



**TitleOne**  
a title & escrow co.

## PROPERTY INFORMATION

**Date:**

8/9/2023

**Prepared By:**

TitleOne Customer Service

**Property Address:**

N Eagle Rd Meridian 83646

**Parcel Number:**

R1343770212

**Warmest Regards,**

The TitleOne Team  
TitleOne Corporation  
[www.TitleOneCorp.com](http://www.TitleOneCorp.com)

**Disclaimer**

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

**Parcel Information**

Parcel #: **R1343770212**  
 Site Address: N Eagle Rd  
 Meridian ID 83646  
 Owner: Sjobeck Properties LLC  
 Owner Address: PO Box 454  
 Eagle ID 83616  
 Twn/Rng/Sec/Qtr: 04N / 01E / 32  
 Parcel Size: 0.82 Acres (35,632 SqFt)  
 Lot Dimensions: Front: 0 / Depth: 0  
 Irrig District: SETTLERS IRR  
 Plat/Subdivision: Centrepointe  
 Lot: 13  
 Block: 2  
 Census Tract/Block: 010333 / 4041  
 Waterfront:  
 Levy Rate: 0.0053  
 Assessment Year: 2023  
 Total Land Value: \$775,000.00  
 Total Impr Value: \$0.00  
 Total Value: \$775,000.00



**Tax Information**

Tax Year	Annual Tax
2022	\$3,688.52
2021	\$1,252.04
2020	\$1,336.10

**Legal**

PAR #0212 CTR POR LOT 13 BLK 2 CENTREPOINTE SUB  
 PARCEL C R/S 8837 #0210-B

**Land**

Land Use: Com Lot Or Tract                      Zoning: City of Meridian-C-G - General Retail And Service Commercial  
 Neighborhood: 03                                  School District: West Ada  
 Sewer:    Water:  
 Watershed: 1705011404                          View:  
 Recreation:

**Improvement**

Year Built:	Building Use:	Stories:
Bedrooms: 0	Bathrooms: 0	A/C:
Fin SqFt: 0	Attic Fin/Unfin SqFt: 0 / 0	Bsmt Fin/Unfin SqFt: 0 / BsmtUnfinSqFt
Garage SqFt: 0	Carpport SqFt: 0	Fireplace: 0
Deck SqFt: 0	Patio SqFt: 0	Pool:

**Transfer Information**

Rec. Date: 06/07/2021

Doc Num: 88099

Doc Type: Deed

Owner: Sjobeck Properties LLC

Grantor: BLUE MARLIN INVESTMENTS LLC

Orig. Loan

Title Co: TITLEONE BOISE

Amt:

Finance Type:

Loan Type:

Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



**Property Details for Parcel R1343770212 and Year 2023**

[Back to Parcel Search](#)



**Parcel:** R1343770212  
**Year:** 2023  
**Primary Owner:**  
 SJOBECK PROPERTIES LLC  
**Zone Code:** C-G  
**Total Acres:** 0.818  
**Tax Code Area:** 03  
**Instrument Number:**  
 2021088099  
**Property Description:**  
 PAR #0212 CTR POR LOT 13 BLK 2  
 CENTREPOINTE SUB  
 PARCEL C R/S 8837  
 #0210-B

**Address:** N EAGLE RD MERIDIAN , ID 83646  
**Subdivision:** CENTREPOINTE SUB  
**Land Group Type:** SUB  
**Township/Range/Section:** 4N1E32

**Valuation Details**

Role	SCC	Acreage	Assessed Value	Valuation Method	Code Area
Property	210 COM LOT OR TRACT	0.818	\$775,000	MARKET	03

**Valuation History**

**Year Value**  
 2023 \$775,000  
 2022 \$694,800  
 2021 \$485,000  
 2020 \$160,300  
 2019 \$156,400  
 2018 \$149,700  
 2017 \$149,700  
 2016 \$142,500  
 2015 \$142,500  
 2014 \$142,500  
 2013 \$142,500  
 2012 \$142,500  
 2011 \$425,000

**Tax Districts**

Tax District	Levy	Description	Phone
1	0.001414784	ADA COUNTY	208-287-7000

3	0.000076176	EMERGENCY MEDICAL	208-287-2975
6	0.000441743	ADA COUNTY HIGHWAY DIST	208-387-6100
8	0.001093829	SCHOOL DISTRICT NO. 2	208-350-5038
12	0.000328998	MERIDIAN LIBRARY	208-888-4451
18	0.00182097	MERIDIAN CITY	208-888-4433
24	0.000026639	MERIDIAN CEMETERY	208-888-5705
43	0.00001356	MOSQUITO ABATEMENT	208-577-4646
46	0.000013467	WESTERN ADA RECREATION	208-888-4058
100	0.000078612	COLLEGE OF WESTERN IDAHO	208-562-3291

Total Levy: 0.005308778

**Taxes, Certifications, and Fees**

Year	Total Taxes	Taxes Paid	Taxes Due	Delinquent	Tax Data Current as of
2022	\$3,688.52	\$3,688.52	\$0.00	No	08/08/2023
2021	\$2,190.36	\$2,190.36	\$0.00	No	08/08/2023
2021	\$1,252.04	\$1,252.04	\$0.00	No	08/08/2023
2020	\$1,336.10	\$1,336.10	\$0.00	No	08/08/2023
2019	\$1,691.44	\$1,691.44	\$0.00	No	08/08/2023
2018	\$1,747.56	\$1,747.56	\$0.00	No	08/07/2023
2017	\$1,847.00	\$1,847.00	\$0.00	No	08/07/2023
2016	\$1,828.20	\$1,828.20	\$0.00	No	08/07/2023
2015	\$1,899.64	\$1,899.64	\$0.00	No	08/07/2023
2014	\$1,896.22	\$1,896.22	\$0.00	No	08/07/2023
2013	\$2,063.76	\$2,063.76	\$0.00	No	08/07/2023
2012	\$2,139.90	\$2,139.90	\$0.00	No	08/07/2023

