

1024NXT TT  
**NEXTITLE** »

## WARRANTY DEED

### FOR VALUE RECEIVED

Donald R. Knapp, a married man as his sole and separate property GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Riverside Hospitality, LLC, an Idaho limited liability company GRANTEE(s), whose current address is: 4904 North Mountain Side Lane, Boise, ID 83702 the following described real property in Ada County, State of ID more particularly described as follows, to wit:

Lots 1, 2 and 3 in Block 38 of Fairview Acres Subdivision No. 5, according to the official plat thereof, filed in Book 11 of Plats at Page(s) 619, records of Ada County, Idaho

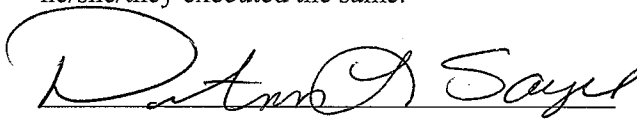
TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

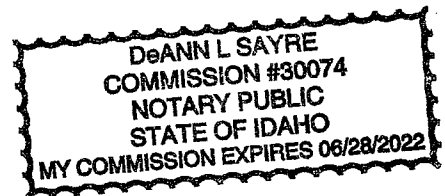
Dated this 4<sup>th</sup> day of October, 2019

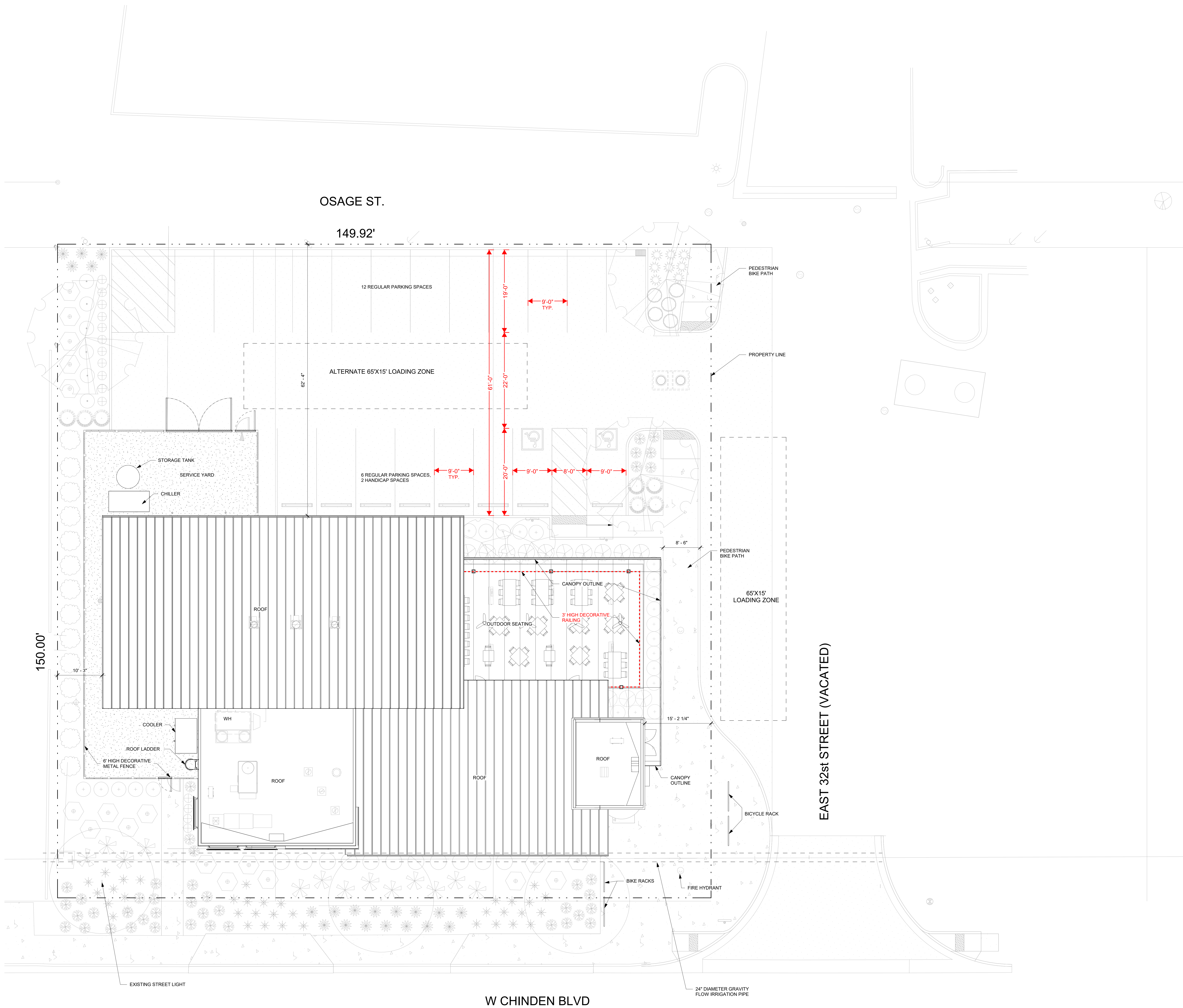
  
Donald R. Knapp

State of Idaho  
County Ada

On this 4<sup>th</sup> day of October, in the year of 2019, before me the undersigned Notary Public in and for said State, personally appeared **Donald R. Knapp**, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

  
Notary Public for Idaho  
Residing at: Nampa, ID  
My Commission Expires: 6-28-2022





1 SITE PLAN  
