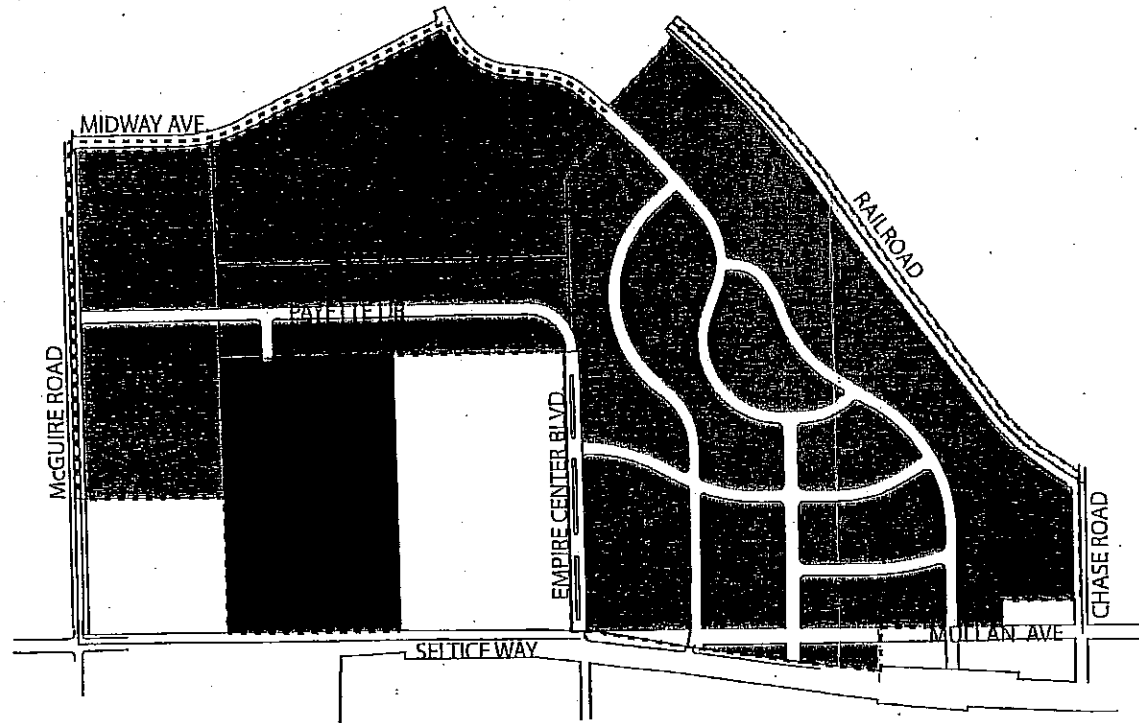


**Exhibit B**

**Phasing Maps**

# EXHIBIT B PHASING MAP



### LEGEND:

- WEST SELTICE II URD
- ▨ MONTROSE - PHASE I
- TREATY ROCK CORPORATE CENTER - PHASE I

WEST SELTICE II URBAN RENEWAL DISTRICT



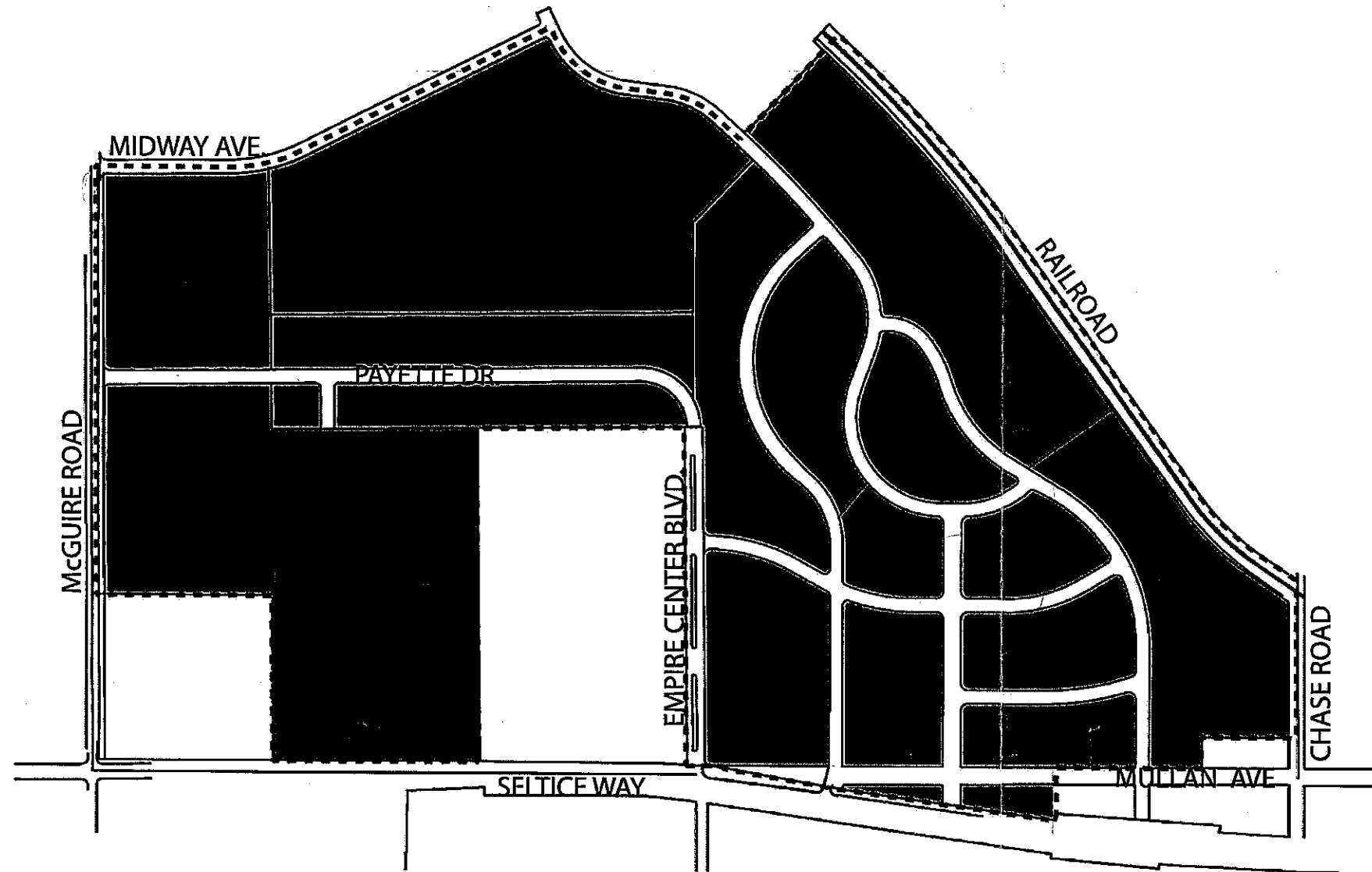
SCALE: N.T.S.