**Characteristics**

[Land](#)

21397888

**WARRANTY DEED**

For value received, Blue Marlin Investments, LLC, an Idaho limited liability company, the grantor, does hereby grant, bargain, sell and convey unto Sjobeck Properties, LLC, a Minnesota limited liability company, the grantee, whose current address is ~~228 E Plaza St Ste E~~, Eagle, Idaho 83616, the following real property located in Ada County, Idaho: **P.O. Box 454**

See Exhibit A, attached;

To have and to hold said premises, with their appurtenances, unto the grantee, its heirs and assigns forever. And the grantor does hereby covenant to and with the grantee that it is the owner in fee simple of said premises, that they are free from all claims except taxes and assessments for the year of closing; recorded encumbrances, easements, rights-of-way, and restrictions; restrictions established by jurisdictional agency; and other matters apparent or of record, and that it will warrant and defend the same from all other lawful claims whatsoever.

Dated: 6/3/2021

Blue Marlin Investments, LLC  
By [Signature]  
Jeff W. Moore, Authorized Representative

State of Idaho )  
                          ) ss.  
County of Ada )

On this 3rd day of June, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeff W. Moore, known or identified to me to be a member and authorized representative of Blue Marlin Investments, LLC, and he or she duly acknowledged to me that he or she executed the within instrument on behalf of said limited liability company and that said limited liability company executed the same.



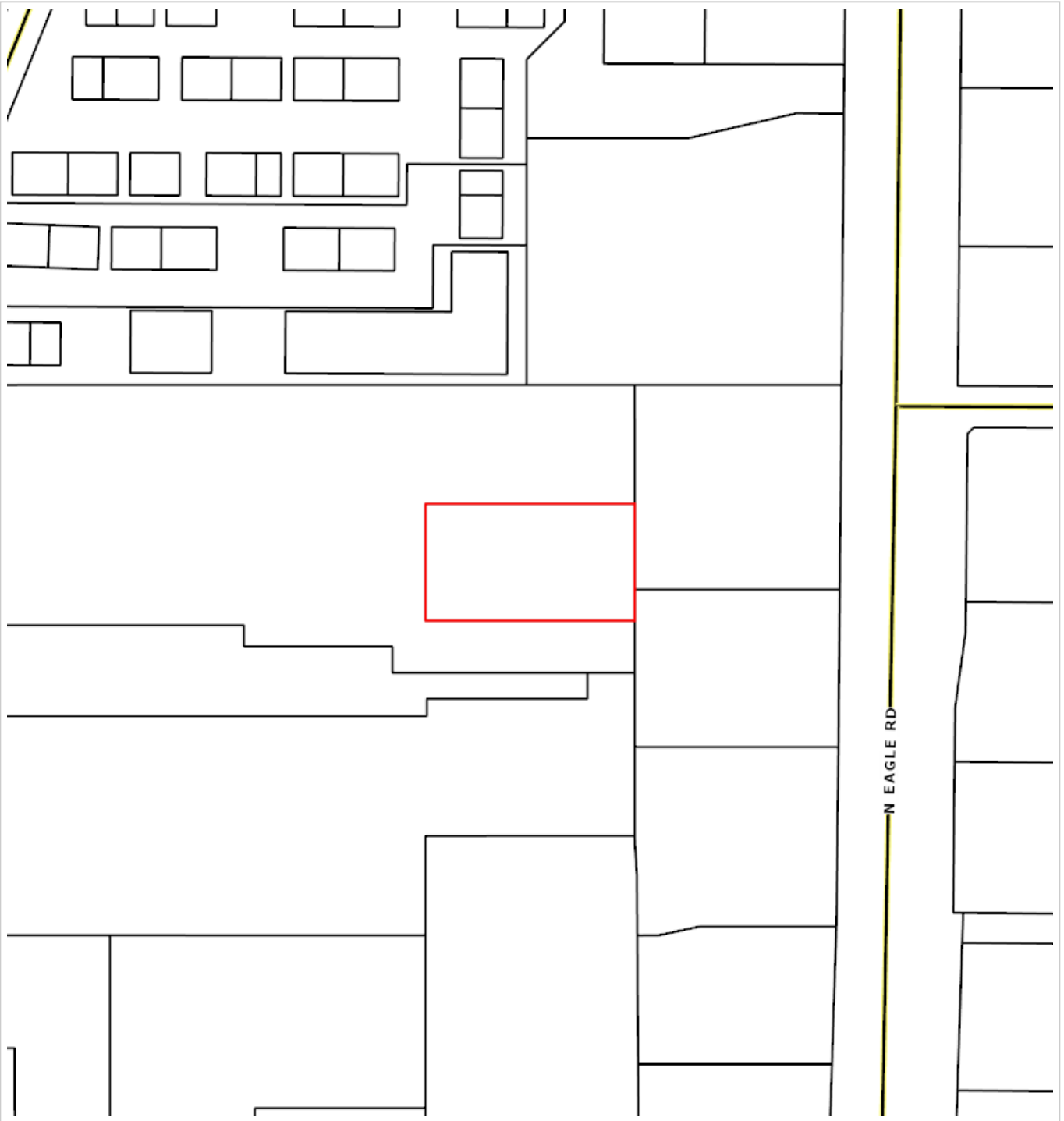
Katie L Marshall  
Notary Public for Idaho  
Residing at Boise, Idaho  
Comm Expires 01-13-2024

