

February 19, 1954

Recently we wrote asking you to write a specific insurance policy for the Caldwell Chamber of Commerce, Housing Authority, or Caldwell Night Rodeo.

On further study, the Board of Directors has decided to make the Caldwell Association of Insurance Agents responsible for proper coverage. Agents belonging to the Chamber of Commerce who are NOT members of the Association will be assigned their fair share of this business from the Caldwell Association of Insurance Agents on instruction from the directors of the above-listed organizations.

We hope this arrangement meets with your approval and want you to know that we intend to place the business with those who support our Chamber of Commerce.

Mr. Coley Smith, who is a member of the Board of Directors of the Chamber of Commerce, has asked that his agency be excluded from the distribution of insurance in this program.

Sincerely yours,

Eddie G. Cole  
Manager

EGC:ADP

UNITED PACIFIC INSURANCE COMPANY  
STATEMENT OF ADJUSTED PREMIUMS

INSURED HOUSING AUTHORITY OF THE CITY OF DATE OCTOBER 7, 1953  
 ADDRESS CALDWELL, IDAHO /CALDWELL POLICY No. CLP 57453  
 AUDITOR W. H. RUTLEDGE AGENT WM. L. GLAISYER  
 AUDIT PERIOD 8-5-52/53 AGENT CODE 1415-27  
 DATE OF AUDIT 10-6-53 CANCELLATION DATE \_\_\_\_\_ PERIOD POLICY 8-5-52/53

		Premium Earned	Previously Billed	Additional Premium	Return Premium
OWNED AUTOMOBILES					
ITEMS 1, 2, & 4 ON ALL YEAR	BI	89.41	89.41		
	PD	58.80	58.80		
ITEMS 3 & 5 OFF ALL YEAR	BI		60.37		60.37
	PD		38.70		38.70
NON-OWNED AUTOMOBILE					
CLASS 1 E. G. COLE	BI	2.90	2.90		
	PD	1.00	1.00		
CLASS 11 7	BI	2.90	2.90		
	PD	.70	.70		
AUTO SURCHARGE	BI	.95	1.55		.60
	PD	.61	.99		.38
O. L. & T.					
CORRECT AS SHOWN, EXCEPT FOR THE FOLLOWING CHANGES:					
(1) CLEVELAND HEIGHTS HOMES, OFF ALL YEAR	BI		82.30		82.30
(2) 1 - 36 MAN DORMITORY, OFF ALL YEAR	BI		15.06		15.06
(3) 1 SCHOOL BLDG., OFF ALL YEAR BLDG. NOW USED FOR RECREATION, NO PREMIUM ADJUSTMENT	BI	31.00	31.00		
BALANCE, O. L. & T.	BI	210.19	210.19		
<b>TOTAL</b>		<b>398.46</b>	<b>595.87</b>		<b>197.41</b>

RETURN PREMIUM \$197.41  
 Insert "Additional" or "Return"

**CHANGES IN DECLARATIONS OF CLP POLICY**

TO BE DETERMINED

In consideration of an additional premium of \$UPON AUDIT a return it is hereby agreed the following changes are made in the declarations of the below numbered policy:

7. The insurance afforded is only with respect to such and so many of the following coverages as are indicated by specific limits of liability:

BODILY INJURY		PROPERTY DAMAGE	
COVERAGES	LIMITS OF LIABILITY	COVERAGES	LIMITS OF LIABILITY
A (I) Automobiles— including the loading and unloading thereof	\$ <u>50,000.00</u> each person \$ <u>100,000.00</u> each occurrence	B Automobiles— includ- ing the loading and un- loading thereof	\$ <u>10,000.00</u> each occurrence
A (II) Products	\$ ..... each person \$ ..... each occurrence \$ ..... aggregate	C (I) Products	\$ ..... each accident \$ ..... aggregate
A (III) All Other Exposures	\$ <u>50,000.00</u> each person \$ <u>100,000.00</u> each occurrence	C (II) All Other Exposures	\$ ..... each accident \$ ..... aggregate operations \$ ..... aggregate protective \$ ..... aggregate contractual

Provisional deposit premium payable on effective date is \$....., on first anniversary \$ ..... and on second anniversary \$ .....; Anniversary premiums ..... include automobile premiums.  
(do—do not)

TO CONFORM WITH THE OREGON PUBLIC UTILITIES  
COMMISSION.

All terms and conditions of the policy to which this endorsement is attached remain unchanged except as herein specifically provided. This endorsement shall be null and void unless attached to a United Pacific Insurance Company policy.

This endorsement is to be attached to and form a part of Policy No. CLP-57453 issued to HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO and shall become effective on JANUARY 1, 1954, at the hour designated in said policy.

In Witness Whereof, the United Pacific Insurance Company has caused this endorsement to be signed by its President; but the same shall not be binding upon the Company unless countersigned by its Authorized Agent.

*Wm. L. Glaisyer*  
Countersigned by

*John Reynolds*  
President

ENDORSEMENT # 4.

Authorized Agent

AGREEMENT

WHEREAS, under date of March 27, 1952, a lease was entered into between Housing Authority of the City of Caldwell, Idaho, as lessor, and V.H. WAGNER, as lessee, providing for the leasing to said lessee of the east portion of the building located at the Caldwell Farm Labor Camp known as the Community Building;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements of the parties hereto, said V. H. Wagner hereby agrees that on or before the 5th day of each and every month during the term of said lease, or any extension thereof, commencing with the 5th day of April, 1952, he shall pay to the Caldwell Chamber of Commerce the sum of \$25.00 per month, and that his failure so to make such payment shall be considered as a default in the terms of said above mentioned lease and shall be considered a cause for termination of said lease, without notice.

Dated March 27, 1952.

