



TitleOne Corporation
Authorized Agent for:
Commonwealth Land Title Insurance Company

ALTA Commitment (6/17/06)

File Number: A0986329 AE/DS

SCHEDULE A

1. Effective Date: July 23, 2009 at 07:30 AM

2. Policy (or Policies) to be issued:

<input checked="" type="checkbox"/> ALTA Owner's Policy (6/17/06)	Standard Coverage	Policy Amount:
Proposed Insured:		Premium:
To Be Determined		
Endorsements: None Requested		Charge:

<input checked="" type="checkbox"/> ALTA Loan Policy (6/17/06)	Extended Coverage	Policy Amount:
Proposed Insured:		Premium:
To Be Determined, its successors and/or assigns as their respective interests may appear.		
Endorsements: To Be Determined		Charge:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

Fee Simple

4. The land described in this Commitment is owned, at the Effective Date, by:

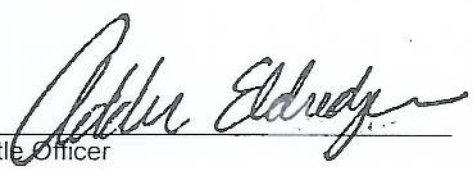
CitySide Lofts, LLC, an Idaho limited liability company

5. The land referred to in the Commitment is described as follows:

Condominium Unit 504 in Building 2 of Cityside Lofts Condominiums, according to the official plat thereof, filed in Book 95 of Plats at Pages 11697 through 11709, as Instrument No. 106090204, official records of Ada County, Idaho, as said plat may be amended or supplemented from time to time, and as defined in the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions recorded April 6, 2007, as Instrument No. 107049257, official records of Ada County, Idaho, as said declaration may be amended or supplemented from time to time.

(End of Schedule A)

TitleOne Corporation

By: 
Addie Eldredge, Title Officer

SCHEDULE B - SECTION I
REQUIREMENTS AND NOTES

ALTA Commitment (6/17/06)

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The following are the requirements to be complied with:

- a. Necessary conveyance to the proposed insured.
- b. Deed of Trust or Mortgage securing the loan.

NOTE: If a Deed of Trust is contemplated as a part of this transaction, the correct name to be entered as the Trustee is:
TITLEONE CORPORATION

NOTE: The Company has conducted a judgment and lien search of the public records, as of the effective date shown on Schedule A, against the vested owner and/or the proposed insured owner/borrower. The Company has found no such items other than those shown on Schedule B, if any.

- c. NOTE: The only deed(s) affecting said land, which recorded within 24 months of the date of this report, or the last recorded vesting deed, is(are) as follows:

Document: Deed

Grantor: The Urban Renewal Agency of Boise City, also known as the Capital City Development Corporation, a public body

Grantee: CitySide Lofts, LLC, an Idaho limited liability company

Recorded: November 21, 2005

Instrument No.: 105177070

- d. The following is required to appear on any conveyance deed considered in this transaction:

"The Grantee herein covenants by and for himself, his heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, age, handicap, disability, national origin, or ancestry in the sale, lease, sublease, transfer, use occupancy, tenure, or enjoyment of the land herein conveyed, nor shall the Grantee, or any person claiming under or through the Grantee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the land herein conveyed. The foregoing covenants shall run with the land."

- e. NOTE: According to the available records, the purported address of said land is:

406 S. 13th Street, Ste. 504
Boise, Idaho 83702

(End of Schedule B - Section I)

EXCEPTIONS FROM COVERAGE

File Number: A0986329 AE/DS

Note: The Policy (or Policies) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
7. Taxes, including any assessments collected therewith, for the year 2009 which are a lien not yet due and payable.
8. Taxes, including assessments collected therewith, for the year 2008 for which the first installment is paid and the second installment is delinquent.
Parcel Number: R1431970750
Code Area: 01-6
Original Amount: \$223.78 plus penalty and interest.
9. Real property taxes which may be assessed, levied and extended on any "subsequent and/or occupancy roll" with respect to improvements completed during the current tax year and previous tax years, which escaped assessment on the regular assessment roll, which are not yet due and payable.
10. Special assessments, if any, for the City of Boise.
11. Liens, Levies, and Assessments of the Cityside Lofts Condominium Association, Inc.

