

**Ada County Parcel Information**

<b>Parcel ID #</b>	<b>R0963530170</b>
<b>Property Address:</b>	2135 S ORCHARD ST BOISE, ID 83705
<b>Property Type:</b>	L
<b>Owner Information:</b>	
<b>Owner Name:</b>	C2B DEVELOPMENTS LLC
<b>Second Owner:</b>	
<b>Mail Address:</b>	405 S 8TH ST STE 290 BOISE, ID 83702
<b>Assessor Information</b>	
<b>Legal Description:</b>	LOT 17 BLK 01 BIRMINGHAM PLACE SUB
<b>Subdivision:</b>	BIRMINGHAM PLACE SUB
<b>Lot/Block:</b>	17/1
<b>Section:</b>	3N2E20
<b>Acres:</b>	0.119
<b>Tax Code Area:</b>	01-1
<b>Levy Rate 2007:</b>	0.012736319
<b>Levy Rate 2008:</b>	0.013161758
<b>% Levy Rate Change:</b>	3.34 %
<b>Zoning:</b>	R-1MD
<b>Homeowner Exemption:</b>	\$0



**Treasurer Information**

<b>Year:</b>	2008	<b>Tax:</b>	\$987
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**Assessor Categories**

Year	Cat.	Description	Acres	Value
2009	200	RES LOT OR TRACT	0.119	\$75,000
<b>Totals:</b>			0.119	\$75,000

**Land Information**

<b>Residential Acres:</b>	0.119	<b>Commercial Acres:</b>	0	<b>Other Acres:</b>	0	<b>Street:</b>		<b>Utilities:</b>	
<b>Water Source:</b>		<b>Sewer:</b>		<b>Sidewalks:</b>	N	<b>Curbs and Gutters:</b>	N	<b>Topography:</b>	
<b>View:</b>		<b>Water Influence:</b>		<b>Water Frontage:</b>	0	<b>Corner:</b>	N		



## Property Details for Parcel R0963530160 and Year 2008

[Back to Parcel Search](#)

Parcel: R0963530160  
 Year: 2008  
 Zone Code: R-1MD  
 Total Acres: 0.066  
 Tax Code Area: 01-1  
 Property Description:  
 LOT 16 BLK 01  
 BIRMINGHAM PLACE SUB



Address: 2141 S ORCHARD ST BOISE , ID 83705  
 Subdivision: BIRMINGHAM PLACE SUB  
 Land Group Type: SUB  
 Township/Range/Section: 3N2E20

### Valuation Details

Role	SCC	Acreage	Assessed Value	Valuation Method	Code Area
Primary	200 RES LOT OR TRACT	0.066	\$65,000	MARKET	01-1

### Valuation History

Year Value  
 2008 \$65,000

### Tax Districts

Tax District	Levy	Description	Phone
1	0.002299445	ADA COUNTY	208-287-7000
3	0.000107923	EMERGENCY MEDICAL	208-287-2950
6	0.000909533	ADA COUNTY HIGHWAY DIST	208-387-6120
7	0.004558826	SCHOOL DISTRICT NO. 1	208-854-4029
14	0.005147418	BOISE CITY	208-384-3725
34	0	BENCH SEWER	208-345-5363
43	0.000026218	MOSQUITO ABATEMENT	208-577-4646
100	0.000112395	COLLEGE OF WESTERN IDAHO	208-562-3299

Total Levy: 0.013161757999999999

### Taxes, Certifications, and Fees

Year	Total Taxes	Taxes Paid	Taxes Due	Delinquent	Tax Data Current as of
2008	\$855.50	\$427.75	\$427.75	No	03/25/2009

### Characteristics

[Land](#)



WARRANTY DEED

FOR VALUE RECEIVED,

MIDTOWN PLACE DEVELOPMENT LLC., an Idaho limited liability company, whose current address 405 S 8<sup>th</sup> Street, Suite 290, Boise Idaho, the "Grantor," does hereby grant, bargain, sell and convey unto

C2B DEVELOPMENTS LLC, an Idaho limited liability company, whose current address is 405 S 8<sup>th</sup> Street, Suite 290, Boise, Idaho 83702, the "Grantee," the following premises, TO WIT:

See Exhibit A, attached hereto and made a part hereof by this reference (the "Property").

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that it is the owner of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by Grantee; and subject to all existing patent reservations, easement, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: January 7, 2009

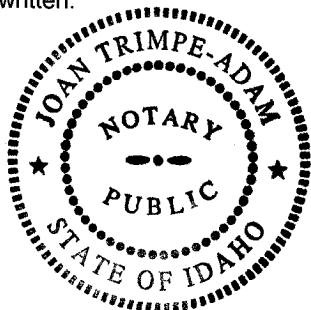
MIDTOWN PLACE DEVELOPMENT LLC, an  
Idaho limited liability company  
By: C2B Developments LLC, its Member

By: [Signature]  
Its: Member

STATE OF IDAHO )  
) ss.  
County of Ada )

On this 7<sup>th</sup> day of January, 2009, before me, Joan Trimpe-Adam, a Notary Public in and for said State, personally appeared Jim D. Canger, known or identified to me to be a Member of C2B Developments LLC, an Idaho limited liability company, which is a Member of the limited liability company Midtown Place Development LLC, an Idaho limited liability company, and acknowledged to me that he is the Member who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the within instrument on behalf of said limited liability company, and that such limited liability company 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 Idaho  
Residing at Boise  
My commission expires 12-31-13

**EXHIBIT A**  
**Page 1 of 2**

**The Property being transferred by the attached Warranty Deed consists of the following lot and block numbers as set forth on the final plat for Birmingham Place Subdivision, recorded in Ada County as Instrument #107109324, Book #98 of Plats, Pages #12572 and 12573 on August 7, 2007.**

<b>Lot 1</b>	<b>Block 1</b>
<b>Lot 2</b>	<b>Block 1</b>
<b>Lot 3</b>	<b>Block 1</b>
<b>Lot 4</b>	<b>Block 1</b>
<b>Lot 15</b>	<b>Block 1</b>
<b>Lot 16</b>	<b>Block 1</b>
<b>Lot 17</b>	<b>Block 1</b>



