

Moon Valley Storage Condominiums

Certificate Of Owners

Know all men by these presents: that Falcon One Riverstone Storage, LLC, an Arizona limited liability Company is the owner of the property described as follows:

A parcel of land situated in northeast quarter of Section 16, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, and being more particularly described as follows:

Commencing at the north quarter-section corner of Section 16 Township 4 North, Range 1 West, Boise Meridian;

Thence S89°35'48"E, 2629.65 feet to the northeast corner of Section 16;

Thence S46°36'20"W, 1098.17 feet to the POINT OF BEGINNING:

Thence S00°50'21"W, 584.19 feet to the northeast corner of Moon Valley Subdivision No. 6 (Book 125 of Plats, at pages 19997 through 20004, records of Ada County, Idaho);

Thence N89°09'39"W, 150.00 feet along the boundary of Moon Valley Subdivision No. 6;

Thence S00°50'21"W, 40.74 feet along the boundary of Moon Valley Subdivision No. 6;

Thence N89°24'52"W, 47.00 feet along the boundary of Moon Valley Subdivision No. 6;

Thence N00°50'21"E, 34.91 feet along the boundary of Moon Valley Subdivision No. 6;

Thence N88°14'39"W, 520.29 feet along the boundary of Moon Valley Subdivision No. 6;

Thence N01°45'21"E, 7.31 feet along the boundary of Moon Valley Subdivision No. 6;

Thence N88°14'39"W, 107.77 feet along the boundary of Moon Valley Subdivision No. 6;

Thence N00°01'18"E, 46.47 feet along the boundary of Moon Valley Subdivision No. 6;

Thence N74°48'28"W, 21.89 feet along the boundary of Moon Valley Subdivision No. 6;

Thence N15°11'32"E, 296.07 feet along the boundary of Moon Valley Subdivision No. 6;

Thence 75.24 feet on a curve to the right, having a radius of 165.00 feet, a central angle of 26°07'38", a chord bearing of N28°15'21"E, and a chord length of 74.59 feet, along the boundary of Moon Valley Subdivision No. 6;

Thence N41°19'10"E, 83.05 feet along the boundary of Moon Valley Subdivision No. 6 and the right-of-way line of S. Herons Flight Lane;

Thence S48°40'50"E, 2.00 feet along the right-of-way line of S. Herons Flight Lane;

Thence 152.42 feet on a curve to the left, having a radius of 55.00 feet, a central angle of 158°46'58", a chord bearing of N51°55'41"E, and a chord length of 108.12 feet, along the right-of-way line of S. Herons Flight Lane;

Thence 60.02 feet on a reverse curve to the right, having a radius of 50.00 feet, a central angle of 68°46'58", a chord bearing of N06°55'41"E, and a chord length of 56.48 feet, along the right-of-way line of S. Herons Flight Lane;

Thence N41°19'10"E, 28.18 feet along the right-of-way line of S. Herons Flight Lane;

Thence 157.85 feet on a curve to the right, having a radius of 175.00 feet, a central angle of 51°40'52", a chord bearing of N67°09'36"E, and a chord length of 152.55, feet along the right-of-way line of S. Herons Flight Lane;

Thence 37.34 feet on a curve to the right, having a radius of 188.75 feet, a central angle of 11°20'02", a chord bearing of S81°19'57"E, and a chord length of 37.28 feet, along the right-of-way line of W. Moon Valley Road;

Thence S75°39'56"E, 409.81 feet to the POINT OF BEGINNING.

The above-described parcel contains 10.99 acres, more or less.

It is the intention of the undersigned to create a Condominium Project subject to the "Condominium Property Act" Idaho Code Title 55, Chapter 15, and to include the above described property in this plat. The owners also hereby certify that they consent to the recordation of documents pursuant to Title 55, Chapter 15 of Idaho Code and that this plat complies with Idaho Code 50-1334(2). The Condominium Project will be eligible to receive water service from the Star Sewer and Water District and the Star Sewer and Water District has agreed in writing to serve the condominium project. Falcon One Riverstone Storage, LLC hereby certifies that surface water for irrigation is reasonably available, per Idaho Code 67-3537, and that it is in compliance with Idaho Code 31-3805.

