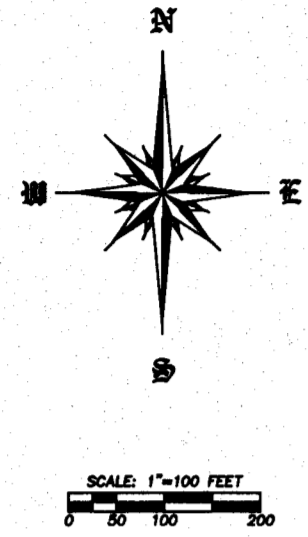


ALTA/ACSM LAND TITLE SURVEY of the

being a portion of the George B. Ernst Donation Land Claim in Section 24, Township 2 North, Range 1 East, W.M. and Section 19, Township 2 North, Range 2 East, W.M. all in Clark County, Washington.

(Page 1 of 2 Pages)



Basis of bearings: N 00°05'41" E between the northeast and southeast corners of the George B. Ernst Donation Land Claim

Surveyor's Certification(s)

I hereby certify to Fort Vancouver Partners, LP, Charter Municipal Mortgage Acceptance Company or its successors and assigns as "Majority Owner", U.S. Bank, N.A., AMTAX Holdings 320, LLC, Protech 2003-A, LLC, and Chicago Title Insurance Company that I am a registered surveyor licensed by the State of Washington; (b) that the attached survey prepared by me entitled "ALTA/ACSM Land Title Survey of the Fort Vancouver Terrace Apartments" dated January 20, 2003, and last revised March 26, 2003, correctly shows the land owned by Fort Vancouver Partners, LP, and that it

- (i) was actually made upon the ground under my supervision and that it and the information, courses and distances shown thereon are correct;
- (ii) shows by actual field instrument survey the location of all boundaries, markers, streets, roads, easements, rights of way and any other matters of record affecting the subject property per the legal descriptions of such easements and other matters;
- (iii) shows any other matters on the ground which may adversely affect title to or the use of the subject property, including, without limitation, the location and direction of all storm drainage systems for the collection and disposal of all run off and surface drainage and the location of any discharge into streams, rivers or other conveyance systems;
- (iv) shows that all utility services required for the operation of the premises either enter the premises through adjoining public streets, or shows the point of entry and location of all utilities which pass through or are located on adjoining private land; and
- (v) shows all buildings, parking spaces and lots, fences, utility poles, culverts, lines and other structures, curbing and curb cuts, signs hydrants, manholes and other improvements of every kind and nature;
- (c) that there are no encroachments either way across the boundary lines of the subject property except as shown on the survey and that each tract is contiguous and that there are no gaps or overlaps between any of them; (d) if of the described property is located within the boundaries of Clark County, Washington; (e) that the property shown on the survey does not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps"; and (f) that the survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999.



Christopher M. Butler, MAPLS 38792

Date

Legal Description of the Subject Property:

That portion of the George B. Ernst Donation Land Claim in Section 24, Township 2 North, Range 1 East, and Section 19, Township 2 North, Range 2 East, W.M., in Clark County, Washington, described as follows:

Commencing at the northeast corner of the Joseph Durgan Donation Land Claim; thence N00°05'41"E along the east line of said Ernst Donation Land Claim and the centerline of NE 54th Avenue a distance of 794.32 feet to the intersection with the centerline of Nicholson Road; thence N84°43'35"W along said centerline a distance of 528.23 feet to the easterly margin of vacated Soojawee Avenue extended northeasterly; thence S19°40'22"W along said extension a distance of 51.82 feet to the southerly margin of Nicholson Road and the True Point of Beginning; thence continuing S19°40'22"W along the easterly margin of said vacated Soojawee Avenue and the southeasterly extension thereof a distance of 630.58 feet to the northerly margin of Plomondon Street; thence S72°48'55"W along said northerly margin a distance of 108.23 feet to the easterly margin of said vacated Soojawee Avenue; thence S78°21'57"W along said northerly margin a distance of 35.90 feet to the centerline of said vacated Soojawee Avenue; thence N70°19'38"W along said northerly margin a distance of 107.70 feet to a curve to the left whose radius point bears S19°40'22"W a distance of 771.28 feet; thence northeasterly along said curve and margin through a central angle of 183°52'13" on an arc distance of 227.80 feet; thence N02°44'50"E radial to said curve a distance of 613.32 feet to the southerly margin of Nicholson Road; thence S84°43'35"E along said southerly margin a distance of 848.03 feet to the True Point of Beginning.

