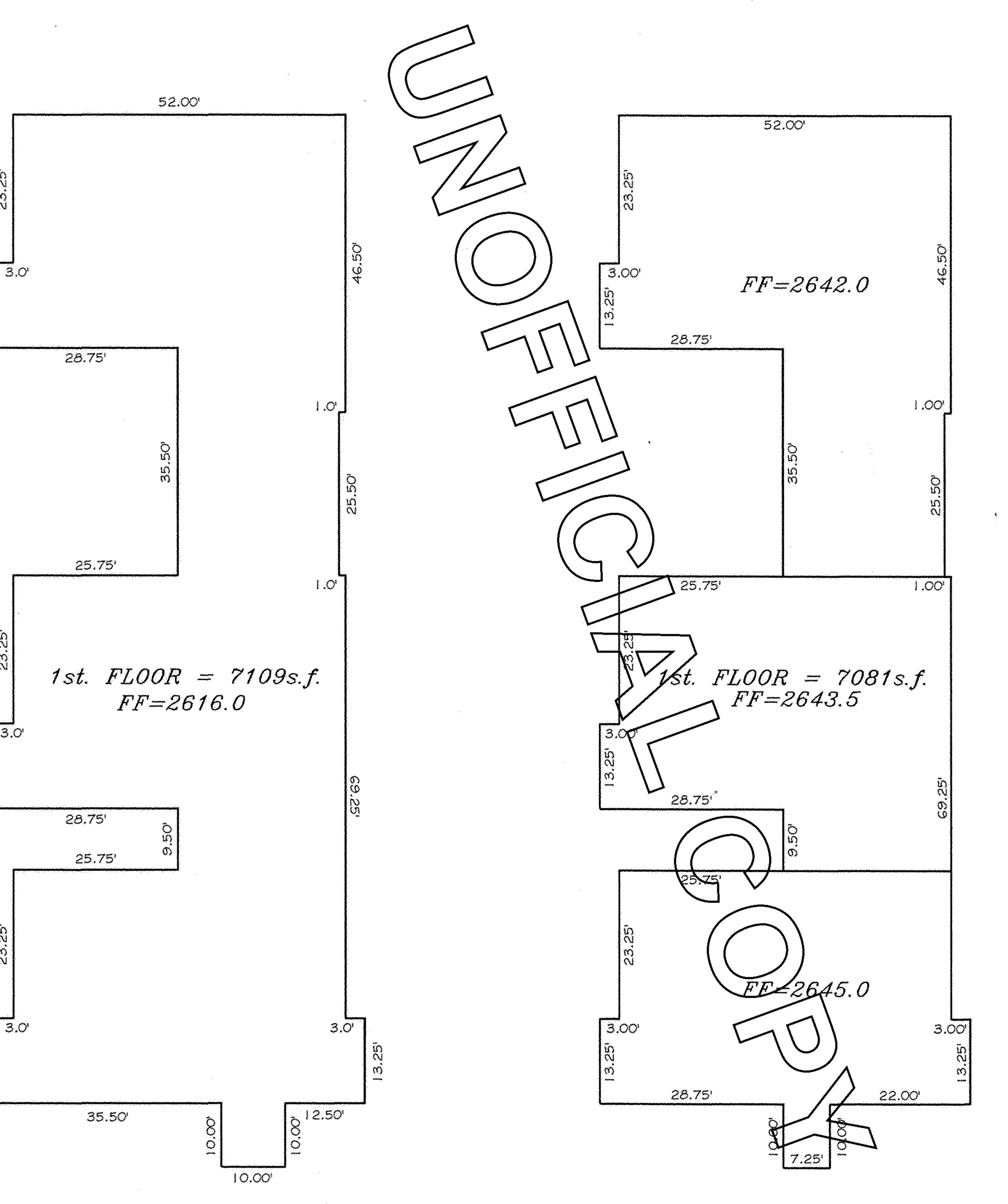
ALTA/ACSM LAND TITLE SURVEY

STREET ADDRESS 1630, 1632, 1634, 1636 SOUTH MAIN ST., MOSCOW A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 5 WEST, B.M. CITY OF MOSCOW, LATAH COUNTY, IDAHO