### Exhibit A

Parcel C as shown on Record of Survey Number 8837, recorded as Instrument No. 110080878, Ada County Records, being part of Lot 13 in Block 2 of Centrepointe Subdivision, Book 97 of Plats at pages 12330 and 12331, recorded as Instrument Number 107047647, Ada County records, said parcel situated in the East half of the Southeast quarter of Section 32, Township 4 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, is more particularly described as follows:

Commencing at the Northeast corner of said Block 2, thence  
South 89°59'56" West 249.54 feet along the North boundary of said Block 2 to the Northeast corner of said Lot 13;  
thence  
South 00°00'32" East 143.20 feet along a portion of the East Boundary of said Lot 13 to the Point of Beginning;  
thence continuing along said East boundary  
South 00°00'32" East 141.10 feet to a point; thence leaving said East boundary  
North 90°00'00" West 252.41 feet to a point on the West boundary of said Lot 13; thence  
North 00°00'04" West 14 1.10 feet along said West boundary to a point; thence  
South 90°00'00" East 252.39 feet to the Point of Beginning.

Street Map



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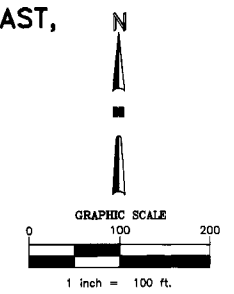
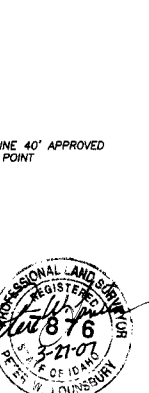
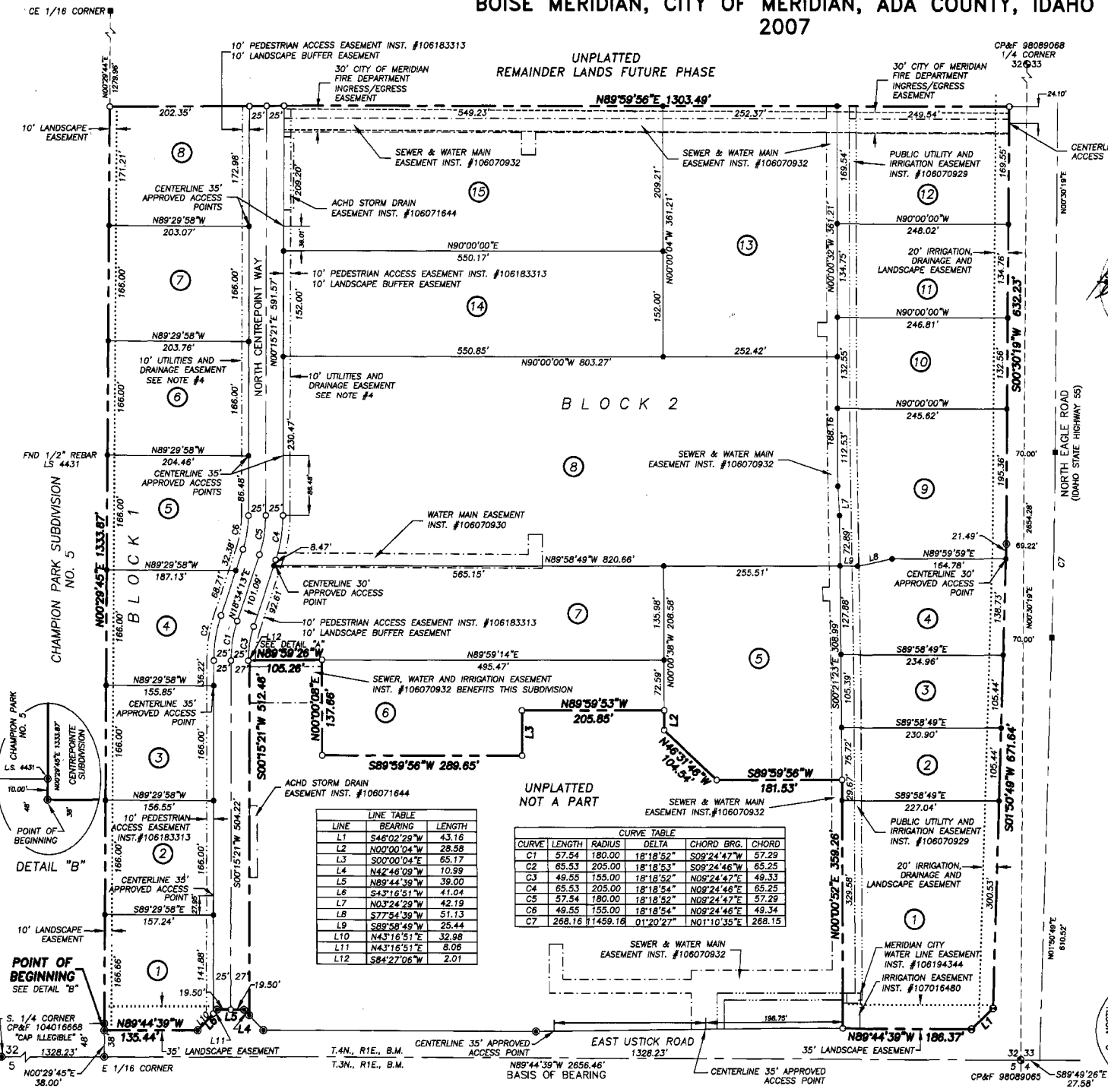
**Parcel ID: R1343770212**

