

2-309518-5
FILE NUMBER



DOMESTIC

STATE OF WASHINGTON | DEPARTMENT OF STATE

I, **RALPH MUNRO**, Secretary of State of the State of Washington and custodian of its seal, hereby certify that

ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION

of NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN STUDIES IN ITALY
a domestic corporation of Seattle, Washington,
(Amending Articles)

was filed for record in this office on this date, and I further certify that such Articles remain on file in this office.

In witness whereof I have signed and have affixed the seal of the State of Washington to this certificate at Olympia, the State Capitol,

March 5, 1982

RALPH MUNRO
SECRETARY OF STATE

FILED

MAR 5 1982

SECRETARY OF STATE
STATE OF WASHINGTON

ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION
OF
THE NORTHWEST INSTITUTE FOR
ARCHITECTURE AND URBAN STUDIES
IN ITALY

TO: Ralph Munro, the Secretary of State of the State of Washington:

Articles of Amendment of the Articles of Incorporation of the Northwest Institute for Architecture and Urban Studies in Italy, a Washington non-profit corporation, are herein executed in duplicate by said corporation, as follows:

1. The name of the corporation is the Northwest Institute for Architecture and Urban Studies in Italy.

2. The Amendment to the Articles of Incorporation adopted by said Corporation is as follows: Each of the Articles has been amended to add a title to each article and Articles Three and Eight are replaced by new Articles Three and Eight. The amended Articles read as follows:

ARTICLE ONE

NAME

The name of the corporation shall be the Northwest Institute for Architecture and Urban Studies in Italy.

Washington, Chapter 24.03, and subject further to the limitations, duties, and restrictions applicable to an organization qualified as exempt from federal income taxation within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as said statutes are now in force or may hereafter be amended. In furtherance of and not in limitation of the general powers conferred by the laws of the State of Washington, it is expressly provided that this corporation shall also have the following powers:

- (a) To borrow money and give security therefor;
- (b) To enter into, make, perform, and carry out contracts of every kind for any lawful purpose pertaining to its business, with any individual, entity, firm, association, or corporation, private, public, or municipal, or with any government or governmental, municipal, or public authority, domestic or foreign;
- (c) To receive any gift, grant, contribution, or devise and hold and use the same for the general purposes or any special purposes of this corporation;
- (d) To acquire from time to time for such uses and purposes, by purchase, gift, will, or otherwise, real and personal property and to own, hold, control, administer, sell, exchange, mortgage, or otherwise dispose of all or any part of such properties;
- (e) To act as trustee of any funds or property that it may receive under specific or limited grants or agreements or under any will and to have and exercise the right to hold or manage such funds under the terms and conditions imposed by any such trust, grant, agreement, or will;
- (f) To do everything necessary, convenient, or incidental to the accomplishment of the purposes of this corporation or which is calculated, directly or indirectly, to promote the welfare or interests of this corporation;

(g) To do any and all things in this Article set forth to the same extent a natural person might or could do, in any part of the world, as principal, agent, contractor, trustee, or otherwise, either alone or in company with others.

C. Limitations.

Notwithstanding any other provision of these Articles, this corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future Internal Revenue law). Said limitations include, but are not restricted to, the requirement that no part of the net earnings of this corporation shall inure to the benefit of or be distributable to any private individual, except that this corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in these Articles; that no substantial part of its activities shall consist of the carrying on of propaganda or otherwise attempting to influence legislation; and that it shall not participate in or intervene in any political campaign on behalf of any candidate for public office.

To the extent that this corporation should at any time be subject to Sections 4941 through 4945 of the Internal Revenue Code of 1954 (or the corresponding provision of any future Internal Revenue law), then this corporation:

(a) Shall distribute its income for each tax year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1954 (or the corresponding provision of any future Internal Revenue law);

(b) Shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code of 1954 (or the corresponding provision of any future Internal Revenue law);

(c) Shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1954 (or the corresponding provision of any future Internal Revenue law);

(d) Shall not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1954 (or the corresponding provision of any future Internal Revenue law); and

(e) Shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code of 1954 (or the corresponding provision of any future Internal Revenue law).

ARTICLE FOUR

MEMBERS

The corporation shall have no members.

ARTICLE FIVE

REGISTERED AGENT AND OFFICE

The address of the initial registered office of the corporation shall be 3807 South McClellan, City of Seattle, King County, Washington 98144. The name of the initial registered agent of the corporation at such address shall be Philip Bereano.

ARTICLE SIX

DIRECTORS

The number of directors constituting the initial board of directors of the corporation shall be four directors. The names and addresses of the persons who are to serve as the initial directors of the corporation are as follows:

Astra Zarina	4038 Latona Ave. N.E., Seattle, WA	98105
Fritz Johnson	1931 42nd Ave. E., Seattle, WA	98122
Gordon Varey	13121 70th Lane N.E., Kirkland, WA	98033
Philip Bereano	3807 S. McClellan St., Seattle, WA	98144

ARTICLE SEVEN

INCORPORATORS

The names and addresses of the incorporators of the corporation are as follows:

Stephen Galey	415 10th Avenue E., Seattle, WA	98102
Astra Zarina	4038 Latona Ave. N.E., Seattle, WA	98105
Michael Levin	1635 35th Ave., Seattle, WA	98122

ARTICLE EIGHT

DISTRIBUTION OF ASSETS ON DISSOLUTION

OR FINAL LIQUIDATION

Upon dissolution or final liquidation of this corporation, the Board of Directors shall, after paying or making provision for the payment of all liabilities of this corpora-

tion, dispose of all of the assets of this corporation to one or more charitable organization(s) qualifying for exemption under Section 501(c)(3) of the Internal Revenue Code of 1954; provided, that if any such organization shall cease to exist, then such assets shall be disposed of exclusively for the purposes of this corporation, in such manner or to such organizations organized for exclusively for such purposes as shall be at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future Internal Revenue law) as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Superior Court of the county in which the principal office of this corporation is then located, exclusively for such purposes or to such societies, organizations, or domestic or foreign corporations as said court shall determine which are organized and operated exclusively for such purposes.

3. There are no members of said corporation. A meeting of the Board of Directors of the corporation was held on February 17, 1982, at which said meeting said Amended and Restated Articles were adopted; said amended articles received the vote of the majority of directors in office at that time: 11 of 17.

By J. M. R.
President

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Bylaws
of the
Northwest Institute
for Architecture
and Urban Studies
in Italy

Article One
Membership

The Northwest Institute for Architecture and Urban Studies in Italy shall be a no membership corporation.

Article Two
Management

Section 1: The business and property of the Northwest institute for Architecture and Urban Studies in Italy (NIAUSI) shall be managed by a board of directors of at least eleven and no more than twenty-one directors. The specific number of directors to serve during any annual term of office shall be determined by the Board.

Section 2: The directors of the corporation shall be elected at the annual meeting of the corporation by the outgoing Board of Directors. The annual meeting shall be the beginning of the corporation year.

Section 3: The term of office of the directors shall be at least one year but not more than two years. Directors who are elected by the Board of Directors at the annual meeting shall serve two year terms unless otherwise provided by the Board. Directors who are elected at any time after an annual meeting to fill a vacancy on the Board of Directors shall serve until one year after the subsequent annual meeting. Consecutive terms of office are allowed.

Section 4: Meetings

- A) Regular meetings: The Board of Directors shall hold regular meetings at least four times each year at such time and place as is determined by the Board of Directors.
- B) Special meetings: The Board of Directors shall hold such special meetings as the president or any two officers shall deem necessary for the competent management of the affairs of the corporation.
- C) Annual meetings: The Board of Directors shall hold an annual meeting in the last week of June each year.

Section 5: Each member of the Board of Directors shall possess one vote in matters coming before the Board. All voting at meetings of the Board of Directors shall be by each member in person and voting by proxy shall not be allowed. One-third of the members of the Board shall constitute a quorum.

Section 6: Any director may be removed from office by a two-thirds vote of the directors at any regular or special meeting of the directors of the corporation. Notice of the proposed removal of a director must be given to such director prior to the date of the meeting at which such removal is to be voted upon. Such notice to the director must state the cause for the proposed removal. Cause for removal includes:

- A) The director is absent from three consecutive regular or special meetings of the Board of Directors without prior notification to the president of the corporation;
- B) The director twice displays in voting or other action a conflict of interest. A conflict of interest exists when a director is also an officer, board member, or employee of an organization, group, or business which may receive financial benefit from an action being considered by the niausi or acts in such a way as to influence that action;
- C) The director accepts a position of employment where all or part of

his or her salary is paid by NIAUSI. This does not include acceptance of stipend or living expenses by a director in pursuit of programs supported by the corporation.

Section 7: Any vacancy occurring on the Board of Directors by reason of the death, resignation, or removal of a director, or because such vacancy was not filled at the annual meeting shall be filled by an appointment by a majority of the Board of Directors.

Section 8: Within a reasonable time after their election at the annual meeting, the members of the Board of Directors shall elect from their number the following officers: president, vice president, secretary, and treasurer. All such officers shall be officers of the corporation.

Article Three Advisory Board

The activities of NIAUSI shall be supported by a designated body of individuals sympathetic to the goals of the corporation known as the Advisory Board. Advisory Board members shall be considered a resource pool for the Board of Directors which may be called upon for such participation as committee membership, hosting special activities of the corporation and as a pool of potential directors of the corporation for the future. Advisory Board members shall serve on this body indefinitely and shall be removed only upon their election to the Board of Directors or their resignation from the Advisory Board. Regular attendance at meeting of the Board of Directors is not required of these individuals.