1/8" = 1'-0"

**BUILDING SQUARE FOOTAGE:**

DINING: ASSEMBLY UNCONCENTRATED  
KITCHEN, COMMERCIAL:  
OUTSIDE PATIO:  
F-1 DISTILLERY SPACE:

TOTAL:

1,466 SF.  
1,279 SF.  
1,277 SF.  
3,020 SF.  
7,002 SF.

**SITE SQUARE FOOTAGE:**

BUILDING:  
LANDSCAPING:  
IMPERVIOUS SURFACE:

TOTAL:

7,002 SF.  
5,006 SF.  
10,500 SF.  
22,508 SF.

**LEGEND:**

- SCREENED LINES INDICATE EXISTING ASSEMBLIES/SYSTEMS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
- DOOR NUMBER, RE: A82 DOOR SCHEDULE
- WINDOW TYPE, RE: A82 WINDOW TYPES
- WALL TYPE, RE: A21 FOR WALL TYPES WITH VARIABLE HEIGHT, SEE TOP OF WALL ELEVATION
- SHEET NOTE, RE: SHEET NOTES LIST ON CURRENT PAGE
- INTERIOR ELEVATIONS SEE DWG. #1 @ SHT. 151, 152, 153

**GENERAL NOTES:**

**SHEET NOTES:**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

200 BROAD STREET  
BOISE, IDAHO 83702  
PHONE: 208-343-4333  
FAX: 208-343-4333  
WWW.CSHOA.COM  
GARDEN CITY, IDAHO  
200 BROAD STREET  
BOISE, IDAHO 83702  
PHONE: 208-343-4333  
FAX: 208-343-4333  
WWW.CSHOA.COM  
CHINDEN BAR AND DISTILLERY  
3100 WEST CHINDEN BLVD.  
BOISE, IDAHO 83702  
PHONE: 208-343-4333  
FAX: 208-343-4333  
WWW.CSHOA.COM

CHINDEN BAR AND DISTILLERY  
3100 WEST CHINDEN BLVD.