**Greenstone**  
HOME & NEIGHBORHOODS

THESE MATERIALS REPRESENT CONCEPTUAL DESIGNS AND PLANNING FOR  
MONTROSE AND MAY BE SUBJECT TO MODIFICATION OR CHANGE WITHOUT NOTICE.

JULY 31, 2007

# EXHIBIT B PHASING MAP



### LEGEND:

- - - WEST SELTICE II URD
- MONTROSE - PHASE I
- TREATY ROCK CORPORATE CENTER - PHASE I

## WEST SELTICE II URBAN RENEWAL DISTRICT



SCALE: N.T.S.



*THESE MATERIALS REPRESENT CONCEPTUAL DESIGNS AND PLANNING FOR MONTROSE AND MAY BE SUBJECT TO MODIFICATION OR CHANGE WITHOUT NOTICE.*

JULY 31, 2007

Exhibit C

Budgets

**West Seltice II Urban Renewal District  
Summary of Montrose  
& Treaty Rock Corporate Park  
Phase 1 Improvements  
July 31, 2007**

Sewer Systems	\$ 688,028
Water Systems	\$ 334,513
Road Improvements	\$ 780,953
Engineering and Management	\$ 495,099
<b>Grand Total</b>	<b>\$ 2,298,592</b>

# Treaty Rock Corporate Center Phase 1

## Summary of Improvements

Earthwork	\$136,412
Sewer System	\$126,555
Water System	\$159,775
Road Improvements	\$282,774
Engineering and Management	\$345,371
<b>Grand Total</b>	<b>\$1,050,888</b>

# Treaty Rock Corporate Center Phase 1

## Earthwork

Description: Earthwork improvements from Seltice Way north to the Greenstone Development Road. This service includes grading and the filing of materials.

	Quantity	Unit	Unit Cost	Cost
Strip Topsoil	1		\$17,535	\$17,535
Grading	1		\$71,256	\$71,256
Onsite Fill Material	1,000		\$18.50	\$18,500
Grade Curbs/Walks	1		\$5,786	\$5,786
Erosion Control	1		\$3,000	\$3,000
Construction Entrance	1		\$2,434	\$2,434
Mobilization	1		\$2,500	\$2,500
GPS Modeling/Control Calcs.	1		\$3,000	\$3,000
Contingency (10%)				\$12,401
			<b>Grand Total</b>	<b>\$136,412</b>

# Treaty Rock Corporate Center Phase 1

## Sewer System

Description: Onsite Sewer improvements to Treaty Rock Corporate Center. Improvements include stubouts at Seltice Way, and drywells.

	Quantity	Unit	Unit Cost	Cost
Drywells	12	ea.	\$1,500	\$18,000
Sanitary Sewer 8"	1750	lf	\$27.00	\$47,250
Sanitary Sewer 6" Service Stubouts	16	ea.	\$675.00	\$10,800
Sanitary Sewer 6" Stubouts Seltice	4	ea.	\$3,500	\$14,000
Sewer Manholes	10	ea.	\$2,500	\$25,000
Contingency (10%)				\$11,505
			<b>Grand Total</b>	<b>\$126,555</b>



# Treaty Rock Corporate Center Phase 1

## Water System

Description: Onsite water improvements to service Treaty Rock Corporate Center. Improvements include lines in Seltice Way, and Boyd, as well as Fire Hydrants.

	Quantity	Unit	Unit Cost	Cost
Water Service	2090	lf	\$25.00	\$52,250
Water Service Stubouts 6" w/ Blowoff Valves	13	ea.	\$2,500	\$32,500
Gate Valves 10"	5	ea.	\$1,500	\$7,500
Bends 10"	10	ea.	\$475.00	\$4,750
Water Service Tie In Seltice Way	3	ea.	\$2,350	\$7,050
Water Service Tie In Seltice Way/Boyd	1	ls	\$1,450	\$1,450
Water Service Tie In Boyd/Future Empire Blvd.	1	ls	\$1,200	\$1,200
Irrigation Stubouts 2"	8	ea.	\$900.00	\$7,200
Fire Hydrants	8	ea.	\$3,500	\$28,000
Fire Hydrants Seltice Way	1	ea.	\$3,350	\$3,350
Contingency (10%)				\$14,525
			<b>Grand Total</b>	<b>159,775</b>

# Treaty Rock Corporate Center Phase 1

## Road Improvements & Utilities

Description: Onsite street and utility improvements from Seltice Way to the north end of the Corporate Center, through the middle section of the property.

	Quantity	Unit	Unit Cost	Cost
Trenching/Backfill for Avista Power and Gas	2320	lf	\$11.50	\$26,680
Telephone Conduits 2"	4420	lf	\$2.60	\$11,492
Fiber Optic Conduits 4"	4420	lf	\$3.85	\$17,017
Asphalt Paving 3" AC/ 6" Rock	8,474	sy	\$13.63	\$115,500
Asphalt Paving Repairs at Seltice	1		\$3,000	\$3,000
Asphalt Stripping	1,185	lf	\$1.00	\$1,185
Cast in Place Curbs/Gutters	3,668	lf	\$9.50	\$34,846
Sidewalks	18,447	sf	\$2.32	\$42,797
Type I Curb Inlets	34	ea.	\$75.00	\$2,550
Curb/Sidewalk Repairs at Seltice	1		\$2,000	\$2,000
Contingency (10%)				\$25,706
<b>Grand Total</b>				<b>\$282,774</b>

**Treaty Rock Corporate Center  
Phase 1**

**Engineering & Management**

Description: Engineering Design and, Construction Staking, Landscaping, Certification,  
and Construction Management.

