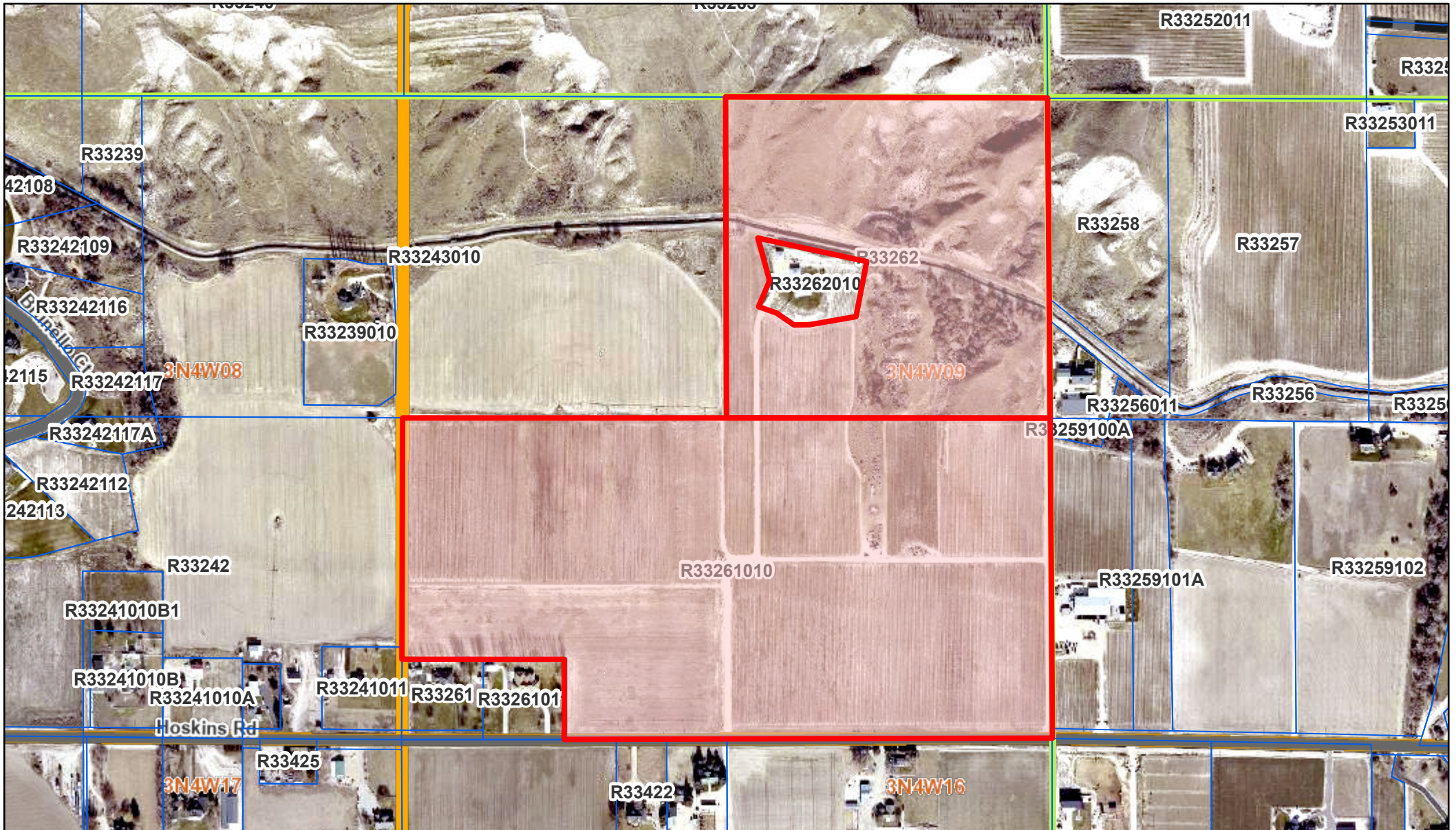
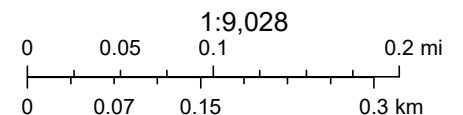


