



**TitleOne Corporation**  
Authorized Agent for:  
**Westcor Land Title Insurance Company**

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

**File Number:** A1090599 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"/> <b>ALTA Owner's Policy (6/17/06)</b>	<b>Standard Coverage</b>	<b>Policy Amount:</b>	<b>\$ 10,000.00</b>
<b>Proposed Insured:</b>		<b>Premium:</b>	<b>\$ 200.00</b>
To Be Determined			
<b>Endorsements:</b> Owners Policy Endorsements		<b>Charge:</b>	

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 8 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, Title Officer

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

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

**File Number: A1090599 ST/DS**

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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:

3405 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:** A1090599 ST/DS

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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: \$7102.60 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: R1317630030  
Code Area: 05-75  
Original Amount: \$2690.28 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. Paid Current.
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

**(End of Schedule B-II)**



**TitleOne Corporation**

Authorized Agent for:

**Westcor Land Title Insurance Company**

File Number: A1090599 ST/DS

**CONTACT INFORMATION**

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**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:  
sthier@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](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



PARCEL INFORMATION

Year: 2010 Parcel #: R1317630030  
 Property Type: Real Status: Active Exemption: None %: 0 Code:   
 Taxes Owning  
 Sub Property Type: None Code Area: 05-75 Districts Appraisers Initials: CSC Details  
 Urban Renewal  
 Ownership Change  
 Drop HOE  
 Circuit Breaker  
 Bankruptcy

OWNER INFORMATION

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

PHYSICAL LOCATION

Property Address: 3405 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: 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	0.615	241,100	MARKET	05-75	Assessed Amt 241,100
Public Property Description - Display [PT2z9F]							Taxable Amt 241,100



State Parcel #: E52910010080  
 Property Description: LOT 08 BLK 01  
 CASTLEBURY WEST BUS PARK #2  
 Total Acreage: 0.615  
 Acreage Verified:  Yes  No Date: 00/00/0000 User:



PARCEL INFORMATION



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

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-Residential

Total Levy:

TOTAL

Assessed Amount:   
 HOE Amount:   
 Taxable Amount:

\*Based On Most Current Certified Levies\*





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	Other
	R1317630030	3405	W	BAVARIA	ST				EAGLE	Idah	83616-0	Property Roll	0

Name: CAPITAL  
 Year: 2010 Code Area #: 05-75  
 Parcel #: R1317630030

Print Cancel

Mailing Ad: 6200 N M  
 BOISE ID

	Residential	Commercial	Other
Reappraisal Year	2010		
Assessed Acres	0.000	0.615	0.000
Appraisers Initials	CSC		
Inspection Date	07/15/2009		
State Category Code	0	210	0
MLS Area	900		
Value per:	0.00	9.00	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

Ass: Prop

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	None

% Owner Occupied 0

Values	
Residential	0
Commercial	241,100
Other	0





[PT4pbF] Public Tax Main Screen - Parcel# [S0424449950]

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 Charge 1st Half
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	Late Charge
2008	Property R	12/22/20	0.00	7102.60	0.00	0.00	0.00	0.00	0.00	14

# CASTLEBURY WEST BUSINESS PARK NO. 2

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

2008

Engineering NorthWest, LLC  
BOISE, IDAHO

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.

LINE	BEARING	LENGTH
L-1	S00°26'28"W	60.00'
L-2	S89°33'32"E	54.00'
L-3	N00°26'28"E	6.04'
L-4	S00°26'28"W	56.49'
L-5	S89°33'32"E	5.00'
L-6	S89°33'32"E	12.56'
L-7	S00°22'21"W	56.45'

