


Instrument # 518402

WALLACE, SHOSHONE COUNTY, IDAHO
6-23-2023 10:22:38 AM No. of Pages: 55
Recorded for : CITY OF SMELTERVILLE
TAMIE EBERHARD Fee: 0.00
Ex-Officio Recorder Deputy 
Index to: ORDINANCE

**ORDINANCE NO. 2023-16
CITY OF SMELTERVILLE, IDAHO**

A ORDINANCE ANNEXING TO THE CITY OF SMELTERVILLE CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF SHOSHONE COUNTY, IDAHO, MORE SPECIFICALLY PROPERTY IN SHOSHONE COUNTY, LOCATED AT COMMERCE DRIVE, SHOSHONE COUNTY PARCEL 49N02E355612, 49N02E355611, 49N02E355616, 49N02E355613, 49N02E355614, 49N02E355617, 49N02E355618, 031500040010, 0315000306A0, 0315000306B0, 03150003003A, 03150003004A, 03150003004B, 03150003005B, 03150003005C, 49N02E348500 AND 03150003005A CONTIGUOUS TO THE CITY OF SMELTERVILLE; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS COMMERCIAL (“C”); DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED FOR BY LAW; PROVIDING FOR RELATED MATTERS AND AN EFFECTIVE DATE.

WHEREAS, the City of Smelterville, Shoshone County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex and to incorporate within the boundaries of the City contiguous property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Shoshone County and particularly described in Section 3 of this Ordinance have requested, in writing, annexation of said real property to the City of Smelterville, and have filed with the City consents to the same;

WHEREAS, the Mayor and Council, held a public hearing on the 24th day of May 2023, on the proposed annexation and zoning of the property described in Section 3 below, as required by Section 67-2525, and determined that the requested annexation should be granted and that the annexed property should be zoned Commercial (“C”) pursuant to City of Smelterville Zoning Ordinance 230.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SMELTERVILLE, COUNTY OF SHOSHONE, STATE OF IDAHO as follows:

SECTION 1. That the following described land as evidenced by the attached Legal Description herein incorporated by reference as Exhibit “A” is within the corporate limits of the City of Smelterville, Idaho, and that the City of Smelterville has received written consent for the annexation and rezoning by the owners of the described property, to-wit:

518402

1. 49N02E355612
2. 49N02E355611
3. 49N02E355616
4. 49N02E355613
5. 49N02E355614
6. 49N02E355617
7. 49N02E355618
8. 031500040010
9. 0315000306A0
10. 0315000306B0
11. 03150003003A
12. 03150003004A
13. 03150003004B
14. 03150003005B
15. 03150003005C
16. 49N02E348500
17. 03150003005A

That the property to be annexed into city limits of the City of Smelterville is that property depicted in the map marked as “Exhibit B” attached hereto and incorporated herewith.

SECTION 2. The Mayor and Council hereby find and declare that the real property described in Section 3 of this Ordinance is contiguous to the City, that said property can be reasonably assumed to be used for orderly development of the City, that the owner(s) of said property have requested and consented to, in writing, the annexation of said property by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said property have been satisfied.

SECTION 3. That the real property described in Exhibit “A” is annexed and re-zoned to Commercial (“C”) Zoning as governed in the Smelterville City Code. From and after the effective date of this Ordinance, the residents and other occupants and property owner(s) within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Smelterville as their fellow residents, occupants, and owners within the City of Smelterville.

SECTION 4. The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Shoshone County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with all provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

SECTION 5. That the City Engineer is hereby directed to alter all use and area maps as well as the official zoning maps, and all official maps depicting the boundaries and the zoning districts of the City of Smelterville in accordance with the ordinance.

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SECTION 6. All ordinances, resolutions, orders, or parts thereof in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 7. This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.


**PASSED BY THE COUNCIL OF THE CITY OF SMELTERVILLE,
IDAHO, this 24th day of May, 2023.**

**Approved BY THE MAYOR OF THE CITY OF SMELTERVILLE,
IDAHO, this 24th day of May, 2023.**



MAYOR TOM BENSON

ATTEST:



HEIDI KLEIN, CITY CLERK

EXHIBIT "A"

518402

That certain real property commonly known Commerce Drive, more particularly described in the records of Shoshone County, documented by the Shoshone County Assessor as of 2022 as parcel numbers **49N02E355612, 49N02E355611, 49N02E355616, 49N02E355613, 49N02E355614, 49N02E355617, 49N02E355618, 031500040010, 0315000306A0, 0315000306B0, 03150003003A, 03150003004A, 03150003004B, 03150003005B, 03150003005C, 49N02E348500 AND 03150003005A** records of Shoshone County, state of Idaho, including the public rights-of-way immediately adjacent thereto.

NOT APPROVED FOR CONSTRUCTION
PRELIMINARY

PRE-DESIGN

SCALE: (1"=100' ONLY)

DWG: 20130110-01
PROJECT NO.: S31.0110
DRAWN BY: C. BAUER
CHECKED BY: T. SHAW
DATE:

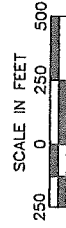
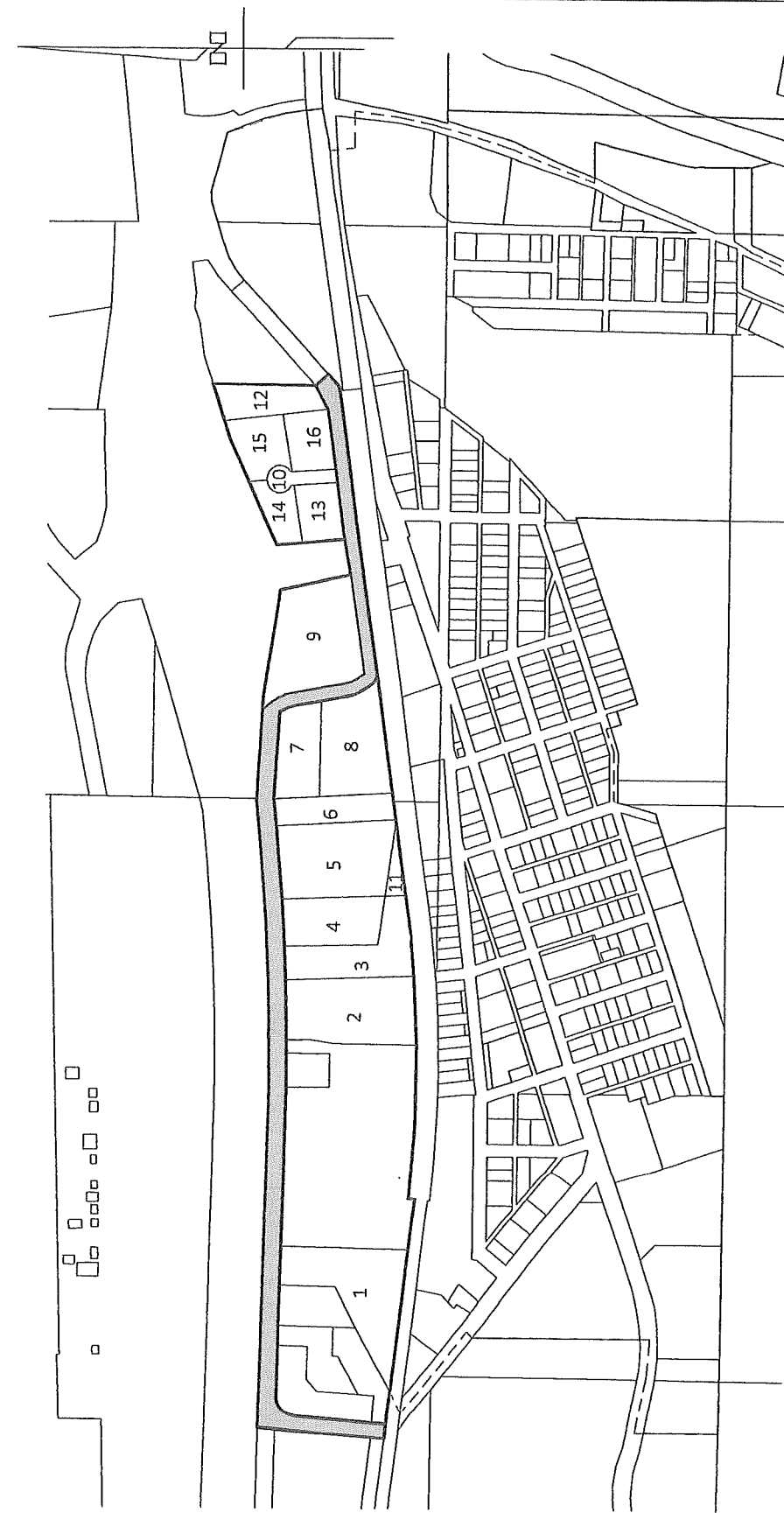
2013 | ALL RIGHTS RESERVED

