



**TitleOne**  
a title & escrow co.

**TitleOne Corporation**

Authorized Agent for:

**Commonwealth Land Title Insurance Company**

File Number: A1090614 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](http://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: A1090614 AE/DS

SCHEDULE A

1. **Effective Date:** March 8, 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:		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:**

Capital Development, Inc.

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

Lot 21 in Block 2 of Castlebury West Subdivision No. 2, according to the official plat thereof, filed in Book 98 of Plats at Page(s) 12453 through 12456, official records of Ada County, Idaho.

(End of Schedule A)

TitleOne Corporation

By: 

Addie Eldredge, Title Officer

**SCHEDULE B - SECTION I**  
**REQUIREMENTS AND NOTES**

**ALTA Commitment (6/17/06)**

**File Number: A1090614 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. NOTE: According to the available records, the purported address of said land is:

2685 W. Cadbury Drive  
Eagle, Idaho 83616

(End of Schedule B - Section I)

**SCHEDULE B - SECTION II**

**ALTA Commitment (6/17/06)**

**EXCEPTIONS FROM COVERAGE**

**File Number:** A1090614 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, including any assessments collected therewith, for the year 2008 which are all delinquent.  
Parcel Number: R1317610170  
Code Area: 05-73  
Original Amount: \$2,472.24 plus penalty and interest.
9. Taxes, including any assessments collected therewith, for the year 2009 for which the first installment is delinquent and the second installment is due and payable on or before June 20, 2010.  
Parcel Number: R1317610170  
Code Area: 05-73  
Original Amount: \$1,810.72 plus penalty and interest.
10. 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.
11. Special assessments, if any, for the City of Eagle.

**SCHEDULE B - SECTION II**

**ALTA Commitment (6/17/06)**

**EXCEPTIONS FROM COVERAGE**

**(Continued)**

**File Number:** A1090614 AE/DS

---

12. Liens, levies and assessments of Eagle Sewer District.
13. The land described herein is located within the boundaries of Eagle Water District and is subject to any assessments levied thereby.
14. Liens, levies and assessments of the Zinger Lateral Users Association.
15. Liens, levies, and assessments of the Settlers Irrigation District.
16. Liens, Levies, and Assessments of the Castlebury West Neighborhood Association, Inc.
17. Right-of-way for Zinger Lateral and the rights of access thereto for maintenance of said lateral.
18. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof.  
Recorded: September 29, 1893  
Book 3 of Patents at Page 352, records of Ada County, Idaho.  
(Affects All Lots)
19. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in a Order.  
Recorded: August 23, 2005  
Instrument No.: 105119891  
(Affects All Lots)
20. Terms, conditions, restrictions, and obligations, if any, contained in a Ordinance No. 540.  
Recorded: July 14, 2006  
Instrument No.: 106112543  
(Affects All Lots)
21. An easement for the purpose shown below and rights incidental thereto as set forth in a Public Right-of-Way Easement (Sidewalk).  
Granted to: Ada County Highway District  
Purpose: a perpetual and exclusive easement for a public right-of-way for use by those members of the public who are pedestrians and by bicyclists  
Recorded: July 20, 2006  
Instrument No.: 106116179  
(Affects All Lots)
22. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.
23. Terms, conditions, restrictions, and obligations, if any, contained in a Central District Health Department.  
Recorded: June 8, 2007  
Instrument No.: 107081955

**SCHEDULE B - SECTION II**

**ALTA Commitment (6/17/06)**

**EXCEPTIONS FROM COVERAGE**

**(Continued)**

**File Number:** A1090614 AE/DS

---

24. Covenants, Conditions, and Restrictions, and, Easements 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: June 29, 2007  
Instrument No.: 107092919
25. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:  
Amount: \$5,190,000.00  
Trustor/Grantor: Castlebury Investments, LLC, an Idaho limited liability company  
Trustee: Stewart Title of Boise, Inc.  
Beneficiary: Washington Trust Bank  
Dated: March 28, 2007  
Recorded: March 29, 2007  
Instrument No.: 107044467  
(Affects All Lots)
26. Terms, provisions, covenants, conditions, and, restrictions contained in a Central District Health Letter.  
Recorded: August 5, 2008  
Instrument No.: 108089493

(End of Schedule B-II)



Year: 2010  
Parcel #: R1317610170  
 Lazy Billing

**PARCEL INFORMATION**

Property Type: [ ] Status: [ ] Exemption: 0 % Code: [ ]  
 Sub Property Type: [ ] Code Area: 05-73 Appraisers Initials: [ ]  
 Districts: [ ] TMW: [ ] Details: [ ]

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

**OWNER INFORMATION**

Name: CAPITAL DEVELOPMENT INC  
 Add'l Info: [ ]

