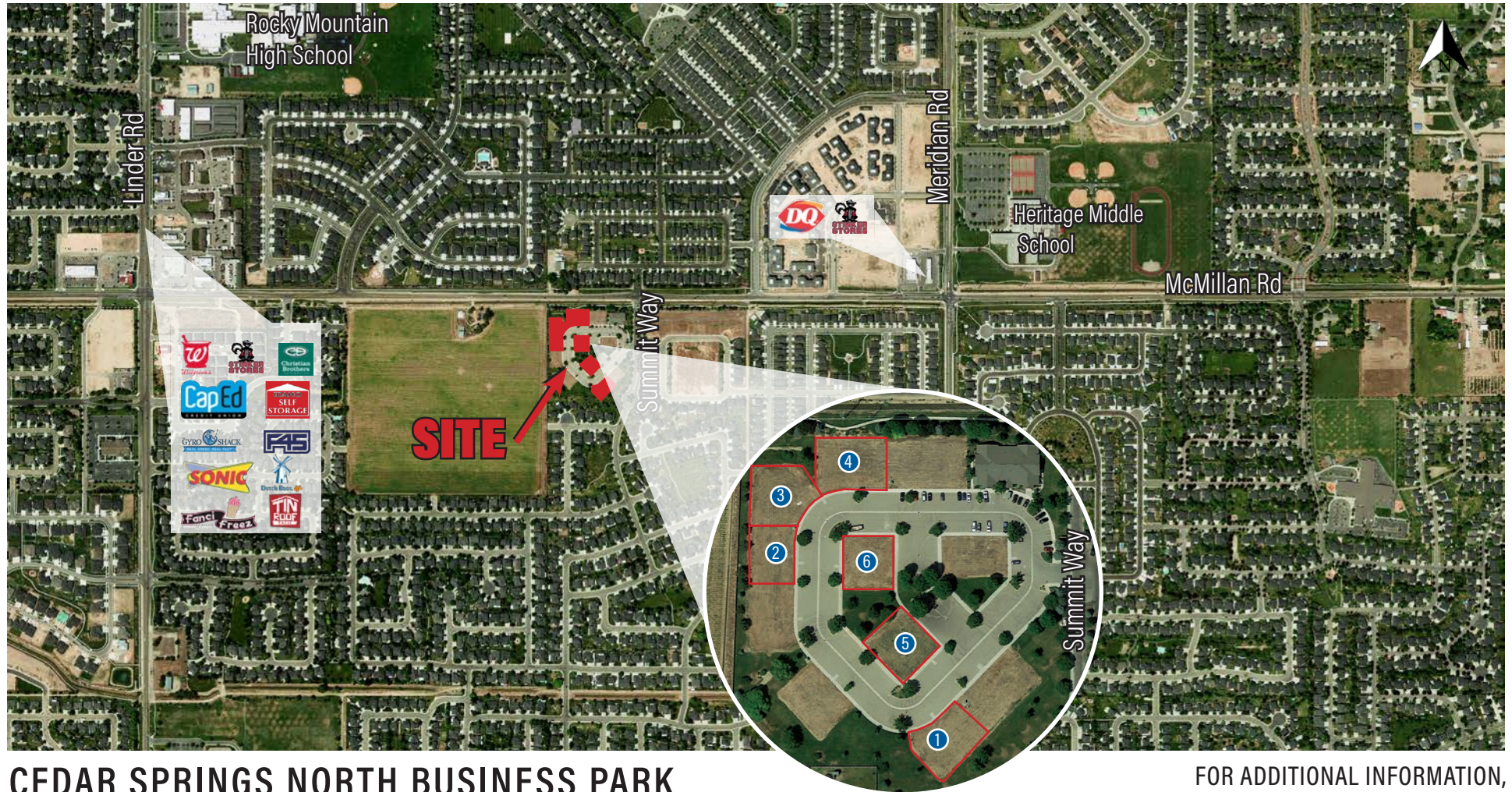


OFFICE LOTS



CEDAR SPRINGS NORTH BUSINESS PARK

- 6 office lots available
- Available in bulk or individually
- Zoned L-0 (City of Meridian)
- Located off of McMillan Road, between Linder Road & Meridian Road

FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:
Ryan Cantlon
Land Brokerage
(208) 867-3751
ryan@icbre.com

