

**Ada County Parcel Information**

<b>Parcel ID #</b>	<b>R0963530040</b>
<b>Property Address:</b>	5056 W TARGEE 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 04 BLK 01 BIRMINGHAM PLACE SUB
<b>Subdivision:</b>	BIRMINGHAM PLACE SUB
<b>Lot/Block:</b>	4/1
<b>Section:</b>	3N2E20
<b>Acres:</b>	0.071
<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>	\$856
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**Assessor Categories**

Year	Cat.	Description	Acres	Value
2009	200	RES LOT OR TRACT	0.071	\$65,000
<b>Totals:</b>			0.071	\$65,000

**Land Information**

<b>Residential Acres:</b>	0.071	<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 R0963530040 and Year 2008

[Back to Parcel Search](#)

Parcel: R0963530040  
 Year: 2008  
 Zone Code: R-1MD  
 Total Acres: 0.071  
 Tax Code Area: 01-1  
 Property Description:  
 LOT 04 BLK 01  
 BIRMINGHAM PLACE SUB



Address: 5056 W TARGEE 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	0.071	\$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

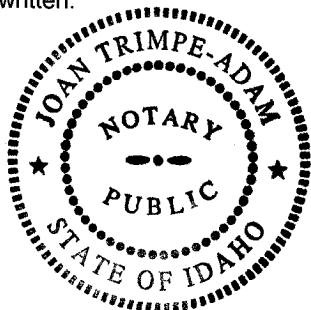
MIDTOWN PLACE DEVELOPMENT LLC, an  
Idaho limited liability company  
By: C2B Developments LLC, its Member

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**

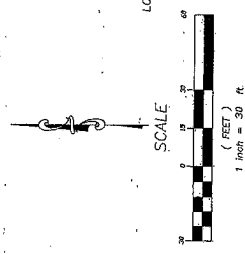
**The Property being transferred by the attached Warranty Deed consists of the following lot and block numbers as set forth on the final plat for Birmingham Place Subdivision, recorded in Ada County as Instrument #107109324, Book #98 of Plats, Pages #12572 and 12573 on August 7, 2007.**

<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>

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

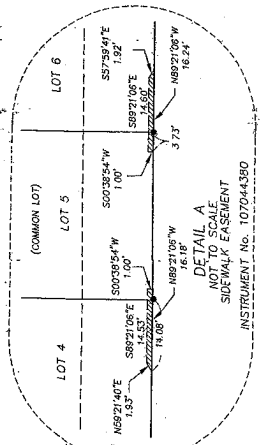
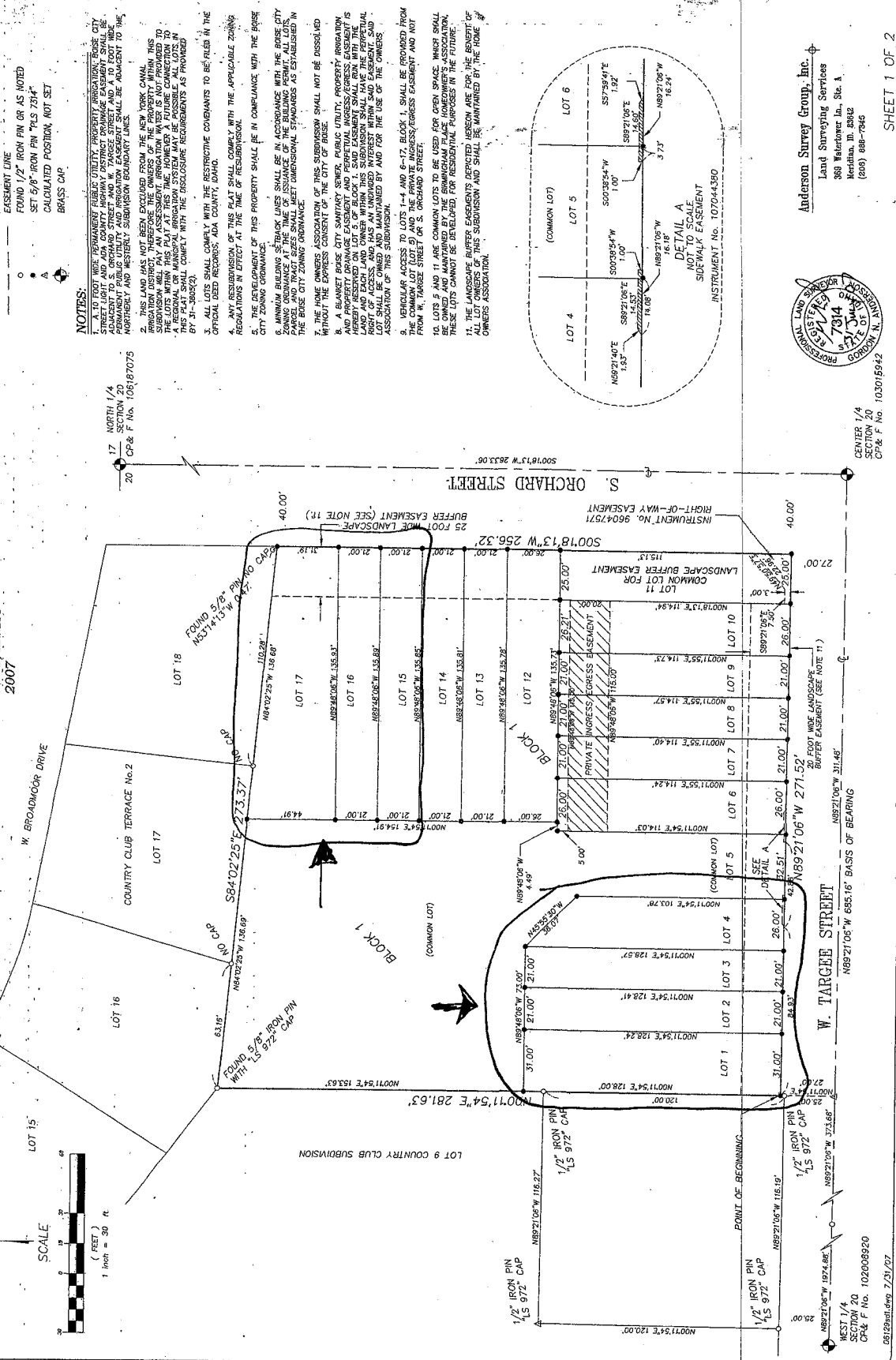


**LEGEND**

--- (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
● (filled circle)	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 ASSESSMENT, IRRIGATION WATER IS NOT PROVIDED TO THE LOTS WITHIN THIS PLAT UNLESS AN IRRIGATION CONNECTION TO THE NEW YORK CANAL IRRIGATION SYSTEM MAY BE POSSIBLE. CONNECTION TO THIS PLAT SHALL COMPLY WITH THE DISCLOSURE REQUIREMENTS AS PROVIDED BY §§ 30-300(2).
3. ALL LOTS SHALL COMPLY WITH THE RESTRICTIVE COVENANTS TO BE FILED IN THE OFFICIAL USED RECORDS, ADA COUNTY, IDAHO.
4. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCES IN EFFECT AT THE TIME OF THE RESUBDIVISION.
5. THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BRASS CITY ZONING ORDINANCE.
6. UNLESS OTHERWISE SPECIFIED, ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE BRASS CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOTS, PARCELS AND TRACTS SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE BRASS CITY ZONING ORDINANCE.
7. THE BRASS CITY ZONING ASSOCIATION OF THIS SUBDIVISION SHALL NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF BRASS.
8. A BLANKET BOISE CITY SANITARY SEWER, PUBLIC UTILITY, PROPERTY IRREGULAR AND PROPERTY DRAINAGE EASEMENT AND PERPETUAL INGRESS/EGRESS EASEMENT IS SHOWN ADJACENT TO S. ORCHARD STREET AND W. TARGE STREET 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 COMPLY WITH THE DISCLOSURE REQUIREMENTS AS PROVIDED BY §§ 30-300(2) OF THIS SUBDIVISION.
9. 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.
10. LOTS 5 AND 11 ARE COMMON LOTS TO BE USED FOR OPEN SPACE, WHICH SHALL BE MAINTAINED BY THE COMMON LOT OWNERS FOR RESUBDIVISION PURPOSES IN THE FUTURE. THESE COMMON LOTS SHALL BE MAINTAINED BY THE COMMON LOT OWNERS FOR THE PERPETUAL TERM 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

POINT OF BEGINNING  
1/2" IRON PIN  
1.5 972" CAP  
N89°21'06" W 271.52'  
BUFFER EASEMENT (SEE NOTE 11)  
N89°21'06" W 685.16" BASIS OF BEARING

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

Exhibit A  
Pg. 2

