



TitleOne Corporation

Authorized Agent for:

File Number: A1092132 JW/DS

TitleOne  
a title & escrow co.

### 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:

Jeri White  
Title Officer:  
jwhite@titleonecorp.com  
1101 W. River Street, Ste. 201  
Boise, Idaho 83702  
(208) 287-5330 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

Russ Fulcher  
Corbett Bottles Real Estate Marketing  
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, Ste. 190 Meridian, Idaho 83642 208.493.6350 fax 208.493.6360  
868 E. Riverside Dr., Ste. 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



TitleOne Corporation

Authorized Agent for:

ALTA Commitment (6/17/06)

TitleOne  
a title & escrow co.

File Number: A1092132 JW/DS

SCHEDULE A

1. Effective Date: May 27, 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:

Allen Gorin and Leslie Gorin, husband and wife

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

Condominium Unit 1 in Building B as shown on the Plat of the Inland Condominiums filed on June 26, 2007, in Book 98 of Plats at Page(s) 12483 through 12489, as Instrument No. 107091224, Official Records of Ada County, Idaho, as said Plat may be amended or supplemented from time to time, and as defined in the Condominium Declaration for the Inland Condominiums, recorded as Instrument No. 107091223, official records of Ada County, Idaho, as said Declaration may be amended or supplemented from time to time.

(End of Schedule A)

TitleOne Corporation

By: Jeri White  
Jeri White, Title Officer

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

ALTA Commitment (6/17/06)

File Number: A1092132 JW/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. NOTE: According to the available records, the purported address of said land is:

1093 E. Iron Eagle Drive, Suite 105  
Eagle, Idaho 83616

(End of Schedule B - Section I)

**SCHEDULE B - SECTION II**

ALTA Commitment (6/17/06)

**EXCEPTIONS FROM COVERAGE**

File Number: A1092132 JW/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 2010 which are a lien not yet due and payable.
8. Taxes for the year 2009 are paid in full.  
Parcel Number: R4231160050  
Code Area: 05  
Original Amount: \$1,923.52
9. Special assessments, if any, for the City of Eagle.
10. Liens, levies and assessments of Eagle Sewer District.
11. The land described herein is located within the boundaries of Eagle Water District and is subject to any assessments levied thereby.
12. Liens, levies and assessment of any and all irrigation districts, including but not limited to the New Union Ditch Company, Ltd. and the rights, powers, and easements of said district as provided by law.
13. Liens, levies, and assessments of the Inland Condominium Owners Association, Inc.

**SCHEDULE B - SECTION II**

ALTA Commitment (6/17/06)

**EXCEPTIONS FROM COVERAGE**

(Continued)

File Number: A1092132 JW/DS

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14. Easements, reservations, restrictions, and dedications as shown on the official plat of Merrill Subdivision No. 2.

NOTE: Partial Release of Easement recorded by Idaho Power Company releasing and abandoning that certain portion of the Easement over the following described lands:

"A portion of 5-foot wide public utilities, irrigation and drainage easement on each side of the common interior lines between Lots 6 and 8; Lots 8 and 9; Lots 8 and 11; Lots 9 and 11, Block 3."

Dated: May 25, 2001

Recorded: June 12, 2001

Instrument No.: 101057048

NOTE: Resolution No. 01-13 with certain terms and conditions contained therein.

Recorded: November 16, 2001

Instrument No.: 101120510

NOTE: Resolution No. 06-11 with certain terms and conditions contained therein.

Recorded: April 13, 2006

Instrument No.: 106057134

15. Easements, reservations, restrictions, and dedications as shown on the official plat of Inland Subdivision No. 1.

16. Easements, reservations, restrictions, and dedications as shown on the official plat of Inland Condominiums.

17. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: May 10, 1940

Instrument No.: 197281

(Note: The exact location and extent of said easement is not disclosed of record.)

18. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: June 6, 1979

Instrument No.: 7930386

**SCHEDULE B - SECTION II**

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

**EXCEPTIONS FROM COVERAGE**

**(Continued)**

**File Number:** A1092132 JW/DS

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19. Terms, provisions, conditions, and, restrictions contained in License Agreement by and between Drainage District No. 2 of the County of Ada of the State of Idaho, a quasi-municipal corporation, and Rocky Mountain Fitness and Recreation Center, LLC, an Idaho limited liability company.

