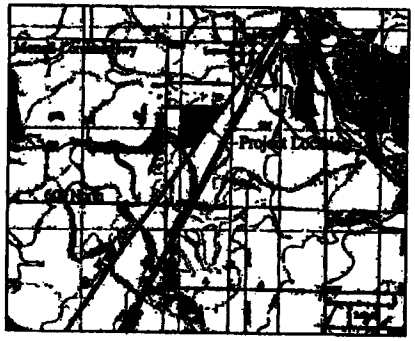
LONG ISLAND BUSINESS PARK

DIVISION NO. 1

JEFFERSON COUNTY, IDAHO

LOCATED IN THE W 1/2 OF SECTION 33, T5N R39E, B.M.



VICINITY MAP
(No Scale)

BOUNDARY DESCRIPTION

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 5 North, Range 39 East of the Boise Meridian, Section 33, More Particularly Described as Follows: Beginning at the Southwest Corner of Section 33, Township 5 North, Range 39 East, B.M.

Thence N00°05'05"E along the West line of Section 33 for a Distance of 2642.26 Feet to the True Point of Beginning,
Thence N00°05'05"E along said West line for a Distance of 97.00 Feet;
Thence S77°48'06"E for a Distance of 170.60 Feet;
Thence S56°44'09"E for a Distance of 140.66 Feet;
Thence S89°23'05"E for a Distance of 286.60 Feet;
Thence N00°05'05"E for a Distance of 990.10 Feet;
Thence N89°09'09"W for a Distance of 576.51 Feet to the West line of Section 33;
Thence N00°05'11"E along said line for a Distance of 50.00 Feet;
Thence S89°09'09"E for a Distance of 1015.95 Feet to the Westerly Right-of-Way line of State Highway 26;
Thence S56°25'56"W along said Right-of-Way for a Distance of 1306.57 Feet;
Thence N89°09'09"W for a Distance of 412.80 Feet;
Thence N59°21'32"W for a Distance of 190.48 Feet;
Thence N56°47'17"W for a Distance of 195.22 Feet;
Thence N76°36'22"W for a Distance of 142.17 Feet to the True Point of Beginning, Containing 25.73 Acres More or Less.

HEALTH DEPARTMENT CERTIFICATE

I Hereby Certify that the Sanitary Restrictions Required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary Restrictions may be re-imposed in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a Certificate of Disapproval. All Lots will be served by Enhanced Septic Systems.

EHS NO. 242 — Raymond Keating REHS — 5/02/05
EHS No. 242 — Date

SURVEYOR'S CERTIFICATE

I, Kevin L. Thompson, a Registered Professional Land Surveyor in the State of Idaho, do Hereby Certify that the survey of this subdivision, designated as the LONG ISLAND BUSINESS PARK, Division No. 1, Located in Jefferson County, Idaho, was made by me or under my direction, and that said subdivision is Truly and Correctly Staked as Required by Law and in Accordance with the Accompanying Plat.

10563 — 9-30-05
P.L.S. License No. 10563 — Date

EXAMINING SURVEYOR'S CERTIFICATE

I Hereby Certify that I have Examined this Subdivision Plat and find it to be Correct and Acceptable as Required in Section 50-1305 of the Idaho State Code.

Dennis L. Jones — 10-27-05
Dennis L. Jones — P.L.S. License No. 709 — Date

NOTE:

Be it understood that by reason of, the land designated as Long Island Business Park, LLC, and the individual lots thereon, hereinafter referred to collectively as 'the development', being intended for the purpose of commercial development and hosting by means intended the use of private well and septic, the following restrictions, prohibitions, and limitations, shall be adopted and recorded by law and in conjunction with the final plat of said business park, to be in force upon the land perpetually or until such time as means of waste water treatment and water supply shall be provided or proposed for development by some local municipality or entity with interest such that all requirements by law for environmental concerns shall be found to be satisfactory by whatsoever municipality has jurisdiction in said matters.