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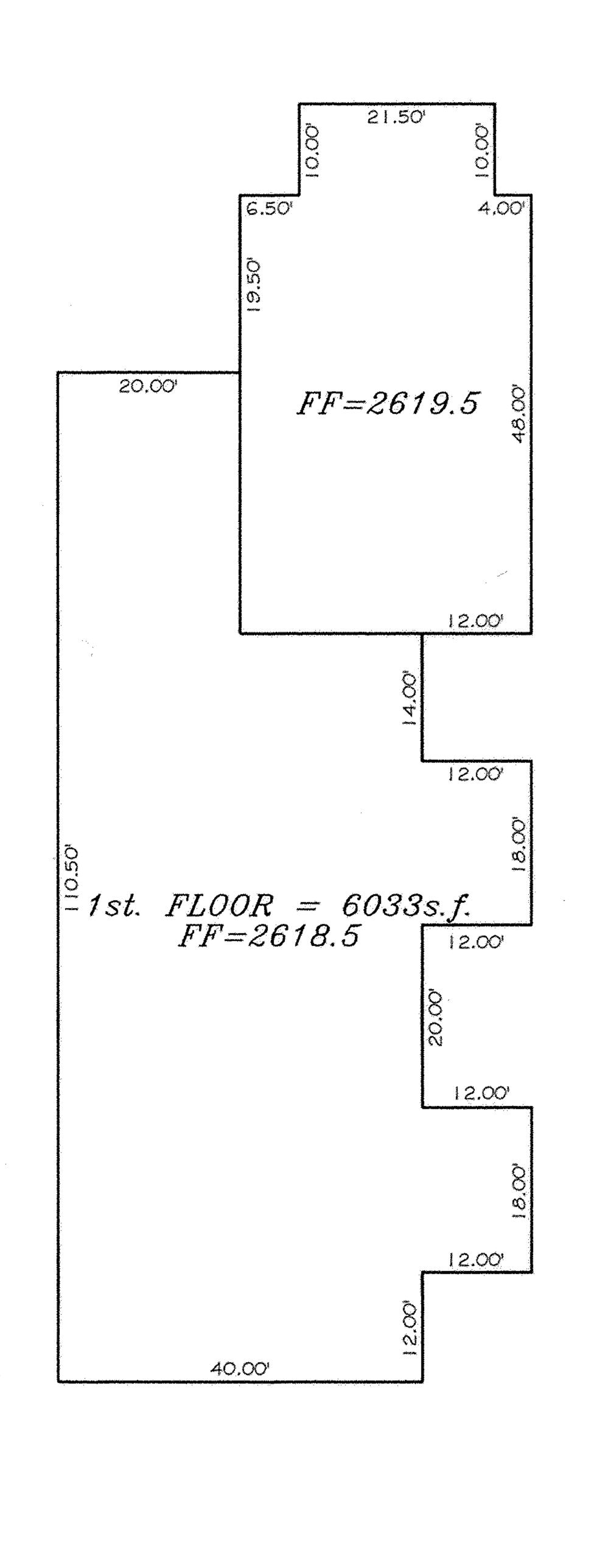
BUILDING A
ADDRESS 1632



 $\underline{BUILDING}$

ADDRESS 1634

BUILDING C ADDRESS 1636



BUILDING D ADDRESS 1630





STREET ADDRESS 1630, 1632, 1634, 1636 SOUTH MAIN ST., MOSCOW A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 5 WEST, B.M. CITY OF MOSCOW, LATAH COUNTY, IDAHO

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LEGAL DESCRIPTION

"LOT 2" LEGAL DESCRIPTION, DEED INSTRUMENT NUMBER 487277 AND DEPICTED IN THE ALTA/ACSM LAND TITLE SURVEY RECORDED AS INSTRUMENT NUMBER 485 139 (R-7 THIS SURVEY).

