



TitleOne Corporation

Authorized Agent for:

TitleOne
a title & escrow co.

Westcor Land Title Insurance Company

ALTA Commitment (6/17/06)

File Number: A1092485 ST/DS

SCHEDULE A

1. **Effective Date:** June 14, 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:

<input checked="" type="checkbox"/> ALTA Loan Policy (6/17/06)	Extended Coverage	Policy Amount:
Proposed Insured:		Premium:
To Be Determined, its successors and/or assigns as their respective interests may appear.		
Endorsements: To Be Determined		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:**

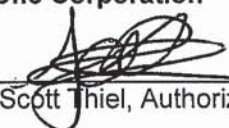
James B. Howell and Josephine Howell, husband and wife

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

Lot 3 of Rose Hill Subdivision (Phase 1), according to the official plat thereof, filed in Book 45 of Plats at Page(s) 3700 and 3701, 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. TitleOne Corporation reserves the right to add additional requirements and/or exceptions upon receipt of the details of the forthcoming transaction.
- c. NOTE: According to the available records, the purported address of said land is:

410 S. Orchard Street
Boise, Idaho 83705

(End of Schedule B - Section I)

EXCEPTIONS FROM COVERAGE

File Number: A1092485 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 2010 which are a lien not yet due and payable.

Taxes for the year 2009 are paid in full.
Parcel Number: R7569770060
Code Area: 01-1
Original Amount: \$2,611.14
8. The land described herein is located within the boundaries of Boise City (208-384-3735) and is subject to any assessments levied thereby.
9. The land described herein is located within the boundaries of Bench Sewer District (208-345-5363) and is subject to any assessments levied thereby.
10. The land described herein is located within the boundaries of New York Irrigation District (208-378-1023) and is subject to any assessments levied thereby.
11. The land described herein is located within the boundaries of Nampa-Meridian Irrigation District (208-466-7861) and is subject to any assessments levied thereby.
12. Liens, Levies, and Assessments of the Orchard Office Park Association, Inc.

SCHEDULE B - SECTION II

ALTA Commitment (6/17/06)

EXCEPTIONS FROM COVERAGE

(Continued)

File Number: A1092485 ST/DS

13. Easements, reservations, restrictions, and dedications as shown on the official plat of Rose Hill Subdivision (Phase I).

14. 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: January 15, 1981
Instrument No: 8102119

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions:
Recorded: March 28, 1985 and December 18, 1991
Instrument No: 8516479 and 9171741

15. Any off-record facts, encumbrances, easements or possessory claims, a survey or physical inspection would disclose.

(End of Schedule B-II)



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TitleOne Corporation

Authorized Agent for:

Westcor Land Title Insurance Company

File Number: A1092485 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

If you have any title questions please contact your Title Office

Scott Thiel
Title Officer:
sthier@titleonecorp.com
1101 W. River St., Ste 201
Boise, Idaho 83702
(208) 287-5314 Phone
(208) 287-5322 Fax

Q used

Owners - S

Lenders - X

End TBD

A copy of this commitment has been provided to:

?

Boyce Bailey
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, 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



PARCEL INFORMATION

Year: 2010 Parcel #: R7569770060
 Property Type: Real Status: Active Exemption: None %: 0 Code:
 Sub Property Type: Real Commercial Code Area: 01-1 Districts: HDH Appraisers Initials: Details
 Urban Renewal Ownership Change Drop HOE Circuit Breaker Bankruptcy

Print Property Desc. Cancel Help

OWNER INFORMATION

Name: HOWELL JAMES B
 HOWELL JOSEPHINE
 Mailing Address: 8970 W DUCK LAKE DR
 GARDEN CITY ID 83714-1814

PHYSICAL LOCATION

Property Address: 410 S ORCHARD ST
 BOISE ID 83705-0000
 Group Type: SUB Group #: 756977
 Description: ROSE HILL SUB PHASE 01
 Township/Range/Section: 3N 2E 17 Zoning Code: L-0D
 Reappraisal Year: 2010 Physical Inspection: 10/24/2006 MLS Area: 400 - Boise Bench

PARCEL VALUES

Assessment Roll	Property Occupancy	State Category Code	Acreage	Assessed Value	Valuation Method	Code Area	Total Parcel Values
Property Roll	Non-Occupancy	210	0.080	20,900	MARKET	01-1	Assessed Amt 156,800
Property Roll	Non-Occupancy	420	0.000	135,900	INCOME	01-1	Taxable Amt 156,800