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# CENTREPOINT SUBDIVISION

LOCATED IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO 2007



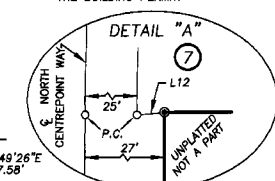
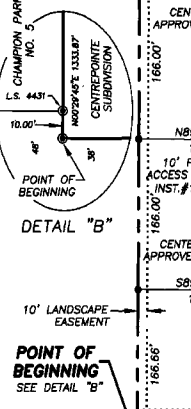
- ### LEGEND
- ⊙ FOUND BRASS CAP
  - ⊙ SET BRASS CAP-LS 7876
  - ⊙ FOUND 5/8" REBAR & CAP-LS 7876 (UNLESS OTHERWISE NOTED)
  - CALCULATED POINT
  - SET 5/8" REBAR & CAP-LS #7876
  - SET 1/2" REBAR & CAP-LS #7876
  - ④ LOT NUMBER
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - ROAD CENTERLINE
  - SECTION LINE
  - INGRESS/EGRESS EASEMENT
  - CITY OF MERIDIAN SEWER & WATER EASEMENT
  - PUBLIC UTILITY EASEMENT
  - PEDESTRIAN ACCESS EASEMENT
  - LANDSCAPE EASEMENT
- ### NOTES
- THIS SUBDIVISION IS SUBJECT TO ALL REQUIREMENTS OF THE APPROVED DEVELOPMENT AGREEMENT DATED APRIL 21, 2005 RECORDED AS INSTRUMENT NO. 105048793, ADA COUNTY RECORDS AND ITS ADDENDUM DATED APRIL 20, 2006 RECORDED AS INSTRUMENT NO. 106060856.
  - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF RE-SUBDIVISION.
  - THIS SUBDIVISION FALLS WITHIN THE SETTLER'S IRRIGATION DISTRICT, AND ALL LOTS REMAIN SUBJECT TO THE ASSESSMENTS OF SAID DISTRICT. THE OWNER WILL PROVIDE IRRIGATION WATER TO EACH LOT THROUGH A PRESSURIZED IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805. OPERATION AND MAINTENANCE OF THE PRESSURE IRRIGATION SYSTEM WILL BE THE RESPONSIBILITY OF THE LOT OWNERS AS SPECIFIED IN A RECIPROCAL EASEMENT AGREEMENT INSTRUMENT NUMBER 108076288 AND GRANT AND DECLARATION OF IRRIGATION EASEMENT INSTRUMENT NUMBER 107016480.
  - THE LOTS ADJACENT TO NORTH CENTREPOINT WAY RIGHT-OF-WAY ARE HEREBY DESIGNATED AS HAVING A TEN (10) FOOT WIDE EASEMENT AS SHOWN FOR UNDERGROUND UTILITIES, UNDERGROUND DRAINAGE AND IRRIGATION IMPROVEMENTS, AND RELATED ABOVE-GROUND ACCESS FACILITIES, IN FAVOR OF PUBLIC UTILITY PROVIDERS. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS FROM THE PUBLIC RIGHT-OF-WAY TO EACH LOT.
  - OTHER THAN ACCESS POINTS APPROVED FOR THIS PLAT, DIRECT LOT OR PARCEL ACCESS TO NORTH EAGLE ROAD AND EAST USTICK ROAD IS PROHIBITED.
  - OTHER THAN ACCESS POINTS APPROVED FOR THIS PLAT, DIRECT LOT OR PARCEL ACCESS TO NORTH CENTREPOINT WAY IS PROHIBITED.
  - THE OWNER OF EACH LOT, ACROSS WHICH PASSES AN IRRIGATION/DRAINAGE DITCH OR PIPE, IS RESPONSIBLE FOR THE MAINTENANCE THEREOF, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
  - THE BOTTOM ELEVATION OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
  - ALL LOTS ALONG NORTH EAGLE ROAD ARE SUBJECT TO A 20' WIDE LANDSCAPE EASEMENT AS SHOWN.
  - ALL LOTS ALONG EAST USTICK ROAD ARE SUBJECT TO A 35' WIDE LANDSCAPE EASEMENT AS SHOWN.
  - ALL LOTS ALONG THE WEST BOUNDARY OF THIS SUBDIVISION ARE SUBJECT TO A 10' WIDE LANDSCAPE EASEMENT AS SHOWN.
  - LOTS 12, 13 AND 15 OF BLOCK 2 ARE SUBJECT TO A 30' WIDE CITY OF MERIDIAN FIRE DEPARTMENT INGRESS/EGRESS EASEMENT AS SHOWN ALONG THE NORTH BOUNDARY LINE.
  - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.