V. H. Wagner  
V. H. Wagner

CALDWELL CHAMBER OF COMMERCE

B Y

Stephen Wright



POTTER AGENCY  
113-12TH AVENUE SOUTH  
TELEPHONE: 6-4694  
NAMPA, IDAHO

GENERAL INSURANCE COMPANY OF AMERICA  
FIRST NATIONAL INSURANCE CO. OF AMERICA  
GENERAL CASUALTY COMPANY OF AMERICA  
SAFECO® INSURANCE CO. OF AMERICA  
HOME OFFICES—SEATTLE 5, WASHINGTON

April 5, 1956

City of Caldwell  
Caldwell  
Idaho

Gentlemen:

Please be advised that the General Casualty Company of America has a blanket liability policy in force No. 64997 for Mr. George A. Bye with bodily injury liability limits of \$50,000 one person; \$100,000 one occurrence; and property damage, automobile, and other-than-automobile liability in the limits of \$10,000.

This policy was written May 31, 1955, with an annual audit date of May 31, 1956. The expiration date is May 31, 1958.

Very truly yours,

POTTER AGENCY

By *Donald C. Potter*  
Donald C. Potter

DCP:jen

*File  
UNDUR  
CANYON Hill Project  
MOUNTS*

205 Jefferson Bldg.  
Telephone 2-3691

# IDAHO HOSPITAL SERVICE

BOISE, IDAHO



CALDWELL CHAMBER  
OF COMMERCE  
CALDWELL IDAHO 4

7166

GROUP NO PLAN

DO NOT INCLUDE PAYMENTS FOR  
ITEMS NOT SHOWN ON THIS BILL

RETURN ONE COPY  
WITH YOUR PAYMENT

40156

MO DAY YR  
DATE DUE

AGREEMENT NUMBER	SUBSCRIBER	TYPE	BLUE CROSS CHARGES	MED-SURG CHARGES	ADDITIONAL HEALTH SER CHARGES	OTHER COVERAGE CHARGES	TOTAL CHARGES DUE	UN-PAID <input checked="" type="checkbox"/>	REASON UNPAID
413036	BRYANT	M	1575	960			2535		
400739	BRYANT	L	1380	690			2070		
405505	<del>CHAMBER</del> Rice	L	1380	690			2070		
411163	COLE	M	1575	960			2535		
4			5910	3300			9210		

*Erde H. Rice*

## STATEMENT

## The Lewellen Agency

All Forms of Insurance Including Life

REAL ESTATE AND BONDS

3 Harmon Building

Telephone 1-400

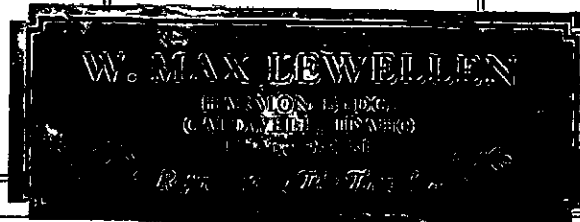
CALDWELL, IDAHO

Date October 1, 1957

To

Housing Authority of the City  
of Caldwell, Idaho  
Box 21  
Caldwell, Idaho

EXPIRATION	POLICY NUMBER	COMPANY	PROPERTY COVERED	KIND OF INSURANCE	AMOUNT	RATE	PREMIUM DUE
9-21-58	SL-524038	Travelers	3rd Installment - Comp. Gen. Liab.	Liab.			\$242.72.



Remarks

Mortgagee

Order Given to

# WM. L. GLAISYER AGENCY

701 ARTHUR STREET - CALDWELL, IDAHO

Telephone - 9-8732

For "Insurance"



**UNITED PACIFIC**  
*Insurance Company*

HOME OFFICE - TACOMA

BOISE OFFICE

317 SUN BUILDING

February 9, 1954

Housing Authority of the City of Caldwell  
Caldwell, Idaho

Re: Comprehensive Liability Policy #57453  
Housing Authority of the  
City of Caldwell

Gentlemen;

In a letter directed to me by the manager of the Chamber of Commerce under date of January 28 I was requested to cancel the above numbered liability insurance policy, effective August 5, 1954. The reason for this cancellation being the Housing Authority wishes to make an equitable distribution of their insurance.

Firstly, I wish to make it clear that I find no fault in your committee wishing to distribute any insurance to those who perhaps are at the time going without. However, so that your insurance committee will know the true facts concerning this policy I wish to point out that this business was secured on a bid basis in 1946, at which time the majority of the insurance agents in Caldwell were called upon to bid, and this agency was fortunate enough to have the low bid. We have continued this business in force since that time. The policy complies with the requirements of the Public Housing Administration from its housing and home finance agency, Washington, D. C.. There are many endorsements, some which are special and some which are standard, required by the Government, and, at the present time there are copies of these endorsements and copies of the original policy held in their files in Washington, D. C..

In view of these facts and the fact that the policy was written for a period of three years, effective August 5, 1952 to August 5, 1955 it would appear feasible to me to have this policy continue to run until its expiration and at that time, upon the election of your insurance committee, and upon reviewing the

- cont. -



# WM. L. GLAISYER AGENCY

701 ARTHUR STREET - CALDWELL, IDAHO

Telephone - 9-8732

For "Insurance"



**UNITED PACIFIC**  
*Insurance Company*

HOME OFFICE - TACOMA

BOISE OFFICE

317 SUN BUILDING

- page 2 -

insurance rules and regulations of the Public Housing Administration, the policy should be again put out for bid. We wish to further inform you that automobile policy #731720 was sent to us for cancellation and we are preparing our check to forward you for its un-earned premium.

Very truly yours,

WM. L. GLAISYER AGENCY

WLG/ar

**STATE OF IDAHO**  
**BEFORE THE INDUSTRIAL ACCIDENT BOARD**

**BRANTFORD B. BLAIR, Employee,**

Claimant ,

vs.

**CALDWELL HOUSING AUTHORITY,  
Employer and UNITED PACIFIC  
INSURANCE CO., Surety**

Defendant .

**NOTICE OF HEARING**

File No.