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF MOSCOW, LATAH COUNTY, IDAHO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER FOR SECTION 17 FROM WHICH THE SOUTHWEST CORNERS OF SECTION 17 BEARS, SOUTH 01° 02' 29" WEST, 2634.45 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 01° 02' 29" WEST, 825.26 FEET TO A POINT; THENCE SOUTH 89° 00' 48" EAST, A DISTANCE OF 60.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY FOR STATE HIGHWAY 95. SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND;

THENCE FROM SAID POINT OF BEGINNING SOUTH 89° 00' 48" EAST, 599.82 FEET TO A POINT ON THE WEST BOUNDARY OF RENNER ADDITION, FILED IN BOOK 6 AT PAGE 5, INSTRUMENT NUMBER 262290, LATAH COUNTY RECORDS;

THENCE SOUTHERLY ALONG THE SAID WEST BOUNDARY, SOUTH 00° 34' 50" EAST, 163.25 FEET TO A 34" IRON ROD. SAID IRON ROD BEING THE SOUTHWEST CORNER OF RENNER ADDITION AND THE NORTHWEST CORNER OF INDIAN HILLS CONDOMINIUMS FILED IN BOOK 1 AT PAGE 13, INSTRUMENT NUMBER 336478. LATAH COUNTY RECORDS:

THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID INDIAN HILLS CONDOMINIUMS, SOUTH 0 1° 04' 10" WEST, 329.66 FEET TO A 34" IRON ROD BEING THE SOUTHWEST CORNER OF SAID INDIAN HILLS CONDOMINIUMS;

THENCE NORTH 88° 56' 12" WEST, 434.73 FEET TO A 5/8" REBAR & CAP STAMPED "ATS PLS 8962"

THENCE NORTH 00° 31' 23" EAST, 447.28 FEET TO A 5/8" REBAR & CAP STAMPED "ATS PLS 8962"

THENCE NORTH 89° 00' 48" WEST, I 66.40 FEET TO A 5/8" REBAR & CAP STAMPED "ATS PLS 8962" PLACED ON THE EAST RIGHT-OF-WAY FOR STATE HIGHWAY 95, SAID REBAL & CAP BEING THE

POINT OF CURVATURE OF A NON-TANGENT CURVE IN SAID RIGHT-OF-WAY CONCAVE TO THE WEST HAVING A RADIUS OF 2920.00 FEET, A CENTRAL ANGLE OF 00° 52' 59" AND A CHORD BEARING NORTH 02° 10' 54" EAST, 45.01 FEET;

THENCE NORTHERLY ALONG SAID CURVED RIGHT-OF-WAY, 45.0 I FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AS FULLY SET OUT IN INSTRUMENT NUMBERS 490 | 15.

SAID DESCRIBED PARCEL CONTAINING 5.105 ACRES (222,357 SQUARE FEET), MORE OR LESS.

REFERENCES

- R-I TITLE COMMITMENT POLICY BY LATAH COUNTY TITLE COMPANY, NUMBER 45565. WITH AN EFFECTIVE DATE OF OCTOBER 18, 2004 (WITH A NOVEMBER 3, 2004 UPDATE).
- R-2 PLAT OF RENNER ADDITION TO MOSCOW BY MERRILL W. CONITZ, PLS 1301. OCTOBER 1972.
 RECORDED AS INSTRUMENT NUMBER 262290, LATAH COUNTY RECORDERS OFFICE.
- R-3 RECORD OF SURVEY BY LARRY J. HODGE, PLS 3003. APRIL 1989. RECORDED AS INSTRUMENT NUMBER 3705 I I, LATAH COUNTY RECORDERS OFFICE.
- R-4 RECORD OF SURVEY BY JOHN W. HOWE, PLS 832, JUNE 1986. RECORDED AS INSTRUMENT NUMBER 352403, LATAH COUNTY RECORDERS OFFICE.
- R-5 RECORD OF SURVEY BY LARRY J. HODGE, PLS 3003. MAY 1984. RECORDED AS INSTRUMENT NUMBER 336478, LATAH COUNTY RECORDERS OFFICE.
- R-6 PLAT OF INDIAN HILLS CONDOMINIUM BY CONRAD C. SMITH, PLS 2058. DECEMBER 1979.
 RECORDED AS INSTRUMENT NUMBER 336478, LATAH COUNTY RECORDERS OFFICE.
- R-7 ALTA/ACSM LAND TITLE SURVEY BY MATTHEW B. MAYBERRY, PLS 8962. MARCH 2004.
 RECORDED AS INSTRUMENT NUMBER 485 | 39, LATAH COUNTY RECORDERS OFFICE.
- R-8 QUITCLAIM DEED INSTRUMENT NUMBERS 487277 AND 487278, LATAH COUNTY RECORDERS OFFICE.