Canyon County, ID Web Map



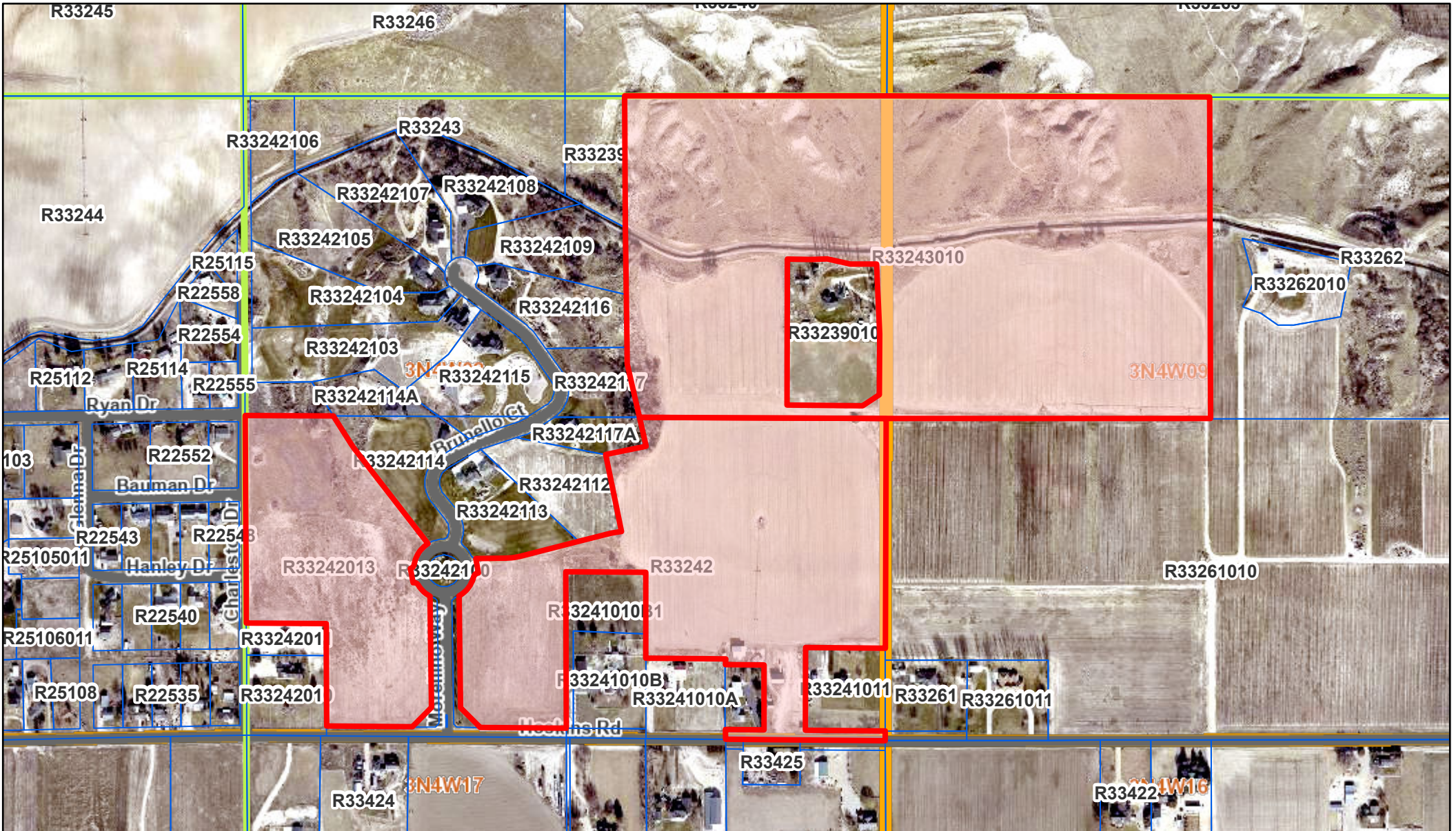
2/24/2026, 11:47:25 AM

-  Multiple Parcel Search_Query result
  CC_PrivateRoads
  Sections
-  Quarter Line
  County Boundary
  Imagery_2025_3in
- CanyonCountyRoads
  Current Impact Area
  Red: Band_1
-  Roads
  City Limits
  Green: Band_2



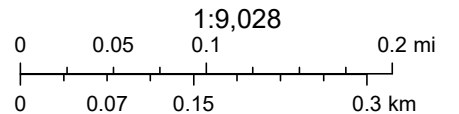
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID Web Map



2/24/2026, 11:49:33 AM

- Multiple Parcel Search _Query result
 Quarter Line
 CanyonCountyRoads
 Roads
 County Boundary
 Current Impact Area
 City Limits
 Sections
 Imagery_2025_3in
 Red: Band_1
 Green: Band_2
 Blue: Band_3



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 |



DEVELOPMENT AGREEMENT MODIFICATION PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME:	Bella Terra Group, LLC	
	MAILING ADDRESS:	6132 W. Stadium Ct., Eagle, ID 83616	
	PHONE:		EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>[Signature]</u> Date: <u>11/3/2025</u>			

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	Todd Lakey - Representative Bella Terra Group	
	COMPANY NAME:	Lakey Villegas Law	
	MAILING ADDRESS:	141 E Carlton Ave, Meridian, ID 83642	
	PHONE:		EMAIL:

SITE INFO	STREET ADDRESS:	O Hoskins Rd., Caldwell; 22500 Hoskins Rd., Caldwell	
	PARCEL NUMBER:	R3242013; R33242; R33243010; R3326010; R33262	
	PARCEL SIZE:	14.19; 33.02; 67.83; 76.12; 37.71 Apprx Total: 230.87	
	DEVELOPMENT AGREEMENT NO.:	DA 03-020 As Amended	
	FLOOD ZONE (YES/NO)	NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DA 2026-8001	DATE RECEIVED	2-24-26
RECEIVED BY	LISHER	APPLICATION FEE	\$ 1,150
		CK MO CC CASH	☒



DEVELOPMENT AGREEMENT MODIFICATION PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>JR Farms, LLP</u>
	MAILING ADDRESS: <u>21986 Hoskins Rd., Caldwell, ID 83607</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

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

Signature: JR Farms LLP Date: 11-7-20

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Todd Lakey - Representative Bella Terra Group</u>
	COMPANY NAME: <u>Lakey Villegas Law</u>
	MAILING ADDRESS: <u>141 E Carlton Ave, Meridian, ID 83642</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>0 Hoskins Rd., Caldwell; 22500 Hoskins Rd., Caldwell</u>
	PARCEL NUMBER: <u>R3242013; R33242; R33243010; R3326010; R33262</u>
	PARCEL SIZE: <u>16.19; 33.02; 67.83; 76.12; 37.71 Apprx Total: 230.87</u>
	DEVELOPMENT AGREEMENT NO.: <u>DA 03-020 As Amended</u>
	FLOOD ZONE (YES/NO) <u>NO</u>
	ZONING DISTRICT: <u>CR-R</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH



DEVELOPMENT AGREEMENT MODIFICATION

PUBLIC HEARING - CHECKLIST

DEVELOPMENT AGREEMENT MODIFICATION CCZO Section 07-06-07(7)F

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Site Plan (if necessary; see standards on next page)	N/A	✓
Draft Updated Development Agreement Changes	✓	✓
Neighborhood Meeting form completed/signed	✓	✓
Deed or evidence of property interest to the subject property		✓
Proof of application/communication with (varies per application):		
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/ Idaho Transportation Dept.	✓	✓
Area of City Impact	N/A	✓
Fee: Per Adopted Fee Schedule		
Fees are non-refundable		DML

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03	
A scaled drawing showing:	
- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.	
A plan of action to include:	
- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities and infrastructure.	

LETTER OF INTENT - REQUIRED	Applicant	Staff
Describe the modification and necessity of the request. (CCZO Section 07-06-07(7)F).	✓	
Demonstrate how the modification does not significantly alter the original decision (CCZO Section 07-06-07(7)A).	✓	
Demonstrate how the development agreement to be modified is still active (CCZO Section 07-06-07(4)).	✓	

LAKEY-VILLEGAS

LAW AND POLICY

141 E. CARLTON AVE., MERIDIAN, IDAHO 83642

[REDACTED]

February 21, 2026

Canyon County Development Services
111 N. 11th Ave., Ste #310
Caldwell, ID 83605

Re: Letter of Intent – DA Modification (DA # 03-020)

Dear Development Services,

I am submitting this letter on behalf of my clients regarding their request to modify Development Agreement No. 03-020 (DA). This DA is still in effect; however, the circumstances regarding the subject property and the plans and desires regarding certain infrastructure have changed since this conditional rezone and development agreement were approved by Canyon County in 2003. The conditions we are proposing to change are either unnecessary, no longer feasible or provide better clarity in the application of the condition. Approximately three years ago my clients were pursuing approval for a preliminary plat on the subject property. During the final stages of that process we reviewed the conditions of the development agreement and found that certain conditions needed to be changed or removed. We determined to withdraw that plat application and pursue the needed amendments to the DA before pursuing another preliminary plat. I will review our proposed changes and the reasons for the changes. These DA amendments do not increase the number of lots allowed nor do they significantly alter the overall intent of the project under the development agreement.