OFFERING DETAILS

CEDAR SPRINGS NORTH BUSINESS PARK

MERIDIAN, IDAHO



Bulk Asking Price \$650,000.00

Individual Lot Pricing See Table Below

Lot Size 0.22 - 0.33 SF

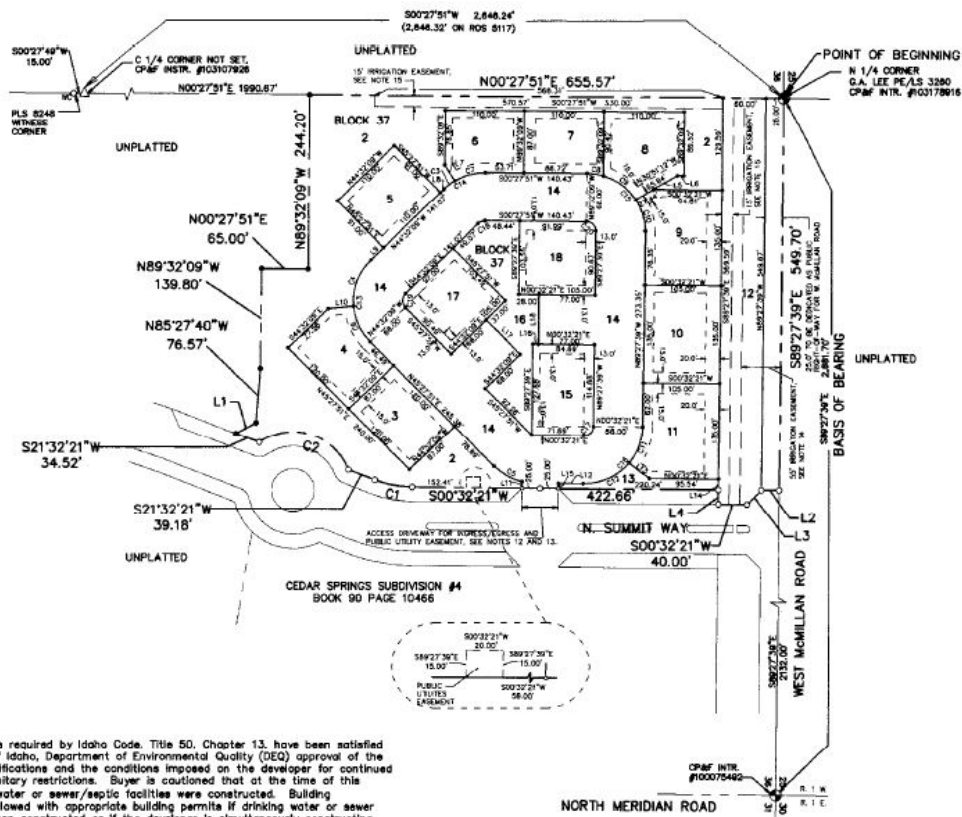
Zoning L-0 (Limited Office District - City of Meridian)

- Ready for construction office lots surrounded by residential.
- Amenities include sewer, water, gas, power and pressurized irrigation.
- Lots available to purchase individually or at a discounted bulk rate for all six lots.
- Contact listing agent for further details.

Key #	Parcel #	Address	Acres	SQ. FT.	Lot	Block	Zoning	Max Building Size	Price
1	R1333210030	4623 N Summit Way	0.249	10,846.44	4	37	L-0	6,423	\$130,157.28
2	R1333210060	4723 N Summit Way	0.22	9,583.20	7	37	L-0	5,400	\$114,998.40
3	R1333210070	4735 N Summit Way	0.262	11,412.72	8	37	L-0	7,146	\$136,952.04
4	R1333210080	4747 N Summit Way	0.33	14,374.80	9	37	L-0	8,371	\$172,497.60
5	R1333210160	4645 N Summit Way	0.249	10,846.44	17	37	L-0	6,354	\$130,157.28
6	R1333210170	4759 N Summit Way	0.249	10,846.44	18	37	L-0	6,354	\$130,157.28

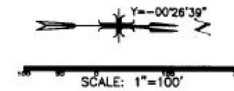
PLAT MAP

PLAT SHOWING CEDAR SPRINGS SUBDIVISION NO. 5 A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 36 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN MERIDIAN, ADA COUNTY, IDAHO 2004



LEGEND

- Found Brass Cap Monument
- Found 5/8" Iron Pin, G.A. LEE PE/LS 3280 unless otherwise noted
- Found 1/2" Iron Pin, G.A. LEE PE/LS 3280 unless otherwise noted
- Found Witness Corner, 5/8" Iron Pin
- Calculated Point - Nothing Set
- Set 5/8" x 30" Iron Pin with Plastic Cap, G.A. LEE PE/LS 3280
- Set 1/2" x 24" Iron Pin with Plastic Cap, G.A. LEE PE/LS 3280
- Boundary Line
- Lot Line
- Easement as described and dimensioned as shown.
- Building Pad Footcote
- Front: 13'
Back: 10'
Sides: 10'
Unless Noted Otherwise



BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY WAS ESTABLISHED BY G.P.S., PROJECTED TO THE IDAHO WEST ZONE COORDINATE SYSTEM, NAD83 DATUM AND REFERENCED TO THE IDAHO H.A.R.N. SURVEY (1992 ADJUSTMENT). ALL BEARING SHOWN ARE ON GRID AZIMUTH. THE CONVERGENCE ANGLE OF -00°26'39" WAS CALCULATED AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, SHOWN ON THE NORTH LINE OF SECTION 36 BETWEEN THE N 1/4 CORNER AND THE NE CORNER AS S89°27'39"E.

ALL DISTANCES SHOWN ARE AT GROUND VALUES.

NOTE:
SEE SHEET 2 FOR CURVE AND LINE TABLES

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied based on the State of Idaho, Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.



DEVELOPER:
HOWELL-MURDOCH DEVELOPMENT CORP.
4822 N. ROSEPOINTE WAY, SUITE C
BOISE, IDAHO 83713

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho