



TitleOne
a title & escrow co.

TitleOne Corporation

Authorized Agent for:

Commonwealth Land Title Insurance Company

File Number: A1090506 AE/DS

CONTACT INFORMATION

We would like to Thank You for your business. We appreciate the opportunity to serve you and the following contact information has been provided for your convenience during this transaction.

If you have any closing questions please contact your Escrow team:

Dianna Stork
Escrow Officer:
dstork@titleonecorp.com
868 E. Riverside Drive, Ste. 100
Eagle, Idaho 83616
(208) 246-8271 Phone
(208) 493-0201 Fax

Matt Bramwell
Escrow Assistant:
mbramwell@titleonecorp.com
868 E. Riverside Drive, Ste. 100
Eagle, Idaho 83616
(208) 947-1657 Phone
(208) 493-0201 Fax

If you have any title questions please contact your Title Officer:

Addie Eldredge
Title Officer:
aeldredge@titleonecorp.com
1101 W. River Street, Ste. 201
Boise, Idaho 83702
(208) 287-5310 Phone
(208) 287-5322 Fax

A copy of this commitment has been provided to:

Boyce Bailey
Corbett Bottles Real Estate Marketing
5418 N. Eagle Road Ste 160
Boise, ID 83713
(208)377-5700

Sherri Boudreaux
Mark Bottles Real Estate Services
5418 N. Eagle Road Ste 160
Boise, ID 83713
(208)377-5700

Visit us at our website: www.titleonecorp.com

1101 West River St., Ste 201 Boise, Idaho 83702 208.424.8511 fax 208.424.0049
1940 S. Bonito Way, #190 Meridian, Idaho 83642 208.493.6350 fax 208.493.6360
868 E. Riverside Dr. #101 Eagle, Idaho 83616 208.493.0200 fax 208.493.0201
5660 E. Franklin Rd., Ste 101 Nampa, Idaho 83687 208.475.1155 fax 208.475.1156
170 2nd Street South Nampa, Idaho 83651 208.249.3999 fax 208.249.3998
904 Dearborn St., Ste 100 Caldwell, Idaho 83605 208.649.1001 fax 208.649.1002



TitleOne Corporation
 Authorized Agent for:
Commonwealth Land Title Insurance Company

ALTA Commitment (6/17/06)

File Number: A1090506 AE/DS

SCHEDULE A

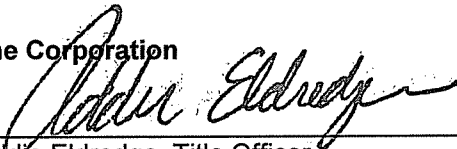
1. **Effective Date:** March 3, 2010 at 07:30 AM
2. **Policy (or Policies) to be issued:**

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

| | | |
|---|--------------------------|-----------------------|
| <input checked="" type="checkbox"/> ALTA Loan Policy (6/17/06) | Extended Coverage | Policy Amount: |
| Proposed Insured: To Be Determined, its successors and/or assigns as their respective interests may appear. | | Premium: |
| Endorsements: None Requested | | 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:**
William A. Sylvies and Dorothy S. Sylvies, Co-Trustees, or their successors in trust, of the William A. and Dorothy S. Sylvies Trust, U/T/A dated the 6th day of March, 1989, and any amendments thereto
5. **The land referred to in the Commitment is described as follows:**
Lot 31 in Block 1 of Five Mile Estates West No. 4 Subdivision, according to the official plat thereof, filed in Book 33 of Plats at Page(s) 2021 and 2022, official records of Ada County, Idaho.

(End of Schedule A)

TitleOne Corporation
 By: 
 Adele Eldredge, Title Officer

SCHEDULE B - SECTION I
REQUIREMENTS AND NOTES

ALTA Commitment (6/17/06)

File Number: A1090506 AE/DS

The following are the requirements to be complied with:

- a. The Company will require delivery of and approval by the Company of an Indemnity and Affidavit as to Debts, Liens and Possession, prior to the issuance of the policy.
- b. Necessary conveyance to the proposed insured.
- c. 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.