REVISIONS
NO. DATE BY DESCRIPTION

EXHIBIT A

V100

1 1



NOTES:

1. PRELIMINARY ANNEXATION MAP - THE PURPOSE OF THIS EXHIBIT IS TO PRESENT EXISTING AND PROPOSED CITY LIMITS ADJUSTMENTS

LEGEND:

- PARCEL DELINEATION
- APPROXIMATE ANNEXATION BOUNDARY
- APPROXIMATE PARCELS SUBJECT TO ANNEXATION
- APPROXIMATE EXISTING CITY BOUNDARY
- APPROXIMATE ANNEXATION OF COMMERCE DRIVE



RE RECORDED TO ADD EXHIBIT A

518402

Recording Requested By and
When Recorded Return to:

435286

434828

First American Title Company
415 Seventh Street, Suite 1
Wallace, ID 83873

162716

WARRANTY DEED

Tom Wiggin dba Wiggin Construction ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, sell and convey to JM Ranches, LLC, a Wyoming limited liability company, whose address is P.O. Box 20445, Reno, NV 89515-0445 ("Grantee"), all of that certain real property located in the County of Shoshone, State of Idaho, and more particularly described as:

Lot 6A, Block 3, replat of Lot 6 of Block 3, Silver Valley Business Center, according to the official and recorded plat thereof, recorded as Instrument No. 422902 records of Shoshone County, State of Idaho,

TOGETHER WITH any water and water rights, ditch and ditch rights appurtenant thereto and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein (the "Premises")

SUBJECT TO easements, rights of way, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and to those exceptions to Grantor's title as are set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD, all and singular the Premises together with the appurtenances unto Grantee and its heirs and assigns forever, Grantor covenants to Grantee, its successors and assigns, that Grantee shall enjoy the quiet and peaceful possession of the Premises, Grantor warrants to Grantee, its successors and assigns, that Grantor is the owner of the Premises in fee simple and has the right and authority to convey the same to Grantee, and Grantor will forever defend Grantee's title from all lawful claims whatsoever.

518402

435286

IN WITNESS WHEREOF, this Warranty Deed has been duly executed by Grantor this 1st day of December, 2006.

Tom Wiggin dba Wiggin Construction

By: [Signature]
Tom Wiggin

Montana
STATE OF ~~IDAHO~~)
) ss.
County of Flathead)

On this 1st day of December, 2006, before me, Joanna M. Dickerson, a Notary Public in and for said state, personally appeared Tom Wiggin, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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



Joanna M. Dickerson
Notary Public for ~~Idaho~~ Montana
Residing at Darlapell
My commission expires March 8, 2008

434828

Instrument # 434828
WALLACE, SHOSHONE COUNTY, IDAHO
2006-12-06 10:17:00 No. of Pages: 2
Recorded for : FIRST AMERICAN TITLE CO.
PEGGY DELANGE-WHITE Fee: 6.00
Ex-Officio Recorder Deputy [Signature]

2006 DEC 5 AM 10 17

518402

435286

EXHIBIT "A"

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. 2007 taxes are an accruing lien, not yet due and payable until the fourth Monday in November of the current year. The first one-half is not delinquent until after December 20 of the current year, the second one-half is not delinquent until after June 20 of the following year. Taxes which may be assessed and entered on the property roll for 2006 with respect to new improvements and first occupancy, which may be included on the regular property, which are an accruing lien, not yet due and payable.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	Original Amount	Amount Paid	Parcel Number
2006	\$8,300.44	\$0.00	O315000306A0

Homeowners Exemption is not in effect for 2006.
Circuit breaker is not in effect for 2006.
Agricultural Exemption is not in effect for 2006.

8. Levies and assessments of Central Shoshone Water District.
9. Levies and assessments of South Fork Coeur d'Alene River Sewer District.
10. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded June 10, 2002, as instrument number 404045, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

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11. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded April 15, 2005, as instrument number 422902, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
12. Easement granted to American Telephone and Telegraph Company, recorded August 27, 1962 in Book 107 of Deeds, Page 561.
13. Easement granted to The Washington Water Power Company, recorded in Book 25 of Deeds, Page 242.
15. Except all minerals in or under said land including but not limited to metals, oil, gas, coal, stone, and mineral rights, mining rights, and easement rights or other matters relating thereto whether expressed or implied.

435286

2006 DEC 28 PM 4 01

Instrument # 435286
WALLACE, SHOSHONE COUNTY, IDAHO
2006-12-28 04:01:00 No. of Pages: 4
Recorded for : FIRST AMERICAN
PEGGY DELANGE-WHITE Fee: 12.00
EX-Officio Recorder Deputy *P. Delange-White*
Index to: CORRECTION WARRANTY DEED

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
111 Main
Kellogg, ID 83837

518402

483006

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 559461-WA (JS)

Date: October 25, 2015

For Value Received, **B & R Partnership, an Idaho General Partnership**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **RFJ Auto Properties, LLC, a Delaware limited liability company**, hereinafter called the Grantee, whose current address is **500 N. Central Expressway, Ste #440, Plano, TX 75032**, the following described premises, situated in **Shoshone County, Idaho**, to-wit:

Lot 6B, Block 3 of Silver Valley Business Center, according to the official plat thereof, filed in the Official Records of Shoshone County, Idaho.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

518402

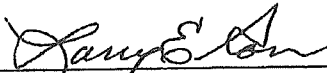
~~483006~~


Date: 10/25/2015


Warranty Deed
- continued


File No.: 559461-WA (JS)

B & R Partnership, an Idaho General
Partnership

By: 
Name: Larry E. Ross
Title: General Partner

By: 
Name: Karen L. Ross
Title: General Partner

By: 
Name: Robert W. Ross
Title: General Partner

By: 
Name: Douglas H. Burmeister
Title: General Partner

By: 
Name: Gloria Burmeister
Title: General Partner

518402

428432

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS that for valuable consideration, the undersigned, Shoshone County, State of Idaho, owner of the land below described, hereinafter called **Grantor**, hereby grants, bargains, sells and conveys to Shoshone County, State of Idaho, hereinafter called **Grantee**, its successors and assigns, a perpetual right-of-way in over and upon property situated in Shoshone County, Idaho, more fully described as follows:

See attached "Legal Description for
Right-of-Way Dedication

The purpose of this right-of-way is to provide property for the widening of the "S" curves on Commerce Drive on the above-described property.

This right-of-way includes the rights of ingress and egress at any time over and upon the above-described land of the Grantor, and other land of the Grantor adjoining said right-of-way that is necessary to exercise the rights of ingress and egress.

There is reserved to Grantor, their heirs and assigns, the right and privilege to use the above-described land of the Grantor at any time, in any manner, and for any purpose not inconsistent with the full use and enjoyment by the Grantee, its successors and assigns, of the rights and privileges herein granted.

Grantee shall be responsible for the maintenance, operation and replacement of the right-of-way for which the granting of this right-of-way dedication has been given.

IN WITNESS WHEREOF, the Board of County Commissioners of Shoshone County has caused the name of said County to be hereunto subscribed by the Chairman of said Board, and the seal of said Board of Commissioners to be hereunto affixed this 11th day of January, 2006.

