



TitleOne Corporation
Authorized Agent for:
Commonwealth Land Title Insurance Company

ALTA Commitment (6/17/06)

File Number: A1090603 ST/DS

SCHEDULE A

1. **Effective Date:** March 9, 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:

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

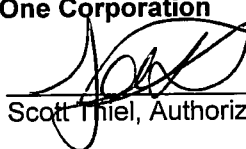
4. **The land described in this Commitment is owned, at the Effective Date, by:**
Capital Development, Inc., an Idaho corporation

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

Lot 5 in Block 1 of Castlebury West Business Park No. 1, according to the official plat thereof, filed in Book 99 of Plats at Pages 12755 through 12758, official records of Ada County, Idaho.

(End of Schedule A)

TitleOne Corporation

By: 

Scott Thiel, Authorized Officer

SCHEDULE B - SECTION I
REQUIREMENTS AND NOTES

ALTA Commitment (6/17/06)

File Number: A1090603 ST/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. TitleOne Corporation reserves the right to add additional requirements and/or exceptions upon receipt of the proposed insured's name and other details of the forthcoming transaction.
- d. NOTE: According to the available records, the purported address of said land is:

3325 W. Bavaria Street
Eagle, Idaho 83616

(End of Schedule B - Section I)

SCHEDULE B - SECTION II
EXCEPTIONS FROM COVERAGE

ALTA Commitment (6/17/06)

File Number: A1090603 ST/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 2008 which are all delinquent.
Parcel Number: R1317620050
Code Area: 05-75
Original Amount: \$3,084.84 plus penalty and interest.
8. 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: R1317620050
Code Area: 05-75
Original Amount: \$3,227.90 plus penalty and interest.
9. Taxes, including any assessments collected therewith, for the year 2010 which are a lien not yet due and payable.
10. The land described herein is located within the boundaries of the City of Eagle (208-939-6813) and is subject to any assessments levied thereby.
11. The land described herein is located within the boundaries of Eagle Sewer District (208-939-0132) and is subject to any assessments levied thereby.

SCHEDULE B - SECTION II
EXCEPTIONS FROM COVERAGE
(Continued)

ALTA Commitment (6/17/06)

File Number: A1090603 ST/DS

12. The land described herein is located within the boundaries of Settlers Irrigation District (208-344-2471) and is subject to any assessments levied thereby.
13. Liens, levies, and assessments of the Castlebury West Business Park Owners Association, Inc.
14. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof.
Recorded: April 15, 1899
Book 3 of Patents at Page 411
15. Terms, conditions, easements and, obligations, if any, contained in Development Agreement by and between City of Eagle and Capital Development, Inc..
Recorded: July 12, 2007
Instrument No: 107098685
16. Terms, covenants, conditions, restrictions, and obligations, if any, contained in Ordinance No. 573.
Recorded: August 23, 2007
Instrument No.: 107119112
17. Easements, reservations, restrictions, and dedications as shown on the official plat of Castlebury West Business Park No. 1.
18. Terms, provisions, covenants, conditions, and, restrictions contained in a Central District Health Letter.
Recorded: October 25, 2007
Instrument No.: 107146121
19. 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: February 29, 2008
Instrument No.: 108023523

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions:
Recorded: March 5, 2008
Instrument No.: 108025889
20. Terms, covenants, conditions, restrictions, and obligations, if any, contained in Ordinance No. 614.
Recorded: December 8, 2008
Instrument No.: 108130291

SCHEDULE B - SECTION II
EXCEPTIONS FROM COVERAGE
(Continued)

ALTA Commitment (6/17/06)

File Number: A1090603 ST/DS

21. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:
Amount: \$1,285,500.00
Trustor/Grantor: Capital Development, Inc., an Idaho corporation
Trustee: Stewart Title of Boise, Inc.
Beneficiary: Washington Trust Bank
Dated: July 12, 2007
Recorded: July 13, 2007
Instrument No.: 107099916

(End of Schedule B-II)



TitleOne Corporation

Authorized Agent for:

Commonwealth Land Title Insurance Company

File Number: A1090603 ST/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:

Scott Thiel
Title Officer:
sthiel@titleonecorp.com
1101 W. River St., Ste 201
Boise, Idaho 83702
(208) 287-5314 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