Public Property Description - Display [PT2z9F]



State Parcel #: B16630000030
 Property Description: LOT 3
 ROSE HILL SUB /PHASE 1/
 #93111341
 Total Acreage: 0.080

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

arm Manufactured



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	
	R7569770060	410	S	ORCHARD	ST				BOISE	Idah	83705-0	Property Roll	Nor

Year Code Area #

Parcel #

Print Cancel

Reappraisal Year

Appraisers Initials

Inspection Date

MLS Area

Assessed Acres

State Category Code

Value per:

Residential
<input type="text" value="0.000"/>
<input type="text" value="0"/>
<input type="text" value="0.00"/>
<input type="checkbox"/> Ft <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Lot

Commercial
<input type="text" value="0.080"/>
<input type="text" value="210"/>
<input type="text" value="6.00"/>
<input checked="" type="checkbox"/> Ft <input type="checkbox"/> Ac <input type="checkbox"/> Lot

Other
<input type="text" value="0.000"/>
<input type="text" value="0"/>
<input type="text" value="0.00"/>
<input type="checkbox"/> Ft <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Lot

Street Description	<input type="text" value="None"/>	Neighborhood Type	<input type="text"/>
Utilities	<input type="text" value="None"/>	Neighborhood Condition	<input type="text"/>
Water	<input type="text" value="None"/>	Topography	<input type="text"/>
Sewer	<input type="text" value="None"/>	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="20,900"/>
Other	<input type="text" value="0"/>



PARCEL INFORMATION

Display Characteristics Commercial [PT34qF] X

Parcel Suffix	Street #	Pre Dir.	Street Name	Street Suffix	Post Dir.	Unit Type	Unit #	City	State	Zip Code	Assessment Roll	Property Occupancy	Sta
	410	S	ORCHARD	ST				BOISE	Idaho	83705-00	Property Roll	Non-Occupai	Acti

Year Cancel

Parcel # Code Area

State Category Code Reappraisal Year Appraisers Initials Inspection Date

Business Name Approached Used Zoning

Year Built	Occupancy Date	% Owner Occupied	Remodel Year	Group	Type	Class	Units	Stories	Ground Floor Square Feet	Leaseable Square Feet	Total Square Feet
1979	00/00/0000	100	0	29	30	5	0	2	913	1,700	1,826

Value per Unit/SF Land Value Total Value

Land |
 Commercial |
 Personal |
 Residential |
 Farm |
 Manufactured

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS: That Rental Property Associates, a partnership consisting of Alvin S. Marsden, Joseph W. Harris and Larry L. Simmons, and that Gayle L. McAtee and Marjita McAtee, husband and wife, do hereby certify that they are the owners of the real property hereinafter described:

A tract of land located in the north 120 feet, more or less, of lot 2, block 5 of Scotts Fourth Subdivision, Section 17, T.3N., R.2E., B.M.; including the south half of Rose Hill Street, adjacent, and the south 20 feet of the east 24 feet of lot 2, block 8 of Scotts Fourth Subdivision, said Section 17, including the north half of Rose Hill Street, adjacent, and the west half of the city adjacent to said lots, more particularly described as follows:

Commencing at the center of Section 17, T.3N., R.2E., B.M., which point is a 5/8" iron pin at the intersection of Cassia Street and Orchard Street; thence N.00°00'00"E a distance of 1308.77 feet to a point at the intersection of Orchard Street and Rose Hill Street, which point is S.00°00'00"W a distance of 1338.12 feet from the N.1/4 corner of Section 17, thence N.89°57'55"E a distance of 3000 feet to a 5/8" iron pin at the REAL POINT OF BEGINNING;

thence N.89°57'55"E a distance of 268.38 feet to a 5/8" iron pin; thence N.00°00'20"W a distance of 4500' to a 5/8" iron pin; thence N.89°57'55"E a distance of 32.00' to a 5/8" iron pin; thence S.00°00'20"E a distance of 45.00 feet to a 5/8" iron pin; thence S.00°01'24"W 145.26 feet to a 5/8" iron pin; thence S.89°52'53"W a distance of 300.32 feet to a 5/8" iron pin; thence NORTH a distance of 145.70 feet to a 5/8" iron pin, which is the REAL POINT OF BEGINNING.

