

ACT DESCRIPTION:

(A) Commitment No. 34601602125

Parcel I: A parcel of land being a portion of Lot 5 of Block 12 and a portion of Block 13 of Westland Acres, a Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 13 of Plats at Page 871 lying in the Southeast Quarter of Section 1, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, also shown on Record of Survey No. 3251, filed for record in the office of the Ada County Recorder, Idaho, under Instrument No. 95046396 and more particularly described as follows:

Commencing at an iron pin marking the Northwest corner of Block 8 of the said Westland Acres; thence along the Northerly boundary of the said Block 8 along the Northerly boundary of the said Block 13 North 90°00'00" East 12.00 feet to an iron pin; also said point being the Real Point of Beginning; thence North 00°00'00" East 12.00 feet to an iron pin; thence leaving the said Westery boundary North 90°00'00" East 84.72 feet to an iron pin on the Westery right-of-way line of North Cole Road; thence along the said Westery right-of-way line South 05°3'57" West 155.82 feet to an iron pin; thence continuing South 00°00'00" West 33.13 feet to an iron pin; thence leaving the said Westery right-of-way line South 90°00'00" West 109.15 feet to an iron pin; thence North 00°00'00" East 176.12 feet to an iron pin on the said Northerly boundary of Block 13; thence along the said Northerly boundary North 90°00'00" East 40.45 feet to the Point of Beginning.

EXCEPTING THEREFROM that parcel as conveyed to Ada County Highway District by Warranty Deed recorded November 4, 2016, as Instrument No. 2016-106970, records of Ada County, Idaho, and more particularly described as follows:

A parcel of land, for right-of-way purposes, located on the west side of the centerline for Cole Road, situated in the SE 1/4 SE 1/4 of Section 1, Township 3 North, Range 1 East, B.M., and being a portion of land located in Block 13 and Lot 5, Block 12 of the Westland Acres, as shown on the official plat thereof, recorded in Book 13, Page 871-872, records of Ada County, Idaho, as Instrument No. 359295, and being Parcel II as shown on a Record of Survey No. 3251, records of Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Section 1, monumented with a Brass Cap, from which the East 1/4 corner of said Section 1 bears N 00°14'59" E, 2653.25 feet, to a found Brass Cap monument; thence, along the east section line of said Section 1, A. N 00°14'59" E, 189.32 feet; thence, perpendicular to said east section line, B. N 89°45'01" W, 50.00 feet to the westerly right of way line of Cole Road, and the southeast corner of said Parcel No. II, being the Point of Beginning; thence along said southerly parcel line, 1. N 89°59'53" W, 10.00 feet, to a point 60.00 feet west of said easterly section line, being the proposed new right of way line for Cole Road; thence, parallel with and 60.00 feet offset from said section line, 2. N 00°14'59" E, 68.53 feet, to an angle point in said new right of way line; thence, continuing along said new right of way line, 3. N 05°37'37" E, 129.60 feet, to an angle point in said new right of way line being 48.00 feet offset from said section line; thence, parallel with said section line, 4. N 00°14'59" E, 1.01 feet, to the existing northerly line of said Parcel II; thence, along said northerly line, 5. S 89°45'01" E, 14.00 feet, to the existing westerly right of way line for Cole Road; thence, along said existing right of way line, 6. S 06°08'28" W, 155.91 feet, to an angle point in said existing right of way line; thence, continuing along said right of way line, 7. S 00°14'59" W, 34.40 feet to the Point of Beginning.

Parcel II: A parcel of land being a portion of the Southeast Quarter of Section 1, Township 3 North, Range 1 East, Boise Meridian and portions of Blocks 8 and 13 of Westland Acres, a Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 13 of Plats at Page 871 lying in the Southeast Quarter of Section 1, Township 3 North, Range 1 East, Boise Meridian, Boise, Ada County, Idaho, also shown on Record of Survey No. 3251, filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 95046396 and more particularly described as follows:

Commencing at an iron pin marking the Northwest corner of the said Block 8 of Westland Acres; thence along the Northerly boundary of the said Block 8 North 90°00'00" East 116.00 feet to an iron pin, also said point being the Real Point of Beginning; thence continuing along the said Northerly boundary of Block 8 and the Northerly boundary of the said Block 13 North 90°00'00" East 584.83 feet to an iron pin; thence leaving the said Northerly boundary of Block 13 South 00°00'00" West 176.12 feet to an iron pin; thence North 90°00'00" East 109.15 feet to an iron pin on the Westery right-of-way line of North Cole Road; thence along the said Westery right-of-way line South 00°00'00" West 115.91 feet to an iron pin marking a point of curve; thence continuing along a curve to the right 31.86 feet, said curve having a central angle of 91°17'00", a radius of 20.00 feet and a long chord bearing South 45°38'30" West 28.60 feet to an iron pin marking a point of tangent on the Northerly right-of-way line of West Fairview Avenue; thence along the said Northerly right-of-way line North 88°43'00" West 229.68 feet to an iron pin marking a point of curve; thence continuing along a curve to the right 145.02 feet, said curve having a central angle of 01°05'30", a radius of 7611.39 feet and a long chord bearing North 88°10'15" West 145.02 feet to an iron pin marking a point of tangent; thence continuing North 87°37'30" West 391.34 feet to an iron pin marking a point of curve; thence continuing along a curve to the right 38.23 feet, said curve having a central angle 87°37'30", a radius of 25.00 feet and a long chord bearing North 43°48'45" West 34.62 feet to an iron pin marking a point of tangent on the Easterly right-of-way line of North Westland Drive; thence along the said Easterly right-of-way line, which is also the Westery boundary of the said Block 8 North 00°00'00" East 61.06 feet to an iron pin; thence leaving the said Easterly right-of-way line North 90°00'00" East 116.00 feet to an iron pin; thence North 00°00'00" East 200.00 feet to the Point of Beginning.

EXCEPTING THEREFROM that parcel as conveyed to Ada County Highway District by Warranty Deed recorded November 4, 2016, as Instrument No. 2016-106970, records of Ada County, Idaho, and more particularly described as follows:

A parcel of land, for right-of-way purposes, located on the north side of the centerline of Fairview Avenue, situated in the SE 1/4 SE 1/4 of Section 1, Township 3 North, Range 1 East, B.M., and being a portion of land located in Block 13 and Block 8 of the Westland Acres, as shown on the official plat thereof, recorded in Book 13, Page 871-872, records of Ada County, Idaho, as Instrument No. 359295, and being Parcel III as shown on a Record of Survey No. 3251, records of Ada County, Idaho, more particularly described as follows:

Commencing at the South East corner of said Section 1, monumented with a Brass Cap, from which the South 1/4 corner of said Section 1 bears N 88°40'54" W, 2644.43 feet, to a found Brass Cap monument; thence along the south section line of said Section 1, A. N 88°40'54" W, 82.81 feet; thence perpendicular to said south section line, B. N 01°19'06" E, 53.41 feet to the northerly right of way line of Fairview Avenue, and the Point of Beginning; thence along the proposed new right of way line, 1. N 47°58'25" E, 29.46 feet, to an angle point in said new right of way line; thence continuing along said new right of way line, 2. N 00°14'59" E, 114.51 feet, to the southerly line of Parcel II as shown on said Record of Survey No. 3251; thence, along said southerly line, 3. S 89°59'53" E, 10.00 feet, to the existing westerly right of way line for Cole Road and being the southeasterly corner of said Parcel II; thence along said westerly right of way line, 4. S 00°14'59" W, 114.64 feet, to the PC of a curve; thence continuing along said right of way and along said curve, 5. Southwesterly, along a curve to the right having a radius of 20.00 feet, an arc length of 31.87 feet, a central angle of 91°18'38", a chord bearing and distance of S 45°54'18" W, 28.61 feet to the PT of the curve and intersection with the existing northerly right of way line for Fairview Avenue; thence, tangent to said curve and continuing along said existing right of way line, 6. N 88°26'23" W, 11.34 feet to the Point of Beginning.

Parcel III: (Blanket in nature) A non-exclusive Easement for ingress, egress and parking as disclosed in Grant of Easement, recorded May 2, 1997 as Instrument No. 97034195, and amended by Amendment to Grant of Easement, recorded February 15, 2006 as Instrument No. 106024108, records of Ada County, Idaho.

(B) Commitment No. 34601602125A

Parcel I: Lot 5 in Block 12 of Westland Acres Subdivision, according to the official plat thereof, filed in Book 13 of Plats at page 871 and 872, official records of Ada County, Idaho.

EXCEPTING therefrom the South 15 feet.

ALSO EXCEPTING therefrom the East 8 feet of the North 120 feet for road right of way.

