

ALTA / ACSM LAND TITLE SURVEY

LEGAL DESCRIPTIONS

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKING THE NORTHWEST CORNER OF THE SAID SECTION 10; THENCE SOUTH 08°08'55" EAST 317.89 FEET TO A POINT MARKING THE CENTERLINE INTERSECTION OF NORTH 15TH STREET AND WEST FRONT STREET, AS SHOWN OF RECORD OF SURVEY NO. 1349, BROADWAY-CHINDEN ALIGNMENT; THENCE ALONG THE SAID CENTERLINE OF WEST FRONT STREET SOUTH 56°41'58" EAST 760.62 FEET TO A POINT MARKING THE CENTERLINE INTERSECTION OF WEST FRONT STREET AND NORTH 13TH STREET; THENCE CONTINUING SOUTH 54°47'10" EAST 50.00 FEET TO A POINT; THENCE LEAVING THE SAID CENTERLINE OF WEST FRONT STREET SOUTH 35°12'50" WEST 40.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID WEST FRONT STREET, ALSO SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 54°47'10" EAST 654.94 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH 11TH STREET; THENCE ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE SOUTH 09°47'12" EAST 21.08 FEET; THENCE CONTINUING SOUTH 35°34'36" WEST 327.52 FEET; THENCE CONTINUING SOUTH 87°17'01" WEST 12.39 FEET, MORE OR LESS, TO A BRASS CAP MARKING A POINT OF BEGINNING OF CURVE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST MYRTLE STREET; THENCE ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT 254.67 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°30'38", A RADIUS OF 1080.00 FEET AND A LONG CHORD BEARING NORTH 48°01'51" WEST 254.08 FEET, MORE OR LESS, TO A BRASS CAP MARKING A POINT OF TANGENT; THENCE CONTINUING NORTH 54°47'10" WEST 415.66 FEET, MORE OR LESS, TO A BRASS CAP ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE SAID NORTH 13TH STREET; THENCE ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 35°12'34" EAST 310.15 FEET, MORE OR LESS, TO A BRASS CAP; THENCE CONTINUING NORTH 80°12'41" EAST 14.14 FEET TO THE POINT OF BEGINNING.

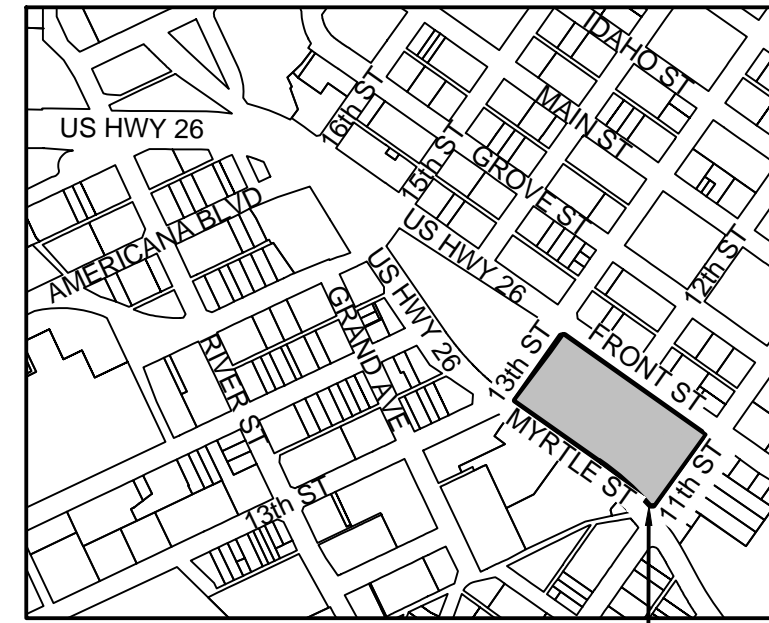
ALTA CERTIFICATION

TO KC GARDNER COMPANY, L.C., AND FIRST AMERICAN TITLE AND ESCROW COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTING ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11(A), 11(B), 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 8, 2015.

PARCEL B

VICINITY MAP



N.T.S. PROJECT LOCATION

TITLE DOCUMENTS

THIS SURVEY WAS PREPARED IN RELIANCE WITH A COMMITMENT FOR TITLE INSURANCE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE AGENCY, LLC, COMMITMENT DATE, APRIL 10, 2015, ORDER NO. 4102-2428287, AND IS HEREBY MADE A PART OF THIS SURVEY.