PARCEL INFORMATION

Year 2010	Parcel # R1317620050	Property Type Real	Status Active	Exemption % None 0	Code	<input type="checkbox"/> Urban Renewal
<input checked="" type="checkbox"/> Taxes Owing		Sub Property Type None	Code Area 05-75	Districts	Appraisers Initials CSC	<input type="checkbox"/> Ownership Change
						<input type="checkbox"/> Drop HOE
						<input type="checkbox"/> Circuit Breaker
						<input type="checkbox"/> Bankruptcy

Print Property Desc. Cancel Help

OWNER INFORMATION

Name
CAPITAL DEVELOPMENT INC

Add'l Info

Mailing Address
6200 N MEEKER PL
BOISE ID 83713-0000

PHYSICAL LOCATION

Property Address
3225 W BAVARIA ST
EAGLE ID 83616-0000

Group Type
SUB Group # 131762

Description
CASTLEBURY WEST BUSINESS PARK NO 01

Township/Range/Section
4N 1W 24 Zoning Code MU-DA

Reappraisal
Year 2010 Physical Inspection 07/15/2009 MLS Area 900 - Eagle

PARCEL VALUES

Assessment Roll	Property Occupancy	State Category Code	Acreage	Assessed Value	Valuation Method	Code Area	Total Parcel Values	
Property Roll	Non-Occupancy	210	0.738	289,300	MARKET	05-75	Assessed Amt	289,300
Public Property Description - Display [PT2z9F]							Taxable Amt	289,300



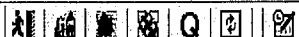
State Parcel #
E51660010050

Property Description
LOT 05 BLK 01
CASTLEBURY WEST
BUSINESS PARK NO 01

Total Acreage 0.738

Acreage Verified Date User
 Yes No 00/00/0000

arm



PARCEL INFORMATION

Year: 2010 Parcel #: R1317620050
 Property Type: Real Status: Active Exemption %: None 0
 Taxes Owing Sub Property Type: None Code Area: 05-75 Appraisers Initials: CSC
 Urban Renewal Ownership Change Drop HOE Circuit Breaker Bankruptcy

Districts for Code Area [PT3amF]

Year: 2010 Parcel #: R1317620050

Name: CAPITAL DEVELOPMENT IN
 Mailing Address: 6200 N MEEKER PL
 BOISE ID 83713-0000

Code Area	District Number	Levy Amount	Description	Phone
05-75	1	.002634391	ADA COUNTY	(208) 287-7000
05-75	3	.000127300	EMERGENCY MEDICAL	(208) 287-2950
05-75	6	.001023202	ADA COUNTY HIGHWAY DIST	(208) 387-6120
05-75	8	.003514248	SCHOOL DISTRICT NO. 2	(208) 855-4500
05-75	15	.001001407	EAGLE CITY	(208) 939-6813
05-75	25	.000142483	STAR CEMETERY	(208) 286-7727
05-75	27	.001463759	EAGLE FIRE	(208) 939-6463
05-75	35	.000049134	EAGLE SEWER	(208) 939-0132
05-75	43	.000029491	MOSQUITO ABATEMENT	(208) 577-4646
05-75	46	.000083336	WESTERN ADA RECREATION	(208) 887-1730
05-75	100	.000133257	COLLEGE OF WESTERN IDAHO	(208) 562-2113

Assessment Roll	Property Roll
Non-C	Non-C

Total Levy: .010202008
TOTAL
 Assessed Amount: 289,300
 HOE Amount: 0
 Taxable Amount: 289,300

Based On Most Current Certified Levies



Land 1

PARCEL INFORMATION



Display Characteristics Land [PT31rF]

Parcel Suffix	Parcel #	Street #	Pre Dir.	Street Name	Street Suffix	Post Dir.	Unit Type	Unit #	City	State	Zip Code	Assessment Roll	
	R1317620050	3225	W	BAVARIA	ST				EAGLE	Idah	83616-0	Property Roll	0

Name: CAPITAL
 Year: 2010
 Code Area #: 05-75
 Parcel #: R1317620050

Print Cancel

Mailing Ad: 6200 N M
 BOISE ID

	Residential	Commercial	Other
Reappraisal Year: 2010			
Assessed Acres: 0.000	0.738	0.000	
Appraisers Initials: CSC			
Inspection Date: 07/15/2009	0	210	0
MLS Area: 900	0.00	9.00	0.00
Value per:	<input type="radio"/> Ft <input type="radio"/> Ac <input checked="" type="radio"/> Lot	<input type="radio"/> Ft <input type="radio"/> Ac <input type="radio"/> Lot	<input type="radio"/> Ft <input type="radio"/> Ac <input checked="" type="radio"/> Lot