CSHOA

DESIGN  
DEVELOPMENT

PROJECT	DATE
22037	07-14-23
DRAWN	CHECKED
Author	Checker

REVISED

SHEET TITLE

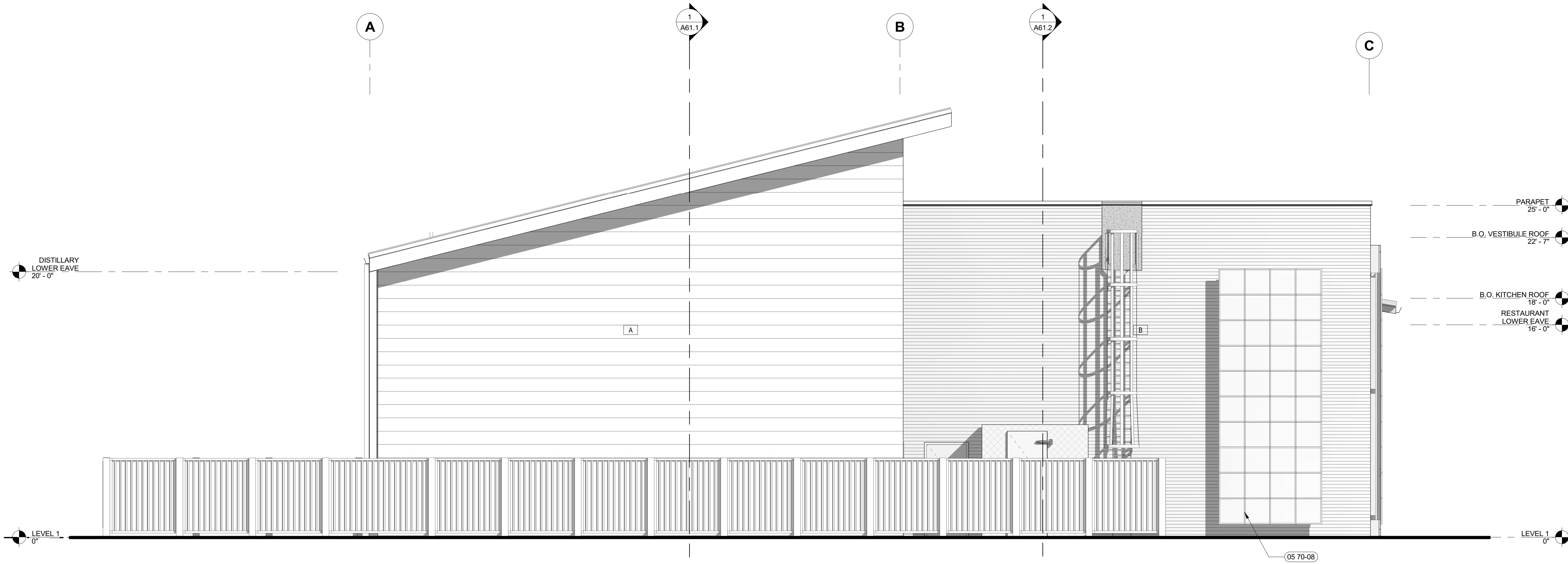
ARCH. SITE  
PLAN

SHEET

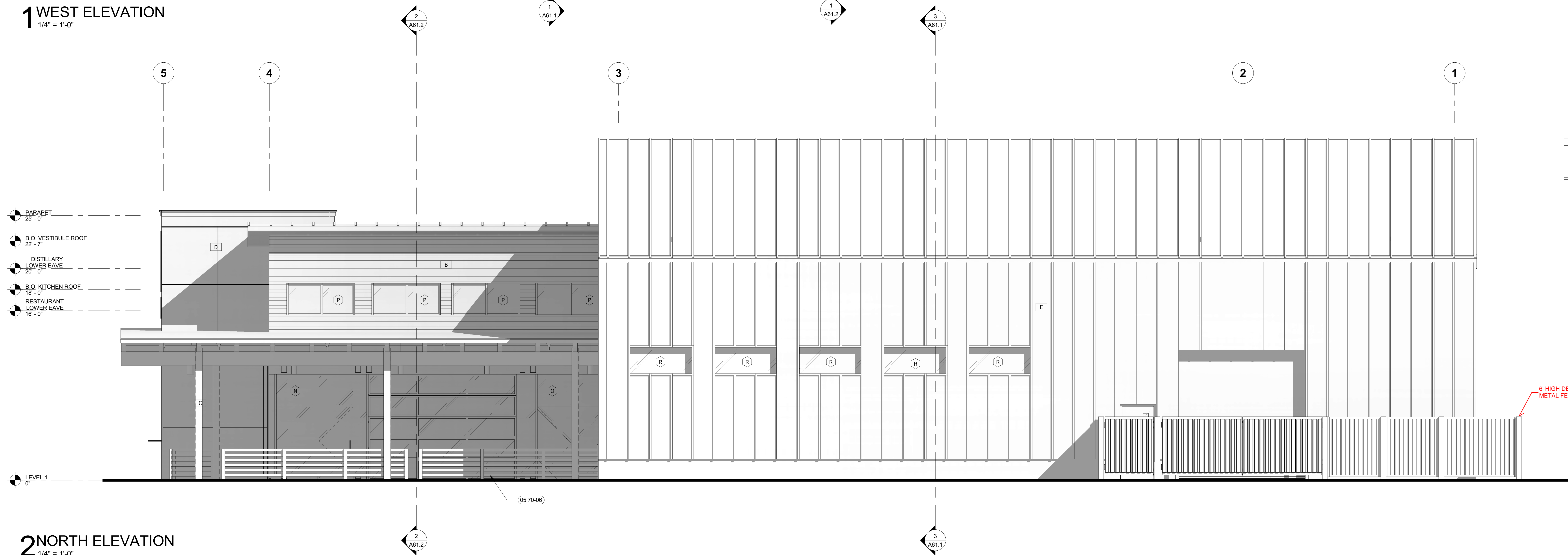
AS10

ORIGINAL SHEET SIZE  
36" x 48"

