



CANYON COUNTY COMMISSIONERS

Leslie Van Beek
District I

Brad Holton
District II

Zach Brooks
District III

1115 Albany ❖ Caldwell, Idaho 83605 ❖ Telephone: (208) 454-7507 ❖ Fax: (208) 454-7336

NOTICE OF PUBLIC MEETING

November 19, 2024

Canyon County Ambulance
District
6116 Graye Lane
Caldwell, Idaho 83607

Nampa Fire
9 12th Ave. S.
Nampa, ID 83651

Nampa Economic
Development
500 12th Ave. S.
Nampa, ID 83651

Canyon County
Mosquito Abatement District
9719 Booker Lane
Nampa, Idaho 83686

College of Western Idaho
PO Box 3010, MS1000
Nampa, ID 83653

City of Nampa
411 3rd St. S.
Nampa, ID 83651

Vallivue School District #139
5207 S. Montana Ave.
Caldwell, ID 83607

Highway District #4
15435 ID-44
Caldwell, ID 83607

Idaho Department of
Commerce
P.O. Box 83720
Boise, ID 83720

Pursuant to Idaho Code § 63-602NN(5), you are hereby notified that a public meeting will be held before the Canyon County Board of Commissioners to consider a resolution granting Tractor Supply Company a property tax exemption for its new facility proposed for a project site inside your jurisdiction. A copy of the proposed resolution is enclosed.

You are invited to participate in the hearing to consider granting the property tax exemption, which is scheduled as follows:

Date: December 2, 2024
Time: 9:30 a.m.
Location: Commissioner's Meeting Room, First Floor,
1115 Albany Street, Caldwell, Idaho 83605.

Please direct any questions regarding this matter to our office. Office hours are from 8:00 a.m. 12:00 noon, and from 1:00 p.m. to 5:00 p.m., Monday through Friday, except holidays. For more information, contact the Board of County Commissioners at (208) 454-7507. Assistance is available for those with disabilities upon 24-hour prior notice.

Sincerely,

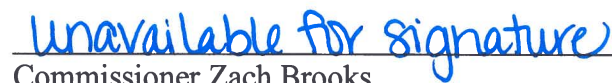
BOARD OF COUNTY COMMISSIONERS



Commissioner Leslie Van Beek



Commissioner Brad Holton



Commissioner Zach Brooks

cc: CCPA
Canyon County Assessor

RESOLUTION NO. _____

**RESOLUTION OF THE CANYON COUNTY BOARD OF COMMISSIONERS
GRANTING TRACTOR SUPPLY CO. A PROPERTY TAX EXEMPTION PURSUANT
TO IDAHO CODE § 63-602NN**

The following resolution and order was considered and adopted by the Canyon County, Idaho Board of Commissioners ("Board") on this ____ day of December, 2024.

Upon the motion of Commissioner _____ and the second by Commissioner _____, the Board resolves as follows:

WHEREAS, Idaho Code § 31-801 grants general powers and duties, subject to the restrictions of law, to the boards of county commissioners in their respective counties; and

WHEREAS, Idaho Code § 31-828 grants the Board authority "to do and perform all other acts . . . which may be necessary to the full discharge of the duties of the chief executive authority of the county government"; and

WHEREAS, Idaho Code § 63-602NN authorizes the Board to exempt certain investments in real and personal commercial property including distribution and warehousing building facilities and related equipment, parking and business office facilities ("Qualified Property") from property taxes; and

WHEREAS the Board has implemented Idaho Code §63-602NN by enactment of the Canyon County business Investment Incentive Ordinance of 2017, as amended (Ord. 18-031, 11-15-2018); and

WHEREAS, the Board has considered the application of Tractor Supply Company (hereinafter "COMPANY") for a property tax exemption for investments in Qualified Property pursuant to Idaho Code §63-602NN related to a new distribution center located on property currently identified as Midland/Ustick Road, Nampa, Idaho, and currently designated by Canyon County with the following parcel numbers:

Parcel 1: 34361010 0
Parcel 2: 34361011 0
Parcel 3: 34361012 0
Parcel 4: 34363010 0
Parcel 6: 34361000 0 (Portion – Approx. 21.172 acres)
Parcel 7: 34361013A 0
Parcel 8: 34361013 0
Parcel 9: 34361014A 0
Parcel 10: 34361014 0