By: Jim Jorgensen
Chairman, Board of County Commissioners

Attest:
Doreen White
Clerk

518402

~~428452~~

LEGAL DESCRIPTION

FOR

RIGHT OF WAY DEDICATION

A portion of the Southwest Quarter of Section 34, Township 49 North, Range 2 East, Boise Meridian, Shoshone County, Idaho more particularly described as follows;

COMMENCING at the Southeast corner of Lot 1, Block 4 of the subdivision Plat of SILVER VALLEY BUSINESS CENTER recorded in the Shoshone County Recorders office under instrument number 404045; thence S82°12'52"W along the South line of said Lot 1, Block 4 a distance of 360.36 feet, TO THE POINT OF BEGINNING thence S89°58'55"W a distance of 38.74 feet to the beginning of a non-tangent curve concave to the Northeast and having a radius of 122.54 feet, (from which point a chord bearing and distance of N80°51'32"W, 40.63 feet); thence North westerly along said curve through a central angle of 19°05'05" an arc distance of 40.82 feet to the beginning of a non-tangent curve concave to the Northeast and having a radius of 110.00 feet, (from which point a chord bearing and distance of N37°59'53"W, 101.40 feet); thence Northwesterly along said curve through a central angle of 54°53'21" an arc distance of 105.38 feet; thence N10°33'12"W a distance of 366.01 feet to a point on the North line of said Lot 1, Block 4; thence along the said North line the following (2) courses;

1) N81°34'00"W a distance of 18.92 feet;
2) N86°40'13"W a distance of 49.03 to the Northwest corner of said Lot 1, Block 4,

thence along the Westerly line of said Lot 1, Block 4 the following (5) courses;
1) the beginning of a non-tangent curve concave to the Southwest and having a radius of 80.00 feet, (from which a chord bearing and distance of S45°33'19"E, 11.73 feet); thence Southwesterly along said curve through a central angle of 8°24'31" and arc distance of 11.74 feet.

2) to the beginning of a curve concave to the Southwest and having a radius of 290.00 feet; thence Southeasterly along said curve; through a central angle of 31°34'08" an arc distance of 159.78 feet;
3) thence S09°46'57"E a distance of 230.75 feet

518402

428452

4) to the beginning of a curve concave to the Northeast and having a radius of 150.00 feet; thence Southeasterly along said curve through a central angle of $22^{\circ}45'58''$ an arc distance of 59.60 feet;
5) $S34^{\circ}22'48''E$ a distance of 41.70 feet; to the Southwest corner of said Lot 1, Block 4; thence $N82^{\circ}12'52''E$ a distance of 116.46 feet to the POINT OF BEGINNING.

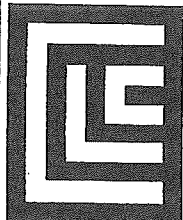
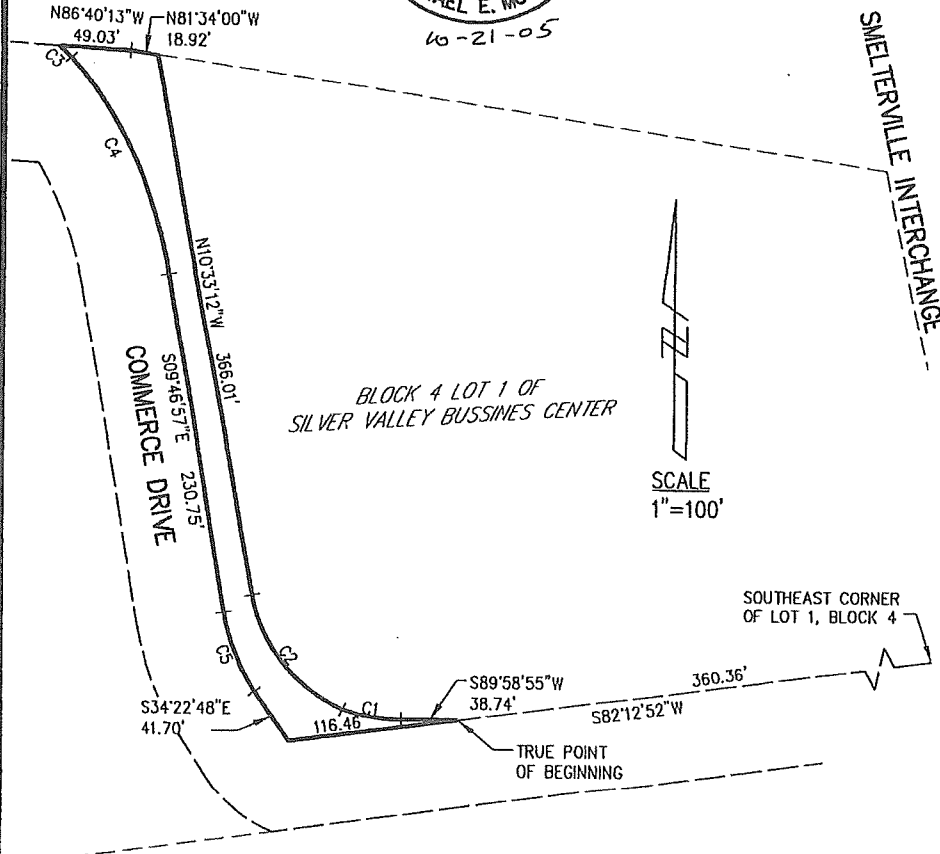
Containing 12,790 S.F. more or less



518402

428452

EXHIBIT
 RIGHT OF WAY DEDICATION
 LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF
 SECTION 34, TOWNSHIP 49 NORTH, RANGE 2 EAST, B.M.,
 SHOSHONE COUNTY, IDAHO



CLC ASSOCIATES

12730 E MIRABEAU PKWY
 SUITE 100
 SPOKANE VALLEY
 WASHINGTON 99216
 P 509 450 6640
 F 509 450 6044
 CLCASSOC.COM

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CRD. DIST	CRD. BRG.	DELTA
C1	122.54'	40.82'	20.60'	40.63'	N80°51'32"W	19°05'05"
C2	110.00'	105.38'	57.13'	101.40'	N37°59'53"W	54°53'21"
C3	80.00'	11.74'	5.88'	11.73'	S45°33'19"E	8°24'31"
C4	290.00'	159.78'	81.98'	157.77'	N25°34'00"W	31°34'08"
C5	150.00'	59.60'	30.20'	59.21'	S21°09'56"E	22°45'58"

518402

Instrument # 428452

WALLACE, SHOSHONE COUNTY, IDAHO
2006-01-11 03:16:00 No. of Pages: 5

428452

Recorded for : SHOSHONE COUNTY
PEGGY DELANGE-WHITE Fee: 0.00
Ex-Officio Recorder Deputy
Index to: ROAD EASEMENT DEDICATION

2006 JAN 11 PM 3 16

RECORDED
SHOSHONE COUNTY RECORDER
BY *Janet Zamboni*

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
111 Main
Kellogg, ID 83837

518402

483007

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **551018-WA (JS)**

Date: **October 25, 2015**

For Value Received, **GEN Limited Liability Company, an Idaho limited liability company who acquired title as GEN Partnership, an Idaho general partnership**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **RFJ Auto Properties, LLC, a Delaware limited liability company**, hereinafter called the Grantee, whose current address is **500 N. Central Expressway, Ste 440, Plano, TX 75032**, the following described premises, situated in **Shoshone County, Idaho, to-wit: Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

518402

483007

Date: 10/25/2015

Warranty Deed
- continued

File No.: 551018-WA (JS)

EXHIBIT A

Lots 3, 4 and 5, Block 3 Silver Valley Business Center, Smelterville, Shoshone County, State of Idaho according to the official and recorded plat thereof.

EXCEPT: That portion of Lot 3, Block 3, Silver Valley Business Center described within the following description as acquired through Lot Line Adjustment recorded as Instrument No. 428263, records of Shoshone County, State of Idaho.

