

To: The La Cresta Community

From: Dan Stephenson

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Trails in La Cresta

The original developer of La Cresta was Boise Cascade. After the map subdividing the roughly 6,000 acres was final, Boise Cascade sold all of the parcels and made a lot of promises about future improvements that they did not follow through with.

For a number of reasons, Boise Cascade found itself having to foreclose a number of the lots it had sold earlier and approached me, Dan Stephenson, owner of Rancon, to see if I wouldn't take over the foreclosed lots and in essence act as successor developer.

I did that and was able to resell all of the lots I acquired from Boise Cascade. Along the way I was instrumental in taking care of a lot of the promises that Boise had made which was the start of the community that is La Cresta today.

When all this was taking place, I realized that a trail system would be an amenity that would be very attractive to the property owners as many were equestrians and the thought had always been that La Cresta would develop into an equestrian community. I met with several engineers at the time (mid 1970s) to examine the possibility of creating easements for a trails system. What I was told was that since the map was final, going back and amending it would be very difficult. I was advised that the best way to do this was to approach individual property owners on an as needed basis as the routes of trails were developed to obtain the needed easements. At this time (mid 1970s) there were many trails that were being used and the thought was that these would eventually turn into formal trail easements.

This in fact is what began to happen. As fence plans were submitted for approval by the ACC, and it was determined that a trail would be impacted, easements were requested, and in almost all cases, the easements were granted.

I acquired a number of other large properties surrounding La Cresta after buying the Boise foreclosures and did go through the process of dedicating trails easements within those developments. (For example, Santa Rosa West.) It was always anticipated that the trails systems in all of the adjoining communities would be tied together for a comprehensive trails system. The reason it was feasible to get the easements dedicated in the other properties was because the maps had not been finalized, hence reducing the costs and time of amending the maps.

Because it was always the intent that La Cresta and the surrounding communities would be developed as equestrian communities I improved a property known for years as the Equestrian Center. That property was offered to many equestrian groups over the years

and I sponsored many equestrian events and functions at that Equestrian Center. I eventually sold that piece of property but immediately improved a second Equestrian Center that continues in use today.

The Rancon logo is a horses head and the marketing for La Cresta has long been equestrian based.