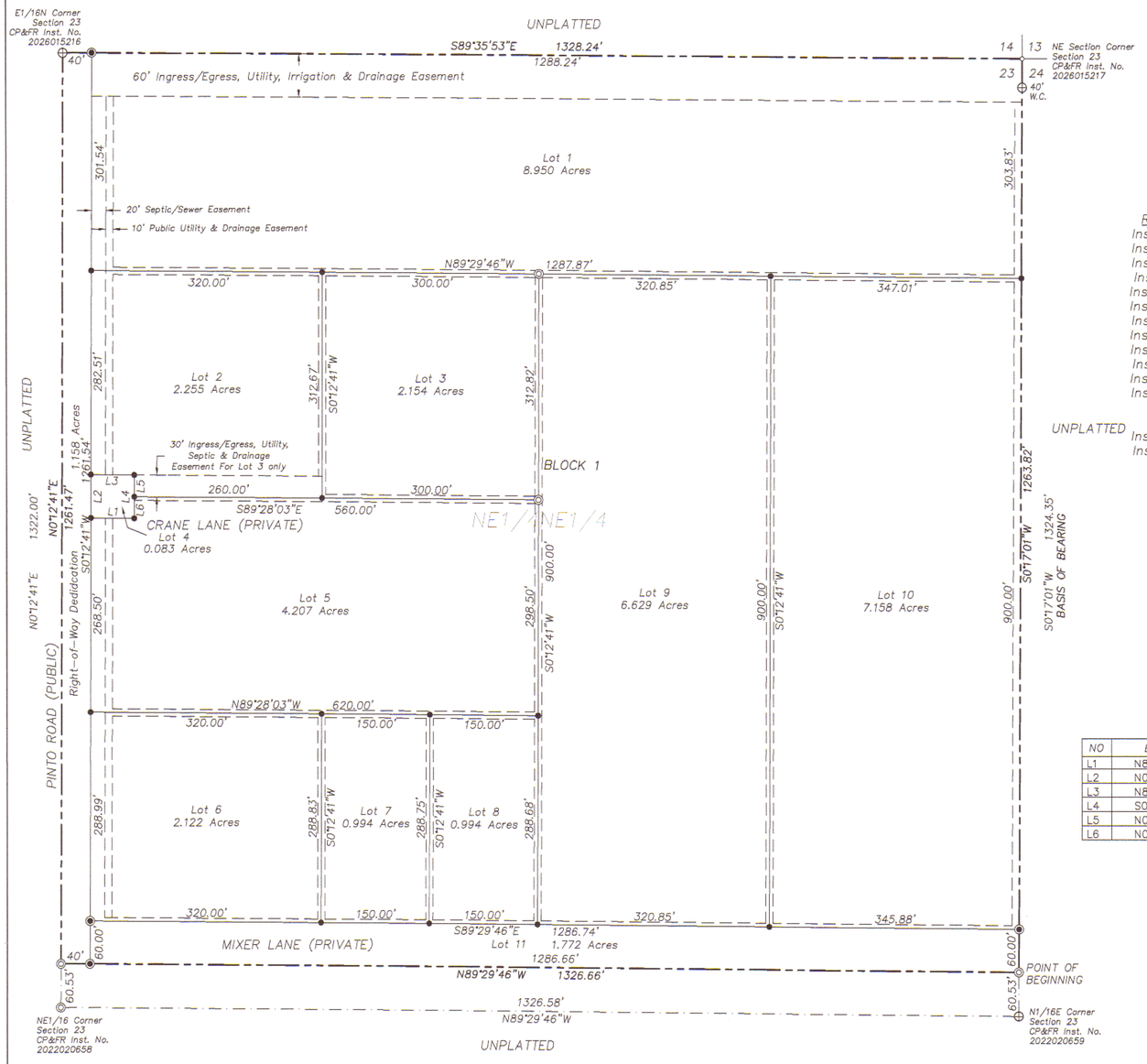
Receipt Balance: $0.00

Issued By: lheidel

BADIOLA INDUSTRIAL SUBDIVISION

A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 23,
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2026

BOOK_____PAGE_____



N

0' 100' 200'

Scale: 1" = 100'

LEGEND

- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ◎ 5/8" REBAR – FOUND
- ◉ 5/8" x 24" REBAR – SET
- • 1/2" x 24" REBAR – SET
- ○ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- LOT LINE
- EASEMENT LINE (PUBLIC UTILITY & DRAINAGE)
- W.C. WITNESS CORNER

Reference Surveys:
Inst. No. 2011015247
Inst. No. 2011003975
Inst. No. 2011027052
Inst. No. 200602768
Inst. No. 2022020667
Inst. No. 2024020632
Inst. No. 2024004221
Inst. No. 2022033980
Inst. No. 2006016707
Inst. No. 2016024961
Inst. No. 2026007334
Inst. No. 2026018264