A parcel of land located in the Southeast Quarter of Section 34, Township 49 North, Range 2 East, B.M., Shoshone County, Idaho

Parcel 1 as shown on record of Survey-Lot Line Adjustment recorded under Auditor's File number 428263 more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 as shown on the Record of Survey-Lot Line Adjustment recorded under Auditor's recording number 428263; thence

North 01°20'00" East along the West line of said Parcel 1 a distance of 584.93 feet to the Northwest corner of said Parcel 1, said point being on the Southerly Right of Way Line of Commerce Drive; thence

South 88°40'39" East along the Southerly Right of Way Line of Commerce Drive a distance of 553.66 feet to the beginning of a curve concave to the North and having a radius of 11689.48 feet from which point a chord bearing of South 89°41'53" East a distance of 416.43 feet; thence

Easterly along said curve through a central angle of 02°02'28" an arc distance of 416.45 feet to the Northeast corner of said Parcel 1; thence

Leaving said Right of Way Line, South 00°14'36" East a distance of 111.61 feet; thence

South 08°50'49" West a distance of 111.73 feet; thence

South 00°50'09" West a distance of 377.49 feet to the Southeast corner of said Parcel 1, said point being on a non-tangent curve concave to the North and having a radius of 5679.65 feet from which point a chord bearing of North 87°31'48" West a distance of 718.15 feet; thence

Westerly along said curve through a central angle of 7°14'58" an arc distance of 718.63 feet; thence

South 06°45'48" West a distance of 30.00 feet; thence

North 83°14'12" West a distance of 242.00 feet to the POINT OF BEGINNING.

5184.02

~~483007~~

Instrument # 483007
WALLACE, SHOSHONE COUNTY, IDAHO
10-29-2015 01:27:00 PM No. of Pages: 3
Recorded for : FIRST AMERICAN TITLE CO.
PEGGY DELANGE-WHITE Fee: 10.00
Ex-Officio Recorder Deputy *Peggy Delange-White*
Index to: WARRANTY DEED

2015 OCT 29 PM 1 27

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
111 Main
Kellogg, ID 83837

518402

482463

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **552120-WA (JS)**

Date: **September 09, 2015**

For Value Received, **Paul F. Wingfield and Marcia K. Wingfield, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **River Management, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **210 N. Division St., Kellogg, ID 83837**, the following described premises, situated in **Shoshone County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

518402

Date: 09/09/2015

Warranty Deed
- continued

File No.: 552120-WA (JS)

EXHIBIT A

A tract of land situated in the southeast Quarter and Southwest Quarter of Section 34, Township 49 North, Range 2 East, B.M., Shoshone County, State of Idaho, and more particularly described as follow:

Using an astronomic meridian and beginning at the Southeast Corner, a point on the Northerly right-of-way boundary of the Union Pacific Railroad marked by a drill steel pin, from whence the Southeast corner of Section 34, Township 49 North, Range 2 East, B.M., bears South 86°48.4' East, 2073.75 feet;

Thence along said Union Pacific right-of-way boundary, North 83°14.2' West, 640.26 feet to a point marked by a drill steel pin;

Thence leaving said Union Pacific right-of-way boundary, North 61°13.9' East, 535.94 feet to a point marked by a drill steel pin;

Thence North 1°20' East, 334.91 feet to a point on the Southerly right-of-way boundary of Interstate Highway 90 marked by a drill steel pin;

Thence along said Interstate Highway 90 right-of-way boundary, South 88°40' East, 173.69 feet to a point marked by a drill steel pin;

Thence leaving said Interstate Highway 90 right-of-way boundary, South 1°20' West, 664.14 feet to the place of beginning.

EXCEPT:

Any portion of Commerce Drive, as disclosed by Survey recorded June 10, 2002, as Instrument Number 404045, official records of Shoshone County, Idaho.

482463

Instrument # 482463
WALLACE, SHOSHONE COUNTY, IDAHO
9-15-2015 01:10:20 PM No. of Pages: 3
Recorded for : FIRST AMERICAN TITLE CO.
PEGGY DELANGE-WHITE Fee: 16.00
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED

2015 SEP 15 PM 1 10

518402

Instrument # ~~516327~~
SHOSHONE COUNTY, IDAHO
11-21-2022 12:06:49 PM No. of Pages: 3
Recorded for: FIDELITY NATIONAL TITLE - BOIS
TAMIE EBERHARD Fee: \$15.00
Ex-Officio Recorder Deputy Dan Merrill
Index to: WARRANTY DEED
Electronically Recorded by Simplifile

Recording Requested By and
When Recorded Return to:

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

MT- 61114

SPECIAL WARRANTY DEED

NWDC Smeltonville GO LLC, an Idaho limited liability company ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto JMT GO LLC, an Idaho limited liability company ("Grantee"), whose address is 3250 West Baywoods Road Coeur D' Alene , that certain parcel of real property located in Shoshone County, State of Idaho, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference.

SEE ATTACHED EXHIBIT A

Together with all singular the tenements, hereditaments, and appurtenances thereunto belonging to or in anywise appertaining (including, without limitation, all development rights and entitlements, air rights, mineral rights and water and water rights), the rents, issues and profits thereof; and all estate, right, title and interest, as well in law as in equity, except as expressly provided otherwise herein (collectively, the "Property").

TO HAVE AND TO HOLD the Property, with its all and singular appurtenances unto Grantee, and Grantee's heirs, successors and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than Grantor holds fee simple title to the Property and that previous to the date of this deed, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this deed free from encumbrances made or suffered by the Grantor, or any person claiming under Grantor, subject, however, to (i) reservations or restrictions in federal patents or state or railroad deeds or in laws providing for such patents or deeds; (ii) building and zoning regulations and ordinances of any governmental entity; (iii) the lien of real property taxes not yet due and payable; and (iv) all matters of record.

518402

DATED this 18th day of November, 2022.

NWDC Smelterville GO LLC, an Idaho limited liability company

T S Stroud
Travis Stroud
Manager

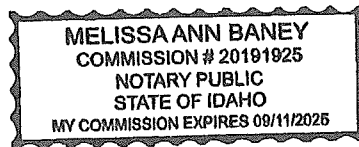
State of Idaho
County of Ada

This record was acknowledged before me on November 18, 2022, by Travis Stroud as Manager of NWDC Smelterville GO LLC.

Melissa Ann Baney
Signature of Notary

Residing at:
My Commission Expires:

(Stamp)



518402

516327

EXHIBIT A

Order No.: 34602234652

Parcel 1:

Lot 3 in Block 1 of Replat of Silver Valley Commerce Park, according to the official plat thereof, as recorded in the office of the County Recorder of Shoshone County, Idaho, under recorder's Instrument No. 512966.

Parcel 2:

Lot 4 in Block 1 of Replat of Silver Valley Commerce Park, according to the official plat thereof, as recorded in the office of the County Recorder of Shoshone County, Idaho, under recorder's Instrument No. 512966.

518402

Instrument # 507786
WALLACE, SHOSHONE COUNTY, IDAHO
3-17-2021 03:10:52 PM No. of Pages: 1
Recorded for : RYAN THORPE
TAMIE EBERHARD Fee: 15.00
Ex-Officio Recorder Deputy
Index to: QUITCLAIM DEED

QUITCLAIM DEED

FOR VALUE RECEIVED, Thorpe Family Trust, does hereby convey, release, remise and forever quit claim unto 167 E COM LLC, whose current mailing address is: PO Box 143, Parma, ID 83660 the following described premises:

Address:

167 East Commerce Drive, Smelterville, ID, 83868

Legal Description:

Lot 1 of Silver Valley Commerce Park, according to the official plat thereof, as recorded in the office of the County Recorder of Shoshone County, Idaho, under recorder's Instrument No. 503487.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: March 16, 2021

By:

Thorpe Family Trust, James Thorpe, trustee

State of Idaho)
) S.S.
County of Canyon

On this 16th day of March, in the year 20 21, before me Angela K. Point, personally appeared James G. Thorpe, 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 that he(he)(they) executed the same.