EXCEPTING THEREFROM that portion of the above described parcel dedicated to the City of Vancouver for right of way purposes being more particularly described as follows:

Commencing at the northeast corner of the Joseph Durgan Donation Land Claim; thence N00°05'41"E along the east line of said Ernst Donation Land Claim and the centerline of NE 54th Avenue a distance of 794.32 feet to the intersection with the centerline of Nicholson Road; thence N84°43'35"W along said centerline a distance of 528.23 feet to the easterly margin of vacated Soojawee Avenue extended northeasterly; thence S19°40'22"W along said extension a distance of 51.82 feet to the southerly margin of Nicholson Road; thence continuing S19°40'22"W along the easterly margin of said vacated Soojawee Avenue and the southeasterly extension thereof a distance of 630.58 feet to the northerly margin of Plomondon Street; thence S72°48'55"W along said northerly margin a distance of 108.23 feet to the easterly margin of said vacated Soojawee Avenue; thence S78°21'57"W along said northerly margin a distance of 35.90 feet to the centerline of said vacated Soojawee Avenue; thence N70°19'38"W along said northerly margin a distance of 107.70 feet to a curve to the left whose radius point bears S19°40'22"E a distance of 771.28 feet; thence northeasterly along said curve and margin through a central angle of 183°52'13" on an arc distance of 227.80 feet; thence N02°44'50"E radial to said curve a distance of 613.32 feet to the southerly margin of Nicholson Road; thence S84°43'35"E along said southerly margin a distance of 848.03 feet to the True Point of Beginning.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	203
HANDICAP	4
<b>TOTAL</b>	<b>207</b>

UTILITY COMPANIES			
WATER - City of Vancouver ADDRESS: 1000 1st Ave PHONE: (360) 495-0182	SEWER - City of Vancouver ADDRESS: 1000 1st Ave PHONE: (360) 495-0182	GARBAGE - Waste Management of Oregon P.O. Box 122882 Seattle, WA 98112-8882 (206) 772-8400	CABLE - A. T. & T. Broadband P.O. Box 172880 Seattle, WA 98117-2880 (206) 841-8294

SITE DATA	
1. ZONING - R-18	2. SETBACKS - a) Front - 20'
	b) Side, street - 10'
	c) Side, interior - 10'
	d) Rear - 20'
3. AREA - 347218.34 sq. ft. (7.97 acres)	4. HEIGHT RESTRICTIONS - 38'

DATE OF ORIGINAL: January 20, 2003	
REVISION: Revised legal description	DATE: March 28, 2003
REVISION: Added density calculation	DATE: March 17, 2004
REVISION: Revised legal description	DATE: March 17, 2004
REVISION: Added improvements of recent construction	

SURVEYOR'S NAME & FIRM NAME:	
BUTLER SURVEYING INC.	
478 NW CHEROKEE AVENUE P.O. BOX 146, CHICAGO, IL 60688 312/740-8800 FAX 312/740-8809	
Drawn by: C. Butler	Scale: 1"=100'
Checked by: C. Butler	Page 1 of 2