Reference Deed:
Inst. No. 2026009212
Inst. No. 2025041401

Surveyor's Narrative:
This survey was performed at the request of John Badiola to create a final plat for creating the lots as shown. Section control and existing monuments were located and held for the boundary as previously established and shown on the referenced documents. The land was then subdivided as shown. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

LINE TABLE

NO	BEARING	LENGTH
L1	N89°28'03"W	60.00'
L2	N0°12'41"E	60.00'
L3	N89°28'03"W	60.00'
L4	S0°12'41"W	60.00'
L5	N0°12'41"E	30.00'
L6	N0°12'41"E	30.00'

PROFESSIONAL LAND SURVEYOR LICENSED 15852 7/24/26 STATE OF IDAHO THOMAS J. WELLAND

SHEET 1 OF 3

Drawn By: TJW	Skinner Land Survey
Date: July 28, 2026	17842 Sand Hollow Road Caldwell, Idaho 83607 (208)-454-0933 WWW.SKINNERLANDSURVEY.COM surveys@skinnerlandsurvey.com
Surveyed By: TJW	
Job No. AP0426	

BADIOLA INDUSTRIAL SUBDIVISION

BOOK____PAGE____

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF BADIOLA INDUSTRIAL SUBDIVISION;

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE 1/4 NE 1/4 (N1/16E CORNER OF SAID SECTION 23);

THENCE NORTH 00°17'01" EAST ALONG THE EAST BOUNDARY OF THE NE 1/4 NE 1/4 A DISTANCE OF 60.53 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°29'46" WEST PARALLEL WITH THE SOUTH BOUNDARY OF THE NE 1/4 NE 1/4 A DISTANCE OF 1326.66 FEET TO A POINT ON THE WEST BOUNDARY OF THE NE 1/4 NE 1/4;

THENCE NORTH 00°12'41" EAST ALONG SAID WEST BOUNDARY A DISTANCE OF 1261.47 FEET TO THE NORTHWEST CORNER OF THE NE 1/4 NE 1/4;

THENCE SOUTH 89°35'53" EAST ALONG THE NORTH BOUNDARY OF THE NE 1/4 NE 1/4 A DISTANCE OF 1328.24 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 NE 1/4;

THENCE SOUTH 00°17'01" WEST ALONG THE EAST BOUNDARY OF THE NE 1/4 NE 1/4 A DISTANCE OF 1263.82 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 38.478 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC.

THE EASEMENTS AND PRIVATE ROADS SHOWN ON THE PLAT ARE NOT DEDICATED TO THE PUBLIC BUT INTENDED ONLY FOR THE RIGHT AND PURPOSE SET FORTH ON THE PLAT AND NO STRUCTURES OTHER THAN THOSE FOR PUBLIC UTILITY, IRRIGATION AND DRAINAGE PURPOSES ARE TO BE ERECTED WITHIN LIMITS OF THE EASEMENTS.

THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.

Charles Brain, Member BCET, LLC, Owner of Lots 2,3 & 4, Block 1

John Badiola, Manager 307 Badiola St, LLC Owner of Lots 1, 4-11, Block 1

ACKNOWLEDGEMENT

STATE OF IDAHO) SS
COUNTY OF_____)

On this ___ day of _____, in the year of 20____, before me, a notary public, personally appeared Charles Brain, know to me to be the member of BCET, LLC., an Idaho limited liability company, that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

_____

ACKNOWLEDGEMENT

STATE OF IDAHO) SS
COUNTY OF_____)

On this ___ day of _____, in the year of 20____, before me, a notary public, personally appeared John Badiola, know to me to be the manager of 307 Badiola St,, LLC., an Idaho limited liability company, that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

_____

NOTES:

1. UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE: 10 FEET ALONG SUBDIVISION BOUNDARY AND public street frontages, 5 feet on each side of interior lot lines for public utilities, irrigation and lot drainage unless otherwise shown. These easements shall not preclude the Construction of hard-surfaced Driveways and Walkways for access to each individual Lot.
2. Any re-subdivision of this Plat shall comply with the Applicable Zoning Regulations in effect at the time of re-subdivision.
3. This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
4. Post development storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.
5. Finish grades at subdivision boundaries shall match existing finish grades. Storm water runoff shall be maintained on subdivision property unless otherwise approved.
6. The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.
7. The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.
8. Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.
10. Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.
11. No permanent structure shall be located closer than seventy feet (70') to any section or quarter line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.
12. The subject property is currently zoned RR(Rural-Residential).
13. The development is 38.478 acres.
14. This development consists of 9 lots and 1 private road lot.
15. Individual lots have no direct access to Pinto Road unless specifically approved by HD4.

