

## Canyon County Parcel Information

Property Identification #: R3098400000  
Alt. Parcel ID: N00000096225  
Property Address: 16226 MIDLAND BLVD  
Nampa, ID 83687  
Parcel City Code: Nampa

### Owner Information:

Name: Buich David A

Address: 3100 N GLEN STUART LN  
EAGLE, ID 83616

### Assessor Information

Legal Description: 09-3N-2W SW TX 19 IN SWSW LS  
HWY ON SW  
Township/Range/Section: 03N02W09 Quarter:  
Acres: 1.12  
School District: 770 VALLIVUE SCHOOL DIST #139  
Instrument #: [200532208](#)  
Subdivision:  
Plat Instr. #:  
Lot:  
Block:

### Assessed Values

Land Value: \$243,900  
Improvement Value:  
Total Value: \$243,900

### Residential Characteristics

#### Transfer Information

Sale Date: 06/08/05    Rec. Date: 06/09/05    Sale Price:    Doc Num: 200532208    Doc Type: WD  
Buyer: PCI INC    Volume/Book:    Page:  
Loan Amt: \$180,000    Int. Rate:    Due Date: 06/10/08    Loan Type: U    Finance Type:  
Title Co: TITLE ONE    Lender: HOME FEDERAL BANK



Tyler Thomas  
Commercial Customer Service  
1101 W. River St., Suite 201  
Boise, ID 83702  
Phone: (208) 424-8511  
Fax: (208) 424-0049



### Treasurer Information

Year: 2009	Tax: \$4,663.46
Year: 2008	Tax: \$4,252.96
Year: 2007	Tax: \$4,250.88

### Assessor Land Categories

Use Code	Desc.	Value
21	Commercial lots/acre	\$243,900

9A

C0823642 ST

2

# TITLE ONE

REQUEST BY Deed FEE 6.00  
QUITCLAIM DEED

WILLIAM H. HURST  
CANYON COUNTY RECORDER

2009 AUG 14 PM 3 22

RECORDED

2009042012

FOR VALUE RECEIVED,

**Karen L. Buich**

does hereby convey, release, remise and forever quit claim unto

**David A. Buich, A Married Man As His Sole And Separate Property**

whose current address is: 3100 N. Glen Stuart Lane, Eagle, ID 83616-2853

the following described premises:

A Parcel located in the Northwest quarter of the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 9, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being the same parcel of land depicted on a Survey recorded February 13, 2008 as Instrument No. 2008007763, records of Canyon County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Northwesterly corner of the Southwest quarter of the Southwest quarter of said Section 9 from which an aluminum cap monument marking the Southwesterly corner of the Southwest quarter of the Southwest quarter of said Section 9 bears  
South 0°08'16" East a distance of 1327.04 feet; thence  
South 89°56'35" East along the Northerly boundary of said Northwest quarter of the Northwest quarter of the Southwest quarter of the Southwest quarter a distance of 25.57 feet to a half inch diameter iron pin on the Easterly right-of-way of Midland Boulevard and the Point of Beginning; thence continuing  
South 89°56'35" East a distance of 305.17 feet to a 5/8 inch diameter iron pin marking the Northeasterly corner of said Northwest quarter of the Northwest quarter of the Southwest quarter of the Southwest quarter; thence leaving said Northerly boundary  
South 00°05'58" East along the Easterly boundary of said Northwest quarter of the Northwest quarter of the Southwest quarter of the Southwest quarter a distance of 166.06 feet to a 5/8 inch diameter iron pin marking the Southeasterly corner of the North half of the Northwest quarter of the Northwest quarter of the Southwest quarter of the Southwest quarter; thence leaving said Easterly boundary  
North 89°54'43" West along the Southerly boundary of said North half of the Northwest quarter of the Northwest quarter of the Southwest quarter of the Southwest quarter a distance of 272.14 feet to a 5/8 inch diameter iron pin on the Easterly right-of-way of Midland Boulevard as shown on the plans of the I-84 Karcher Interchange, Project No. IM-NH-IR-84-I (013) 33, on file in the office of the Idaho Department of Transportation; thence leaving said Southerly boundary, a distance of 169.87 feet along said Easterly right-of-way and the arc of a 575.46 foot radius non-tangent curve right, said curve having a central angle of 16°54'48" and a long chord bearing  
North 11°21'09" West a distance of 169.25 feet to the Point of Beginning.