	Quantity	Unit	Unit Cost	Cost
Survey Testing and Inspection			\$12,500	\$12,500
Construction Management			\$151,927	\$151,927
Site Development			\$149,547	\$149,547
Contingency (10%)			\$31,397	\$31,397
<b>Grand Total</b>				<b>\$345,371</b>

**West Seltice II Urban Renewal District  
Montrose Phase 1 Proposed Improvements  
Summary of Improvements  
July 31, 2007**

Sewer System	\$ 561,473
Water System	\$ 174,738
Road Improvements	\$ 361,785
Engineering, Survey, Testing, and Construction Management	\$ 149,727
<b>Grand Total</b>	<b>\$ 1,247,722</b>

**West Seltice II Urban Renewal District  
Montrose Phase 1 Proposed Improvements  
Sewer System**

Description: Onsite sewer and sewer lift station improvements to service phase 1. Gravity lines in McGuire and Payette and forcemain installation from lift station on McGuire to Empire Center Blv.

	Quantity	Unit	Unit Cost	Cost
8" mainline (average depth)	2,668	LF	\$ 28.38	\$ 75,718
Manholes	8	EA	\$ 2,774.20	\$ 22,194
services	12	EA	\$ 1,529.00	\$ 18,348
sewer stub 8"	1	EA	\$ 2,384.80	\$ 2,385
stub across McGuire	2	EA	\$ 14,077.80	\$ 28,156
force main by pass	1	EA	\$ 5,500.00	\$ 5,500
wet well	1	EA	\$ 27,054.50	\$ 27,055
6' storage pipe	1	EA	\$ 19,525.00	\$ 19,525
valve vault	1	EA	\$ 9,128.90	\$ 9,129
overflow storage manhole	1	EA	\$ 25,410.00	\$ 25,410
8" force main	4,625	LF	\$ 28.07	\$ 129,833
force main tie in	1	EA	\$ 5,925.70	\$ 5,926
east side tie in	1	EA	\$ 5,748.60	\$ 5,749
force main clean outs	8	EA	\$ 5,489.00	\$ 43,912
lift station	1	EA	\$ 85,432.60	\$ 85,433
lift station tie in	1	EA	\$ 6,160.00	\$ 6,160
<b>Total</b>				<b>\$ 510,430</b>
contingency (10%)				\$ 51,043
<b>Grand Total</b>				<b>\$ 561,473</b>
engineering	7,293	LF	\$ 3.50	\$ 25,522
survey	7,293	LF	\$ 2.10	\$ 15,313
testing	7,293	LF	\$ 1.40	\$ 10,209
construction management	7,293	LF	\$ 3.50	\$ 25,522
<b>Total</b>				<b>\$ 76,565</b>

See attached maps

**West Selfice II Urban Renewal District  
Montrose Phase 1 Proposed Improvements  
Water System**

Description: On site water improvements to service phase 1. Improvements include lines in Payette and McGuire Rd.

	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Cost</u>
8" mainline	747	LF	\$ 25.08	\$ 18,735
10" mainline	1,046	LF	\$ 28.16	\$ 29,455
fire hydrants	4	EA	\$ 3,679.50	\$ 14,718
blow offs	15	EA	\$ 796.40	\$ 11,946
watermain sleeving	3	EA	\$ 1,309.00	\$ 3,927
services	13	EA	\$ 1,776.50	\$ 23,095
irrigation services	3	EA	\$ 3,179.00	\$ 9,537
irrigation sleeving	3	EA	\$ 388.30	\$ 1,165
AC line tie in	2	EA	\$ 23,137.40	\$ 46,275
<b>Total</b>				<b>\$ 158,852</b>
contingency (10%)				\$ 15,885
<b>Grand Total</b>				<b>\$ 174,738</b>
engineering	1,793	LF	\$ 4.43	\$ 7,943
survey	1,793	LF	\$ 2.66	\$ 4,766
testing	1,793	LF	\$ 1.77	\$ 3,177
construction management	1,793	LF	\$ 4.43	\$ 7,943
<b>Total</b>				<b>\$ 23,828</b>

See attached maps

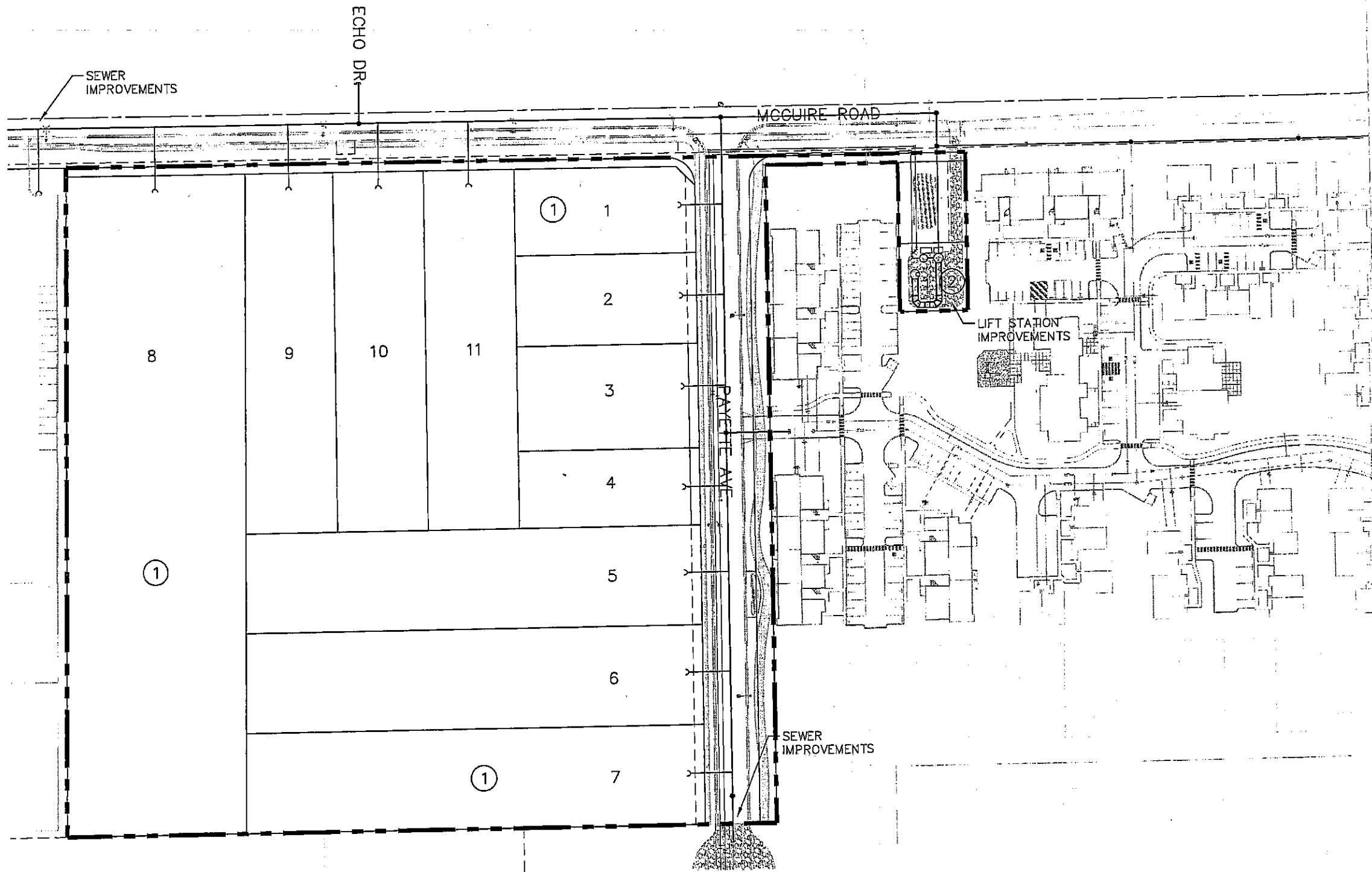
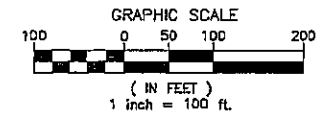
**West Seltice II Urban Renewal District  
Montrose Phase 1 Proposed Improvements  
Street System**