#### LINE TABLE

LINE	BEARING	LENGTH
L1	S44°02'29"W	43.16
L2	N00°00'04"W	28.58
L3	S00°00'04"E	65.17
L4	N42°46'09"W	10.99
L5	N89°44'39"W	39.00
L6	S43°16'51"W	41.04
L7	N03°24'29"W	42.19
L8	S77°54'39"W	51.13
L9	S89°58'49"W	25.44
L10	N43°18'51"E	32.98
L11	N43°18'51"E	8.06
L12	S84°22'06"W	2.01

#### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BRC	CHORD
C1	57.54	180.00	18°18'52"	S09°24'47"W	57.29	
C2	65.53	205.00	18°18'53"	S09°24'46"W	65.25	
C3	49.55	155.00	18°18'52"	N09°24'47"E	49.33	
C4	65.53	205.00	18°18'54"	N09°24'46"E	65.25	
C5	57.54	180.00	18°18'52"	N09°24'47"E	57.29	
C6	49.55	155.00	18°18'54"	N09°24'46"E	49.34	
C7	268.16	1149.16	01°20'27"	N01°10'35"E	268.15	



**Quadrant Consulting, Inc.**  
1904 West Overland Road  
Boise, Idaho 83709  
(208) 342-0081 PHONE (208) 342-0082 FAX  
CIVIL ENGINEERING-SURVEYING-CONSTRUCTION MANAGEMENT



This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy.

BK 97 Pg 12331

# CENTREPOINTE SUBDIVISION

## CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS THAT BLUE MARLIN INVESTMENTS, LLC IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A tract of land being situated in the East 1/4 of the Southeast 1/4 of Section 32, Township 4 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Section 32; thence along the South line of said Section North 89°44'39" West 1328.23 feet to the East 1/16th Corner common to said Section 32 and to Section 5, Township 3 North, Range 1 East, Boise Meridian; thence leaving said South line North 00°29'45" East 38.00 feet along the West line of said East 1/2 to the North Right-Of-Way line of East Ustick Road being the POINT OF BEGINNING; thence continuing along said West line

North 00°29'45" East 1333.87 feet; thence leaving said West line

North 89°59'56" East 1303.49 feet to the West Right-Of-Way line of North Eagle Road (State Highway 55); thence along said West Right-Of-Way line the following three courses:

South 00°30'19" West 632.23 feet; thence

South 01°50'49" West 671.64 feet; thence

South 46°02'29" West 43.16 feet to said North Right-Of-Way line of East Ustick Road; thence along said North Right-Of-Way line

North 89°44'39" West 186.37 feet to a point on the East line of a parcel of land described in a Grant Deed, Instrument Number 106076267, and shown as Parcel "B" on a Property Line Adjustment Survey, Record of Survey Number 7372, Instrument Number 106070944, records of Ada County; thence tracing the East, North and West boundaries of said Parcel "B"

North 00°00'52" East 359.26 feet; thence

South 89°59'56" West 181.53 feet; thence

North 46°31'46" West 104.54 feet; thence

North 00°00'04" West 28.58 feet; thence

North 89°59'53" West 205.85 feet; thence

South 00°00'04" East 65.17 feet; thence

South 89°59'56" West 289.65 feet; thence

North 00°00'08" East 137.66 feet; thence

North 89°59'26" West 105.26 feet; thence

South 00°15'21" West 512.46 feet to said North Right-Of-Way line of East Ustick Road; thence along said North Right-Of-Way line

North 42°46'09" West 10.99 feet; thence

North 89°44'39" West 39.00 feet; thence

South 43°16'51" West 41.04 feet; thence

North 89°44'39" West 135.44 feet to the POINT OF BEGINNING.

Said tract contains 1,368,605 square feet or 31.42 acres, more or less.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC, THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

Winston H. Moore  
WINSTON H. MOORE, MANAGER, BLUE MARLIN INVESTMENTS, LLC,  
AN IDAHO LIMITED LIABILITY COMPANY

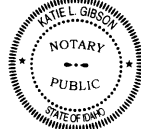
## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } SS

ON THIS 13<sup>th</sup> DAY OF October, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WINSTON H. MOORE, KNOWN TO ME OR IDENTIFIED TO ME TO BE A MANAGER OF BLUE MARLIN INVESTMENTS, AN IDAHO LIMITED LIABILITY COMPANY, WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

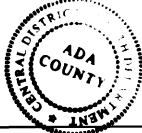
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Katie L. Gibson  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT: Boise, Idaho  
COMMISSION EXPIRES: 01-13-2012



## HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Josh M. King 10/26/06  
DISTRICT HEALTH DEPARTMENT, EHS DATE

## APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 8<sup>th</sup> DAY OF November, 2006.

Jon Videna  
CHAIRMAN ACHD



## APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER, IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Paul O. Paul  
CITY ENGINEER

## APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK, IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 8 DAY OF August, 2006, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Bill S. Berg Jr.  
CITY CLERK, MERIDIAN, IDAHO

## CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Acting COUNTY SURVEYOR Jerry L. Hastings 115  
4-2-2007 5359

## CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

4-3-07  
DATE

Cecile D. Ingram by  
COUNTY TREASURER Carban M. Moulton, Deputy



## CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Quadrant Consulting AT 10 MINUTES PAST 10 O'CLOCK A M., ON THIS 4<sup>th</sup> DAY OF 2007 IN April BOOK 97 OF PLATS AT PAGES 1232 THROUGH 1233. INSTRUMENT NO. 187647647