Dated: July 1, 1998

Recorded: July 1, 1998

Instrument No: 98063650

An Addendum to License Agreement with certain terms and conditions contained therein:

Licensor: Drainage District No. 2 of the County of Ada of the State of Idaho, a quasi-municipal corporation

Licensee: Rocky Mountain Fitness and Recreation Center, LLC, an Idaho limited liability company

Recorded: October 9, 1998

Instrument No: 98097155

20. 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: May 4, 1999

Instrument No: 99045289

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions:

Recorded: July 15, 1999

Instrument No: 99070278

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions:

Recorded: July 15, 1999

Instrument No.: 99070266

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions:

Recorded: January 18, 2000

Instrument No.: 100004470

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions:

Recorded: November 22, 2005

Instrument No.: 105177644

21. Terms, provisions, covenants, conditions, and, restrictions, contained in a Grant Deed.

Grantor: Rocky Mountain Fitness Center, L.L.C., an Idaho limited liability company

Grantee: Ada County Highway District

Recorded: May 27, 1999

Instrument No.: 99053457

**SCHEDULE B - SECTION II**

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

**EXCEPTIONS FROM COVERAGE**

**(Continued)**

**File Number:** A1092132 JW/DS

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22. Terms, provisions, conditions, and, restrictions contained in a License Agreement by and between Drainage District No. 2, a drainage district organized and existing under and by virtue of the laws of the State of Idaho, and Rocky Mountain Fitness and Recreation Center, L.L.C., a limited liability company.  
Dated: December 21, 1999  
Recorded: December 21, 1999  
Instrument No: 99120980
23. Terms, provisions, covenants, conditions, and, restrictions contained in a Central District Health Letter.  
Recorded: January 4, 2000  
Instrument No.: 100000752
24. Rights of tenants in possession.
25. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 5503 recorded August 8, 2001 as Instrument No. 101080703.
26. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 5772 recorded April 10, 2002 as Instrument No. 102042199.
27. An easement for the purpose shown below and rights incidental thereto as set forth in a Grant of Easement.  
Granted to: Robert D. Erland and Sharon N. Erland, husband and wife  
Purpose: Perpetual easement for ingress, egress and travel over and across the easement property  
Recorded: May 20, 2005  
Instrument No.: 105063985
28. Terms, provisions covenants, conditions, restrictions, easements, charges, assessments, and liens provided by Condominium Declaration, 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: June 26, 2007  
Instrument No.: 107091223
29. Terms, provisions, covenants, conditions, and, restrictions contained in a Central District Health Letter.  
Recorded: June 26, 2007  
Instrument No.: 107091225

(End of Schedule B-II)

15

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 04/24/08 04:23 PM  
DEPUTY Patti Thompson  
RECORDED - REQUEST OF  
First American

AMOUNT 6.00 2



AFTER RECORDING MAIL TO:

Allen Gorin and Leslie Gorin  
3651 N. Meander Way  
Eagle, ID 83616

NCS-348754

**CORPORATE WARRANTY DEED**

File No.: **4102-1221767 (PC)**

Date: **April 22, 2008**

For Value Received, **Erland Enterprises Inc.**, a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby grant, bargain, sell and convey unto **Allen Gorin and Leslie Gorin, husband and wife**, Grantee, whose address is **3651 N. Meander Way, Eagle, ID 83616**, the following described real estate, to wit:

**Unit 1 in Building B of Inland Condominiums, according to the plat thereof, filed in Book 98 of Pats at Pages 12483 through 12489, Records of Ada County, Idaho.**

SUBJECT TO current years taxes, irrigation district assessments, public utility easements, subdivision and U.S. patent reservations.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances, and that Grantor will warrant and defend the same from all claims whatsoever.

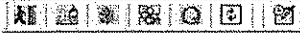
IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its president this 24<sup>th</sup> day of April, 2008.

Erland Enterprises Inc.