**IAB--344501**

TO THE ABOVE NAMED CLAIMANT AND DEFENDANT **S**:

The parties above named, having failed to reach an agreement regarding compensation in the above entitled matter, the INDUSTRIAL ACCIDENT BOARD, under authority of the WORKMEN'S COMPENSATION LAW, has set the same for hearing by

**THE INDUSTRIAL ACCIDENT BOARD**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That a hearing, at which any party to the controversy may appear, be heard and introduce evidence, will be held on **TUESDAY**

(Date) **FEBRUARY 16, 1954** (Time) **1:30 P.M.** in the

(Building) **District Courtroom of the County Courthouse**

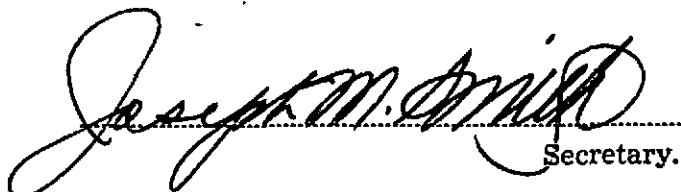
(Place of Hearing) **CALDWELL** County of **CANYON**, STATE OF IDAHO,

DATED at Boise, Idaho, this **4th** day of **February, 1954**

INDUSTRIAL ACCIDENT BOARD

ATTEST:

By **B. W. OFFENHEIM**  
.....  
Chairman.

  
.....  
Secretary.

**Copies to: Dunlap & Dunlap  
(Reg. with Roberts--319259)  
Claimant, Rt. 3, Caldwell  
Employer, Box 772, "  
United Pacific Ins. Co.  
Boise (Ex. copy enc. for Atty.)**

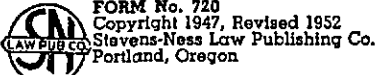
(The parties should arrange to have all their witnesses ready to testify at the time and place above stated. All evidence any party desires considered by the Board must be offered at this hearing.)

Herb Brockman  
File Special | File H/A Sale

MOORE DEALER - STEVENS NESS LAW PUBLISHING CO., PORTLAND, OREGON

RECEIPT AND AGREEMENT TO PURCHASE

OFFICIAL FORM OF THE IDAHO REAL ESTATE ASSOCIATION



FORM No. 720 Copyright 1947, Revised 1952 Stevens-Ness Law Publishing Co. Portland, Oregon

Caldwell Idaho, Feb. 29, 1956

RECEIVED FROM Herbert a. Brockman and Thelma Brockman (hereinafter referred to as Purchaser) the sum of Five Hundred and No/100 - - - - - (\$500.00) Dollars as a deposit and earnest money in part payment of the purchase price of the following described property situated in Caldwell County of Canyon State of Idaho, to-wit:

Building Number One (Containing Apartments No. 1, 2, 3 & 4, Located in Canyon Hill Park on land owned by the City of Caldwell

IT IS UNDERSTOOD AND AGREED that all buildings purchased will be moved by July 1, 1956 with 30 days grace allowed the purchasers from that date.

The following items are to be left upon the premises as part of the property purchased: All irrigation fixtures and equipment, plumbing and heating fixtures and equipment (including stoker and oil tanks but excluding fire place fixtures and equipment), water heaters, electric light fixtures, light bulbs and fluorescent lamps, bathroom fixtures, venetian blinds, window and door screens, storm doors and windows, attached linoleum, all shrubs and trees and all fixtures except No Exception

The following personal property is also included as a part of the property to be offered for sale for said price: None

It is hereby agreed that the total purchase price is the sum of Nine Hundred and No/100 - - - - - (\$900.00) Dollars payable as follows: The sum of Five Hundred and No/100 - - - - - (\$500.00) Dollars hereinabove received for and the balance of the purchase price in the sum of Four Hundred and No/100 - - - - - (\$400.00) Dollars to be paid as follows: (If on contract, state terms generally, and if escrow, also name of escrow holder) \$400.00 payable on or before May 15, 1956

IT IS UNDERSTOOD AND AGREED that the purchaser hereunder shall move this building from its present location by July 1, 1956. It is further understood and agreed that the grounds shall be left clean and level. Removing concrete piers and rubbish shall be the buyers responsibility.

~~It is further agreed that the broker assumes no responsibility in regard to the title and broker recommends that Purchaser have the Abstract of Title or title insurance policy examined by an attorney.~~

1. The property is to be conveyed by Bill of sale

2. The personal property by Bill of Sale, free and clear of all encumbrances except building and zoning ordinances and regulations, building and use restrictions, rights of way and easements, reservations in Federal patents and State deeds and those enumerated in Section 1 above.

3. Sellers shall pay all of the taxes and assessments to Not applicable and Purchaser shall pay all taxes and assessments thereafter. Rents, insurance and interest on mortgage or contract indebtedness shall be pro-rated to Not Applicable. Encumbrances to be discharged by Seller may at his option be paid out of the purchase money at the date of closing.

4. If Seller does not approve this sale within 10 days hereafter, or if Seller's title is not merchantable or insurable and cannot be made so within a reasonable time after written notice containing statement of defects is delivered to Seller, then said earnest money herein receipted for shall be returned to the Purchaser on demand and all rights of Purchaser terminated unless Purchaser waives said defects and elects to purchase; but if said sale is approved by the Seller and Seller's said title is merchantable or insurable and Purchaser neglects or refuses to complete the purchase or shall fail to pay the balance of the purchase price as hereinabove provided, then said earnest money shall be forfeited to the Seller as liquidated damages and not as a penalty and this Agreement thereupon shall be of no further force or effect or the Seller may demand the enforcement of the specific provisions of this Agreement.

5. In the event the improvements on said property should be destroyed or materially damaged between the date hereof and consummation or settlement of this purchase, this Agreement shall, at the option of the Purchaser, immediately become null and void, and said earnest money deposit shall be returned to said Purchaser on demand.

6. Possession shall be delivered Purchaser on or before the 1st day of June, 1956

7. Purchaser enters into this Agreement in full reliance upon his independent investigation and judgment and there are no verbal or other agreements which modify or affect this Agreement.

8. Time is of the essence of this Agreement. Purchaser's rights herein are not assignable without the written consent of the Seller.

Coley Smith Agency Broker, By Agents for Seller

I hereby agree to purchase the above described property and pay the price of Nine Hundred and No/100 - - - - - (\$900.00) Dollars as set forth above and grant to said agent 10 days hereafter to secure Seller's acceptance hereof, during which period my said offer shall not be subject to revocation.