Article Four Duties of Officers

Section 1: President: The President of the Board of Directors shall supervise all activities of the corporation; execute all instruments in its behalf; preside at all meetings of the Board of Directors of the corporation; and perform such other duties usually inherent in such office.

Section 2: Vice President: The Vice President of the Board of Directors shall act for the president in his or her absence and perform such other acts as the President may direct.

Section 3: Secretary: It shall be the duty of the Secretary of the Board of Directors to keep all records of the Board of Directors and of the corporation, and to perform such other acts as the President may direct.

Section 4: Treasurer: The Treasurer shall receive and be accountable for all funds belonging to the corporation; pay all obligations incurred by the corporation when payment is authorized by the Board of Directors; maintain bank accounts in depositories designated by the Board of Directors; and render periodic financial reports.

Article Five Amendments

These bylaws may be amended by a two-thirds vote of the Board of Directors of the corporation at a regular or special meeting thereof.

Exhibits to Form 1023

NORTHWEST INSTITUTE FOR ARCHITECTURE
AND URBAN STUDIES IN ITALY
ID #91-1154445

1. Solicitation Letter (Part III, item 1)
2. Materials for benefit dinner at Pink Door Restaurant, November 22, 1981 (Part III, item 1)
3. Lists, studies, research, theses, proceedings and authors (Part III, item 3)
4. Letter from Myer R. Wolfe, Dean of College of Architecture and Urban Planning, concerning complementary nature of Northwest Institute to University programs
5. Sample promotional materials for Italian Studies Fund Scholarship Program
6. Programs for 1979, 1980 and 1982 Seminars (Part III, item 3(e))
7. Brochure for 1980 "Italian Hill Towns" Tour (Part III, items 1 and 3)
8. Materials describing Italian Programs of the Department of Architecture, College of Architecture and Urban Planning, University of Washington
 - (a) Architecture in Rome
 - (b) Italian Hill Towns
9. List of Officers and Directors

NORTHWEST INSTITUTE

FOR ARCHITECTURE & URBAN STUDIES
IN ITALY

BOARD OF DIRECTORS:

Fred Bassetti, F.A.I.A.
Ibsen Nelsen, F.A.I.A.
Paul Hayden Kirk, F.A.I.A.
Jane Hastings, F.A.I.A.
Jeremy Miller
Gordon Walker
Fritz Johnson, A.I.R., I.H.T.
John Ullman, A.I.R.
Steve Galey, A.I.R.
Susan Boyle, A.I.R.
Prof. Astra Zarina
Prof. Charles Kelley
Prof. Myer Wolfe
Prof. Philip Bereano
Jack O'Connell
Michael Levin
Lewis De Laurenti
Giuseppina d'Amely Melodia
Emanuele Ferraro di
Ventimiglia

ADVISORY BOARD:

Prof. Norman Johnston
Prof. Gordon Vasey
Prof. Meredith Clausen
Prof. Carol Martin-Watts
Ralph Anderson
Kenneth MacInnes, A.I.R.
Ed Weinstein, A.I.R.
Kristine Bak, A.I.R.
John Kvapil, A.I.R.
MaryAnne Perkowski, A.I.R.
Ron Kloster, A.I.R., I.H.T.
Gary Ikeda, A.I.R.
Michael Dowd, A.I.R.
Jill Rullkoetter, A.I.R.
Margaret Kelley
Carl Berg
Peter Miller
Tony Costa Heywood
Michael Woodland, A.I.R.,
I.H.T.

August 5, 1981

Dear ,

We would like to bring you up to date on a major new event concerning the Italian Programs in Architecture. During the past winter we have formed the Northwest Institute for Architecture and Urban Studies in Italy. The Northwest Institute has been formed so that we may augment and expand the Italian Programs currently offered by the Department of Architecture at the University of Washington; programs which have been successful largely because of the enthusiastic participation of you and others like yourself. To provide you with more information on the Northwest Institute we have included a fact sheet which details our goals and ambitions.

ALUMNI BENEFITS

While a major goal of the Northwest Institute is to provide an opportunity for greater participation by members of the educational and professional communities, we are especially pleased with the opportunities that will be created for program alumni:

Institute centers in Civita and --hopefully-- Rome will provide bases for advanced individual research.

New and expanded programs, workshops, seminars and the like will demand additional staff; positions best filled in many cases by people already familiar with Italy and with the programs.

The Northwest Institute will also be in a position to act as a sponsor for programs, both locally and in Italy, that are initiated by individuals and that further the goals of the Institute.

WHAT CAN YOU DO?

As an alumnus of the Italian programs we hope that you are as excited as our enthusiastic Board Members concerning our new plans.

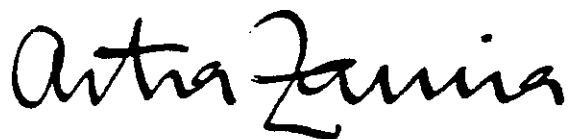
Exhibit 1-p.2

Despite the many long hours of volunteer time already put in by the steering committee, Board Members, and other friends of the Northwest Institute, a number of expenses have been incurred. The Institute will be conducting major fundraising drives in the near future, but planning for these and beginning the initial work at Civita requires an immediate expenditure of cash as well as of energy. Your help right now is important to the future of the Northwest Institute.

The results of your participation in the well-established Italian programs have already been seen, and, with your continued involvement, the expansion of these programs should mean even better results -- both in Italy and here in the Pacific Northwest.

Thank you so much for your interest.

Ciao,

A handwritten signature in black ink that reads "Astra Zarina". The script is fluid and cursive, with the first letters of "Astra" and "Zarina" being capitalized and prominent.

Astra Zarina, Director, Italian Programs

Advisory Board Member, Northwest Institute

- ☐ I would like to be a Benefactor of the Northwest Institute for Architecture and Urban Studies in Italy. My check for \$250.00 or more is enclosed.* Please keep me informed about Institute activities throughout the coming year.
- ☐ I would like to be a Friend of the Northwest Institute for Architecture and Urban Studies in Italy. My check for \$25.00 or more is enclosed.*
- ☐ I can donate my time, energy, word-processing machine, media time, or other services to the Northwest Institute for Architecture and Urban Studies in Italy. Please call me. My telephone number is _____.
- ☐ I have a friend who is interested in helping the Northwest Institute for Architecture and Urban Studies in Italy. His/her name, address, and telephone number are _____.
- _____.

*Tax-exempt status has been applied for and will be retroactive when granted.

The Board of Directors and Advisory Board welcome your comments and suggestions.

Please check the appropriate box and return this page with your contribution to Northwest Institute for Architecture and Urban Studies in Italy, P.O. Box 5297, University Station, 4244 University Way N.E., Seattle, Washington, 98105.

5501

NORTHWEST INSTITUTE

FOR ARCHITECTURE & URBAN STUDIES
IN ITALY

November 1, 1981

Thank you for supporting the Institute by attending our first event, the premier banquet at the soon to be opened PINK DOOR RESTAURANT.

The PINK DOOR is located on the West side of Post Alley in the Pike Place Market between Stewart and Virginia Streets.

To reserve your place, please remit \$50.00 per person, payable to Northwest Institute for Architecture And Urban Studies in Italy, c/o Jeremy Miller, Barnett Schorr Miller, 6th and Pine Building, Seattle, Wa 98101. Since the date is quickly approaching, please notify Jeremy at once if your reservation changes.

We are looking forward to seeing you Sunday, November 22nd at 6 pm. Antipasti will be followed by dinner at 6:30. It promises to be a great evening of Italian dining and entertainment.

Sincerely,



P.O. BOX 5501 SEATTLE, WASHINGTON 98105 U.S.A.

BOARD OF DIRECTORS Fred Bassetti Phillip Bereano Susan Boyle Steve Gale Jane Hastings Fritz Johnson Charles Kelley Paul Hayden Kirk Lewis DeLaurenti Michael Levin Giuseppina d'Amely Melodia Jeremy Miller Ibsen Nelsen John O'Connell John Ullman Emanuele Ferrero Ventimiglia Gordon Walker Myer Wolfe Astra Zarina

Exhibit 2 - p.2

NORTHWEST INSTITUTE

FOR ARCHITECTURE & URBAN STUDIES
IN ITALY

The Officers and Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy proudly welcome you to the Pink Door Restaurant and our First Gala Fundraising Dinner.

We are a new organization formed to improve the quality of the Northwest's built and cultural environment. The Northwest Institute for Architecture and Urban Studies in Italy will provide on-going contact between Italy and those in Seattle involved in issues of design, urbanism and socialization.

The Northwest Institute was formed by a group of prominent professionals to continue, expand and extend contacts in Italy already established by the Architecture in Rome (AIR) and Italian Hilltowns (IHT) programs of the University of Washington's College of Architecture and Urban Planning.

The Institute has three main goals:

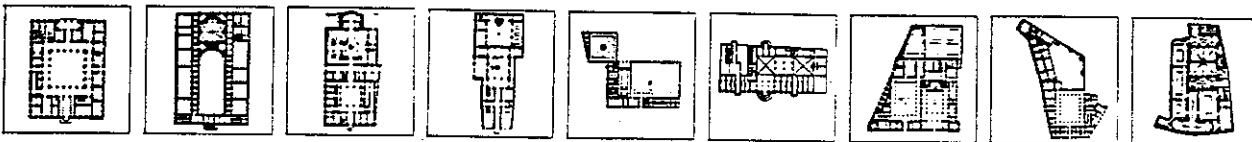
- 1) To promote opportunities for students and professionals to explore Italian design, thought and culture — especially regarding the form and functioning of urban areas and their infrastructures.
- 2) To assemble and publish design-related research done in Italy by Northwest students.
- 3) To renovate and expand Institute facilities in Italy.