(collectively and hereinafter the "Project Site"); more particularly described in **Exhibit A** attached hereto and incorporated by reference; and

WHEREAS, COMPANY has demonstrated by a written plan (attached and incorporated herein as **Exhibit B**) outlining the proposed project that it meets, or will meet, all of the requirements of Idaho Code § 63-602NN, as well as those standards established by Canyon County for receiving the exemption; and

WHEREAS, COMPANY plans to: (a) invest approximately \$195,000,000 in Qualified Property at the Project Site during the project period ("Capital Investment Commitment"), and (b) create and maintain the number of full-time jobs ("Employment Commitment") at the Project Site at the level and stages shown on **Exhibit B** attached hereto and incorporated by reference and has requested a tax exemption of its eligible investment in Qualified Property beginning in 2027, for a total exemption not to exceed the following amounts in property value for each of the following years:

2027 - \$146,250,000
2028 - \$146,250,000
2029 - \$97,500,000
2030 - \$48,750,000
2031 - \$48,750,000

WHEREAS, notwithstanding the exemption, twenty-five percent (25%) of eligible investments in Qualified Property will be added to the property tax rolls in Canyon County for the years 2027 through 2031; and

WHEREAS, the Board has considered terms and conditions for granting COMPANY a property tax exemption pursuant to Idaho Code § 63-602NN, to include the following:

1. An exemption for five (5) years of seventy five percent (75%) in Year 1; 75% in Year 2; 50% in Year 3; 25% in Year 4; and 25% in Year 5 on investments in Qualified Property at the Project Site made during the project period, provided COMPANY makes its investments substantially as proposed. The exemption shall apply to tax years 2027 through 2031.
2. COMPANY shall annually provide to the Canyon County Assessor, on or before March 15 of each year, beginning in 2027 and each year thereafter through 2031, a reasonably detailed list of the Qualified Property that has been placed into service during the previous calendar year, and the Canyon County Assessor shall be permitted to verify the list, which may include on-site inspections at the Project Site.
3. COMPANY shall maintain evidence and documentation of all investments in Qualified Property made during the project period for the duration of the recapture period identified in Section 5. These records shall be made available to the County upon request, with reasonable notice.
4. COMPANY shall comply with all conditions imposed by all other governmental entities in Idaho with respect to any other incentive agreements related to this project.

5. Canyon County may recapture taxes that would have been paid had the exemption not been granted should COMPANY (or their assigns) fail to make the amount of investment substantially as proposed and fail to continue operations at the Project Site at substantially the same level for at least ten (10) years commencing immediately after the year the taxes were exempted. The recaptured taxes are to be recovered in substantially the same manner as described in Idaho Code § 63-602G(5)(a) – (d). In the event of a force majeure event as defined in **Exhibit C** attached hereto and incorporated by reference, the Board may consider circumstances of or related to recapture on a case-by-case basis; and
6. COMPANY agrees that this right of the County to recover taxes as provided in the paragraph above, runs with the land associated with the parcel numbers herein, and more particularly described in **Exhibit A**, and that this document may be recorded to give notice of said encumbrance.

WHEREAS, COMPANY has agreed to the terms and conditions set forth above; and

WHEREAS, the Board finds that significant economic benefits will accrue to Canyon County, and to the taxing districts within the County, as a result of the proposed investment.

WHEREFORE, THE BOARD HEREBY RESOLVES AS FOLLOWS: Pursuant to Idaho Code § 63-602NN, and the Canyon County Business Investment Incentive Ordinance of 2017, and subject to the terms and conditions therein as well as those set forth above, the Board hereby agrees to exempt, for five (5) years, seventy five percent (75%) in Year 1; 75% in Year 2; 50% in Year 3; 25% in Year 4; and 25% in Year 5 of the value of investments by COMPANY in Qualified Property, located at the Project Site, as detailed in **Exhibit A**, said exemptions not to exceed the amounts indicated therein.

IT IS FURTHER RESOLVED BY THE BOARD, that this resolution shall be effective this ____ day of December, 2024.

