



TitleOne
a title & escrow co.

TitleOne Corporation
Authorized Agent for:
Title Resources Guaranty Company

SCHEDULE A

1. **Effective Date:** April 28, 2017 at 07:30 AM

2. **Policy or Policies to be issued:**

| | | | |
|--|---------------------------------|---|---|
| <p>X ALTA Owners Policy (6/17/06)</p> <p>Proposed Insured: To Be Determined</p> <p>Endorsements: None Requested</p> | <p><i>Standard Coverage</i></p> | <p>Policy Amount:</p> <p>Premium:</p> <p>Charge:</p> | <p>\$0.00</p> <p>\$0.00</p> <p>\$0.00</p> |
|--|---------------------------------|---|---|

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**
Fee Simple

4. **Title to the estate or interest in said land is at the effective date hereof vested in:**
Idaho Mutual Trust, LLC, a Delaware limited liability company

5. **The land referred to in this Commitment is described as follows:**
See Attached Schedule C

TitleOne Corporation
By:

Addie Eldredge, Authorized Signatory

SCHEDULE B-I
Requirements

The following are to be complied with:

1. 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.
2. Necessary conveyance to the proposed insured.
3. TitleOne Corporation reserves the right to add additional requirements and/or exceptions upon receipt of the details of the forthcoming transaction.
4. Delivery to and approval by the Company of an annual resolution setting forth the parties authorized to execute documents on behalf of Idaho Mutual Trust.
5. Note: In the event this transaction fails to close, or this commitment is cancelled, a cancellation fee will be charged to comply with the State of Idaho Department of Insurance regulations.
6. NOTE: According to the available records, the purported address of said land is:

2803 N Eagle Rd, Meridian, ID 83646

7. NOTE: The only deed(s) affecting said land, which recorded within 24 months of the date of this report, or the last recorded vesting deed, is (are) as follows:

Document: Warranty Deed

Grantor: Idaho Mutual Trust, LLC, a Delaware limited liability company who acquired title as Idaho Mutual Trust

Grantee: Idaho Mutual Trust, LLC, a Delaware limited liability company

Recorded: January 4, 2012

Instrument No.: 112000623

SCHEDULE B-II
Exceptions From Coverage

Note: The Policy (or Policies) 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. If the Company's requirements are satisfied, Exceptions 1 through 6 will be removed on Enhanced/Extended coverage policies.

Exceptions:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not 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 2017 which are a lien not yet due and payable.
8. Taxes, including any assessments collected therewith, for the year 2016 for which the first installment is paid and the second installment is due and payable on or before June 20, 2017.
Parcel Number: R0945580262
Original Amount: \$5,225.56
9. Real property taxes which may be assessed, levied and extended on any "subsequent and/or occupancy roll" with respect to improvements completed during the current tax year and previous tax years, which escaped assessment on the regular assessment roll, which are not yet due and payable.
10. The land described herein is located within the boundaries of City of Meridian (208-888-4433) 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. 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 Bienville Square Owners Association.
14. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded September 17, 1892 in Book 3 of Patents, at Page 128.
15. Right-of-way for Finch Lateral and the rights of access thereto for maintenance of said lateral.
16. Right-of-way for South Slough and the rights of access thereto for maintenance of said slough.

17. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: United States of America, acting through the Department of Interior, Bureau of Reclamation
Purpose: Public Utilities
Recorded: July 22, 1953
Book 26 of Miscellaneous at Page(s) 182

18. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: United States of America, acting through the Department of Interior, Bureau of Reclamation
Purpose: Public Utilities
Recorded: July 22, 1953
Book 26 of Miscellaneous at Page(s) 183

19. An easement for the purpose shown below and rights incidental thereto as set forth in an Easement.
Granted to: State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board
Purpose: Constructing or installing irrigation and drainage facilities
Recorded: February 14, 1997
Instrument No.: 97012206