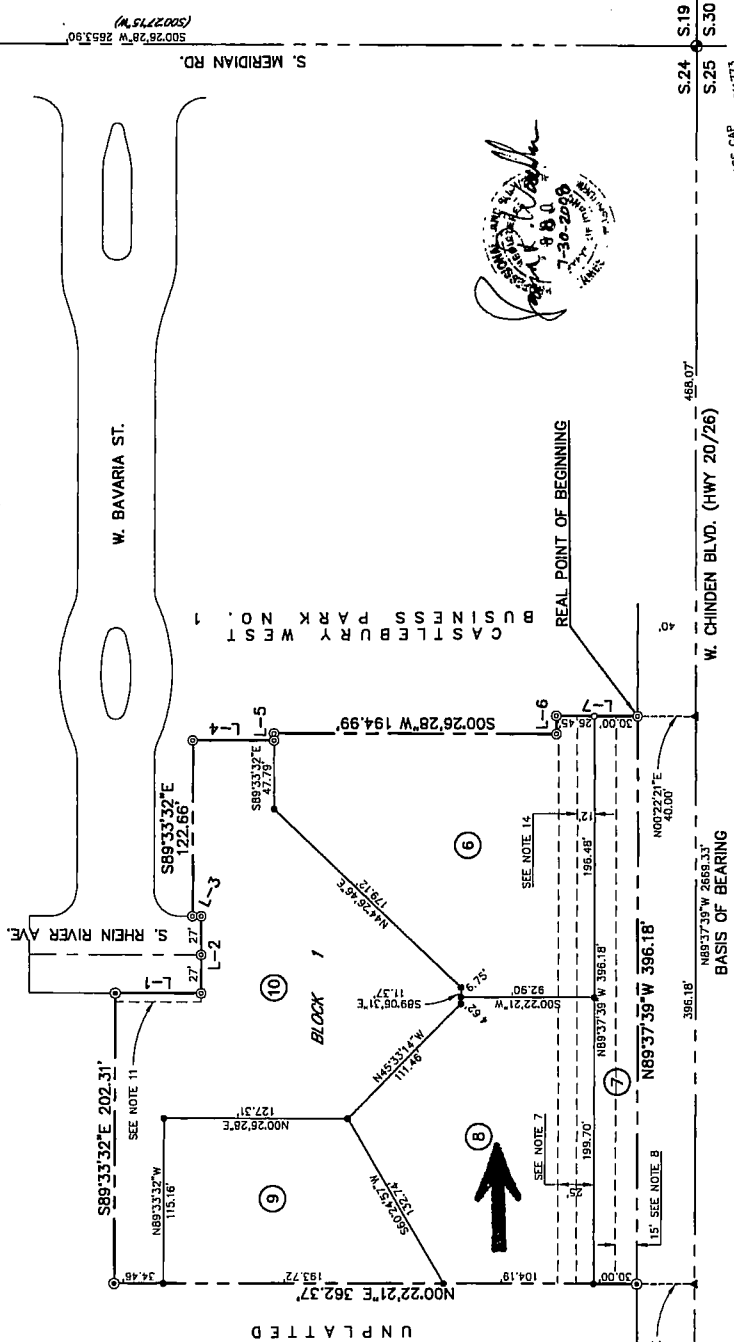
- NOTES:**
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE ARE HEREBY DESIGNATED AS HAVING A FOURTEEN (14) FOOT WIDE PUBLIC UTILITIES AND FACILITIES EASEMENT, UNLESS DIMENSIONED OTHERWISE. THIS EASEMENT SHALL BE FOR THE FOLLOWING PURPOSES: UTILITIES, AND EAGLE CITY STREET LIGHTS.
  - ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
  - LOT 10, BLOCK 1 IS DESIGNATED AS A COMMON AREA LOT TO BE OWNED AND MAINTAINED BY THE CASTLEBURY WEST BUSINESS PARK OWNER'S ASSOCIATION. SAID LOT ALSO HAS A BLANKET EAGLE SEWER DISTRICT SANITARY SEWER & PUBLIC UTILITIES EASEMENT.
  - LOT 7, 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.
  - DIRECT LOT ACCESS TO W. CHINDEN BLVD. IS PROHIBITED.
  - IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 THE OWNER OF THIS SUBDIVISION SHALL BE OBLIGATED TO MAINTAIN AND REPAIR THE SANITARY SEWER SYSTEMS WHICH SHALL BE OBLIGATED FOR ASSESSMENTS FROM ZINGER LATERAL USERS ASSOCIATION FOR SAID IRRIGATION WATER. SAID IRRIGATION SYSTEM WILL BE OWNED & MAINTAINED BY THE OWNER'S ASSOCIATION OR ASSIGNS.
  - DIMENSIONED EASEMENT AS SHOWN ALONG THE SOUTH LOT LINE OF LOTS 6 & 8, BLOCK 1, IS 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 DEVELOPER RECOGNIZES SECTION 20-4503 OF THE IDAHO CODE, RIGHT TO WITHDRAW WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR. IT IS HEREBY 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.
  - THE WESTERN AND EASTERLY SIDES OF THE PUBLIC RIGHT-OF-WAY OF S. RHOM RIVER AVE. 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 7692 OF ADA COUNTY RECORDS.
  - DRAINAGE ON LOTS 6 THROUGH 10, BLOCK 1 SHALL BE CONTAINED ON-SITE PER THE CURB'S OF THE CASTLEBURY WEST BUSINESS PARK OWNER'S ASSOCIATION.
  - LOTS 6 & 8, BLOCK 1 AS SHOWN HAVE A TWELVE (12) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT.
  - ALL LOT OWNERS & ASSIGNS OF LOTS 6, 8 & 9, BLOCK 1 HAVE THE PERPETUAL RIGHT OF INGRESS-EGRESS OVER LOT 10, BLOCK 1 AND THIS RIGHT OF INGRESS-EGRESS SHALL RUN WITH THE LAND. SAID LOTS WILL ACCESS THE PUBLIC RIGHT-OF-WAY OF S. RHOM RIVER AVE. FROM THE SOUTHERLY 94-FEET.
  - ALL LOTS IN THIS SUBDIVISION WILL BE ANNEXED INTO AND BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE CASTLEBURY WEST BUSINESS PARK NO. 1
  - THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 107098665 OF ADA COUNTY RECORDS.