Among other activities, the Institute will soon sponsor a series of lectures on Italian design and culture. The Institute hopes to attract professionals, local Italian-Americans and all members of the public concerned with improving the quality of urban life in the Pacific Northwest through contact with Italy.

Our Officers, John Ullman, President; Gordon Walker, Vice-President; Charles Kelley, Secretary; and Jeremy Miller, Treasurer would like you to feel free to speak to them regarding any questions, criticism or ideas you may have regarding the Northwest Institute for Architecture and Urban Studies in Italy.

We would like to give special thanks to Jackie Richardson, our host, to Lou DeLaurenti, and to our performers, the Petosi Brothers and Clarissa Szabados.

Enjoy your evening!



P.O. BOX 5501 SEATTLE, WASHINGTON 98105 U.S.A.

BOARD OF DIRECTORS Fred Bassetti Phillip Bereano Susan Boyle Steve Galey Jane Hastings Fritz Johnson Charles Kelley Paul Hayden Kirk Lewis DeLaurenti Michael Levin Giuseppina d'Amely Melodia Jeremy Miller Ibsen Neilsen John O'Connell John Ullman Emanuele Ferrero Ventimiglia Gordon Walker Myer Wolfe Astra Zarina

NORTHWEST INSTITUTE

FOR ARCHITECTURE & URBAN STUDIES
IN ITALY

March 27, 1982

Enclosed are lists of studies, research, theses, conference proceeds and other publications of academic and professional endeavors related to the cultural exchange between the Northwest of the United States and Italy.

Astra Zarina, Professor of Architecture and Urban Design at the University of Washington is the Executive Director of the Northwest Institute and the Director of the Architecture in Rome and Italian Hilltowns programs sponsored by the College of Architecture and Urban Planning at the University of Washington. In 1960, Astra Zarina received a Fulbright grant and the American Academy in Rome Fellowship for independent research relative to architecture and urbanism in Italy. She has taught the College's Italian programs each year since 1970.

The founding of the Northwest Institute was initiated by the alumni of the above mentioned academic programs, and one of its major goals is to insure that this exceptional offering in education be continued and available to future generations of students in architecture and related fields, despite the present and future budget cuts at the University.

The Northwest Institute wishes also to help to support seminars and conferences organized in collaboration with Italian educators and professionals. To date, three study seminars have been held with papers presented by faculty members and graduate students at the College: Lee Copeland, Dean of the College, John Ullman, lecturer, and Astra Zarina, in 1978; Myer Wolfe, Dean of the College, Astra Zarina and graduate students Ron Kloster and Lawrence Schwin, in 1979; Philip Bereano, Associate Professor in Social Management of Technology at the UW, in 1980.

A number of faculty members at the College have joined Astra Zarina to teach the Italian programs: ~~the professors~~ Hermann Pundt in 1977; Charles Kelley in 1978; Gordon Varey in 1979; Norman Johnston in 1980; John Rohrer in 1981 and Dennis Ryan in 1982. Their participation has enriched the programs and has contributed to the participants' personal growth.

For many centuries women and men from many lands but united by the common denominator of learning have travelled to Italy to partake in and to contribute to the legacies of Western civilization. The students and teachers at the University of Washington are following the footsteps of their predecessors and the Northwest Institute should be extended legal, financial and moral support to reinforce this tradition.

P.O. BOX 5501 SEATTLE, WASHINGTON 98105 U.S.A.

BOARD OF DIRECTORS: Fred Bassetti, Phillip Bereano, Susan Boyle, Steve Galey, Jane Hastings, Fritz Johnson, Charles Kelley, Paul Hayden Kirk, Lewis DeLaurenti, Michael Levin, Giuseppina d'Amely Melodia, Jeremy Miller, Ibsen Nelsen, John O'Connell, John Ullman, Emanuele Ferrero Ventimiglia, Gordon Walker, Myer Wolfe, Astra Zarina

Exhibit 3

Conference Publications

The Historic Milieu: Projects and Problems in Restoration
(faculty and students participating)

1978 Conference: College of Architecture & Urban Planning,
University of Washington and
Istituto di Architettura Edilizia e Tecnica Urbanistica
Universita' degli Studi di Roma

Progetto Per Il Recupero Della Citta Esistente

1979 Conference: College of Architecture & Urban Planning,
University of Washington and
Istituto di Architettura Edilizia e Tecnica Urbanistica
Universita' degli Studi di Roma

Civita Di Bagnoregio: I Prossimi 10 Anni

Quale Recupero?

1980 Conference: College of Architecture & Urban Planning,
University of Washington and
Istituto di Architettura Edilizia e Tecnica Urbanistica
Universita' degli Studi di Roma

Theses

Wheeler, Daniel; Taste & Style in Rome's Modern Quarters, 1978

Martin, Carol; Change and Continuity in Civita, an Italian Hilltown, 1975

Perkowski, Marianne; Garbatella: Low Income Housing & the Work of Innocenzo
Sabbatini, 1981

Studies and publications: Astra Zarina, Professor of Architecture and Urban Design,
Director of The Architecture in Rome and Italian Hilltowns programs

A study of Integrating Social, Commercial and Residential
Functions in Urban Architecture.

1960-1962

Architectural Survey and Study of the Architecture of
Septimius Severus, published in a monograph by Dr.
Richard Brilliant, American Academy in Rome.

1962-1966

Contributor to a publication with the title SAL
Planungsgruppe e Astra Zarina a Berlino, publisher:
INARCH (National Institute of Italian Architects), Rome.

1969

Collection of perspective drawings chosen for Architec-
tural Presentations and Their Exponents, by Helmut Jacoby,
Verlag Gerd Hatje in Stuttgart-Bad Cannstatt, and Frederick
A. Praeger in New York.

Civita di Bagnoregio - Restoration in a 2,300-Year Old Town,
published in House and Garden guide series, Spring, 1974.
Illustrated article on restoration of three medieval houses
in Civita di Bagnoregio, Italy.

1974

An Italian - Northwest Synthesis, illustrated article of remodeling bath facilities in a 1914 Seattle house, House and Garden guide series.

1975

I Tetti di Roma (Rome Roofscape), 344 pages, illustrated book, begun 1967, publisher: Carlo Bestetti, Edizioni d'Arte, Rome. (A copy of the book in the University of Washington, College of Architecture and Urban Planning Library.)

1976

Civita di Bagnoregio - Legacy and Potential, a study of medieval urban form, domestic architecture and community life in contemporary context.

1971-Present

Written and Illustrated Papers and Projects by Participants

Italian Programs, University of Washington

(Located in the University of Washington Architecture & Urban Planning Library)

- IPP-1 Miller, Vincent J
The Walls within the Wall: Spring 1972
Rome Wallscape
- IPP-2 Mautz, John
Rome's modern insertions. Spring 1972
- IPP-3 Peterson, Wendy
The towers of Rome... A symbolic tradition. Spring 1975.
- IPP-4 Matthews, Bill, Russell, Jim & Torrell, Betty
Palazzo Pio. Spring 1975
- IPP-5 Graham, Charlotte
The hospital of Santo Spirito in Sassia. Spring 1975.
- IPP-6 Miller, Jeff
Palazzo Alemanni. Spring 1975
- IPP-7 Thomson, Gregory
Camini di Civita. Documentation of fireplaces in an Italian Hilltown.
Summer 1976.
- IPP-8 Herzfeld, Rebecca
The drains of Rome. Spring 1976.
- IPP-9 Bobret, Susan
Campo Marzio and Ponte. Spring 1976.
- IPP-10 Case, Debby
The Rioni of Pigna and S. Eustachio. 1976
- IPP-11 Rice, Jeanette Ione
Thirteenth-century Regola June 5, 1976.
- IPP-12 Herzfeld, Rebecca
Rione Campitelli. Spring 1976.
- IPP-13 Forgette, Janelle
The Civita kitchen. 1976.

IPP-14 Forgette, Janelle
Hilltowns Journal. 1976.

IPP-15 Wilkins, Jana
Trastevere Rione XIII, Roma. 1976.

IPP-16 Bulzoni, Editore
Roma sbagliata le conseguenze sul centro storico. 1976.

IPP-17 Stropes, Jerry
A collection of recipes from Civita Italy. n.d.

IPP-18 Large map of Rome.

IPP-19 Whitaker, Craig
The people of Civita Di Bagnoregio, Italy. 1977.

IPP-20 Wheeler, Daniel
Personal journal Hilltowns '76. 1976.

IPP-21 Arefpour, Mariam
Hilltowns journal Hilltowns '77. 1977.

IPP-22 Harvey, David
Hilltowns journal Hilltowns '77. 1977.

IPP-23 Hirschi, Ann
Hilltowns journal Hilltowns '77. 1977.

IPP-24 Green, Jackie
Hilltowns journal Hilltowns '77. 1977.

IPP-25 La Plante, Sheri
Hilltown journal Hilltowns '77. 1977.

IPP-26 Stropes, Jerry
Hilltowns journal Hilltowns '77. 1977.