AND ALSO EXCEPTING any portion of the following described parcels as conveyed to Ada County Highway District by Warranty Deed recorded August 4, 2016, as Instrument No. 2016-070843, of Official Records:

A parcel of land, for right of way purposes, located on the west side of the centerline for Cole Road, situated in the SE 1/4 SE 1/4 of Section 1, Township 3 North, Range 1 East, B.M., and being a portion of land located in Lot 5, Block 12 of The Westland Acres, a Subdivision as shown on the official plat thereof, recorded in Book 13, Pages 871-872, records of Ada County, Idaho, as Instrument No. 359295, more particularly described as follows:

Commencing at the Southeast corner of said Section 1, monumented with a Brass Cap, from which the East 1/4 corner of said Section 1 bears N 01°4'59" E, 2653.25 feet, to a found Brass Cap monument; thence along the East section line of said Section 1, A. N 00°14'59" E, 378.81 feet; thence, perpendicular to said East section line, B. N 89°45'01" W, 34.00 feet to the westerly right of way line of Cole Road, and the Northeast corner of Parcel II as shown on a Record of Survey No. 3251, records of Ada County, Idaho, being the POINT OF BEGINNING; thence, along said Northerly line, 1. N 89°45'01" W, 14.00 feet, to the proposed new right of way line, being 48.00 feet west of said Easterly section line; thence, parallel with and 48.00 feet offset from said Section line, 2. N00°14'59" E, 3.11 feet, to the northerly line of a parcel as described in a Quitclaim Deed recorded as Instrument No. 112020748, records of Ada County, Idaho thence along said Northerly line, 3. S 89°45'36" E, 14.32 feet, to the Northeastery corner of said Parcel, being on the existing westerly right of way line for Cole Road; thence, along said existing right of way line, 4. S 06°08'23" W, 3.13 feet to the POINT OF BEGINNING.

AND a parcel of land, for right of way purposes, located on the west side of the centerline for Cole road, situated in the SE 1/4 SE1/4 of Section 1, Township 3 North, Range 1 East, B.M., and being a portion of land located in Lot 5, Block 12 of the Westland Acres, a Subdivision as shown on the official plat thereof, recorded in Book 13, Pages 871-872, records of Ada County, Idaho, as Instrument No. 359295, more particularly described as follows:

Commencing at the Southeast corner of said Section 1, monumented with a Brass Cap, from which the East 1/4 corner of said Section 1 bears N 00°14'59" E, 2653.25 feet, to a found Brass Cap monument; thence along the East section line of said Section 1, A. N 00°14'59" E, 381.93 feet; thence, perpendicular to said East section line, B. N 89°45'01" W, 33.68 feet to the westerly right of way line of Cole Road, and the Northeast corner of a parcel as described in a Quitclaim Deed recorded as Instrument No. 112020748, records of Ada County, Idaho, also being the POINT OF BEGINNING; thence along said northerly line, 1. N 89°45'36" W, 14.32 feet, to the proposed new right of way line being 48.00 feet west of said Easterly section line; thence, parallel with and 48.00 feet offset from said section line, 2. N 00°14'59" E, 55.80 feet, to an angle point in said new right of way line; thence continuing along said new right of way line, 3. N 03°21'18" E, 55.38 feet, to an angle point in said new right of way line; thence continuing along said new right of way line, 4. N 42°09'57" W, 11.85 feet, to the existing northerly line of said lot and the PC of a non-tangent curve; thence along said non-tangent curve, 5. along a non-tangent curve to the right, having a radius of 20.00 feet, an arc length of 31.41 feet, a central angle of 89°58'37", a chord bearing and distance of S 44°44'20" E, 28.28 feet, to the PT of the curve and the existing right of way line for Cole Road; thence, tangent to said curve and along said existing right of way line, 6. S 00°14'59" W, 93.26 feet, to an angle point in said existing right of way line; thence, continuing along said existing right of way line, 7. S 06°08'23" W, 6.61 feet to the POINT OF BEGINNING.

Parcel II: The North 3 feet of the South 15 feet of Lot 5 in Block 12 of Westland Acres Subdivision, according to the official plat thereof, filed in Book 13 of Plats at page 871 and 872, official records of Ada County, Idaho.

AND ALSO EXCEPTING any portion of the following described parcels as conveyed to Ada County Highway District by Warranty Deed recorded August 4, 2016, as Instrument No. 2016-070843, of Official Records:

A parcel of land, for right of way purposes, located on the west side of the centerline for Cole Road, situated in the SE 1/4 SE 1/4 of Section 1, Township 3 North, Range 1 East, B.M., and being a portion of land located in Lot 5, Block 12 of the Westland Acres, a Subdivision as shown on the official plat thereof, recorded in Book 13, Pages 871-872, records of Ada County, Idaho, as Instrument No. 359295, more particularly described as follows: Commencing at the Southeast corner of said Section 1, monumented with a Brass Cap, from which the East 1/4 corner of said Section 1 bears N 00°14'59" E, 2653.25 feet, to a found Brass Cap monument; thence along the East section line of said Section 1, A. N 00°14'59" E, 378.81 feet; thence, perpendicular to said East section line, B. N 89°45'01" W, 34.00 feet to the westerly right of way line of Cole Road, and the Northeast corner of Parcel II as shown on a Record of Survey No. 3251, records of Ada County, Idaho, being the POINT OF BEGINNING; thence, along said Northerly line, 1. N 89°45'01" W, 14.00 feet, to the proposed new right of way line, being 48.00 feet west of said Easterly section line; thence, parallel with and 48.00 feet offset from said Section line, 2. N00°14'59" E, 3.11 feet, to the northerly line of a parcel as described in a Quitclaim Deed recorded as Instrument No. 112020748, records of Ada County, Idaho thence along said Northerly line, 3. S 89°45'36" E, 14.32 feet, to the Northeastery corner of said Parcel, being on the existing westerly right of way line for Cole Road; thence, along said existing right of way line, 4. S 06°08'23" W, 3.13 feet to the POINT OF BEGINNING.

AND a parcel of land, for right of way purposes, located on the west side of the centerline for Cole road, situated in the SE 1/4 SE1/4 of Section 1, Township 3 North, Range 1 East, B.M., and being a portion of land located in Lot 5, Block 12 of the Westland Acres, A Subdivision as shown on the official plat thereof, recorded in Book 13, Pages 871-872, records of Ada County, Idaho, as Instrument No. 359295, more particularly described as follows:

Commencing at the Southeast corner of said Section 1, monumented with a Brass Cap, from which the East 1/4 corner of said Section 1 bears N 00°14'59" E, 2653.25 feet, to a found Brass Cap monument; thence along the East section line of said Section 1, A. N 00°14'59" E, 381.93 feet; thence, perpendicular to said East section line, B. N 89°45'01" W, 33.68 feet to the westerly right of way line of Cole Road, and the Northeast corner of a parcel as described in a Quitclaim Deed recorded as Instrument No. 112020748, records of Ada County, Idaho, also being the POINT OF BEGINNING; thence along said northerly line, 1. N 89°45'36" W, 14.32 feet, to the proposed new right of way line being 48.00 feet west of said Easterly section line; thence, parallel with and 48.00 feet offset from said section line, 2. N 00°14'59" E, 55.80 feet, to an angle point in said new right of way line; thence continuing along said new right of way line, 3. N 03°21'18" E, 55.38 feet, to an angle point in said new right of way line; thence continuing along said new right of way line, 4. N 42°09'57" W, 11.85 feet, to the existing northerly line of said lot and the PC of a non-tangent curve; thence along said non-tangent curve, 5. along a non-tangent curve to the right, having a radius of 20.00 feet, an arc length of 31.41 feet, a central angle of 89°58'37", a chord bearing and distance of S 44°44'20" E, 28.28 feet, to the PT of the curve and the existing right of way line for Cole Road; thence, tangent to said curve and along said existing right of way line, 6. S 00°14'59" W, 93.26 feet, to an angle point in said existing right of way line; thence, continuing along said existing right of way line, 7. S 06°08'23" W, 6.61 feet to the POINT OF BEGINNING.

SCHEDULE B-2 EXCEPTIONS:

Commitment No. 34601602125

(A)

Item No.

16. Easements, reservations, restrictions and dedication, if any, as shown on the official plat of Westland Acres as filed in Book 13 of Plats at Pages 871 and 872, of Official Records. -LOCATED ON SUBJECT PARCEL, SHOWN HEREON.

Terms set forth in that certain Resolution 14218 which vacates the public utility, irrigation and drainage easements located along the common lot line to Block 8 and Block 13 of Westland Acres By: City of Boise City Recording Date: December 2, 1996 Recording No: 96099033 -LOCATED ON SUBJECT PARCEL, SHOWN HEREON.

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: The Mountain States Telephone and Telegraph Co. Purpose: Public utilities Recording Date: May 14, 1933 Recording No: Book 14 of Easements at Page 567 -THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, NOT SHOWN HEREON.

18. Intentionally deleted.

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: State of Idaho Purpose: Construction of curb for entrance to highway Recording Date: August 27, 1952 Recording No: Book 25 of Miscellaneous Records at Page 221 -THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, NOT SHOWN HEREON.