**LEGEND**

- FOUND BRASS CAP
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7880
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7880
- FOUND 5/8" IRON PIN, PLS 7880 UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON PIN, PLS 7880
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- LOT NUMBER
- DATA OF RECORD

UNPLATTED

(589729/2174)



S.24 @ S.19  
S.25 @ S.30

S.24  
S.25  
S.26  
S.27  
S.28  
S.29  
S.30

488.07  
W. CHINDEN BLVD. (HWY 20/26)

S.24 1/4  
S.25

FOUND BRASS CAP INSTR. NO. 100011773  
C.P.&P. INSTR. NO. 106093951

P.E. 5082  
C.P.&P. INSTR. NO. 96059549

PK 101 18303

# CASTLEBURY WEST BUSINESS PARK NO. 2

### 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 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 89°37'39" WEST, 396.18 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 COMMON TO SAID SECTIONS 24 AND 25;

THENCE NORTH 00°22'21" EAST, 362.37 FEET;

THENCE SOUTH 89°33'32" EAST, 202.31 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S. RHEIN RIVER AVENUE, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY LINE OF CASTLEBURY WEST BUSINESS PARK NO. 1 (A SUBDIVISION) AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 99 OF PLATS AT PAGE 12755 OF ADA COUNTY RECORDS;

THENCE ON THE WESTERLY BOUNDARY LINE OF SAID CASTLEBURY WEST BUSINESS PARK NO. 1 FOR THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 00°26'28" WEST, 60.00 FEET;

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

THENCE NORTH 00°26'28" EAST, 6.04 FEET;

THENCE SOUTH 89°33'32" EAST, 122.66 FEET;

THENCE SOUTH 00°26'28" WEST, 56.49 FEET;

THENCE SOUTH 89°33'32" EAST, 5.00 FEET;

THENCE SOUTH 00°26'28" WEST, 194.99 FEET;

THENCE SOUTH 89°33'32" EAST, 12.58 FEET;

THENCE SOUTH 00°22'21" WEST, 56.45 FEET TO THE REAL POINT OF BEGINNING. SAID PARCEL CONTAINS 2.97 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.

*David R. Yorgason*  
DAVID R. YORGASON, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF IDAHO }  
COUNTY OF ADA } S.S.

ON THIS 30th DAY OF January, 2012,

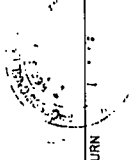
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID R. YORGASON, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF THE CAPITAL DEVELOPMENT INC., THE PERSON THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



### 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 ON THE GROUND UNDER MY DIRECT 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

**CASTLEBURY WEST BUSINESS PARK NO. 2**

**APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT**

I, THE UNDERSIGNED, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE SANITARY RESTRICTIONS TO BE PLACED ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



*[Signature]*  
CENTRAL DISTRICT HEALTH DEPARTMENT  
2-17-08

**APPROVAL OF ADA COUNTY HIGHWAY DISTRICT**

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 6<sup>th</sup> DAY OF February, 2008.



*[Signature]*  
CHAIRMAN ACHD

**APPROVAL OF CITY ENGINEER**

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

\_\_\_\_\_  
CITY ENGINEER

**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 11<sup>th</sup> DAY OF March, 2008, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



*[Signature]*  
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 COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



*[Signature]*  
COUNTY SURVEYOR  
PLS 5359 8-1-2008

**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.



*[Signature]*  
COUNTY TREASURER

Aug 4, 2008  
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 5:00 MINUTES PAST 4 O'CLOCK P.M., ON THIS 11<sup>th</sup> DAY OF Aug 2008 IN BOOK 101 OF PLATS AT PAGES 1002 THROUGH 1003. INSTRUMENT NO. 1008102

*[Signature]*  
DEPUTY

Fee \$ 16.00

*[Signature]*  
EX-OFFICIO RECORDER

