



FILE #: 25-0144

BOUNDARY COUNTY

SUBDIVISION, LONG PLAT APPLICATION

P.O. Box 419, Bonners Ferry, Idaho 83805
Phone: (208) 267-7212

APPLICANT INFORMATION:

Applicant/Landowner: Hilt Venture Cap Inc			
Mailing Address: [REDACTED]		State: [REDACTED]	Zip: [REDACTED]
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]		

REPRESENTATIVE INFORMATION:

Representative's name: Grant Dorman			
Company name: Highland Surveying			
Mailing Address: [REDACTED]		State: [REDACTED]	Zip: [REDACTED]
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]		

PARCEL INFORMATION:

Parcel #: RP62N01E117821A	Parcel Acreage: 25.29	Parcel Zone: Rural Community/Commercial
Subdivision name: Timberline Commercial Park		<input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment <input type="checkbox"/> Re-plat
Point of Access: Highway 95		Nearest public road: Highway 95
Subdivision type: <input type="checkbox"/> Clustered <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Urban		
Proposed # of lots: 6	Smallest lot size: 1.000	Largest lot size: 19.297
Utilities:	Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Three Mile Assn.	Electric: <input type="checkbox"/> BF <input checked="" type="checkbox"/> NLI
	Sewer: <input type="checkbox"/> BF <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community:	Fire district: North Bench Fire District
	Roads: <input type="checkbox"/> Existing public <input type="checkbox"/> Proposed public <input checked="" type="checkbox"/> Private <input type="checkbox"/> State <input type="checkbox"/> Federal	
	Who will maintain roads: <input type="checkbox"/> Public <input type="checkbox"/> Private association <input checked="" type="checkbox"/> Lot owners	
Special purpose districts (fire, water, irrigation, drainage, etc.): Three Mile Water		

TO BE COMPLETED BY COUNTY:

Zone District: Rural Community / Commercial	Overlay Zones: [REDACTED]	<input checked="" type="checkbox"/> Airport <input type="checkbox"/> Flood	<input type="checkbox"/> Wetland <input type="checkbox"/> None	<input type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Moyie Springs ACI	Received: 12/23/2025 BMJ
Floodplain: Zone X	Panel #: 1602070575B	Development Permit #: n/a			Receipt #: 33863 & 33864

PROJECT DESCRIPTION:

Describe purpose of application (structure types, services, etc.):	Division of vacant parcel currently in cultivation for hay production. For a 6 lot plat division, lots 1-6 for commercial use and lot 7 a platted remainder lot for future development.

REQUIRED:

APPLICATION CHECKLIST:					
COPY OF DEED:	<input checked="" type="checkbox"/>	ACCESS, EASEMENT INFORMATION	<input type="checkbox"/>	PROPOSED/APPROVED ROAD NAME	<input type="checkbox"/>
PRELIMINARY PLAT: One 11x17 One electronic copy	<input checked="" type="checkbox"/>	ANY PROPOSED CC&RS	<input type="checkbox"/>	APPLICABLE WILL-SERVE LETTERS	<input type="checkbox"/>
PROPOSED ROAD DESIGN	<input type="checkbox"/>	UNIQUE SUBDIVISION NAME	<input checked="" type="checkbox"/>	FEES	<input checked="" type="checkbox"/>
ADDITIONAL DOCUMENTS, CHARTS, MAPS, OR DRAWINGS NECESSARY TO CONVEY SCOPE & DESIGN STANDARDS					<input type="checkbox"/>

I hereby certify that all the information, statements, attachments, and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Boundary County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner Signature:**Date:** 12/23/2025Joseph Bushnell On
behalf of Hilt VentureCAP, INC: See attached
letter

re:

Date: _____**Landowner Signature:** _____**Date:** _____

Submit with application fee to:

Boundary County Planning & Zoning

P.O. Box 419

Bonners Ferry, ID 83805

Timberline Commercial Park Landowner Authorization Letter

To Whom It May Concern,

I, **Don Fleming** “Title” **Hilt Venture Cap Inc** , (Hilt) as the legal owner of the property (parcel number **RP62N01E117821A**), hereby grant permission and authorize **Joseph Bushnell** of **Black Mountain Real Estate Development** (“BMRED”) to act on my behalf in matters related to the subdivision of the above-referenced property.

This authorization specifically includes, but is not limited to:

Preparing and submitting subdivision applications, plats, and related documentation.

Scheduling and attending hearings, meetings, and proceedings with city, county, or other governmental offices/agencies.

Communicating with officials, staff, and consultants regarding the subdivision process.

Taking all necessary actions required to pursue subdivision approval in compliance with applicable laws, regulations and signed purchase and sale agreements.

This authorization is limited solely to subdivision-related matters and does not transfer ownership, title, or any financial obligations, unless otherwise agreed to in writing.

I affirm that I am the current owner of record of the property described above and have the authority to grant this authorization.

Sincerely,


29F8C193CED3455...