Address 916 Cemetary Road Phone 9-3765  
Herbert A. Brockman Thelma Brockman Purchaser

For valuable consideration I/we agree to sell and convey to the Purchaser the above described property on the terms and conditions hereinabove stated and agree to pay to the above named agent a commission of Not Applicable (\$ ) Dollars for services rendered in this transaction I/we acknowledge receipt of a copy of the earnest money receipt bearing my/our signature and that of the Purchaser named above. In case the Purchaser fails to comply with any of the conditions of this Agreement, then one-half of the earnest money receipted for shall be retained by the broker, provided the amount to the broker does not exceed the agreed upon commission due and the balance shall be paid to the undersigned.

Dated this 29th day of Feb., 1956 Housing Authority, City of Caldwell

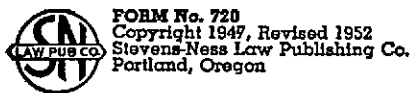
Edith J. Cole Chairman Ex. Sect.

STATE OF IDAHO, County of Canyon ss. On this 29th day of Feb. in the year 1956, before me the Undersigned,

MAXWELL H. BECKER, Chairman and HERBERT A. BROCKMAN and THELMA BROCKMAN

known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that they executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Idaho, Residing at Caldwell, Idaho.



RECEIPT AND AGREEMENT TO PURCHASE

OFFICIAL FORM OF THE IDAHO REAL ESTATE ASSOCIATION

Caldwell, Idaho, March 27, 1956

RECEIVED FROM Bill or Ellen Woolery (hereinafter referred to as Purchaser) the sum of Nine Hundred and no/100 - - - - - (\$ 900.00 ) Dollars as a deposit and earnest money in part payment of the purchase price of the following described - - - - - property situated in Caldwell, County of Canyon State of Idaho, to-wit: Building Number (containing Apartments No. 41, 42, 43, 44) located in Canyon Hill Park on land owned by the City of Caldwell.

IT IS UNDERSTOOD AND AGREED that all buildings purchased will be moved by July 1, 1956, with 30 days grace allowed the purchasers from that date.

The following items are to be left upon the premises as part of the property purchased: All irrigation fixtures and equipment, plumbing and heating fixtures and equipment (including stoker and oil tanks but excluding fire place fixtures and equipment), water heaters, electric light fixtures, light bulbs and fluorescent lamps, bathroom fixtures, venetian blinds, window and door screens, storm doors and windows, attached linoleum, all shrubs and trees and all fixtures except No Exception

The following personal property is also included as a part of the property to be offered for sale for said price: None

It is hereby agreed that the total purchase price is the sum of Nine Hundred and No/100 - - - - - (\$ 900.00 ) Dollars payable as follows: The sum of Nine Hundred and no/100 - - - - - (\$ 900.00 ) Dollars hereinabove receipted for and the balance of the purchase price in the sum of None - - - - - (\$ - - - - - ) Dollars to be paid as follows: (If on contract, state terms generally, and if escrow, also name of escrow holder)

IT IS UNDERSTOOD AND AGREED THAT the purchaser hereunder shall move this building from it's present location by July 1, 1956; it is further understood and agreed that the grounds shall be left clean and level, removing concrete piers and rubbish shall be the buyers responsibility.

~~It is further agreed that the Seller shall remain liable for the above described property until the date of closing, and the Seller shall remain liable for the above described property until the date of closing, and the Seller shall remain liable for the above described property until the date of closing.~~

~~It is further agreed that the Seller shall remain liable for the above described property until the date of closing, and the Seller shall remain liable for the above described property until the date of closing, and the Seller shall remain liable for the above described property until the date of closing.~~

2. The said property is to be conveyed by Bill of Sale and the personal property by Bill of Sale, free and clear of all encumbrances except building and zoning ordinances and regulations, building and use restrictions, rights of way and easements, reservations in Federal patents and State deeds and those enumerated in Section 1 above.

3. Sellers shall pay all of the taxes and assessments to Not Applicable and Purchaser shall pay all taxes and assessments thereafter. Rents, insurance and interest on mortgage or contract indebtedness shall be pro-rated to Not Applicable Encumbrances to be discharged by Seller may at his option be paid out of the purchase money at the date of closing.

4. If Seller does not approve this sale within 10 days hereafter, or if Seller's title is not merchantable or insurable and cannot be made so within a reasonable time after written notice containing statement of defects is delivered to Seller, then said earnest money herein receipted for shall be returned to the Purchaser on demand and all rights of Purchaser terminated unless Purchaser waives said defects and elects to purchase; but if said sale is approved by the Seller and Seller's said title is merchantable or insurable and Purchaser neglects or refuses to complete the purchase or shall fail to pay the balance of the purchase price as hereinabove provided, then said earnest money shall be forfeited to the Seller as liquidated damages and not as a penalty and this Agreement thereupon shall be of no further force or effect or the Seller may demand the enforcement of the specific provisions of this Agreement.

5. In the event the improvements on said property should be destroyed or materially damaged between the date hereof and consummation or settlement of this purchase, this Agreement shall, at the option of the Purchaser, immediately become null and void, and said earnest money deposit shall be returned to said Purchaser on demand.

6. Possession shall be delivered Purchaser on or before the 1st day of June, 1956.

7. Purchaser enters into this Agreement in full reliance upon his independent investigation and judgment and there are no verbal or other agreements which modify or affect this Agreement.

8. Time is of the essence of this Agreement. Purchaser's rights herein are not assignable without the written consent of the Seller.

Coley Smith Agency Broker, By Agents for Seller

I hereby agree to purchase the above described property and pay the price of Nine Hundred and No/100 - - - - - (\$ 900.00 ) Dollars as set forth above and grant to said agent 10 days hereafter to secure Seller's acceptance hereof, during which period my said offer shall not be subject to revocation.

Address 102 Galveston Street Phone 9-2523 Purchaser

For valuable consideration I/we agree to sell and convey to the Purchaser the above described property on the terms and conditions hereinabove stated and agree to pay to the above named agent a commission of Not Applicable (\$ ) Dollars for services rendered in this transaction. I/we acknowledge receipt of a copy of the earnest money receipt bearing my/our signature and that of the Purchaser named above. In case the Purchaser fails to comply with any of the conditions of this Agreement, then one-half of the earnest money receipted for shall be retained by the broker, provided the amount to the broker does not exceed the agreed upon commission due and the balance shall be paid to the undersigned.