Containing a calculated area of 1.003 acres, more or less.

Basis of bearing for this description is the west boundary of the N.E. 1/4 of Section 17, T.3N., R.2E., B.M., assigned North.

The streets as shown on said plat of ROSE HILL SUBDIVISION are hereby dedicated to the use of the public, and the easements indicated on said plat are not dedicated to the public, but the right to said easements is reserved for public utility and for any other uses as designated hereon and no permanent structures are to be created within lines of said easements.

Building and Occupancy Restrictions: See Instrument No. 785,927 of Records, Ada County, Idaho, for Building and Occupancy Restrictions filed on this 21 day of May, A.D., 1978, at 12:40 o'clock P.M. in the office of the Ada County Recorder, Boise, Idaho.

IN WITNESS WHEREOF: We have hereunto set our hands this 19 day of March, A.D., 1978.

Alvin S. Marsden
Alvin S. Marsden, Partner, Rental Property Associates

Joseph W. Harris
Joseph W. Harris, Partner, Rental Property Associates

Larry L. Simmons
Larry L. Simmons, Partner, Rental Property Associates

ACKNOWLEDGEMENT
STATE OF IDAHO)
COUNTY OF ADA) ss

On this 19 day of March, A.D. 1978, before me the undersigned, a Notary Public in and for said state, personally appeared Alvin S. Marsden, Joseph W. Harris and Larry L. Simmons, partners, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my seal the day and year first above written.

Gayle L. McAtee
Residing at Boise, Idaho
My Commission expires 7-10

Marjita McAtee
Residing at Boise, Idaho
My Commission expires 7-10

ACKNOWLEDGEMENT
STATE OF IDAHO)
COUNTY OF ADA) ss

On this 19 day of March, A.D. 1978, before me the undersigned, a Notary Public in and for said state, personally appeared Gayle L. McAtee and Marjita McAtee, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my seal the day and year first above written.

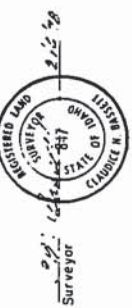
Gayle L. McAtee
Residing at Boise, Idaho
My Commission expires 7-10

Marjita McAtee
Residing at Boise, Idaho
My Commission expires 7-10

PLAT APPROVED
ADA COUNTY ASSESSOR'S OFFICE
APPROVED BY: *Gayle L. McAtee*

CERTIFICATE OF SURVEYOR

I, C.N. Bassett, do hereby certify that I am a Licensed Land Surveyor, licensed by the State of Idaho, and that this plat of ROSE HILL SUBDIVISION (Phase I), as described in the Certificate of Owners, was drawn from an actual survey made on the ground under my direct supervision, and this plat accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to Plats and Surveys.



CERTIFICATE OF CITY ENGINEER

I, the undersigned, City Engineer for Boise City, Ada County, Idaho, do hereby certify that I have checked this plat of ROSE HILL SUBDIVISION (Phase I) and that it complies with the State of Idaho Code relating to Plats and Surveys.

City Engineer
City Engineer of Boise, Idaho

CERTIFICATE OF COUNTY ENGINEER

I, the undersigned, County Engineer for Ada County, Idaho, do hereby certify that I have checked this plat of ROSE HILL SUBDIVISION (Phase I), and that it complies with the State of Idaho code relating to Plats and Surveys.



APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the city of Boise, Ada County, Idaho do hereby certify that at a regular meeting of the City Council held on the 11th day of May, A.D. 1978, this plat of ROSE HILL SUBDIVISION (Phase I) was duly accepted and approved.



CENTRAL DISTRICT HEALTH DEPARTMENT APPROVAL

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval.



COUNTY RECORDER'S CERTIFICATE

INSTRUMENT No. 786,397
STATE OF IDAHO)
COUNTY OF ADA) ss

I hereby certify that this plat of Rose Hill Subdivision (Phase I) was filed at the request of Gayle L. McAtee and Marjita McAtee at 16 minutes past 11 o'clock A.M. this 19th day of March, A.D., 1978, in my office and was duly recorded in Book 45 of Plats at pages 3700 and 3701.

Deputy Surveyor
Fee \$ 05

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS
The foregoing plat was accepted and approved by the Ada County Highway District Commissioners on the 19 day of March, 1978.

Chairman
Chairman