



TitleOne Corporation
Authorized Agent for:
Westcor Land Title Insurance Company

ALTA Commitment (6/17/06)

File Number: A1090601 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 6 in Block 1 of Castlebury West Business Park No. 2, according to the official plat thereof, filed in Book 101 of Plats at Page(s) 13302 through 13304, 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)

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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:

3357 W. Bavaria Street
Eagle, Idaho 83616

(End of Schedule B - Section I)

SCHEDULE B - SECTION II
EXCEPTIONS FROM COVERAGE

ALTA Commitment (6/17/06)

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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: S0424449950
Code Area: 05-75
Original Amount: \$7,102.60 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: R1317630010
Code Area: 05-75
Original Amount: \$3,232.00 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)

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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. 2.
18. Terms, provisions, covenants, conditions, and, restrictions contained in a Central District Health Letter.
Recorded: August 5, 2008
Instrument No.: 108089493
19. Terms, covenants, conditions, restrictions, and obligations, if any, contained in Ordinance No. 614.
Recorded: December 8, 2008
Instrument No.: 108130291
20. 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
(Affects additional property)

(End of Schedule B-II)



TitleOne Corporation

Authorized Agent for:

Westcor Land Title Insurance Company

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TitleOne
a title & escrow co.

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: 2009 Parcel #: R1317630010
 Property Type: Real Status: Active Exemption %: None 0
 Taxes Owing Sub Property Type: None Code Area: 05-75 Districts: CSC Appraisers Initials: Details
 Urban Renewal
 Ownership Change
 Drop HOE
 Circuit Breaker
 Bankruptcy

Print Property Desc. Cancel Help

OWNER INFORMATION

Name: CAPITAL DEVELOPMENT INC

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

Add'l Info

PHYSICAL LOCATION

Property Address: 3357 W BAVARIA ST
EAGLE ID 83616-0000

Group Type: SUB Group #: 131763

Description: CASTLEBURY WEST BUSINESS PARK NO 02

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

Reappraisal Year: 2005 Physical Inspection: 08/13/2008 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	0.739	316,800	MARKET	05-75	Assessed Amt	316,800
Public Property Description - Display [PT2z9F]							Taxable Amt	316,800



State Parcel #: E52910010060

Property Description: LOT 06 BLK 01
CASTLEBURY WEST BUS PARK #2

Total Acreage: 0.739

Acreage Verified: Yes No Date: 00/00/0000 User:

Manufactured



PARCEL INFORMATION

Year: Parcel #:
 Property Type: Status: Exemption: %:
 Taxes Owing Sub Property Type: Code Area: Appraisers Initials: Details:
 Urban Renewal Ownership Change Drop HOE Circuit Breaker Bankruptcv

Districts for Code Area [PT3amF]

Name:
 Mailing Address:

Year: Parcel #:

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-Prop

Land:

Total Levy:
TOTAL
 Assessed Amount:
 HOE Amount:
 Taxable Amount:

Based On Most Current Certified Levies





PARCEL INFORMATION



Year Parcel # Property Type Status Exemption % Code Urban Parcel

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	
	R1317630010	3357	W	BAVARIA	ST				EAGLE	Idah	83616-0	Property Roll	Nor

Name Year Code Area #

CAPITAL Parcel #

Print Cancel

Mailing Ad Reappraisal Year

Appraisers Initials

Inspection Date

MLS Area State Category Code

Value per:

	Residential	Commercial	Other
Assessed Acres	<input type="text" value="0.000"/>	<input type="text" value="0.739"/>	<input type="text" value="0.000"/>
State Category Code	<input type="text" value="0"/>	<input type="text" value="210"/>	<input type="text" value="0"/>
Value per:	<input type="text" value="0.00"/>	<input type="text" value="7.40"/>	<input type="text" value="0.00"/>
	<input type="radio"/> Ft <input type="radio"/> Ac <input checked="" type="radio"/> Lot	<input checked="" type="radio"/> Ft <input type="radio"/> Ac <input type="radio"/> Lot	<input type="radio"/> Ft <input type="radio"/> Ac <input checked="" type="radio"/> Lot

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

% Owner Occupied

Values	
Residential	<input type="text" value="0"/>
Commercial	<input type="text" value="316,800"/>
Other	<input type="text" value="0"/>

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 DLQ

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	3306.04	1690.04	1616.00	3232.00	32.32	0.00	41.72	1616.	32.32

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	La C
2009	Property R	12/21/20	0.00	3232.00	0.00	0.00	0.00	0.00	0.00	32



CAPITAL DEVELOPMENT INC
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 Code Area District SubRoll
 Values

Interest Date Calculate
 Total Due DLQ

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	3306.04	1690.04	1616.00	3232.00	32.32	0.00	41.72	1616.	32.32

PrePaid Status [PT54nF]

R1317630010

PrePaid Year Code Area
 No PrePaid Taxes

Based on Current Property Values

Market Value	289,700
- HOE	0
Taxable Value	289,700
x Levy	.010202008
Estimated Tax	2,955.52
- Pre-Payments	0.00
Estimated Tax Due	2,955.52

Tax Year
 Current Year Tax Year
 Date Range

Cancel View Print Reload

Tax Summary Public Pre-Paid

PrePaid Status

Year	Transaction Date	Prepaid Amount	Packet #	Payment Status

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
2008	8297.42	4148.71	4148.71	7102.60	142.06	0.00	1052.76	3551.	71.03

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	La C
2008	Property Rr	12/22/20	0.00	7102.60	0.00	0.00	0.00	0.00	0.00	14