1. Water supply will be provided by individual wells. ANY business requiring the need for more than 2500 gallons per day shall NOT be permitted, and thus is restricted within the development.
2. Enhanced treatment septic system shall be required.
3. The following shall be prohibited within the development: Chemical Storage, Car Washes, Restaurants and Cafes, Taverns and/or Lounges, Laundries, Hair Salons, Film Processing Centers, Doughnut Stores, or any business which produces an amount of waste water which cannot be safely treated and doesn't fall under the Non Domestic Wastewater Guidelines, within the lot or lots that the business may be built upon or waste water which chemicals are known to be hazardous by nature.

Snow removed from each lot shall stay on that lot and the topography or grade on any lot shall not be altered as drainage water will or could run on any other lot or in the Subdivision Roads.

PUBLIC UTILITY EASEMENT NOTE

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements Identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified hereto, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

TREASURER'S AND ASSESSOR'S CERTIFICATE

We, the Undersigned County Treasurer and County Assessor in and for the County of Jefferson, State of Idaho, having reviewed this Plat as per the Requirements of Idaho Code 50-1308, do Hereby Certify that all County taxes for the Property shown and described on this Plat as being subdivided, are Current.

John Rivera, Jefferson County Treasurer — DeAnn Madsen, Jefferson County Assessor — 11-1-05
Deputy — Parcel Number — Date

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That I the undersigned, am the Owner of the Tract of Land Included within the Boundary Description Shown Hereon and have caused the same to be Platted into Blocks, Lots, and Streets to be hereafter known as the LONG ISLAND BUSINESS PARK, Division No. 1, Jefferson County, Idaho and I do hereby dedicate to the Public all streets and Right-of-Ways as shown hereon. The Easements shown hereon are not dedicated to the public but the right to use said Easements are hereby perpetually reserved for Public Utilities, roadway slopes, drainage, or for any other use designated on the Plat. I also Certify that the Lots Shown on this Plat will be Served by Individual Wells.

In Witness Whereof the Undersigned Have Duly Signed this Certificate this 1st Day of November, 2005.

Long Island Business Park LLC

Jamale Magure - Managing Member

ACKNOWLEDGMENT

State of Idaho)
) SS.
County of Jefferson)

On this 1st Day of November, 2005 before me Lynda Hurlet the Undersigned, a Notary Public in and for Idaho, personally Appeared Jamale Magure, Known or Identified to me to be a managing member in the limited liability company of Long Island Business Park, and the person who executed said company to the Attached Owner's Dedication and acknowledge to me that he executed the same. IN WITNESS WHEREOF: I have hereby set my hand and affixed my official seal the day and year first above written.

SEAL — NOTARY PUBLIC — STATE OF IDAHO

Notary Public Lynda Hurlet
My Commission Expires on: 3-18-2011

WATER RIGHTS STATEMENT

Water rights and assessment obligations are not appurtenant to the lands included within this plat.

SURVEYOR	LAND DEVELOPER
Kevin L. Thompson, P.L.S.	Jamale Magure
154 East Main Street	P.O. Box 506
Rigby, ID. 83442	Rigby, ID. 83442
(208) 745-0771	(208) 589-5783

RECORDER'S CERTIFICATE

I Hereby Certify that the Foregoing Plat of the LONG ISLAND BUSINESS PARK, Division No. 1, Located in Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson County on this 11th Day of November, 2005, at 2:00 P.M.

Instrument Number: 344340
Jefferson County Recorder: Christie Beutler

COUNTY APPROVAL

The Foregoing Final Plat was Duly Accepted and Approved by Jefferson County, Idaho, by Resolution Adopted this 14th Day of November, 2005.

Burt Oberman
County Commissioner Chairman

PLANNING AND ZONING COMMISSION

The Foregoing Final Plat has been Approved by the Jefferson County Planning and Zoning Commission

Chairman — 4 Nov. 2005 — Date

THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN THE W 1/2 OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO

Project Name:	JAB Construction	Scale N/A
Job Number:	2003-14	
CoGo File:	JAB 2003-14	
Date	October 17, 2005	Sheet 1 Of 2
Surveyor	K.L.T.	
Drawn By:	J.W.T.	