Dated this 27 day of March, 1956 HOUSING AUTHORITY, CITY OF CALDWELL Executive Secretary Seller

STATE OF IDAHO, County of Canyon } ss. On this 27th day of March, 1956, before me the undersigned, a Notary Public in and for said State, personally appeared

Eddie G. Cole, Executive Secretary Bill J or Ellen L. Woolery

known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he y executed the same.

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

Notary Public for the State of Idaho, Residing at Caldwell, Idaho.



FORM No. 720  
Copyright 1947, Revised 1952  
Stevens-Ness Law Publishing Co.  
Portland, Oregon

# RECEIPT AND AGREEMENT TO PURCHASE

OFFICIAL FORM OF THE  
IDAHO REAL ESTATE ASSOCIATION

Caldwell Idaho, March 15, 1956

RECEIVED FROM John Lyda (hereinafter referred to as Purchaser)  
the sum of One Thousand and no/100 (\$ 1000.00 ) Dollars as a deposit and earnest money in  
part payment of the purchase price of the following described ~~and~~ property situated in Caldwell County of Canyon  
State of Idaho, to-wit: Buildings Numbered (Containing Apartments No. 5-6-7-8-; 9-10-11-12) located  
in Canyon Hill Park on land owned by the City of Caldwell

IT IS UNDERSTOOD AND AGREED that all buildings purchased will be moved by July 1, 1956,  
30 days grace allowed the purchasers from that date.

The following items are to be left upon the premises as part of the property purchased: All irrigation fixtures and equipment, plumbing and heating fixtures  
and equipment (including stoker and oil tanks but excluding fire place fixtures and equipment), water heaters, electric light fixtures, light bulbs and fluorescent lamps,  
bathroom fixtures, venetian blinds, window and door screens, storm doors and windows, attached linoleum, all shrubs and trees and all fixtures except  
No Exception

The following personal property is also included as a part of the property to be offered for sale for said price:  
None

It is hereby agreed that the total purchase price is the sum of Eighteen Hundred and No/100  
(\$ 1800.00 ) Dollars payable as follows: The sum of One Thousand and No/100  
(\$ 1000.00 ) Dollars hereinabove received for and the balance of the purchase price in the sum of Eight Hundred and No/100  
(\$ 800.00 ) Dollars to be paid as follows: (If on contract, state terms generally, and if escrow, also  
name of escrow holder) \$800.00 Payable on or before May 15, 1956,

IT IS UNDERSTOOD AND AGREED that the purchaser hereunder shall move this building from  
it's present location by July 1, 1956. It is further understood and agreed that the  
grounds shall be left clean and level. Removing concrete piers and rubbish shall be the  
buyers responsibility.

~~It is further agreed that Seller shall at his expense furnish Purchaser an Abstract of Title containing a correct and accurate title to  
the above described property owned in Seller, or in the Sheriff of said State, together with a title insurance policy insuring title thereunto to Seller, free and clear of all  
liens and encumbrances, except~~

~~It is further agreed that the broker assumes no responsibility regarding the title and broker warrants that Purchaser during the Abstract of Title  
insurance policy examined by all parties.~~

2. The ~~said~~ property is to be conveyed by Bill of Sale  
and the personal property by Bill of Sale, free and clear of all encumbrances except building and zoning ordinances and regulations, building and use restrictions,  
rights of way and easements, reservations in Federal patents and State deeds and those enumerated in Section 1 above.

3. Sellers shall pay all of the taxes and assessments to Not applicable and Purchaser shall pay all taxes and  
assessments thereafter. Rents, insurance and interest on mortgage or contract indebtedness shall be pro-rated to Not Applicable  
Encumbrances to be discharged by Seller may at his option be paid out of the purchase money at the date of closing.

4. If Seller does not approve this sale within 10 days hereafter, or if Seller's title is not merchantable or insurable and cannot be made so within a  
reasonable time after written notice containing statement of defects is delivered to Seller, then said earnest money herein received for shall be returned to the Pur-  
chaser on demand and all rights of Purchaser terminated unless Purchaser waives said defects and elects to purchase; but if said sale is approved by the Seller and  
Seller's said title is merchantable or insurable and Purchaser neglects or refuses to complete the purchase or shall fail to pay the balance of the purchase price as  
hereinabove provided, then said earnest money shall be forfeited to the Seller as liquidated damages and not as a penalty and this Agreement thereupon shall be of  
no further force or effect or the Seller may demand the enforcement of the specific provisions of this Agreement.

5. In the event the improvements on said property should be destroyed or materially damaged between the date hereof and consummation or settlement of this  
purchase, this Agreement shall, at the option of the Purchaser, immediately become null and void, and said earnest money deposit shall be returned to said Purchaser  
on demand.

6. Possession shall be delivered Purchaser on or before the 1st day of June, 1956

7. Purchaser enters into this Agreement in full reliance upon his independent investigation and judgment and there are no verbal or other agreements which  
modify or affect this Agreement.

8. Time is of the essence of this Agreement. Purchaser's rights herein are not assignable without the written consent of the Seller.

Coley Smith Agency Broker, By \_\_\_\_\_ Agents for \_\_\_\_\_ Seller

I hereby agree to purchase the above described property and pay the price of Eighteen Hundred and no/100  
(\$ 1800.00 ) Dollars as set forth above and grant to said agent 10 days hereafter to secure Seller's acceptance hereof, during which period  
my said offer shall not be subject to revocation.

Address \_\_\_\_\_  
Phone \_\_\_\_\_ Purchaser

For valuable consideration I/we agree to sell and convey to the Purchaser the above described property on the terms and conditions hereinabove stated and  
agree to pay to the above named agent a commission of Not Applicable (\$ \_\_\_\_\_ )  
Dollars for services rendered in this transaction. I/we acknowledge receipt of a copy of the earnest money receipt bearing my/our signature and that of the Purchaser  
named above. In case the Purchaser fails to comply with any of the conditions of this Agreement, then one-half of the earnest money received for shall be retained  
by the broker, provided the amount to the broker does not exceed the agreed upon commission due and the balance shall be paid to the undersigned.