IPP-27 Arefpour, Mariam
Personal journal Hilltowns '77. 1977.

IPP-28 Deines, Katrina
Personal journal Hilltowns '77. 1977.

- IPP-29 Green, Jackie
Personal journal Hilltowns '77. 1977.
- IPP-30 Harvey, David
Personal journal Hilltowns '77. 1977.
- IPP-31 La Plante, Sheri
Personal journal Hilltowns '77. 1977.
- IPP-32 Stropes, Jerry
Personal journal Hilltowns '77. 1977.
- IPP-33 Stewart, Gregg
Bernini. 1977.
- IPP-34 Hammond, Elizabeth
Campo Marzio: a travellers guide. 1977.
- IPP-35 Schickling, Julie
Campo Marzio from Via del Corso to the Tiber. 1977.
- IPP-36 Lundberg, Florence
Doorways of Rome. 1977.
- IPP-37 La Plante, Sheri
Edifici rurali. 1978.
- IPP-38 La Plante, Sheri
Profile of Zefire & Gesuina Medori. Hilltowns '77. 1977.
- IPP-39 Kvapil, John
Rione III Colonna. 1977.
- IPP-40 La Plante, Sheri
Rioni 13B Trastevere journal. 1978.
- IPP-41 Lundberg, Florence
Rione X Campitelli. 1977.
- IPP-42 Yuen, Donna
Rione Borgo. 1977.

- IPP-43 Stewart, Gregg
 Rioni Ponte, Parione, Regola. 1977.
- IPP-44 Brown, Patricia
 Trevi Secondo. 1977?
- IPP-45 Buhn, Jackie, Katrina Deines, and Ann Hirschi
 Twelve Palazzi in Rome. 1977.
- IPP
NA 1120 Baba, Brett, Richard Berg, Susan Boyle, Gen Hashimoto, Paul Morgan,
R 66 Garry Oppenheimer, MaryAnne Perkowski, Alan Razak, Jay Reinhardt,
V. 1 Peter Sterling, Dennis Tate, John Thomas and Kim Travenick.
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- IPP-47 Owen, John
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- IPP-48 Case, Debby
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- IPP-49 Peterson, Wendy
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- IPP-50 Wheeler, Daniel
 Stairs in Italian hilltowns. 1976.
- IPP-51 Perkins, Arthur
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- IPP-52 Bak, Kristine
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- IPP-53 Hirschi, Anna & Miriam Arefpour
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- IPP-54 Yuen, Donna.
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- IPP-55 Whitaker, Craig
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- IPP-56 Griffin, Brad & Jay Reinhardt
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- IPP-57 Siegfried, Cynthia
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- IPP-60 Wright, Joanne
Italy Gardens. 1977.
- IPP-61 Bassett Cindy, Dennis Erwood & Joe Henderson
House M, Civita di Bagnoregio. Italian Hilltowns, 1978.
- IPP-62 Baylor, M.J., Walt Metzger, & Joanne Powell
Civita's gardens. Civita di Bagnoregio. Italian Hilltowns, 1978.
- IPP-63 Henderson, Joe
Hilltowns journal. 1978.
- IPP-64 Reinhardt, Jay
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2 Album Disegno, Vedute di Roma.
- IPP-65 Berg, Richard, Paul Morgan, Gary Oppenheimer,
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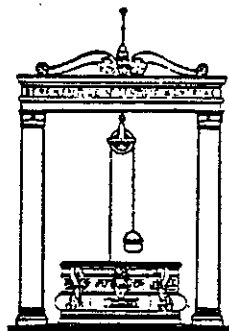
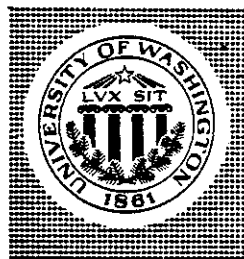
Civita; Carol Martin, et al. - 1973

Viscera Nova; Mark McCrackin - 1974

Rome '78; Denis Tate - 1979

**THE HISTORIC MILIEU:
PROJECTS AND PROBLEMS
IN RESTORATION**

1978



**COLLEGE OF ARCHITECTURE AND URBAN PLANNING
UNIVERSITY OF WASHINGTON SEATTLE**

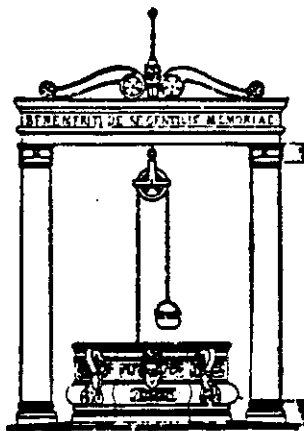
**ISTITUTO DI ARCHITETTURA E EDILIZIA TECNICA
URBANISTICA UNIVERSITA DEGLI STUDI ROMA**

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ATTI DI CONVEGNI E SEMINARI

ISTITUTO DI ARCHITETTURA EDILIZIA E TECNICA URBANISTICA
FACOLTÀ DI INGEGNERIA UNIVERSITÀ DEGLI STUDI DI ROMA



COLLEGE OF ARCHITECTURE AND URBAN PLANNING UNIVERSITY OF WASHINGTON - SEATTLE
ISTITUTO DI ARCHITETTURA EDILIZIA E TECNICA URBANISTICA UNIVERSITÀ DEGLI STUDI DI ROMA

PROGRAMMA E PROGETTO PER IL RECUPERO DELLA CITTA' ESISTENTE

A CURA DELLA CATTEDRA DI URBANISTICA II 1979

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UNIVERSITY OF WASHINGTON
SEATTLE, WASHINGTON 98195

College of Architecture and Urban Planning
Office of the Dean

November 23, 1981

Internal Revenue Service
Federal Building, 2nd Avenue
Seattle, WA 98104

Sirs:

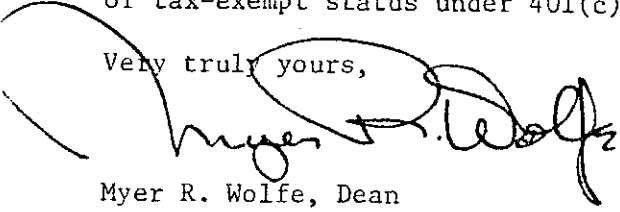
The purpose of this letter is to express my support for the Northwest Institute for Architecture and Urban Studies in Italy (NIAUSI).

While NIAUSI is an outgrowth of several activities begun by our College, we believe that a separate organization is now appropriate to develop an expanded set of educational and cultural possibilities concerning Italian design, urbanism, and the Pacific Northwest. Activities such as continuing education for architecture and urban specialists, historic and cultural tours of Italian sites, lectures and slide shows directed towards the general public, etc. are areas which this College cannot extend itself—both in terms of its own definition of its mission and current budgetary stringencies.

As a result, we see a dovetailing of activities between the College (which will continue to support the education of undergraduate and graduate students in architecture and related disciplines through the Italian Hilltowns Program and the Architecture in Rome Program) and NIAUSI as mutually advantageous. The complicated University budgetary process is an additional reason why we do not foresee a formal contracting-out of these specific educational activities to NIAUSI.

We are excited by the formation of the Northwest Institute for Architecture and Urban Studies in Italy, support it warmly, and urge you to give it speed recognition of tax-exempt status under 401(c)(3).

Very truly yours,



Myer R. Wolfe, Dean
College of Architecture and
Urban Planning

MRW/mak

cc. Charles Kelley

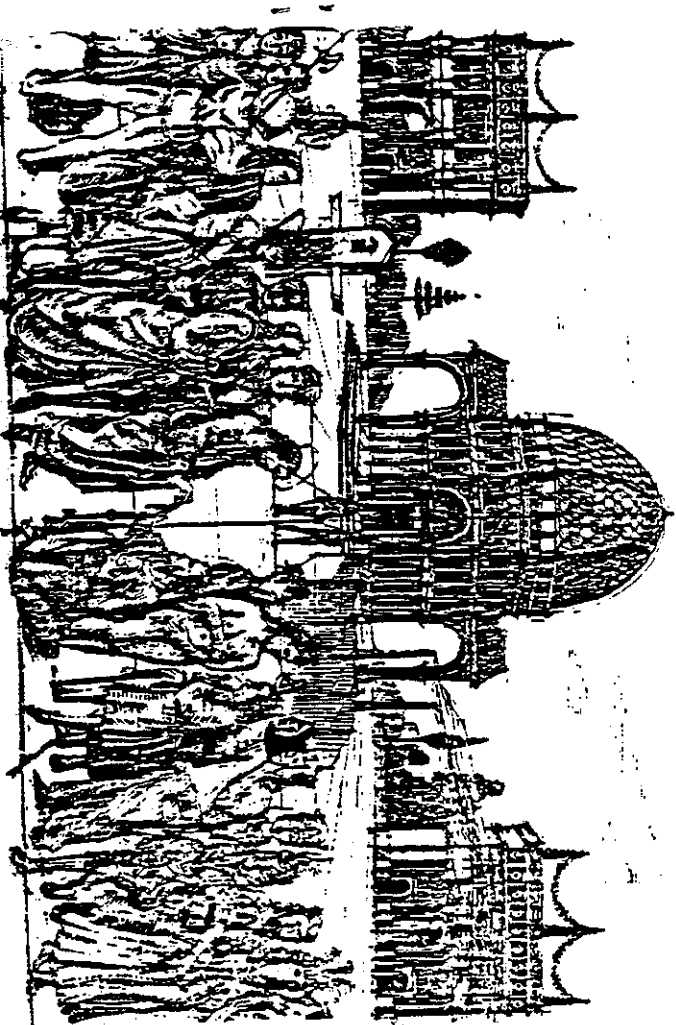
THE 1982
ARCHITECTURE IN ROME
PROGRAM

BENEFIT AUCTION

Elizabeth Anderson
Marilyn Bishop
David Chamness
Hamid Hekmat
Thomas Livengood
Erica Miller
Susan Payne
Brenda Smith
Doug Varey
Robert Wallace