EXCEPTIONS FROM COVERAGE

(Continued)

File Number: A0986329 AE/DS

12. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: April 15, 1943
Instrument No.: 218280
(NOTE: The exact location and extent of said easement is not disclosed of record.)
 13. Terms, provisions, conditions, and, restrictions contained in Declaration and Grant of Easement by and between Cityside Lofts, LLC, an Idaho limited liability company and PP One, LLC, an Idaho limited liability company.
Recorded: October 13, 2005
Instrument No: 105147203
 14. Terms, provisions, conditions, restrictions, and obligations contained in Deed by and between The Urban Renewal Agency of Boise City, also known as the Capital City Development Corporation, and CitySide Lofts, LLC, an Idaho limited liability company.
Recorded: November 21, 2005
Instrument No: 105177070
 15. Terms, provisions, conditions, and, restrictions contained in The River Myrtle - Old Boise Plan and a Disposition and Development Agreement dated May 13, 2002, as disclosed by a Deed recorded November 21, 2005, as Instrument No. 105177070.
 16. Easements, reservations, restrictions, and dedications as shown on the official plat of Cityside Lofts Condominiums.
 17. Terms, provisions covenants, conditions, restrictions, easements, charges, assessments, and, liens provided by Condominium Declaration, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons as set forth in the document.
Recorded: April 6, 2007
Instrument No.: 107049257
- Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions:
Recorded: October 31, 2008
Instrument No.: 108119999

SCHEDULE B - SECTION II

ALTA Commitment (6/17/06)

EXCEPTIONS FROM COVERAGE

(Continued)

File Number: A0986329 AE/DS

18. A Construction Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:

Amount: \$5,860,000.00

Trustor/Grantor: Cityside Lofts LLC, an Idaho Limited Liability Company

Trustee: TitleOne Corporation

Beneficiary: Bank of the Cascades

Dated: July 20, 2007

Recorded: July 23, 2007

Instrument No.: 107104495

(Affects this and other property)

(End of Schedule B-II)



PARCEL INFORMATION

Year: 2009 Parcel #: R1431970750
 Property Type: Real Status: Active Exemption: None %: 0 Code:
 Taxes Owning
 Sub Property Type: None Code Area: 01-6 Districts: DRJ Appraisers Initials:
 Urban Renewal Ownership Change Drop HOE Circuit Breaker Bankruptcy

Print Property Desc. Cancel Help

OWNER INFORMATION

Name: CITYSIDE LOFTS LLC
 Add'l Info
 Mailing Address: 406 S 13TH ST APT 102
 BOISE ID 83702-0000

PHYSICAL LOCATION

Property Address: 406 S 13TH ST STE 504
 BOISE ID 83702-0000
 Group Type: SUB Group #: 143197
 Description: CITYSIDE LOFTS CONDOS
 Township/Range/Section: 3N 2E 10 Zoning Code: R-0DD
 Reappraisal Year: 2007 Physical Inspection: 02/13/2007 MLS Area: 100 - North Boise

PARCEL VALUES

Assessment Roll	Property Occupancy	State Category Code	Acreage	Assessed Value	Valuation Method	Code Area	Total Parcel Values
Primary	Non-Occupancy	200	0.000	1,600	UR BASE	01-6	Assessed Amt 15,300
Primary	Non-Occupancy	200	0.000	13,700	UR INCR	01-54	
Primary	Non-Occupancy	260	0.000	0	UR BASE	01-6	Taxable Amt 15,300

Public Property Description - Display [PT2zff]

State Parcel #: B48820025040
 Property Description: UNIT 504 BLDG 02
 1165 SQFT 1.420% INT COM
 CITYSIDE LOFTS CONDOS
 Total Acreage: 0.000
 Acreage Verified: Yes No Date: 00/00/0000 User:

Farm Manufactured



PARCEL INFORMATION

Year: 2009 Parcel #: R1431970750 Property Type: Real Status: Active Exemption: None %: 0 Code: []
 Taxes Owing Sub Property Type: None Code Area: 01-6 Appraisers Initials: []
 Urban Renewal Ownership Change Drop HOE Circuit Breaker Rankorder

Districts for Code Area (PT3amF)