____ Motion Carried Unanimously
____ Motion Carried/Split Vote Below
____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
____ Commissioner Leslie Van Beek	____	____	____
____ Commissioner Brad Holton	____	____	____
____ Commissioner Zach Brooks	____	____	____

ATTEST: RICK HOGABOAM, CLERK

By: _____
Deputy Clerk

COMPANY:

Tractor Supply Company

BY: _____

STATE OF IDAHO)
 ss.
County of Canyon)

On this _____ day of _____, 2024, before me, a notary public, personally appeared, known or identified to me to be the _____ for _____, whose name is subscribed to the within instrument, and acknowledged to me that said corporation executed the same.

(S E A L)

Notary Public for _____ (state)
Residing at: _____
My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION & DIAGRAM

The Land referred to herein below is situated in the County of Canyon, State of Idaho, and is described as follows:

PARCEL 1: 34361010 0

The following describes a parcel of real property lying within the South Half of the Northwest Quarter of Section 33, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the southwest corner of said Northwest Quarter, also being the West Quarter corner of said Section 33; Thence, along the west boundary line of said Northwest Quarter, North 00°12'53" East, 1328.05 feet to the northwest corner of the South Half of the Northwest Quarter, also being the North 1/16 corner of said Section 33 and Section 32 and to the POINT OF BEGINNING;

Thence, along the north boundary line of said South Half of the Northwest Quarter, South 89°40'16" East, 574.00 feet;

Thence, departing said north boundary line, South 00°12'53" West, 456.94 feet;

Thence, North 89°34'55" West, 574.00 feet to the west boundary of said Northwest Quarter;

Thence, along said west boundary line, North 00°12'53" East, 456.05 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM that portion deeded to the City of Nampa in Deed recorded June 30, 2023 as Instrument No. 2023-021035, records of Canyon County, Idaho.

PARCEL 2: 34361011 0

The following describes a parcel of real property lying within the South Half of the Northwest Quarter of Section 33, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the southwest corner of said Northwest Quarter, also being the West Quarter corner of said Section 33;

Thence, along the west boundary line of said Northwest Quarter, North 00°12'53" East, 872.00 feet to the POINT OF BEGINNING;

Thence, departing said west boundary line, South 89°34'55" East 574.00 feet;

Thence South 00°12'53" West 416.00 feet;

Thence, North 89°34'55" West, 574.00 feet to the west boundary of said Northwest Quarter;

Thence, along said west boundary line, North 00°12'53" East, 416.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM that portion deeded to the City of Nampa in Deed recorded June 30, 2023 as Instrument No. 2023-021035, records of Canyon County, Idaho.

PARCEL 3: 34361012 0

The following describes a parcel of real property lying within the South Half of the Northwest Quarter of Section 33, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

BEGINNING at the southwest corner of said Northwest Quarter, also being the West Quarter corner of said Section 33; Thence, along the west boundary line of said Northwest Quarter, North 00°12'53" East, 456.00 feet;

Thence, departing said west boundary line, South 89°34'55" East 574.00 feet;

Thence, South 00°12'53" West, 456.00 feet to the south boundary line of said Northwest Quarter;

Thence, along said south boundary line, North 89°34'55" West, 574.00 feet to the west boundary of said Northwest Quarter and to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM that portion deeded to the City of Nampa in Deed recorded June 30, 2023 as Instrument No. 2023-021035, records of Canyon County, Idaho.

PARCEL 4: 34363010 0

The following describes a parcel of real property lying within the South Half of the Northwest Quarter of Section 33, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the southwest corner of said Northwest Quarter, also being the West Quarter corner of said Section 33; Thence, along the south boundary line of said Northwest Quarter, South 89°34'55" East, 574.00 feet to the POINT OF BEGINNING;

Thence, departing said south boundary line, North 00°12'53" East, 1328.94 feet to the north boundary line of said South Half of the Northwest Quarter;

Thence, along said north boundary line, South 89°40'16" East, 372.30 feet to the southwesterly right of way of the Idaho Northern Railroad;

Thence, along said southwesterly right of way, South 18°46'36" East, 1407.77 feet to the south boundary line of said Northwest Quarter;

Thence, along said south boundary line, North 89°34'55" West, 830.38 feet to the POINT OF BEGINNING.