CITY USE ONLY



1 WEST ELEVATION  
1/4" = 1'-0"



2 NORTH ELEVATION  
1/4" = 1'-0"


## MATERIALS & FINISH SCHEDULE:

X	MATERIAL	#	FINISH/COLOR
A	CENTRIA "STYLE-RIB" METAL PANEL	CENTRIA 857 RUST	
B	CENTRIA "ENCONLAP 3/4" METAL PANEL	CENTRIA 861 CRYSTAL ZINC	
C	HARE BOARD AND BATTEN SIDING	PAINTED GRAY	
D	EIFS PANEL SIDING	INTEGRAL GRAY - GREEN SAND FINISH	
E	STANDING SEAM METAL ROOF/SIDING	CENTRIA 854 MEDIUM MAPLE	
F	WOOD TRIM	STAINED	
G	STOREFRONT	BLACK	
H	METAL FASCIA/COPING	BLACK	
I	SOFFIT/SIDING	DARK KNOTTY PINE	
J	GLAZING	CLEAR	
M	GLULAM BEAM	STAINED	
L	HOLLOW METAL DOOR	-	
K	SPANDREL GLAZING	BLACK	

## LEGEND:

- SCREENED LINES INDICATE EXISTING ASSEMBLIES/SYSTEMS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- INDICATES ASSEMBLIES/SYSTEMS TO BE CONSTRUCTED
- (101) DOOR NUMBER, RE: A82 DOOR SCHEDULE
- (A) WINDOW TYPE, RE: A82 WINDOW TYPES
- (00 00-01) SHEET NOTE, RE: SHEET NOTES LIST ON CURRENT PAGE

## GENERAL NOTES:

- A. PROVIDE MATERIAL SAMPLES FOR OWNER/ARCHITECT'S APPROVAL.
- B. FINISHES ARE ALSO REQUIRED AT PORTIONS OF UNDERSIDE, INSIDE FACE OF PARAPETS, AND SOFFITS EXPOSED TO PUBLIC VIEW.
- C. THE REFERENCE ELEVATION MARKED WITH  REPRESENTS VERTICAL HEIGHTS RELATIVE TO INTERIOR FLOOR DATUM ASSUMED AT 0'-0". CIVIL FOR ACTUAL FLOOR ELEVATION.
- D. ALL MATERIAL SYMBOLS ARE FOR REPRESENTATION ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER COURSING, ETC.
- E. LOCATION FOR ADDRESS SIGNAGE TO BE INSTALLED AS REQUIRED AND APPROVED BY THE CITY OF \_\_\_\_\_.
- F. ALL ROOFTOP EQUIPMENT TO BE SCREENED BY WALLS OR EQUIPMENT SCREENS.
- G. COORDINATE LOCATION OF KNOXBOX WITH FIRE MARSHALL.

## SHEET NOTES:

- 05 70-08 DECORATIVE METAL TRELLIS  
05 70-08 DECORATIVE METAL FENCE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

200 BROAD STREET  
BOISE, IDAHO 83702  
PHONE: (208) 343-4635 • FAX: (208) 343-4638  
WWW.CSHOA.COM  
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CSHOA. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THESE DRAWINGS OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CSHOA. © 2023 CSHOA. ALL RIGHTS RESERVED.

GARDEN CITY, IDAHO

CHINDEN BAR AND DISTILLERY  
3100 WEST CHINDEN BLVD.

