

WARRANTY DEED

FOR VALUE RECEIVED, JOHN R. COMPTON and IRIS M. COMPTON,
husband and wife,

the Grantors, do hereby grant, bargain, sell and convey unto

ROBERT A. BUCHWITZ and LORRAINE E. BUCHWITZ, husband and wife,
the Grantees, whose address is 316 E. 42nd Street, Boise, Idaho, 83704,
the following described premises, to-wit:

All of Lots 16 and 17 in Block 5 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, SAVE AND EXCEPT the following described
portions thereof:

Commencing at the Northerly corner of Lot 17, thence South 45°17'04"
East 40 feet; thence South 44°42'56" West 200 feet; thence North
45°17'04" West 40 feet; thence North 44°42'56" East 200 feet to the
real point of beginning. (Containing .184 acres, more or less.)

ALSO SAVE AND EXCEPT the following described portion thereof:

Commencing at the most easterly corner of Lot 17 in Block 5; thence
South 44°16' West along East 41st Street a distance of 200 feet to the
lot corner common to Lots 15 and 16 of said Block 5; thence North
45°44' West along the lot line common to Lots 15 and 16 a distance of
100 feet to a point; thence North 44°16' East a distance of 200 feet
to a point on the Northeasterly lot line of Lot 17; thence South
45°44' East a distance of 100 feet along said lot line to the real
point of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the Grantee s ,
their heirs and assigns forever. And the said Grantor s do hereby covenant to
and with the said Grantee s , that the Y are the owner s in fee simple of said premises; that
said premises are free from all encumbrances easements in use or of record,

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: January 27th, 1977.

John R. Compton
Iris M. Compton

STATE OF IDAHO, COUNTY OF ADA

On this 27th day of January, 19 77,
before me, a notary public in and for said State, personally
appeared

JOHN R. COMPTON and IRIS M.
COMPTON, husband and wife,

known to me to be the person s who se name s are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Residing at Boise, Idaho
Comm. Expires April 7, 1978

[Signature]
Notary Public

MAIL TAX NOTICE TO:

Name _____

Address _____

City & State _____ Zip _____

MAIL DEED TO:

Robert A. Buchwitz

316 E. 42nd Street

Boise, Idaho 83704

Ada County, Idaho, ss.

Request of

PIONEER TITLE CO.

TIME 8:55^{PM}

DATE 1-31-77

CLARENCE A. PLANTING

RECORDER

[Signature]

Capitol Title Company
BOISE, IDAHO

Fee \$1.00



CITY OF GARDEN CITY

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

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

June 25, 2025

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 4115 N Adams St

Fire hydrant serving this address: Hydrant #2122

Fire flow Garden City is able to provide is 1500 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 1500 gpm

For questions, please contact the Garden City permitting desk at 472-2921.

Sincerely,

Chad Vaughn

Garden City Public Works Water Division

cc:
Applicant
File



ABILITY TO SERVE REQUEST

Permit info: _____

Application Date: _____ Rec'd by: _____

FOR OFFICE USE ONLY

6015 Glenwood Street ■ Garden City, Idaho 83714 ■ Phone 208/472-2921 ■ Fax 208/472-2996

CONTACT INFORMATION:

Company: Erik Hagen Architecture Name: Erik Hagen E-mail: erik@erikhagen.com

Address: 280 N 8th St #204 City: Boise State: ID Zip: 83702

Office Phone: 208.290.4954 Cell: 208.290.4954 Fax: Ha, ha, ha!

SITE INFORMATION

Project Description: 4115 N Adams St Conditional Use Permit

Project Street #: 4115 Street Name: N Adams St

Subdivision: Fairview Acres No 01 Lot: 16-17 Block: 05 Parcel #: R2734501563

Number of Units: _____

Water Service Connection: 5/8" ☐ 1" ☐ 1.5" ☐ 2" ☐ 3" ☐ 4" ☐ 6" ☐ N/A ☐

Sewer Connection Y ___ N ___

Fire Suppression Service Connection to City Main: __4" Sprinkler __6" Sprinkler __8" Sprinkler
__Hydrant

FOR NEW COMMERCIAL / TI COMMERCIAL PROJECTS ONLY

Fixtures:	Number of Existing	Number of New	Fixtures:	Number of Existing	Number of New	Restaurants
Bathtub or Combination Bath/Shower			Sinks/Bar			Please provide square footage area for all seating:
3/4" Bathtub Fill Valve			Sinks/Clinic Faucet			
Bidet			Sinks/Clinic Flushometer Valve with or without faucet			Indoor
Clothes washer			Sinks/Special Purpose 1-1/2"			Outdoor
Dental Unit, cuspidor			Sinks/Special Purpose 2"			Bar
Dishwasher, domestic			Sinks/Special Purpose 3"			Banquet
Drinking Fountain or Watercooler			Sinks/Kitchen, domestic			Other
Food-Waste-Grinder, commercial			Sinks/Laundry			
Floor Drain			Sinks/Service or Mop Basin	2		
Hose Bibb			Sinks/Washup, each set of faucets			
Hose Bibb, each additional			Sinks/Service, flushing rim 3"			
Shower, single-head trap			Washfountain			
Multi-head, each additional			Urinal, 1.0 GPF or greater than 1.0 GPF			
Lavatory	3		Washfountain, circular spray			
Lavatory, in sets of two or three			Water Closet, 1.6 GPF Gravity Tank/Flushometer Tank/Flushometer Valve	4		
Lawn Sprinkler, each head			Water Closet, greater than 1.6 GPF Gravity Tank/Flushometer Valve			

The applicant is responsible to **submit 2 copies and a digital copy** of the following information for Ability To Serve Letter:

1. Fire system description & copy of approval from fire department.
2. Site plan
3. Sewer line connection or addition description-detail.
4. Fire Flow Letter

The submittal of the above information does not guarantee that an "Ability to Serve" letter will be issued. Public Works shall conduct a review of the submitted information. There may be a request for additional information as necessary. Please contact Garden City Public Works with further questions.

Applicants Signature: _____ DATE: 6/18/2025