



NCS. 410796
203-09

TRUSTEE'S DEED

First American Title Company, Inc. (herein called Trustee) as Successor Trustee under the Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to **Idaho Banking Company**, 7661 W Riverside Dr., Ste. 201, Boise, Id 83714 (herein called Grantee) all of the real property situate in the County of Ada, State of Idaho, described as follows:

Lot 20 in Block 4 of Mixed Use Subdivision No. 5, according to the plat thereof, filed in Book 88 of Plats at Pages 10,190 through 10,195, Records of Ada County, Idaho.

This conveyance is made pursuant to the powers conferred upon Trustee by Deed of Trust between Roland B Woolsey and Gayle L Woolsey, husband and wife, as Grantor(s) later deeded to Eagle 4, LLC, recorded June 15, 2007, as Instrument No. 107086029, First American Title Company of Idaho, Inc., as the Trustee, and Idaho Banking Company, as Beneficiary, recorded November 22, 2006, as Instrument No. 106184149, later modified by Modification of Deed of Trust recorded, June 18, 2007 as Instrument No. 107086908, and Modification of Deed of Trust recorded, September 17, 2007, as Instrument No. 107130154 records of Ada County, Idaho, and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance as follows:

(a) Default occurred in the obligations for which such Deed of Trust was given as security and the Beneficiary made demand upon the said Trustee to sell said property pursuant to the terms of said Deed of Trust.

Notice of Default was recorded as Instrument No. 109107146, records of Ada County, Idaho, and in the Office of the Recorder of each other county which the property described in said Deed of Trust, or any part thereof, is situated, the nature of such default being as set forth in said Notice of Default. Such default still existed at the time of sale.

(b) After recordation of said Notice of Default, Trustee gave notice of the time and place of sale of said property by registered or certified mail, by personal service upon the occupants of said real property, by posting in a conspicuous place on said premises, and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in the affidavits recorded at least twenty (20) days prior to the date of sale as Instrument Nos. 109137080, 109137081, 109137082, records of Ada County, Idaho.

(c) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a) supra and of the Affidavits referred in paragraph (b) supra shall be and they are hereby incorporated herein for all purposes as though set forth herein at length.

(d) All requirements of law regarding the mailing, personal service, posting, publication, and recording of Notice of Default and Notice of Sale and of all other notices have been complied with.

(e) Not less than 120 days elapsed between the giving of the notice of sale by registered or certified mail and the sale of said property.

(f) Trustee, at the time and place of sale fixed said notice, at public auction, in one parcel, struck off to Grantee, **Idaho Banking Company**, being the highest bidder therefore, the property herein described for the sum of **\$600,000.00**, subject to, however, all prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances and costs.

IN WITNESS WHEREOF, the Trustee, pursuant to a resolution of its Board of Directors, has caused its corporate name to be hereunto subscribed by its Assistant Secretary January 27, 2010.

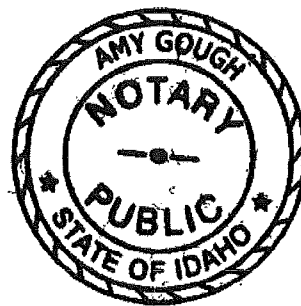
First American Title Company, Inc.

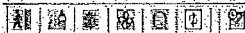
By: Dalia Martinez
Dalia Martinez, Assistant Secretary

STATE OF IDAHO)
 : ss.
County of Bingham)

On January 27, 2010, before me, a Notary Public in and for said State, personally appeared DALIA MARTINEZ, known or identified to me to be the Assistant Secretary of the Corporation who executed the Instrument on behalf of said Corporation, and acknowledged to me that said Corporation executed the same.

Amy Gough
Notary Public - Residing: Blackfoot ID
Commission Expires: 5-26-2015





PARCEL INFORMATION

Year: 2010 Parcel #: R5760250230
 Property Type: Real Status: Active Exemption: None %: 0 Code:
 Taxes Owing
 Sub Property Type: Real Commercial Code Area: 05 Districts: HDH Appraisers Initials: Details:
 Urban Renewal Ownership Change Drop HOE Circuit Breaker Bankruptcy

Print Property Desc. Cancel Help

OWNER INFORMATION

Name: IDAHO BANKING COMPANY Add'l Info:
 Mailing Address: WENDI STALDER
 7661 W RIVERSIDE DR # 201
 BOISE ID 83714-4186