SCHEDULE B - SECTION 2

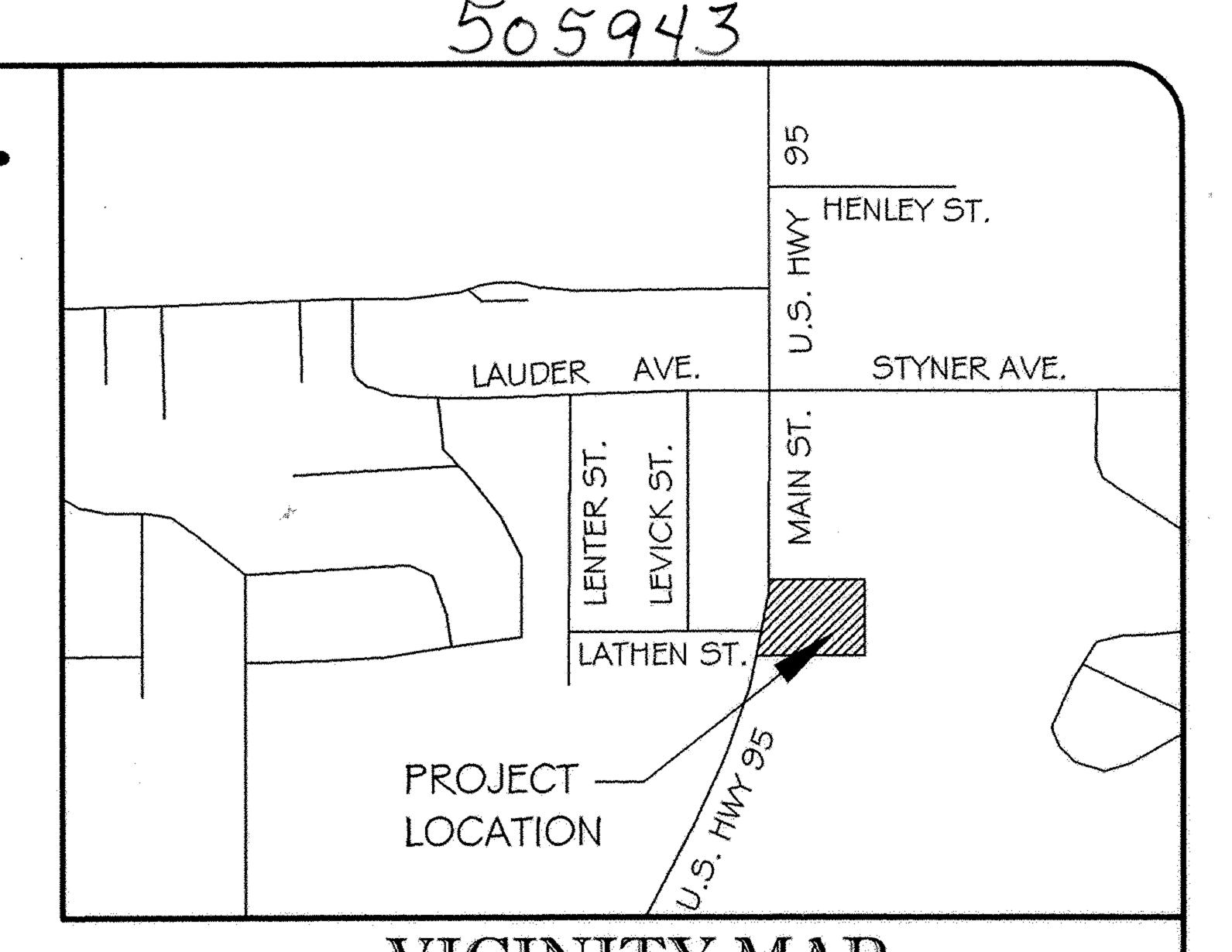
- E-8) 10 ' WIDE PERMANENT SLOPE EASEMENT GRANTED TO THE CITY OF MOSCOW RECORDED MARCH 16, 2001. AS INSTRUMENT NUMBER 456075, LATAH COUNTY RECORDERS OFFICE, AND IS DEPICTED ON PAGE 2 OF THIS SURVEY.
- E-9) INGRESS / EGRESS EASEMENT GRANTED TO THE OWNER OF LOT 1 OF THIS SURVEY RECORDED JUNE 8, 2004. AS INSTRUMENT NUMBER 487889, LATAH COUNTY RECORDERS OFFICE, AND IS DEPICTED ON PAGE 2 OF THIS SURVEY.
- E-10) PERMANENT PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF MOSCOW RECORDED AUGUST 2004. AS INSTRUMENT NUMBER 489974, LATAH COUNTY RECORDERS OFFICE, AND IS DEPICTED ON PAGE 2 OF THIS SURVEY.