Ass Prop Lz

Street Description	Neighborhood Type
Utilities	Neighborhood Condition
Water	Topography
Sewer	Water
<input type="checkbox"/> Offsite Impr Curb/Gutters	View
<input type="checkbox"/> Offsite Impr Sidewalks	None

% Owner Occupied: 0

Values	
Residential	0
Commercial	289,300
Other	0



CAPITAL DEVELOPMENT INC
 6200 N MEEKER PL
 BOISE ID 83713-0000

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	Late Charge 1st Half
2009	3301.85	1687.90	1613.95	3227.90	32.28	0.00	41.67	1613.	32.28
2008	3603.78	1801.89	1801.89	3084.84	61.70	0.00	457.24	1542.	30.85

Tax Summary | Public Pre-Paid

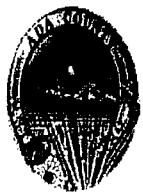
Charge Summary

Year	Assessment Roll	Date Due	Total Payments	Tax Charge	Tax Payment	Tax Adjustment	Cert Charge	Cert Payment	Cert Adjustment	Late Charge
2009	Property R	12/21/20	0.00	3227.90	0.00	0.00	0.00	0.00	0.00	32
2008	Property R	12/22/20	0.00	3084.84	0.00	0.00	0.00	0.00	0.00	61

[PT4pbF] Public Tax Main Screen - Parcel# [R1317620050]

Close (X)

Select



CAPITAL DEVELOPMENT INC

6200 N MEEKER PL
BOISE ID 83713-0000

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	Late Char 1st Hal
2009	3301.85	1687.90	1613.95	3227.90	32.28	0.00	41.67	1613.	32.28
2008	3603.78	1801.89	1801.89	3084.84	61.70	0.00	457.24	1542.	30.85

PrePaid Status [PT54nF]

R1317620050

PrePaid Year Code Area
 No PrePaid Taxes

Based on Current Property Values

Market Value	289,300
- HOE	0
Taxable Value	289,300
x Levy	.010202008
Estimated Tax	2,951.44
- Pre-Payments	0.00
Estimated Tax Due	2,951.44

Tax Summary Public Pre-Paid

PrePaid Status

Year	Transaction Date	Prepaid Amount	Packet #

Tax Year
 Current Year Tax Year
 Date Range

Cancel View Print Reload

Pay Inter

PK 99 P8 1215E

CASTLEBURY WEST BUSINESS PARK NO. 1

PLAT SHOWING

A SUBDIVISION

LOCATED IN THE SE1/4 OF THE SECTION 24, T.4N., R.1W., B.M.
EAGLE, ADA COUNTY, IDAHO

2007

Engineering NorthWest, LLC
BOISE, IDAHO

FOUND 5/8" IRON PIN
C.P.M.F. INSTR. NO. 106093851
S.24 @ S.19

CURVE DATA:

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C-1	26.27'	18.00'	90°00'00"	S45°26'28"W	25.46'
C-2	9.39'	39.50'	13°36'56"	N82°45'04"W	9.36'
C-3	10.67'	4.00'	152°46'08"	N00°26'28"E	7.78'
C-4	26.27'	18.00'	90°00'00"	S44°33'32"E	25.46'
C-5	11.72'	28.00'	23°58'45"	N78°27'05"E	11.63'
C-6	98.35'	117.50'	47°57'30"	S89°33'32"E	95.31'
C-7	11.72'	28.00'	23°58'45"	S77°34'09"E	11.63'
C-8	30.99'	99.97'	17°45'32"	N81°33'42"E	30.86'
C-9	18.60'	60.00'	17°45'32"	N81°33'42"E	18.32'
C-10	31.42'	80.00'	90°00'00"	N45°26'28"E	28.28'
C-11	31.42'	80.00'	90°00'00"	N44°33'32"E	28.28'
C-12	18.60'	60.00'	17°45'32"	N80°40'46"E	18.32'
C-13	30.99'	99.97'	17°45'32"	N80°40'46"E	30.86'
C-14	9.39'	39.50'	13°36'56"	N83°38'00"E	9.36'
C-15	31.42'	10.00'	143°48'00"	S00°26'28"W	20.00'
C-16	16.31'	6.50'	143°48'00"	S00°26'28"W	16.36'
C-17	55.92'	88.50'	36°12'00"	N89°33'32"W	54.99'