Robert Erland  
By: Robert Erland, President







PARCEL INFORMATION

Year: 2010 Parcel #: R4231160050

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

Sub Property Type: None Code Area: 05 Districts: HDH Appraisers Initials: [ ]

Urban Renewal  
 Ownership Change  
 Drop HOE  
 Circuit Breaker  
 Bankruptcy

Print Property Desc. Cancel Help

OWNER INFORMATION

Name: GORIN ALLEN  
GORIN LESLIE

Mailing Address: 3651 N MEANDER WAY  
EAGLE ID 83616-2662

PHYSICAL LOCATION

Property Address: 1093 E IRON EAGLE DR STE 105  
EAGLE ID 83616-0000

Group Type: SUB Group #: 423116  
Description: INLAND CONDOS

Township/Range/Section: 4N 1E 16 Zoning Code: MU

Reappraisal Year: 2008 Physical Inspection: 01/28/2010 MLS Area: 800 - Eagle

PARCEL VALUES

Assessment Roll	Property Occupancy	State Category Code	Acreage	Assessed Value	Valuation Method	Code Area	Total Parcel Values
Property Roll	Non-Occupancy	270	0.000	190,300	INCOME	05	Assessed Amt: 190,300 Taxable Amt: 190,300

Public Property Description - Display [PT25F]

State Parcel #: E50870080010

Property Description: UNIT 01 BLDG B  
1544 SQFT 13.550% INT COM  
INLAND CONDOS

Total Acreage: 0.000

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

Estimated Taxes by Code Area [PT5qif]

Parcel: **R423160050**

Assessed Value: **190,300** Taxable Value: **190,300**

HOE: **0** Adjustment: **0**

Year: **2010** Taxable Value: **190,300** Adjusted Value: **190,300**

Buttons: Add, Subtract, Get Values

Print

Year	Am	F
2009	0.0	
2008	0.0	

Code Area	District Number	Levy Amount	Description	Phone	Estimated Tax
05	1	.002634391	ADA COUNTY	(208) 287-7000	501.32
05	3	.000127300	EMERGENCY MEDICAL	(208) 287-2950	24.23
05	6	.001023202	ADA COUNTY HIGHWAY DIST	(208) 387-6120	194.72
05	8	.003514248	SCHOOL DISTRICT NO. 2	(208) 855-4500	668.76
05	15	.001001407	EAGLE CITY	(208) 939-6813	190.57
05	19	.000031306	DRY CREEK CEMETERY	(208) 853-1940	5.96
05	27	.001463759	EAGLE FIRE	(208) 939-6463	278.55
05	35	.000049134	EAGLE SEWER	(208) 939-0132	9.35
05	43	.000029491	MOSQUITO ABATEMENT	(208) 577-4646	5.61
05	45	.000100279	FLOOD CONTROL DIST. #10	(208) 861-2766	19.08
05	100	.000133257	COLLEGE OF WESTERN IDAHO	(208) 562-2113	25.36

Code Area: **05**

Buttons: Calculate, Refresh

Tax Summary

Charge Sum

Year	Ass
2009	Pro
2008	Pro

Total Levy Amount: **.010107774** Total Estimated Tax Amount: **1,923.51**

BASED ON MOST CURRENT CERTIFIED LEVIES

Buttons: View, Print, Values

Select



GORIN ALLEN

3651 N MEANDER WAY  
EAGLE ID 83616-2662

Bank Code  Details  PrePaid  
Code Area 05 District  SubRoll  
Values

Interest Date 6/1/2010 Calculate

Total Due 0.00

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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