PARCEL 6: 34361000 0 (Portion – Approx. 21.172 acres)

A portion of Parcel 6 of Record of Survey recorded May 5, 2021 as Instrument No. 2021-033021, Records of Canyon County, Idaho, more particularly described as follows:

A parcel of land situated in a portion of the of the Southwest 1/4 of Section 33, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the West 1/4 corner of said Section 33, which bears North 00°11'38"E a distance of 2,655.96 feet from the southwest corner of said Section 33, said corner being witnessed by a found aluminum cap, which bears North 00°11'38"E a distance of 40.00 feet; Thence following the westerly line of said Southwest 1/4, S00°11'38"W a distance of 1,297.18 feet; Thence leaving said westerly line, S89°48'22"E a distance of 50.00 feet to the POINT OF BEGINNING;

Thence North 00°11'38"E a distance of 903.08 feet to the centerline of East Lateral; Thence following said centerline the following seven (7) courses:

1. South 81°50'05"E a distance of 56.99 feet to a point being referenced by a found 5/8-inch rebar, which bears North 05°09'54"E a distance of 20.00 feet;
2. South 87°05'09"E a distance of 330.65 feet to a point being referenced by a found 5/8-inch rebar, which bears North 00°07'55"W a distance of 20.00 feet;
3. South 89°50'20"E a distance of 107.73 feet to a point being referenced by a found 5/8-inch rebar, which bears North 00°09'39"E a distance of 19.00 feet;
4. 45.13 feet along the arc of a curve to the right, said curve having a radius of 40.00 feet, a delta angle of 64°38'13", a chord bearing of S57°31'15"E, and a chord distance of 42.77 feet to a point being referenced by a found 5/8-inch rebar, which bears North 64°47'52"E a distance of 20.00 feet;
5. South 25°12'11"E a distance of 600.75 feet to a point being referenced by a found 5/8-inch rebar, which bears North 70°46'55"E a distance of 20.00 feet;
6. 52.81 feet along the arc of a curve to the right, said curve having a radius of 240.00 feet, a delta angle of 12°36'24", a chord bearing of South 18°53'59"E, and a chord distance of 52.70 feet to a point being referenced by a found 5/8-inch rebar, which bears North 76°53'50"E a distance of 20.00 feet;
7. S12°35'47"E a distance of 954.22 feet;

Thence leaving said centerline, N56°33'59"W a distance of 1,215.64 feet to the POINT OF BEGINNING.

PARCEL 7: 34361013A 0

Parcel A of record of survey, recorded August 22, 2023, as instrument no. 2023-027209, being a parcel of land situated in a portion of the Southwest Quarter of Section 33, Township 4 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho being more particularly described as follows:

Commencing at a found aluminum cap marking the West Quarter corner of said Section 33, which bears North 00°11'38" East a distance of 2,655.96 feet from the Southwest corner of said Section 33, said corner being witnessed by a found aluminum cap, which bears North 00°11'38" East a distance of 40.00 feet; Thence following the northerly line of said Southwest Quarter, South 89°34'55" East a distance of 50.00 feet to a set 5/8-inch rebar on the easterly right-of-way line of midland boulevard and being the point of beginning. Thence following said northerly line, South 89°34'55" east a distance of 571.16 feet to a set 5/8-inch rebar;

Thence leaving Said northerly line, South 00°12'58" west a distance of 301.99 feet to a set 5/8-inch rebar; Thence 155.28 feet along the arc of a curve to the left, said curve having a radius of 350.00 feet, a delta angle of 25°25'09", a chord bearing of South 12°29'36" east and a chord distance of 154.01 feet to a set 5/8-inch rebar; Thence South 25°12'11" east a distance of 554.99 feet to a set 5/8-inch rebar; Thence 68.43 feet along the arc of a curve the right, said curve having a radius of 311.00 feet, a delta angle of 12°36'24", a chord bearing of South 18°53'59" east and a chord distance of 68.29 feet to a set 5/8-inch rebar; Thence south 12°35'47" east a distance of 545.72 feet to a set 5/8-inch rebar; Thence North 89°37'18" west a distance of 62.60 feet to a point on the centerline of east lateral, being witnessed by a set 5/8-inch rebar, which bears South 89°37'18" east a distance of 20.00 feet; Thence following said centerline of east lateral the following seven (7) courses:

1. North 12°35'47" west a distance of 532.77 feet to a point being referenced by a set 5/8-inch rebar, which bears North 76°53'50" east a distance of 20.00 feet;
2. 52.81 feet along the arc of a curve to the left, said curve having a radius of 240.00 Feet, a delta angle of 12°36'24", a chord bearing of North 18°53'59" west and a chord distance of 52.70 feet to a point being referenced by a set 5/8-inch rebar, which bears North 70.46'55" east a distance of 20.00 feet;
3. North 25°12'11" west a distance of 600.75 feet to a point being referenced by a set 5/8-inch rebar, which bears North 64°47'52" east a distance of 20.00 feet;
4. 45.13 feet along the arc of a curve to the left, said curve having a radius of 40.00 feet, a delta angle of 64°38'13", a chord bearing of North 57°31'15" west and a chord distance of 42.77 feet to a point being referenced by a set 5/8-inch rebar, which bears North 00°09'39" east a distance of 19.00 feet;
5. North 89°50'20" west a distance of 107.73 feet to a point being referenced by a set 5/8-inch rebar, which bears North 00°07'55" west a distance of 20.00 feet;
6. North 87°05'09" west a distance of 330.65 feet to a point being referenced by a set 5/8-inch rebar, which bears North 05°09'54" east a distance of 20.00 feet;
7. North 81°50'05" west a distance of 56.99 feet to a point on the easterly right-of-way line of said midland boulevard, being witnessed by a set 5/8-inch rebar, which bears north 00°11'38" east a distance of 20.00 feet; Thence leaving said centerline and following said easterly right-of-way line, North 00°11'38" east a distance of 393.91 feet to the POINT OF BEGINNING.

PARCEL 8: 34361013 0

Parcel B of record of survey, recorded August 22, 2023, as Instrument No. 2023-027209, being a parcel of land situated in a portion of the Southwest Quarter of Section 33, Township 4 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho being more particularly described as follows:

Commencing at a found aluminum cap marking the West Quarter corner of said section 33, which bears North 00°11'38" east a distance of 2,655.96 feet from the Southwest Corner of said Section 33, said corner being witnessed by a found aluminum cap, which bears North 00°11'38" east a distance of 40.00 feet; Thence following the northerly line of said Southwest Quarter, South 89°34'55" east a distance of 621.16 feet to a set 5/8-inch rebar and being the POINT OF BEGINNING.

Thence following said northerly line, South 89°34'55" east a distance of 783.28 feet to a found 5/8-inch rebar on the westerly right-of-way line of the Union Pacific Railroad; Thence leaving said northerly line and following said westerly railroad right-of-way line, South 18°46'33" east a distance of 1,343.45 feet to a set 5/8-inch rebar; Thence leaving said westerly railroad right-of-way line, South 71°13'27" west a distance of 851.34 feet to a set 5/8-inch rebar; Thence North 12°35'47" west a distance of 545.72 feet to a set 5/8-inch rebar; Thence 68.43 feet along the arc of a curve to the left, said curve having a radius of 311.00 feet, a delta angle of 12°36'24", a chord bearing of North 18°53'59" west and a chord distance of 68.29 feet to a set 5/8-inch rebar; Thence north 25°12'11" west a distance of 554.99 feet to a set 5/8-inch rebar; Thence 155.28 feet along the arc of a curve to the right, said curve having a radius of 350.00 feet, a delta angle of 25°25'09", a chord bearing of North 12°29'36" west and a chord distance of 154.01 feet to a set 5/8-inch rebar; Thence North 00°12'58" East a distance of 301.99 feet to the POINT OF BEGINNING.