20. Intentionally deleted.

21. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording Date: May 21, 1954 Recording No: 360016 -LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Idaho Power Company, a corporation Purpose: Public utilities Recording Date: April 14, 1953 Recording No: 344578 -IT IS A BLANKET EASEMENT, NOT SHOWN HEREON.

23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Intermountain Gas Company, a corporation Purpose: Public utilities Recording Date: September 24, 1973 Recording No: 861446 -THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, NOT SHOWN HEREON, SAME AS EXCEPTION 32.

24. Terms, provisions, and easements set forth in that certain Declaration of Easement Between: Jeffrey L Stoddard and Kristine Stoddard, husband and wife; and Wilshire Property Company, L.L.C., an Idaho limited liability company Recording Date: June 5, 1996 Recording No: 96047191 -LOCATED ADJACENT TO SUBJECT PARCEL, SHOWN HEREON.

25. Terms, conditions, provisions, easements and obligations set forth in that Grant of Easements Between: Wilshire Property Company, L.L.C., an Idaho limited liability company; and Jeffrey L Stoddard and Kristine Stoddard, husband and wife Recording Date: May 2, 1997 Recording No: 97034195 Amendment to Grant of Easement Recording Date: February 15, 2006 Recording No: 106024108 -IT IS A BLANKET EASEMENT, NOT SHOWN HEREON.

26. A Lease, and terms and provisions thereof, and all rights thereunder of, and all acts done or suffered thereunder, by said lessee or by any party claiming by, through, or under said lessee; and to include property use restrictions as shown in Exhibit "B" Dated: November 4, 1969 Lessor/Landlord: Wilshire Property Company, LLC Lessee/Tenant: Thrifty Payless, Inc. Disclosed by: Memorandum of Second Amendment of Lease Recording Date: September 21, 2004 Recording No: 104120972 -LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.

27. A deed of trust to secure an indebtedness in the amount shown below, Amount: \$4,348,741.00 Dated: March 6, 2014 Trustor/Grantor: Wilshire Property Company, L.L.C., an Idaho limited liability company Trustee: Brad L Williams, Attorney at Law Beneficiary: Washington Trust Bank Recording Date: March 10, 2014 Recording No: 114017493 Pioneer Title Company was Substituted as Trustee by document Recording Date: December 5, 2016 Recording No: 2016-117535 -LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.

28. Assignment of Rents and Leases Assigned to: Washington Trust Bank Assigned by: Wilshire Property Company, L.L.C., an Idaho limited liability company Recording Date: March 10, 2014 Recording No: 114017493 -LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.

29. Subordination, NonDisturbance and Attornment Agreement, and the terms and conditions thereof: Lender: Washington Trust Bank Tenant: Zions First National Bank Landlord: Wilshire Property Company, L.L.C. Recording Date: September 15, 2014 Recording No: 2014-074780 -LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.

30. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document Entitled: Subordination, Non-Disturbance and Attornment Agreement Lessor: Wilshire Property Company, L. L. C. Lessee: Zions First National Bank Recording Date: September 15, 2014 Recording No: 2014-074780 -LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.

32. Intentionally deleted.

SCHEDULE B-2 EXCEPTIONS (CONTINUED):

Commitment No. 34601602125A

(B)

Item No.

16. Easements, reservations, restrictions and dedication, if any, as shown on the official plat of Westland Acres as filed in Book 13 of Plats at Pages 871 and 872, of Official Records. -LOCATED ON SUBJECT PARCEL, SHOWN HEREON.

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: The Mountain States Telephone and Telegraph Co. Purpose: Public utilities Recording Date: May 14, 1933 Recording No: Book 14 of Easements at Page 567 -THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, NOT SHOWN HEREON.

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Idaho Power Company, a corporation Purpose: Public utilities Recording Date: April 14, 1953 Recording No: 344578 -IT IS A BLANKET EASEMENT, NOT SHOWN HEREON.

19. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording Date: May 21, 1954 Recording No: 360016 -LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.

20. Intentionally deleted.

21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Intermountain Gas Company, a corporation Purpose: Public utilities Recording Date: September 24, 1973 Recording No: 861446 -THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, NOT SHOWN HEREON.