SURVEYOR'S CERTIFICATE

I, Thomas J. Wellard, P.L.S., do hereby certify that I am a professional land surveyor licensed by the State of Idaho, and that this plat, as described in the certificate of owners' and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon in conformity with the State of Idaho codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR LICENSED 15352 7/20/26 STATE OF IDAHO THOMAS J. WELLARD

Thomas J. Wellard P.L.S. 15352

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

BADIOLA INDSUTRIAL SUBDIVISION

BOOK____PAGE____

CERTIFICATION AND APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be re–imposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

_____

Southwest District Health Department *Date*

APPROVAL OF HIGHWAY DISTRICT NO. 4

Highway District No. 4 does hereby accept this plat, and the dedicated public streets, highways and rights–of–way as are depicted on this plat, in accordance with the provisions of I.C. § 50–1312. Private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

_____

Chairman *Date*

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER:_____FEE_____

STATE OF IDAHO } S.S.
COUNTY OF CANYON }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SKINNER LAND SURVEY AT___MINUTES PAST___O'CLOCK___M. THIS _____DAY OF _____, 2026.

_____ _____

EX–OFFICIO RECORDER DEPUTY

CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, for Canyon County, Idaho do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

_____

County Surveyor *Date*

CERTIFICATE OF COUNTY TREASURER

I, Tracie Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C.50–1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

_____

County Treasurer *Date*

APPROVAL OF BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY

Accepted and approved this _____ day of _____, 20__ by by the Canyon County Commissioners, Canyon County, Idaho.

_____

Chairman

PROFESSIONAL LAND SURVEYOR LICENSED 15552 7/10/26 STATE OF IDAHO THOMAS J. WELLARD

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)–454–0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

BADIOLA INDUSTRIAL
PRELIMINARY PLAT

PART OF THE NE 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CANYON COUNTY, IDAHO
2026

OWNER/DEVELOPER

JOHN BADIOLA
307 BADIOLA ST
CALDWELL, ID 83605
PHONE: (208) 941-0527

DEVELOPER

MIKE GREINER
PHONE: (208) 941-0527

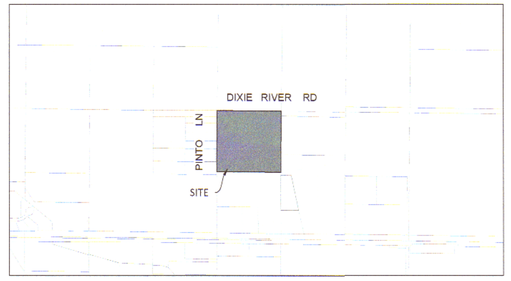
ENGINEERING CONSULTANT

ORTON ENGINEERING, LLC
17338 SUNNYDALE PLACE
CALDWELL, ID 83607
PHONE: (208)350-9416
CONTACT: BRENT L. ORTON, P.E.
EMAIL: brentorton@ortonengineers.com

LAND SURVEYOR

SKINNER LAND SURVEY
17842 SAND HOLLOW ROAD
CALDWELL, IDAHO 83607
PHONE: (208)-454-0933
CONTACT: TJ WELLARD, PLS
EMAIL: TJ@skinnerlandsurvey.com

SHEET LIST TITLE	
SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT
02	SEPTIC AND WELL LAYOUT
03	EXISTING CONDITIONS PLAN
04	STANDARD DETAILS



VICINITY MAP
N.T.S

GENERAL NOTES:

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
2. DEVELOPMENT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF CANYON COUNTY AT THE TIME OF THE RE-SUBDIVISION.
4. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS. NO SURFACE WATER RIGHTS EXIST FOR THIS PROPERTY AND PROPERTY IS NOT IN AN IRRIGATION DISTRICT
5. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.

PRELIMINARY PLAT NOTES:

1. UTILITY/DRAINAGE EASEMENTS: ALL LOTS FEATURE THE FOLLOWING EASEMENTS: FRONT - 10', SIDE - 5', REAR/BOUNDARY - 10' FOR PUBLIC UTILITIES, SEPTIC AREA, AND LOT DRAINAGE.
2. RIGHT TO FARM: THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED, THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
3. USE: LOTS TO BE USED FOR LIGHT INDUSTRIAL AND TO COMPLY WITH THE CANYON COUNTY ORDINANCES AND CODES.
4. LOT LINES: INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
5. CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF ACCESS TO EACH INDIVIDUAL LOT. WATER, SEPTIC AND IRRIGATION LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL CONSTRUCTION DESIGN.
6. ACCESS TO PINTO ROAD WILL BE ONLY THROUGH ACCESS POINTS APPROVED AND PERMITTED THROUGH HWY DIST 4. LOTS 2,3,5 ACCESS VIA CRANE LANE (PRIVATE ROAD), LOTS 6,7,8,9,10 TO BE ACCESSED VIA MIXER LANE (PRIVATE ROAD). ALL PRIVATE ROADS TO BE BUILT TO CANYON COUNTY PRIVATE ROAD STANDARDS AND MAINTAINED BY A ROAD USER'S MAINTENANCE AGREEMENT BETWEEN THE LOTS SERVED.
7. WATER: WILL BE PROVIDED TO INDIVIDUAL PRIVATE WELLS
8. UNDERLYING OWNER/ADJACENT OWNER RESPONSIBILITY FOR ALL STORM DRAINAGE FACILITIES OUTSIDE PUBLIC ROW, INCLUDING ROUTINE AND HEAVY MAINTENANCE.