CSHOA

DESIGN  
DEVELOPMENT

PROJECT  
22037  
DATE  
07-14-23  
DRAWN  
Author  
CHECKED  
Checker  
REVISED

SHEET TITLE

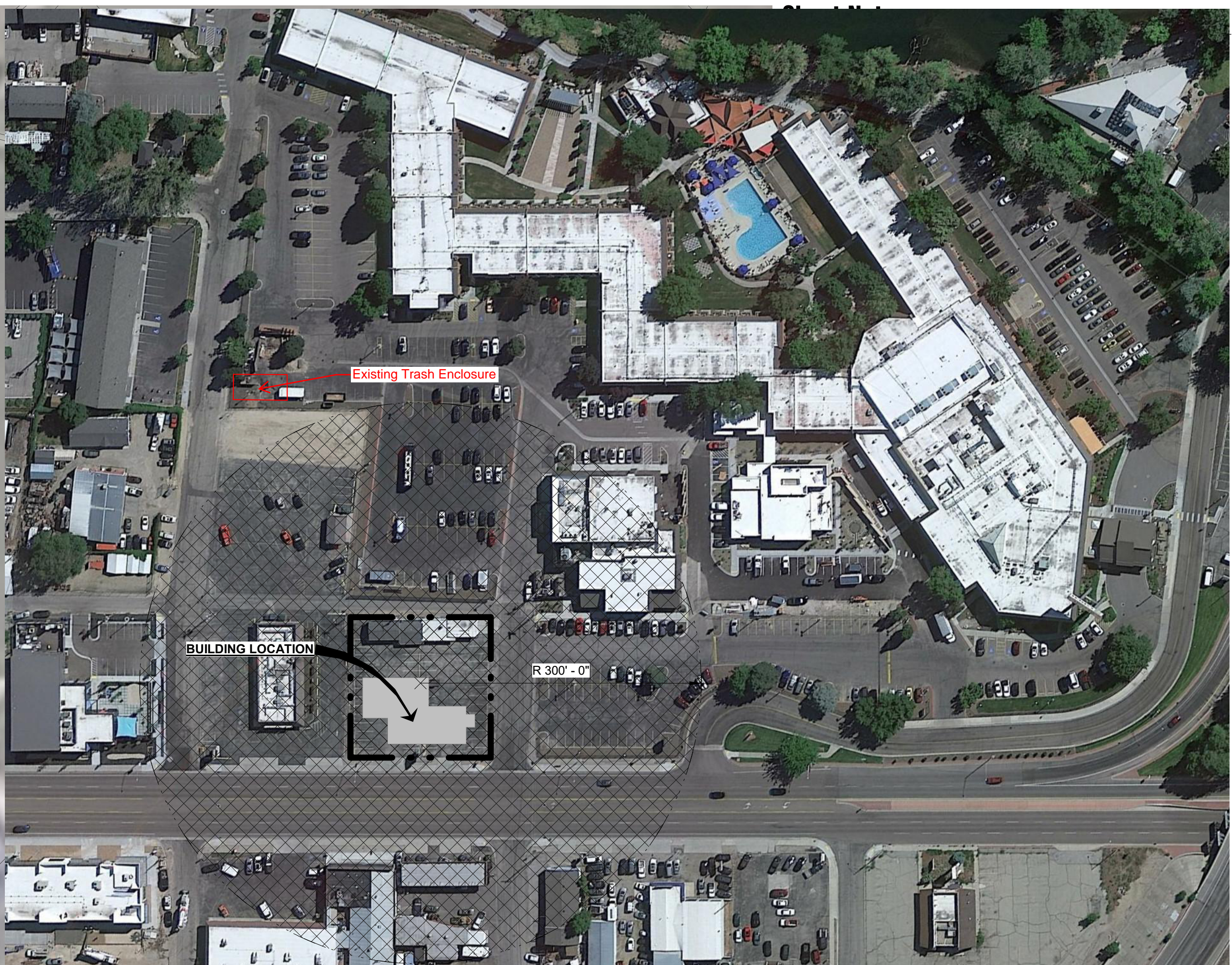
EXTERIOR  
ELEVATIONS

SHEET

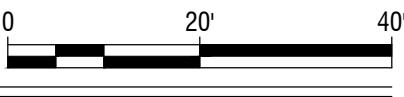
A52

ORIGINAL SHEET SIZE  
36" x 48"

CITY USE ONLY



1. INSERT SHEET KEYNOTES HERE



Revisions	
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Project Name:

**Riverside Hotel  
Dumpster Platform**

Idaho

Garden City


Sheet Title:

**Dumpster Platform  
Site Layout**

**THE LAND GROUP**  
INCORPORATED

462 East Shore Drive, Suite 100  
Tropic, Idaho 83816  
Ph. 208.938.4041 Fax 208.938.4445  
www.thelandgroupinc.com

**NOT FOR  
CONSTRUCTION**



Project No.: 115154

Date of Issuance: 08.16.2016

Designed by: pth

Checked by: pth

Sheet No.: **C1.00**



**REBECCA W. ARNOLD**  
**Ada County Assessor**  
 190 E Front Street Suite 107  
 Boise, ID 83702-7300  
[www.adacounty.id.gov/assessor](http://www.adacounty.id.gov/assessor)

**2023**  
**ASSESSMENT NOTICE**  
 PROPERTY ROLL

**THIS IS NOT A BILL  
 DO NOT PAY.**

PARCEL DESCRIPTION:  
 LOTS 1 TO 3 INC BLK 38  
 FAIRVIEW ACRES SUB NO 5

For any questions, please notify the Assessor's Office immediately

Assessor's Telephone Number: (208) 287-7237  
 tloveless@adacounty.id.gov

Parcel Address: 3100 W CHINDEN BLVD  
 GARDEN CITY ID 83714

RIVERSIDE HOSPITALITY LLC  
 PO BOX 8506  
 BOISE ID 83707

Appeals of your property value must be filed in writing, on a form provided by the County, by:  
 June 26, 2023

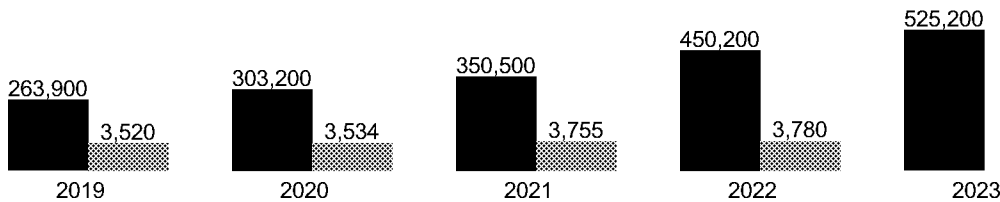
Tax Code Area: 06

Parcel Number: R2734541900

**ASSESSED VALUE OF YOUR PROPERTY**

CURRENT DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
COM LOT OR TRACT	0.510	311,000	366,600
COM IMPROVEMENT		139,200	158,600
<b>TOTAL ASSESSED VALUE:</b>		450,200	525,200
<b>LESS HOMESTEAD EXEMPTION:</b>	0.510	0	0
<b>NET TAXABLE PROPERTY VALUE:</b>		450,200	525,200

These values may not include personal property values. Taxes are based on the values shown on this Notice and on the Budgets of the taxing districts.



**HISTORICAL ASSESSED  
 VALUES & TAXES**  
 Property Roll  
 Black = Total Assessed Value  
 Gray = Taxes  
 Current Year Tax not yet available

**TAXING DISTRICT INFORMATION**

TAXING DISTRICTS	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
COLLEGE OF WESTERN IDAHO	(208) 562-3291	6-8-2023
MOSQUITO ABATEMENT	(208) 577-4646	7-25-2023
N ADA CO FIRE & RESCUE	(208) 375-0906	8-14-2023
GARDEN CITY	(208) 472-2907	8-28-2023
SCHOOL DISTRICT NO. 1	(208) 472-2607	6-12-2023
ADA COUNTY HIGHWAY DIST	(208) 387-6100	8-23-2023
EMERGENCY MEDICAL	(208) 287-2975	7-25-2023
ADA COUNTY	(208) 287-7000	7-25-2023

**THIS IS NOT A BILL. DO NOT PAY.**

See the back of this Notice for details

Assessments reflect MARKET VALUE as of 1/1/23; for Homestead and Property Tax Reduction questions call (208) 287-7200.

## YOUR RIGHT TO APPEAL YOUR PROPERTY VALUE

To appeal your property value, you **must file a written form** with the county board of equalization (BOE). The form requires you to identify yourself, your property, and the reason for your appeal. You can get the form from your county assessor, clerk, or commissioners.

**The form must be filed on or before the end of the county's business day on the 4<sup>th</sup> Monday of June.** (For the subsequent property roll, the filing deadline is the 4<sup>th</sup> Monday of November. For the missed property roll, the filing deadline is the following year's January meeting date for the BOE.) See Idaho Code section 63-501A. In addition, you may wish to discuss your property

valuation with your county assessor's office to see if the matter can be resolved prior to hearing the appeal.