I, MATTHEW B. MAYBERRY, PLS 8962, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY TO BANK OF AMERICA N.A., LATAH COUNTY TITLE COMPANY, IDAHO HOUSING AND FINANCE ASSOCIATION HOME PROGRAM, TRGHT, INC. (ITS AFFILIATES, SUCCESSORS AND ASSIGNS), USA INSTITUTIONAL TAX CREDIT FUND XL, L.P., KUTAK ROCK, L.L.P., CREEK ASSOC., L.L.C., CREEKSIDE PROPERTIES, L.P. AND WHITEWATER CREEK, INC.

- 1.) THIS MAP AND THE SURVEY AS PERFORMED ON THE GROUND ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF IDAHO FOR PROFESSIONAL LAND SURVEYORS AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND MEETS AND OR EXCEEDS THE ACCURACY STANDARDS FOR "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY; AND CONTAINS AND CORRECTLY SHOWS ITEMS 1, 2, 4, 6, 7(A), 7(B-1), 7(B-2), 8, 9, 10, 11(B), 16, 17, AND 18 OF "TABLE A" THERETO.
- 2.) THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER OBSERVABLE IMPROVEMENTS SITUATED ON THE PROPERTY AS OBSERVED DECEMBER 2005.
- 3.) EXCEPT AS SHOWN, ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD; THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ACROSS SAID PROPERTY; THAT THE PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT PREPARED BY LATAH COUNTY TITLE COMPANY COMMITMENT NO. 477 I WITH AN EFFECTIVE DATE OF MAY 4 200G, INCLUDING EXTENSION AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR EASEMENTS OF WHICH THE UNDERSIGNED HAS BEEN ADVISED (IN WRITING) OR HAS KNOWLEDGE OF (IN WRITING), HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- 4.) EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OF EITHER PROPERTY LINES, TITLE LINES OR LINES OF POSSESSION ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS OF EITHER PROPERTY LINES, TITLE LINES OR LINES OF POSSESSION ONTO SAID PROPERTY BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- 5.) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION ZONE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS REFERENCED ON FLOOD INSURANCE RATE MAP NO. 0002D, WITH AN EFFECTIVE DATE OF APRIL 15, 2002, FOR COMMUNITY NUMBER __I GOODO _, IN CITY OF MOSCOW, LATAH COUNTY, IDAHO AND IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- 6.) THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO U.S. HIGHWAY 95, A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY RIGHT-OF-WAY HAVING A HALT WIDTH OF 55.00 FEET TO THE EAST OF CENTERLINE AND A FULL 1 15.00 FEET.
- 7.) THE PROPERTY DESCRIBED COMPRISES A SINGLE, SEPARATE TAX LOT.
- 8.) THE NUMBER OF STRIPED PARKING SPACES LOCATED ON THE PROPERTY IS (INCLUDING 8 HANDICAPPED SPACES).
- 9.) EXCEPT AS SHOWN, NO EXISTING IMPROVEMENTS VIOLATE APPLICABLE SET BACKLINES AND FRONT, SIDE AND REAR YARD REQUIREMENTS.
- 10.) THE PROPERTY CONTAINS 222,357 SQUARE FEET AND/OR 5.105 ACRES MORE OR LESS.





VICINITY MAI

COUNTY RECORDER

THIS MAP WAS FILED IN THE OFFICE OF THE LATAH COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING INC.