71 Chan  
DEPUTY

Fee: \$ 11.-

J. David Navarro  
EX-OFFICIO RECORDER

## CERTIFICATE OF SURVEYOR

I, PETER W. LOUNSBURY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

PETER W. LOUNSBURY IDAHO NO. 7876



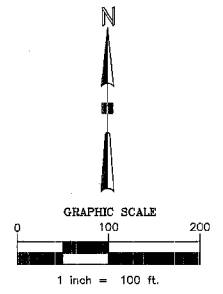
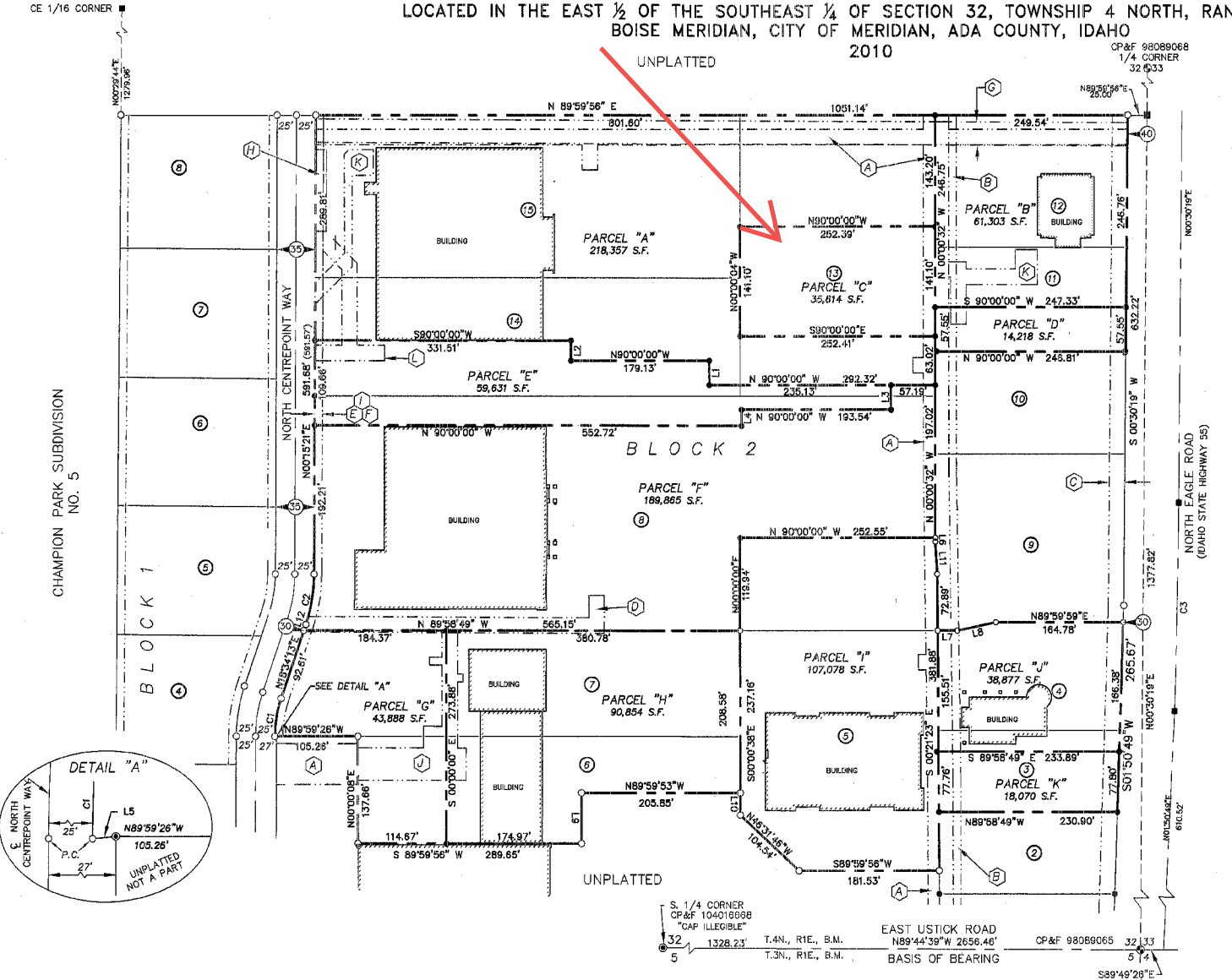
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CIVIL ENGINEERING-SURVEYING-CONSTRUCTION MANAGEMENT

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PROPERTY LINE ADJUSTMENT SURVEY

W.H. MOORE COMPANY

AN ADJUSTMENT OF LOTS 3-8, 11-15 OF BLOCK 2 OF CENTERPOINTE SUBDIVISION LOCATED IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO 2010



- LEGEND: FOUND BRASS CAP, FOUND 5/8" REBAR & CAP-LS #7876, FOUND 1/2" REBAR & CAP-LS #7876, SET 1/2" REBAR AND CAP-LS #7876, LOT NUMBER-UNCHANGED LOT, LOT NUMBER-CHANGED LOT, NEW PROPERTY LINE, PLATTED LOT LINE, ROAD CENTERLINE, SECTION LINE, EASEMENT LINE, CENTERLINE APPROVED ACCESS AND WIDTH