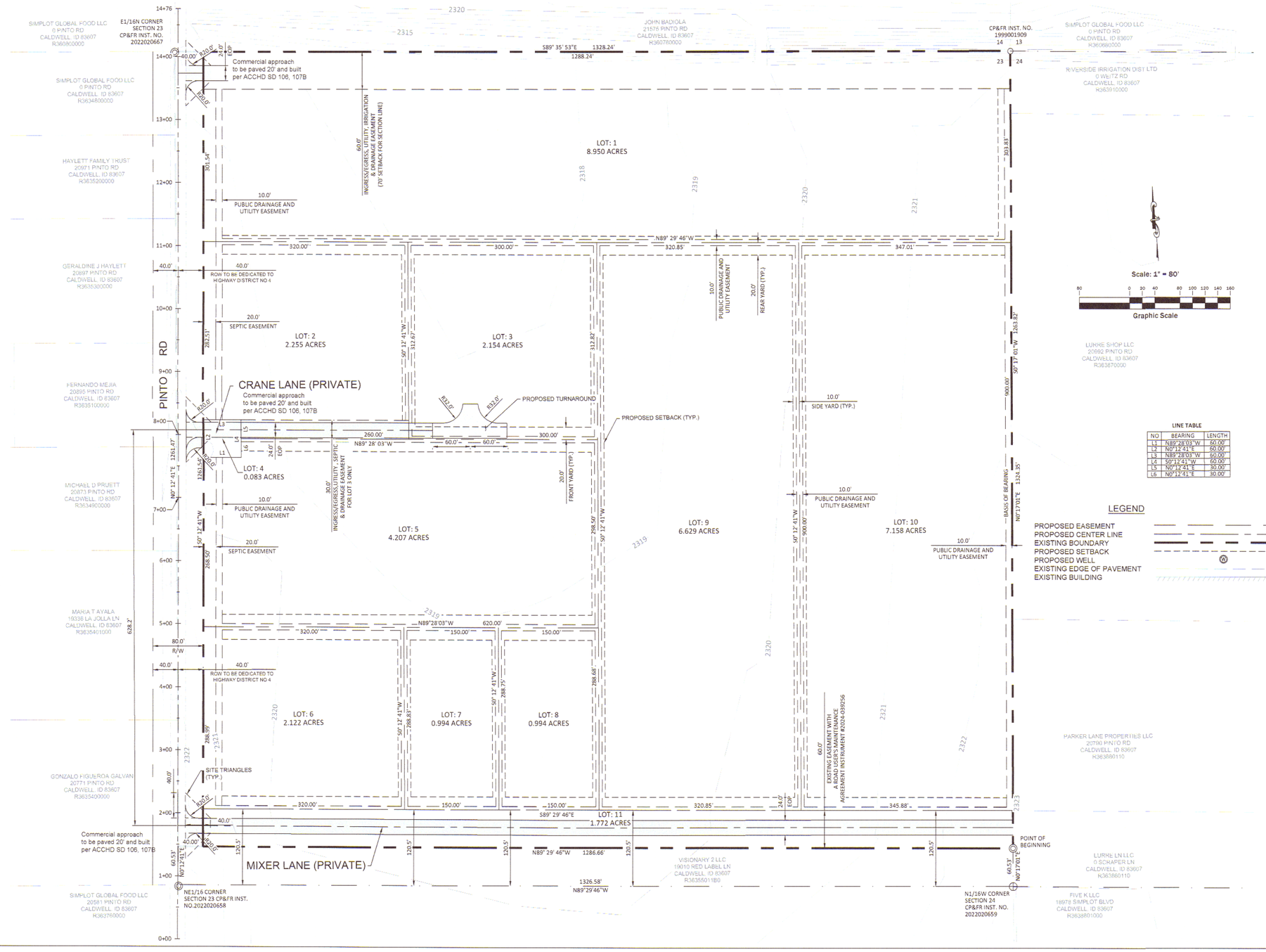
PRELIMINARY ENGINEERING NOTES:

1. SEPTIC: LOTS TO BE SERVED VIA INDIVIDUAL SEPTIC SYSTEMS BUILT PER THE SUBDIVISION ENGINEERING REPORT AND SOUTH WEST DISTRICT HEALTH REQUIREMENTS. 20' SEPTIC EASEMENTS HAVE BEEN PROVIDED AS SHOWN ON PLAT.
2. IRRIGATION: NO IRRIGATION WILL BE PROVIDED TO EACH LOT.
3. STORM DRAINAGE WILL BE RETAINED ON-SITE
4. SPECIFICATIONS: WATER, SEPTIC AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL CONSTRUCTION DESIGN.
5. POWER TO BE PROVIDED BY IDAHO POWER AND LAYOUT MAY VARY DEPENDING ON UTILITY COMPANY ROUTING. ANY OTHER COMMUNICATION UTILITIES ARE YET TO BE DETERMINED. ALL POWER AND JOINT TRENCH UTILITIES WILL BE LOCATED UNDERGROUND.
6. SITE WORK AND UTILITY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS OF HD4 HIGHWAY DISTRICT, THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), INTERNATIONAL PLUMBING CODE (IPC), OSHA, AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL REQUIREMENTS.
7. NO POTENTIALLY DANGEROUS AREAS, INCLUDING GEOLOGICALLY HAZARDOUS AREAS, AREAS SUBJECT TO INUNDATIONS OR FLOOD HAZARD AND AREAS OF HIGH GROUND WATER HAVE BEEN IDENTIFIED IN THE PROJECT AREA.

PROJECT DATA:

1. PARCELS: R3635500000 (38.47 AC), R3638601200 (4.733)
20996 PINTO RD, CALDWELL ID 83607

2.
ACREAGE:
43.203 ACRES
3.
ZONING:
CANYON COUNTY 07-10-21
4.
ZONING:
M1-LIGHT INDUSTRIAL
5.
MIN. LOT
SIZE:
NO MINIMUM LOT SIZE
6.
AVERAGE LOT
SIZE:
3.94 ACRES
7.
MIN. LOT
WIDTH:
80'
8.
MAX.
HEIGHT:
75'/100'
9.
SETBACKS:
FRONT:
20'
REAR:
20'
SIDE:
10'
CORNER:
20'
SECTION
LINE:
70' SETBACK (NORTH/EAST)



LINE TABLE		
NO	BEARING	LENGTH
L1	N89°28'03"W	60.00'
L2	N0°12'41"E	60.00'
L3	N89°28'03"W	60.00'
L4	S0°12'41"W	60.00'
L5	N0°12'41"E	30.00'
L6	N0°12'41"E	30.00'

LEGEND

- PROPOSED EASEMENT
- PROPOSED CENTER LINE
- EXISTING BOUNDARY
- PROPOSED SETBACK
- PROPOSED WELL
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING

ORTON ENGINEERING
Designing the Future
Brent L. Orton, PE
17338 Sunnydale Place Caldwell, ID, 83607
(208) 350 - 9422 | brentorton@ortonengineers.com

©2025

17338 SUNNYDALE PLACE
CALDWELL ID 83607
Brentorton@ortonengineers.com

PRELIMINARY DESIGN

DATE: 2026/03/03
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

PRELIMINARY PLAT
BADIOLA INDUSTRIAL
20996 PINTO RD, CALDWELL, IDAHO 83607
JOHN BADIOLA

PROFESSIONAL ENGINEER
BRENT L. ORTON
15359
STATE OF IDAHO
11AUG2026

SCALE: 1"=80'