PHYSICAL LOCATION

Property Address: 839 S BRIDGEWAY PL
 EAGLE ID 83616-0000
 Group Type: SUB Group #: 576025
 Description: MIXED USE SUB NO 05
 Township/Range/Section: 4N 1E 16 Zoning Code: MU-DA
 Reappraisal Year: 2005 Physical Inspection: 12/12/2006 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	0.679	432,700	MARKET	05	Assessed Amt 1,076,600
Property Roll	Non-Occupancy	420	0.000	643,900	INCOME	05	Taxable Amt 1,076,600

Public Property Description - Display [PTZ:DF]

State Parcel #: E44080040200
 Property Description: LOT 20 BLK 04
 MIXED USE SUB NO 05
 Total Acreage: 0.679
 Acreage Verified: Yes No Date: 00/00/0000 User:
 Cancel Manufactured



PARCEL INFORMATION

Year: 2010 Parcel #: R5760250230
 Property Type: Real Status: Active Exemption: None %: 0 Code:
 Taxes Owning Sub Property Type: Real Commercial Code Area: 05 Districts: HDH Appraisers Initials: Details
 Urban Renewal
 Ownership Change
 Drop HOE
 Circuit Breaker
 Bankruptcy

Display Characteristics Land [PT31F]

Parcel Suffix	Parcel #	Street #	Pre Dir.	Street Name	Street Suffix	Post Dir.	Unit Type	Unit #	City	State	Zip Code	Assessment Roll
	R5760250230	839	S	BRIDGEWAY	PL				EAGLE	Idah	83616-0	Property Roll

Name
IDAHO BANKING CO

Mailing Address

WENDI STALDER
7661 W RIVERSIDE
BOISE ID 83714-418

Year: 2010 Code Area #: 05
 Parcel #: R5760250230

	Residential	Commercial	Other
Reappraisal Year	2005		
Assessed Acres	0.000	0.679	0.000
Appraisers Initials	HDH		
Inspection Date	12/12/2006		
State Category Code	0	210	0
MLS Area	900		
Value per:	0.00	11.00	0.00
	<input type="checkbox"/> Ft <input type="checkbox"/> Ac <input type="checkbox"/> Lot	<input type="checkbox"/> Ft <input type="checkbox"/> Ac <input type="checkbox"/> Lot	<input type="checkbox"/> Ft <input type="checkbox"/> Ac <input type="checkbox"/> Lot

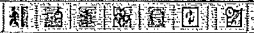
- Assessment Roll
- Property Roll
- Property Roll

Land: 1

Street Description: Asphalt - Concrete
 Utilities: Underground
 Water: Public
 Sewer: Public
 Offsite Impr Curb/Gutters Offsite Impr Sidewalks
 Neighborhood Type: Good
 Neighborhood Condition: Improving
 Topography: Level
 Water: Influence
 View: None

% Owner Occupied: 100

Values	
Residential	0
Commercial	432,700
Other	0



PARCEL INFORMATION

Year: 2010 Parcel #: R5760250230

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

Sub Property Type: Real Commercial Code Area: 05 Districts: HDH Details: Details

Appraisers Initials: HDH

Taxes Owning

Urban Renewal
 Ownership Change
 Drop HOE
 Circuit Breaker
 Bankruptcy

Print Property Desc. Cancel Help

OWNER INFORMATION Name: IDAHO BANKING COMPANY

PHYSICAL LOCATION Property Address: 039 S BRIDGEWAY PL

Display Characteristics Commercial [PT34qf]

Parcel Suffix	Street #	Pre Dir.	Street Name	Street Suffix	Post Dir.	Unit Type	Unit #	City	State	Zip Code	Assessment Roll	Property Occupancy	Sta
	039	S	BRIDGEWAY	PL				EAGLE	Idaho	83616-00	Property Roll	Non-Occupied	Act

Year: 2010 Parcel #: R5760250230 Code Area: 05

State Category Code: 420 Reappraisal Year: 2005 Appraisers Initials: HDH Inspection Date: 12/12/2006

Business Name: Office Approached Used: INCOME Zoning: MU-DA

Year Built	Occupancy Date	% Owner Occupied	Remodel Year	Group	Type	Class	Units	Stories	Ground Floor Square Feet	Leaseable Square Feet	Total Square Feet
2006	00/00/0000	0	0	29	30	5	0	1	6,500	0	6,500

