

McLelena, Inc.  
Inst. No. 286040

McLelena, Inc.  
Inst. No. 286040

Donald G. Ardo  
Inst. No. 286320

Price Daventport  
Inst. No. 150964

Rexburg Professional Management, LLC  
Inst. No. 302324

City of Rexburg  
(Alley)

**CERTIFICATE OF SURVEY**

The Undersigned, being a registered surveyor of the State of Idaho certifies to (i) **Yakovina Multifamily Capital, Inc.**, its successors and assigns; (ii) **Franne Mae**, its successors and assigns; and (iii) **First American Title Company**, as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/ASCM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1997 and this survey meets the requirements for an Urban Survey as defined therein.
2. The survey was made on the ground on September 19, 2003 and verified on January 16, 2008 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
3. There are no visible easements or rights of way of which the undersigned has been advised.
4. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
5. The location of each easement, right of way, servitude and other matter affecting the subject property, listed in the title insurance commitment dated November 30, 2007, issued by **First American Title Company** with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback, provisions and restrictions of record referenced in such title commitment. Except as shown on this survey, See Note 8.
6. The subject property has access to and from a duly dedicated and accepted public street.
7. The subject property does not serve adjoining property for drainage, utilities, or ingress or egress, except as shown. See Note 10.
8. The record description of the subject property forms a mathematically closed figure.
9. No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.

**Surveyor**  
Kevin L. Thompson, P.L.S.  
215 Farnsworth Way  
Rexburg, ID 83442  
(208) 745-8771

**Property Address**  
(signed) 10563  
(seal)

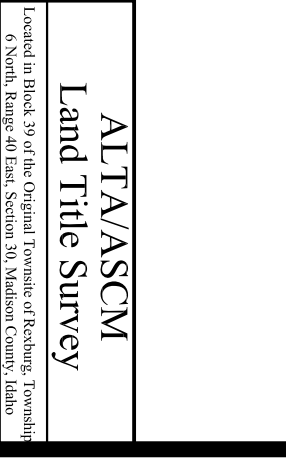
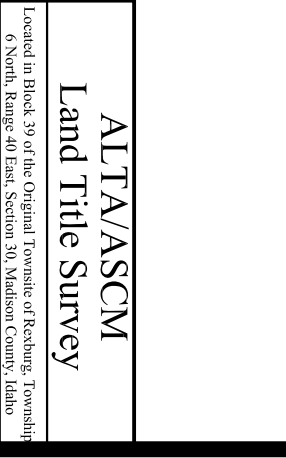
Date: January 25, 2008

The parties listed above are entitled to rely on the survey, and this certificate as being true and accurate.

**LEGAL DESCRIPTION**  
Vacinity Map  
No Scale

A Parcel of Land Situated in Madison County, State of Idaho, Township 6 North, Range 40 East of the Boise Meridian, Section 30. More Particularly Described as Follows: Beginning at the Southwest Corner of Block 39 of the Original Town site of Rexburg, said point being the True Point of Beginning. Thence N00°15'02"W, along the West line of Block 39 for a Distance of 330.00 Feet to the Northwest corner of the South half (S1/2) of said Block 39. Thence N89°44'58"E, along the North line of the South half of Block 39 for a Distance of 450.00 Feet; Thence S00°15'02"E, for a Distance of 165.00 Feet; Thence S89°44'58"W, for a Distance of 251.00 Feet; Thence S00°15'02"E, for a Distance of 70.50 Feet; Thence S89°44'58"W, for a Distance of 49.50 Feet; Thence S00°15'02"E, for a Distance of 94.50 Feet; Thence S89°44'58"W, for a Distance of 149.50 Feet to the True Point of Beginning. Containing 2.35 Acres, (1/2 of 4.70 Square Feet) More or Less.

**ALTA/ASCM Land Title Survey**  
Located in Block 39 of the Original Townsite of Rexburg, Township 6 North, Range 40 East, Section 30, Madison County, Idaho



**Legend**  
Detail 1-1  
No Scale

● 5/8" Iron Rod w/ Plastic Cap Marked L.S. 10563  
● 1/2" Iron Rod w/ Plastic Cap Marked L.S. 10563  
— Underground Cable TV / Telephone  
— Underground Power  
— Overhead Powerline  
— Underground Water  
— Underground Sewer  
— Underground Gas  
— Building Setbacks  
— Vinyl Fence  
— Water Valve/Meter  
— Power Pole  
— Deciduous Tree  
— Coniferous Tree  
— Light Pole  
— Stop Sign  
— Bike Rack  
— Gas Meter  
— Power Meter  
— Asphalt  
— Concrete

**Current High Density Residential I (HDR1) 3.9.080 Yard Requirements - City of Rexburg Ordinances**  
From Yard Setback: Each lot or parcel in HDR1 zone shall have a minimum front yard of at least twenty-five (25) Feet.  
Rear Yard Setback: The minimum depth of a rear yard shall be twenty (20) Feet.  
Side Yard Setback: Each lot or parcel of land in the HDR1 zone shall have a side yard of at least six (6) Feet of six (6) inches of setback for every foot of building height, whichever is greater.

**Observed Parking in this Area**  
City of Rexburg (Parking Lot)

**Notes:**  
Note 1: The Property shown hereon is located within an area having a Zone Designation *X-Areas Determined to be outside 500-year flood plain* by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map Number 16065C0020 D, Dated June 3, 1991, for Community Number 160098, in Madison County, State of Idaho, which is the current Flood Insurance Map for the community in which said property is situated.  
Note 2: This Area is Zoned as "High Density Residential 1".  
Note 3: The Basis of Bearing and City Control are based on the Idaho State Plane Coordinate System. See Record of Survey Instrument No. 307290.  
Note 4: All underground utilities were located by digline and the City of Rexburg.  
Note 5: There are a total of 191 parking spaces on this property, including 9 Handicap Parking Spaces.  
Note 6: There are a total of 52 Apartments located on this property.  
Note 7: Building Dimensions are measured from the exterior wall, and is shown as a dashed line. The height of the buildings are shown from the highest point on the roof to the average natural ground elevation.  
Note 8: Side Yard Setback does not meet Current City Ordinance, although Existing Buildings and Structures fall under the Grandfather Clause Pertaining to Setback and Height Restrictions. See *Zoning Ordinance of the City of Rexburg, Idaho*, Chapter 8 Nonconforming Uses and Buildings.  
Note 9: Napa Building overlaps over the property boundary 4". See Detail 1-1.  
Note 10: Various Utilities are located along this Property line, none of which have recorded Easements of record.