Condition 1. We are proposing to delete that condition and replace it with the proposed language in Attachment A which contains the proposed modifications to the development agreement. The original applicant proposed that the individual wells in the

development would be constructed to community well standards. This condition was not something that the County Commissioners came up with but it was proposed by the applicant. The proposed requirement was included in the conditions in the development agreement. This condition creates an unnecessary burden on individual lot owners and is difficult to enforce. The subject property does not contain conditions that necessitate anything other than compliance with the applicable laws and regulations for well design and construction applicable to the property. It is our understanding that wells on the lots in the previous phases were not required to be constructed to community well standards. Wells were constructed by the homeowner's builder or well driller in accordance with individual well standards and regulations. There is no need to have this community well standard; therefore, we are proposing to modify Condition No. 1 so that it requires that the individual wells be constructed in accordance with applicable law and regulation. The language reads as follows (See Attachment A):

"Individual wells must meet the requirements of the Idaho Department of Water resources and applicable law and regulation."

Condition 10. This condition required that the development participate with the highway district in the improvement of Charleston Drive by paying 50% of the paving costs. Charleston Drive runs along western boundary of the development property and provides access to the adjacent county subdivision to the West. During the previous preliminary plat process we learned that the adjacent subdivision residents do not want Charleston Drive to be improved. We also learned in the previous preliminary plat process and confirmed again in this process that the highway district does not want to pave Charleston Drive. The District has other priorities for their resources. Additionally, the development plan for the property changed and Charleston Drive is no longer planned to be used as an access to the overall development on my client's property. The neighbors did not want additional traffic on Charleston Drive. Charleston Drive was not used or paved with the previous phases that have been developed. It is necessary to remove this condition because there is no longer a need or desire to pave Charleston Drive and the property owner cannot comply with the condition without the highway district's consent and participation and the district does not want to improve Charleston Drive. We are proposing to delete condition 10. See Attachment A.

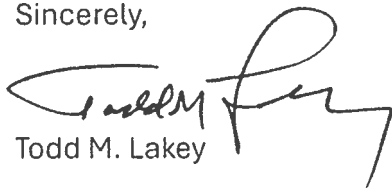
Condition 15. This is a rural development and open space is naturally being provided on each more rural residential type of parcel. The current condition noting the

utilization of clustering of lots is vague and very general. It is not clear which lots, what lot sizes are involved how the term clustering is applied. The intent here is to promote an open feel. The low density nature of the subdivision provides that open feel to a good extent. This clarification better fits with the intent of the project to help emphasize the open feel of the project. We are proposing to clarify condition 15 so that the clustering reference applies to the residential structures to bring them closer together or closer to the road and help provide even more of an open space feel to the project than exists with these larger rural lots. We are proposing to modify Condition 15 so it reads as follows (See Attachment A):

“The development shall utilize development tools and methods to cluster residential structures or bring them closer to roadways and emphasize open spaces in an effort to enhance the open spaces and open feel of the development.”

We appreciate your consideration of these proposed modifications to the development agreement that we feel are necessary and will remove unfeasible and unnecessary conditions and provide more clarity to the conditions in the agreement.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd M. Lakey', with a stylized, flowing script.

Todd M. Lakey

Attachment A

AMENDMENT

to

CANYON COUNTY / JR FARMS, LLP DEVELOPMENT AGREEMENT FARMS

This Amendment to the Development Agreement dated May 24th, 2003 is made and entered into this ____ day of _____, 2026, by and between Canyon County, Idaho, a political subdivision of the State of Idaho, hereinafter referred to as "County", J&R Farms, LLP, by and through its partners John C. Williamson and Roger Williamson, John C. and Eillen Williamson and Roger L. and Susan L. Williamson (Collectively J&R Farms) herein after referred to as ("Developer") and Bella Terra Group, LLC as successor to Developer, ("Successor Developer"). County, Developer and Successor Developer may be referred to herein individually as "Party" and collectively as "Parties".

WITNESSETH

WHEREAS, County and J&R Farms entered into their Development Agreement dated May 20th, 2023 ("DA");

WHEREAS, Successor Developer purchased a portion of the property subject to the DA to develop said property;

WHEREAS, Developer owns the Property noted in Exhibit A and Successor owns the property in Exhibit B;

WHEREAS, certain conditions of the DA are no longer applicable, desired or necessary and the Parties desire to amend their DA as set forth in this Amendment;

WHEREAS, the highway district and the neighbors have no desire or plan to improve and pave Charleston Drive; and

WHEREAS, current well drilling standards and requirements do not necessitate that individual wells be constructed to public well standards.

NOW THEREFORE, the Parties do hereby agree to the following terms and conditions amending the DA as set forth herein:

SECTION 1. The Parties agree to amend Exhibit B to the DA as follows:

a. Condition 1 is deleted in its entirety is replaced with the following:

1. "Individual wells must meet the requirements of the Idaho Department of Water resources and applicable law and regulation."

c. Condition 10 shall be deleted in its entirety.

d. Condition 15 shall be amended so that it reads as follows:

15. "The development shall utilize ~~clustering of lots~~ development tools and methods to cluster residential structures or bring them closer to roadways and emphasize open spaces in an effort to enhance the open spaces and open feel of the development."

SECTION 2. All other terms and conditions of the DA shall remain the same.

IN WITNESS WHEREOF, the Parties hereto hereunto set their hands.