Signed by: Date 9/22/2025 | 15:58:08 PDT

Hilt Venture Cap Inc

Name Donald T. Fleming

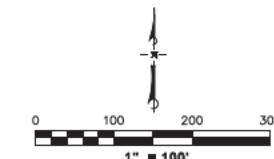
Title member

Phone Number [REDACTED]

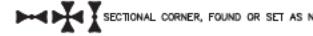
Email [REDACTED]

**TIMBERLINE
COMMERCIAL PARK
PRELIMINARY PLAT**

LYING IN THE
NW 1/4 OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 62 NORTH, RANGE 1 EAST, B.M.
BOUNDARY COUNTY, IDAHO



LEGEND



FOUND/SET SURVEY CONTROL AS NOTED
FOUND R/W MON. - 5/8" REBAR W/ 2 1/2" ALUM CAP, PLS #####
FOUND 5/8" REBAR AND CAP, PLS 3628, EXCEPT AS NOTED
FOUND 5/8" REBAR AND CAP, PLS 7540, EXCEPT AS NOTED
FOUND MONUMENT AS NOTED
PREVIOUSLY SET 5/8" X 30" REBAR AND CAP, PLS 1628B, EXCEPT AS NOTED
SET 5/8" X 30" REBAR AND CAP, PLS 1628B, EXCEPT AS NOTED
CALCULATED POINT, NOTHING FOUND, NOTHING SET

NE1/4 SW1/4 ALIQUOT PART PER GLO PLAT
CORNERS INDEX

ADJOINING SURVEYS

(R1)	SURVEY	- BK	1 PG	150 INST.	NO. 137752	- 1982
(R2)	SURVEY	- BK	1 PG	280 INST.	NO. 147879	- 1985
(R3)	SURVEY	- BK	2 PG	37 INST.	NO. 151244	- 1986
(R4)	SURVEY	- BK	3 PG	36 INST.	NO. 172599	- 1994
(R5)	SURVEY	- BK	3 PG	191 INST.	NO. 181408	- 1998
(R6)	SURVEY	- BK	6 PG	282 INST.	NO. 237282	- 2008
(R7)	SURVEY	- BK	6 PG	284 INST.	NO. 237466	- 2008
(R8)	SURVEY	- BK	8 PG	118 INST.	NO. 287356	- 2016

SPECIAL PURPOSE DISTRICTS

BOUNDARY COUNTY
BOUNDARY COUNTY AMBULANCE
BOUNDARY COUNTY LIBRARY
BOUNDARY COUNTY ROAD & BRIDGE
BOUNDARY SCHOOL #101
THREE MILE WATER

SURVEY PROCEDURES

STATIC AND RTK GNSS SURVEY WORK UTILIZED TRIMBLE GNSS RECEIVERS. NGS-OPUS WAS USED FOR PROCESSING STATIC GPS DATA. CONVENTIONAL SURVEYING UTILIZED A 3" TOTAL STATION. POSITIONS SHOWN FELL WITHIN ACCEPTABLE TOLERANCES.

STATEMENT OF PURPOSE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH CERTAIN CORNERS OF INTEREST SHOWN HEREON. THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP. THIS SURVEY DOES NOT ATTEMPT TO SHOW EASEMENTS OR RIGHTS OF WAY OF RECORD OR PRESCRIPTION. ANY PHYSICAL IMPROVEMENTS OR FEATURES OF OCCUPATION OR USE SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.

BASIS OF BEARINGS AND CONTROL STATEMENT

BASIS OF BEARINGS AND CONTROL STATEMENT
BEARINGS SHOWN ON THIS MAP ARE BASED ON THE IDAHO COORDINATE SYSTEM, WEST ZONE (1103), NAD83 (2011), EPOCH 2010.00, US SURVEY FEET. VALUES DERIVED WERE DETERMINED BY NGS OPUS SOLUTION. THE SITE COMBINATION FACTOR IS 0.99984430. THE CONVERGENCE ANGLE IS -0°24'13" CALCULATED AT EAST QUARTER CORNER OF SECTION 11 SHOWN HEREON.

DISTANCES ARE SHOWN IN GROUND DISTANCE AND WERE DETERMINED BY MULTIPLYING GRID DISTANCES BY 1.000157242, WHICH IS THE INVERSE OF THE SITE COMBINATION FACTOR.

SE 1/16
FOUND 5/8" REBAR, NO CAP.
ACCEPTED. ALSO FOUND BENT
REBAR NO CAP SE 0.16" FROM
ACCEPTED REBAR



HIGHLAND SURVEYING

6811 MAIN STREET, SUITE C
BONNERS FERRY, ID 83824
(208) 267-2080

1/4	SEC	T	R	DRAWN BY: GWD	SCALE: AS NOTED
	11	62N	1E	CHECKED BY: GWD	DATE: DECEMBER 2025
				JOB NO: 25019	SHEET: 1 OF 1

TIMBERLINE COMMERCIAL PARK PRELIMINARY PLAT

LYING IN THE

NW 1/4 OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 62 NORTH, RANGE 1 EAST, B.M.
BOUNDARY COUNTY, IDAHO

FOR

HILT VENTURE CAP INC.

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT HILT VENTURE CAP INC., A WASHINGTON CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS, THE SAME TO BE KNOWN AS "TIMBERLINE COMMERCIAL PARK" BEING THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 62 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, BOUNDARY COUNTY, IDAHO, LYING EAST OF U.S. HIGHWAY NO. 95.

LESS:

A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 62 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, BOUNDARY COUNTY, IDAHO; BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 279966, RECORDS OF BOUNDARY COUNTY, IDAHO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, WHICH IS MARKED ON THE GROUND BY AN 5/8-INCH REBAR; THENCE, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, N 00°20'15" E, 785.97 FEET, TO A 5/8-INCH REBAR WITH PLASTIC CAP STAMPED PLS 7540; THENCE, S 89°52'15" E, 55.29 FEET, TO A 5/8-INCH REBAR; THENCE, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, COINCIDENT WITH THE NORTHWEST CORNER OF INSTRUMENT NUMBER 142746; THENCE, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, S 00°20'14" W, 785.72 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 62 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, BOUNDARY COUNTY, IDAHO; BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 279966, RECORDS OF BOUNDARY COUNTY, IDAHO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, WHICH IS N 00°20'14" E, 785.72 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, COINCIDENT WITH THE SOUTH LINE OF INSTRUMENT NUMBER 16268, AND THENCE ON THE OUTLINE OF AN 5/8-INCH REBAR; THENCE, LEAVING THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, N 89°52'15" W, 55.08 FEET, TO A 5/8-INCH REBAR AND PLASTIC CAP STAMPED PLS 7540; THENCE, N 00°21'15" E, 173.32 FEET TO A 5/8-INCH REBAR AND PLASTIC CAP STAMPED PLS 7540; THENCE, S 89°49'25" E, 55.29 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE, MARKED ON THE GROUND BY A 5/8-INCH REBAR WITH PLASTIC CAP STAMPED PLS 6326; THENCE ALONG SAID EAST LINE, S 00°25'50" W 173.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE SIXTY (60) FOOT WIDE STRIP OF LAND SHOWN HEREIN AS MARKED OUT, EXCLUDING THE EXCLUSIVE SIXTY (60) FOOT WIDE STRIP OF LAND SHOWN HEREIN ACROSS THE WESTERLY 60 FEET OF LOTS 2 IS HEREBY DEDICATED FOR ACCESS TO THE OWNERS OF LOTS 1 THRU 7 AND FOR UTILITY PURPOSES TO ALL UTILITY PROVIDERS OF THIS PLAT.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RIGHTS, RESERVATIONS AND ENCUMBRANCES OF RECORD OR IN VIEW.