Value per Unit/SF: 99.06 Land Value: 0 Total Value: 643,900



PARCEL INFORMATION

Year: 2010 Parcel #: R5760250230

Property Type: Real Status: Active Exemption %: 0 Code: []

Sub Property Type: Real Commercial Code Area: 05 Appraisers Initials: []

Taxes Owning

Urban Renewal
 Ownership Change
 Drop HOE
 Circuit Breaker
 Bankruptcy

Print Property Desc Cancel Help

OWNER INFORMATION Name: IDAHO BANKING COMPANY

PHYSICAL LOCATION Parcel Address: 839 S BRIDGEWAY PL

Mailing Address: WENDI STALDER
 7661 W RIVERSIDE DR # 201
 BOISE ID 83714-4186

Assessment Roll	Property Occupancy
Property Roll	Non-Occupancy
Property Roll	Non-Occupancy

Land: 1 Commercial

Districts for Code Area [PT3amf]

Year: 2010 Parcel #: R5760250230

Code Area	District Number	Levy Amount	Description	Phone
05	1	.002634391	ADA COUNTY	(208) 287-7000
05	3	.000127300	EMERGENCY MEDICAL	(208) 287-2950
05	6	.001023202	ADA COUNTY HIGHWAY DIST	(208) 387-6120
05	8	.003514248	SCHOOL DISTRICT NO. 2	(208) 855-4500
05	15	.001001407	EAGLE CITY	(208) 939-6813
05	19	.000031306	DRY CREEK CEMETERY	(208) 953-1940
05	27	.001463759	EAGLE FIRE	(208) 939-6463
05	35	.000049134	EAGLE SEWER	(208) 939-0132
05	43	.000029491	MOSQUITO ABATEMENT	(208) 577-4646
05	45	.000100279	FLOOD CONTROL DIST. #10	(208) 861-2766
05	100	.000133257	COLLEGE OF WESTERN IDAHO	(208) 562-2113

Total Levy: 010107774

TOTAL

Assessed Amount: 1,076,600

HOE Amount: 0

Taxable Amount: 1,076,600

Based On Most Current Certified Levies

Print

PARCEL INFORMATION

[PT4pbF] Public Tax Main Screen - Parcel# [R5760250230]



IDAHO BANKING COMPANY
WENDI STALDER
 7661 W RIVERSIDE DR # 201
 BOISE ID 83714-4186

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	11284.29	5702.92	5501.37	11000.74	110.01	2.00	171.54	5500.00	110.01
2008	4249.52	0.00	4249.52	3620.36	72.41	0.71	556.04	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

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 Adjustme
2009	Property Roll	12/21/2009	0.00	10997.24	0.00	0.00	3.50	0.00	0.00
2008	Property Roll	12/22/2008	-6691.58	10177.65	-6558.54	0.00	3.50	-2.26	0.00
2007	Property Roll	12/20/2007	-5382.56	5377.06	-5377.06	0.00	3.50	-3.50	0.00
2007	Subseq Roll	2/20/2008	-3119.32	3119.32	-3119.32	0.00	0.00	0.00	0.00
2006	Property Roll	12/20/2006	-3651.32	3645.82	-3645.82	0.00	3.50	-3.50	0.00
2005	Property Roll	12/20/2005	-4165.88	4160.38	-4160.38	0.00	3.50	-3.50	0.00