Dated this 15 day of March, 1956 Housing Authority, City of Caldwell

\_\_\_\_\_  
Executive Secretary Seller

STATE OF IDAHO, }  
County of Canyon } ss. On this \_\_\_\_\_ day of \_\_\_\_\_ in the year 19\_\_\_\_  
before me Undersigned \_\_\_\_\_, a Notary Public in and for said State, personally appeared  
Eddie G. Cole, Executive Secretary  
John Lyda

known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that they executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Idaho, Residing at Caldwell, Idaho.



FORM No. 720  
Copyright 1947, Revised 1952  
Stevens-Ness Law Publishing Co.  
Portland, Oregon

# RECEIPT AND AGREEMENT TO PURCHASE

OFFICIAL FORM OF THE  
IDAHO REAL ESTATE ASSOCIATION

Caldwell, Idaho, March 15, 1956

RECEIVED FROM L.M. Laub (hereinafter referred to as Purchaser)

the sum of Four Hundred and Fifty and no/100 (\$ 450.00 ) Dollars as a deposit and earnest money in part payment of the purchase price of the following described ~~xxx~~ property situated in Caldwell, County of Canyon State of Idaho, to-wit: Building Number (Containing Apartments No. 40-39-38-37) located in Canyon Hill Park on land owned by the City of Caldwell

IT IS UNDERSTOOD AND AGREED that all buildings purchased will be moved by July 1, 1956 with 30 days grace allowed the purchasers from that date.

The following items are to be left upon the premises as part of the property purchased: All irrigation fixtures and equipment, plumbing and heating fixtures and equipment (including stoker and oil tanks but excluding fire place fixtures and equipment), water heaters, electric light fixtures, light bulbs and fluorescent lamps, bathroom fixtures, venetian blinds, window and door screens, storm doors and windows, attached linoleum, all shrubs and trees and all fixtures except No Exception

The following personal property is also included as a part of the property to be offered for sale for said price:

None

It is hereby agreed that the total purchase price is the sum of Nine Hundred and No/100 (\$ 900.00 ) Dollars payable as follows: The sum of Four Hundred Fifty and No/100 (\$ 450.00 ) Dollars hereinabove receipted for and the balance of the purchase price in the sum of Four Hundred Fifty and No/100 (\$ 450.00 ) Dollars to be paid as follows: (If on contract, state terms generally, and if escrow, also name of escrow holder) \$450.00 payable on or before May 15, 1956

IT IS UNDERSTOOD AND AGREED that the purchaser hereunder shall move this building from its present location by July 1, 1956. It is further understood and agreed that the grounds shall be left clean and level. Removing concrete piers and rubbish shall be the buyers responsibility.

~~It is further understood and agreed that the Seller shall be responsible for the removal of all utility poles, wires, and lines located on the above described property, and that the Seller shall be responsible for the removal of all utility poles, wires, and lines located on the above described property, and that the Seller shall be responsible for the removal of all utility poles, wires, and lines located on the above described property.~~

~~It is further understood and agreed that the Seller shall be responsible for the removal of all utility poles, wires, and lines located on the above described property, and that the Seller shall be responsible for the removal of all utility poles, wires, and lines located on the above described property.~~

2. The property is to be conveyed by Bill of Sale and the personal property by Bill of Sale, free and clear of all encumbrances except building and zoning ordinances and regulations, building and use restrictions, rights of way and easements, reservations in Federal patents and State deeds and those enumerated in Section 1 above.

3. Sellers shall pay all of the taxes and assessments to Not applicable and Purchaser shall pay all taxes and assessments thereafter. Rents, insurance and interest on mortgage or contract indebtedness shall be pro-rated to Not Applicable Encumbrances to be discharged by Seller may at his option be paid out of the purchase money at the date of closing.

4. If Seller does not approve this sale within 10 days hereafter, or if Seller's title is not merchantable or insurable and cannot be made so within a reasonable time after written notice containing statement of defects is delivered to Seller, then said earnest money herein receipted for shall be returned to the Purchaser on demand and all rights of Purchaser terminated unless Purchaser waives said defects and elects to purchase; but if said sale is approved by the Seller and Seller's said title is merchantable or insurable and Purchaser neglects or refuses to complete the purchase or shall fail to pay the balance of the purchase price as hereinabove provided, then said earnest money shall be forfeited to the Seller as liquidated damages and not as a penalty and this Agreement thereupon shall be of no further force or effect or the Seller may demand the enforcement of the specific provisions of this Agreement.

5. In the event the improvements on said property should be destroyed or materially damaged between the date hereof and consummation or settlement of this purchase, this Agreement shall, at the option of the Purchaser, immediately become null and void, and said earnest money deposit shall be returned to said Purchaser on demand.

6. Possession shall be delivered Purchaser on or before the 1st day of June, 1956.

7. Purchaser enters into this Agreement in full reliance upon his independent investigation and judgment and there are no verbal or other agreements which modify or affect this Agreement.

8. Time is of the essence of this Agreement. Purchaser's rights herein are not assignable without the written consent of the Seller.

Coley Smith Agency Broker, By \_\_\_\_\_ Agents for \_\_\_\_\_ Seller

I hereby agree to purchase the above described property and pay the price of Nine Hundred and no/100 (\$ 900.00 ) Dollars as set forth above and grant to said agent 10 days hereafter to secure Seller's acceptance hereof, during which period my said offer shall not be subject to revocation.

Address \_\_\_\_\_  
Phone \_\_\_\_\_ Purchaser

For valuable consideration I/we agree to sell and convey to the Purchaser the above described property on the terms and conditions hereinabove stated and agree to pay to the above named agent a commission of Not Applicable (\$ \_\_\_\_\_ ) Dollars for services rendered in this transaction. I/we acknowledge receipt of a copy of the earnest money receipt bearing my/our signature and that of the Purchaser named above. In case the Purchaser fails to comply with any of the conditions of this Agreement, then one-half of the earnest money receipted for shall be retained by the broker, provided the amount to the broker does not exceed the agreed upon commission due and the balance shall be paid to the undersigned.