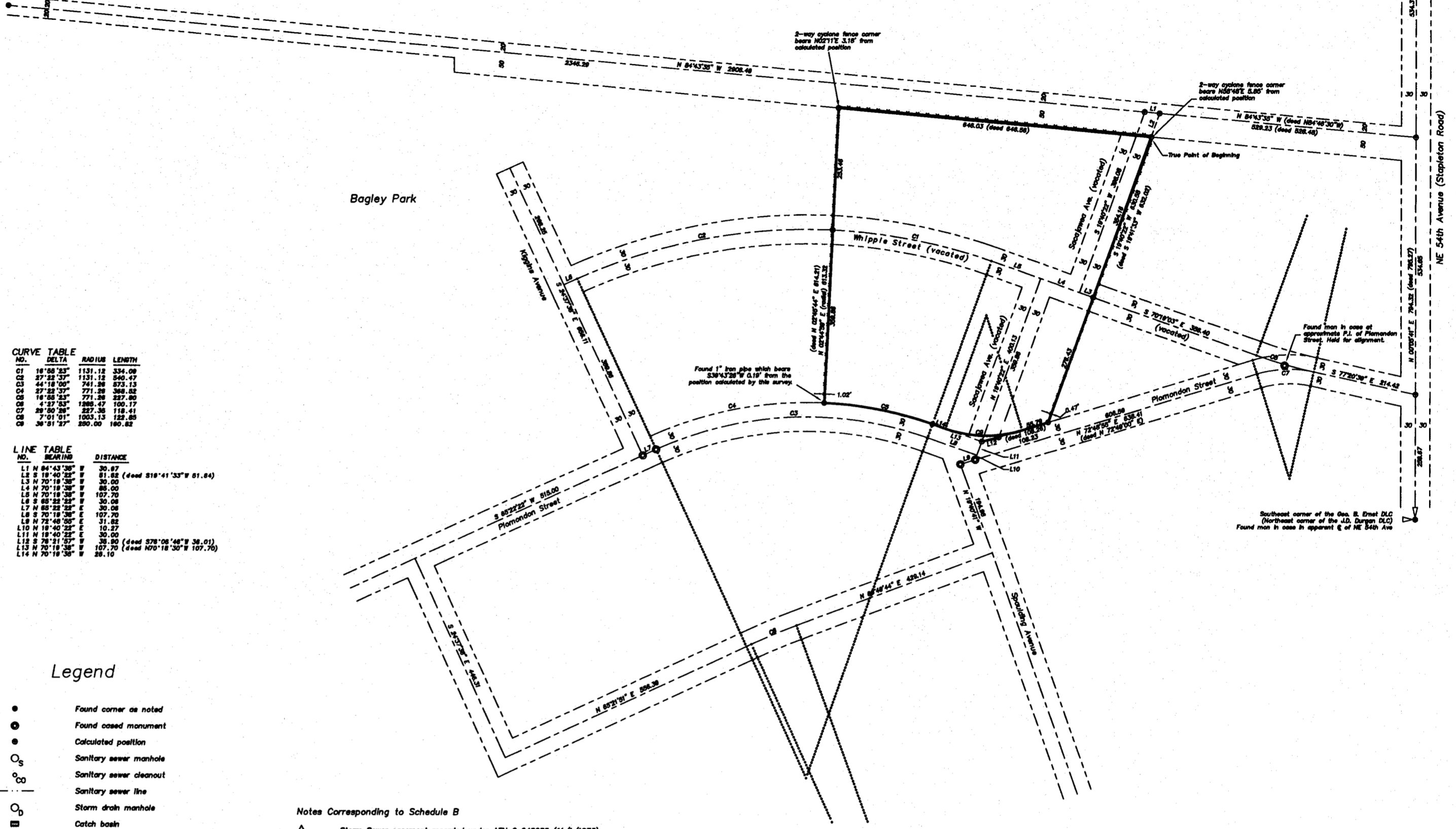
PREPARED FOR:	
Fort Vancouver Partners L.P. Paramount Financial Group, Inc. Charter Municipal Mortgage Acceptance Company U.S. Bank, NA Chicago Title Insurance Company	

PROJECT LOCATION:	
City of Vancouver Clark County, Washington.	
PROJECT ADDRESS:	
4710 Plomondon Street Vancouver, Washington 98661	
PROJECT NAME:	
ALTA/ACSM LAND TITLE SURVEY of the Vancouver, Washington	