Mailing Address: 6200 N MEEKER PL  
 BOISE ID 83713-0000

**PHYSICAL LOCATION**

Property Address: 2685 W CADBURY DR  
 EAGLE ID 83616-0000

Group Type: SUB Group #: 131761  
 Description: CASTLEBURY WEST SUB NO 02

Township/Range/Section: 4N 1E 19 Zoning Code: R-1

Reappraisal Year: 2007 Physical Inspection: 08/13/2007 MLS-Area: 600 Eagle

**PARCEL VALUES**

Assessment Roll	Property Occupancy	State Category Code	Acreage	Assessed Value	Valuation Method	Code Area	Total Parcel Values
Property Roll	Non-Occupancy	200	0.913	120,000	MARKET	05-73	Assessed Amt: 120,000
							Taxable Amt: 120,000

Public Property Description - Display [PT229F]

State Parcel #: E50790020210

Property Description: LOT 21 BLK 02  
 CASTLEBURY WEST SUB NO 02

Total Acreage: 0.913

Acreage Verified: [ ] Date: 00/00/0000 User: [ ]

Land

Manufactured



Year: 2010  
Parcel #: R1317610170  
 Taxes Being

**PARCEL INFORMATION**

Property Type: Status: Exemption: % Code:  Urban Renewal  
 Ownership Change  
 Drop HOE  
 Circuit Breaker  
 Bankruptcy

Sub Property Type: Code Area: Appraisers Initials: TMW Details  
 05-73 Districts

**OWNER INFORMATION**  
Name: CAPITAL DEVELOPMENT INC

**PHYSICAL LOCATION**  
Property Address: 2685 W CADBURY DR

Mailing Address: 6200 N MEEKER PL  
BOISE ID 83713-0000

Year: 2010 Parcel #: R1317610170

Code Area	District Number	Levy Amount	Description	Phone
05-73	1	.002634391	ADA COUNTY	(208) 287-7000
05-73	3	.000127300	EMERGENCY MEDICAL	(208) 287-2950
05-73	6	.001023202	ADA COUNTY HIGHWAY DIST	(208) 387-6120
05-73	8	.003514248	SCHOOL DISTRICT NO. 2	(208) 855-4500
05-73	15	.001001407	EAGLE CITY	(208) 939-6813
05-73	27	.001463759	EAGLE FIRE	(208) 939-6463
05-73	35	.000049134	EAGLE SEWER	(208) 939-0132
05-73	43	.000029491	MOSQUITO ABATEMENT	(208) 577-4646
05-73	46	.000083336	WESTERN ADA RECREATION	(208) 887-1730
05-73	100	.000133257	COLLEGE OF WESTERN IDAHO	(208) 562-2113

Assessment Roll	Property Occupancy
Property Roll	Non-Occupancy

Land  Commercial

Total Levy: .010059525  
**TOTAL**  
 Assessed Amount: 120,000  
 HOE Amount: 0  
 Taxable Amount: 120,000

\*Based On Most Current Certified Levies\*

[PT4pbF] Public Tax Main Screen - Parcel# [R1317610170]

Select



CAPITAL DEVELOPMENT INC

6200 N MEEKER PL  
BOISE ID 83713-0000

Bank Code   PrePaid  
Code Area 05-73  SubRoll  
 Values

Interest Date 3/17/2010 Calculate

Total Due 4,739.18

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	Late 1st
2009	1851.90	946.54	905.36	1810.72	18.11	0.00	23.07	905.36	18.11
2008	2887.28	1443.64	1443.64	2472.24	49.44	0.00	365.60	1236.12	24.72

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	0.00	1810.72	0.00	0.00	0.00	0.00	0.00
2008	Property Roll	12/22/2008	0.00	2472.24	0.00	0.00	0.00	0.00	0.00



CAPITAL DEVELOPMENT INC

6200 N MEEKER PL  
BOISE ID 83713-0000

Bank Code   
Code Area 05-73   
District   
Values

PrePaid  
SubRoll

PrePaid Status [PT54nF]

R1317610170

Print

Year	Amount Due Full Year	Amount Due 1st Half	Amount Due 2nd Half
2009	1851.90	946.54	905.36
2008	2887.28	1443.64	1443.64

PrePaid Year  2010 No PrePaid Taxes Code Area 05-73

Update  
9.18  
Late  
1s  
18.11  
24.72

Based on Current Property Values

Market Value 120,000  
- HPE 0  
Taxable Value 120,000  
x Levy .010059525  
Estimated Tax 1,207.14  
- Pre-Payments 0.00  
Estimated Tax Due 1,207.14

Tax Summary Public Pre-Paid

PrePaid Status

Year	Transaction Date	Prepaid Amount	Packet #

Pa  
Inter

Tax Year  
 Current Year Tax Year  
 Date Range 2009

Cancel View Print Reload