**PLAT SHOWING
MIXED USE SUBDIVISION - NO. 5**

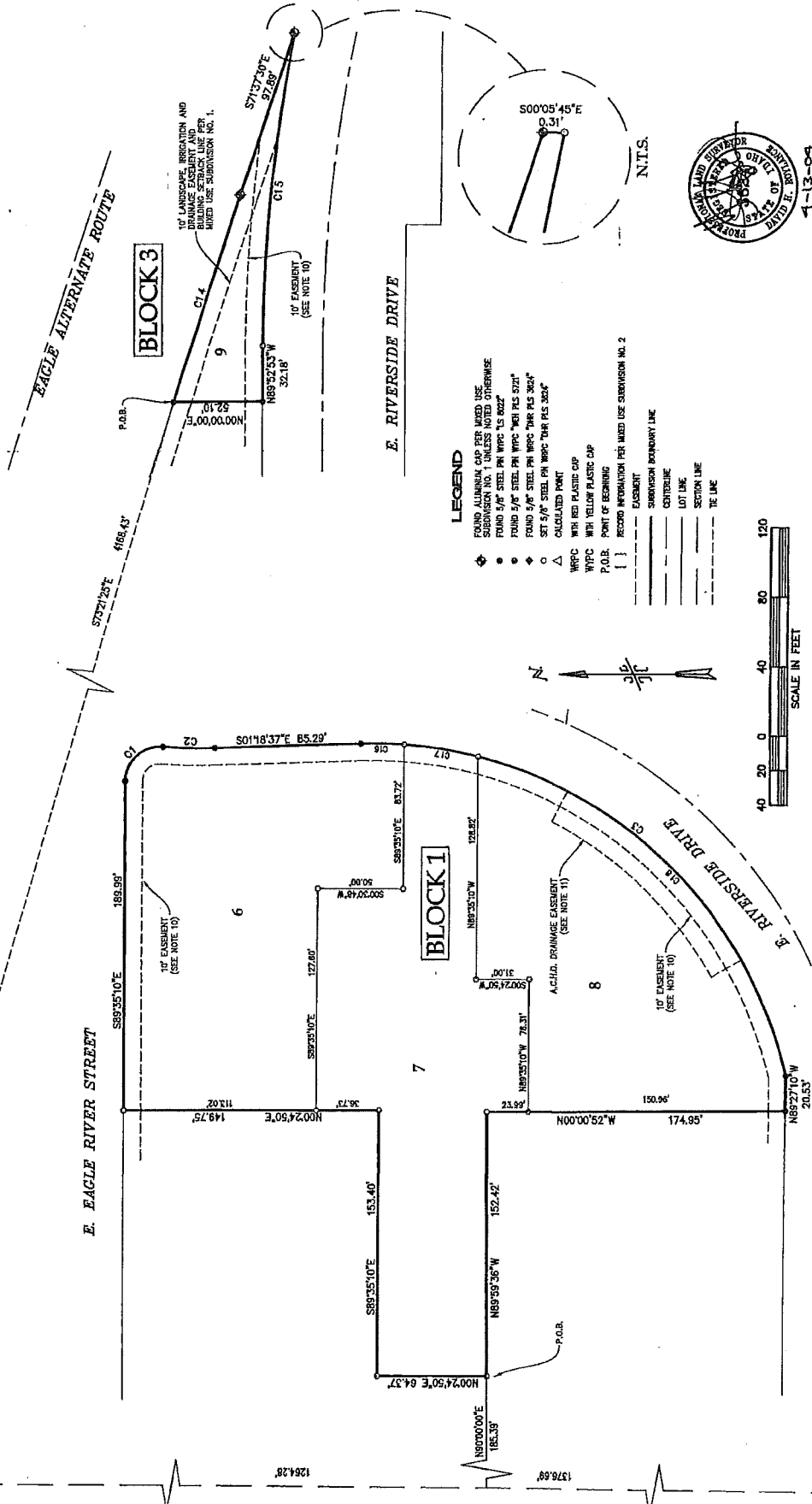
A RESUBDIVISION OF A PORTION OF LOTS 1 AND 2, BLOCK 3, MIXED USE SUBDIVISION NO. 1,
A PORTION OF LOT 8, BLOCK 4, MIXED USE SUBDIVISION NO. 2,
A PORTION OF LOTS 4 AND 5, BLOCK 1, AND LOTS 10 AND 11, BLOCK 4, MIXED USE SUBDIVISION NO. 3,
AND A PORTION OF LOTS 19 AND 16, BLOCK 4, MIXED USE SUBDIVISION NO. 4

SITUATED IN THE N1/2 OF THE N1/2 AND GOVERNMENT LOTS 3 AND 4 OF SECTION 16,
TOWNSHIP 4 NORTH, RANGE 1 EAST, BM, CITY OF EAGLE, ADA COUNTY, IDAHO
2004