Description: Onsite street, storm water, and utility improvements to service phase 1 within McGuire Rd and Payette.

	Quantity	Unit	Unit Cost	Cost
site clearing and grubbing	4,033	YDS	\$ 1.65	\$ 6,654
road rough grade (right of way)	219,110	SF	\$ 0.08	\$ 16,871
road fine grade	80,323	SF	\$ 0.20	\$ 15,904
curb grade (including rock)	3,702	LF	\$ 4.81	\$ 17,796
sidewalk grade	3,702	LF	\$ 2.54	\$ 9,407
4" on 6" street section	51,648	SF	\$ 1.96	\$ 101,127
3" on 6" street section	25,344	SF	\$ 1.72	\$ 43,490
stripping	2,152	LF	\$ 0.59	\$ 1,278
grinding asphalt	45,738	SF	\$ 0.11	\$ 5,031
saw cut	2,152	LF	\$ 1.10	\$ 2,367
signage	2	EA	\$ 385.00	\$ 770
curb and gutter	3,702	LF	\$ 8.89	\$ 32,903
inlets and sidewalk vaults	4	EA	\$ 165.00	\$ 660
sidewalk	3,702	LF	\$ 2.41	\$ 8,918
single depth drywell	3	EA	\$ 2,117.50	\$ 6,353
double depth drywell	1	EA	\$ 2,590.50	\$ 2,591
12" HDPE	462	LF	\$ 17.92	\$ 8,279
type 1 catch basins	5	EA	\$ 1,091.20	\$ 5,456
208 ponds	2,817	SF	\$ 0.74	\$ 2,076
utility trenching and bedding	5,320	LF	\$ 7.70	\$ 40,964
<b>Total</b>				<b>\$ 328,895</b>
contingency (10%)				\$ 32,890
<b>Grand Total</b>				<b>\$ 361,785</b>
engineering	2,927	LF	\$ 5.62	\$ 16,445
survey	2,927	LF	\$ 3.37	\$ 9,867
testing	2,927	LF	\$ 2.25	\$ 6,578
construction management	2,927	LF	\$ 5.62	\$ 16,445
<b>Total</b>				<b>\$ 49,334</b>
See attached maps				

# MONTROSE 5TH ADDITION

LOCATED IN A PORTION OF SECTION 33,  
T.51 N., R.5 W., BOISE MERIDIAN  
POST FALLS, IDAHO  
SEWER IMPROVEMENTS



NO.	DATE	BY



DATE: 07/11/07	DRAWN BY: JME	DESIGNED BY: D.J.D.	CHECKED BY: D.J.D.
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SCALE:	HORIZONTAL: 1"=50'	VERTICAL: 1"=10'
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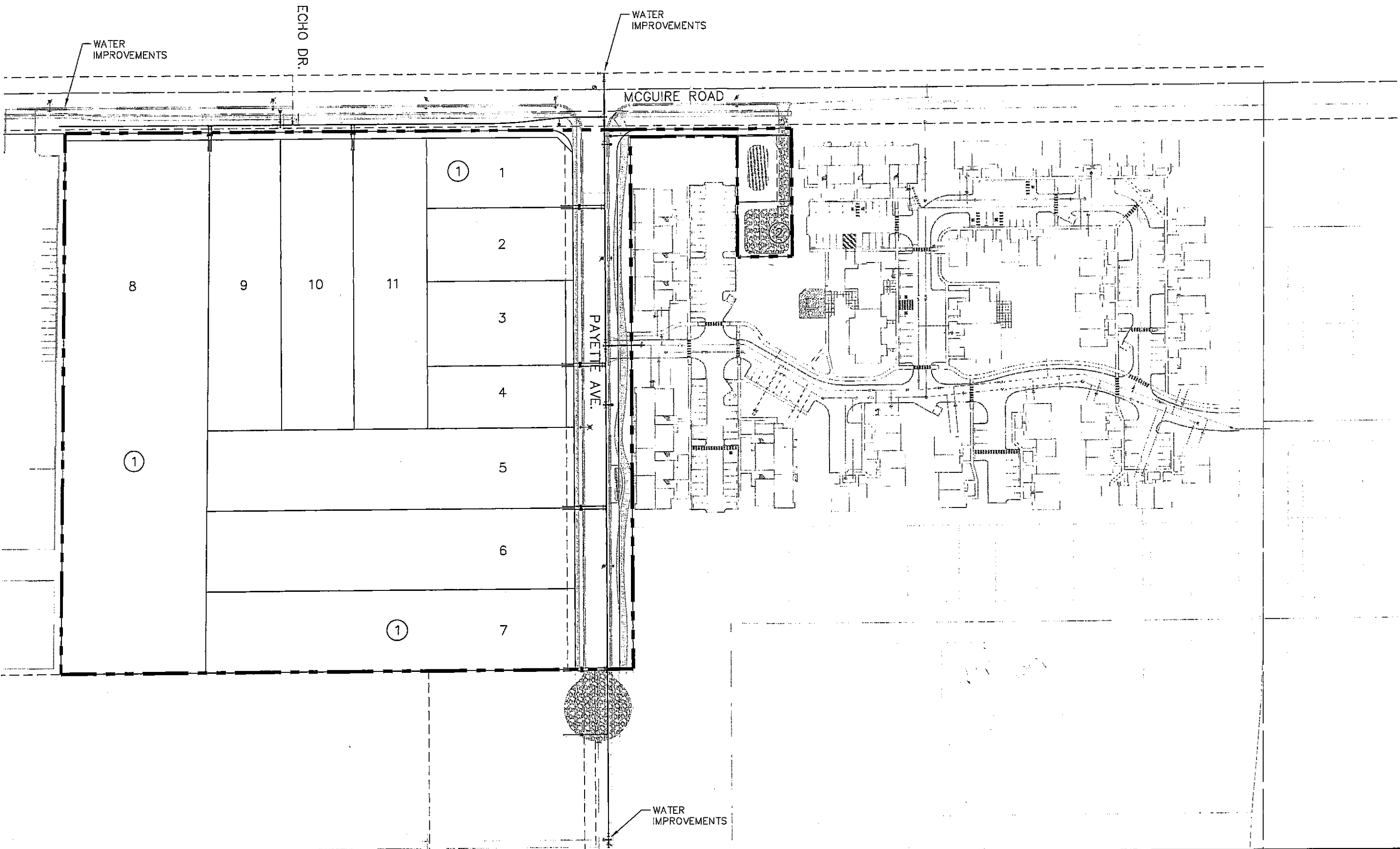
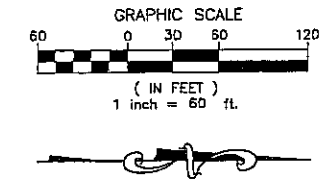
MONTROSE 5TH ADDITION  
SEWER IMPROVEMENTS