Year: 2009 Parcel #: R1431970750 Urban Renewal: RIVER ST / MYRTLE ST Base: 01-6 Increment: 01-54

Code Area	District Number	Levy Amount	Description	Phone
01-6	1	.002299445	ADA COUNTY	(208) 287-7000
01-6	3	.000107923	EMERGENCY MEDICAL	(208) 287-2950
01-6	6	.000909533	ADA COUNTY HIGHWAY DIST	(208) 387-6120
01-6	7	.004558826	SCHOOL DISTRICT NO. 1	(208) 854-4029
01-6	14	.005147418	BOISE CITY	(208) 384-3727
01-6	43	.000026218	MOSQUITO ABATEMENT	(208) 577-4646
01-6	100	.000112395	COLLEGE OF WESTERN IDAHO	(208) 562-3299
01-54	71	.013161758	MYRTLE-RIVER STREET CCDC	(208) 384-4264
01-54	72	.000000000	SCHOOL #1 MYRTLE ST CCDC	(208) 854-4029

Total Levy	.013161758		
	TOTAL	BASE	INCREMENT
Assessed Amount	15,300	1,600	13,700
HOE Amount	0	0	0
Taxable Amount	0	0	0

Based On Most Current Certified Levies

Name: CITYSIDE LOFTS LLC
 Mailing Address: 406 S 13TH ST APT 102
 BOISE ID 83702-0000

Assessment Roll	Pr	Doc
Primary	Non-C	
Primary	Non-C	
Primary	Non-C	

Land: 1
 Year: 0 Parcel: []

Print



Year
2009
 Tax

[PT4pbF] Public Tax Main Screen - Parcel# [R1431970750]

Select

CITYSIDE LOFTS LLC
406 S 13TH ST APT 102
BOISE ID 83702-0000

Bank Code Details PrePaid
Code Area 01-6 District SubRoll
Values Urban Renewal

Interest Date 8/5/2009 Calculate
Total Due 122.27

Year	Amount Due Full Year	Amount Due 1st Half	Amount Due 2nd Half	Tax/Cert Full Year	Late Charge Full Year	Fees Full Year	Interest Full Year	Tax/Cert 1st Half	Late 1st
2008	122.27	0.00	122.27	111.89	2.24	0.00	8.14	0.00	0.00
2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Assessment Roll	0
Primary	Non
Primary	Non
Primary	Non

Tax Summary | Public Pre-Paid

Charge Summary

Year	Assessment Roll	Date Due	Total Payments	Tax Charge	Tax Payment	Tax Adjustment	Cert Charge	Cert Payment	Cert Adjustment	Late
2008	Primary	12/22/20	-111.89	223.78	-111.89	0.00	0.00	0.00	0.00	2.24
2007	Primary	12/20/20	-126.70	124.82	-124.82	0.00	0.00	0.00	0.00	1.24

Land 1

Year 0 Parcel



Year
2009
 Tax

PT54nf Public Tax Main Screen - Parcel# (R1431970750)



CITYSIDE LOFTS LLC
406 S 13TH ST APT 102
BOISE ID 83702-0000

Bank Code [] Details PrePaid
Code Area 01-6 District SubRoll
Values Urban Renewal

Interest Date 8/5/2009 Calculate

Name
CITYSIDE LOFTS LLC

Mailing Address
406 S 13TH ST APT 102
BOISE ID 83702-0000

Assessment Roll	0
Primary	Non
Primary	Non
Primary	Non

Land 1
Year 0 Parcel

Print

[PT54nf] PrePaid Status - Parcel R1431970750

Year	Amount Due Full Year	Amount Due 1st Half
2008	122.27	0.00
2007	0.00	0.00

PrePaid Year 2009
Payer Status: No PrePaid Taxes
Code Area 01-6

Year	Interest Full Year	Tax/Cert 1st Half	Late 1st
2008	8.14	0.00	0.00
2007	0.00	0.00	0.00

Based on Current Property Values

Market Value 15,300
- HOE 0
Taxable Value 15,300
x Levy .013161758
Estimated Tax 201.37
- Pre-Pymts 0.00
Est Tax Due 201.37

Tax Summary Public Pre-Paid

PrePaid Status

Reload

Year	Transaction Date	Prepaid Amount	Status	Amount	Date	Reversed #	Pa Inter