Dated this 15 day of March, 1956 Housing Authority, City of Caldwell Seller

STATE OF IDAHO, }  
County of Canyon } ss. On this 15 day of March in the year 1956,  
before me The Undersigned Eddie G. Cole, Executive Secretary a Notary Public in and for said State, personally appeared  
L.M. Laub

known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that they executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

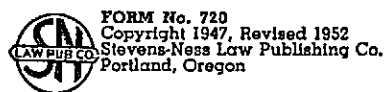
Notary Public for the State of Idaho, Residing at Caldwell, Idaho.

File: WARREN INGRAM

MOORE DEALER - STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OREGON

RECEIPT AND AGREEMENT TO PURCHASE

OFFICIAL FORM OF THE IDAHO REAL ESTATE ASSOCIATION



Caldwell Idaho, March 9 1956

RECEIVED FROM Warren Ingram (hereinafter referred to as Purchaser) the sum of Four Hundred and No/100 (\$ 400.00 ) Dollars as a deposit and earnest money in part payment of the purchase price of the following described real property situated in Caldwell County, Idaho, to-wit: Building Number (Containing Apartments No. 53, 54, 55, & 56) located in Canyon Hill Park on land owned by the City of Caldwell

IT IS UNDERSTOOD AND AGREED: that all buildings purchased will be moved by July 1, 1956, with 30 days grace allowed the purchasers from that date.

The following items are to be left upon the premises as part of the property purchased: All irrigation fixtures and equipment, plumbing and heating fixtures and equipment (including stoker and oil tanks but excluding fire place fixtures and equipment), water heaters, electric light fixtures, light bulbs and fluorescent lamps, bathroom fixtures, venetian blinds, window and door screens, storm doors and windows, attached linoleum, all shrubs and trees and all fixtures except No Exception

The following personal property is also included as a part of the property to be offered for sale for said price: None

It is hereby agreed that the total purchase price is the sum of Eight Hundred and no/100 (\$ 800.00 ) Dollars payable as follows: The sum of Four Hundred and No/100 (\$ 400.00 ) Dollars hereinabove received for and the balance of the purchase price in the sum of Four Hundred and No/100 (\$ 400.00 ) Dollars to be paid as follows: (If on contract, state terms generally, and if escrow, also name of escrow holder) \$400.00 payable on or before May 15, 1956

IT IS UNDERSTOOD AND AGREED THAT the purchaser hereunder shall move this building from it's present location by July 1, 1956; it is further understood and agreed that the grounds shall be left clean and level. Removing concrete piers and rubbish shall be the buyers responsibility.

~~It is further understood and agreed that the purchaser hereunder shall be responsible for the removal of all debris and rubbish from the premises and the grounds surrounding the same and for the cost of such removal.~~

~~1. The property is to be conveyed by Bill of Sale and the personal property by Bill of Sale, free and clear of all encumbrances except building and zoning ordinances and regulations, building and use restrictions, rights of way and easements, reservations in Federal patents and State deeds and those enumerated in Section 1 above.~~

2. The property is to be conveyed by Bill of Sale and the personal property by Bill of Sale, free and clear of all encumbrances except building and zoning ordinances and regulations, building and use restrictions, rights of way and easements, reservations in Federal patents and State deeds and those enumerated in Section 1 above.

3. Sellers shall pay all of the taxes and assessments to Not Applicable and Purchaser shall pay all taxes and assessments thereafter. Rents, insurance and interest on mortgage or contract indebtedness shall be pro-rated to Not Applicable Encumbrances to be discharged by Seller may at his option be paid out of the purchase money at the date of closing.

4. If Seller does not approve this sale within 10 days hereafter, or if Seller's title is not merchantable or insurable and cannot be made so within a reasonable time after written notice containing statement of defects is delivered to Seller, then said earnest money herein received for shall be returned to the Purchaser on demand and all rights of Purchaser terminated unless Purchaser waives said defects and elects to purchase, but if said sale is approved by the Seller and Seller's said title is merchantable or insurable and Purchaser neglects or refuses to complete the purchase or shall fail to pay the balance of the purchase price as hereinabove provided, then said earnest money shall be forfeited to the Seller as liquidated damages and not as a penalty and this Agreement thereupon shall be of no further force or effect or the Seller may demand the enforcement of the specific provisions of this Agreement.

5. In the event the improvements on said property should be destroyed or materially damaged between the date hereof and consummation or settlement of this purchase, this Agreement shall, at the option of the Purchaser, immediately become null and void, and said earnest money deposit shall be returned to said Purchaser on demand.

6. Possession shall be delivered Purchaser on or before the 1st day of June 1956

7. Purchaser enters into this Agreement in full reliance upon his independent investigation and judgment and there are no verbal or other agreements which modify or affect this Agreement.

8. Time is of the essence of this Agreement. Purchaser's rights herein are not assignable without the written consent of the Seller.

Coley Smith Agency Broker, By Warren Ingram Agents for Seller I hereby agree to purchase the above described property and pay the price of Eight Hundred and No/100 (\$ 800.00 ) Dollars as set forth above and grant to said agent 10 days hereafter to secure Seller's acceptance hereof, during which period my said offer shall not be subject to revocation. Address: 312 Boise Avenue Phone: no phone

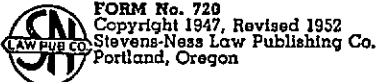
For valuable consideration I/we agree to sell and convey to the Purchaser the above described property on the terms and conditions hereinabove stated and agree to pay to the above named agent a commission of Not Applicable Dollars for services rendered in this transaction. I/we acknowledge receipt of a copy of the earnest money receipt bearing my/our signature and that of the Purchaser named above. In case the Purchaser fails to comply with any of the conditions of this Agreement, then one-half of the earnest money received for shall be retained by the broker, provided the amount to the broker does not exceed the agreed upon commission due and the balance shall be paid to the undersigned. Dated this 9th day of March 1956 HOUSING AUTHORITY, CITY OF CALDWELL

STATE OF IDAHO, County of Canyon ss. On this 9th day of March in the year 1956, before me The Undersigned, a Notary Public in and for said State, personally appeared EDDIE G. COLE, EXECUTIVE SECRETARY Warren Ingram

known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that they executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Notary Public for the State of Idaho, Residing at Idaho.