20. Terms, conditions, easements and, obligations, if any, contained in a Development Agreement by and between City of Meridian, a municipal corporation; James A. Kissler, LLC, an Idaho limited liability company; Jack C. Kennevick and Mary Anne Kennevick, husband and wife; Lyle R. Cobbs and Donna L. Cobbs, husband and wife; Richard L. Jordan and Kathleen A. Jordan, husband and wife and Janet Ruwe, an unmarried person.
Recorded: August 20, 2004
Instrument No: 104107406

21. Terms, conditions, easements and, obligations, if any, contained in a Mutual Access Easement by and between Sadie Creek Commons, LLC, a Nevada limited liability company; Corner Pocket LLC, a Nevada limited liability company; and Sadie Creek LLC, an Idaho limited liability company.
Recorded: October 26, 2006
Instrument No: 106169335

Consent and Subordination of Lienholder
Executed by: Idaho Mutual Trust
Recorded: November 28, 2007
Instrument No.: 107158461

22. Terms, conditions, easements and, obligations, if any, contained in a Development Agreement by and between City of Meridian and Mason Creek LLC.
Recorded: March 29, 2007
Instrument No: 107044347

23. Terms, conditions, easements and, obligations, if any, contained in a License Agreement by and between Nampa & Meridian Irrigation District and Mason Creek, LLC, an Idaho limited liability company.
Recorded: November 20, 2007
Instrument No: 107155938

Addendum to License Agreement
Recorded: February 11, 2008
Instrument No.: 108014821

24. An easement for the purpose shown below and rights incidental thereto as set forth in a Sanitary Sewer and Water Main Easement.
Granted to: City of Meridian
Purpose: Construction and operation of sanitary sewer and water mains
Recorded: February 7, 2008
Instrument No.: 108013630

25. Terms, conditions, easements and, obligations, if any, contained in a Lateral Easement and License Agreement by and between Alleman Lateral Water Users' Association and Mason Creek, LLC, an Idaho limited liability company.

Recorded: February 14, 2008

Instrument No: 108016794

Amendment Number One to Lateral Easement and License Agreement

Recorded: January 7, 2009

Instrument No.: 109001403

26. An easement for the purpose shown below and rights incidental thereto as set forth in a Public Right-of-Way Easement.

Granted to: Ada County Highway District

Purpose: Sidewalks

Recorded: December 18, 2008

Instrument No.: 108134446

27. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.

28. Covenants, Conditions, and Restrictions, and Easements but omitting any covenants or restrictions, if any, to the extent that such covenants, conditions or restrictions violate 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: January 7, 2009

Instrument No.: 109001537

Amendments, Supplements, Annexations or Modifications of said Covenants, Conditions, and Restrictions.

Recorded: February 26, 2010

Instrument No.: 110017297

Amendments, Supplements, Annexations or Modifications of said Covenants, Conditions, and Restrictions.

Recorded: August 29, 2011

Instrument No.: 111069938

Amendments, Supplements, Annexations or Modifications of said Covenants, Conditions, and Restrictions.

Recorded: December 23, 2011

Instrument No.: 111104827

Amendments, Supplements, Annexations or Modifications of said Covenants, Conditions, and Restrictions.

Recorded: April 14, 2017

Instrument No.: 2017-032615

29. Terms, conditions, easements and, obligations, if any, contained in a License Agreement by and between Nampa & Meridian Irrigation District and Idaho Mutual Trust.

Recorded: November 5, 2009

Instrument No: 109124969

30. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 9112 recorded December 21, 2011 as Instrument No. 111103933.

31. An easement for the purpose shown below and rights incidental thereto as set forth in a Public Utilities Easement.

Granted to: Century Link (formerly known as Qwest), Intermountain Gas Company, Idaho Power Company and Cable One

Purpose: Public utility easement

Recorded: December 23, 2011

Instrument No.: 111104828

32. Terms, conditions, easements and, obligations, if any, contained in a Temporary Construction, Utility and Access Easement Agreement by and between Halle Properties, L.L.C., an Arizona limited liability company and Idaho Mutual Trust, LLC, a Delaware limited liability company.

