LOT RESERVATION AGREEMENT

This LOT RESERVATION AGREEMENT ("Agreement") is made by and between __________________________("Buyer") and Conrad Investments LLC, an Idaho Limited Liability Company ("Seller"), this ____ day of ________________, 2026.

R E C I T A L S

A. Building lots in Scenic Ridge Estates are presently being planned and developed by Conrad Investments LLC; Conrad Investments LLC is in the business of subdivision development. The lots are not yet recorded in Ada County and therefore can be *reserved* but not sold.

B. Buyer desires to reserve a certain lot to purchase in the future.

C. Buyer acknowledges the final subdivision plat for Scenic Ridge Estates is not yet completed. Also, the final Covenants, Conditions and Restrictions and Design Review Guidelines for Scenic Ridge Estates are not yet finalized and may ultimately differ from present drafts.

A G R E E M E N T S

1. Within two (2) business days of execution of this Agreement by Buyer and Seller, Buyer shall deposit with Scott Darling at TitleOne the sum of Twenty Five Thousand Dollars ($25,000.00) as a deposit toward ultimate purchase of that certain building lot (the "Lot") described as **Lot ____**, Scenic Ridge Estates, Star, Ada County, Idaho, said Lot being depicted on the copy of the preliminary subdivision plat attached hereto as Exhibit A. **The agreed purchase price for the Lot is $______________________**. Seller agrees to reserve the Lot for purchase by Buyer for the term and on the conditions hereinafter set forth.

2. This Lot reservation shall expire fifteen days after written notification from Seller to Buyer (at the address hereinafter set forth) that the Lot is recorded and ownership can legally be transferred. The notice shall include a statement of the purchase price of the Lot and a copy of the final recorded subdivision plat and a copy of the recorded Conditions, Covenants and Restrictions affecting the subdivision.

3. In the event Buyer and Seller have not executed a Contract for Purchase of the Lot, within five (5) days after notification as provided in Paragraph 2 above, this Agreement shall terminate, Buyer's deposit shall be returned to Buyer, and Buyer shall have no further rights hereunder or in or to the Lot. Buyer acknowledges that any Contract for Purchase will contain a requirement that the homebuilder and home design be approved by Seller.

4. Buyer may terminate this Agreement (and all rights of Buyer with regard to the Lot) by written notice to:

   Conrad Investments LLC
   1707 N Palmer Ln
   Eagle, ID 83616

   In the event of such termination, Buyer's deposit shall be refunded by Seller.

5. Buyer may not sell, transfer or assign this Agreement of Buyer's rights herein or hereunder. Neither this Agreement nor any evidence hereof, nor any writing reflecting any claim hereunder shall be filed of record or recorded by Buyer. The only right Buyer has under this Agreement is the right, subject to the terms and conditions herein provided, to have the Lot reserved for Buyer during the term hereof.

[Signature Page Follows]

6. Buyer's deposit shall not earn or bear interest.

Conrad Investments LLC	**BUYER**
______________________________	______________________________
David Conley	Name
	______________________________
	Signature
	______________________________
	Email
	______________________________
	______________________________
	Address
	______________________________
	Phone
	______________________________
	Agent Name
	______________________________
	Agency
	______________________________
	Agent E-mail