DONALD FLEMING, DIRECTOR

DATE

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF IDAHO)
ss.
COUNTY OF BOUNDARY)

ON THIS ____ DAY OF ____ IN THE YEAR OF 20____ BEFORE ME
A NOTARY PUBLIC FOR THE STATE OF ____ PERSONALLY APPEARED DONALD
FLEMING, DIRECTOR OF HILT VENTURE CAP INC., A WASHINGTON CORPORATION,
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED
THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING AT: _____
COMMISSION EXPIRES: _____

COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF
COUNTY COMMISSIONERS, BOUNDARY COUNTY, IDAHO

DATED THIS ____ DAY OF ____ 20____

CHAIR, BOARD OF BOUNDARY COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY
OF ____ 20____

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

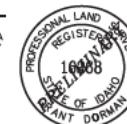
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREBE PLAT OF
TIMBERLINE COMMERCIAL PARK AND HAVE DETERMINED THAT IT
COMPLETES WITH APPLICABLE STATE STATUTES AND COUNTY
ORDINANCES REGARDING PLATS AND SUBMISSION REGULATIONS.

DATED THIS ____ DAY OF ____ 20____

BOUNDARY COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, GRANT DORMAN, PLS 16268, STATE OF IDAHO, DO
HEREBY CERTIFY THAT THIS RECORD OF SURVEY IS
TRUE REPRESENTATION OF A SURVEY PERFORMED BY
ME OR UNDER MY DIRECTION.



EASEMENTS OF RECORD

1. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE
PORTION OF THE LAND AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN
INSTRUMENT:

GRANTED TO: BEE LINE WATER ASSOCIATION, INC.

RECORDED: APRIL 16, 1970

INSTRUMENT NO.: 105760

2. A DASHEMOT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE
PORTION OF THE LAND AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN
INSTRUMENT:

GRANTED TO: BEE LINE WATER ASSOCIATION, INC.

RECORDED: APRIL 16, 1970

INSTRUMENT NO.: 105331

3. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE
PORTION OF THE LAND AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN
INSTRUMENT:

GRANTED TO: NORTHERN LIGHTS, INC.

RECORDED: NOVEMBER 20, 1987

INSTRUMENT NO.: 154321

4. EASEMENTS RESERVATIONS AND DEDICATIONS, AS SHOWN ON RECORD OF SURVEY.
RECORDED: JUNE 8, 2016

INSTRUMENT NO.: 267356

5. EASEMENTS RESERVATIONS AND DEDICATIONS, AS SHOWN ON RECORD OF SURVEY.
RECORDED: JANUARY 5, 2018

INSTRUMENT NO.: 272827

SANITARY RESTRICTION

T.B.D.

WATER AND SEWER CERTIFICATION

LOTS WITHIN TIMBERLINE COMMERCIAL PARK WILL RECEIVE WATER
BY 3 MILE WATER AND WILL HAVE INDIVIDUAL OR SHARED SEPTIC
SYSTEMS.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE
DESCRIBED PROPERTY HAVE BEEN FULLY PAID TO AND INCLUDING
THE YEAR 20____

DATED THIS ____ DAY OF ____ 20____

BOUNDARY COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF ____ 20____ AT ____ M.
AT THE REQUEST OF HIGHLAND SURVEYING, LLC.

BOOK ____ OF PLATS, PAGE ____ AS INSTRUMENT NUMBER ____

COUNTY CLERK _____ DEPUTY _____ FEE _____

HIGHLAND SURVEYING

6811 MAIN STREET, SUITE C

BONNERS FERRY, ID 83815

(208) 287-0360

1/4	SEC	T	R	DRAWN BY GWD	SCALE: AS NOTED
11	62N	1E		CHECKED BY GWD	DATE: DECEMBER 2025

JOB NO.: 25019 SHEET: 1 OF 1



Community Title, LLC

WARRANTY DEED

Escrow No.: 24959-JF

STATE OF IDAHO
County of Boundary
Filed by: Community Title, LLC
on 03/01/2021 at 10:07 AM
Glenda Poston
County Recorder *[Signature]*
By Deputy

FOR VALUE RECEIVED

Fees: \$ 15.00
E-Recording
Recording Number: 285745

Charles E. Schrock, Trustee of The Charles E. Schrock Revocable Inter Vivos Trust

the grantor, do(es) hereby grant, bargain, sell and convey unto

Hilt Venture Cap Inc., a Washington Corporation

whose current address is 3812 124th Avenue Ct E., Edgewood, WA 98372-9296

the grantee, the following described premises, in Boundary County, Idaho, TO WIT:

A tract of land being the Northwest Quarter of the Southeast Quarter of Section 11, Township 62 North, Range 1 East of the Boise Meridian, Boundary County, Idaho, lying East of U.S. Highway No. 95.

