

Ada County Parcel Information

Parcel ID #	R0963530160
Property Address:	2141 S ORCHARD ST BOISE, ID 83705
Property Type:	L
Owner Information:	
Owner Name:	C2B DEVELOPMENTS LLC
Second Owner:	
Mail Address:	405 S 8TH ST STE 290 BOISE, ID 83702
Assessor Information	
Legal Description:	LOT 16 BLK 01 BIRMINGHAM PLACE SUB
Subdivision:	BIRMINGHAM PLACE SUB
Lot/Block:	16/1
Section:	3N2E20
Acres:	0.065
Tax Code Area:	01-1
Levy Rate 2007:	0.012736319
Levy Rate 2008:	0.013161758
% Levy Rate Change:	3.34 %
Zoning:	R-1MD
Homeowner Exemption:	\$0



Treasurer Information

Year:	2008	Tax:	\$856
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Assessor Categories

Year	Cat.	Description	Acres	Value
2009	200	RES LOT OR TRACT	0.066	\$65,000
Totals:			0.066	\$65,000

Land Information

Residential Acres:	0.066	Commercial Acres:	0	Other Acres:	0	Street:		Utilities:	
Water Source:		Sewer:		Sidewalks:	N	Curbs and Gutters:	N	Topography:	
View:		Water Influence:		Water Frontage:	0	Corner:	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 8th 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 8th 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

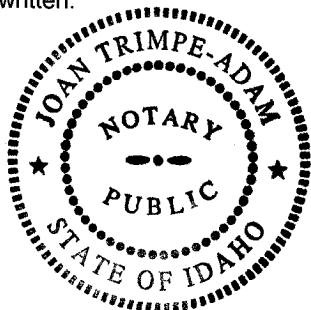
MIDTOWN PLACE DEVELOPMENT LLC, an
Idaho limited liability company
By: C2B Developments LLC, its Member

By: [Signature]
Its: Member

STATE OF IDAHO)
) ss.
County of Ada)

On this 7th 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

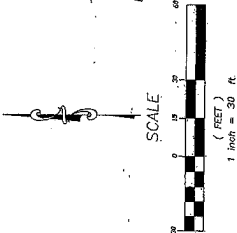
The Property being transferred by the attached Warranty Deed consists of the following lot and block numbers as set forth on the final plat for Birmingham Place Subdivision, recorded in Ada County as Instrument #107109324, Book #98 of Plats, Pages #12572 and 12573 on August 7, 2007.

Lot 1	Block 1
Lot 2	Block 1
Lot 3	Block 1
Lot 4	Block 1
Lot 15	Block 1
Lot 16	Block 1
Lot 17	Block 1

pk 9B PA 12572 Midtown

BIRMINGHAM PLACE SUBDIVISION

A PORTION OF LOT 8, BLOCK 1 OF COUNTRY CLUB ACRES SUBDIVISION
SITUATED IN A PORTION OF SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE BOISE MERIDIAN,
ADA COUNTY, IDAHO
2007

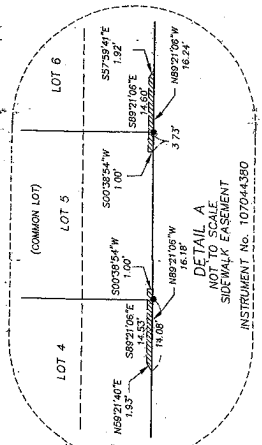
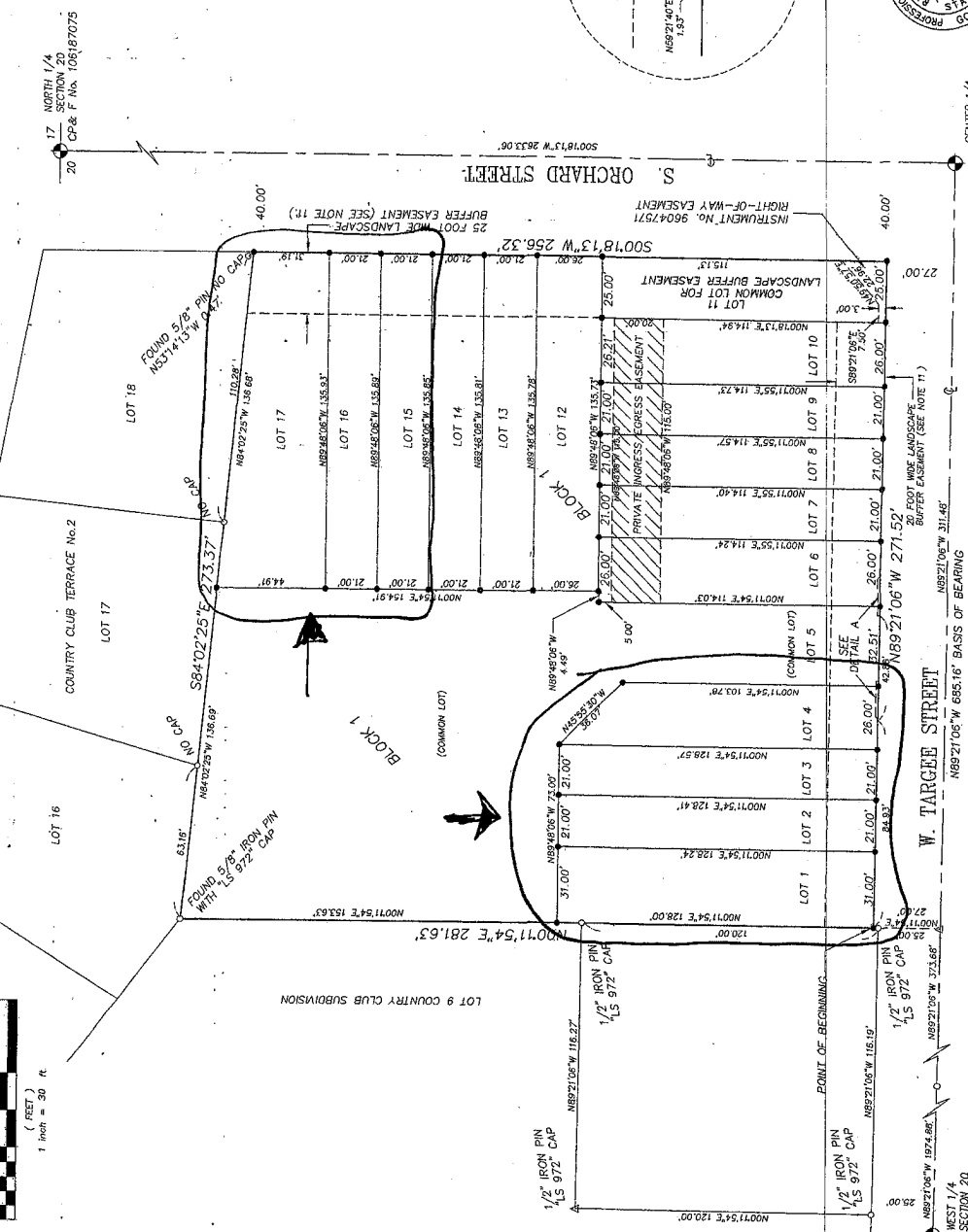


LEGEND

--- (dashed line)	BOUNDARY LINE
--- (solid line)	CENTER LINE
--- (dotted line)	LOT LINE
--- (dash-dot line)	EXISTING RIGHT-OF-WAY
--- (long-dash line)	EASEMENT LINE
○ (circle)	FOUND 1/2" IRON PIN OR AS NOTED
△ (triangle)	SET 5/8" IRON PIN TPLS 7314"
□ (square)	CALCULATED POSITION, NOT SET
○ (circle with dot)	BRASS CAP

NOTES:

1. A 10 FOOT WIDE PERMANENT PUBLIC UTILITY, PROPERTY IRREGULAR, BOISE CITY PLAT 107044330, IS SHOWN ADJACENT TO S. ORCHARD STREET AND W. TARGE STREET AND A 10 FOOT WIDE PERMANENT PUBLIC UTILITY AND IRRIGATION EASEMENT SHALL BE ADJACENT TO THE NORTHWEST AND WESTLY SUBDIVISION BOUNDARY LINES.
2. THIS LAND HAS NOT BEEN EXCLUDED FROM THE NEW YORK CANAL SUBDIVISION. ANY REVISIONS TO THIS PLAT SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE. THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE.
3. ALL LOTS SHALL COMPLY WITH THE RESTRICTIVE COVENANTS TO BE FILED IN THE OFFICIAL USED RECORDS, ADA COUNTY, IDAHO.
4. ANY REVISIONS TO THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE IN EFFECT AT THE TIME OF REVISION.
5. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/8".
6. A BLANKET BOISE CITY SANITARY SEWER, PUBLIC UTILITY, PROPERTY IRREGULAR AND PROPERTY DRAINAGE EASEMENT AND PERPETUAL INGRESS/EGRESS EASEMENT IS SHOWN ADJACENT TO THE WEST AND SOUTH BOUNDARIES OF THIS SUBDIVISION. THE LAND AND EACH LAND OWNER WITHIN THIS SUBDIVISION SHALL HAVE THE PERPETUAL RIGHT OF ACCESS, AND HAS AN UNDIVIDED INTEREST WITHIN SAID EASEMENT, SAID EASEMENT SHALL BE MAINTAINED BY AND FOR THE USE OF THE OWNER, ASSOCIATION OF THIS SUBDIVISION.
7. VEHICULAR ACCESS TO LOTS 1-4 AND 6-17, BLOCK 1, SHALL BE PROVIDED FROM THE COMMON LOT (LOT 5) AND THE PRIVATE INGRESS/EGRESS EASEMENT AND NOT FROM W. TARGE STREET OR S. ORCHARD STREET.
8. LOTS 5 AND 11 ARE COMMON LOTS TO BE USED FOR OPEN SPACE, WHICH SHALL BE MAINTAINED BY AND FOR THE USE OF THE OWNER, ASSOCIATION OF THIS SUBDIVISION. THE COMMON LOT 5 SHALL BE MAINTAINED FOR RESIDENTIAL PURPOSES IN THE FUTURE.
9. THE MESSAGE BUREAU EASEMENTS (SEE NOTE 11) ARE FOR THE BENEFIT OF ALL LOT OWNERS OF THIS SUBDIVISION AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.



Anderson Survey Group, Inc.
Land Surveying Services
389 Valerius Ln., Bc. A
Meridian, ID 83602
(208) 888-7345

CENTER 1/4
SECTION 20
CP & F No. 102016942

WEST 1/4
SECTION 20
CP & F No. 102008920
56129a1.dwg, 7/29/07

Exhibit A
Pg. 2