Excepting Therefrom:

A parcel of land conveyed to the City of Nampa, an Idaho municipal corporation by a Deed recorded November 20, 2006 as Instrument No. 200692178, records of Canyon County, Idaho, being in the North half of the Southwest quarter of the Southwest quarter of Section 9, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, said parcel being a portion of that tract described in document number 9531212, records of Canyon County, Idaho, said parcel lies on the Northeasterly side of Midland Boulevard centerline, interstate highway project IR-84-1(013)33, records of the Idaho Transportation Department, being 12.50 feet wide and abuts the Easterly right-of-way line of said centerline, being more particularly described as follows:

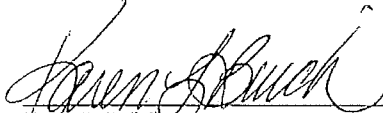
Commencing at the Southwest corner of Section 9, Township 3 North, Range 2 West, Boise Meridian; thence  
North 00°19'35" East along the West line of said Section 9 a distance of 1,161.23 feet to the Southwest corner of said tract; thence  
South 89°35'03" East along the South line of said tract a distance of 58.32 feet to a point on the Easterly right-of-way of Midland Boulevard, interstate highway project IR-84-1(013)33, records of the Idaho Transportation Department, the Real Point of Beginning of this description; thence along said Easterly right-of-way line along a non-tangent curve to the right a distance of 169.70 feet, said curve having a radius of 575.46 feet, a delta angle of 16°53'48", a tangent of 85.47 feet and a chord bearing  
North 10°49'52" West a distance of 169.06 feet to a point on the North line of said tract; thence leaving said Easterly right-of-way line non-tangent along said North line  
North 89°27'53" East a distance of 12.52 feet to a point of non-tangent curve; thence along a non-tangent curve to the left being 12.50 feet Easterly and parallel with said Easterly right-of-way line a distance of 169.86 feet, said curve having a radius of 562.86 feet, a delta angle of 17°17'16", a tangent of 85.58 feet and a chord bearing South 11°05'30" East a distance of 169.22 feet to a point on the South line of said tract; thence non-tangent along said South line  
North 89°35'03" West a distance of 13.30 feet to the Real Point of Beginning of this description.

Further Excepting Therefrom any portion situated within Interstate 80N, Project No. 1-80N-1 (24)28 Highway.

The Real Property or its address is commonly known as: 16626 Midland Blvd., Nampa, ID 83687.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: July 30, 2009

  
Karen L. Buich

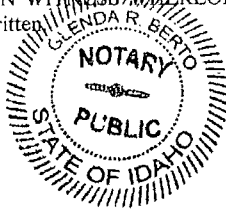
INDIVIDUAL NOTARY

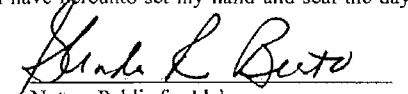
STATE OF IDAHO ) SS.

County of Ada )

On this 30th day of July, 2009, before me, the undersigned notary public in and for said state, personally appeared Karen L. Buich, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



  
Notary Public for Idaho  
Residing at: 1012 1/2 St  
Commission expires: 5-7-14

RECORDATION REQUESTED BY:

IDAHO INDEPENDENT BANK  
BOISE OFFICE  
317 NORTH 9TH STREET  
BOISE, ID 83702

WHEN RECORDED MAIL TO:

IDAHO INDEPENDENT BANK  
BOISE OFFICE  
317 NORTH 9TH STREET  
BOISE, ID 83702

SEND TAX NOTICES TO:

DAVID A. BUICH  
P.O. BOX 2675  
EAGLE, ID 83616-9122 *CO823642-5T*

REQUEST TYPE *MS* FEE *94*

TITLEONE

BY *William H. Hurst*  
CANYON COUNTY RECORDER

2009 AUG 14 PM 3 22

RECORDED

2009042013

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated July 30, 2009, is made and executed between DAVID A. BUICH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, whose address is 3100 N. GLEN STUART LANE, EAGLE, ID 83616-2853 ("Grantor") and IDAHO INDEPENDENT BANK, whose address is BOISE OFFICE, 317 NORTH 9TH STREET, BOISE, ID 83702 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated October 24, 2008 (the "Deed of Trust") which has been recorded in CANYON County, State of Idaho, as follows:

On October 24, 2008, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of \$290,000.00, which Note was secured by a deed of trust ("Deed of Trust") executed by Grantor for the benefit of Lender covering the real property described under Real Property Description below and recorded as Instrument No. 2008058373 Filing date October 31, 2008 of the records of Canyon County, Idaho.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in CANYON County, State of Idaho:

A Parcel located in the Northwest quarter of the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 9, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being the same parcel of land depicted on a Survey recorded February 13, 2008 as Instrument No. 2008007763, records of Canyon County, Idaho, more particularly described as follows:

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Further Excepting Therefrom any portion situated within Interstate 80N, Project No. 1-80N-1 (24)28 Highway.

The Real Property or its address is commonly known as 16626 MIDLAND BLVD., NAMPA, ID 83687.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

The Maximum Lien paragraph of this Deed of Trust is hereby eliminated.

The Cross-Collateralization paragraph of this Deed of Trust is amended to provide, in addition to and not in lieu of the existing language of that section, that this Deed of Trust secures all obligations of payment and performance of David A. Buich, Karen L. Buich, B & H Development, Inc., Carmen LLC, M&H Land Acquisitions, LLC, Hollister Bowling Center, Inc., Greenhurst Development LLC, NJN II, Inc. and Chicago 7, LLC to Lender, now existing or hereafter arising and whether such obligations arise under promissory notes, guaranties or otherwise.

OTHER TERMS AND CONDITIONS.

Borrower agrees to promptly reimburse Lender for expenditures incurred or paid by Lender for appraisals, other independent collateral evaluations, surveys, and environmental assessments of any of the real properties securing the loans that are secured by this Deed of Trust, including all loans cross-collateralized by this Deed of Trust, that are reasonably required by Lender.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED JULY 30, 2009.

GRANTOR:

*wmm*  
 X *[Signature]*  
 DAVID A. BUICH

LENDER:

IDAHO INDEPENDENT BANK

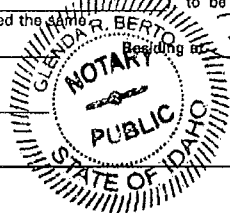
X *[Signature]*  
 Authorized Officer  
 WILLIAM M. MILLER, SENIOR VICE PRESIDENT

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Idaho )  
 ) SS  
 COUNTY OF Ada )

On this 12th day of August, in the year 2009, before me Cicilia R. Berto, a notary public in and for the State of Idaho, personally appeared DAVID A. BUICH, known or identified to me for proved to me on the oath of instrument and acknowledged to me that he or she executed the same to be the person whose name is subscribed to the within

*[Signature]*  
 Notary Public for Idaho  
 My commission expires 5-15-14



LENDER ACKNOWLEDGMENT

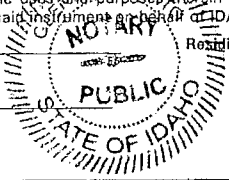
STATE OF Idaho )  
 ) SS  
COUNTY OF Ada )