SHEET  
2 OF 2  
JOB NUMBER  
GD486



# MONTROSE 5TH ADDITION

LOCATED IN A PORTION OF SECTION 33,  
T.51 N., R.5 W., BOISE MERIDIAN  
POST FALLS, IDAHO  
WATER IMPROVEMENTS

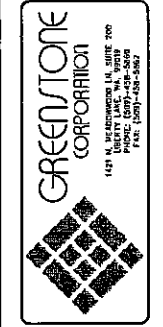


NO.	DATE	BY	REVISIONS



DATE: 07/11/07	DESIGNED BY: D.J.D.	CHECKED BY: D.J.D.
DRAWN BY: J.M.E.		

SCALE:	HORIZONTAL: 1"=50'	VERTICAL: 1"=10'
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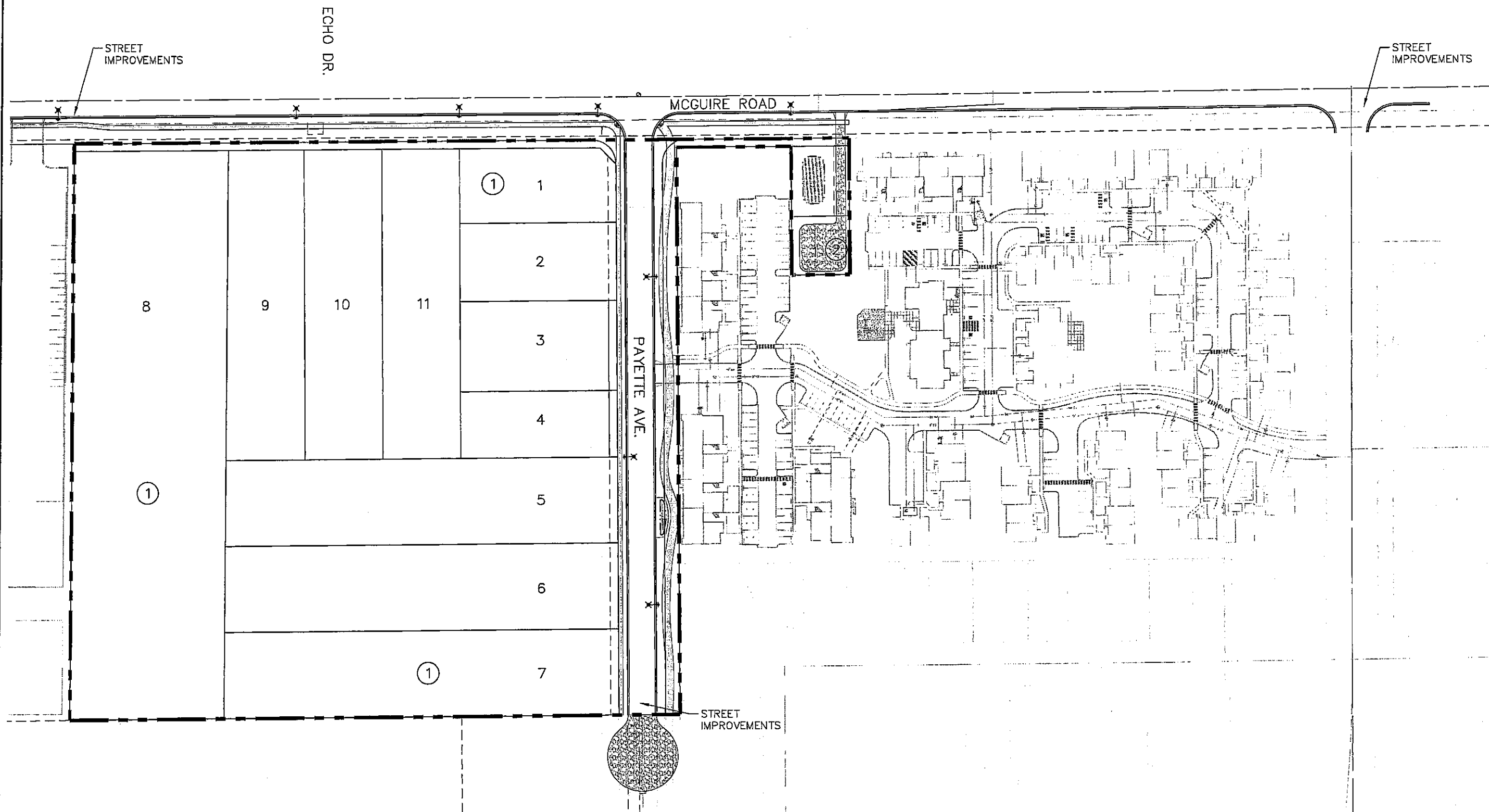
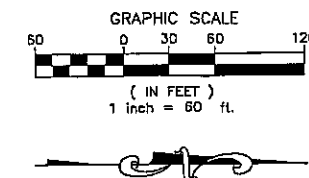