- d. The Company requires a copy of the Trust Agreement or any instrument creating the William A. and Dorothy S. Sylvies Trust u/t/a dated the 6th day of March, 1989 and any amendments or revisions thereto.
- e. 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: Quitclaim Deed

Grantor: William A. Sylvies and Dorothy S. Sylvies, a married couple

Grantee: William A. Sylvies and Dorothy S. Sylvies, Co-Trustees, or their successors in trust, of the William A. and Dorothy S. Sylvies Trust, U/T/A dated the 6th day of March, 1989, and any amendments thereto

Recorded: March 6, 1989

Instrument No.: 8909509

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

10855 W. Onondaga Drive
Boise, Idaho 83709

(End of Schedule B - Section I)

SCHEDULE B - SECTION II

ALTA Commitment (6/17/06)

EXCEPTIONS FROM COVERAGE

File Number: A1090506 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 2010 which are a lien not yet due and payable.
8. Taxes for the year 2009 are paid in full.
Parcel Number: R2847230075
Code Area: 120
Original Amount: \$1,099.02
9. Special assessments, if any, for the City of Boise.
10. Special assessments, if any, for unincorporated Ada County (208-287-6800).
11. Liens, levies and assessment of any and all irrigation districts, including but not limited to the New York Irrigation District.

SCHEDULE B - SECTION II

ALTA Commitment (6/17/06)

EXCEPTIONS FROM COVERAGE

(Continued)

File Number: A1090506 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: March 18, 1939
Book 16 of Miscellaneous, at Page(s) 230

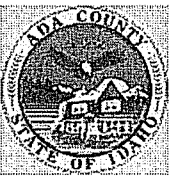
13. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: November 22, 1939
Book 16 of Miscellaneous, at Page(s) 420

14. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.

15. Covenants, Conditions, and Restrictions, and, Easements but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: April 26, 1974
Instrument No.: 883297

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions:
Recorded: October 17, 1974
Instrument No.: 902956

(End of Schedule B-II)



PARCEL INFORMATION

| | | | | | | |
|--------------|-------------------------|---------------------------|------------------|-----------------------|----------------------------|---|
| Year 2010 | Parcel # R2847230075 | Property Type Real | Status Active | Exemption % None 0 | Code | <input type="checkbox"/> Urban Renewal |
| | | Sub Property Type None | Code Area 120 | Districts | Appraisers Initials JRE | <input type="checkbox"/> Ownership Change |
| | | | | | Details | <input type="checkbox"/> Drop HOE |
| | | | | | | <input type="checkbox"/> Circuit Breaker |
| | | | | | | <input type="checkbox"/> Bankruptcy |

Print Property Desc. Cancel Help

OWNER INFORMATION

Name
SYLVIES WILLIAM & DOROTHY S TRUST
SYLVIES WILLIAM TRUSTEE

Multiple Owners
Add'l Info

Mailing Address
10855 W ONONDAGA DR
BOISE ID 83709-0000

PHYSICAL LOCATION

Property Address
10855 W ONONDAGA DR
BOISE ID 83709-0000

Group Type
SUB Group # 284723

Description
FIVE MILE ESTATES WEST SUB NO 04

Township/Range/Section
3N 1E 27 Zoning Code R2

Reappraisal Year
2007 Physical Inspection 10/05/2006 MLS Area 500 - SW Boise

PARCEL VALUES

| Assessment Roll | Property Occupancy | State Category Code | Acreage | Assessed Value | Valuation Method | Code Area | Total Parcel Values |
|-----------------|--------------------|---------------------|---------|----------------|------------------|-----------|----------------------|
| Property Roll | Non-Occupancy | 150 | 0.530 | 53,100 | MARKET | 120 | Assessed Amt 183,400 |
| Property Roll | Non-Occupancy | 370 | 0.000 | 130,300 | COST | 120 | HO Value -[86,600] |
| | | | | | | | Taxable Amt 96,800 |

Public Property Description - Display [PT229f]

State Parcel #
006650010310

Property Description
LOT 31 BLK 1
FIVE MILE EST WEST #4
#8909509

Total Acreage 0.530

Cancel

Farm Manufactured



PARCEL INFORMATION

Year: 2010 Parcel #: R2847230075

Property Type: Real Status: Active Exemption: None %: 0 Code: []

Sub Property Type: None Code Area: 120 Districts: [] Appraisers Initials: JRE Details: []

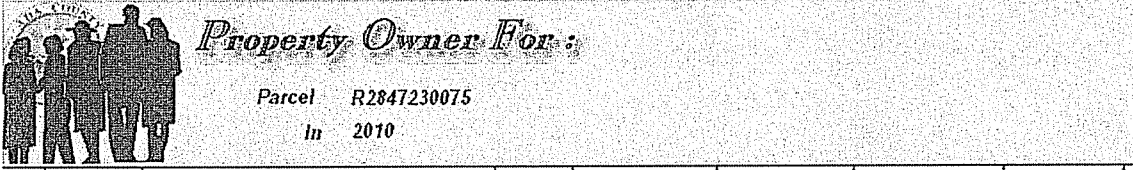
Urban Renewal
 Ownership Change
 Drop HOE
 Circuit Breaker
 Bankruptcy