RECEIPT AND AGREEMENT TO PURCHASE

OFFICIAL FORM OF THE IDAHO REAL ESTATE ASSOCIATION



FORM No. 720 Copyright 1947, Revised 1952 Stevens-Ness Law Publishing Co. Portland, Oregon

Caldwell Idaho, March 12, 1956

RECEIVED FROM Lester Hopkins (hereinafter referred to as Purchaser) the sum of Eighteen hundred and No/100 (\$ 1800.00 ) Dollars as a deposit and earnest money in part payment of the purchase price of the following described property situated in Caldwell, County of Canyon, State of Idaho, to-wit: Buildings numbered (Containing Apartments No. 33-34-35-36; 29-30-31-32; 45-46-47-48; 57-58-59-60.) located in Canyon Hill Park on land owned by the City of Caldwell

It is UNDERSTOOD AND AGREED THAT all buildings purchased will be moved by July 1, 1956, with 30 days grace allowed the purchaser from that date.

The following items are to be left upon the premises as part of the property purchased: All irrigation fixtures and equipment, plumbing and heating fixtures and equipment (including stoker and oil tanks but excluding fire place fixtures and equipment), water heaters, electric light fixtures, light bulbs and fluorescent lamps, bathroom fixtures, venetian blinds, window and door screens, storm doors and windows, attached linoleum, all shrubs and trees and all fixtures except No Exception

The following personal property is also included as a part of the property to be offered for sale for said price: None

It is hereby agreed that the total purchase price is the sum of Thirty Six Hundred and no/100 (\$ 3600.00 ) Dollars payable as follows: The sum of Eighteen Hundred and no/100 (\$ 1800.00 ) Dollars hereinabove received for and the balance of the purchase price in the sum of Eighteen Hundred and no/100 (\$ 1800.00 ) Dollars to be paid as follows: (If on contract, state terms generally, and if escrow, also name of escrow holder) \$1800.00 payable on or before May 15, 1956

IT IS UNDERSTOOD AND AGREED that the purchaser hereunder shall move this building from its present location by July 1, 1956; it is further understood and agreed that the ground shall be left clean and level. Removing the concrete piers and rubbish shall be the buyers responsibility.

It is further understood and agreed that the purchaser shall be responsible for the expense of obtaining an Abstract of Title and a title insurance policy covering the property to be purchased and the title insurance policy shall be issued by the title insurance company selected by the purchaser.

It is further agreed that the buyer assumes no responsibility in regard to the title and hereby recommends that Purchaser have the Abstract of Title by title insurance policy examined by an attorney.

2. The property is to be conveyed by Bill of Sale and the personal property by Bill of Sale, free and clear of all encumbrances except building and zoning ordinances and regulations, building and use restrictions, rights of way and easements, reservations in Federal patents and State deeds and those enumerated in Section 1 above.

3. Sellers shall pay all of the taxes and assessments to Not Applicable and Purchaser shall pay all taxes and assessments thereafter. Rents, insurance and interest on mortgage or contract indebtedness shall be pro-rated to Not Applicable Encumbrances to be discharged by Seller may at his option be paid out of the purchase money at the date of closing.

4. If Seller does not approve this sale within 10 days hereafter, or if Seller's title is not merchantable or insurable and cannot be made so within a reasonable time after written notice containing statement of defects is delivered to Seller, then said earnest money herein received for shall be returned to the Purchaser on demand and all rights of Purchaser terminated unless Purchaser waives said defects and elects to purchase; but if said sale is approved by the Seller and Seller's said title is merchantable or insurable and Purchaser neglects or refuses to complete the purchase or shall fail to pay the balance of the purchase price as hereinabove provided, then said earnest money shall be forfeited to the Seller as liquidated damages and not as a penalty and this Agreement thereupon shall be of no further force or effect or the Seller may demand the enforcement of the specific provisions of this Agreement.

5. In the event the improvements on said property should be destroyed or materially damaged between the date hereof and consummation or settlement of this purchase, this Agreement shall, at the option of the Purchaser, immediately become null and void, and said earnest money deposit shall be returned to said Purchaser on demand.

6. Possession shall be delivered Purchaser on or before the 1st day of June, 1956

7. Purchaser enters into this Agreement in full reliance upon his independent investigation and judgment and there are no verbal or other agreements which modify or affect this Agreement.

8. Time is of the essence of this Agreement. Purchaser's rights herein are not assignable without the written consent of the Seller.

Coley Smith Agency Broker, By Agents for Seller I hereby agree to purchase the above described property and pay the price of Thirty six and no/100 (\$ 3600.00 ) Dollars as set forth above and grant to said agent 10 days hereafter to secure Seller's acceptance hereof, during which period my said offer shall not be subject to revocation. Address Phone Purchaser

For valuable consideration I/we agree to sell and convey to the Purchaser the above described property on the terms and conditions hereinabove stated and agree to pay to the above named agent a commission of Not Applicable Dollars for services rendered in this transaction. I/we acknowledge receipt of a copy of the earnest money receipt bearing my/our signature and that of the Purchaser named above. In case the Purchaser fails to comply with any of the conditions of this Agreement, then one-half of the earnest money received for shall be retained by the broker, provided the amount to the broker does not exceed the agreed upon commission due and the balance shall be paid to the undersigned.

Dated this 15 day of March, 1956 Housing Authority, City of Caldwell Executive Secretary Seller

STATE OF IDAHO, County of Canyon } ss. On this 15 day of March in the year 1956, before me The Undersigned Eddie G. Cole, Executive Secretary and Lester Hopkins, a Notary Public in and for said State, personally appeared known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that they executed the same.

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

Notary Public for the State of Idaho, Residing at Caldwell, Idaho.