B-2 Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

- 1. Any underground utilities shown have been located from field survey information, as-built drawings and/or utility markings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
2. Basis of bearings is the North line of the property, monumented as shown and assumed to bear N90°00'00"E.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 16001C0260G effective date 02/19/2003, indicates this parcel of land is located in Zone X (area of minimal flood hazard).
4. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon the Commitments for Title Insurance, prepared by Chicago Title Insurance Company, Commitment No. 34601602125 - Revision 3 with an effective date of August 1, 2017 at 07:30 AM and Commitment No. 34601602125A - Revision 3 with an effective date of August 1, 2017 at 07:30 AM.
5. The lineal units used in this drawing are U.S. Survey Feet.
6. The improvements shown hereon are as of the date of field work, November 21, 2016.
7. No Zoning Information was provided from the Client at the time of the survey. Parking Provided: 215 regular spaces, 11 handicap space
8. This property contains a calculated area of 228,245 square feet (5,240 acres) more or less.
9. SITE BENCHMARK: Rim of storm inlet, as shown. Elevation: 2699.11' (NAVD 88).
10. There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
11. Access is obtained directly from West Fairview Avenue and North Cole Road and West Westland Drive all being a public right-of-way. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.
12. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
13. This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
14. The subject property is commonly known as Westgate Shopping Center - Posted Address: 7500 W. Fairview Ave., Boise, ID and Not Posted Address: 1705 N. Cole Rd., Boise, ID provided by the Client.
15. There is no observable evidence of earth moving work, building construction or building additions within recent months.
16. There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
17. There is no observable evidence of recent street or sidewalk construction or repairs.
18. There is no evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were observed at the time of the survey.
19. Encroachment Statement: Parking crosses the southerly property line and the building canopy (TYPE B) crosses the easterly property line by a maximum of 7.5 feet. There were no other observed encroachments at the time of the survey.

SURVEYOR'S CERTIFICATION:

To CVS Pharmacy, Inc., its affiliates and subsidiaries, and their successors, nominees and assigns, Chicago Title Insurance Company and Hincley, Allen & Snyder LLP. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 8, 9, 11 and 13 of Table A thereof. The field work was completed on November 21, 2016 Date of Plat or Map: December 02, 2016



Table with 5 columns: No., Description, By, Date, and Update Title. Row 1: 3, Update Title, SLM, 8/15/2017. Row 2: 2, Edit Surface, SLM, 7/10/2017. Row 3: 1, Updated Title, JPN, 1/17/2017.

Table with 2 columns: Revisions and Description. Row 1: 3, Update Title. Row 2: 2, Edit Surface. Row 3: 1, Updated Title.

Project No. 160863, Drawn By: JPN/CGB, Checked By: WCS, Date: 12/02/2016, Sheet 1 of 2. ALTANSPS LAND TITLE SURVEY A PORTION OF THE SE1/4 OF SECTION 1 TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN CITY OF BOISE, ADA COUNTY, IDAHO