SCHEDULE B - SECTION TWO EXCEPTIONS:
1-12 ARE NON-PLOTTABLE

MARIE W. WOODIN, P.L.S. NO. 15672

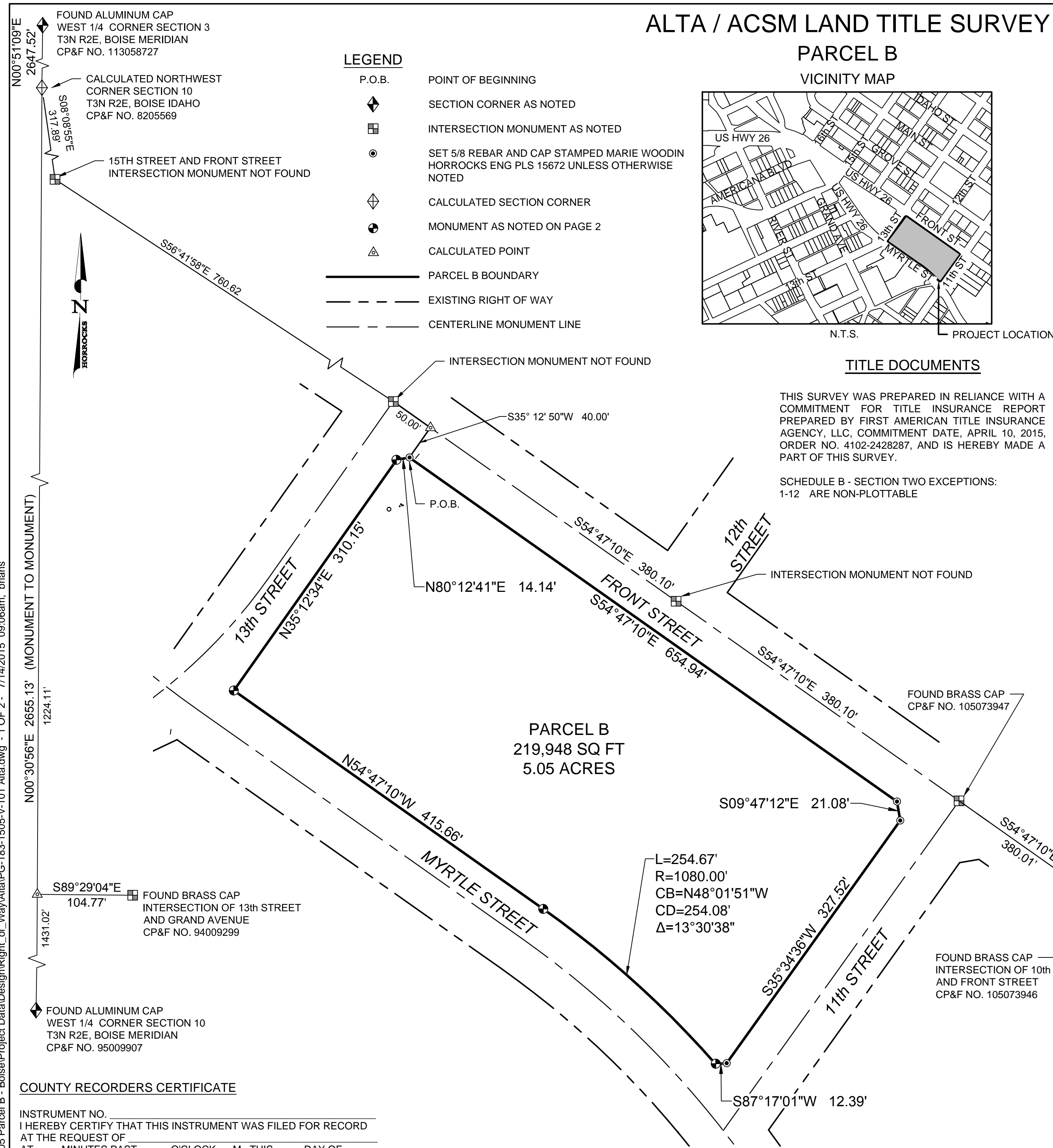
DATE

NOTES:

- ADDRESS IS APPROXIMATELY 13TH STREET AND FRONT STREET, BOISE, ADA COUNTY, IDAHO.
- PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), FEMA FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 16001C0277 H, REVISED FEBRUARY 19, 2003.
- THERE ARE NO EXISTING BUILDINGS ON PROPERTY.
- THERE ARE NO SUBSTANTIAL FEATURES SUCH AS SIGNS ON SAID PROPERTY.
- SOUTHEAST HALF OF SUBJECT PROPERTY IS CURRENTLY BEING USED AS A PAID PARKING LOT WITH UNMARKED DIRT SURFACE. NO STRIPING OR DESIGNATED PARKING SPACES LOCATED ON SUBJECT PROPERTY.
- WITH REGARD TO TABLE A, ITEM 11(B), INFORMATION FROM PLANS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, IT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- FIELD SURVEY WORK WAS SUPPLEMENTED WITH LIDAR SCANNING.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION DURING THE FIELD SURVEY OF SUBJECT PROPERTY.
- CURRENTLY THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES SURROUNDING THE SUBJECT PROPERTY.
- THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL DURING THE FIELD SURVEY OF SUBJECT PROPERTY.
- THERE WERE NO OFFSITE EASEMENTS THAT SERVE THE PROPERTY INCLUDED IN THE TITLE REPORT.
- THERE ARE NO BOUNDARY ENCROACHMENTS AS SUBJECT PROPERTY IS BOUND BY PUBLIC ROADS ON ALL SIDES.
- THE BARGAIN AND SALE DEED RECORDED AS ENTRY NO. 102010000, RECORDED ON JANUARY 25, 2002 HAS A POINT OF BEGINNING CALL OF SOUTH 08°08'55" WEST 317.89 FEET. THE CORRECT BEARING IS SOUTH 08°08'55" EAST.
- THERE IS CURRENTLY AN AIR CONDITIONING UNIT OVER THE NORTHWEST CORNER OF SECTION 10. THE NORTHWEST CORNER OF SECTION 10 WAS CALCULATED USING THE ACCESSARY MONUMENTS SHOWN ON THE CP&F NO. 1837001004, MONUMENTS AT THE WEST 1/4 CORNER OF SAID SECTION 10, THE WEST 1/4 OF SECTION 3, THE MONUMENT AT 13TH STREET AND GRAND AVENUE, AND THE BEARINGS AND DISTANCES FROM THE FOUND MONUMENTS AT THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 10 AND THE BRASS CAP AT THE INTERSECTION OF 13TH STREET AND GRAND AVENUE AS SHOWN ON THE CITYSIDE LOFTS CONDOMINIUMS PLAT MAP RECORDED IN BOOK 95 AT PAGE 1167.

LEGEND

- P.O.B. POINT OF BEGINNING
- SECTION CORNER AS NOTED
- INTERSECTION MONUMENT AS NOTED
- SET 5/8 REBAR AND CAP STAMPED MARIE WOODIN HORROCKS ENG PLS 15672 UNLESS OTHERWISE NOTED
- CALCULATED SECTION CORNER
- MONUMENT AS NOTED ON PAGE 2
- CALCULATED POINT
- PARCEL B BOUNDARY
- EXISTING RIGHT OF WAY
- CENTERLINE MONUMENT LINE



COUNTY RECORDERS CERTIFICATE

INSTRUMENT NO. _____
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
 AT THE REQUEST OF _____
 AT _____ MINUTES PAST _____ O'CLOCK _____ M., THIS _____ DAY OF _____
 YEAR OF _____.

DEPUTY _____ EX-OFFICIO RECORDER _____
 FEE: _____



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ALTA / ACSM LAND TITLE SURVEY

