

CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714
Phone 208/472-2900 • Fax 208/472-2996

9 January 2024

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **4048 West Chinden Boulevard**
Water and Sanitary Sewer Ability to Serve
ATSFY2024-0007

I am a consultant (employed by Centurion Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The city water system in the area provided a minimum fire flow of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 4 January 2024 (fire hydrant #2106) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Any new sewer mainline extension, sewer service connections, changes to connections and discharges to Garden City sewer lines to serve the facility must be coordinated, reviewed and approved by Garden City Public Works. Verification of grade, design and installation to connect to the sewer system is the responsibility of the applicant.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS
Centurion Engineers, Inc.
Garden City Engineer

cc. Mr. Colin Schmidt
Public Works Director
City of Garden City

Mr. Chad Vaughn
Garden City Water Manager
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City

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

Recording Requested By and
When Recorded Return to:

Michael Gilliam and Michele Friedrich, Co-Trustee
of the Gilliam 2021 Gift Trust
22551 San Vicente Avenue
San Jose, CA 95120

3924303 - TD/MC

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of June, 2022, between Prestige Worldwide 55 LLC, an Idaho limited liability company ("Grantor"), and Michael Gilliam and Michele Renee Friedrich, Co-Trustees of the Gilliam 2021 Gift Trust ("Grantee"), whose address is 22551 San Vicente Avenue, San Jose, CA 95120.

WITNESSETH:

FOR VALUE RECEIVED, Grantor has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to Grantee and Grantee's successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described as follows, to wit:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER with all building(s), structures, and improvements thereon, if any, water and water rights thereto, if any, and the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, the remainder and remainders, and the rents, issues and profits thereof (collectively the "Premises").

Subject to all 2021 and subsequent years taxes, levies and assessments, all easements of record, all restrictions and encumbrances of record, and all rights reserved in federal patents and state deeds or in acts authorizing the issuance thereof.

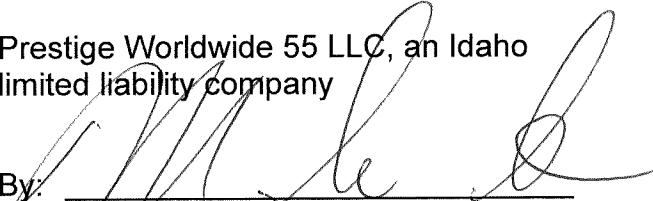
Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by Grantee; Grantor covenants to Grantee and Grantee's successors and assigns, that Grantee shall enjoy the quiet and peaceful possession of the Premises, and Grantor warrants to Grantee and Grantee's successors and assigns, that Grantor is the owner of said Premises in fee simple and has the right

and authority to convey the same to Grantee, and Grantor will defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by Grantor, as of the day and year herein first above written.

GRANTOR:

Prestige Worldwide 55 LLC, an Idaho limited liability company

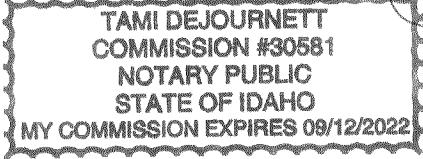
By 
Michael D. Costa, President

STATE OF IDAHO)
) ss.

County of Ada)

On this 8th day of May, 2022, before me,
Tami DeJournett, a Notary Public in and for said State, personally
appeared Michael D. Costa, known or identified to me to be the President of Prestige
Worldwide 55 LLC, 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.

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 Meridian, ID
My commission expires 9-12-2022

EXHIBIT A

Lot 32 in Block 6 of FAIRVIEW ACRES SUBDIVISION NO. 1, according to the plat thereof, filed in Book 10 of Plats at Page 532, Records of Ada County, Idaho.