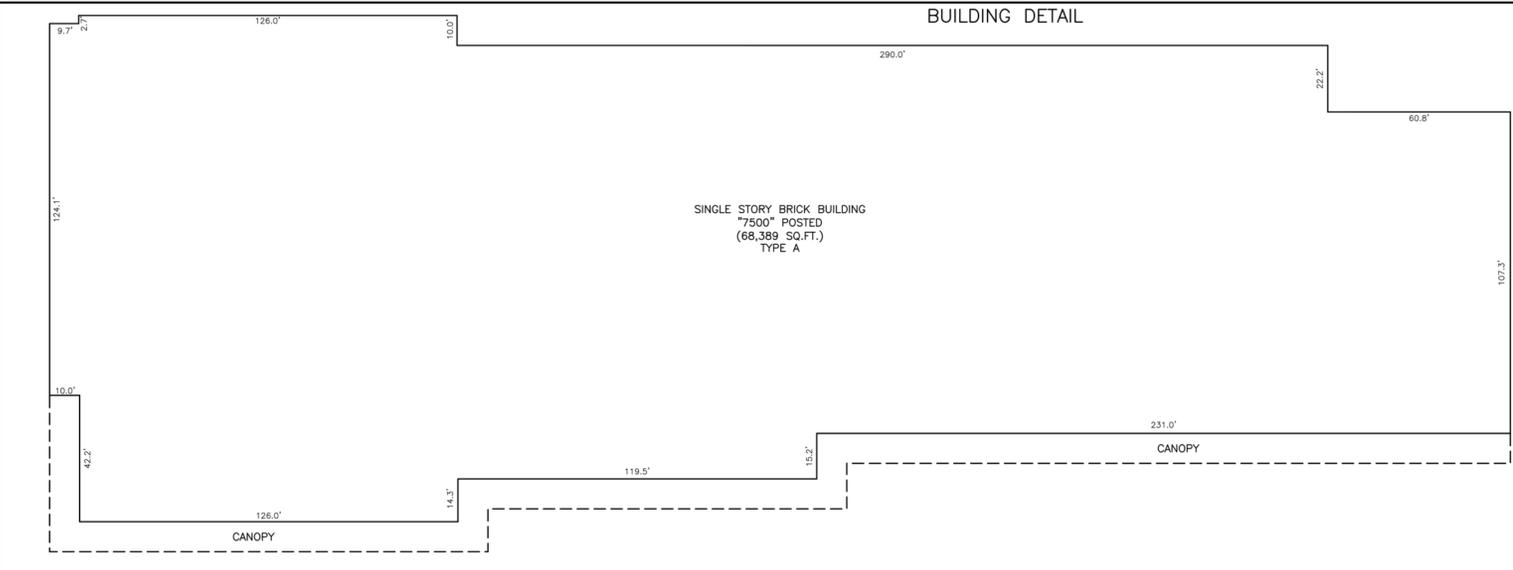
VICINITY MAP



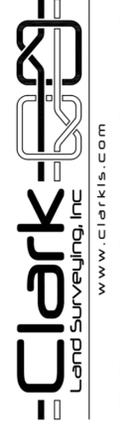
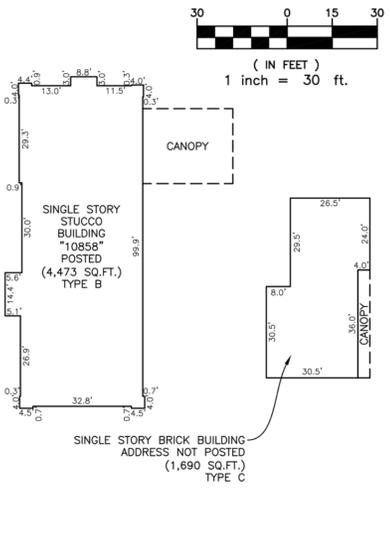
MONUMENT LEGEND

- FOUND BOUNDARY MONUMENT, FLUSH W/SURFACE UNLESS OTHERWISE NOTED
 1. NO. 4 REBAR W/YELLOW PLASTIC CAP
 2. NO. 4 REBAR W/YELLOW PLASTIC CAP, "P.A.T. LS4347", 3" ABOVE SURFACE
 3. NO. 5 REBAR W/YELLOW PLASTIC CAP, "AUSTIN 5081"
 4. NO. 5 REBAR W/1-1/2" YELLOW PLASTIC CAP, "J-U-B 972", 2" BELOW SURFACE
 5. NO. 5 REBAR NO CAP, 3" BELOW SURFACE
 6. NO. 5 REBAR NO CAP, 2" BELOW SURFACE
 7. NO. 5 REBAR W/YELLOW PLASTIC CAP, ILLEGIBLE, 2" BELOW SURFACE
 8. CONCRETE NAIL IN ASPHALT
 9. PK NAIL IN ASPHALT
 10. NO. 5 REBAR W/YELLOW PLASTIC CAP, "J-U-B 972"
 11. NO. 5 REBAR W/YELLOW PLASTIC CAP, "P.A.T. LS4347"
 12. NO. 5 REBAR, NO CAP
 13. NO. 4, NO CAP
- SET BOUNDARY MONUMENT, PK NAIL FLUSH W/SURFACE UNLESS OTHERWISE NOTED