THIS 19th DAY OF JUNE, 2006, AT 3:44 O'CLOCK ON

AS INSTRUMENT NUMBER 505943 . FEE: 19.00

OFFUTY Sohn Susan: R. Peterse
COUNTY AUDITOR

NOTES

. THIS SURVEY IS CLASSIFIED AS A POST-CONSTRUCTION ALTA/ACSM LAND TITLE SURVEY AND WAS PREPARED TO MEET THE REQUIREMENTS FOR THE RICHMAN GROUP CAPITAL CORPORATION AND IS AN UPDATED VERSION OF THE RECORDED PRE-CONSTRUCTION ALTA/ACSM LAND TITLE SURVEY PREPARED BY ME AND REFERENCED AS R-7 THIS SURVEY.

2. THERE ARE NO WETLANDS EITHER VISIBLE OR OF RECORD LOCATED ON ANY PART OF THE SURVEYED PROPERTY. SEISMIC DESIGNATION FOR THIS AREA ARE AS FOLLOWS AND MEASURED AS %G.

 PGA
 5.647529
 5.001503
 12.919370

 0.2 SEC SA
 12.502510
 18.254629
 28.556919

 0.3 SEC SA
 11.608160
 16.682890
 26.216770

 1.0 SEC SA
 3.986650
 5.736391
 8.827683

GROUND MOTION HAZARD VALUES, EXPRESSED AS A PERCENT OF THE ACCELERATION OF GRAVITY (%G), WILL BE RETURNED TO YOU. THE GROUND MOTION HAZARD VALUES RETURNED WILL BE PEAK GROUND ACCELERATION (PGA), O.2 SECOND PERIOD SPECTRAL ACCELERATION (SA), O.3 SECOND PERIOD (SA), AND 1.0 SECOND PERIOD (SA) FOR 10 %, 5%, AND 2% PROBABILITY OF EXCEEDANCE (PE), IN 50 YEARS.

- 3. EXISTING UTILITIES AND ON SITE CONDITIONS WERE DERIVED FROM FIELD OBSERVATIONS AND FIELD DATA COLLECTION IN APRIL 2003, DECEMBER 2003 THROUGH DECEMBER 2005.
- 4. THE PARCEL OF PROPERTY DESCRIBED IS ZONED MULTIPLE FAMILY RESIDENTIAL (R-4) AS DEPICTED ON PAGE TWO OF THIS SURVEY BY THE CITY OF MOSCOW PLANNING DEPARTMENT.

A.) SITE PERFORMANCE STANDARDS FOR; MINIMUM YARD

MULTIPLE FAMILY RESIDENTIAL (R-4);

*FRONT YARD = *20 FEET FROM PROPERTY LINE

*REAR YARD = *20 FEET FROM PROPERTY LINE

*SIDE, INTERIOR = *5 FEET FROM PROPERTY LINE

*SIDE, STREET = *13 FEET FROM PROPERTY LINE

B.) SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT MULTIPLE FAMILY RESIDENTIAL (R-4);
*40 FEET

C.) SITE PERFORMANCE STANDARDS; IMPERVIOUS SURFACE
MULTIPLE FAMILY RESIDENTIAL (R-4);

*75 S.F./ UNIT WITH
400 S.F. MINIMUM

D.) SITE PERFORMANCE STANDARDS; MINIMUM LOT MULTIPLE FAMILY RESIDENTIAL (R-4);
*5000 S.F., 800S.F./DWELLING UNIT.
*50 FEET WIDTH MINIMUM

THE INTENT OF JOINT USE AGREEMENT RECORDED AS INSTRUMENT #49 | 897 IS TO ISOLATE INGRESS/EGRESS ACTIVITIES OF ADJOINING PROPERTIES TO A COMMON CONTROLLED LOCATION. SAID INSTRUMENT INDICATES THAT THE STATE OF IDAHO WILL PROVIDE A 40 FOOT COMMON APPROACH CENTERED ON HIGHWAY STATION | 30G+72 AS REFERENCED OF PROJECT #NH-IR-41 | 4 (077) AND IS IDENTICAL TO THAT OF THE COMMON PROPERTY LINE AS DEPICTED ON PAGE TWO. THE EXISTING CONDITIONS OF BOTH PROPERTIES AND THE PROPOSED IMPROVEMENTS OF THIS PROPERTY SHOW NO INTENT OF USE OF EACH OTHERS PROPERTY.



DWG: ALTA-SURVEY