Print Property Desc. Cancel Help

OWNER INFORMATION Name: SYLVIES WILLIAM & DOROTHY S TRUST Multiple Owners:

PHYSICAL LOCATION Property Address: 10855 W DNONDAGA DR

List Property Owner [P13]4F



| Sequence # | Name | Primary Contact | Relationship | Owner Type | Home Owner | Snowbird |
|------------|--------------------------------|-------------------------------------|--------------|------------|-------------------------------------|--------------------------|
| 2 | SYLVIES WILLIAM TRUSTEE | <input checked="" type="checkbox"/> | TR1 | OWNER | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | SYLVIES DOROTHY S TRUSTEE | <input type="checkbox"/> | TR2 | OWNER | <input type="checkbox"/> | <input type="checkbox"/> |
| 1 | SYLVIES WILLIAM & DOROTHY S TR | <input checked="" type="checkbox"/> | TRS | OWNER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Group #: 284723

VEST SUB NO 04

g Code: R2

Area: []

SW Boies: []

Total Parcel Values

Used Amt: 183,400

HO Value: -(86,600)

Taxable Amt: 96,800

| Property Roll | Non-Occupancy | 370 | 0.000 | 130,300 | COST | 120 |
|---------------|---------------|-----|-------|---------|------|-----|
| | | | | | | |

CHARACTERISTICS

Land: 1 Commercial: [] Personal: [] Residential: 1 Farm: [] Manufactured: []

Brady Betts
 A1069617 DR/CL
 For tomorrow
 Brady Betts Escrow Assistant TitleOne Corporation



PARCEL INFORMATION

Year: 2010 Parcel #: R2847230075

Property Type: Real Status: Active Exemption: None %: 0 Code: []

Sub Property Type: None Code Area: 120 Districts: [] Appraisers Initials: JRE Details: []

Urban Renewal
 Ownership Change
 Drop HOE
 Circuit Breaker
 Bankruptcy

Print Property Desc. Cancel Help

OWNER INFORMATION

Name: SYLVIES WILLIAM & DOROTHY S TRUST Multiple Owners

PHYSICAL LOCATION

Property Address: 10855 W ONONDAGA DR

List Property Owner [PT3]4F

Property Owner For:

Parcel: R2847230075
In: 2010

| Sequence # | Name | Primary Contact | Relationship | Owner Type | Home Owner | Snowbird |
|------------|--------------------------------|-------------------------------------|--------------|------------|-------------------------------------|--------------------------|
| 2 | SYLVIES WILLIAM TRUSTEE | <input type="checkbox"/> | TR1 | OWNER | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | SYLVIES DOROTHY S TRUSTEE | <input type="checkbox"/> | TR2 | OWNER | <input type="checkbox"/> | <input type="checkbox"/> |
| 1 | SYLVIES WILLIAM & DOROTHY S TR | <input checked="" type="checkbox"/> | TRS | OWNER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Group #: 284723

TEST SUB NO 04

g Code: R2

Area: []

SW Boice []

Total Parcel Values

sed Amt: 183,400

HO Value: -(86,600)

Taxable Amt: 96,800

| Property Roll | Non-Occupancy | 130 | 0.000 | 130,300 | COST | 120 |
|---------------|---------------|-----|-------|---------|------|-----|
| | | | | | | |

CHARACTERISTICS

Land 1
 Commercial
 Personal
 Residential 1
 Farm
 Manufactured



PARCEL INFORMATION

Year Parcel # Property Type Status Exemption % Code Urban Renewal Ownership Change

Districts for Code Area [PT3amF]

Year Parcel #

| Code Area | District Number | Levy Amount | Description | Phone |
|-----------|-----------------|-------------|--------------------------|----------------|
| 120 | 1 | .002634391 | ADA COUNTY | (208) 287-7000 |
| 120 | 2 | .000141054 | PEST EXTERMINATION | (208) 577-4646 |
| 120 | 3 | .000127300 | EMERGENCY MEDICAL | (208) 287-2950 |
| 120 | 6 | .001023202 | ADA COUNTY HIGHWAY DIST | (208) 387-6120 |
| 120 | 7 | .004919724 | SCHOOL DISTRICT NO. 1 | (208) 854-4029 |
| 120 | 13 | .000607961 | ADA COMMUNITY LIBRARY | (208) 362-0181 |
| 120 | 32 | .002100788 | WHITNEY FIRE | (208) 375-6407 |
| 120 | 43 | .000029491 | MOSQUITO ABATEMENT | (208) 577-4646 |
| 120 | 100 | .000133257 | COLLEGE OF WESTERN IDAHO | (208) 562-2113 |



