

Idaho Secretary of State's Office

Dizbier Gibson

EXHIBIT A
TO
DCC FINANCING STATEMENT

SEE A1:

A All fixtures and articles of property now or hereafter attached to, or used or adapted for use in the ownership, development, operation or maintenance of the Real Property described below (whether such items are leased, owned, or subject to any title-retaining or security instrument), including without limitation all heating, cooling, air-conditioning, ventilating, refrigerating, plumbing, generating, power, lighting, laundry, maintenance, incinerating, lifting, cleaning, fire prevention and extinguishing, security and access control, cooking, gas, electric and communication fixtures, equipment and apparatus; all engines, motors, conduits, pipes, pumps, tanks, ducts, compressors, boilers, refrigerators and other appliances; all escalators and elevators, baths, sinks, all cabinets, partitions, mantels, built-in mirrors, window shades, blinds, screens, awnings, storm doors, windows and sash; all carpeting, underpadding, floor covering, paneling, and draperies; all furnishings of public spaces, halls and lobbies; and all shrubbery and plants. All such items shall be deemed part of the Real Property and not severable wholly or in part without material injury to the freehold;

B. All of the rents, revenues, issues, profits and incomes of the Real Property, and all present and future leases and other agreements for the occupancy or use of all or any part of the Real Property (whether as lessee or lessor), including without limitation all cash or security deposits, advance rentals and deposits or payments of similar nature, and all guarantees of tenants' or occupants' performance under such leases and agreements;

C. All tangible personal property ("Personal Property") used in connection with the ownership, development, operation or maintenance of the Real Property, including without limitation all furniture, furnishings, equipment, and supplies;

D. All intangible personal property used in connection with the ownership, development, operation or maintenance of the Real Property and Personal Property, including without limitation, all permits, licenses and franchises, the exclusive right to use of any trade names, all contract rights (including without limitation architectural, engineering, consulting, and management contracts), all accounts receivable, escrow accounts, insurance policies, deposits, instruments, documents of title, general intangibles, and business records;

E All materials, supplies, and other goods, wherever located, whether in the possession of Debtor, warehouseman, bailee, or any other person, purchased for use in the construction or furnishing of improvements on the Real Property, together with all documents, contract rights, and general intangibles relating thereto, and all proceeds thereof;

F. All site plans, plats, architectural plans, specifications, work drawing, surveys, engineering reports, test borings, market surveys, and other work products relating to the Real Property. All applications, application materials, and approvals for the development of the Real Property, both governmental and non-governmental, and matters related thereto. "Development" includes any activity that requires a permit or approval of any type related to the Real Property, including but not limited to a building permit, grading permit, shoreline substantial development permit, conditional use permit, special use permit, zoning variance or reclassification, comprehensive plan amendment or revision, subdivision, short subdivision, urban planned development, building site plan, commercial site development permit, right-of-way use permit, forest practices permit, certificate of water and sewer availability, developer extension agreement, and all payments made for applications and approvals for the development of the real property. "Application Materials" includes any document, study, evaluation and the like prepared in whole or part for any development or permit related to the Real Property, including but not limited to traffic, soil, wildlife, engineering, architecture, environmental, environmental assessment, and economic.

G. Any construction contract relating to improvements on the Real Property, together with all performance, payment, completion or other surety bonds now, or hereafter issued, by any surety in connection with or related to said construction contract insofar as the same may be transferable by Debtor without breach of any such bond;

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H. All easement, access, air and development rights, minerals and oil, timber, gas and other hydrocarbon substances, royalties, water, water rights and water stock, and all other rights, hereditaments, privileges, permits, licenses, franchises and appurtenances now or hereafter belonging or in any way appertaining to the Real Property; and

I. All proceeds of the foregoing.

The Real Property is located in the County of Bonner, State of Idaho, and is legally described as follows:

Parcel I:

Lot 6A of Replat of Lots 6-8, Block 7, Lakeside Place according to the plat thereof, recorded in Book 6 of Plats, page 130, records of Bonner County, Idaho.

Parcel II:

Lot 1A of Replat of Lots 1-10, Block 10, Lakeside Place, according to the Plat thereof recorded in Book 6 of Plats, page 132, records of Bonner County, Idaho.