SECTION CORNER
FOUND BRASS CAP
C.P.A.F. NO. 97033989

1/4 CORNER
FOUND BRASS CAP
C.P.A.F. NO. 98127068

S. EAGLE ROAD
(STATE ROUTE NO. 69)
BASIS OF BEARING
S09°55'41"W 2640.97 [2640.78]



LEGEND

- ◆ FOUND ALUMINUM CAP PER MIXED USE SUBDIVISION NO. 1
- ◆ FOUND 3/4" STEEL PIN W/PC "AS BUILT"
- ◆ FOUND 5/8" STEEL PIN W/PC "MIL PLS SUD"
- ◆ FOUND 5/8" STEEL PIN W/PC "MIL PLS SUD"
- SET 5/8" STEEL PIN W/PC "MIL PLS SUD"
- △ CALCULATED POINT
- W/PC WITH RED PLASTIC CAP
- W/PC WITH YELLOW PLASTIC CAP
- P.O.B. POINT OF BEGINNING
- || RECORD INFORMATION PER MIXED USE SUBDIVISION NO. 2
- EASEMENT
- SUBDIVISION BOUNDARY LINE
- CONTIGUOUS
- LOT LINE
- SECTION LINE
- TIE LINE

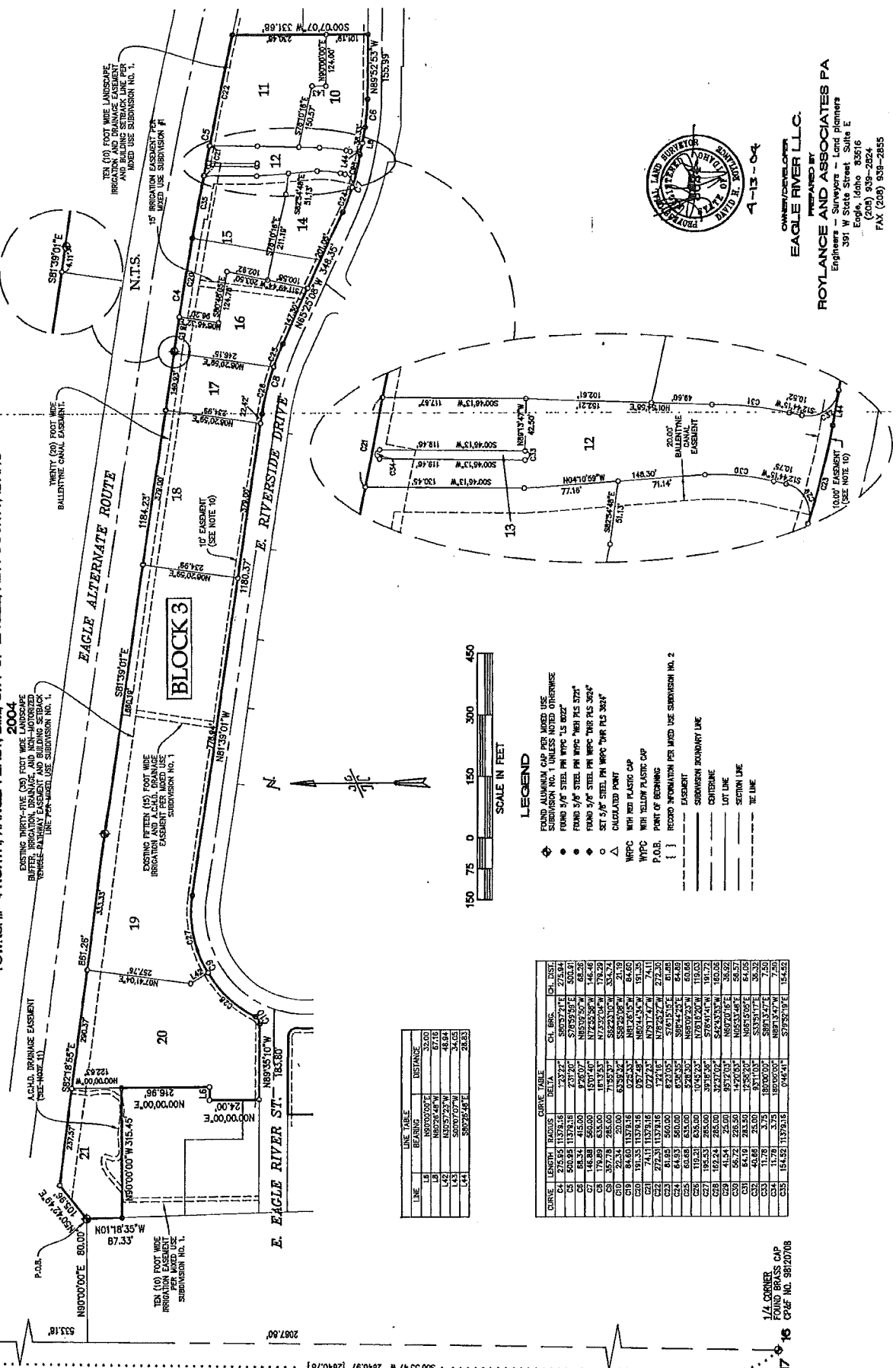


CURVE	LENGTH	RADIUS	CHORD	CH. BEG.	CH. END	CH. BEG.	CH. END
C1	30.97	250.00	64.7738'	82°01'13"	82°01'13"	20.36	20.36
C2	30.79	250.00	63.1242'	S01°47'04"W	S01°47'04"W	20.37	20.37
C3	346.67	250.00	780.4552'	S77°33'40"W	S77°33'40"W	314.92	314.92
C4	125.28	11279.18	0.2751'	S71°56'36"E	S71°56'36"E	125.28	125.28
C5	15.57	250.00	3.5033'	N89°20'00"W	N89°20'00"W	20.43	20.43
C6	24.47	250.00	5.3925'	N89°23'24"E	N89°23'24"E	42.55	42.55
C7	45.80	250.00	8.2925'	N09°23'24"E	N09°23'24"E	204.43	204.43
C8	271.89	250.00	674.1492'	N48°36'37"E	N48°36'37"E	204.43	204.43

OWNER/SUBDIVISION
EAGLE RIVER LLC.
PREPARED BY
ROYLAND AND ASSOCIATES PA
Engineers & Land Planners
391 East State Street, Suite E
Eagle, Idaho 83625
(208) 639-2824
FAX (208) 639-2855

**PLAT SHOWING
MIXED USE SUBDIVISION - NO. 5**
 A RESUBDIVISION OF A PORTION OF LOTS 1 AND 2, BLOCK 3, MIXED USE SUBDIVISION NO. 1,
 A PORTION OF LOT 8, BLOCK 4, MIXED USE SUBDIVISION NO. 2,
 A PORTION OF LOTS 4 AND 5, BLOCK 1, AND LOTS 10 AND 11, BLOCK 4, MIXED USE SUBDIVISION NO. 3,
 AND A PORTION OF LOTS 13 AND 16, BLOCK 4, MIXED USE SUBDIVISION NO. 4