Name

 Mailing Address

Assessor Roll
 Property Roll
 Property Roll

Land

Total Levy
 TOTAL
 Assessed Amount
 HOE Amount
 Taxable Amount

Based On Most Current Certified Levies

Print

aker
 cy
 400
 500
 800

Select



SYLVIES WILLIAM & DOROTHY S TRUST

10855 W ONONDAGA DR
BOISE ID 83709-0000

Bank Code Details PrePaid
Code Area District SubRoll
Values

Interest Date Calculate
Total Due

Print

| 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 | Le |
|------|----------------------|---------------------|---------------------|--------------------|-----------------------|----------------|--------------------|-------------------|------|
| 2009 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2008 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2007 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2006 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2005 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2004 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2003 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2002 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2001 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

- Urban Renewal
- Ownership Change
- Drop HOE
- Circuit Breaker
- Bankruptcy

Cancel Help

Group #

SUB NO 04

Code

Boise

Tax Summary | Public Pre-Paid |

Charge Summary |

| Year | Assessment Roll | Date Due | Total Payments | Tax Charge | Tax Payment | Tax Adjustment | Cert Charge | Cert Payment | Ce Adjust |
|------|-----------------|------------|----------------|------------|-------------|----------------|-------------|--------------|-----------|
| 2009 | Property Roll | 12/21/2009 | 1099.02 | 1099.02 | 1099.02 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2008 | Property Roll | 12/22/2008 | -1410.74 | 1410.74 | -1410.74 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2007 | Property Roll | 12/20/2007 | -1473.88 | 1473.88 | -1473.88 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2006 | Property Roll | 12/20/2006 | -1245.28 | 1245.28 | -1245.28 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2005 | Property Roll | 12/20/2005 | -1735.40 | 1735.40 | -1735.40 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2004 | Property Roll | 12/20/2004 | -1592.88 | 1592.88 | -1592.88 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2003 | Property Roll | 12/22/2003 | 1422.42 | 1422.42 | 1422.42 | 0.00 | 0.00 | 0.00 | 0.00 |

Total Parcel Values

Amt

amt

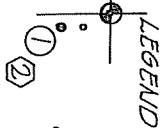
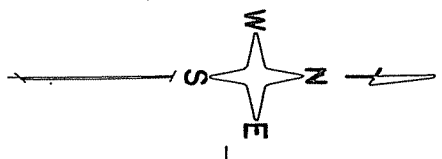


FIVE MILE ESTATES WEST NO. 4

BOOK 33
PAGE 2041
SHEET 10F-2

SUBDIVISION

Situated in the East half, Section 27, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho.



1/4 Corner
Property Pins 1/2" φ
Boundary Pins 3/8" φ
Lot Numbers
Block Numbers
Utility Assessments for public utilities.
Irrigation and Drainage.
5' Side Lines
10' Front and Rear Lines

TABLE OF CURVE DATA

| Curve | Radius | Deflection | Tangent Length | Chord | Dist. Btg. |
|-------|--------|------------|----------------|-------|------------|
| 1 | 20.00 | 90°28'43" | 20.17 | 31.59 | 23.40 |
| 2 | 20.00 | 89°31'17" | 19.55 | 31.25 | 23.46 |
| 3 | 20.00 | 90°00'00" | 20.00 | 31.42 | 23.28 |
| 4 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 5 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 6 | 20.00 | 90°00'00" | 20.00 | 31.42 | 23.28 |
| 7 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 8 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 9 | 20.00 | 90°00'00" | 20.00 | 31.42 | 23.28 |
| 10 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 11 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 12 | 20.00 | 90°00'00" | 20.00 | 31.42 | 23.28 |
| 13 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 14 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 15 | 20.00 | 90°00'00" | 20.00 | 31.42 | 23.28 |
| 16 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 17 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 18 | 20.00 | 90°00'00" | 20.00 | 31.42 | 23.28 |
| 19 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 20 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 21 | 20.00 | 90°00'00" | 20.00 | 31.42 | 23.28 |
| 22 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 23 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 24 | 20.00 | 90°00'00" | 20.00 | 31.42 | 23.28 |
| 25 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 26 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 27 | 20.00 | 90°00'00" | 20.00 | 31.42 | 23.28 |
| 28 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 29 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 30 | 20.00 | 90°00'00" | 20.00 | 31.42 | 23.28 |
| 31 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 32 | 20.00 | 89°59'53" | 19.91 | 30.97 | 23.00 |
| 33 | 20.00 | 90°00'00" | 20.00 | 31.42 | 23.28 |

Five Mile Estates West No. 4 Subdivision Sheet 2 of 2



EXISTING FIVE MILE ESTATES WEST NO. 3 SUBDIVISION

F. North Blvd Reuzel Drive

Friends Surveying '1914.