BOARD OF CANYON COUNTY COMISSIONERS

ATTEST: _____

J&R FARMS

J&R Farms ALLP

BELLA TERRA GROUP, LLC



MANAGING PARTNER
C. HAROLD BINGHAM

STATE OF IDAHO)
) ss.
County of Canyon)

On this 24 day of February, 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared C. Harold Bingham and N/A, known or identified to me and the persons that executed the instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


NOTARY PUBLIC FOR IDAHO
Residing at Prosser
My Commission Expires: 7/19/2029



STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, 202__, before me, the undersigned, a Notary Public in and for said state, personally appeared _____ and _____, known or identified to me and the persons that executed the instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
Residing at _____
My Commission Expires: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



NEIGHBORHOOD MEETING SIGN UP SHEET CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 0/2250 Hoskins Rd., Caldwell	Parcel Number: R3242013, R39242, R33243010, R33261010, R33262, R3242013, R33242, R3324310, R33261010, R33262
City: Caldwell	State: ID ZIP Code: R33262
Notices Mailed Date: 12-16-25	Number of Acres: 230 +/- Current Zoning: CR-R
Description of the Request: DA Modification	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Todd Lakey		
Company Name: Lakey-Villegas Law		
Current address: 141 E. Carlton Ave.		
City: Meridian	State: ID	ZIP Code: 83642
Phone: [REDACTED]	Cell: 208-989-4252	Fax: [REDACTED]
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 12/30/25	MEETING LOCATION: Horedale Library	
MEETING START TIME: 6:00pm	MEETING END TIME: 7:00pm	
ATTENDEES: See Attached		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

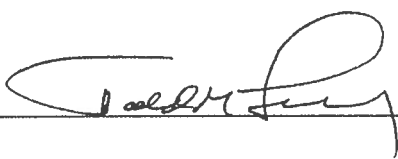
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Todd M. Lakey

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 2 / 21 / 26

Neighborhood meeting to amend the J&R Farms Development Agreement
6:00pm December 30, 2025

Person attending meeting	Address
JEFF HALL	21629 HOSKINS RD CALDWELL
Rod Hoskins	2409 Big Sky, Caldwell
BOB GREENWAD	22609 HANLEY DR
Patrick Williams	1980 East Abite La Caldwell 83607
James Taylor III	22518 Hoskins Rd, Caldwell 83607
Jim Taylor	" "
Frank + Christina Marcos	16349 Brunello Court. Caldwell, ID 83607
Jess Mickelson	16345 Charleston Dr. Caldwell
Jim + Mary Rucker	22600 Hanley Dr. - Wilder
MIKE + NANCY McHUGH	15265 KINLOCH
Dave Bagg	21676 Peor Ln
NICK OWEN	21751 HOSKINS RD
Reid Kall	16085 Charleston Dr
Scott Immensen	16325 Charleston
TIM STANDENFORD	17008 GOOSE LN, CALDWELL
NORMA STANDENFORD	17008 GOOSE LN, CALDWELL
Linda Jones	21964 Hoskins Rd.
Sandy Ray	21918 Hoskins Rd
Joe Preshar	21324 Hoskins Rd
Ulysses Moni	16346 Brunello Ct.
Steve Powers	16368 Brunello Ct.

Neighborhood meeting to amend the J&R Farms Development Agreement
6:00pm December 30, 2025

[illegible]

Notice of Neighborhood Meeting

Pre-application Meeting – Prior to Submitting an Application to Canyon County

December 16, 2025

Dear Neighbor,

We are in the process of preparing an application to Canyon County Development Services to amend the J&R Farms Development Agreement approved in 2003 and recorded as Instrument No. 200330111 in the Canyon County Recorder's Office. The application will be to modify three of the conditions in the development agreement. One of the requirements necessary, prior to submission of the request to amend the development agreement, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application (Canyon County Zoning Ordinance § 07-01-15). This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you as we move through the land use application process with the county.

This neighborhood meeting is not a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via mail. The notice will also appear in a newspaper publication and a sign will be displayed on the subject property notifying the public of a county land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: December 30, 2025

Time: 6:00 p.m.

Location: Homedale City Library - 121 W Owyhee Ave, Homedale, ID 83628.

Property description: The property is located North of Hoskins Road and East of Charleston Dr. The Applicants are the Bella Terra Group and J&R Farms who own parcels 33242013 0, 33242000 0, 33243010 0, 33261010 0 and 33262000 0. Please see the attached Maps.

The project is summarized below:

The conditions in the development agreement require that the landowners and the highway district pave Charleston Drive. When we applied for preliminary plat a couple years ago we learned that no one, including the highway district, wants to pave Charleston Dr. We are

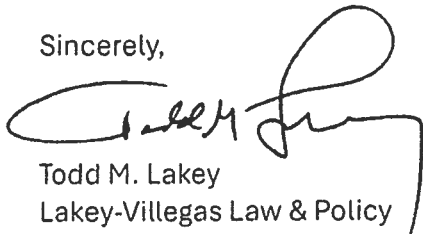
proposing to remove that condition. The development agreement requires that individual wells be constructed to public well standards. We are also proposing to amend the language for individual wells to so they comply with current private well construction standards like all private wells in the area. Lastly, we are modifying the condition related to clustering lots to clarify that it relates to bringing homes closer to roadways to promote open space.

Proposed access: The Subject Property has accesses and frontage on Hoskins Rd.

Total acreage: The Bella Terra Group and JR Farms own approximately 231 acres +/- under the development agreement.