01

DRAWN BY: HN

01 / 04

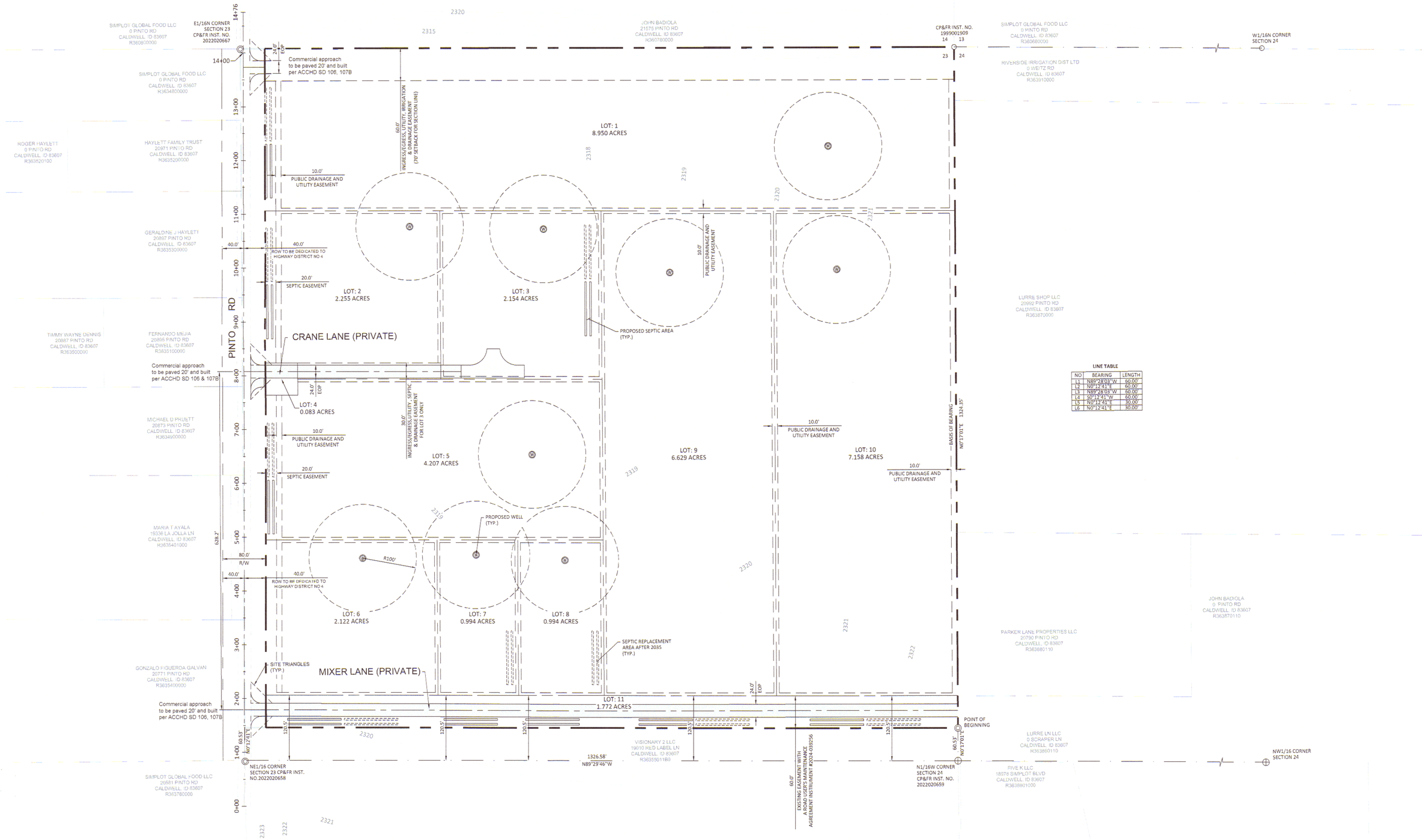
LEGEND

PROPOSED EASEMENT
PROPOSED CENTER LINE
EXISTING BOUNDARY
PROPOSED SETBACK
PROPOSED WELL
EXISTING EDGE OF PAVEMENT
EXISTING BUILDING
REPLACEMENT SEPTIC SYSTEM
PRIMARY SEPTIC SYSTEM

Scale: 1" = 80'

80 0 20 40 80 100 120 140 160

Graphic Scale



LINE TABLE

NO	BEARING	LENGTH
L1	N89°28'03"W	60.00'
L2	N0°12'41"E	60.00'
L3	N89°28'03"W	60.00'
L4	S0°12'41"W	60.00'
L5	N0°12'41"E	30.00'
L6	N0°12'41"E	30.00'

ORTON ENGINEERING
Designing the Future
Brent L. Orton, PE
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17338 SUNNYDALE PLACE
CALDWELL, ID 83607
Brentorton@ortonengineers.com

PRELIMINARY DESIGN

DATE: 2026/03/03
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

SEPTIC AND WELL LAYOUT
BADIOLA INDUSTRIAL
20996 PINTO RD, CALDWELL, IDAHO 83607
JOHN BADIOLA

PROFESSIONAL ENGINEER BRENT L. ORTON 9359 31AUG2026 STATE OF IDAHO

SCALE: 1"=80'

02

DRAWN BY: HN

02 / 04

LEGEND

PROPOSED EASEMENT
PROPOSED CENTER LINE
EXISTING BOUNDARY
PROPOSED SETBACK
PROPOSED WELL
EXISTING EDGE OF PAVEMENT
EXISTING BUILDING



Scale: 1" = 80'

80 0 20 40 80 100 120 140 160

Graphic Scale

ORTON ENGINEERING
Designing the Future
Brent L. Orton, PE
17338 Sunnydale Place Caldwell, ID, 83607
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17338 SUNNYDALE PLACE
CALDWELL, ID 83607
Brentorton@ortonengineers.com

PRELIMINARY DESIGN

DATE: 2026/03/03
PROJECT NO.