LESS:

A tract of land in the East Half of the Northwest Quarter of the Southeast Quarter of Section 11, Township 62 North, Range 1 East of the Boise Meridian, Boundary County, Idaho; being a portion of that property described in Instrument Number 279966, records of Boundary County, Idaho; more particularly described as follows:

BEGINNING at the Southeast corner of said Northwest Quarter of the Southeast Quarter of said Section 11, which is marked on the ground by an 5/8-inch rebar; thence, along the South line of said Northwest Quarter of the Southeast Quarter, S 89°52'01" W, 55.29 feet, to a 5/8-inch rebar with plastic cap stamped PLS 7540; thence, leaving said South line, N 00°21'15" E, 785.97 feet, to a 5/8-inch rebar and plastic cap stamped PLS 7540; thence, S 89°52'15" E, 55.06 feet, to a 5/8-inch rebar on the East line of said Northwest Quarter of the Southeast Quarter, coincident with the Northwest corner of Instrument Number 142745; thence along the East line of the Northwest Quarter of the Southeast Quarter, S 00°20'14" W, 785.72 feet to the POINT OF BEGINNING.

Subject to and together with existing road easements recorded in Instrument #137939 in records of Boundary county, Idaho.

ALSO LESS:

A tract of land in the East Half of the Northwest Quarter of the Southeast Quarter of Section 11, Township 62 North, Range 1 East of the Boise Meridian, Boundary County, Idaho; being a portion of that property described in Instrument Number 279966, and more particularly described as follows:

BEGINNING at a point on the East line of the Northwest Quarter of the Southeast Quarter, which is N 00°20'14" E, 785.72 feet from the Southeast corner of said Northwest Quarter of the Southeast Quarter, coincident with the Southwest corner of Instrument Number 163934 and marked on the ground by an 5/8 rebar; thence, leaving the East line of said Northwest Quarter of the Southeast Quarter, N 89°52'15" W, 55.06 feet to a 5/8-inch rebar and plastic cap stamped PLS 7540; thence, N 00°21'15" E, 173.32 feet to a 5/8-inch rebar and plastic cap stamped PLS 7540; thence, S 89°49'25" E, 55.29 feet to the East line of said Northwest Quarter of the Southeast Quarter, marked on the ground by a 5/8-inch rebar with plastic cap stamped PLS 3628; thence along said East line, S 00°25'50" W 173.24 feet to the POINT OF BEGINNING.

Subject to existing road easements recorded in Instrument # 137939 in records of Boundary County, Idaho

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he/she the owner in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that they will warrant and defend the same from all lawful claims whatsoever.

Dated: 3/1/21

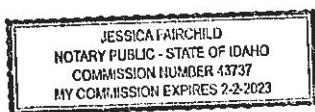
The Charles E Schrock Revocable Inter Vivos Trust


By: Charles E Schrock, Trustee

STATE OF IDAHO }
COUNTY OF BOUNDARY }
} SS.
}

On this 1 day of March, 2021, before me, a Notary Public in and for said state, personally appeared **CHARLES E. SCHROCK** known or identified to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument as Trustee of the **THE CHARLES E SCHROCK REVOCABLE INTER VIVOS TRUST** and acknowledged to me that HE executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Jessica Fairchild
Notary Public for the State of Idaho
Residing at: Bonners Ferry
Commission Expires: 2/02/2023



PRELIMINARY TITLE COMMITMENT ATTACHED

Date: June 20, 2025

File No.: 1006787

Property: NNA Highway 95, Bonners Ferry, ID 83805

Buyer/Borrower: Black Mountain Real Estate Development LLC, An Idaho Limited Liability Company

Seller: Hilt Venture Cap INC., a Washington Corporation

In connection with the above referenced transaction, we are providing you with the following contact information. Enclosed please find your Title Commitment.

Buyer/Borrower

Black Mountain Real Estate Development LLC, An Idaho Limited Liability Company
594 Black Mountain Rd.
Bonners Ferry, ID 83805

Seller:

Hilt Venture Cap INC., a Washington Corporation
3812 124th Avenue E Edgewood
Puyallup, WA 98372



Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

Title Officer:

Sharlene Delaney
sharlene.delaney@alliancetitle.com
(208) 267-3129

Escrow Officer:

Rebecca Bradley
rebecca.bradley@alliancetitle.com
(208) 267-3129
6977 Main St. #8553
Bonners Ferry, ID 83805

Email escrow closing documents to:

bonnersferry@alliancetitle.com



In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your Escrow Officer or Title Officer if you answer "Yes" to any of the following:

- ❖ **Will you be using a Power of Attorney?**
- ❖ **Are any of the parties in title incapacitated or deceased?**
- ❖ **Has a change in marital status occurred for any of the principals?**
- ❖ **Will the property be transferred into or from a trust, partnership, corporation or Limited Liability Company?**
- ❖ **Has there been any construction on the property in the last six months?**

Remember, all parties signing documents must have a current driver's license or other valid government issued photo I.D.