MONTROSE 5TH ADDITION  
WATER IMPROVEMENTS

SHEET  
1 of 1  
JOB NUMBER  
G0485

# MONTROSE 5TH ADDITION

LOCATED IN A PORTION OF SECTION 33,  
T.51 N., R.5 W., BOISE MERIDIAN  
POST FALLS, IDAHO  
STREET IMPROVEMENTS



NO.	DATE	BY	REVISIONS



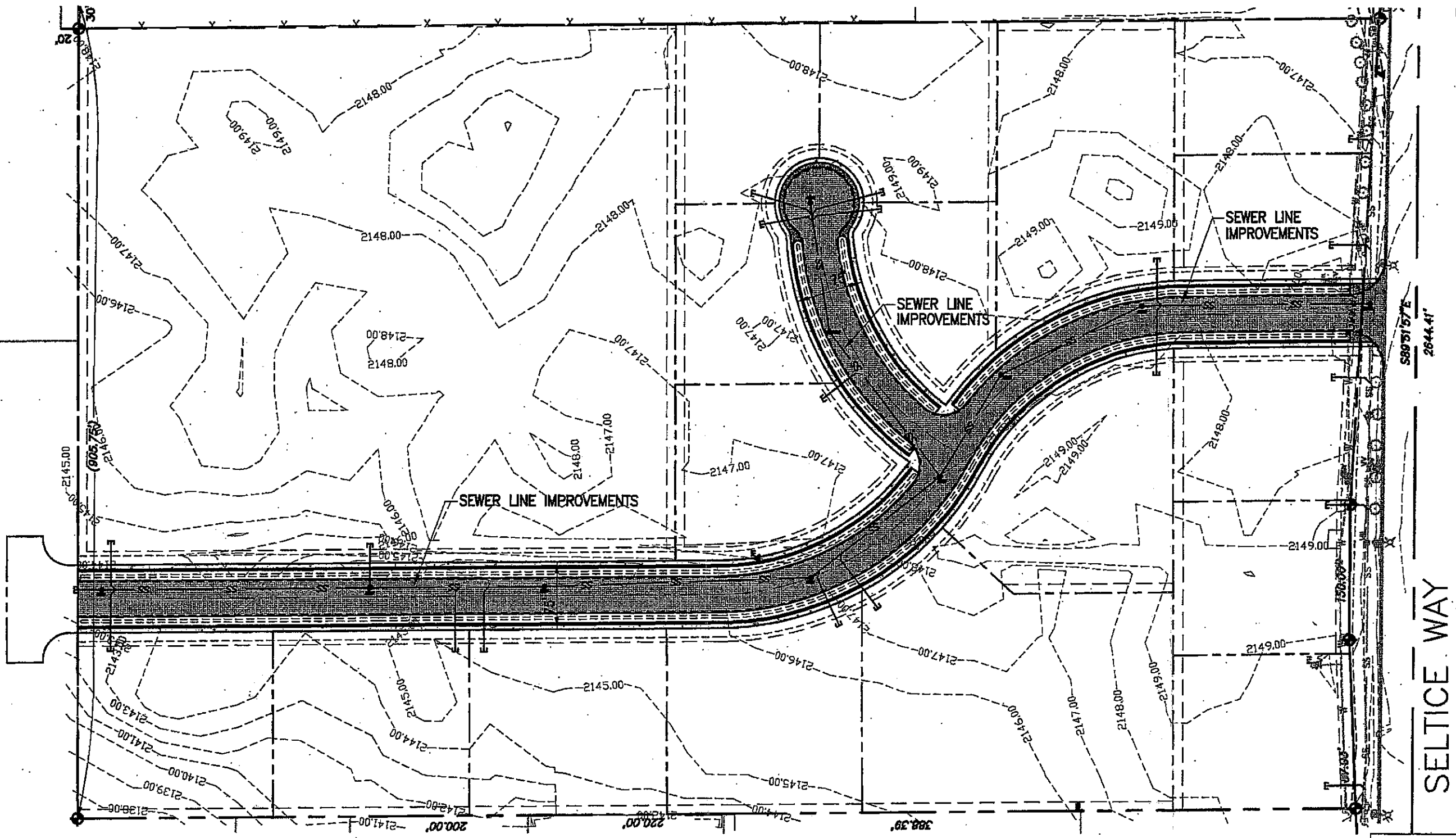
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DRAWN BY: JME  
DESIGNED BY: DJJ  
CHECKED BY: DJJ

SCALE:  
HORIZONTAL: 1"=50'  
VERTICAL: 1"=10'



