

**DELEGATION OF AUTHORITY**

**OF**

**LB RIVER CLUB JV LLC**

July 29, 2022

The undersigned, in the capacity stated herein on behalf of BREF2 River Club LLC, a Delaware limited liability company ("***Investor Member***"), in its capacity as the Investor Member of LB RIVER CLUB JV LLC, a Delaware limited liability company (the "***Company***"), hereby delegates to *Patrick Gilligan, David Binswanger and Clay Duvall*, each in his capacity as "Vice President" or "Authorized Signatory" of the Company and any subsidiary of the Company including, without limitation, LB RIVER CLUB OWNER LLC, a Delaware limited liability company ("***LB River Club Owner***"), the authority to execute and deliver on behalf of the Company and any subsidiary of the Company including, without limitation, LB River Club Owner, the documents in connection with the Garden City, Idaho Specific Area Plan application (Garden City File No. SAPFY2023-0001) (the "**Application**") regarding twenty-two point six-eight (22.68) acres of real property located at 6515 W State Street, Garden City, Idaho, a portion of Ada County Parcel Numbers S0630223350 and S0630212910 (the "**Property**"), which Property is owned by LB River Club Owner. Such documents shall include, without limitation, an affidavit of legal interest substantially similar to the affidavit of legal interest attached hereto, and such additional certificates, agreements and other documents and instruments as such Authorized Signatory may determine to be necessary, convenient, or appropriate in connection with the Application and the development of the Property.

The undersigned has the authority on behalf of Investor Member, the Company, and LB River Club Owner, to delegate the authority to execute and deliver such documents as provided further above to Patrick Gilligan, David Binswanger, and Clay Duvall.

By signing this Delegation of Authority, Investor Member and the Company are representing that Investor Member and the Company have the authority to submit the Application on behalf of LB River Club Owner, and that the Application as approved by Garden City will impart binding conditions and obligations on the owner of the Property to develop the Property in accordance with the terms of the approved Application, Garden City Code, and Idaho law. Further, by signing this Delegation of Authority, Investor Member, the Company, and LB River Club Owner are hereby certifying that information contained herein is accurate. Investor Member, the Company, and LB River Club Owner agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in the affidavit of legal interest or as to the ownership of the Property, which is the subject of the Application.



Delegation of Authority

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

On April 27, 2023 before me, Parker Alchanati, Notary Public  
(insert name and title of the officer)

personally appeared Matt Milich  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Parker Alchanati

(Seal)







December 13, 2022  
Project No.: 118161

EXHIBIT "A"

RIVER CLUB  
COMMERCIAL PARCEL DESCRIPTION

A parcel of land located in Northwest One Quarter of Section 30, of Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant);

Thence from said One Quarter Corner, South 87° 19' 38" West, a distance of 1889.62 feet to the Southeasterly corner of Lot 16, Block 1 of Plantation Acres Subdivision No. 1, recorded in Book 14 of Plats at Page 941 of Ada County Records, said point being on the Southerly Right-of-Way line of West State Street and being the POINT OF BEGINNING;

Thence South 45° 50' 38" West, a distance of 452.33 feet on the easterly boundary line of said Plantation Acres Subdivision No. 1;

Thence South 45° 50' 38" West, a distance of 95.08 feet on the easterly boundary line of said Subdivision;

Thence South 44° 09' 22" East, a distance of 56.35 feet to a point of non-tangent curve;

Thence 199.80 feet on the arc of a curve to the right, said curve having a radius of 273.50 feet, a central angle of 41° 51' 22", a chord bearing of North 72° 46' 15" East, and a chord length of 195.39 feet to a point of non-tangent compound curve;

Thence 329.04 feet on the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 37° 42' 20", a chord bearing of South 67° 26' 54" East, and a chord length of 323.14 feet;

Thence South 48° 35' 44" East, a distance of 182.78 feet;

Thence South 45° 45' 57" East, a distance of 366.98 feet;

Thence South 44° 15' 51" East, a distance of 712.10 feet to a point of non-tangent curve;

Thence 108.76 feet on the arc of a curve to the right, said curve having a radius of 175.00 feet, a central angle of 35° 36' 36", a chord bearing of South 03° 15' 00" East, and a chord length of 107.02 feet to a point of non-tangent reverse curve;

Thence 603.36 feet on the arc of a curve to the left, said curve having a radius of 425.00 feet, a central angle of 81° 20' 29", a chord bearing of South 26° 06' 56" East, and a chord length of 553.95 feet;

Thence South 66° 47' 11" East, a distance of 149.11 feet;

Thence South 01° 29' 48" West, a distance of 15.00 feet to the northeast corner of Wedgewood Greens Subdivision;

Thence on the exterior boundary line of said Wedgewood Greens Subdivision for the following courses and distances:

Thence South 33° 37' 54" East, a distance of 164.84 feet to a point of curve;

Thence 35.48 feet on the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of 40° 39' 26", a chord bearing of South 13° 18' 11" East, and a chord length of 34.74 feet;

Thence South 89° 56' 27" East, a distance of 114.18 feet;

Thence South 00° 07' 01" East, a distance of 8.48 feet;

Thence leaving said exterior boundary line, South 89° 24' 43" East, a distance of 117.62 feet to the southwest corner of Kessinger Subdivision;

Thence on the westerly boundary line of said Kessinger Subdivision and Savannah Greens No. 4 for the following courses and distances:

Thence North 00° 26' 19" East, a distance of 66.37 feet;

Thence North 04° 05' 27" West, a distance of 59.75 feet;

Thence North 13° 37' 08" West, a distance of 124.77 feet;

Thence North 27° 49' 52" West, a distance of 198.57 feet;

Thence North 38° 53' 07" West, a distance of 165.00 feet;

Thence North 36° 22' 28" West, a distance of 203.82 feet;

Thence North 43° 58' 14" West, a distance of 256.08 feet;

Thence North 39° 39' 46" East, a distance of 268.62 feet to a point on the southerly right of way line of West State Street;

Thence on the southerly right of way line of West State Street for the following courses and distances:

Thence North 50° 47' 44" West, a distance of 122.55 feet;

Thence North 50° 51' 55" West, a distance of 1449.31 feet to a point of non-tangent curve;

Thence 217.41 feet on the arc of a curve to the left, said curve having a radius of 17,229.00 feet, a central angle of 00° 43' 23", a chord bearing of North 51° 38' 58" West, and a chord length of 217.41 feet to the POINT OF BEGINNING.

The above described parcel contains 22.68 acres, more or less.

PREPARED BY:  
The Land Group, Inc.



James R. Washburn