Angela K. Point
Notary Public
My Commission Expires on 12/22/2022

518402

193836

BOOK 112 PAGE 250

QUITCLAIM DEED

THIS INSTRUMENT, made the 30th day of September, 1963,
between AMERICAN SMELTING AND REFINING COMPANY, a New Jersey corporation,
Grantor, and SHOSHONE COUNTY, a governmental unit of Idaho, Grantee,

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, receipt of which is hereby acknowledged, and other considerations has sold, conveyed, and quitclaimed, and by these presents does sell, convey and quitclaim unto the Grantee, the following described property, situated in the County of Shoshone, State of Idaho, to-wit:

From the southwest corner of section 3b, Township 49 North, Range 2 East, B.M., which is a 2-inch pipe with a brass cap, set just below ground surface, go North $62^{\circ}41'56''$ East a distance of 588.35 feet to corner No. 1, an iron pin, and a point on the north right-of-way line of the Oregon-Washington Railroad and Navigation Company,

Thence North $7^{\circ}40'30''$ West a distance of 533.20 feet to corner No. 2, an iron pin, and a point on the south right-of-way line of the Smelterville Interchange, U.S. Highway 90;

Thence South $86^{\circ}29'30''$ East along said south right-of-way a distance of 21.06 feet to corner No. 3, an iron pin;

Thence South $82^{\circ}08'50''$ East along said south right-of-way a distance of 517.90 feet to corner No. 4, an iron pin;

Thence South $11^{\circ}55'45''$ East along the west right-of-way line of the south approach to the Smelterville Interchange a distance of 391.50 feet to corner No. 5, an iron pin, a point on the north right-of-way line of the Oregon-Washington Railroad and Navigation Company.

518402

BOOK 112 PAGE 251

Thence South 82°19'30" West along said north right-of-way line a distance of 548.68 feet to corner No. 1, the place of beginning,

all lying in the southwest quarter (SW 1/4) of section 35, Township 49 North, Range 2 East, E.M., Shoshone County, Idaho, and containing 5.649 acres, more or less, as shown on the attached map,

with the appurtenances.

Out of the conveyance herein contained there is reserved unto the Grantor, its successors and assigns, all mines and minerals of whatsoever nature lying in and under the property hereby conveyed, with the full right to mine and remove said minerals. Disturbance or damage to the surface of the property hereby conveyed, by reason of extracting the minerals or obtaining access for such extraction will be recompensed to the Grantee, its successors, or assigns.

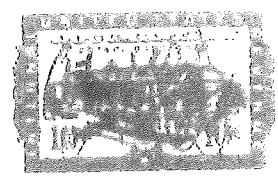
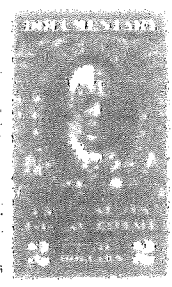
There is also reserved unto the Grantor, its successors and assigns a Right-of-Way twenty feet (20') in width North of and adjacent to the Southern boundary of the tract herein conveyed, for access to the lands bordering said tract on the West.

There is also reserved a Right-of-Way for a communications system, as granted to American Telephone and Telegraph Company on June 24, 1907 and a Right-of-Way for a Power Line and Pipe Line, as granted to The Denver Hill Company on April 30, 1911.

IN WITNESS WHEREOF the American Smelting and Refining Company has caused this instrument to be executed at its name and under its corporate seal by its duly authorized officers the day and the year hereinafter first written.

AMERICAN SMELTING AND REFINING COMPANY
By E. J. [Signature]
Vice President

ATTEST
[Signature]
Secretary



618409

BOOK 112 PAGE 352

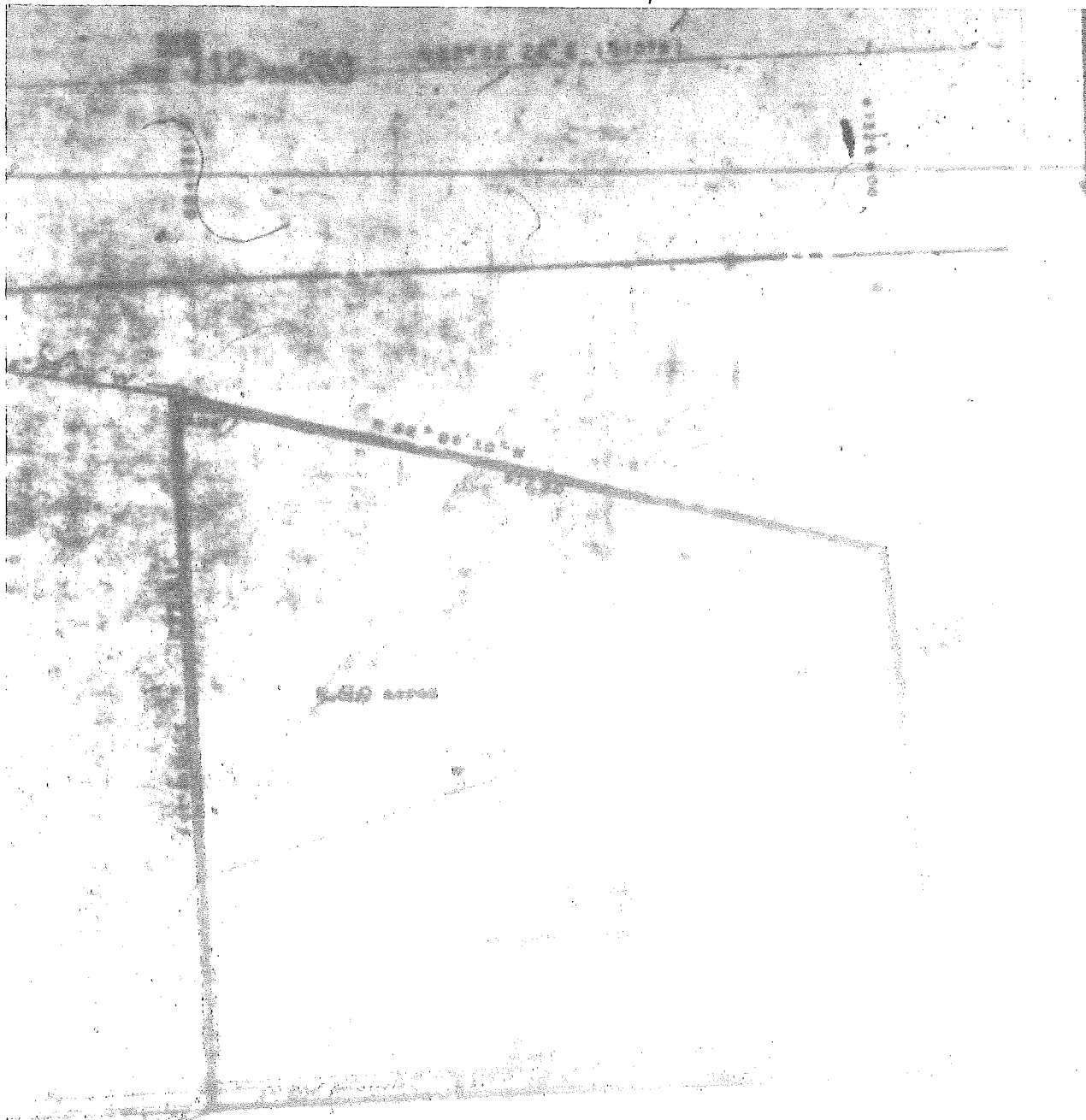
STATE OF NEW YORK }
County of New York } ss:

On this 2nd day of October, 1963, before me,
the undersigned, a Notary Public in and for the State of New York,
personally appeared C.F. Pollock and
Harold Howe to me known to be the
Vice President and Secretary,
respectively, of American Smelting and Refining Company, the corporation
that executed the within instrument, and acknowledged to me that such
corporation 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.

[Signature]
Notary Public for the State of New York
Residing at 942 E. 37th St.,
Brooklyn, N.Y. - 11210
My Commission expires: March 30, 1963

SHAPE A BIONE
Public State of New York
Commission Expires March 30, 1965



[Faint, mostly illegible text, likely a legal description or survey notes. Some words are difficult to discern due to the low quality of the scan.]