Gretchen Andrews
Stephen Box
Gwen Conners
Jim Higley
Robert Maulden
Thomas Nielsen
Lauren Perry
Carol Thomas
Christina Wallace
Stephen Wong

The 1981 Architecture in Rome students wish to extend our thanks to you for showing your support by attending, and to all of the merchants, faculty, staff and alumni that have generously donated to this event. A special thank-you to our professor, Astra Zarina, without whose inspiration none of



Welcome To The Fourth Annual
Benefit Auction
For The
Italian Studies Programs

Gould Hall Court, February 9, 1982.
Auctioneer: Norman Marsinske

First, a number of delicious home-made desserts,
to be announced:

- 1 Cuisinart Stainless Steel Fish Mold
Donated by Sur La Table
- 2 \$25.00 Gift Certificate for merchandise
Donated by Delaurenti's International Food Market
- 3 Pen and Ink sketch print by Myer Wolfe, 1965
Donated by the artist
- 4 Tube of wonderfully rich "Baci" chocolates from Italy
1981 A.I.R. Favorite candy
Donated by John and Ruth Rohrer
- 5 Tantric Painting from Nepal 16" x 48"
Donated by Opus 204
- 6 Color photograph entitled Rooftops of Venice by Erica
Miller A.I.R. 1981
Donated by the artist
- 7 25,000 Lire (25.00) Mitchell Money from Trattoria
Mitchells, 84 Yesler Way
Donated by Dany Mitchell
- 8 Original Pen and Ink sketch of the Piazza Navona in Rome,
by Michael Dowd A.I.R. 1980
Donated by the artist
- 9 Market Sketchbook, Special boxed edition with original
signed etching #51/100 by Victor Steinbrueck
Donated by the artist
- 10 Collagraph print, 1/18 entitled "Landscape Shift" by
Robert Buchanan
Donated by the artist
- 11 A one year subscription to ARCADE [Architectural Newsletter-
Calendar
Donated by the editors of ARCADE: Susan Boyle, Katrina
Deines, Catherine Barrett, all past participants of
A.I.R. programs
- 12 A 3 - dimensional assemblage entitled "Soccer Balls"
Donated by John and Ruth Rohrer, A.I.R. 1981

- 13 Black and White photograph of Michael Graves by Victor Gardaya taken during the recent Seattle Symposium and used for publication in Archetype and Progressive Architecture. Signed by the artist. 11" x 14"
Donated by the artist
- 14 A print from The Frank Lloyd Wright Foundation 15" x 20" House in Acapulco by Frank Lloyd Wright, 1952.
Donated by Peter Miller of Peter Miller Bookstore
- 15 Two Espresso cups and sugar bowl handmade from Orvieto, Italy
Donated by Ann Hirschi A.I.R. 1977
- 16 A Portfolio from the Typographers Institute of America "Seattle" 12" x 19" Includes 4 extremely high-quality reproductions of the works of 4 local photographers: Christian Staub, Victor Gardaya, Michael Burns and Rick Brinkhoff. The portfolio, itself a national award-winner in its field, contains signed works by Christian Staub and Victor Gardaya.
Donated by Christian Staub
- 17 Original silver point on gesso, "Fontana del Moro, Piazza Navona" 1981 by John Rohrer
Donated by the artist
- 18 Stately Jade Tree Plant (Crassula Argentea)
Donated by Ken MacInnes A.I.R. 1981
- 19 "Violet" A wall sculpture relief by Valdis Zarins, 1982 One of a series of works based upon a theme of musical instruments and the music of Vivaldi. Valdis Zarins is a west coast mixed media artist, whose works have earned him national recognition and numerous awards. He is a long time supporter of this event and currently resides in Seattle
Donated by the artist
- 20 Collagraph print, "East of the Mountains" by Robert Buchanan 11" x 11"
Donated by the artist
- 21 Black and White framed photo, The Colosseum, by David Chammess A.I.R. 1981
Donated by the artist
- 22 Studio nude, a pencil sketch by Charles Kelley 1981
Donated by the artist
- 23 Large brown "Hinken" hanging lamp from Sweden
Donated by Keeps on Broadway
- 24 Watercolor of a beach scene in Brittany, 11" x 17" by Robert Buchanan
Donated by the artist
- 25 Gift Certificate from Pasta and Co. includes ingredients for a dinner for four, choice of pasta, sauces and cheese.
Donated by Pasta and Co.
- 26 2 Piece 100% black cotton Opus suit, sized to fit, washable and ideal for travelling.
Donated by Opus 204
- 27 Color photograph, framed of St. Peters Dome by Michael Woodland A.I.R. 1979 and 1981
Donated by the artist
- 28 LARGE poster announcing the present David e Roma exhibition in Rome 76" x 52"
Donated by Astra Zarina
- 29 Two still-life photographs by Peter Brunner, framing materials donated by Linda Meler of Frame-it-on-Broadway.
Donated by the artist
- 30 A framed architectural study in ink wash on rice paper by Ray English, graduate student in Architecture
Donated by the artist
- 31 Original watercolor by Jack Sproule, Flowers outside his window
Donated by the artist
- 32 A print by G. Vasi showing Palazzo Farnese c. 18th century 16" x 18"
Donated by John and Ruth Rohrer
- 33 Historic Briefcase: Shortly before Christmas of 1949, a Latvian gentleman had finally received visas for himself and his family to come to the United States. Before leaving the displaced persons camp near Stuttgart, he spent his last money on a pigskin briefcase made by a craftsman near the Neckar River. The family settled in Seattle and three of the children graduated from the University of Washington. The old case, post World War II and pre-Gucci, is now to help a young UW student to study architecture in Italy.
Donated by Mr. Edward Zarins.
- 34 Black and White framed photo, "The loggia" by Lauris Bitners 20" x 20". A photographic silver-print taken in Amalfi, Italy in 1980 is one of a portfolio of 5 prints. An archival quality print and its conservation framed by Definitive Image Framing.
Donated by Lauris Bitners A.I.R. 1980
- 35 A quadrant framed collection of bookplate images, four saints 9" x 10"
Donated by John and Ruth Rohrer
- 36 A Blouse, a very special blouse of slate-grey silk taffeta designed by the famous Italian designer Luciano Soprani for the Helvett line of womens fashions. Size 42 (Italian) 8-10 U.S. One of a kind for a special occasion.
Donated by Pino's Italian high fashion in downtown Seattle

- 37 Watercolor landscape of Gleneden Beach, Oregon by Jack Sproule 14" x 17"
Donated by the artist
- 38 Pen and Ink sketch print of Spoleto, Italy 1965 by Myer Wolfe 14" x 24"
Donated by the artist
- 39 A 50% discount gift certificate for the framing of an item by Definitive Image Framing, an excellent solution to an unframed work you have just acquired in the silent auction.
Donated by Lauris Bitners and Betty Torrell A.I.R. 1980
and of Definitive Image
- 40 The original paste-up for the 1981 Architecture in Rome poster 16" x 21" by Charles Kelley
Donated by the artist
- 41 2 potted Chinese Witch Hazel (Hamamelis mollis) Trees
Donated by the Wells-Medina Nursery in Medina
- 42 Original watercolor "Chrysanthemum" by Virginia Sproule 12" x 18"
Donated by the artist
- 43 Original signed etching by Victor Steinbrueck of the Pike Place Market 1978. 12" x 12"
Donated by the artist

Acknowledgments to:
 Sur La Table, Peter Miller Books, Trattoria Mitchell,
 Opus 204, University Press, Victor Steinbrueck, Ibsen
 Nelson, Delaurenti's, Fred Bassetti & Co., Professor and
 Mrs. Charles Kelley, Pino's, Constantine Christofides,
 Keegs, Frame-it-on-Broadway, Toni Franklin, Myer Wolfe,
 ARCADE, Susan Boyle, Valdis Zarins, Ann Hirschi, Richard
 Berg, Joyce Stevens, Giacomo Il fruttivendolo, Betty
 Wagner, Jack Sproule, Lauris Bitners, Betty Torrell, John
 and Ruth Rohrer, Ken MacInnes, Mr. and Mrs. Edward Zarins,
 Jane Hastings, Prairie Market of Kenmore, Peter Brunner,
 David Strauss, Ray English, Mike Dowd, Sandy Farley, Mr.
 & Mrs. Gordon Varey, Hermann Pundt, Julia Chamness, Sue
 Harvey, Dick Devin, Patti Myers, Libby & Dave Keegen,
 Don Morgan, Robert Buchanan, Wells-Medina Nursery, Julie
 Enderle and Victor Gardaya.