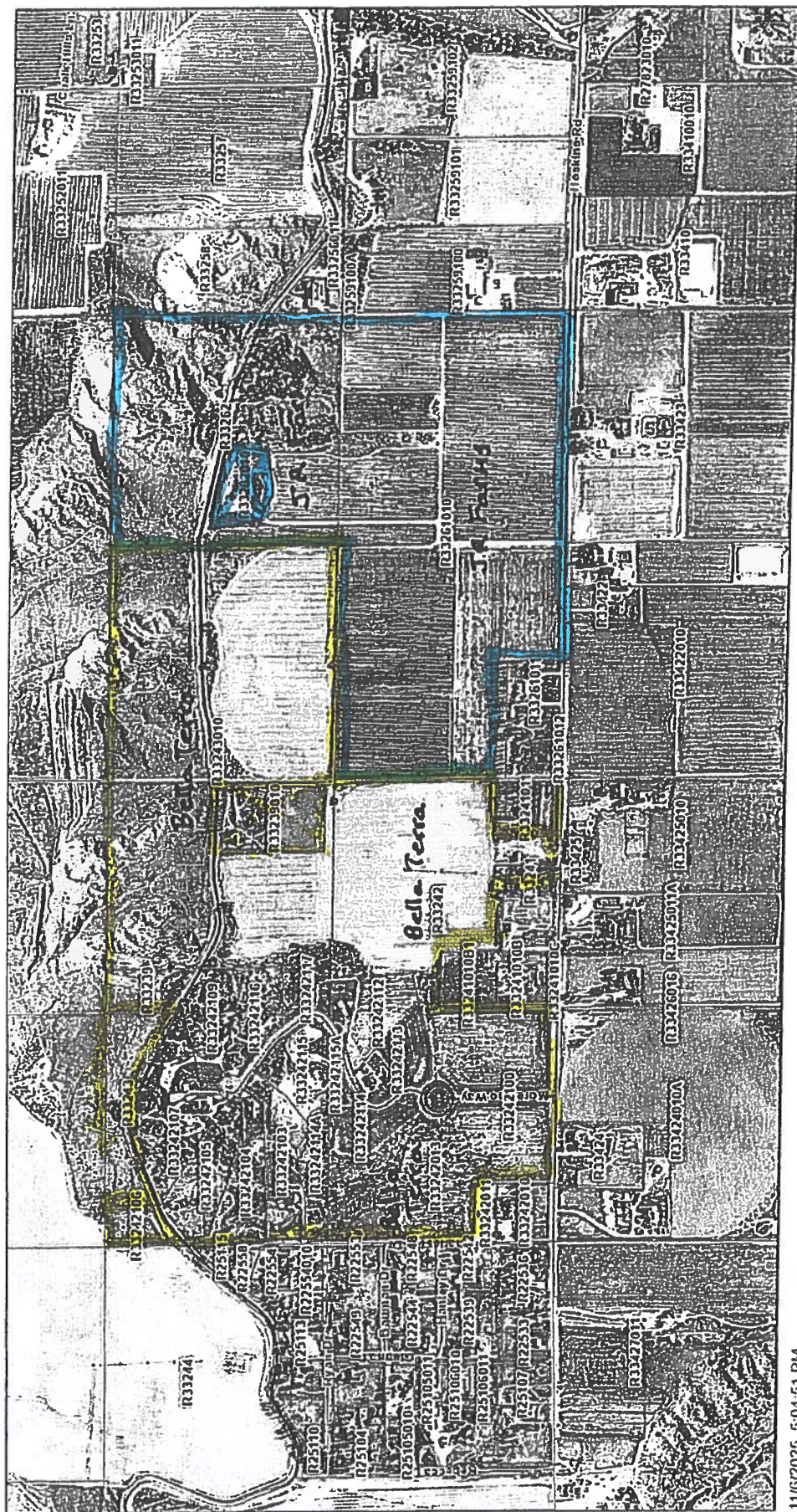
We look forward to our neighborhood meeting and the opportunity to communicate with our neighbors that are interested in our application. During our meeting, we will strive to answer any questions you may have. Please note, the county does not currently have any information on our project as we have not submitted an application. Also, the county advises that you not call them regarding this meeting or our application because this meeting is a PRE-APPLICATION requirement and we have not submitted an application to the county at this point. Feel free to contact me at [REDACTED] if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd M. Lakey', with a stylized flourish extending from the bottom right.

Todd M. Lakey
Lakey-Villegas Law & Policy

Canyon County Assessor



11/05/2025, 5:04:51 PM

Imagery 2025

Blue: Band_3

Red: Band_1

Green: Band_2

Taxparcels

Canyon County Roads

County

— Canyon County Roads

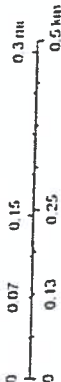
Sections-Adjusted for Assessment

County

BELLA TERRA

JR FARMS

1:9,028





AGENCY ACKNOWLEDGMENT

Date: 11-7-25

Applicant: Rella Terra

Parcel Number: R33242013, R33242, R33243010, R33262, R33261010

Site Address: R33242013, R33242, R33243010, R33261010, R33262

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 11/17/25

Signed: Mitch Kers

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Marsing Fire District

☒ Applicant submitted/met for informal review.

Date: 11-26-25

Signed: Jermy Manger

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☒ Applicant submitted/met for informal review.

Date: 11/24/25

Signed: Bob Watkins

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Golden Gate Highway #3

☒ Applicant submitted/met for informal review.

Date: 12/15/25

Signed: Mike Case

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____

Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

9701659

WARRANTY DEED

* * * * *

FOR VALUE RECEIVED, JOHN C. WILLIAMSON and EILEEN WILLIAMSON, Husband and Wife, and ROGER L. WILLIAMSON and SUSAN L. WILLIAMSON, Husband and Wife, the Grantors, do hereby grant, bargain, sell and convey unto J & R FARMS, LLP, a partnership, the Grantee, whose current address is 19483 Apricot Lane, Caldwell, Idaho, 83605, the following-described real property located in Canyon County, Idaho, to-wit:

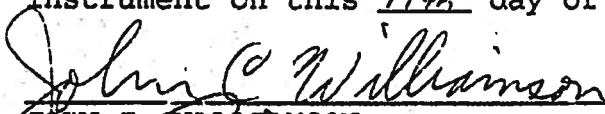
The Southwest Quarter of the Southwest Quarter; and the Southeast Quarter of the Southwest Quarter, Section 9, Township 3 North and Range 4 West.

SUBJECT TO taxes and assessments for the year 1996 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

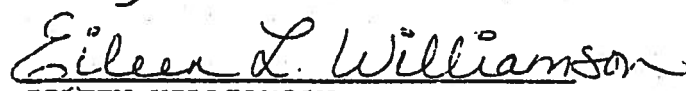
This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantors covenant to the Grantees that they are the owners in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that they will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 14th day of JANUARY, 1997.


JOHN C. WILLIAMSON


ROGER L. WILLIAMSON


EILEEN WILLIAMSON


SUSAN L. WILLIAMSON

STATE OF IDAHO)
) ss:
County of Canyon)

On this 14th day of JANUARY, 1997, before me, a Notary Public for Idaho, personally appeared JOHN C. WILLIAMSON and EILEEN WILLIAMSON, Husband and Wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

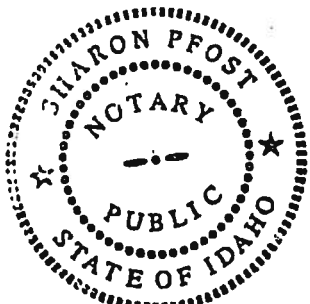


Sharon P. Post
Notary Public for Idaho
Residing at Caldwell, Idaho
My Commission Expires: 4-3-98

STATE OF IDAHO)
) ss:
County of Canyon)

On this 14th day of JANUARY, 1997, before me, a Notary Public for Idaho, personally appeared ROGER L. WILLIAMSON and SUSAN L. WILLIAMSON, Husband and Wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