AMBER Y. HINDS, County Recorder
 [Illegible text]
 Deputy
 [Illegible text]

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
2 E. Mullan
Kellogg, ID 83837

518402

492631

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 667061-WA (JS)

Date: January 24, 2018

For Value Received, **B & R Partnership, an Idaho general partnership**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Pentaco, LLC, an Idaho corporation**, hereinafter called the Grantee, whose current address is **PO Box 326, Kingston, ID 83839**, the following described premises, situated in **Shoshone County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

518402

Date: 01/24/2018

Warranty Deed
- continued

File No.: 667061-WA (JS)

EXHIBIT A

A parcel of land lying within the South Half of the Southwest Quarter(S1/2 SW1/4) of Section Thirty Five (35), Township Forty-Nine (49) North, Range Two (2) East, Boise Meridian, Shoshone County, Idaho, and being more particularly described as follows:

Beginning at a point on the North right-of-way line of the old US Highway 10 Smelterville East Connector from which the South Quarter corner of said Section 35 bears South 51°13'09" East a distance of 963.59 feet; thence

North 00°40'41" East a distance of 470.87 feet to a point on the Southerly right-of-way line of Interstate Highway 90; thence

South 72°31'38" West along said Southerly right-of-way line a distance of 259.39 feet to an angle point; thence

South 65°00'28" West along said Southerly right-of-way line a distance of 520.15 feet to a point on the Easterly right-of-way line of the Smelterville Interchange; thence

South 05°09'59" East along said Easterly right-of-way line a distance of 314.05 feet to a point; thence

North 82°09'30" East along a line 130.00 feet from and parallel to the centerline of the Union Pacific Railroad right-of-way a distance of 582.10 feet to a point; thence

North 60°57'52" East a distance of 123.94 feet to the point of beginning.

Also known as Tract 1 of the Linfor Tracts Short Plat, City of Smelterville, Shoshone County, State of Idaho.

492631 18 FEB 15 PM 2:54

Instrument # 492631

WALLACE, SHOSHONE COUNTY, IDAHO

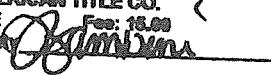
2-18-2018 02:54:09 PM No. of Pages: 4

Recorded for : FIRST AMERICAN TITLE CO.

PEGGY DELANGE-WHITE Fee: 15.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED



Shoshone County Parcel Information



518402

FLYING S

Parcel Information

Parcel: RP49N02E348500A
 Site Address: 689 Commerce Dr
 Smelterville ID 83868
 Owner: River Management LLC
 210 N Division
 Kellogg ID 83837
 Twn/Range/Section: 49N / 02E / 34
 Parcel Size: 3.96 Acres (172,715 SqFt)
 Plat/Subdivision:
 Lot:
 Block:
 Map Page/Grid:
 Census Tract/Block: 960300 / 4009
 Waterfront:

Tax Information

Assessed Value: \$1,421,002.00
 Taxes: \$10,644.98 (2021)
 Exemption Amount:

Legal

8500:133/453, 404045 34-49-2

Land

School District: 391 - Kellogg School
 Improvement 35
 Type:
 Land Use Cd: 13;35
 Recreation:

Zoning: M2-County - Heavy Manufacturing District
 Improvement Improvements
 Description:
 Land Use Dsc: Rural Commercial Tracts;Improvements
 Watershed: Lower South Fork Coeur d'Alene River

Improvement

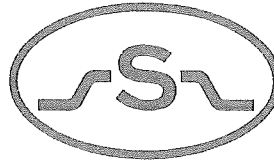
Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Roof Type:	Deck:	A/C: No
Fireplace:	Heat:	

Transfer Information

Rec Date:	Sale Price:	Doc Num: 482463	Doc Type:
		WD,356778,349017,325	
		325,302109	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Shoshone County Parcel Information



518402

FLYING S

Parcel Information

Parcel: RP49N02E355611A
 Site Address: 167 Commerce Dr
 Smelterville ID 83868
 Owner: 167 E Com LLC
 23498 Boise River Rd
 Caldwell ID 83607
 Twn/Range/Section: 49N / 02E / 35
 Parcel Size: 1.22 Acres (53,230 SqFt)
 Plat/Subdivision: S.V. Commerce Park
 Lot: 1
 Block:
 Map Page/Grid:
 Census Tract/Block: 960300 / 4002
 Waterfront:

Tax Information

Assessed Value: \$1,539,085.00
 Taxes: \$13,806.54 (2021)
 Exemption Amount:

Legal

SILVER VALLEY COMMERCE PARK LOT 1 35-49-2

Land

School District: 391 - Kellogg School
 Improvement 35
 Type:
 Land Use Cd: 13;35
 Recreation:

Zoning: NR-County - Natural Resource District
 Improvement Improvements
 Description:
 Land Use Dsc: Rural Commercial Tracts;Improvements
 Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Roof Type:	Deck:	A/C: No
Fireplace:	Heat:	

Transfer Information

Rec Date:	Sale Price:	Doc Num: 507786 QC,507454	Doc Type:
		WD,507103 WD,503693	
		WD,492631 WD	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

518402

Shoshone County Parcel Information



FLYING S

Parcel Information

Parcel: RP49N02E355613A
 Site Address: 20 Nearing Way
 Smelterville ID 83868
 Owner: Jmt Go LLC
 3250 West Baywoods Road
 Coeur d'Alene ID 83814
 Twn/Range/Section: 49N / 02E / 35
 Parcel Size: 2.14 Acres (93,306 SqFt)
 Plat/Subdivision: Rp Sv Commerce Park
 Lot: 3
 Block:
 Map Page/Grid:
 Census Tract/Block: 960300 / 4002
 Waterfront:

Tax Information

Assessed Value: \$205,070.00
 Taxes: \$788.44 (2021)
 Exemption Amount:

Legal

REPLAT OF SILVER VALLEY COMMERCE PARK LOT 3 35-49-2

Land

School District: 391 - Kellogg School
 Improvement
 Type:
 Land Use Cd: 13
 Recreation:

Zoning: NR-County - Natural Resource District
 Improvement
 Description:
 Land Use Dsc: Rural Commercial Tracts
 Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Roof Type:	Deck:	A/C: No
Fireplace:	Heat:	

Transfer Information

Rec Date:	Sale Price:	Doc Num: 516327 WD,513127 WD,492631 WD,416534,403305	Doc Type:
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Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

518402

Shoshone County Parcel Information



FLYING S

Parcel Information

Parcel: RP49N02E355614A
 Site Address: Smelterville ID 83868
 Owner: Jmt Go LLC
 3250 West Baywoods Road
 Coeur d'Alene ID 83814
 Twn/Range/Section: 49N / 02E / 35
 Parcel Size: 0.49 Acres (21,475 SqFt)
 Plat/Subdivision: Rp Sv Commerce Park
 Lot: 4
 Block:
 Map Page/Grid:
 Census Tract/Block: 960300 / 4002
 Waterfront:

Tax Information

Assessed Value: \$38,643.00
 Taxes: \$248.38 (2021)
 Exemption Amount:

Legal

REPLAT OF SILVER VALLEY COMMERCE PARK LOT 4 35-49-2

Land

School District: 391 - Kellogg School
 Improvement Type:
 Land Use Cd: 13
 Recreation:

Zoning: NR-County - Natural Resource District
 Improvement Description:
 Land Use Dsc: Rural Commercial Tracts
 Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Roof Type:	Deck:	A/C: No
Fireplace:	Heat:	

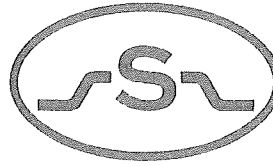
Transfer Information

Rec Date:	Sale Price:	Doc Num: 516327 WD,513127 WD,492631 WD,416534,403305	Doc Type:
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Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Shoshone County Parcel Information

518402



FLYING S

Parcel Information

Parcel: RP49N02E355616A
 Site Address: Smelterville ID 83868
 Owner: Pentaco LLC
 PO Box 219
 Kingston ID 83839
 Twn/Range/Section: 49N / 02E / 35
 Parcel Size: 0.32 Acres (14,113 SqFt)
 Plat/Subdivision: Rp Sv Commerce Park
 Lot:
 Block:
 Map Page/Grid:
 Census Tract/Block: 960300 / 4002
 Waterfront:

Tax Information

Assessed Value: \$38,051.00
 Taxes: \$363.52 (2021)
 Exemption Amount:

Legal

REPLAT OF SILVER VALLEY COMMERCE PARK TRACT A
 NEARING WAY R/W 35-49-2

Land

School District: 391 - Kellogg School
 Improvement Type:
 Land Use Cd: 13
 Recreation:

Zoning: NR-County - Natural Resource District
 Improvement Description:
 Land Use Dsc: Rural Commercial Tracts
 Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Roof Type:	Deck:	A/C: No
Fireplace:	Heat:	

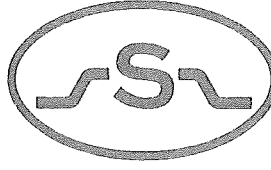
Transfer Information

Rec Date:	Sale Price:	Doc Num: 492631	Doc Type:
		WD,416534,403305,401	
		727	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

518402

Shoshone County Parcel Information



FLYING S

Parcel Information

Parcel: RP49N02E355617A
 Site Address:
 Smelterville ID 83868
 Owner: Pentaco LLC
 PO Box 219
 Kingston ID 83839
 Twn/Range/Section: 49N / 02E / 35
 Parcel Size: 1.08 Acres (46,914 SqFt)
 Plat/Subdivision: Rp Sv Commerce Park
 Lot: 5
 Block:
 Map Page/Grid:
 Census Tract/Block: 960300 / 4002
 Waterfront:

Tax Information

Assessed Value: \$139,765.00

Taxes:

Exemption Amount:

Legal

REPLAT OF SILVER VALLEY COMMERCE PARK LOT 5 35-49-2

Land

School District: 391 - Kellogg School

Improvement

Type:

Land Use Cd: 13

Recreation:

Zoning: NR-County - Natural Resource District

Improvement

Description:

Land Use Dsc: Rural Commercial Tracts

Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:

Bedrooms:

Roof Type:

Fireplace:

Stories:

Bathrooms:

Deck:

Heat:

Finished Area:

Garage:

A/C: No

Transfer Information

Rec Date:

Sale Price:

Doc Num: 492631

WD,416534,403305,401

727

Doc Type:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

518402

Shoshone County Parcel Information



FLYING S

Parcel Information

Parcel: **RP49N02E355618A**
 Site Address:
 Smelterville ID 83868
 Owner: Pentaco LLC
 PO Box 219
 Kingston ID 83839
 Twn/Range/Section: 49N / 02E / 35
 Parcel Size: 0.58 Acres (25,178 SqFt)
 Plat/Subdivision: Rp Sv Commerce Park
 Lot: 6
 Block:
 Map Page/Grid:
 Census Tract/Block: 960300 / 4002
 Waterfront:

Tax Information

Assessed Value: \$107,262.00

Taxes:

Exemption Amount:

Legal

REPLAT OF SILVER VALLEY COMMERCE PARK LOT 6 35-49-2

Land

School District: 391 - Kellogg School

Zoning: NR-County - Natural Resource District

Improvement
Type:

Improvement
Description:

Land Use Cd: 13

Land Use Dsc: Rural Commercial Tracts

Recreation:

Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:

Stories:

Finished Area:

Bedrooms:

Bathrooms:

Garage:

Roof Type:

Deck:

A/C: No

Fireplace:

Heat:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Transfer Information

Doc Num: 492631

Shoshone County Parcel Information



518402

FLYING S

Parcel Information

Parcel: RPO3150003003AA
 Site Address: 463 Commerce Dr
 Smelterville ID 83868
 Owner: Rfj Auto Properties LLC
 Attn: Sonic Corp Accounting
 4401 Colwick Road
 Charlotte NC 28211
 Twn/Range/Section: 49N / 02E / 34
 Parcel Size: 3.99 Acres (173,979 SqFt)
 Plat/Subdivision: S. V. Business Cent.
 Lot: 3
 Block: 3
 Map Page/Grid:
 Census Tract/Block: 960300 / 4009
 Waterfront:

Tax Information

Assessed Value: \$310,681.00
 Taxes: \$2,611.82 (2021)
 Exemption Amount:

Legal

LOT 3, LESS 429963 34-49-2 BLOCK 3 SILVER VALLEY BUSINESS CENTER

Land

School District: 391 - Kellogg School
 Improvement 71
 Type:
 Land Use Cd: 16;71
 Recreation:

Zoning: GC-County - General Commercial District
 Improvement Signs And Signboards
 Description:
 Land Use Dsc: Rural Commercial Subdivisions;Signs And Signboards
 Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Roof Type:	Deck:	A/C: No
Fireplace:	Heat:	

Transfer Information

Rec Date:	Sale Price:	Doc Num: 483007	Doc Type:
		WD,341729,124071	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Shoshone County Parcel Information



518402

FLYING S

Parcel Information

Parcel: RPO3150003004AA
 Site Address: 387 Commerce Dr
 Smeltonville ID 83868
 Owner: Rfj Auto Properties LLC
 Attn: Sonic Corp Accounting
 4401 Colwick Road
 Charlotte NC 28211
 Twn/Range/Section: 49N / 02E / 34
 Parcel Size: 3.25 Acres (141,526 SqFt)
 Plat/Subdivision: S. V. Business Cent.
 Lot: 4
 Block: 3
 Map Page/Grid:
 Census Tract/Block: 960300 / 4009
 Waterfront:

Tax Information

Assessed Value: \$216,123.00
 Taxes: \$1,694.20 (2021)
 Exemption Amount:

Legal

PTN OF LOT 4 34/35-49-2 BLOCK 3 SILVER VALLEY BUSINESS CENTER

Land

School District: 391 - Kellogg School
 Improvement
 Type:
 Land Use Cd: 16
 Recreation:

Zoning: GC-County - General Commercial District
 Improvement
 Description:
 Land Use Dsc: Rural Commercial Subdivisions
 Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Roof Type:	Deck:	A/C: No
Fireplace:	Heat:	

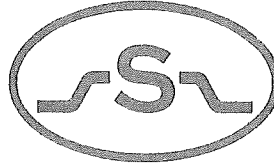
Transfer Information

Rec Date:	Sale Price:	Doc Num: 483007	Doc Type:
		WD,341729,124071	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

5184102

Shoshone County Parcel Information



FLYING S

Parcel Information

Parcel: RPO3150003004BA
Site Address: 355 Commerce Dr
Smeltonville ID 83868
Owner: Rfj Auto Properties LLC
Attn: Sonic Corp Accounting
4401 Colwick Road
Charlotte NC 28211
Twn/Range/Section: 49N / 02E / 34
Parcel Size: 1.77 Acres (76,971 SqFt)
Plat/Subdivision: S. V. Business Cent.
Lot: 4
Block: 3
Map Page/Grid:
Census Tract/Block: 960300 / 4009
Waterfront:

Tax Information

Assessed Value: \$117,541.00
Taxes: \$921.38 (2021)
Exemption Amount:

Legal

PTN LOT 4 34/35-49-2 BLOCK 3 SILVER VALLEY BUSINESS CENTER

Land

School District: 391 - Kellogg School
Improvement
Type:
Land Use Cd: 16
Recreation:

Zoning: GC-County - General Commercial District
Improvement
Description:
Land Use Dsc: Rural Commercial Subdivisions
Watershed: Lower South Fork Coeur d'Alene River

Improvement

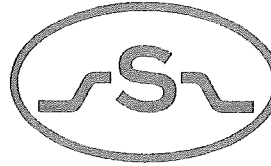
Year Built: Stories: Finished Area:
Bedrooms: Bathrooms: Garage:
Roof Type: Deck: A/C: No
Fireplace: Heat:

Transfer Information

Rec Date: Sale Price: Doc Num: 483007 Doc Type:
WD,341729,124071

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Shoshone County Parcel Information



518402

FLYING S

Parcel Information

Parcel: RPO3150003005AA
 Site Address: 335 Commerce Dr
 Smelterville ID 83868
 Owner: Rfj Auto Properties LLC
 Attn: Sonic Corp Accounting
 4401 Colwick Road
 Charlotte NC 28211
 Twn/Range/Section: 49N / 02E / 34
 Parcel Size: 4.08 Acres (177,507 SqFt)
 Plat/Subdivision: S. V. Business Cent.
 Lot: 5
 Block: 3
 Map Page/Grid:
 Census Tract/Block: 960300 / 4009
 Waterfront:

Tax Information

Assessed Value: \$312,193.00
 Taxes: \$2,652.32 (2021)
 Exemption Amount:

Legal

PTN LOT 5 34/35-49-2 BLOCK 3 SILVER VALLEY BUSINESS CENTER

Land

School District: 391 - Kellogg School
 Improvement 38
 Type:
 Land Use Cd: 16;38
 Recreation:

Zoning: GC-County - General Commercial District
 Improvement Improvements
 Description:
 Land Use Dsc: Rural Commercial Subdivisions;Improvements
 Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Roof Type:	Deck:	A/C: No
Fireplace:	Heat:	

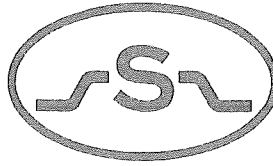
Transfer Information

Rec Date: Sale Price: Doc Num: 483007 WD,341729 Doc Type:

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518402

Shoshone County Parcel Information



FLYING S

Parcel Information

Parcel: RPO3150003005CA
 Site Address: 295 Commerce Dr
 Smelterville ID 83868
 Owner: Rfj Auto Properties LLC
 Attn: Sonic Corp Accounting
 4401 Colwick Road
 Charlotte NC 28211
 Twn/Range/Section: 49N / 02E / 34
 Parcel Size: 1.40 Acres (60,766 SqFt)
 Plat/Subdivision: S. V. Business Cent.
 Lot: 5
 Block: 3
 Map Page/Grid:
 Census Tract/Block: 960300 / 4009
 Waterfront:

Tax Information

Assessed Value: \$137,795.00
 Taxes: \$1,256.54 (2021)
 Exemption Amount:

Legal

PTN OF LOT 5 34/35-49-2 BLOCK 3 SILVER VALLEY BUSINESS CENTER

Land

School District: 391 - Kellogg School
 Improvement Type: 71
 Land Use Cd: 16;71
 Recreation:

Zoning: GC-County - General Commercial District
 Improvement Description: Signs And Signboards
 Land Use Dsc: Rural Commercial Subdivisions;Signs And Signboards
 Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Roof Type:	Deck:	A/C: No
Fireplace:	Heat:	

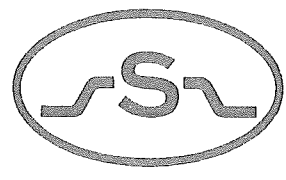
Transfer Information

Rec Date:	Sale Price:	Doc Num: 483007	Doc Type:
		WD,341729,140001	

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518402

Shoshone County Parcel Information



FLYING S

Parcel Information

Parcel: RPO315000306A0A
 Site Address: 173 Commerce Dr
 Smelterville ID 83868
 Owner: Jm Ranches LLC
 PO Box 20445
 Reno NV 89515
 Twn/Range/Section: 49N/ 02E / 35
 Parcel Size: 1.91 Acres (83,200 SqFt)
 Plat/Subdivision: S. V. Business Cent.
 Lot: 6A
 Block: 3
 Map Page/Grid:
 Census Tract/Block: 960300 / 4009
 Waterfront:

Tax Information

Assessed Value: \$728,713.00
 Taxes: \$7,769.44 (2021)
 Exemption Amount:

Legal

LOT 6A BLOCK 3 35-49-2 SILVER VALLEY BUSINESS CENTER

Land

School District: 391 - Kellogg School
 Improvement 38
 Type:
 Land Use Cd: 16;38
 Recreation:

Zoning: GC-County - General Commercial District
 Improvement Improvements
 Description:
 Land Use Dsc: Rural Commercial Subdivisions;Improvements
 Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Roof Type:	Deck:	A/C: No
Fireplace:	Heat:	

Transfer Information

Rec Date:	Sale Price:	Doc Num: 435286 WD,434828	Doc Type:
		WD,422920 WD,407869	

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Shoshone County Parcel Information



518402

FLYING S

Parcel Information

Parcel: RPO315000306B0A
 Site Address: 127 Commerce Dr
 Smelterville ID 83868
 Owner: Rfj Auto Properties LLC
 Attn: Sonic Corp Accounting
 4401 Colwick Road
 Charlotte NC 28211
 TwN/Range/Section: 49N/ 02E / 35
 Parcel Size: 3.16 Acres (137,650 SqFt)
 Plat/Subdivision: S. V. Business Cent.
 Lot: 6B
 Block: 3
 Map Page/Grid:
 Census Tract/Block: 960300 / 4009
 Waterfront:

Tax Information

Assessed Value: \$218,733.00
 Taxes: \$1,687.28 (2021)
 Exemption Amount:

Legal

LOT 6B BLOCK 3 35-49-2 SILVER VALLEY BUSINESS CENTER

Land

School District: 391 - Kellogg School
 Improvement
 Type:
 Land Use Cd: 16
 Recreation:

Zoning: GC-County - General Commercial District
 Improvement
 Description:
 Land Use Dsc: Rural Commercial Subdivisions
 Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Roof Type:	Deck:	A/C: No
Fireplace:	Heat:	

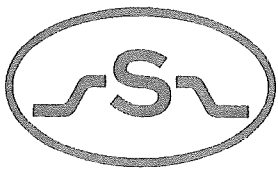
Transfer Information

Rec Date: Sale Price: Doc Num: 483006 WD,407869 Doc Type:

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518402

Shoshone County Parcel Information



FLYING S

Parcel Information

Parcel: RPO31500040010A
 Site Address: Smelterville ID 83868
 Owner: Shoshone County
 700 Bank St Suite 120
 Wallace ID 83873
 Twn/Range/Section: 49N / 02E / 35
 Parcel Size: 4.34 Acres (189,050 SqFt)
 Plat/Subdivision: S. V. Business Cent.
 Lot: 1
 Block: 4
 Map Page/Grid:
 Census Tract/Block: 960300 / 4005
 Waterfront:

Tax Information

Assessed Value: \$0.00
 Taxes: \$0.00 (2021)
 Exemption Amount:

Legal

LOT 1 LESS 428452 BLOCK 4 (SHOP) 35-49-2 SILVER VALLEY BUSINESS CENTER

Land

School District: 391 - Kellogg School
 Improvement Type:
 Land Use Cd: 81
 Recreation:

Zoning: GC-County - General Commercial District
 Improvement Description:
 Land Use Dsc: Exempt Property
 Watershed: Lower South Fork Coeur d'Alene River

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Roof Type:	Deck:	A/C: No
Fireplace:	Heat:	

Transfer Information

Rec Date: Sale Price: Doc Num: 428452,112250 Doc Type:

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City Smelterville <cityofsmelterville@gmail.com>

Smelterville Ordinance 2023-16

3 messages

City Smelterville <cityofsmelterville@gmail.com>
To: Jacob.King@tax.idaho.gov

Thu, Feb 29, 2024 at 1:48 PM

Hello,

Connie Holmquist, Chief Deputy Assessor at Shoshone County gave me a call in regards to City Annexation Ordinance 2023-16. She had indicated that you have no information on it. I was not the Clerk at that time and since, that clerk has left the city.

Can you please direct me on what information you need and how you would like it submitted to you please.

Thank you in advance for your time and assistance

--
Diana Lynn Bergem
Smelterville City Clerk/Treasurer
WWTPO Apprentice
cityofsmelterville@gmail.com
208-786-3351

Jacob King <Jacob.King@tax.idaho.gov>
To: City Smelterville <cityofsmelterville@gmail.com>
Cc: "Josh N. Cruz" <josh.cruz@tax.idaho.gov>, Megan Merkley <Megan.Merkley@tax.idaho.gov>

Thu, Feb 29, 2024 at 2:09 PM

Hello Diana,

Thank you for reaching out. We need the full, signed document that has its accompanying legal description and matching map—that is what my review is for, just to make sure we can map the area to be annexed and that the description and map match. If there are issues with the description and/or the map, we will reach back out to address the issues.

We need a physical copy of the ordinance mailed to us at:

ISTC (c/o Jacob King)

11321 W. Chinden Blvd.

Boise, ID 83714

I will emphasize that the deadline for the completion of the document is December 31 (this has already been done if the mayor has signed and dated the ordinance), but the **deadline for submittal is January 10**. I am also new here but one of the first things I learned is that many entities wait until the last minute to submit and this creates a backlog and creates headaches for everyone.

Please don't hesitate to ask any questions.