UW ARCHITECTURE & URBAN PLANNING

ITALIAN STUDIES BENNETT DINNER

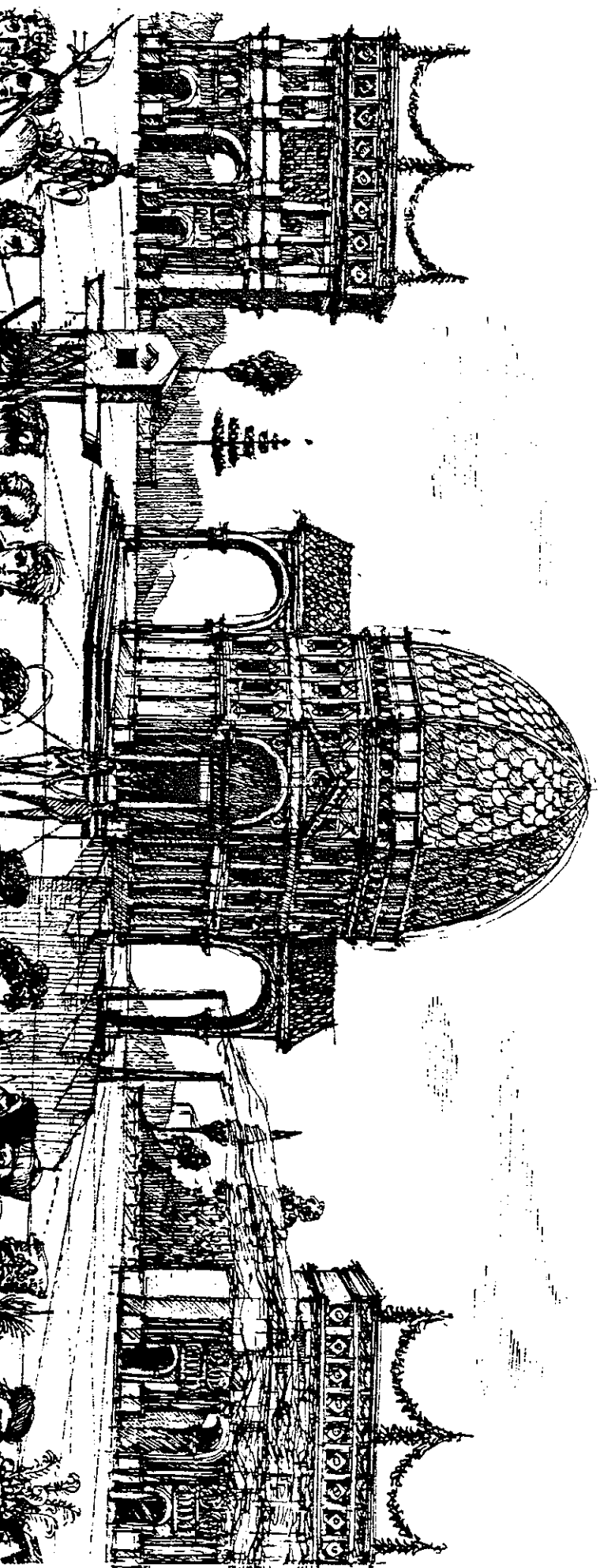
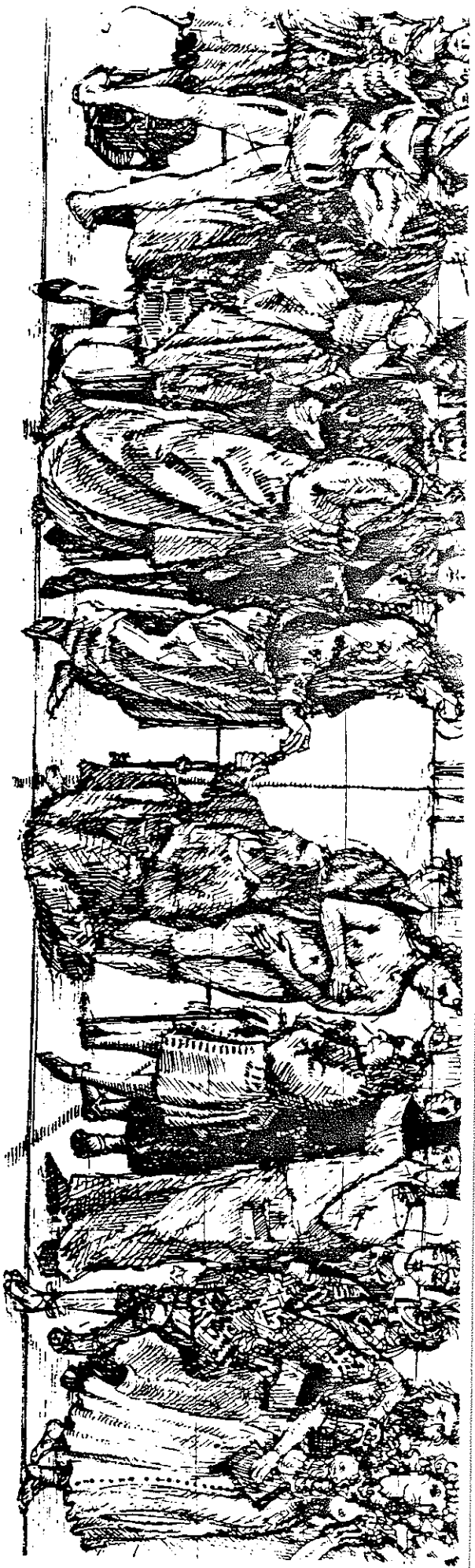


Exhibit 5b



TUESDAY FEBRUARY 9 GOULD HALL

PROCEEDS GO TO SCHOLARSHIPS FOR
STUDENTS OF 1982 ARCHITECTURE IN
ROME & ITALIAN HILLTOWN PROGRAMS*

FOR INFORMATION: CALL 545-0930
\$6⁰⁰ STUDENTS \$12⁰⁰ NON-STUDENTS

UW College Of Architecture & Urban Planning Italian Studies Benefit Dinner/Auction

Proceeds Go To Scholarships For Students Of 1981 Architecture In Rome & Italian Hilltowns Program

ol Martin, Jerry Stropes, Craig Whitaker. Rome 1978: Beatt Baba, Richard Beag, Susan Boyle, Geni Morgan, Gary Oppenheimer, Mary Anne Perowski, Alan Razak, Jay Reinhardt, Peter Stealing, Dennis k, John Ullman. Hilltowns 1978: Marilyn Baylon, Cynthia Bassett, Sheila Dyer, Dennis Ewood, B ter Metzger, Gary Oppenheimer, Joanne Powell, Alan Razak, Jay Rainh, Kim Traver, Bonesteel, Sebastian Butler, Julie Chien, Stephanie Deake, Pat n Kloster, Rebecca Lemon, Karin Link, Stephen Miller, Dean Mit kin, Gordon Varey, Michael Woodland. Hilltowns 1979: Dale Ande argaret Johnson, Ron Kloster, Michael Lowallen, Jeff Peckham, Don Roba a Zarina-Rome 1970: Mary Baylon, Steve Holl, Young Lee, Ken MacInnes, Joh Anyo Domoto, Robert Jensen, Martin Kaplan, Phil Williams, Rome 1972: Digne delin r, Renee Sandoz. Rome 1973: Bruce McLean, Carol Martin, Watts, Denise Etcheson, Joe me 1974: John Beisars, Thomas Cantwell, Steven Herdeichs, Mark Minichiello, Marston Preece, Sharon Preece, Rome 1975: Dan Callan, Charlotte Graham, Bob Koch, Bill Mathews, Jeff Miller, Wendy Peterson, Jim Russel, Vasiliki Stearnopoulos, Betty Tonrell, etc.

AN ITALIAN EVENT FOR THE 1980 ARCHITECTURE IN ROME & ITALIAN HILLTOWNS PROGRAMS

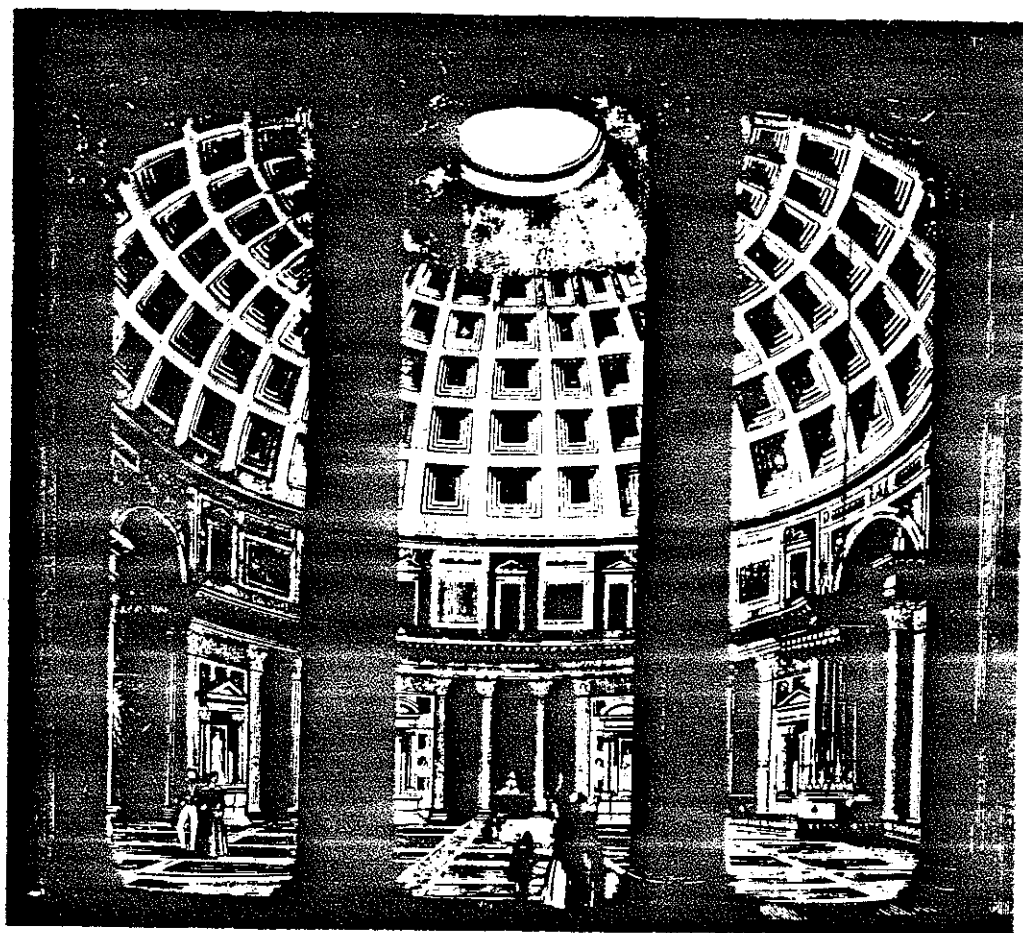
The University of Washington, Department of Architecture invites you to join past and future students and faculty in this celebration that marks the 10th anniversary of the Architecture in Rome program. Proceeds go to scholarships for students of the 1980 programs.