**NOTE:** Contacting your county assessor does not meet the requirements for filing an appeal.

**If you do not file by the above deadline, you will lose your right to appeal your property value for the current year.**

Contact your county assessor to learn more about property tax exemptions or other tax benefit programs.

## BOARD OF EQUALIZATION (BOE) RESPONSIBILITIES AND DATES

The responsibilities of the BOE are to decide eligibility for property tax exemptions, hear appeals, and to equalize the value of property.

The board of county commissioners must meet as the BOE on the 4<sup>th</sup> Monday of each month from January through May and each day from the 4<sup>th</sup> Monday

of June through the second Monday of July. For the subsequent property assessment roll. The BOE meets each day from the fourth Monday of November through the first Monday of December. For the missed property assessment roll, the BOE meets in January of the next year. See Idaho Code sections 63-501 and 63-502.

## TAXING DISTRICT BUDGET HEARINGS

Taxing districts are required to notify the county clerk of the date and location of their budget hearings by April 30<sup>th</sup> of each year. This information is intended to inform taxpayers when their taxing districts will hold budget meetings.

Remember to participate in setting district budgets, such as school city, and county, by attending the budget hearings noted on the front of this notice. These budgets determine how much tax will be paid.



# Your Property Value

Legislative Changes and the Impact on Your Taxes

## LEGISLATIVE UPDATE:

In 2023, Property Tax Relief was passed by the Idaho Legislature that will affect the amount of property taxes you pay.

We know your time is valuable so we've provided you with a condensed and easy-to-understand synopsis of **House Bill (HB) 292**. The purpose of the legislature's tax "overhaul" bill is to reduce the property tax burden for owners, without shifting costs between types of property.

The infusion of state monies will provide measurable tax relief by year's end. This legislation creates a property tax relief fund for homeowners who own and occupy their home, allocates funding for school facilities and to pay down school bonds, and adds provisions for excess funds from the state to be allocated for additional property tax relief for all property owners. **HB292** also increases the income and property-value thresholds for the **Property Tax Reduction Program** (formerly known as "Circuit Breaker"). This will make the program more accessible to seniors and disabled property owners.

**To get the most out of HB292, new homeowners, or those that have recently purchased a home, make sure you have the Homestead Exemption (aka Homeowner's Exemption) on your owner-occupied, primary dwelling. Qualifications for the Homestead Exemption must be met by the second Monday in July.**

**If you have already qualified for the Homestead Exemption on your primary dwelling, you do not need to apply again.**

The County Treasurer will mail property tax bills in November. While it's still too early to know how much **HB292** will benefit Ada County property owners, it appears promising.

The legislature also passed **HB258**, which provides further property tax reduction benefits to veterans with 100% service-connected, permanent disabilities. This bill allows for one-time application rather than annual re-qualification.

Need more information?

Visit <https://adacounty.id.gov/assessor/>

## Hi, I'm Rebecca Arnold, your Ada County Assessor.

I'm honored to serve you, and all the residents of Ada County. I believe deeply in the importance of public service and I am honored to be given the opportunity to serve you as the first female Ada County Assessor. Providing excellent public service is of utmost importance to me, and I believe that we can deliver fair and equitable assessments along with providing excellent service to our community. Please let us know if we can be of any assistance.



## RESIDENTIAL MARKET UPDATE:

The Ada County housing market continued its historic increase until **peaking around May 2022**, after which residential market conditions began to decline – slowly at first, and then more rapidly after the summer months. While the decrease in residential market activity since summer 2022 has been significant, annual assessments follow a strict, **statutory January 1<sup>st</sup> date-of-value**. Due to the timing of assessments, last year's value did not capture 2022's peak market conditions, and 2023 assessments may not fully reflect the market change that occurred between 2022's peak and January 1st 2023.

### What does all this mean for residential property owners?

Most single family residential property owners will see **lower** assessed values this year. Activity in the market that has occurred since the first of this year through the end of 2023 will be considered for next year's assessments. Our staff is continually monitoring market conditions to ensure fairness and equity in our assessments.

## Scan the QR codes below to:

Learn about Property  
Tax relief options



Read an analysis  
about HB292



**Please direct all value-related questions to appraisal staff by telephone or email listed on your notice. If an in-person discussion is required, please call your appraiser to schedule an appointment.**