LINE TABLE

LINE	BEARING	LENGTH
L-1	N89°33'32"W	12.58'
L-2	N89°33'32"W	5.00'
L-3	N00°26'28"E	56.49'
L-4	N89°33'32"W	122.65'
L-5	S00°26'28"W	6.04'
L-6	N00°26'28"E	8.98'
L-7	S75°56'36"E	21.25'
L-8	N76°49'32"E	21.25'

SCALE: 1" = 60'

LEGEND

- FOUND BRASS CAP
- SET 5/8" X 24" IRON PIN
- SET 1/2" X 24" IRON PIN
- WITH PLASTIC CAP, PLS 7880
- WITH PLASTIC CAP, PLS 7880
- FOUND 5/8" IRON PIN, AS NOTED

- ▲ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- EASEMENT LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE

10

- DATA OF RECORD
- LOT 1, BLOCK 2
- SEE DETAIL "A" SHEET 2 OF 4
- LOT 1, BLOCK 3
- SEE DETAIL "B" SHEET 2 OF 4
- 10' WIDE (UNLESS DIMENSIONED OTHERWISE) ARCH STORM DRAIN EASEMENT
- SEE NOTE 5
- ALL UTILITIES SHALL REMAIN FREE OF ALL ENCROACHMENTS AND CONSTRUCTIONS INCLUDING TREES & FENCES WHICH MAY ADVERSELY AFFECT THE DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY



SEE SHEET 2 OF 4 FOR NOTES

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN HEREIN.

PLS 5082
C.P.M.F. INSTR. NO. 86069549

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S.24

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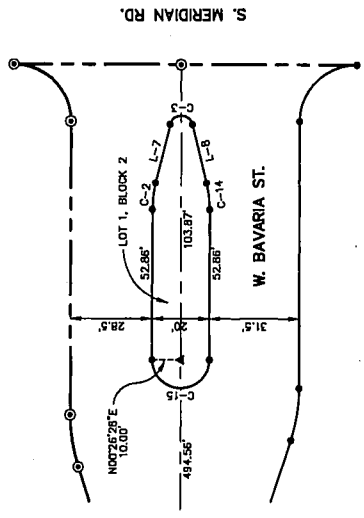
PK-99 PM 12754

CASTLEBURY WEST BUSINESS PARK NO. 1

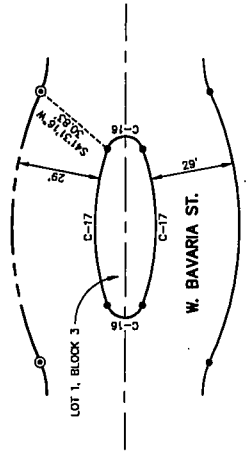
PLAT SHOWING
A SUBDIVISION

Engineering NorthWest, LLC
BOISE, IDAHO

2007



DETAIL 'A'
SCALE: 1" = 30'



DETAIL 'B'
SCALE: 1" = 30'



NOTES:

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE ARE HEREBY DESIGNATED AS HAVING A FOUR-FEET (4') SOUTH-WEST CORNER RADIUS. THESE LINES ARE HEREBY DESIGNATED AS HAVING A FOUR-FEET (4') SOUTH-WEST CORNER RADIUS. THIS EASEMENT SHALL BE FOR THE FOLLOWING PURPOSES: UTILITIES, AND EAGLE CITY STREET LIGHTS.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- LOT 1, BLOCKS 1, 2, & 3 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE CASTLEBURY WEST BUSINESS PARK OWNER'S ASSOCIATION. SAID LOTS ALSO HAVE A BLANKET EAGLE SEWER DISTRICT SANITARY SEWER & PUBLIC UTILITIES EASEMENT.
- LOT 4, BLOCK 1 IS A NON-BUILDABLE LOT TO BE OWNED BY THE DEVELOPER OR ASSIGNS FOR POSSIBLE RIGHT-OF-WAY ACQUISITION AND MAINTAINED BY THE CASTLEBURY WEST BUSINESS PARK OWNER'S ASSOCIATION.
- A PORTION OF THE FOLLOWING LOTS: LOT 1 & 3, BLOCK 1; AS SHOWN ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE SYSTEM EASEMENT, RECORDED AND RECORDED HEREON BY THIS REFERENCED AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- DIRECT LOT ACCESS TO S. MERIDIAN RD. AND W. CHINDEN BLVD. IS PROHIBITED.
- IN COMPLIANCE WITH THE IDAHO CODE SECTION 22-4503, THE OWNER OF THIS SUBDIVISION HAS PROVIDED STOP EASEMENT RESERVED FOR THE CITY OF EAGLE OR IDAHO TRANSPORTATION DEPARTMENT.
- ASSESSMENTS FROM ZINER LATERAL USERS ASSOCIATION FOR SAID IRRIGATION WATER, SAID IRRIGATION SYSTEM WILL BE OWNED & MAINTAINED BY THE OWNER'S ASSOCIATION OR ASSIGNS.
- UNRESERVED EASEMENTS AS SHOWN ALONG S. MERIDIAN RD. & W. CHINDEN BLVD. ARE DESIGNATED AS A LANDSCAPE EASEMENT FOR THE BENEFIT OF AND MAINTAINED BY THE CASTLEBURY WEST BUSINESS PARK OWNER'S ASSOCIATION.
- DIMENSIONED EASEMENT AS SHOWN ALONG W. CHINDEN BLVD. IS DESIGNATED AS A SIDEWALK/TRANSIT STOP EASEMENT RESERVED FOR THE CITY OF EAGLE OR IDAHO TRANSPORTATION DEPARTMENT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- ALL LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAY OF W. BAVARIA ST. AND THE BOUNDARY LINES ADJACENT TO SAID PUBLIC RIGHT-OF-WAY HAVE AN EXISTING ADA COUNTY HIGHWAY DISTRICT SIDEWALK EASEMENT RECORDED AS INSTRUMENT NO. 107113006 OF ADA COUNTY RECORDS.
- FOR ADDITIONAL BOUNDARY INFORMATION SEE RECORD OF SURVEY NUMBER 7892 OF ADA COUNTY RECORDS.
- DRAINAGE ON LOTS 1 THROUGH 5, BLOCK 1 SHALL BE CONTAINED ON-SITE PER THE CC&RS OF THE CASTLEBURY WEST BUSINESS PARK OWNER'S ASSOCIATION.
- LOTS 3 & 5, BLOCK 1 AS SHOWN HAVE A TWELVE (12) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT.
- ALL LOT OWNERS & ASSIGNS OF LOTS 2, 3 & 5, BLOCK 1 HAVE THE PERPETUAL RIGHT OF INGRESS-EGRESS OVER LOT 1, BLOCK 1, AND THIS RIGHT OF INGRESS-EGRESS SHALL RUN WITH THE LAND.
- THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 107096685 OF ADA COUNTY RECORDS.

BK 01 pg 12157

CASTLEBURY WEST BUSINESS PARK NO. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 24, T. 4 N., R. 1 W., B.M., EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 19 AND 30 OF T. 4 N., R. 1 E., B.M., AND SECTIONS 24 AND 25 OF SAID T. 4 N., R. 1 W.;

THENCE NORTH 89°37'39" WEST, 468.07 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 24 AND 25, (FROM WHICH POINT THE 1/4 SECTION CORNER COMMON TO SAID SECTIONS 24 AND 25 BEARS NORTH 89°37'39" WEST, 2201.26 FEET DISTANT);

THENCE LEAVING SAID SECTION LINE NORTH 00°22'21" EAST, 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST CHINDEN BOULEVARD (STATE HIGHWAY 20/26), SAID POINT BEING THE REAL POINT OF BEGINNING;

THENCE NORTH 00°22'21" EAST, 56.45 FEET;

THENCE NORTH 89°33'32" WEST, 12.58 FEET;

THENCE NORTH 00°26'28" EAST, 194.99 FEET;

THENCE NORTH 89°33'32" WEST, 5.00 FEET;

THENCE NORTH 00°26'28" EAST, 56.49 FEET;

THENCE NORTH 89°33'32" WEST, 122.66 FEET;

THENCE SOUTH 00°26'28" WEST, 6.04 FEET;

THENCE NORTH 89°33'32" WEST, 54.00 FEET;

THENCE NORTH 00°26'28" EAST, 120.00 FEET;

THENCE SOUTH 89°33'32" EAST, 54.00 FEET;

THENCE SOUTH 00°26'28" WEST, 15.00 FEET TO A POINT OF CURVE;