Title Fees & Breakdown Coverage

Sales Price		\$600,000.00		
Owners Coverage	X	Standard Coverage		Extended Coverage
Loan Amount				
Loan Coverage		Standard Coverage		Extended Coverage
Underwriter		Commonwealth Land Title Insurance Company		

Title Policy Calculations For Disclosure

Product	CD Disclosed Premiums	Actual Premiums	Premium Adjustments
Loan Policy	\$0.00	\$0.00	(Simultaneous Issue Credit) \$0.00
Owner's Policy	\$1,985.00	\$1,985.00	(Short Term Discount. – If Any) \$0.00

Other Borrower Fees

Endorsements:	
Inspection Fee	
Additional Chain	
Closing Protection Letter	

Recording Fees

Idaho	\$15 for a Deed less than 30 pages. \$45 for a Deed of Trust/Mortgage with less than 30 pages. Otherwise, \$10 for the first page, \$3 for each additional page
Montana	\$8.00 per page for a standard/conforming document. Add an additional \$10.00 per document if the document is non-conforming (outside the required margins etc.)
Washington	\$303.50 for the first page of a Deed and \$304.50 for the first page of a Deed of Trust with, \$1 for each additional page
Wyoming	\$12 for the first page, \$3 for each additional page
E-File Fees	
Idaho	An additional \$5.00 per document in Idaho
Washington	An additional \$5.00 (plus sales tax) per document in Washington
Wyoming, and Montana	An additional \$5.00 per document in Wyoming & Montana



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
COMMONWEALTH LAND TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Commonwealth Land Title Insurance Company, a Florida corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned By:

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Sharlene Delaney

Authorized Signatory

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nenozura
Secretary

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81C170B

ALTA Commitment for Title Insurance (7-1-21)

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File No.: 1006787

ALTA Commitment for Title Insurance (07-01-2021)

AMERICAN
LAND TITLE
ASSOCIATION



COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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ALTA Commitment for Title Insurance (7-1-21)

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File No.: 1006787

ALTA Commitment for Title Insurance (07-01-2021)

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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File No.: 1006787

ALTA Commitment for Title Insurance (07-01-2021)

ALTA Commitment for Title Insurance (7-1-21)



7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at www.alta.org/arbitration.

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ALTA Commitment for Title Insurance (7-1-21)

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File No.: 1006787

ALTA Commitment for Title Insurance (07-01-2021)

AMERICAN
LAND TITLE
ASSOCIATION

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
Commonwealth Land Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Alliance Title & Escrow, LLC
Issuing Office: 6977 Main St. #8553, Bonners Ferry, ID 83805
Loan Number:
Issuing Office File Number: 1006787
Property Address: NNA Highway 95, Bonners Ferry, ID 83805
Commitment No.: []

1. Commitment Date: June 20, 2025 at 7:30 A.M

2. Policy to be issued:

(a) 2021 ALTA® Owner's Policy	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Extended
	Amount:	\$600,000.00
	Premium:	\$1,985.00

Endorsements:

Proposed Insured:

Black Mountain Real Estate Development LLC, An Idaho Limited Liability Company

(b) 2021 ALTA® Loan Policy	<input type="checkbox"/> Standard	<input type="checkbox"/> Extended
	Amount:	
	Premium:	\$0.00

Endorsements:

Proposed Insured:

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

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ALTA Commitment for Title Insurance (7-1-21)

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File No.: 1006787

ALTA Commitment for Title Insurance (07-01-2021)



4. The Title is, at the Commitment Date, vested in:

Hill Venture Cap Inc., a Washington Corporation

5. The Land is described as follows:

A PORTION OF THE BELOW DESCRIBED PROPERTY WHICH IS TO BE SURVEYED WITH NEW LEGAL DESCRIPTION PROVIDED.

A tract of land being the Northwest Quarter of the Southeast Quarter of Section 11, Township 62 North, Range 1 East of the Boise Meridian, Boundary County, Idaho, lying East of U.S. Highway No. 95.

LESS:

A tract of land in the East Half of the Northwest Quarter of the Southeast Quarter of Section 11, Township 62 North, Range 1 East of the Boise Meridian, Boundary County, Idaho; being a portion of that property described in Instrument Number 279966, records of Boundary County, Idaho; more particularly described as follows:

BEGINNING at the Southeast corner of said Northwest Quarter of the Southeast Quarter of said Section 11, which is marked on the ground by an 5/8-inch rebar; thence, along the South line of said Northwest Quarter of the Southeast Quarter, S 89°52'01" W, 55.29 feet, to a 5/8-inch rebar with plastic cap stamped PLS 7540; thence, leaving said South line, N 00°21'15" E, 785.97 feet, to a 5/8-inch rebar and plastic cap stamped PLS 7540; thence, S 89°52'15" E, 55.06 feet, to a 5/8-inch rebar on the East line of said Northwest Quarter of the Southeast Quarter, coincident with the Northwest corner of Instrument Number 142745; thence along the East line of the Northwest Quarter of the Southeast Quarter, S 00°20'14" W, 785.72 feet to the POINT OF BEGINNING.

Subject to and together with existing road easements recorded in Instrument #137939 in records of Boundary County, Idaho.

ALSO LESS:

A tract of land in the East Half of the Northwest Quarter of the Southeast Quarter of Section 11, Township 62 North, Range 1 East of the Boise Meridian, Boundary County, Idaho; being a portion of that property described in Instrument Number 279966, records of Boundary County, Idaho; more particularly described as follows:

BEGINNING at a point on the East line of the Northwest Quarter of the Southeast Quarter, which is N 00°20'14" E, 785.72 feet from the Southeast corner of said Northwest Quarter of the Southeast Quarter, coincident with the Southwest corner of Instrument Number 163934 and marked on the ground by an 5/8 rebar; thence, leaving the East line of said Northwest Quarter of the Southeast Quarter, N 89°52'15" W, 55.06 feet to a 5/8-inch rebar and plastic cap stamped PLS 7540; thence, N 00°21'15" E, 173.32 feet to a 5/8-inch rebar and plastic cap stamped PLS 7540; thence, S 89°49'25" E, 55.29 feet to the East line of said Northwest Quarter of the Southeast Quarter, marked on the ground by a 5/8-inch rebar with plastic cap stamped PLS 3628; thence along said East line, S 00°25'50" W 173.24 feet to the POINT OF BEGINNING.