 SITUATED IN THE N1/2 OF THE N1/2 AND GOVERNMENT LOTS 3 AND 4 OF SECTION 16,
 TOWNSHIP 4 NORTH, RANGE 1 EAST, B.M. CITY OF EAGLE, ADA COUNTY, IDAHO

SECTION CORNER
 FOUND ALUMINUM CAP
 REF NO. 57039889



2004
 EXISTING SURVEY (C) (D) FOOT WIRE AND
 BUFFER, IRRIGATION, DRAINAGE, AND NON-MOTORIZED
 TRAILWAY EASEMENT AND BUILDING SETBACK
 LINE PER MIXED USE SUBDIVISION NO. 1.

EXISTING 10" (D) FOOT WIRE
 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

EXISTING 10" (D) FOOT WIRE
 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

EXISTING 10" (D) FOOT WIRE
 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

EXISTING 10" (D) FOOT WIRE
 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

EXISTING 10" (D) FOOT WIRE
 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

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 SUBDIVISION NO. 1

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 SUBDIVISION NO. 1

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 SUBDIVISION NO. 1

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 SUBDIVISION NO. 1

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 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

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 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

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 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

EXISTING 10" (D) FOOT WIRE
 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

EXISTING 10" (D) FOOT WIRE
 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

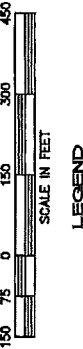
EXISTING 10" (D) FOOT WIRE
 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

EXISTING 10" (D) FOOT WIRE
 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