WARRANTY DEED - 2

Sharon P. Post
Notary Public for Idaho
Residing at Caldwell, Idaho
My Commission Expires: 4-3-98

RECORDED
97 JUN 16 PM 3 21
CANYON CHIEF RECORDER
by Jacki D. Dyer
REQUESTED BY Roger L. Williamson
TYPE Deed FEE 6.00

9701659

9701661

WARRANTY DEED

* * * * *

FOR VALUE RECEIVED, JOHN C. WILLIAMSON and EILEEN WILLIAMSON, Husband and Wife, and ROGER L. WILLIAMSON and SUSAN L. WILLIAMSON, Husband and Wife, the Grantors, do hereby grant, bargain, sell and convey unto J & R FARMS, LLP, a partnership, the Grantee, whose current address is 19483 Apricot Lane, Caldwell, Idaho, 83605, the following-described real property located in Canyon County, Idaho, to-wit:

The Northwest Quarter of the Southwest Quarter in Section 9, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

AND

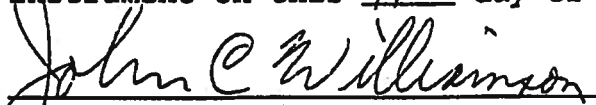
The Northeast Quarter of the Southwest Quarter in Section 9, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

SUBJECT TO taxes and assessments for the year 1996 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantors covenant to the Grantees that they are the owners in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that they will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 14th day of JANUARY, 1997.


JOHN C. WILLIAMSON

ROGER L. WILLIAMSON


EILEEN WILLIAMSON

SUSAN L. WILLIAMSON

STATE OF IDAHO)
) ss:
County of Canyon)

On this 14th day of JANUARY, 1997, before me, a Notary Public for Idaho, personally appeared JOHN C. WILLIAMSON and EILEEN WILLIAMSON, Husband and Wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

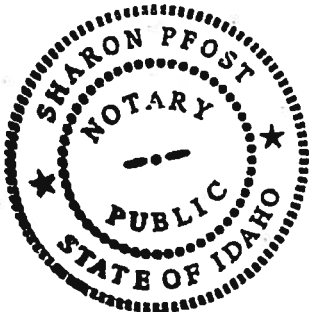


Sharon P. Post
Notary Public for Idaho
Residing at Caldwell, Idaho
My Commission Expires: 4-3-98

STATE OF IDAHO)
) ss:
County of Canyon)

On this 14th day of JANUARY, 1997, before me, a Notary Public for Idaho, personally appeared ROGER L. WILLIAMSON and SUSAN L. WILLIAMSON, Husband and Wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Sharon P. Post
Notary Public for Idaho
Residing at Caldwell, Idaho
My Commission Expires: 4-3-98

WARRANTY DEED - 2

RECORDED
97 JUN 16 PM 3 22
CANYON COUNTY RECORDER
REQUEST Roger Williamson
TYPE Warranty Deed FEE 6.00

9701661

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, J&R Farms, LLP, an Idaho limited liability partnership whose address is 19694 Williamson Lane, Caldwell, ID 83605, Grantor, does hereby grant, bargain, sell and convey to J & R Farms, LLLP, an Idaho limited liability limited partnership, whose address is 19694 Williamson Lane, Caldwell, ID 83605, Grantees, all that real property located in Canyon County, State of Idaho, hereinafter Property, more particularly described as:

^{RLW}
~~The Northwest Quarter of the Southwest Quarter in Section 9, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.~~

AND

The Northeast Quarter of the Southwest Quarter in Section 9, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

DATED this 11 day of January, 2013.

J & R Farms, LLP, an Idaho limited liability partnership

By:

John C. Williamson
John C. Williamson, General Partner

STATE OF IDAHO)
) ss.
COUNTY OF CANYON)

On this 11 day of January, 2013, before me, the undersigned, a Notary Public in and for the State of Idaho, personally John C. Williamson known or identified to me to be one of the partners of J & R Farms, LLP, and the person whose name is subscribed to this instrument. He acknowledged that he was authorized to and did execute the same on behalf of the limited liability partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Catherine A. Kent
NOTARY PUBLIC FOR THE STATE OF IDAHO
Residing at: Caldwell, Idaho
My Commission expires: 7/8/2015

2013-001708
RECORDED
01/11/2013 02:02 PM

00019881201300017080010016
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#1 RECORD1 \$10.00
DEED
WILLIAMSON, ROGER



0006617624

**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 #: 0006617624

Date Filed: 1/19/2026 8:13:28 AM

Entity Name and Mailing Address:

Entity Name: BELLA TERRA GROUP, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000308479
Address: 6132 W STADIUM CT
EAGLE, ID 83616

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: W99716

The registered agent on record is:

Registered Agent: Harold Bingham
Registered Agent
Physical Address
6132 W STADIUM CT
EAGLE, ID 83616
Mailing Address
6132 W STADIUM CT
EAGLE, ID 83616

Limited Liability Company Managers and Members

Name	Title	Business Address
Harold Bingham	Member	6132 W STADIUM CT EAGLE, ID 83616

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

Job Title: Managing Partner

C. Harold Bingham

Sign Here

01/19/2026

Date

INSTRUMENT NO. 2011004100



Pioneer Title Co.

GOING BEYOND

610 South Kimball Avenue/ Caldwell, Idaho 83605

201100120

SPECIAL WARRANTY DEED

(For Lender Owned Foreclosures Only)

FOR THE consideration of ten dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Sterling Savings Bank** GRANTOR conveys and specially warrants to **Bella Terra Group, LLC** GRANTEE, whose address is, *A* (his, her, its) successors and assigns forever the following described real property: *24379 Sweetwater Rd., Wilder, ID 83676*

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO taxes and assessments for the current year and all subsequent years, together with any and all existing easements, rights of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

THIS CONVEYANCE shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

THE GRANTOR covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant defend the same from all lawful claims of or through Grantor, but none other.

Dated: January 26, 2011

REQUEST
TYPE *Deed* FEE *10.00*
PIONEER-CALDWELL

2011 JAN 28 PM 4 33
CANCELED
EV
MUR

RECORDED

2011004100

Sterling Savings Bank

Jason E. Delp, AVP

JASON E. DELP, A.V.P.

State of Washington

SS.