REVISION	DATE
1	
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3	
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5	
6	

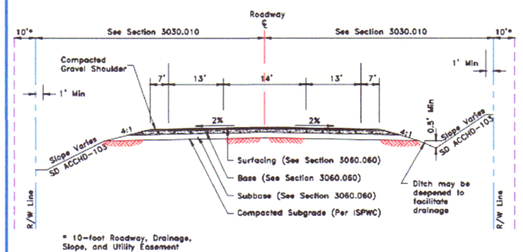
EXISTING CONDITIONS PLAN
BADIOLA INDUSTRIAL
20996 PINTO RD, CALDWELL, IDAHO 83607
JOHN BADIOLA

PROFESSIONAL ENGINEER
REGISTERED
9359
11AUG2026
STATE OF IDAHO
BRENT L. ORTON

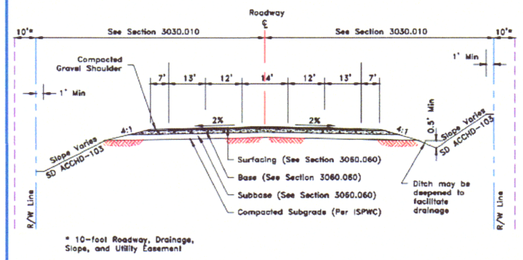
SCALE: 1"=80'

03

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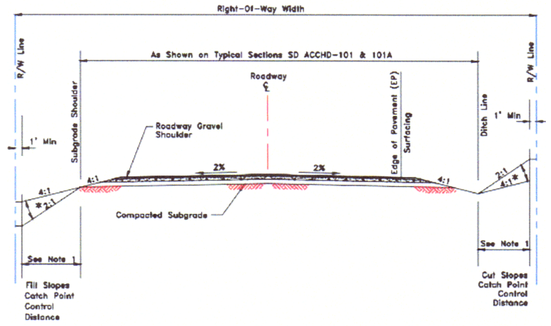
THREE (3) LANE RURAL ROADWAY SECTION
N.T.S.



FIVE (5) LANE RURAL ROADWAY SECTION
N.T.S.

REVISED 01/22

ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	THREE & FIVE LANE RURAL ROADWAY SECTIONS	STANDARD DRAWING ACCHD-101A



* Variable Slope Between 4:1 – 2:1

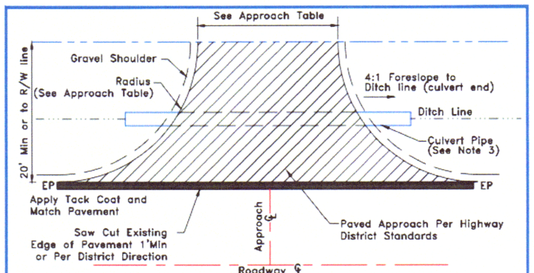
STANDARD ROADWAY SIDE SLOPE DETAILS
N.T.S.

NOTES:

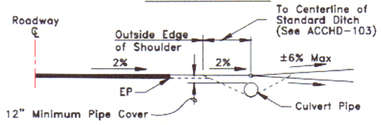
1. a) Set the catch point control distance at One (1) foot inside the Right-Of-Way.
   b) Use 4:1 slope for cuts and fills that catch at/or inside the catch point control distance.
   c) Use variable slopes (between 4:1 to 2:1) for cuts and fills that catch at the catch point control distance.
   d) Use 2:1 slope for cuts and fills that extend beyond the catch point control distance, (see note 2).
2. Cut and fill slopes in difficult terrain may require special consideration and additional Right-Of-Way. District consultation is required. See Section 2030.051.
3. All slopes shall be checked to determine if guardrail is warranted based on slope height and steepness.
4. When using guardrail, widen shoulders as appropriate.
5. Ditch shall have 0.5' min depth from top of subgrade to ditch bottom. Ditch may be deepened to facilitate drainage.

REVISED 01/22

ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	STANDARD ROADWAY SIDE SLOPE DETAILS	STANDARD DRAWING ACCHD-103



APPROACH PLAN



APPROACH SECTION

APPROACH TABLE

APPROACH TYPE	Appr Width* Min	Appr Width* Max**	Min** Radius
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

PAVED APPROACH STRUCTURAL SECTION **
2.5" Surfacing (Required)
6" Base
9" Subbase

* Does not include required 2' gravel shoulder on each side of approach.
** Or based on applicable commercial design vehicle.

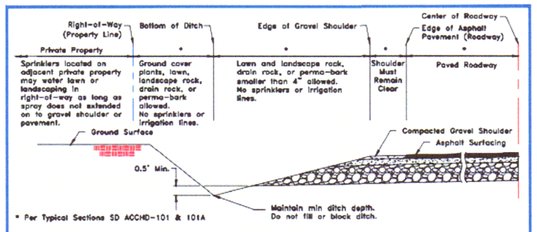
COMMERCIAL APPROACH OR RESIDENTIAL APPROACH SERVING THREE (3) OR MORE PROPERTIES
N.T.S.