EXISTING 10" (D) FOOT WIRE
 IRRIGATION EASEMENT PER MIXED USE
 SUBDIVISION NO. 1

S. EAGLE ROAD
 (STATE ROUTE NO. 69)
 BASIS OF BEARING
 S00S54.7°W 2640.97 [2640.76]

LINE	BEARING	DISTANCE
L1	N89°00'00"E	25.00
L2	N89°00'00"E	25.00
L3	N89°00'00"E	25.00
L4	N89°00'00"E	25.00
L5	N89°00'00"E	25.00
L6	N89°00'00"E	25.00
L7	N89°00'00"E	25.00
L8	N89°00'00"E	25.00
L9	N89°00'00"E	25.00
L10	N89°00'00"E	25.00
L11	N89°00'00"E	25.00
L12	N89°00'00"E	25.00
L13	N89°00'00"E	25.00
L14	N89°00'00"E	25.00
L15	N89°00'00"E	25.00
L16	N89°00'00"E	25.00
L17	N89°00'00"E	25.00
L18	N89°00'00"E	25.00
L19	N89°00'00"E	25.00
L20	N89°00'00"E	25.00
L21	N89°00'00"E	25.00
L22	N89°00'00"E	25.00
L23	N89°00'00"E	25.00
L24	N89°00'00"E	25.00
L25	N89°00'00"E	25.00
L26	N89°00'00"E	25.00
L27	N89°00'00"E	25.00
L28	N89°00'00"E	25.00
L29	N89°00'00"E	25.00
L30	N89°00'00"E	25.00
L31	N89°00'00"E	25.00
L32	N89°00'00"E	25.00
L33	N89°00'00"E	25.00
L34	N89°00'00"E	25.00
L35	N89°00'00"E	25.00
L36	N89°00'00"E	25.00
L37	N89°00'00"E	25.00
L38	N89°00'00"E	25.00
L39	N89°00'00"E	25.00
L40	N89°00'00"E	25.00
L41	N89°00'00"E	25.00
L42	N89°00'00"E	25.00
L43	N89°00'00"E	25.00
L44	N89°00'00"E	25.00
L45	N89°00'00"E	25.00
L46	N89°00'00"E	25.00
L47	N89°00'00"E	25.00
L48	N89°00'00"E	25.00
L49	N89°00'00"E	25.00
L50	N89°00'00"E	25.00
L51	N89°00'00"E	25.00
L52	N89°00'00"E	25.00
L53	N89°00'00"E	25.00
L54	N89°00'00"E	25.00
L55	N89°00'00"E	25.00
L56	N89°00'00"E	25.00
L57	N89°00'00"E	25.00
L58	N89°00'00"E	25.00
L59	N89°00'00"E	25.00
L60	N89°00'00"E	25.00
L61	N89°00'00"E	25.00
L62	N89°00'00"E	25.00
L63	N89°00'00"E	25.00
L64	N89°00'00"E	25.00
L65	N89°00'00"E	25.00
L66	N89°00'00"E	25.00
L67	N89°00'00"E	25.00
L68	N89°00'00"E	25.00
L69	N89°00'00"E	25.00
L70	N89°00'00"E	25.00
L71	N89°00'00"E	25.00
L72	N89°00'00"E	25.00
L73	N89°00'00"E	25.00
L74	N89°00'00"E	25.00
L75	N89°00'00"E	25.00
L76	N89°00'00"E	25.00
L77	N89°00'00"E	25.00
L78	N89°00'00"E	25.00
L79	N89°00'00"E	25.00
L80	N89°00'00"E	25.00
L81	N89°00'00"E	25.00
L82	N89°00'00"E	25.00
L83	N89°00'00"E	25.00
L84	N89°00'00"E	25.00
L85	N89°00'00"E	25.00
L86	N89°00'00"E	25.00
L87	N89°00'00"E	25.00
L88	N89°00'00"E	25.00
L89	N89°00'00"E	25.00
L90	N89°00'00"E	25.00
L91	N89°00'00"E	25.00
L92	N89°00'00"E	25.00
L93	N89°00'00"E	25.00
L94	N89°00'00"E	25.00
L95	N89°00'00"E	25.00
L96	N89°00'00"E	25.00
L97	N89°00'00"E	25.00
L98	N89°00'00"E	25.00
L99	N89°00'00"E	25.00
L100	N89°00'00"E	25.00



LEGEND
 FOUND ALUMINUM CAP PER MIXED USE
 SUBDIVISION NO. 1 UNLESS NOTED OTHERWISE
 FOUND 5/8" STEEL PIN W/PC "LS BOX"
 FOUND 5/8" STEEL PIN W/PC "MIR PLS 324"
 SET 5/8" STEEL PIN W/PC "MIR PLS 324"
 CALCULATED POINT
 W/PC WITH RED PLASTIC CAP
 W/PC WITH YELLOW PLASTIC CAP
 P.O.B. POINT OF BEGINNING
 RECORD INFORMATION PER MIXED USE SUBDIVISION NO. 2
 EASEMENT
 SUBDIVISION BOUNDARY LINE
 CENTERLINE
 LOT LINE
 SECTION LINE
 TIE LINE