PARCEL 9: 34361014A 0

Parcel D of record of survey, recorded August 22, 2023, as Instrument No. 2023-027209, being a parcel of land situated in a portion of the south 1/2 of the Southwest Quarter of Section 33, Township 4 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho being more particularly described as follows:

Commencing at a found aluminum cap marking the South Quarter corner of said Section 33, which bears South 89°55'06" east a distance of 2,641.14 feet from the southwest corner of said Section 33, said corner being witnessed by a found aluminum cap, which bears South 89°55'06" east a distance of 40.00 feet; Thence following the southerly line of said Southwest Quarter, North 89°55'06" west a distance of 327.20 feet to a found 5/8-inch rebar on the westerly right-of-way line of the Union Pacific Railroad; Thence leaving said southerly line and following said westerly railroad right-of-way line, North 18°46'33" west a distance of 52.84 feet to a set 5/8-inch rebar on the northerly right-of-way line of Ustick road; Thence leaving said westerly railroad right-of-way line and following said northerly right-of-way line, North 89°55'06" west a distance of 480.70 feet to a set 5/8-inch rebar and being the point of beginning. Thence following said northerly right-of-way line, North 89°55'06" west a distance of 362.79 feet to a point on the centerline of east lateral, being witnessed by a set 5/8-inch rebar, which bears South 89°55'06" east a distance of 19.00 feet; Thence leaving said northerly right-of-way line and following said centerline of east lateral the following five (5) courses:

1. North 17°34'30" west a distance of 109.74 feet to a point being referenced by a set 5/8-inch rebar, which bears North 72°25'30" east a distance of 20.00 feet;

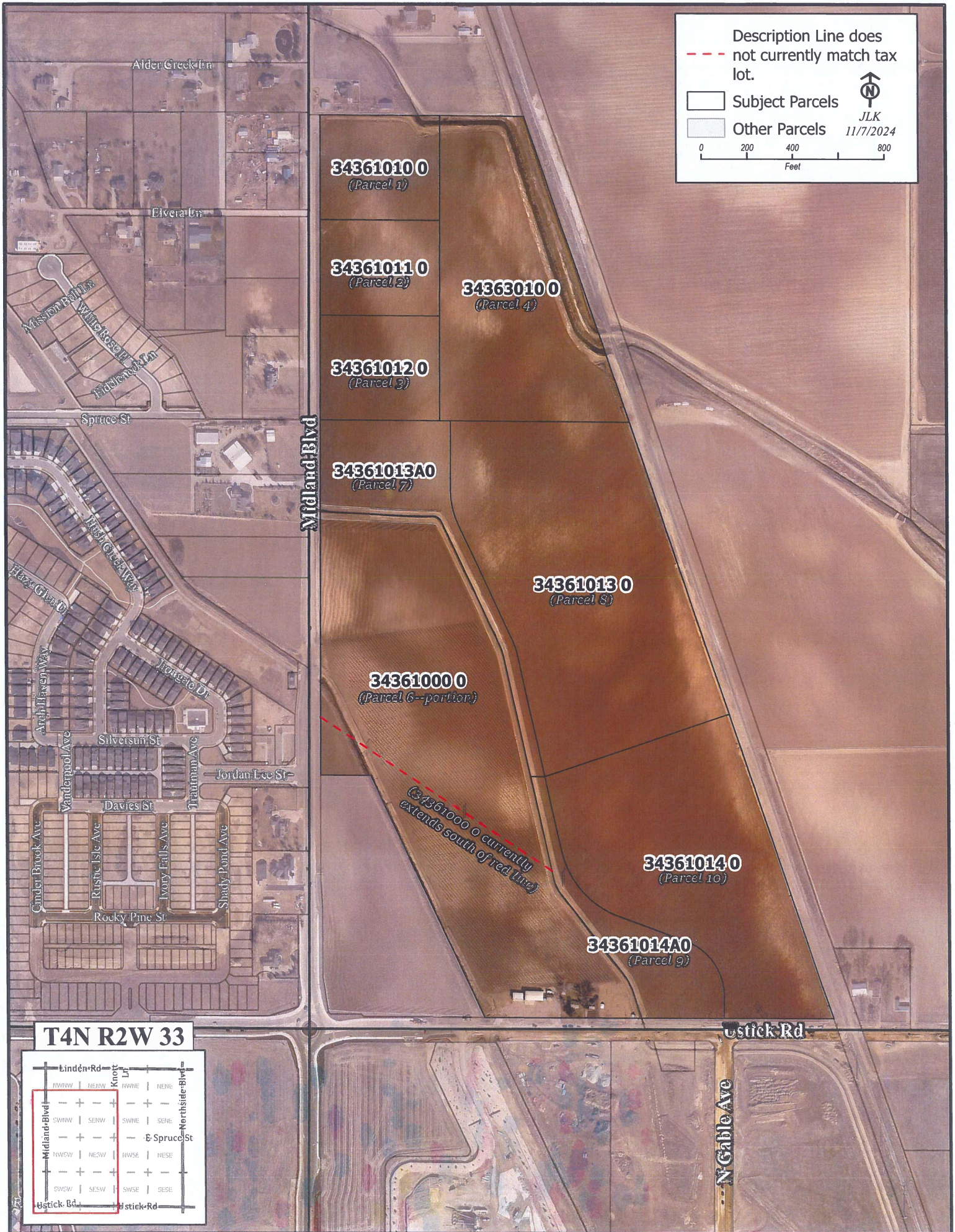
2. 102.85 feet along the arc of a curve to the left, said curve having a radius of 300.00 feet, a delta angle of 19°38'37", a chord bearing of North 27°41'16" west and a chord distance of 102.35 feet to a point being referenced by A set 5/8-inch rebar, which bears North 68°11'14" east a distance of 20.00 feet;
3. North 37°30'34" west a distance of 435.43 feet to a point being referenced by a set 5/8-inch rebar, which bears North 52°29'26" east a distance of 20.00 feet;
4. 74.83 feet along the arc of a curve to the right, said curve having a radius of 175.00 feet, a delta angle of 24°29'57", a chord bearing of North 24°50'45" west and a chord distance of 74.26 feet to a point being referenced by a set 5/8-inch rebar, which bears North 77°24'14" east a distance of 20.00 feet;
5. North 12°35'47" west a distance of 455.11 feet to a point being witnessed by a set 5/8-inch rebar, which bears South 89°37'18" east a distance of 20.00 feet; Thence leaving said centerline, South 89°37'18" east a distance of 62.60 feet to a set 5/8-inch rebar; Thence South 12°35'47" east a distance of 337.40 feet to a set 5/8-inch rebar; Thence 390.40 feet along the arc of a curve to the left, said curve having a radius of 390.00 feet, a delta angle of 57°21'14", a chord bearing of South 41°16'24" east and a chord distance of 374.30 feet to a set 5/8-inch rebar; Thence south 69°57'01" east a distance of 310.66 feet to a set 5/8-inch rebar; Thence 305.57 feet along the arc of a curve to the right, said curve having a radius of 250.00 feet, a delta angle of 70°01'54", a chord bearing of South 34°56'04" east and a chord distance of 286.90 feet to a set 5/8-inch rebar; Thence south 00°04'54" west a distance of 100.00 feet to the point of beginning.