Thursday - February 7th

5:30 aperitivi
6:00 italian dinner and show
8:00 benefit auction

Gould Hall Court

\$4 student
\$7 nonstudent



The Dept of Architecture Invites You To Join In Celebration
And Support Of The Forthcoming Italian Hilltown - Summer '79
And Architecture In Rome - Fall '79 Programs.

As Alumni And Faculty Of The Italian Programs We Wish
To Share Our Interest, Excitement, And Experiences In An
Evening Of Italian Food, Wine, And Entertainment And
To Provide Impetus For The Upcoming Programs.

On Tuesday, February 13th In Gould Hall Court, We Will
Begin The Festivities With A Wine Hour At 5:00 Followed
At 6:00 By Dinner And Entertainment. Buon Appetito!

Students \$3.50

Non-students \$6.00

Proceeds Will Go Toward A Scholarship For A Student
Participating In One Of The Two Italian Programs.

Martedì 24 luglio ore 10
Palazzo Alemanni
CIVITA DI BAGNOREGIO

4° GIORNATA

**"Studi e ricerche sul tema
del recupero"**

Coordinatore Prof. Ing. **A. Clementi**

V. Spigai Prof. dell'Istituto
Universitario di Architettura
Venezia
**TECNICHE DI PROGETTO
PER LE AREE URBANE DI
IMPIANTO ANTICO**

G. Ancona Docente dell'Isti-
tuto di Architettura, Edilizia e
Tecnica Urbanistica
**METODI DI VALUTAZIONE
DEL DEGRADO DEL PATRI-
MONIO EDILIZIO ESISTEN-
TE**

L. Piacentini Ricercatore
presso l'Istituto di Architet-
tura Edilizia e Tecnica Urba-
nistica

P. Testa Architetto

F. Taormina Architetto
**LE REALTA' LOCALIZZATE
A CONFRONTO CON LA
NUOVA NORMATIVA URBA-
NISTICA: UN' ESPERIENZA
A TRASTEVERE ROMA**

A. Cutini Docente dell'istitu-
to di Architettura, Edilizia e
Tecnica Urbanistica
**IPOTESI PER IL RECUPERO
DELLE BORGATE ABUSIVE
DI ROMA**

P. Colarossi Docente
dell'Istituto di Architettura,
Edilizia e Tecnica Urbanisti-
ca
**LA PIANIFICAZIONE LOCA-
LE DELLE AREE AGRICOLE
SUBURBANE**

Tuesday July 24 10 a.m.
Palazzo Alemanni
CIVITA DI BAGNOREGIO

4th DAY

**Studies and research in
the subject of revitaliza-
tion**

Coordinator Prof. Ing. **A. Cle-
menti**

V. Spigai Professor at the
University Institute of
Architecture-Venice
**DESIGN TECHNIQUES FOR
URBAN AREAS WITH ANTI-
QUE INFRASTRUCTURES**

G. Ancona Lecturer at the
Institute of Architecture,
Building Construction and
Urban Planning
**METHODS OF EVALUATING
THE DEGRADATION ON OF
THE EXISTING BUILT ENVI-
RONMENT**

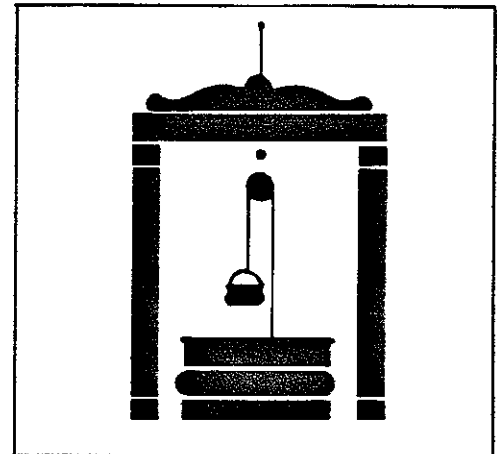
L. Piacentini Research Fel-
low at the Institute of Archi-
tecture, Building Construc-
tion and Urban Planning

P. Testa Architect

F. Taormina Architect
**THE LOCALIZED REALTY
COMPARED WITH THE
NEW URBAN PLANNING
GUIDE LINES: AN EXPE-
RIENCE IN TRASTEVERE-
ROME**

A. Cutini Lecturer at the In-
stitute of Architecture, Build-
ing Construction and Urban
Planning
**HYPOTHESES FOR THE RE-
HABILITATION AND INTE-
GRATION OF URBAN
SQUATTER COMMUNITIES
AROUND ROME**

P. Colarossi Lecturer at the
Institute of Architecture,
Building Construction and
Urban Planning
**PLANNING FOR SUBUR-
BAN AGRICULTURAL ZO-
NES**



**Programma e progetto per il re-
cupero della città esistente**

**Programs and projects to re-
vitalize the existing cities**

**Istituto Architettura Edilizia e
Tecnica Urbanistica.
Università di Roma**

**Department of Architecture
and Urban Planning
Italian Hilltowns Program
University of Washington**

PROGRAMMA

Venerdì 20 luglio ore 17,30
Facoltà di Ingegneria
Aula 10 - Via Eudossiana
ROMA

Saluto: Prof. **E. Mandolesi**,
 Direttore dell'Istituto di Ar-
 chitettura, Edilizia e Tecnica
 Urbanistica dell'Università
 di Roma

Introduzione:
 Ing. **G. Panizzi** Assessore
 LL.PP. Regione Lazio

Illustrazione dei contenuti e
 delle finalità del Convegno:
 Proff.: **A. Clementi**
A. Zarina

1ª GIORNATA

**Impegni, improvvisazioni
 ed invenzioni in USA**
 Interventi dei docenti del
 College of Architecture and
 Urban Planning - University
 of Washington
 Coordinatore: **A. Zarina**

L. Schwinn
 CITTA' AMERICANE DEL
 SETTECENTO: RISPOSTE
 PER IL RECUPERO DEL
 PASSATO.

Prof. Arch. **A. Zarina**
 B. Hist **R. Kloster**
 FREEWAY PARK, CENTRAL
 WATER-FRONT DISTRICT E
 DENNY REGRADE. TENTA-
 TIVI PER SISTEMARE "I
 NUOVI PIONIERI".

M. R. Wolfe, Preside della
 Facoltà di Architettura ed
 Urbanistica dell'Università
 di Washington
 PROGETTAZIONE, ORGA-
 NIZZAZIONE DECISIONALE
 E PROCEDURE DI PARTECI-
 PAZIONE NEGLI AMBIENTI
 STORICI

E' prevista la traduzione simultanea
La S.V. è invitata ad intervenire

Simultaneous translation
You are cordially invited to attend

PROGRAM

Friday July 20 5,30 p.m.
Department of
Engineering ROMA
Via Eudossiana ROOM 10
 Welcome by **Enrico Mando-**
lesi Director of the Institute
 of Architecture, Building
 Construction and Urban
 Planning University of Rome

Introduction by Ing. **G. Pa-**
nizzi Commissioner Public
 Works-Region of Lazio

Introduction of the conferen-
 ce goals and objectives by
 Proff. Ing. **A. Clementi**
A. Zarina

1st DAY

Engagements, improvisa-
tions and inventions in
U.S.A.
 Presentation of papers by
 College of Architecture and
 Urban Planning University of
 Washington
 Coordinator: **A. Zarina**

L. Schwinn
 EARLY AMERICAN CITIES
 TODAY: RESPONSES TO-
 WARD RECOVERING THE
 PAST

Prof. Arch. **A. Zarina**
 B. Hist **R. Kloster**
 FREEWAY PARK, CENTRAL
 WATERFRONT DISTRICT
 AND DENNY REGRADE: AT-
 TEMPTS TO ACCOMMODATE
 "THE NEW PIONEERS".