In witness whereof I have hereunto set my hand:

Falcon One Riverstone Storage, LLC, an Arizona limited liability company

By: Falcon One, Inc., an Idaho corporation

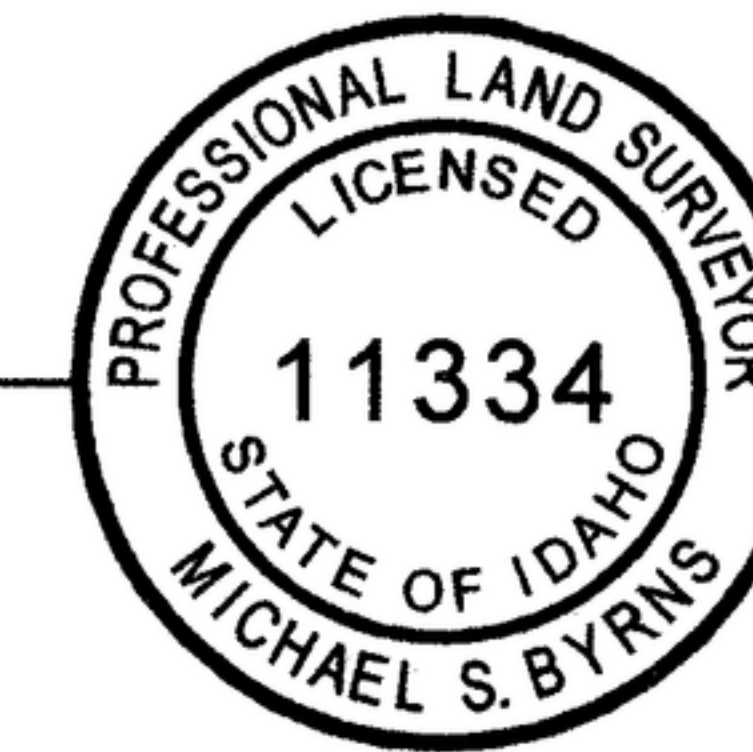
Its: Manager

By: Shane Jimenez
Its: President

Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and find that this plat is correct and was surveyed in accordance with Idaho Code relating to plats, surveys, and condominiums.

Michael S. Byrns



7/9/25

P.L.S. No. 11334

Acknowledgment

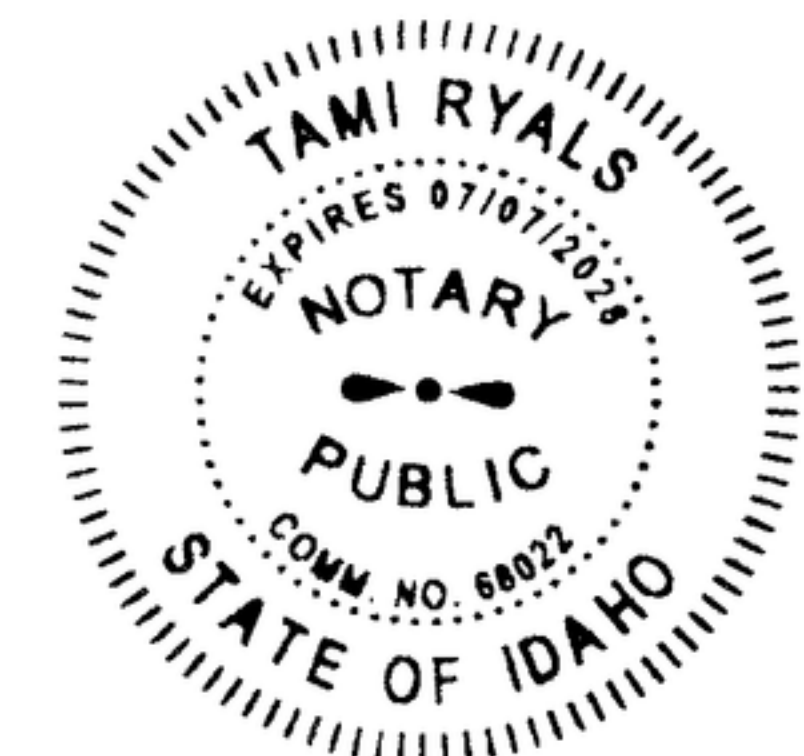
State of Idaho }
County of Ada } s.s.

This record was acknowledged before me on this 10 day of JULY, 2025, by Shane Jimenez, as President of Falcon One, Inc, Manager of Falcon One Riverstone Storage, LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

7/7/28
My Commission Expires

Tami Ryals
Notary Public, State of Idaho



Book

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