OWNER/DEVELOPER
EAGLE RIVER LLC.
 PREPARED BY
ROYLANCE AND ASSOCIATES PA
 Engineers - Surveyors - Land Planners
 391 W State Street Suite E
 Eagle, Idaho 83616
 (208) 939-2824
 FAX (208) 939-2855

On Recording, Return to:

Eagle River, LLC
485 E. Riverside Drive
Suite 100
Eagle, ID 83616

NOTICE OF ASSESSMENT LIEN

Known All Men By These Presents:

Eagle 4, LLC, the owner of property located at 839 S. Bridge Way Place, Eagle, Idaho 83616 and legally described as Lot 20, Block 4, Mixed Use Subdivision - No. 5 as recorded in Book 84 of Plats at Pages 9366 through 9369 (the "Property"), is indebted to **EAGLE RIVER, LLC** as of this date in the amount of Two Thousand One Hundred Eighty Three Dollars (\$2,183.00) for costs lawfully assessed against that property pursuant to Article 3 of the Declaration of Covenants, Conditions and Easements for Lots 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27 Block 4, Mixed use Subdivision-No.5 recorded in the Official Records of Ada County, Idaho as Instrument No. 104080099 (the "Declaration").

By virtue of the provisions of Article 3 of the Declaration, Eagle River, LLC, as Manager, claims this lien as the result of the failure of Eagle 4, LLC to pay the lawful charges assessed against the Property.

This lien shall apply to all costs, expenses, interest, late charges, and other costs which continue to accrue from and after the date of this Notice until all such costs, expenses, interest, late charges, attorney's fees and other charges then due are paid in full.

This lien may be enforced by sale in the manner provided by law.

Dated this 31st day of August, 2009.

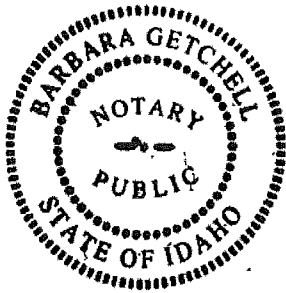
Eagle River, LLC

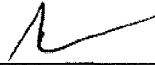


Matt Brookshier, Director of Leasing/Marketing

STATE OF IDAHO)
) ss
Ada County)

On this ____ day of August, 2009, before me, a notary public in and for the State of Idaho, personally appeared Matt Brookshier, known or identified to me to be the Director of Leasing/Marketing of Eagle River, LLC, the association that executed the foregoing instrument or the person who executed the instrument on behalf of the Association, and acknowledged to me that he executed the same on behalf of the Association.





Notary Public for Idaho
Residing at ADA COUNTY, ID
Commission Expires: 11/17/12

On Recording, Return to:

Eagle River Owners Association
485 E. Riverside Drive
Suite 100
Eagle, ID 83616

NOTICE OF ASSESSMENT LIEN

Known All Men By These Presents:

Eagle 4, LLC, the owner of property located at 839 S. Bridge Way Place, Eagle, Idaho 83616 and legally described as Lot 20, Block 4, Mixed Use Subdivision - No. 5 as recorded in Book 84 of Plats at Pages 9366 through 9369 (the "Property"), is indebted to **EAGLE RIVER OWNERS ASSOCIATION, INC.** as of this date in the amount of One Thousand Four Hundred Eighty Three Dollars (\$1,483.00) for costs lawfully assessed against that property pursuant to Section 6.1 of the Master Declaration of Covenants, Conditions, Easements and Restrictions for Eagle River recorded in the Official Records of Ada County, Idaho as Instrument No. 101113091 (the "Declaration").

By virtue of the provisions of Section 6.1 of the Declaration, Eagle River Owners Association, Inc. claims this lien as the result of the failure of Eagle 4, LLC to pay the lawful charges assessed against the Property.

This lien shall apply to all costs, expenses, interest, late charges, and other costs which continue to accrue from and after the date of this Notice until all such costs, expenses, interest, late charges, attorney's fees and other charges then due are paid in full.

This lien may be enforced by sale in the manner provided by law.

Dated this 31st day of August, 2009.

Eagle River Owners Association, Inc.


Matt Brookshier, Authorized Agent