STATEMENT OF ENCROACHMENTS	
None other than those shown graphically on the face of this plot.	
FLOOD ZONE DESIGNATION	
Zone C (area of minimal flooding) per Flood Insurance Rate Map Community-Panel No. 530027-0004B	

Found 1" iron pipe in E of Nicholson Road per reference survey #14. Held for alignment of Nicholson Road

Survey Diagram and Detailed Vicinity Map



- Legend**
- Found corner as noted
  - Found corner monument
  - Calculated position
  - Sanitary sewer manhole
  - Sanitary sewer cleanout
  - Sanitary sewer line
  - Storm drain manhole
  - Catch basin
  - Storm drain line
  - Power vault
  - Power connection box
  - Power pole
  - Guy anchor
  - Water valve
  - Water meter
  - Hydrant
  - Sprinkler control box
  - Fence line
  - Edge of pavement
  - Concrete curbing
  - Retaining wall
  - Deciduous tree (6" or larger)
  - Conifer tree (6" or larger)
  - Bush (3" diameter or larger)
  - Concrete slab
  - Sidewalk ramp
  - Street light
  - Phone pedestal
  - TV cable pedestal
  - Mailbox
  - Guard post
  - Flower bed
  - Road sign

- Notes Corresponding to Schedule B**
- ▲ Storm Sewer easement recorded under AFN G 848880 (11/1/1973)
  - ▲ Storm Sewer easement recorded under AFN G 849004 (11/1/1973)
  - ▲ Water line easement recorded under AFN G 849005 (11/1/1973)
  - ▲ Underground electric & cable easement recorded under AFN G 878058 (12/4/1974) is a blanket easement and is not locatable due to a vague or nonexistent legal description.
  - ▲ Easement for location of power pole guy anchor recorded under AFN 770780158 (7/8/1977) is not locatable due to a vague or nonexistent legal description. A guy anchor in the southeasterly portion of the site was located and is shown on page 2 of this survey.
  - ▲ Sanitary Sewer easement recorded under AFN 3778481 (01/20/2004)
  - ▲ Water line easement recorded under AFN 3778482 (01/20/2004)
  - ▲ Covenant Running with the Land recorded under AFN 3778483 (01/20/2004) denoted by ■

- Reference surveys**
- 1) M.E. Roy, CE "Plot showing street locations in Bagley Downs as surveyed for dedication" AFN 198380 (September 30, 1947)
  - 2) N.W. Pett/John, CE 1285, Plot of Bagley Downs, Book F, Page 4 (April 5, 1951)
  - 3) A.W. Bettis, PLS 9289, Book 2 of Surveys, Page 97 (July 22, 1974)
  - 4) PLS 12974, Book 6 of Surveys, Page 86 (April 11, 1977)
  - 5) R. Spoelta, PLS 13935, Book 12 of Surveys, Page 154 (November 13, 1980)
  - 6) R. Spoelta, PLS 13935, Book 12 of Surveys, Page 186 (January 13, 1981)
  - 7) T.W. Roy, PLS 18920, Book 19 of Surveys, Page 147 (April 3, 1986)
  - 8) R.A. Glesser, PLS 15224, Book 29 of Surveys, Page 73 (May 29, 1991)
  - 9) J.C. Olson, PLS 9025, Book 30 of Surveys, Page 78 (December 3, 1991)
  - 10) J.C. Olson, PLS 9025, Book 32 of Surveys, Page 26 (August 20, 1992)
  - 11) T.W. Roy, PLS 18920, Book 3 of Short Plots, Page 018 (September 15, 1995)
  - 12) B.C. Mhlster, PLS 12563, Book 41 of Surveys, Page 092 (April 10, 1997)
  - 13) K.F. Stonez, PLS 26352, Book 42 of Surveys, Page 005 (August 1, 1997)
  - 14) B.C. Mhlster, PLS 12563, Book 46 of Surveys, Page 155 (June 8, 2000)