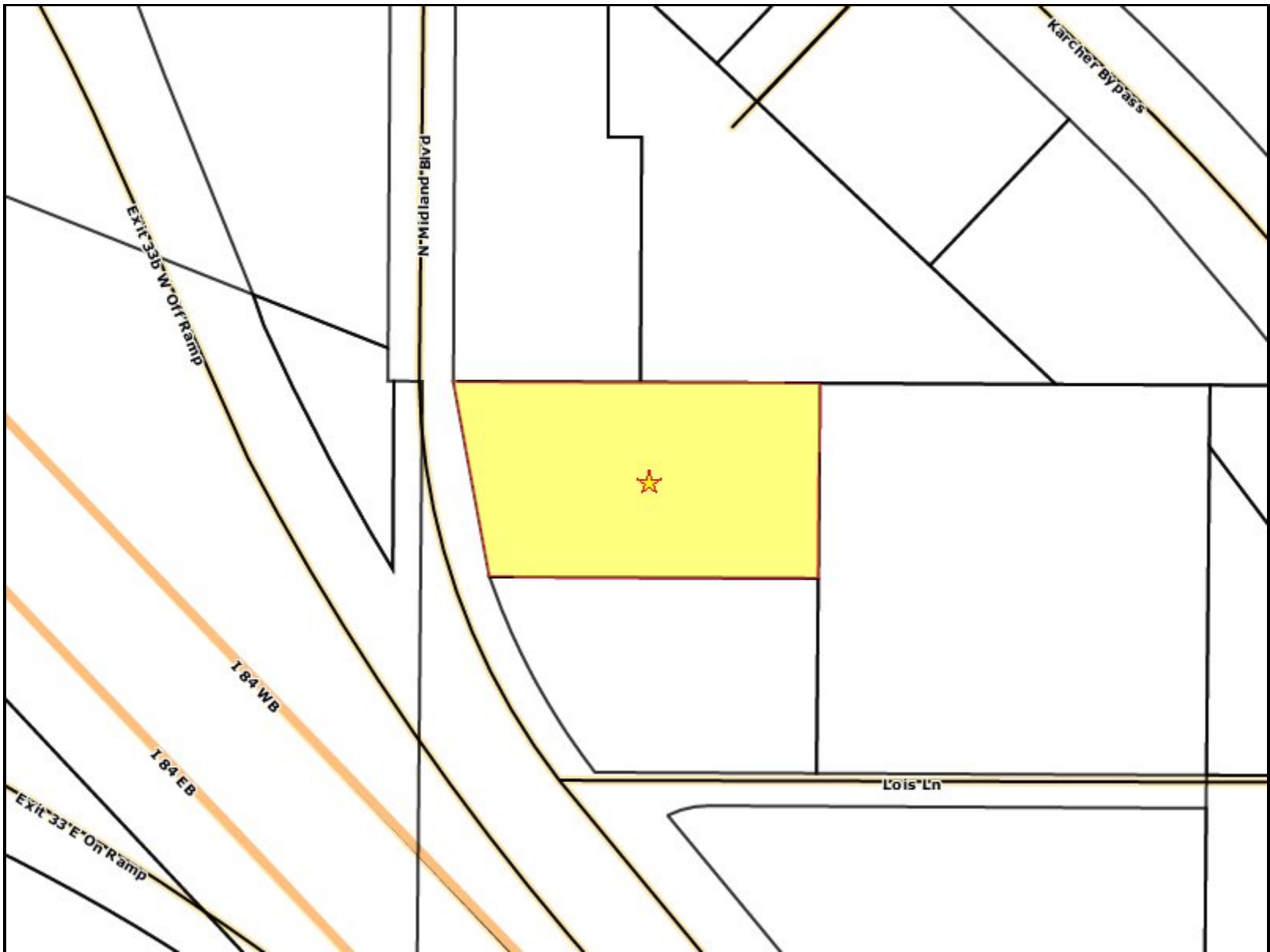
On this 12th day of August, in the year 2009, before me Glenn R. Bute, a notary public in and for the State of Idaho, personally appeared William A. Miller Sr. Vice President known or identified to me (or proved to me on the oath of \_\_\_\_\_), to be authorized agent for IDAHO INDEPENDENT BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of IDAHO INDEPENDENT BANK, duly authorized by the IDAHO INDEPENDENT BANK through its board of directors or otherwise, for the uses and purposes herein mentioned, and on oath stated that he or she is authorized to execute said instrument and in fact executed this said instrument on behalf of IDAHO INDEPENDENT BANK.

Glenn R. Bute  
Notary Public for Idaho

Residing at Boise, ID

My commission expires 5-15-14





Tyler Thomas  
Commercial Customer Service  
1101 W. River St., Suite 201  
Boise, ID 83702  
Phone: (208) 424-8511  
Fax: (208) 424-0049

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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