MONTROSE 5TH ADDITION  
STREET IMPROVEMENTS


SHEET  
1 OF 1  
JOB NUMBER  
G0486

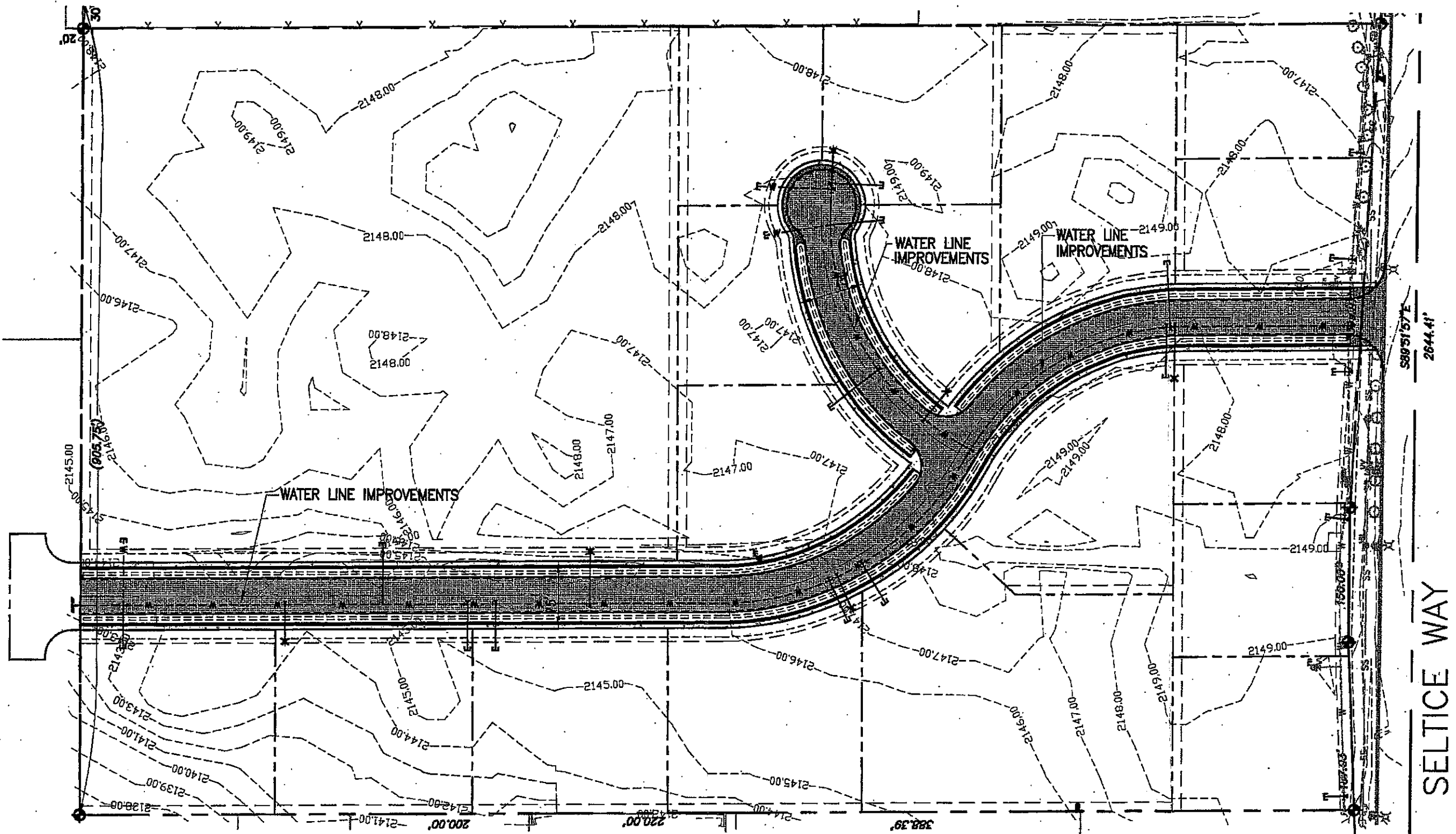


SKETCH NO:  
EXHIBIT 3

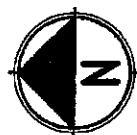


NTS


PROJECT NAME: <b>MONTROSE CORPORATE CENTER</b>	PROJECT NO: <b>05-42-059</b>	BY: <b>RWW</b>	DATE: <b>07-02-07</b>
 <b>DCI ENGINEERS</b> D'AMATO CONVERSANO INC. 601 WEST RIVERSIDE • SUITE 600 PHONE: (509)455-4448 SPOKANE, WASHINGTON 99201 FAX: (509)455-7492 CIVIL / STRUCTURAL		CONSTRUCTION FIELD SKETCH:  <p style="text-align: center;"><b>SEWER LINE IMPROVEMENTS</b></p>	