Help

E 105

Group # 423116

e MU

Parcel Values

190,300

190,300

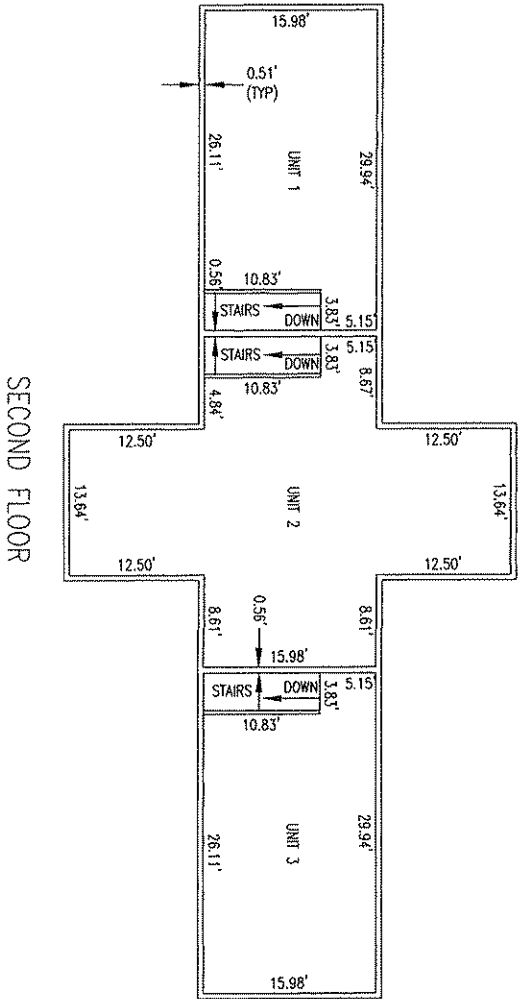
Tax Summary Public Pre-Paid

Charge Summary

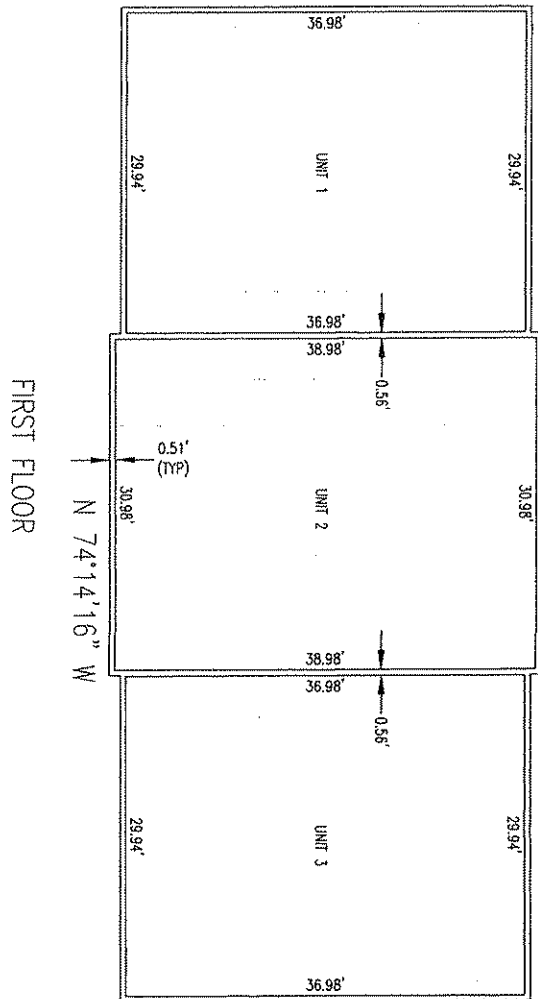
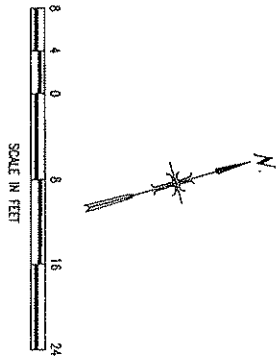
Year	Assessment Roll	Date Due	Total Payments	Tax Charge	Tax Payment	Tax Adjustment	Cert Charge	Cert Payment	Cert Adjustment
2009	Property Rcl	12/21/2009	1923.52	1923.52	1923.52	0.00	0.00	0.00	0.00
2008	Property Rcl	12/22/2008	-2068.82	2068.82	-2068.82	0.00	0.00	0.00	0.00



PLAT OF  
 INLAND CONDOMINIUMS  
 BUILDING "B"  
 SCALE: 1" = 8'



SECOND FLOOR



FIRST FLOOR

LEGEND  
 SECOND FLOOR



ROBERT D. BERLAND  
 DEVELOPER  
 BOISE, IDAHO

BRIGGS ENGINEERING, INC.  
 CONSULTING ENGINEERS  
 BOISE, IDAHO  
 SHEET 5 OF 7  
 8100-RT/DMR DMR 06/13/07

PK 98 PG 12487