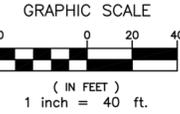
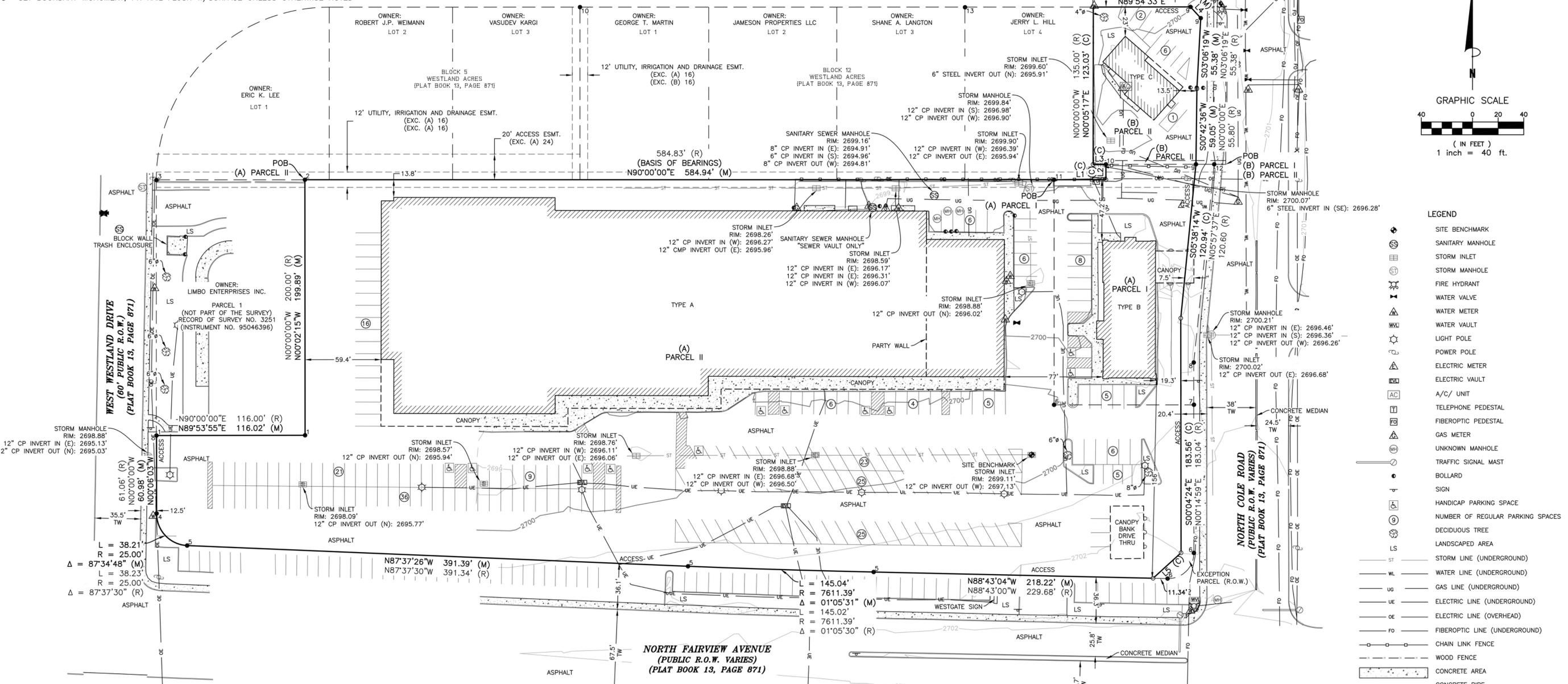
BUILDING DETAIL



GRAPHIC SCALE



| No. | Description | By | Date |
|-----|---------------|-----|-----------|
| 3 | Update Title | SLM | 8/15/2017 |
| 2 | Edit Surface | SLM | 7/10/2017 |
| 1 | Updated Title | JPN | 1/17/2017 |



LEGEND

- SITE BENCHMARK
- SANITARY MANHOLE
- STORM INLET
- STORM MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER VAULT
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- ELECTRIC VAULT
- A/C UNIT
- TELEPHONE PEDESTAL
- FIBEROPTIC PEDESTAL
- GAS METER
- UNKNOWN MANHOLE
- TRAFFIC SIGNAL MAST
- BOLLARD
- SIGN
- HANDICAP PARKING SPACE
- NUMBER OF REGULAR PARKING SPACES
- DECIDUOUS TREE
- LANDSCAPED AREA
- STORM LINE (UNDERGROUND)
- WATER LINE (UNDERGROUND)
- GAS LINE (UNDERGROUND)
- ELECTRIC LINE (UNDERGROUND)
- ELECTRIC LINE (OVERHEAD)
- FIBEROPTIC LINE (UNDERGROUND)
- CHAIN LINK FENCE
- WOOD FENCE
- CONCRETE AREA
- CONCRETE PIPE
- CORRUGATED METAL PIPE
- TRAVELED WAY WIDTH
- EASEMENT
- RIGHT-OF-WAY

| LINE | BEARING | DISTANCE | BEARING (R) | DISTANCE (R) |
|------|-------------|----------|-------------|--------------|
| L1 | N90°00'00"E | 40.46' | N90°00'00"E | 40.45' |
| L2 | N00°00'00"E | 12.05' | N00°00'00"W | 12.00' |
| L3 | S89°58'23"W | 10.00' | | |
| L4 | S42°27'01"E | 11.87' | N42°24'56"W | 11.85' |
| L5 | S47°39'03"W | 29.54' | N47°58'25"E | 29.46' |

ALTANSPS LAND TITLE SURVEY

A PORTION OF THE SE1/4 OF SECTION 1
TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN
CITY OF BOISE, ADA COUNTY, IDAHO

Project No. 160863
Drawn By: JPN/CEB
Checked By: WCS
Date: 12/02/2016
Sheet 2 of 2