NOTES:

1. Approaches spacing shall conform to section 3000 of the ACCHD Manual.
2. Ingress/Egress by forward motion only.
3. Culvert pipe shall be 12" min. diameter. Culvert pipe shall extend to the intersection of the ditch line and the 4:1 approach foreslope. Pipe material shall be either 0.064" thick corrugated steel, 0.060" corrugated Aluminum or Class V reinforced concrete.
4. For approach serving primarily commercial trucks refer to section 3061.050.
5. Serving One (1) Commercial Property or Three (3) or More Residences.

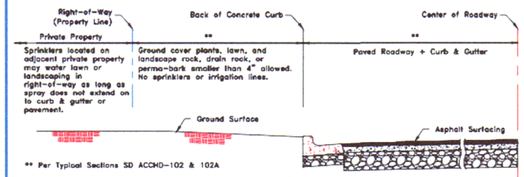
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ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	COMMERCIAL & MULTIPLE RESIDENTIAL APPROACH	STANDARD DRAWING ACCHD-106



* Per Typical Sections SD ACCHD-101 & 101A

TYPICAL RURAL ROADWAY SECTION
N.T.S.



** Per Typical Sections SD ACCHD-102 & 102A

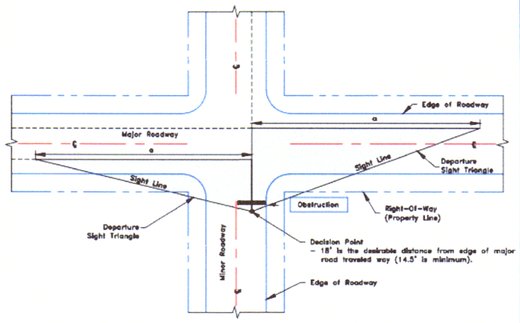
TYPICAL URBAN ROADWAY SECTION
N.T.S.

NOTES:

1. Landscape rock, drain rock or perma-bark within the right-of-way must be 3" or smaller in size.
2. Use of wood landscape bark within the right-of-way is not allowed.
3. Where permitted, ground cover plants within the right-of-way shall not exceed 6" in height.
4. No irrigation piping, sprinklers, or other irrigation components are permitted in the right-of-way.
5. Any landscaping or mailbox located within the right-of-way not complying with District standards or otherwise creating a safety or maintenance concern may be removed by the District without notice.
6. For local roads the nearest face of the mailbox shall be located at or behind the back of curb or on rural subdivision roads at the outside edge of shoulder, or other greater distance required by the U.S. Postal Service. For collector and arterial roads place mailboxes in accordance with ISPWC SD-808.
7. Mailboxes shall be installed on a 4' by 4' wood post, 2' diameter steel pipe with a maximum wall thickness of 0.095', a support meeting the requirements of the Local Highway Technical Assistance Council's Manual on The Location, Support, and Mounting of Mailboxes, Current Edition, or equivalent support system approved by the District. Mailboxes installed on mounting or support systems determined unacceptable by the District, including, but not limited to, brick, masonry, concrete, rock, or heavy gauge metal, shall be relocated outside the right-of-way at the owner's expense.
8. Maintenance of landscape located inside the public right-of-way shall be the responsibility of the property owner or Homeowners Association. Highway District Will Not restore landscaping disturbed by any maintenance activities.

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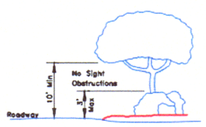
ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	TYPICAL RURAL & URBAN HALF ROADWAY SECTIONS	STANDARD DRAWING ACCHD-110



SIGHT TRIANGLE PLAN
N.T.S.

Design Speed (mph)	Stopping Sight Distance (ft)	Length of Leg a (ft)
20	115	225
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610
60	570	665
65	645	720

Sight triangles for controlled intersections shall also meet the Idaho Code requirements shown on SD ACCHD-107



Obstructions between 3' and 10' above the roadway centerline surface elevation are prohibited within sight triangles

SIGHT OBSTRUCTION SECTION
N.T.S.

NOTES:

1. It is assumed that the driver's eye height is 3.5 feet above the roadway surface and that the object to be seen is 3.5 feet above the surface of the intersecting road.
2. All Stop Controlled Public Streets, Private Roads or Driveways Approaching a Public Roadway.

REVISED 01/22

ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	SIGHT TRIANGLE AT CONTROLLED INTERSECTIONS	STANDARD DRAWING ACCHD-107B

ORTON ENGINEERING
Designing the Future
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CALDWELL, ID 83607
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PRELIMINARY DESIGN

DATE: 2026/03/03
PROJECT NO.

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STANDARD DETAILS
BADIOLA INDUSTRIAL
20996 PINTO RD, CALDWELL, IDAHO 83607
JOHN BADIOLA

PROFESSIONAL ENGINEER
BRENT L. ORTON
9359
31AUG2026
STATE OF IDAHO

SCALE: AS SHOWN

04

DRAWN BY: HN

04 / 04