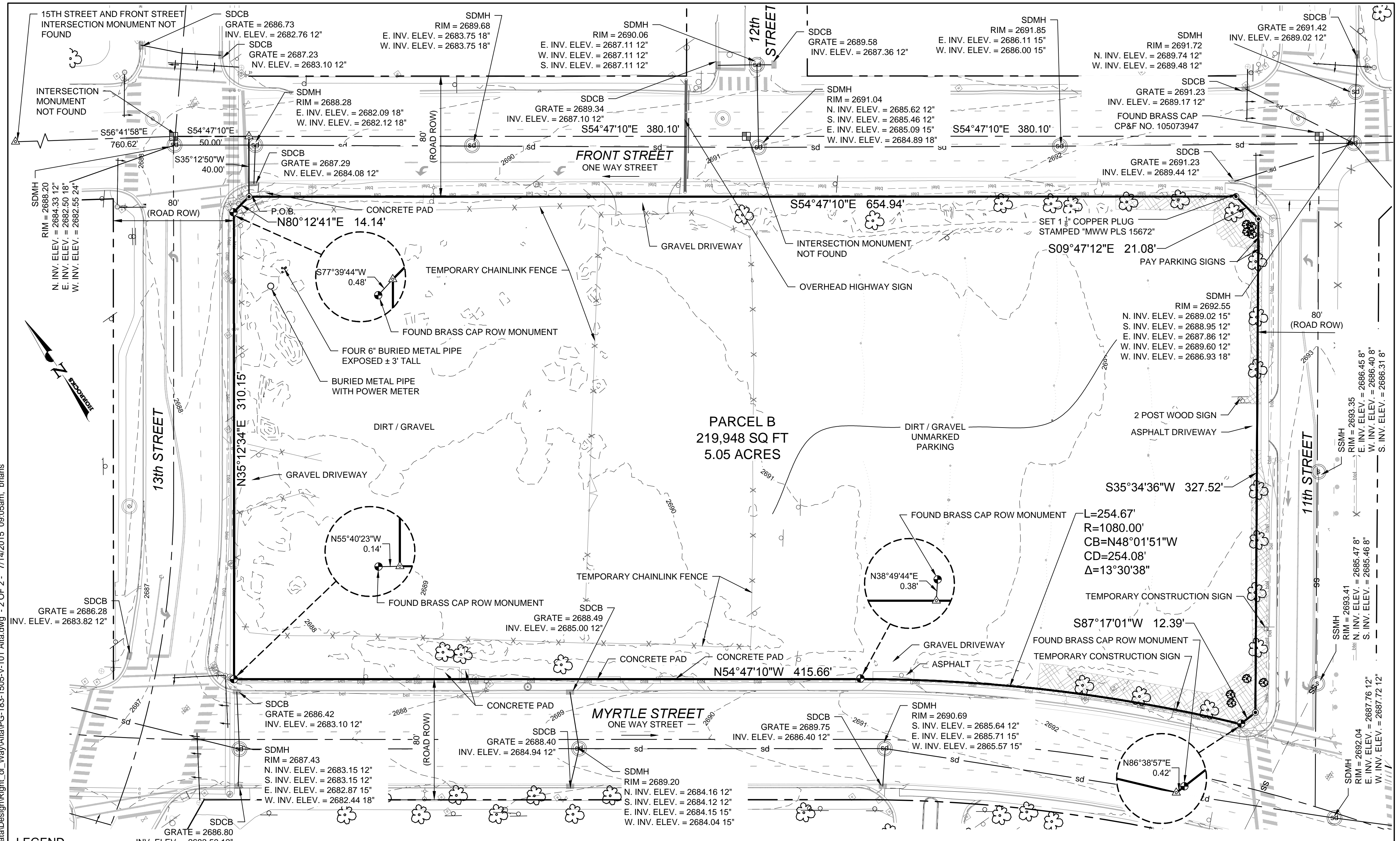
PARCEL B
 BOISE, ADA COUNTY, IDAHO

JOB NO: PG-183-1505

SHEET NO. 1 OF 2

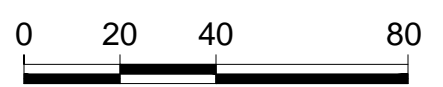
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LEGEND

<p>P.O.B. POINT OF BEGINNING</p> <p>INTERSECTION MONUMENT AS NOTED</p> <p>SET 5/8 REBAR AND CAP STAMPED MARIE WOODIN HORROCKS ENG PLS 15672 UNLESS OTHERWISE NOTED</p> <p>MONUMENT AS NOTED</p> <p>CALCULATED POINT</p> <p>SIGNS</p>	<p>LANDSCAPE AREA WITH BARK</p> <p>SHRUBS</p> <p>TREE</p> <p>EX. STORM DRAIN MANHOLE</p> <p>EX. SEWER MANHOLE</p> <p>EX. TELE. MANHOLE</p> <p>EX. ELEC. MANHOLE</p> <p>EX. FIRE HYDRANT</p>	<p>EX. WATER VALVE</p> <p>EX. CATCH BASIN</p> <p>EX. TRAFFIC LIGHT POLE</p> <p>EX. WATER METER</p> <p>EX. LIGHT POLE</p> <p>EX. ELECTRIC JUNCTION BOX</p>	<p>EX. STORM DRAIN PIPE</p> <p>EX. SEWER PIPE</p> <p>EX. WATER PIPE</p> <p>EX. TELEPHONE</p> <p>EX. GAS</p> <p>EX. BURIED ELECTRICAL</p>	<p>EX. FIBER OPTIC</p> <p>EX. FENCE</p> <p>EX. MAJOR CONTOUR</p> <p>EX. MINOR CONTOUR</p> <p>EX. ROAD PAINT</p> <p>EX. EDGE OF ASPHALT</p>	<p>PARCEL B BOUNDARY</p> <p>EX. RIGHT OF WAY</p> <p>CENTERLINE MONUMENT LINE</p>
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ALTA / ACSM LAND TITLE SURVEY

PARCEL B
BOISE, ADA COUNTY, IDAHO

JOB NO: PG-183-1505

SHEET NO. 2 OF 2