Recorded: December 23, 2011

Instrument No: 111104831

33. Terms, conditions, easements and, obligations, if any, contained in a Cross Access Easement Agreement by and between Idaho Mutual Trust, LLC, a Delaware limited liability company and Halle Properties, L.L.C., an Arizona limited liability company.

Recorded: December 28, 2011

Instrument No: 111105650

34. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in an Easement Declaration for the purpose of creating a common area pathway.

Recorded: September 21, 2012

Instrument No.: 112097344

35. Terms, conditions, easements and, obligations, if any, contained in a Shared Maintenance and Use Agreement by and between Bienville Square Master Property Owners Association, Inc., an Idaho non-profit corporation and Jackson Square Homeowners Association, Inc., an Idaho non-profit corporation.

Recorded: May 14, 2014

Instrument No: 114036562

36. Terms, conditions, easements and, obligations, if any, contained in an Operation and Maintenance Cost and Expense Agreement of Common Areas of Bienville Square Subdivision by and between Bienville Square Master Property Owners Association, Inc., an Idaho non-profit corporation and Bienville Square Subdivision #3 Homeowners Association, Inc., an Idaho non-profit corporation.

Recorded: April 3, 2017

Instrument No: 2017-028046

37. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:

Amount: \$4,500,000.00

Trustor/Grantor: Idaho Mutual Trust, LLC, a Delaware limited liability company

Trustee: First American Title and Escrow Company

Beneficiary: Idaho Mutual Trust Class V, LLC, an Idaho limited liability company

Dated: June 25, 2013

Recorded: July 1, 2013

Instrument No.: 113073405

(Affects this and other property)

(End of Exceptions)

SCHEDULE C**Legal Description:**

Parcel C of Record of Survey No. 9112 recorded December 21, 2011 as Instrument No. 111103933, being a portion of Lot 26 of Block 1 of Bienville Square Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 102 of Plats at Page 13495 through 13498, also shown on Record of Survey No. 9112, filed for record in the office of the Ada County Recorder, Boise, Idaho, under Instrument No. 111103933, lying in the Northeast Quarter of Section 5, Township 3 North, Range 1 East, Boise Meridian, Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an iron pin marking the Northeast corner of said Lot 28; thence along the North boundary and extended North boundary of said Lot 28

North 89°15'40" West 178.77 feet to an iron pin marking the Point of Beginning; thence continuing

North 89°15'40" West 86.69 feet to an iron pin; thence at right angles

South 00°44'20" West 165.00 feet to an iron pin; thence at right angles along a line 165.00 feet South of and parallel with said North boundary line of Lot 28

South 89°15'40" East 71.87 feet to an iron pin on the East boundary of said Lot 26; thence along said East boundary

South 00°26'43" West 207.53 feet to an iron pin marking the Southeast corner of said Lot 26; thence along the South boundary of said Lot 26

North 71°26'39" West 186.12 feet to an iron pin marking the Southwest corner of said Lot 26; thence along the West boundary of said Lot 26

North 12°47'01" East 69.51 feet to an iron pin marking a point of curve; thence continuing along the arc of a curve to the left 20.08 feet, said curve having a radius of 65.00 feet, a central angle of 17°42'00" and a long chord bearing North 09°28'20" East 20.00 feet to an iron pin marking a point of tangent; thence continuing

North 00°37'20" East 420.57 feet to an iron pin marking the Northwest corner of said Lot 26; thence along the North boundary of said Lot 26

South 89°22'51" East 173.71 feet to an iron pin marking the Northeast corner of said Lot 26; thence along the East boundary of said Lot 26
South 00°34'36" West 193.10 feet to the Point of Beginning.