EASEMENT KEY

- EASEMENT KEY: SEWER AND WATER MAIN EASEMENT INSTRUMENT #106070932, PUBLIC UTILITY AND IRRIGATION EASEMENT INSTRUMENT #106070929, PLATTED 20' LANDSCAPE, IRRIGATION AND DRAINAGE EASEMENT, WATER MAIN EASEMENT INSTRUMENT #106070930, 10' WIDE PEDESTRIAN ACCESS EASEMENT INSTRUMENT #106183313, 10' PLATTED LANDSCAPE BUFFER, 30' PLATTED CITY OF MERIDIAN FIRE DEPARTMENT INGRESS/EGRESS EASEMENT, ACHD STORM DRAIN EASEMENT INSTRUMENT #106071644, PLATTED UNDERGROUND UTILITIES, DRAINAGE AND IRRIGATION EASEMENT, SEWER AND WATER MAIN EASEMENT INSTRUMENT #107119571, U/G POWER EASEMENT INSTRUMENT #107161981, WATER MAIN EASEMENT INSTRUMENT #109097166

NOTES

- NOTES: 1. THIS PROPERTY IS CURRENTLY ZONED C-G. CITY OF MERIDIAN ZONING. 2. CENTERPOINTE SUBDIVISION FILED IN BOOK 97 OF PLATS AT PAGES 12330-12331. INSTRUMENT NUMBER 107047647 HAS BEEN USED AS A REFERENCE FOR THIS SURVEY.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA ANGLE, CHORD BRG., CHORD

LINE TABLE with columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH

CERTIFICATE OF SURVEYOR

I, PETER W. LOUNSBURY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

PETER W. LOUNSBURY, REGISTERED LAND SURVEYOR, STATE OF IDAHO, IDAHO NO. 7876

CERTIFICATE OF OWNER

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT BLUE MARLIN INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THIS PROPERTY AS SHOWN ON THIS MAP AND THAT THIS PROPERTY LINE ADJUSTMENT IS ACCEPTABLE.

JEFF W. MOORE, MANAGER, BLUE MARLIN INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF IDAHO )
COUNTY OF ADA )
ON THIS 31st DAY OF August, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEFF W. MOORE, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF BLUE MARLIN INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

COMMISSION EXPIRES: 01-15-2012
RESIDING AT: Nampa, Idaho



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO )
COUNTY OF ADA )
I HEREBY CERTIFY THAT THIS RECORD OF SURVEY WAS FILED FOR RECORD AT THE REQUEST OF QUADRANT CONSULTING, INC.