ANGLE 28.27 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 25.46 FEET WHICH BEARS SOUTH 44°33'32" EAST;

THENCE SOUTH 89°33'32" EAST, 92.20 FEET TO A POINT OF CURVE;

THENCE 11.72 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 23°58'45" AND A CHORD DISTANCE OF 11.63 FEET WHICH BEARS NORTH 78°27'05" EAST TO A POINT OF REVERSE CURVE;

THENCE 98.35 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 117.50 FEET, A CENTRAL ANGLE OF 47°57'30" AND A CHORD DISTANCE OF 95.51 FEET WHICH BEARS SOUTH 89°33'32" EAST TO A POINT OF REVERSE CURVE;

THENCE 11.72 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 23°58'45" AND A CHORD DISTANCE OF 11.63 FEET WHICH BEARS SOUTH 77°34'09" EAST;

THENCE SOUTH 89°33'32" EAST, 158.83 FEET TO A POINT OF CURVE;

THENCE 30.99 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 98.97 FEET, A CENTRAL ANGLE OF 17°45'32" AND A CHORD DISTANCE OF 30.86 FEET WHICH BEARS NORTH 81°33'42" EAST;

THENCE NORTH 72°40'56" EAST, 12.71 FEET TO A POINT OF CURVE;

THENCE 18.60 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 17°45'32" AND A CHORD DISTANCE OF 18.52 FEET WHICH BEARS NORTH 81°33'42" EAST;

THENCE SOUTH 89°33'32" EAST, 103.24 FEET TO A POINT OF CURVE;

THENCE 31.42 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 28.28 FEET WHICH BEARS NORTH 45°26'28" EAST TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE SOUTH MERIDIAN ROAD;

THENCE SOUTH 00°26'28" WEST, 385.62 FEET ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH MERIDIAN ROAD, SAID LINE BEING 37.00 FEET WESTERLY OF AND PARALLEL WITH THE SECTION LINE;

THENCE SOUTH 45°23'11" WEST, 48.47 FEET ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH MERIDIAN ROAD TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST CHINDEN BOULEVARD;

THENCE NORTH 89°37'39" WEST, 395.88 FEET ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST CHINDEN BOULEVARD, SAID LINE BEING 40.00 FEET NORTHERLY OF AND PARALLEL WITH THE SECTION LINE TO THE REAL POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.39 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING UNITED WATER IDAHO, INC., MAIN LINE LOCATED IN THE SUBJECT SUBDIVISION, AND UNITED WATER IDAHO, INC., HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

CAPITAL DEVELOPMENT INC.

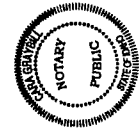
Ramon Yorgason
J. RAMON YORGASON, PRESIDENT

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF ADA) S.S.

ON THIS 23rd DAY OF August, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J. RAMON YORGASON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF CAPITAL DEVELOPMENT INC., THE PERSON THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH 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.

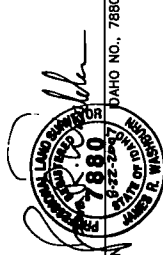


MY COMMISSION EXPIRES

James R. Washburn
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

CERTIFICATE OF SURVEYOR

I, JAMES R. WASHBURN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



JAMES R. WASHBURN
IDAHO NO. 7880

BK 99 PG 1723

CASTLEBURY WEST BUSINESS PARK NO. 1

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT.

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 28 DAY OF August, 2007, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Michelle Rens
CENTRAL DISTRICT HEALTH DEPARTMENT
8/16/07

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

I, THE UNDERSIGNED, COUNTY ENGINEER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



John Stans
CHAIRMAN ACID

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

John Stans
CITY ENGINEER
9-16-2007

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 28 DAY OF August, 2007, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Angie Adams
CITY CLERK, EAGLE, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



Jeremy S. Healey
COUNTY SURVEYOR
PLS 5359 10-24-2007

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



Cecil D. Ingram
COUNTY TREASURER
Shelly Keller, Deputy

10/24/07
DATE

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF ADA) S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ENGINEERING NORTHWEST AT 2:40 MINUTES PAST 4 O'CLOCK P.M. ON THIS 28 DAY OF August, 2007 IN BOOK 31 OF PLATS AT PAGES 1212 THROUGH 1215. INSTRUMENT NO. 10714120

STAMPER
DEPUTY

fee \$ 24.00

Pravin Nambiar
OFFICE RECORDER