County of Spokane

On this 26th day of January, 2011, before me, the undersigned, a Notary Public, in and for said State, personally appeared Jason E Delp, A known and/or identified to me on the basis of satisfactory evidence, to be the AVP of the Corporation that executed the within instrument or the person who executed the instrument on behalf of said Corporation and acknowledged to me that such Corporation executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

Samantha L. Auston

Notary Public

Residing at: Spokane

Commission Expires: May 15, 2012



RECORDER SCAN

EXHIBIT A

This parcel is a portion of the Southwest Quarter of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southeast Quarter, the Southeast Quarter of the Southeast Quarter of Section 8, Township 3 North, Range 4 West and all of the Northwest Quarter of the Southwest Quarter of Section 9, Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 8; thence along the West boundary of said Southwest Quarter of the Southeast Quarter,

North 00° 25' 02" East, 460.60 feet to the Northwest corner of a parcel described in Instrument No. 9930113 on file in the Office of the Recorder, Canyon County, said point being the POINT OF BEGINNING; thence continuing along said West boundary; thence

North 00° 25' 02" East, 852.32 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 8; thence along the West boundary of said Northwest Quarter of the Southeast Quarter,

North 00° 24' 40" East, 1312.82 feet to the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence along the North boundary of said Northwest Quarter of the Southeast Quarter,

South 89° 14' 06" East, 210.61 feet to the Northwest corner of a parcel described in Instrument No. 965973 on file in the Office of the Recorder, Canyon County; thence along the boundary of said Instrument No. 965973 as follows,

South 00° 24' 47" West, 310.79 feet (of record 310.79 feet); thence

North 68° 09' 55" East, 446.46 feet; thence

North 84° 13' 00" East, 68.22 feet; thence

South 78° 39' 08" East, 85.68 feet; thence

South 67° 52' 01" East, 229.14 feet; thence

South 61° 14' 20" East, 381.64 feet to a point on the West boundary of the Northwest Quarter of the Southeast Quarter; thence

South 61° 14' 20" East, 280.75 feet; thence

North 00° 24' 52" East, 541.74 feet (of record 542.41 feet) to the Northeast corner of said Instrument No. 965973, said point also being on the North boundary of the Northeast Quarter of the Southeast Quarter of said Section 8; thence along said North boundary

South 89° 16' 08" East, 1,081.05 feet to the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 9; thence along the North boundary of said Northwest Quarter of the Southwest Quarter,

South 89° 02' 58" East, 1,329.14 feet to the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence along the East boundary of said Northwest Quarter of the Southwest Quarter,

South 00° 36' 17" West, 1,320.97 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence along the South boundary of said Northwest Quarter of the Southwest Quarter,

North 89° 12' 15" West, 1335.92 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 8; thence along the East boundary of said Southeast Quarter of the Southeast Quarter,

South 00° 55' 44" West, 944.09 feet to the Northeast corner of a parcel described in Instrument No. 200321754, on file in the Office of the Recorder, Canyon County; thence along said Instrument No. 200321754 as follows,

North 88° 48' 44" West, 329.17 feet (of record 329.22 feet); thence

South 00° 51' 40" West, 339.61 feet (of record 339.62 feet); thence

South 88° 45' 47" East, 328.77 feet to the Southeast corner of said Instrument No. 200321754, said point also being on the East boundary of the Southeast Quarter of the Southeast Quarter of said Section 8; thence along said East boundary,

South 00° 55' 44" West, 40.00 feet to the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence along the South boundary of said Southeast Quarter of the Southeast Quarter,

North 88° 45' 47" West, 657.48 feet to a found 5/8 inch diameter rebar; thence

North 00° 47' 55" East, 40.00 feet to the Southwest corner of a parcel described in Instrument No. 200132157 on file in the Office of the Recorder, Canyon County; thence along said Instrument No. 200132157 as follows,

South 88° 45' 47" East, 159.06 feet (of record 159.00 feet); thence

North 00° 47' 32" East, 266.81 to a point on the projected North boundary of said Instrument No. 200132157; thence along said projected North boundary,

North 88° 45' 22" West, 159.03 feet to the Northwest corner of said Instrument No. 200132157, said point also being on the West boundary of a parcel described in Instrument No. 200210037; thence along the East boundary of said Instrument No. 200210037,

North 00° 47' 55" East, 23.53 feet to the Northeast corner of said Instrument No. 200210037; thence along the North boundary of said Instrument No. 200210037,

North 88° 49' 01" West, 329.10 feet (of record 329.11 feet) to the Northwest corner of said Instrument No. 200210037, said point also being on the East boundary of a parcel described in Instrument No. 9701658 on file in the Office of the Recorder, Canyon County; thence along said Instrument No. 9701658 as follows,

North 00° 43' 42" East, 352.93 feet; thence

North 88° 48' 59" West, 328.88 feet (of record 329.49 feet) to the Northwest corner of said Instrument No. 9701658 said point also being on the West boundary of the Southeast Quarter of the Southeast Quarter of said Section 8; thence along the West boundary of said Southeast Quarter of the Southeast Quarter,

RECORDED

South 00° 36' 42" West, 682.61 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 8, said point marked with a brass cap monument; thence along the South boundary of said Southwest Quarter of the Southeast Quarter,

North 88° 44' 59" West, 987.45 feet to the Southeast corner of a parcel described in Instrument No. 200530108; thence along the East boundary of said Instrument No. 200530108 and Instrument No. 9930113,

North 00° 29' 00" East, 460.94 feet to the Northeast corner of said Instrument No. 9930113; thence along the North boundary of said Instrument No. 9930113,

North 88° 48' 39" West, 329.23 feet (of record 329.49 feet) to the POINT OF BEGINNING.