PARCEL 10: 34361014 0

Parcel C of record of survey, recorded August 22, 2023, as instrument no. 2023-027209, being a parcel of land situated in a portion of the Southwest Quarter of Section 33, Township 4 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho being more particularly described as follows:

Commencing at a found aluminum cap marking the South Quarter corner of said Section 33, which bears South 89°55'06" east a distance of 2,641.14 feet from the southwest corner of said Section 33, said corner being witnessed by a found aluminum cap, which bears South 89°55'06" east a distance of 40.00 feet; Thence following the southerly line of said South Quarter, North 89°55'06" west a distance of 327.20 feet to a found 5/8-inch rebar on the westerly right-of-way line of the Union Pacific Railroad; Thence leaving said southerly line and following said westerly railroad right-of-way line, North 18°46'33" west a distance of 52.84 feet to a set 5/8-inch rebar on the northerly right-of-way line of Ustick Road and being the POINT OF BEGINNING. Thence leaving said westerly railroad right-of-way line and following said northerly right-of-way line, North 89°55'06" west a distance of 480.70 feet to a set 5/8-inch rebar; Thence leaving said northerly right-of-way line, North 00°04'54" east a distance of 100.00 feet to a set 5/8-inch rebar; Thence 305.57 feet along the arc of a curve to the left, said curve having a radius of 250.00 feet, a delta angle of 70°01'54", a chord bearing of North 34°56'04" west and a chord distance of 286.90 feet to set 5/8-inch rebar; Thence north 69°57'01" west a distance of 310.66 feet to a set 5/8-inch rebar;