Subject to existing road easements recorded in Instrument #137939 in records of Boundary County, Idaho.

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ALTA Commitment for Title Insurance (7-1-21)

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File No.: 1006787

ALTA Commitment for Title Insurance (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART I

ISSUED BY

Commonwealth Land Title Insurance Company

REQUIREMENTS:

File Number: 1006787

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Taxes, including any assessments collected therewith, for the year shown below are paid:
Amount: \$127.28
Year: 2024
Parcel No.: RP62N01E117821A (IOP)
6. According to the available County Assessor's Office records, the land is purported to have no improvements and/or is non-owner occupied. Upon confirmation, as provided in Commitment Condition 4 the Company may amend this commitment to add, among other things, additional exceptions or requirements.
7. We will require recorded survey, legal description and County approval of property split prior to closing.
8. Permit from State of Idaho Department of Transportation prior to close for insured access to be granted.
9. The company will require a copy of articles of organization, operating agreements, if any, and a current list of its members and managers for Black Mountain Real Estate Development LLC, a limited liability company.
10. The company will require a copy of certificate of registration for Black Mountain Real Estate Development LLC, limited liability company.
11. Before issuing its policy of title insurance, the company will require evidence, satisfactory to the company, that Hill Venture Cap Inc., a Washington Corporation
(a) Is validly formed on the date when documents in this transaction are to be signed;
And
(b) Is in good standing and authorized to do business in the state or country where the corporation was formed.
12. The company will require the following documents in order to insure a conveyance or encumbrance by the corporation named below:
Corporation: Hill Venture Cap Inc., a Washington Corporation, a Nonprofit corporation
(a) A copy of the corporation by-laws and articles.
(b) An original or certified copy of the resolution authorizing the subject transaction.
(c) If the articles or by-laws require the approval of a parent organization, we will also require a copy of those by-laws and articles.

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ALTA Commitment for Title Insurance (07-01-2021)



NOTES:

- A. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason of reliance thereon.
- B. This Company reserves the right to add additional requirements and exceptions, as the details of this transaction are disclosed to, or become known by the Company.
- C. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- D. According to the available County Assessor's Office records, the purported address of said land is:
NNA Highway 95, Bonners Ferry, ID 83805
- E. We find no activity in the past 24 months regarding transfer of title to subject property. We note the following transfer of title to subject property:
Warranty Deed
Grantor: Charles E Schrock, Trustee of The Charles E Schrock Revocable Inter Vivos Trust
Grantee: Hill Venture Cap Inc., a Washington Corporation
Recorded: March 1, 2021
Instrument No.: [285745](#)
- F. As of the date hereof there are no matters against Black Mountain Real Estate Development LLC, An Idaho Limited Liability Company which would appear as exceptions in the policy to issue, except as shown herein.

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ALTA Commitment for Title Insurance (07-01-2021)



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II**

ISSUED BY Commonwealth Land Title Insurance Company

EXCEPTIONS:

File Number: 1006787

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public 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 of such proceedings, whether or not shown by the records of such agency or by the public records.
8. Taxes, including any assessments collected therewith, for the year 2025 which are a lien not yet due and payable.
9. Liens, levies and assessments of the Three Mile Water District.
10. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Bee Line Water Association, Inc.
Recorded: April 16, 1970
Instrument No.: [105768](#)
11. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Bee Line Water Association, Inc.

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ALTA Commitment for Title Insurance (07-01-2021)



Recorded: June 30, 1970

Instrument No.: [106331](#)

12. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Granted To: Northern Lights, Inc.

Recorded: November 20, 1987

Instrument No.: [154321](#)

13. Easements reservations and dedications, as shown on record of survey.

Recorded: June 8, 2016

Instrument No.: [267356](#)

14. Easements reservations and dedications, as shown on record of survey.

Recorded: January 5, 2018

Instrument No.: [272827](#)

15. Access is subject to State of Idaho Department of Transportation approval.

16. The Company will require a copy of the Operating Agreement (including any approvals of withdrawal of member(s) or acceptance of new member(s)) and the Articles of Organization of Hill Venture Cap Inc., a Washington Corporation, for its examination prior to closing. Any conveyance or encumbrance of the Limited Liability Company's property must be executed by all of the members unless otherwise provided for in the Operating Agreement.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF SCHEDULE B

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ALTA Commitment for Title Insurance (07-01-2021)



Boundary County Parcel Information**Parcel Information**

Parcel #:	RP62N01E117821A	Tax Year	Annual Tax
Site Address:	ID 83805	2024	\$127.28
Owner:	Hilt Venture Cap Inc 3812 124th Avenue Ct E Edgewood WA 98372 - 9296	2023	\$113.60
Twn/Range/Section:	62N / 01E / 11	2022	\$114.44
Parcel Size:	25.29 Acres (1,101,632 SqFt)	Legal	
Lot Dimensions:	NW4SE4 E OF HWY LESS TAX 123 & 125 SEC 11 T62N R1E		

Plat/Subdivision:

Document #: 285745 WDO, 281448 WDS,
281426 WDS, 280107 DTT,
279966 WDO

Census Tract/Block: 970100 / 1061

Total Land Value: \$33,960.00

Total Impr Value: \$0.00

Total Value: \$33,960.00

Land

Land Use: 103 - Non-irrigated agri land

Zoning: Rural Community

School District: 101 - Boundary County

Building Count:

Improvement

Year Built:	A/C:	No	Bathrooms:
Stories:	Bedrooms:		Heat:
Total Area:	Garage:		Roof Covering:
Finished Area:	Basement:		Carport:
Unfinished Area:			
Exterior Walls:	Fireplace:	1	Pool:

Transfer Information

Rec. Date: 03/01/2021

Doc Num: 285745

Doc Type: Warranty Deed

Owner: Hilt Venture Cap Inc

Grantor: SCHROCK CHARLES E

Orig. Loan Amt:

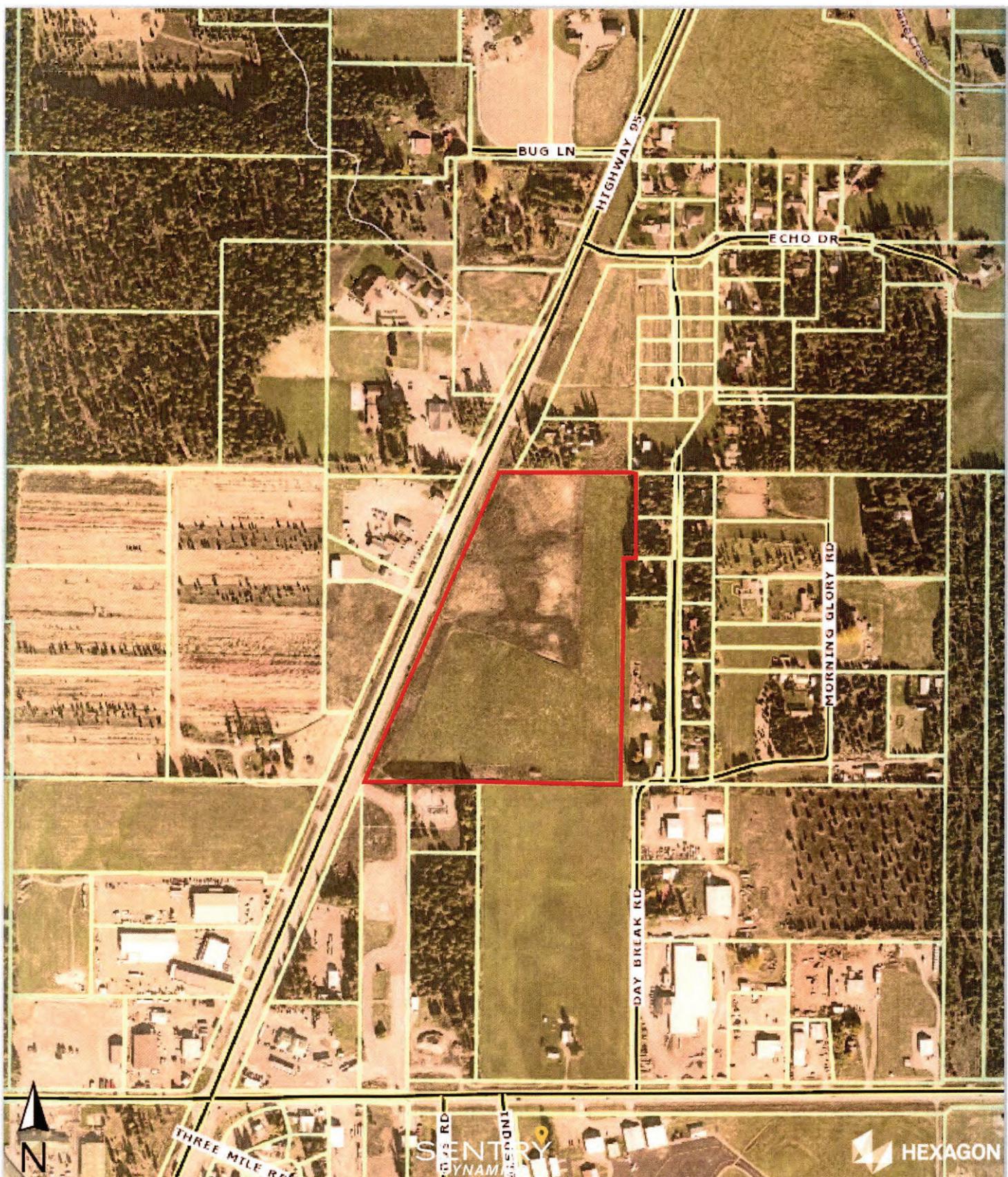
Title Co: COMMUNITY TITLE LLC

Finance Type:

Loan Type:

Lender:

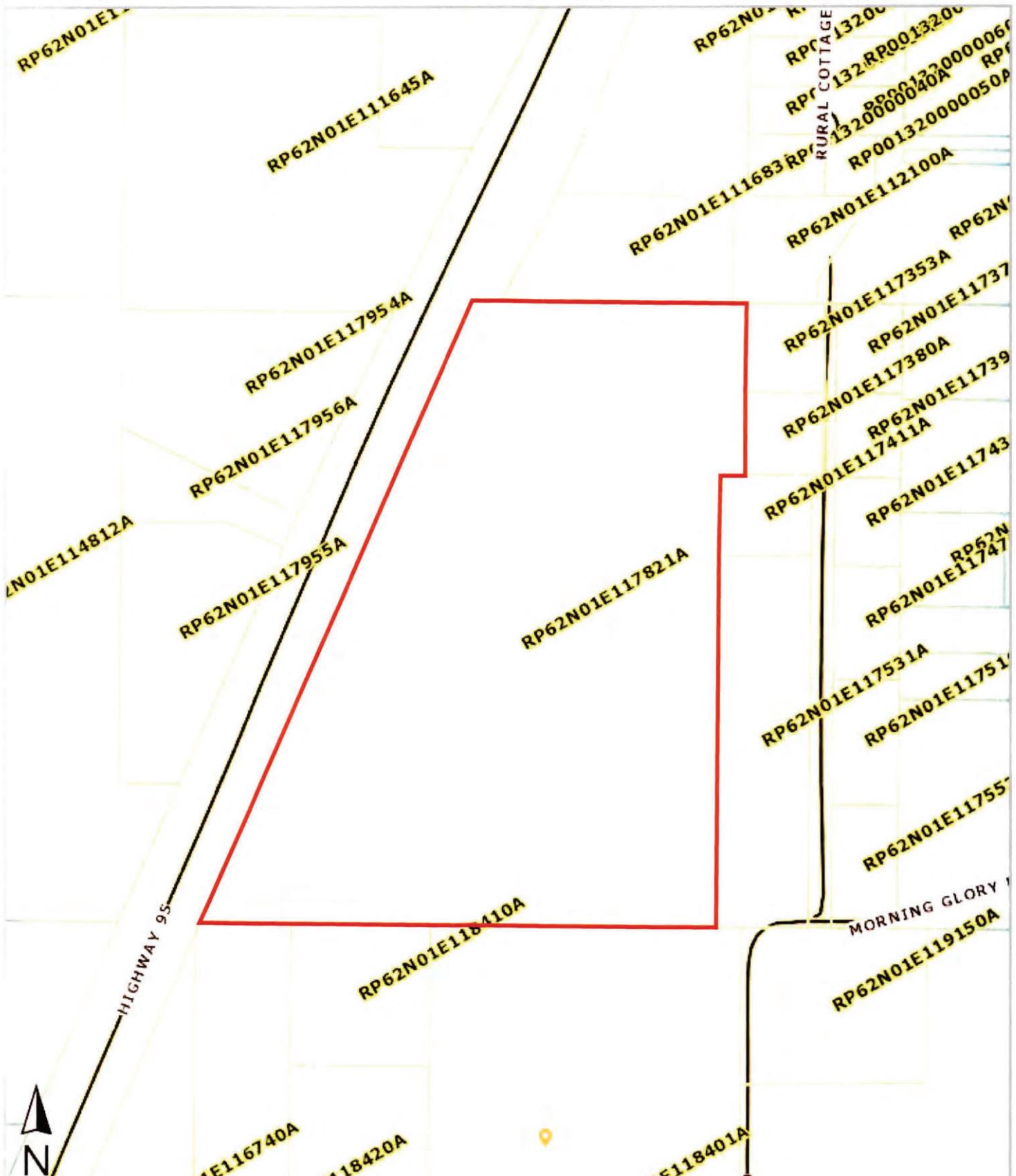
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



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ALLIANCE
TITLE & ESCROW



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ALLIANCE TITLE & ESCROW

BOUNDARY COUNTY 2024 TAX ROLL
TXB011

PARCEL KEY	YEAR	NAME/ADDRESS	LEGAL	MARKET VALUE		TAX/SPECIALS		AMOUNT	
RP62N01E117821A	2024	HILT VENTURE CAP INC 3812 124TH AVENUE CT E EDGEWOOD WA 98372	NW4SE4 E OF HWY LESS TAX 123 & 125 SEC 11 T62N R1E	33,960		LD 20 COUNTY IM 21 COUNTY JDGMT OT 200 SCHOOL TORT 211 SCHOOL BOND 212 SCHOOL SUPP. 213 SCHOOL EMERG.		89.02 .24 1.02 23.48	
BILL#	2406727			33,960		400 ROAD & BRIDGE 700 LIBRARY DIST. 701 LIBRARY JDGMT 720 3 MILE WATER 800 AMBULANCE 801 AMBULANCE JDGMT		6.48 .02 7.00 .02	
TAX CODE	6-0000								
BILLED TO: HILT VENTURE CAP INC								127.28	
REMARK: CK# 2004	SK		POSTED	BATCH	TRANS	PAYCD	PUP	TAX LATE CHG INTEREST COST	TOTAL
PAYOR : HILT VENTURE CAP INC			12/02/2024	120201	29	P		127.28	127.28

ASSESSOR PARCEL INFORMATION

TYPE	PARCEL NO	STATUS	NAME/ADDRESS	** PARCEL KEY **		CAT	QUANTITY	UNIT	MARKET	REVIEW
				LEGAL	DESCRIPTION					
RP	62N01E117821	A	HILT VENTURE CAP INC	NW4SE4	E OF HWY LESS	3	25.290	AC	33,960	2022
006-0000	RP62N01E117821T		3812 124TH AVENUE CT E	TAX	123 & 125					
			EDGEWOOD	WA	98372	SEC	11	T62N R1E		
18										
285745	WDO									
281448	WDS									
281426	WDS									
280107	DTT									
279966	WDO									
PROPERTY ADDR:								25.290 **	33,960 ***	
TYPE:	LOCATION:	CAMA AREA #:	1							
DEED CHANGE DATE: 2021/03/01										
INSP YR: 2022										

6/18/25

TAX MASTER INQUIRY - BOUNDARY COUNTY

PMPKEY: RP 62N01E117821 A	YEAR 2024	BILLED TO: HILT VENTURE CAP INC	BILL# 2406727
TXPKEY: RP62N01E117821A			
NAME HILT VENTURE CAP INC		CODE AREA 6-0000 ACCT TYP	
		BANK FLB OWNER PUP	
		MARKET VALUE	33,960
ADDRESS 3812 124TH AVENUE CT E		HARDSHIP	
		HOMEOWNER	
EDGEWOOD	WA 98372	NET MARKET	33,960
		TAX AMOUNT	127.28
LEGAL NW4SE4 E OF HWY LESS		LESS: PTR/HTR/ATR	
TAX 123 & 125		PLUS: SPECIALS	
SEC 11 T62N R1E		NET TAX BILLED	127.28
		TAX PAYMENTS	127.28
		TAX CANCELLED	
		SPEC CANCELLED	
		REMAINING TAX DUE	

NEXT PARCEL# RP _____ A OR NEXT BILL# RP _____ 2024

F3=EXIT F14=OTHER TAXES F2=PRT SCREEN F5=PAYMNTS F6=TRANSACTIONS F24=MORE
F4=TAX COMMENTS