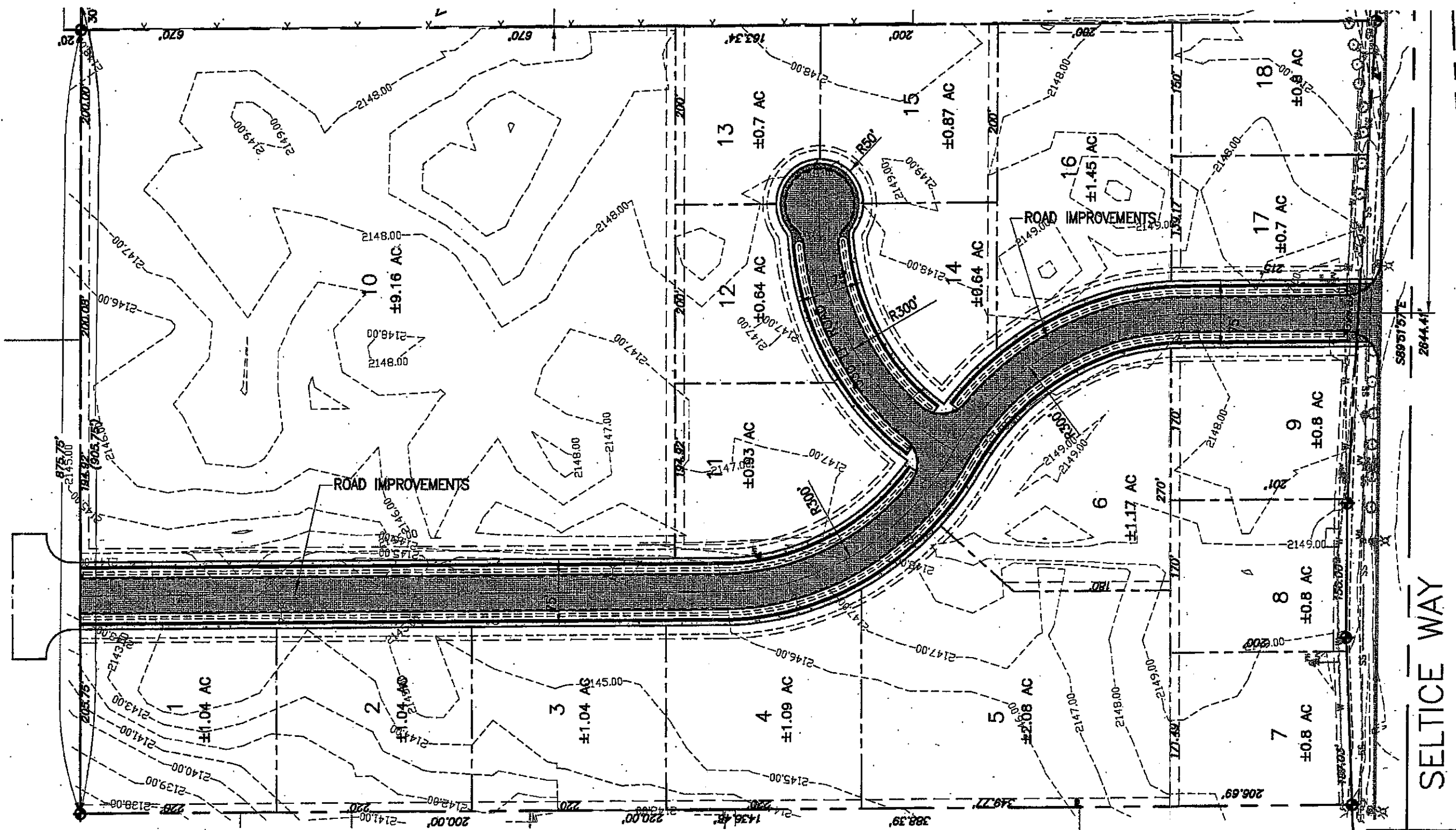


SKETCH NO:  
EXHIBIT 2



NTS

PROJECT NAME: <b>MONTROSE CORPORATE CENTER</b>	PROJECT NO: <b>05-42-059</b>	BY: <b>RWW</b>	DATE: <b>07-02-07</b>
 <b>DCI ENGINEERS</b> D'AMATO CONVERSANO INC. 601 WEST RIVERSIDE • SUITE 600 PHONE: (509)455-4448 SPOKANE, WASHINGTON 99201 FAX: (509)455-7402 CIVIL / STRUCTURAL		CONSTRUCTION FIELD SKETCH:  <h2 style="text-align: center;">WATER LINE IMPROVEMENTS</h2>	

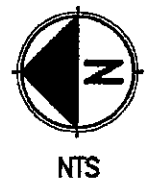


SELTICE WAY

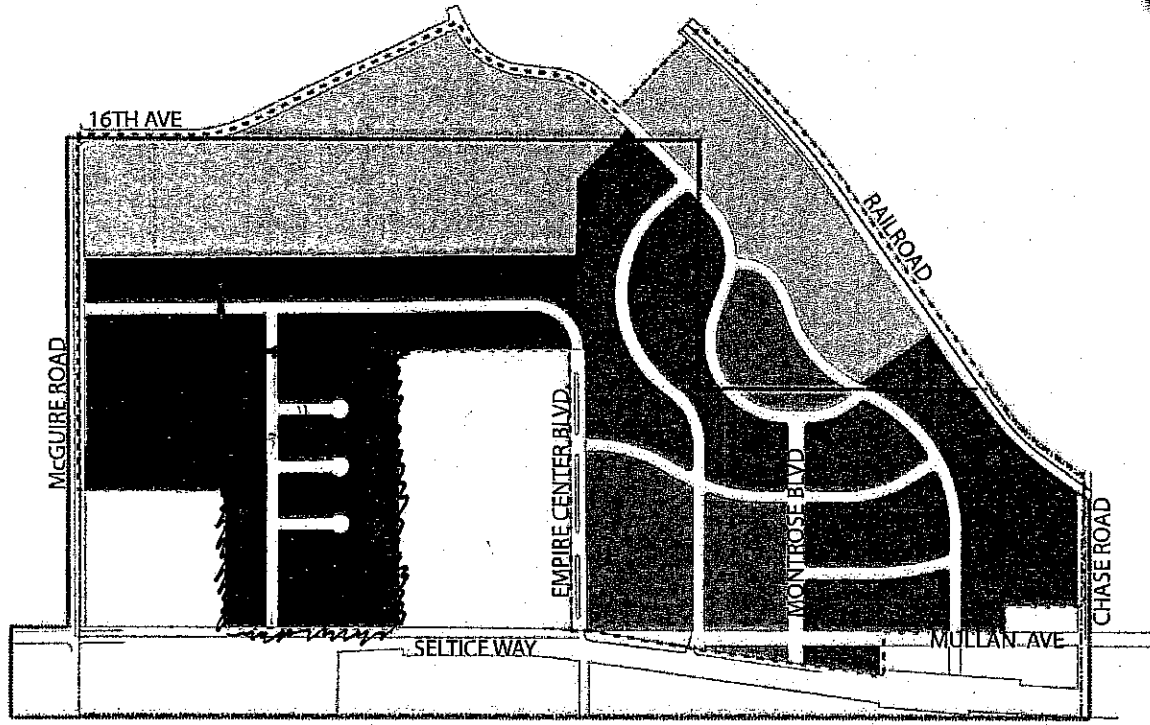
SKETCH NO:  
EXHIBIT 1

PROJECT NAME: <b>MONTROSE CORPORATE CENTER</b>	PROJECT NO: <b>05-42-059</b>	BY: <b>RWW</b>	DATE: <b>07-02-07</b>
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 <b>DCI ENGINEERS</b> D'AMATO CONVERSANO INC. 601 WEST RIVERSIDE - SUITE 600 PHONE: (509)455-4448 SPOKANE, WASHINGTON 99201 FAX: (509)455-7462 CIVIL / STRUCTURAL	CONSTRUCTION FIELD SKETCH:
	<b>ROAD IMPROVEMENTS</b>



# WEST SELTICE II URBAN RENEWAL DISTRICT



## OPTION #1

- MIXED-USE TOWN CENTER (66 Acres)
- ▨ MIXED-USE/COMMERCIAL (21 Acres)
- LIGHT INDUSTRIAL (77 Acres)
- ▨ SINGLE FAMILY RESIDENTIAL (70 Acres)
- PARKS/OPEN SPACE (14 Acres)
- GREENSTONE PROPOSED URD
- WEST SELTICE URD
- TAX INCREMENT AREA

*Flexcell purchased 60 Acres  
Sold 30 to Betty  
Schneidermiller owns balance in District*

FIGURE 1  
WEST SELTICE II URBAN RENEWAL AREA



THESE MATERIALS REPRESENT CONCEPTUAL DESIGNS AND PLANNING FOR  
MONTROSE AND MAY BE SUBJECT TO MODIFICATION OR CHANGE WITHOUT NOTICE.  
PREPARED ON JUNE 28, 2005



BOUNDARY  
TAX ALLOCATION DISTRICT  
DOC. #1288246

Greenacres Irrigated Tracts  
Plat No. 5

Greenacres Irrigated Tracts  
Plat No. 5

Empire Center (E-2175)

East Greenacres Plat #9