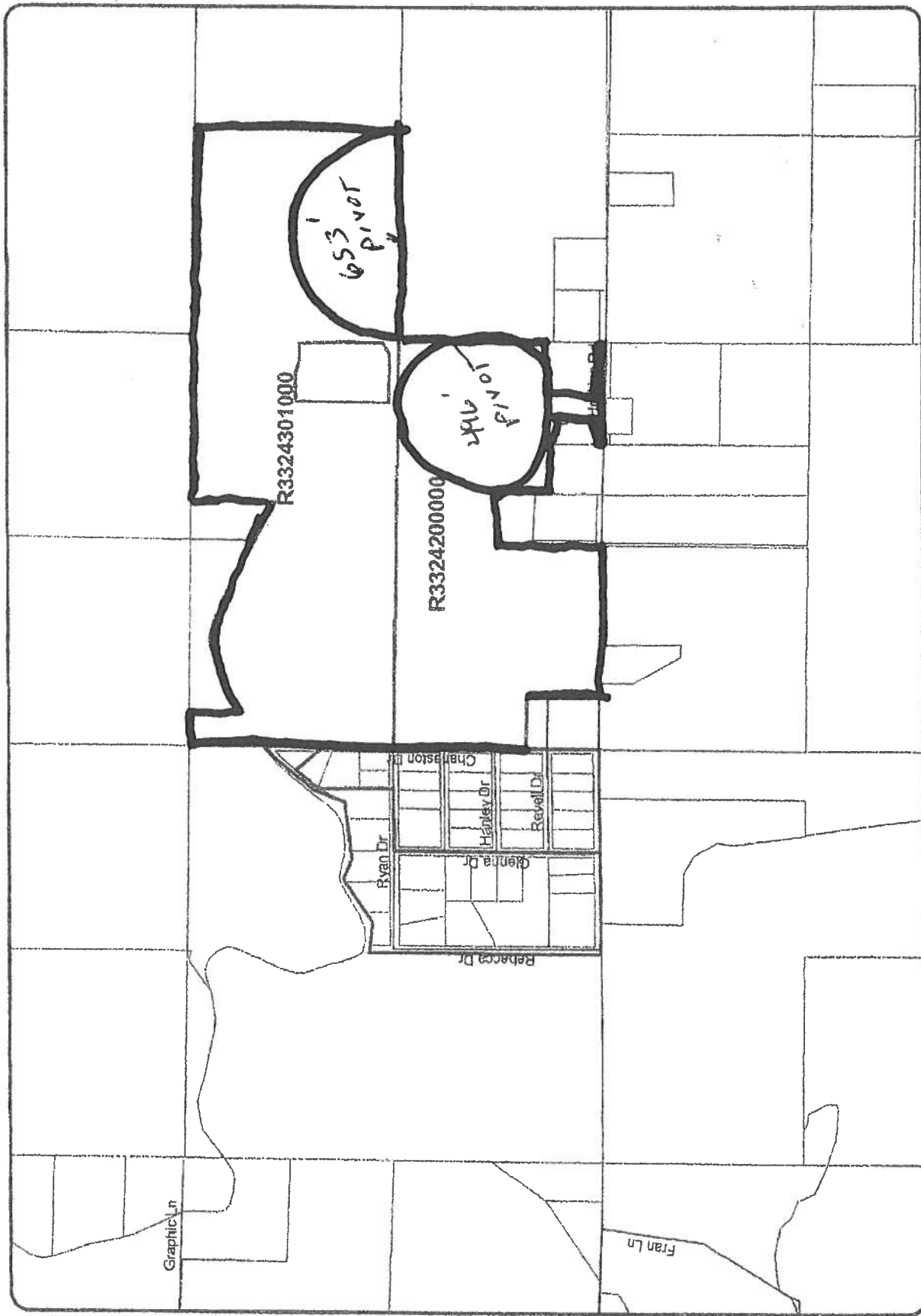
EXCEPTING THEREFROM The following parcel described in Instrument No. 200347893.

This parcel is situated in a portion of the Northeast Quarter of the Southeast Quarter of Section 8, Township 3 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 Southeast Quarter; thence along the East boundary of said Northeast Quarter of the Southeast Quarter,

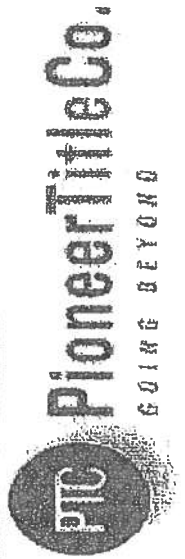
North 00° 53' 56" East, 115.17 feet; thence
South 57° 38' 20" West, 33.91 feet to the POINT OF BEGINNING; thence
South 57° 38' 20" West, 82.78 feet; thence
North 88° 45' 24" West, 311.25 feet; thence
North 00° 54' 50" East, 599.57 feet; thence
South 88° 45' 24" East, 96.63 feet; thence
North 88° 44' 14" East, 67.07 feet; thence
South 76° 35' 21" East, 97.52 feet; thence
South 89° 01' 42" East, 108.26 feet; thence
South 01° 52' 31" East, 287.13 feet; thence
South 01° 03' 35" West, 249.93 feet to the POINT OF BEGINNING.

RECORDED



This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only. It is not guaranteed survey accuracy.

This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, Inc. are not liable for errors or omissions resulting from the use of this product for any purpose.



SUBJECT TO COUNTER OFFER

BELLA TERRA GROUP, LLC.

PURCHASE OF PROPERTY

WHEREAS, the Managers deem it desirable and in the best interests of this limited liability company to acquire that certain property located at 171 acres @ TBD Hoskins Road (Parcel #R3324301000 and #R3324200000), in the City of Caldwell and County of Canyon, State of Idaho;

NOW, THEREFORE, BE IT RESOLVED, that this limited liability company acquire the Property [for such price and upon such terms and conditions as the Members [or President and/or Chief Financial Officer] of this limited liability company may, in their discretion, deem advisable] for a price of approximately \$ \$425,000.00 plus closing costs.

RESOLVED FURTHER, that the Members [or President and/or Chief Financial Officer] are hereby authorized, directed and empowered to execute, for and on behalf of this limited liability company and in its name, any and all documents required in connection with the purchase of the Property, including but not limited to purchase agreements and escrow documents.

AUTHORIZED MEMBERS FOR BELLA TERRA GROUP, LLC.

LAURIE BINGHAM, PRESIDENT

MARK DUNHAM, SECRETARY/TREASURER

AUTHORIZED BY:

Heather Dunham
HEATHER DUNHAM

Norma Standorf
NORMA STANDERFORD

Tim Standorf
TIM STANDERFORD

Harold Bingham
HAROLD BINGHAM

Mike McIntight
MIKE MCINTIGHT

Nancy McIntight
NANCY MCINTIGHT

Jerry Holloway
JERRY HOLLOWAY

Cheri L Holloway
Cheri L Holloway

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: 87613

Date: 2/24/2026

Date Created: 2/24/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Harold Bingham

Comments:

Site Address: 0 HOSKINS RD, Caldwell ID 83607 / Parcel Number: 33242013 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Development Agreement Modification	DA2026-0001	\$500.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	DA2026-0001	\$50.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	DA2026-0001	\$600.00	\$0.00	\$0.00

Sub Total: \$1,150.00

Sales Tax: \$0.00

Total Charges: \$1,150.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	192424630	\$1,150.00

Total Payments: \$1,150.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: Jalmeida