AT 26 MINUTES PAST 12 O'CLOCK P.M. ON THIS 31st DAY OF August IN 2010, AS INSTRUMENT NO. 110080878

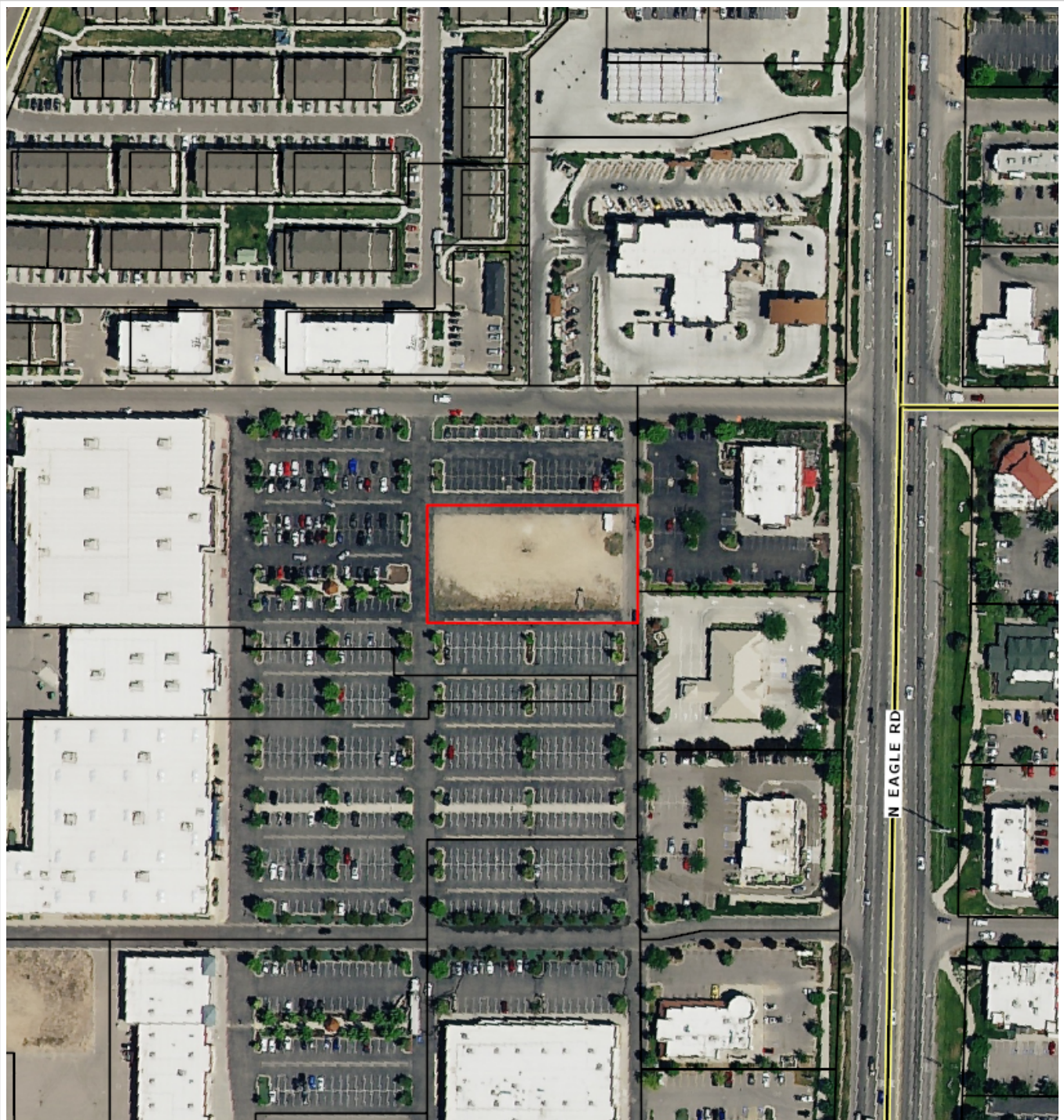
ADA COUNTY RECORDER - J. David Navarro

Fee: \$5,-

Quadrant Consulting, Inc. 1504 West Overland Road, Boise, Idaho 83705. (208) 342-0091 PHONE (208) 342-0092 FAX CIVIL ENGINEERING-SURVEYING-CONSTRUCTION MANAGEMENT



Aerial Map

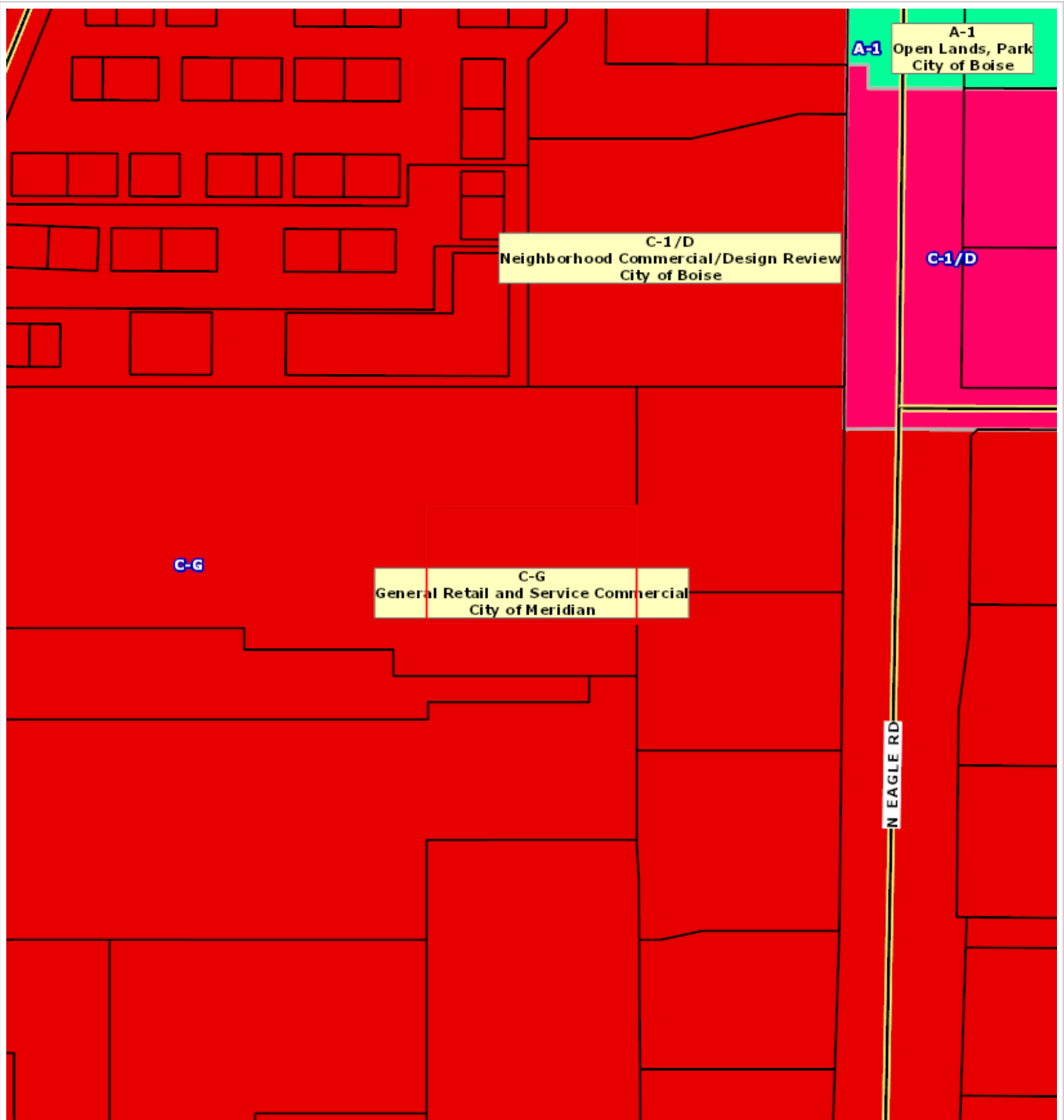


**TitleOne**  
a title & escrow co.

**Parcel ID: R1343770212**

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Zoning Map



**TitleOne**  
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**Parcel ID: R1343770212**

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