Thence 390.40 feet along the arc of a curve to the right, said curve having a radius of 390.00 feet, a delta angle of $57^{\circ}21'14''$, a chord bearing of North $41^{\circ}16'24''$ west and a chord distance of 374.30 feet to a set 5/8-inch rebar;
Thence North $12^{\circ}35'47''$ west a distance of 337.40 feet to a set 5/8-inch rebar;
Thence North $71^{\circ}13'27''$ east a distance of 851.34 feet to a set 5/8-inch rebar on said westerly railroad right-of-way line;
Thence following said westerly railroad right-of-way line, South $18^{\circ}46'33''$ east a distance of 1,401.59 feet to the POINT OF BEGINNING.



Description Line does
--- not currently match tax
lot.

Subject Parcels

Other Parcels

0 200 400 800
Feet

N
JLK
11/7/2024

T4N R2W 33

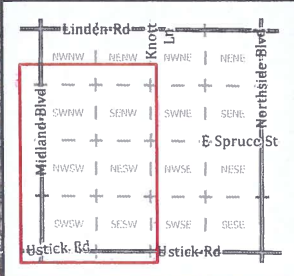


Exhibit B

Entity Name Project Plan Job Multiplier			Tractor Supply Distribution Center 1.66			DESCRIPTION OF CAPITAL INVESTMENT BY PROPERTY TYPE											
Owner	Property Type & Description	Economic Life	Property Location Site Address & Parcel No.	Estimated Cumulative Investment Amounts													
Tractor Supply Company	Non-Qualified	Land and related due diligence	117 acres 34361010 0; 34361011 0; 34361012 0; 34363010 0; 34361000 0(Portion); 36361013A0; 343614013 0; 34361014A0; 343610140 0	2024		2025		2026		2027		2028		2029		2030	
				2025	2026	2025	2026	2026	2027	2027	2028	2028	2029	2029	2030	2030	
	Qualified	Building Improvement <i>Real property improvements to land - building</i>	NA or greater than 27.5	62222215 0	\$30,000,000	\$30,000,000	\$30,000,000	\$30,000,000	\$30,000,000	\$30,000,000	\$30,000,000	\$30,000,000	\$30,000,000	\$30,000,000	\$30,000,000	\$30,000,000	
		Warehouse and Distribution Equipment <i>Equipment used directly in warehouse activities</i>			107,000,000	131,000,000	131,000,000	131,000,000	131,000,000	131,000,000	131,000,000	131,000,000	131,000,000	131,000,000	131,000,000	131,000,000	
Total Qualified Real Property Investment						\$ 107,000,000	\$ 131,000,000	\$ 131,000,000	\$ 131,000,000	\$ 131,000,000	\$ 131,000,000	\$ 131,000,000	\$ 131,000,000	\$ 131,000,000	\$ 131,000,000		
Total Qualified Personal Property Investment						\$ 32,000,000	\$ 64,000,000	\$ 64,000,000	\$ 64,000,000	\$ 64,000,000	\$ 64,000,000	\$ 64,000,000	\$ 64,000,000	\$ 64,000,000	\$ 64,000,000		
Applicable Exemption Real Estate						0%	75%	75%	75%	75%	75%	75%	75%	50%	25%		
Applicable Exemption Personal Property						0%	75%	75%	75%	75%	75%	75%	75%	50%	25%		
Maximum Value Exempted						\$ -	\$ 146,250,000	\$ 146,250,000	\$ 146,250,000	\$ 146,250,000	\$ 146,250,000	\$ 146,250,000	\$ 97,500,000	\$ 48,750,000			
Jobs Created (Total Cumulative)*				513													

Tax Year Available for Addition to Tax Rolls

Calendar Year Placed in Service

EXHIBIT C:

“Force Majeure Event” means with respect to a party, any event or circumstance, whether or not foreseeable, that was not caused by that party, and any consequences of that event or circumstance. Force Majeure Events shall not, however, include a strike or other labor unrest that affects only that party, an increase in prices or other change in general economic conditions, a change in law, or an event or circumstance that results in that party not having sufficient funds to comply with an obligation to pay money.