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OFFICIAL RECORD
Requested By:
MARTELL & ASSOCIATES

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0109 PG- 5347 RPTT: 0.00

This document was prepared
by and after recording
should be returned to:

Martha R. Bickford
Martell & Associates
1718 Connecticut Avenue, NW
Washington, DC 20009

Summit Crest Apartments
USDA No. 33-003-0102685550
Parcel No. 1420-07-701-002

ASSIGNMENT OF REGULATORY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, LEWISTON STATE BANK, a Utah banking corporation, hereinafter referred to as the Assignor, having its office at 17 East Center Street, Lewiston, Utah 84320, for value received, does by these presents, without recourse, representation or warranty, grant, bargain, sell, assign, transfer and set over unto CAPSTONE REALTY ADVISORS, LLC, an Ohio limited liability company, its successors and assigns, hereinafter referred to as the Assignee, having its office at 1422 Euclid Avenue, Suite 400, Cleveland, Ohio 44115, all its right, title and interest in and to that certain:

Regulatory Agreement dated September 25, 2008, between Douglas Pacific Associates, a Nevada limited partnership, and Lewiston State Bank, a Utah banking corporation, and recorded September 30, 2008, as Document No. 730823, in Book 908, Page 6406, in the Office of the County Recorder of Douglas County, Nevada, covering the property described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be duly executed this 21st day of January, 2009.

LEWISTON STATE BANK

By: *Ronald E. Mumford*
Ronald E. Mumford
Vice President

[CORPORATE SEAL]

Signed, sealed and delivered
in the presence of:

Vicki A. Thomson
Name: Vicki A. Thomson

Linda Carter
Name: Linda Carter

STATE OF UTAH)
) ss:
COUNTY OF CACHE)

The foregoing instrument was acknowledged before me this 21st day of January, 2009, by Ronald E. Mumford, Vice President of Lewiston State Bank, a Utah banking corporation.

Lori Nagle
Notary Public

My Commission expires: 9-28-09

[NOTARY SEAL]

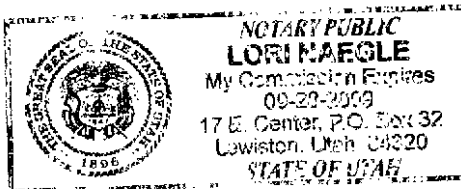


EXHIBIT A

REAL PROPERTY DESCRIPTION

The land referred to herein below is situated in the City of Indian Hills, County of Douglas, State of Nevada and is described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

A portion of the Northwest 1/4 of the Southeast 1/4 of Section 7, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, being further described as follows:

Commencing at the intersection of the centerline of Quartz Drive and the Westerly right-of-way line of U.S. Highway 395, as shown on the Map of Vista Grande Subdivision, Unit No. 1, as filed in the Office of the County Recorder of Douglas County, Nevada, on November 9, 1964, as File No. 26518. Thence North $1^{\circ}05'54''$ East, 30.01 feet; thence South $89^{\circ}38'07''$ West, 382.79 feet to the TRUE POINT OF BEGINNING; thence South $89^{\circ}38'07''$ West, 440.36 feet, to the beginning of a curve; thence on a curve to the right through a delta angle of $90^{\circ}30'33''$, whose radius is 20 feet and having an arc length of 31.59 feet to the end of the curve; thence North $0^{\circ}08'40''$ East, 149.82 feet; thence North $89^{\circ}38'07''$ East 480.00 feet; thence South $0^{\circ}08'40''$ West, 150.18 feet to the beginning of a curve; thence on a curve to the right through a delta angle of $89^{\circ}29'27''$, whose radius is 20 feet and having an arc length of 31.24 feet to the end of the curve and the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM: All that real property situate in the Northwest Quarter of the Southeast Quarter of Section 7, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Beginning at the Southwest corner of Lot 2, Block B, as said Lot is shown on the plat of Highland Estates Unit 4, recorded on May 2, 1978, file No. 20214; thence North $89^{\circ}38'07''$ East, 480.00 feet along the South line of said Lot 2; thence South $00^{\circ}08'40''$ West, 20.00 feet; thence South $89^{\circ}38'07''$ West, 480.00 feet; thence North $00^{\circ}08'40''$ East, 20.00 feet to the POINT OF BEGINNING.

Assessor Parcel No.: 1420-07-701-002

"In compliance with Nevada Revised Statute 111.312, the herein above legal description was taken from Instrument recorded May 11, 1999 in Book 599, Page 2042, as File No. 467769, recorded in the Official Records of Douglas County, State of Nevada".