



TitleOne
a title & escrow co.

TitleOne Corporation
Authorized Agent for:
Title Resources Guaranty Company

SCHEDULE A

2nd Revised Commitment: July 28, 2017
Updated Effective Date, Added No. 13

1. **Effective Date:** July 19, 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: \$0.00</p> <p>Premium: \$0.00</p> <p>Charge: \$0.00</p>
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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:**
City of Boise

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. 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.
5. NOTE: According to the available records, the purported address of said land is:

1518 W Fort St, Boise, ID 83702

6. 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: Deed

Grantor: W.S. Clark, a widower and A.C. Worthington and Eudora May Worthington, husband and wife

Grantee: Boise City

Recorded: September 21, 1911

Instrument No.: 38451

Book 93 of Deeds at Page 224

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.**

Taxes for the year 2016 are paid in full.

Parcel Number: R5207000010

Original Amount: \$0.00

(NOTE: Taxes for 2016 were exempt)

- 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. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.**
- 10. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.**
- 11. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: The Mountain States Telephone and Telegraph Company
Purpose: Public Utilities
Recorded: August 1, 1931
Book 13 of Miscellaneous at Page(s) 3**
- 12. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: The Mountain States Telephone and Telegraph Company
Purpose: Public Utilities
Recorded: August 21, 1951
Book 24 of Miscellaneous at Page(s) 29**

13. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in an Easement.

Recorded: TBD

Instrument No.: TBD

(End of Exceptions)

SCHEDULE C

Legal Description:

Lot 1 in Block 1 of Lemp Triangle Addition, as shown on the official plat thereof, filed in Book 5 of Plats at Page(s) 235, official records of Ada County, Idaho.