M. R. Wolfe, Dean of the
 College of Architecture and
 Urban Planning University of
 Washington
 DESIGN, DECISION MA-
 KING AND PARTECIPATION
 PROCESSES IN HISTORI-
 CAL ENVIRONMENTS

Sabato 21 luglio ore 9
Facoltà di Ingegneria
Aula 10 Via Eudossiana
ROMA

2ª GIORNATA

Il recupero del Centro sto-
rico di Roma
 Coordinatore: Prof. Ing. **E.**
Mandolesi

Relazione introduttiva della
 Prof. Arch. **V. Calzolari**
 Assessore per gli Interventi
 nel Centro storico

Ing. **C. Bergami**
 Direttore Lavori I.A.C.P. Tor
 di Nona
 ILLUSTRAZIONE DELL'IN-
 TERVENTO DI RECUPERO
 DI TOR DI NONA

Tavola rotonda: interventi
 dei Proff. **A. Clementi, V. De**
Feo, V. Di Gioia, F. Gorio,
G. Imbesi, M. Rebecchini,
A. Samonà.
 Moderatore: Prof. Ing. **E.**
Mandolesi

Lunedì 23 luglio ore 11
Palazzo Comunale
MONTEPULCIANO

3ª GIORNATA

L'esperienza del Piano
Particolareggiato per Mon-
tepulciano
 Coordinatore: Prof. Arch. **A.**
Samonà

Presentazione del Piano Par-
 ticolareggiato per il Centro
 Storico da parte dell'Ammi-
 nistrazione Comunale

Prof. Arch. **A. Samonà**
 Arch. **M. Marchetta**
 DESCRIZIONE DEL PRO-
 CESSO DI FORMAZIONE
 DEL PIANO PER IL CENTRO
 STORICO

Visita del centro storico di
 Montepulciano

Saturday July 21 9a.m.
Department of Engineer-
ing ROME
Via Eudossiana ROOM 10

2nd DAY

Recovering of historical
Center of Rome
 Coordinator: Prof. Ing. **E.**
Mandolesi

Introduction by Prof. Arch. **V.**
Calzolari Commissioner for
 Projects in Historical Center
 of Rome

Ing. **C. Bergami** Director of
 Construction IACP - Tor di
 Nona

THE TOR DI NONA PRO-
 JECT

Round table discussion:
 presentation by Proff. **A.**
Clementi, V. De Feo V. Di
Gioia, F. Gorio, G. Imbesi,
M. Rebecchini, A. Samonà.
 Moderator: Prof. Ing. **E.**
Mandolesi

Monday July 23 11 a.m.
Palazzo Comunale
MONTEPULCIANO

3rd DAY

Detailed Master Plan for
Montepulciano

Coordinator: Prof. Arch. **A.**
Samonà

Presentation of the Detai-
 led Master Plan for the Histo-
 rical center by City Council
 Administration

Prof. Arch. **A. Samonà**
 Arch. **M. Marchetta**

DESCRIPTION OF THE FOR-
 MULATION OF A PLAN FOR
 THE HISTORICAL CENTER

Visit to the Historical Center
 of Montepulciano

UNIVERSITY OF WASHINGTON
SEATTLE, WASHINGTON 98105

Department of Architecture
College of Architecture and Urban Planning

THIRD ANNUAL STUDY SEMINAR
WORKSHOP ON ARCHITECTURE AND URBANISM
CIVITA DI BAGNOREGGIO

JULY 22, 23, 24, 25, 1980

ORGANIZED BY THE ITALIAN HILLTOWNS PROGRAM OF THE DEPARTMENT OF ARCHITECTURE AND URBAN PLANNING OF THE UNIVERSITY OF WASHINGTON AND BY THE INSTITUTE OF ARCHITECTURE BUILDING CONSTRUCTION AND URBAN PLANNING OF THE UNIVERSITY OF ROME.

CIVITA DI BAGNOREGGIO: THE NEXT TEN YEARS
What will be Salvaged?

WORKSHOP TOPICS

- A. PROPOSALS FOR THE SALVAGE OF THE VALLEY AROUND CIVITA
 - 1. Delimitation of the project area
 - 2. Specific aspects of the area and proposals for land use
 - 3. Proposals for the edges
- B. PROPOSALS FOR THE SALVAGE OF THE PUBLIC SPACES OF CIVITA
 - 1. Identification of the potential system of public spaces of Civita
 - 2. Organization of the spatial system
 - 3. Proposals for individual elements
- C. PROPOSALS FOR THE SALVAGE OF THE BUILT FABRIC
 - 1. Building typologies
 - 2. Identification of needs relative to use
 - 3. Guidelines for use and intervention
- D. PROPOSALS FOR THE SALVAGE OF THE HISTORIC WATER SYSTEM OF CIVITA
 - 1. Investigation of existing system and documentation
 - 2. Intervention for salvage and restoration
 - 3. Proposals for other steps towards self-sufficiency

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SEATTLE, WASHINGTON 98105

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BUILDING CONSTRUCTION AND URBAN PLANNING OF THE UNIVERSITY OF ROME

CIVITA DI BAGNOREGIO: THE NEXT TEN YEARS
What will be Salvaged?

WORKSHOP PROGRAM

22 JULY

10:00 am INTRODUCTION: CIVITA DI BAGNOREGIO--THE LAST TEN YEARS
ORGANIZATION OF WORKSHOP TEAMS

LUNCH

3:00 pm INDIVIDUAL MEETING: WORKSHOP TEAMS
Meeting place to be established by groups
DISTRIBUTION OF MATERIALS

6:30 pm GENERAL MEETING AT PALAZZO

23 JULY

9:30 am ON SITE VISITS

LUNCH

3:00 pm INDIVIDUAL MEETING: WORKSHOP TEAMS

6:30 pm GENERAL MEETING

UNIVERSITY OF WASHINGTON
SEATTLE, WASHINGTON 98105

*Department of Architecture
College of Architecture and Urban Planning*

THIRD ANNUAL STUDY SEMINAR
WORKSHOP ON ARCHITECTURE AND URBANISM
CIVITA DI BAGNOREGIO: THE NEXT TEN YEARS

WORKSHOP PROGRAM (continued)

24 JULY

9:30 am INDIVIDUAL MEETING: WORKSHOP TEAMS

LUNCH

3:00 pm PRESENTATION BY PROFESSOR BEREANO

Technological Changes/Social Changes
The hilltown as an inspiration to post-industrial society

DISCUSSION TO FOLLOW

25 JULY

9:30 am INDIVIDUAL MEETING: WORKSHOP TEAMS

LUNCH

3:00 pm GENERAL REVIEW

CONCLUSION

RECEPTION

P.S. The lunch interval is to be established by the individual teams.
Groups or individuals who wish to eat lunch at the Forno please notify
the program assistants (Enrico and Lauris) in the morning.

UNIVERSITY OF WASHINGTON
SEATTLE, WASHINGTON 98105

Department of Architecture
College of Architecture and Urban Planning

THIRD ANNUAL STUDY SEMINAR
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CIVITA DI BAGNOREGIO

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CIVITA DI BAGNOREGIO: THE NEXT TEN YEARS
What will be Salvaged?

PARTICIPANTS

DR. ING. GUIDO ANCONA - ISTITUTO ARCHITETTURA TECNICA URBANISTICA - UNIVERSITY OF ROME
PROF. PHILIP BEREANO - SOCIAL TECHNOLOGY - UNIVERSITY OF WASHINGTON
PROF. MICHELANGELO CAGIANO DE AZEVEDO - DEPARTMENT OF HISTORY - CATHOLIC UNIVERSITY OF MILAN
GIANCARLO BACIARELLO - COUNCILMAN OF THE MUNICIPALITY OF BAGNOREGIO
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PROF. ARCH. CAROL MARTIN WATTS - DEPARTMENT OF ARCHITECTURE - TEXAS TECH UNIVERSITY
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MARIO MEDORI - BORN AND RESIDENT OF CIVITA
DR. ING. LORENZO PIACENTINI
ERINO POMPEI - MAJOR OF THE MUNICIPALITY OF BAGNOREGIO
ELETTO RAMACCI - HISTORIAN
LUIGI ROCCHI - BORN AND RESIDENT OF CIVITA
SANDRO ROCCHI - LECTURER INSTITUTE OF AGRICULTURE F'LLI AGOSTI BAGNOREGIO

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College of Architecture and Urban Planning

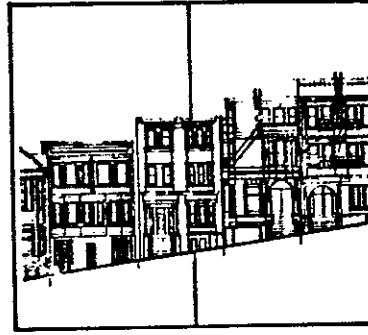
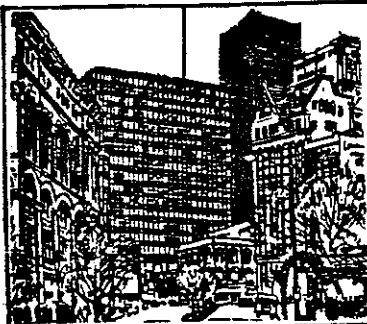
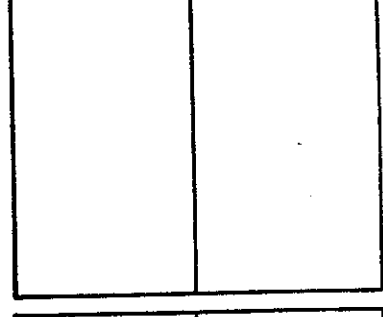
THIRD ANNUAL STUDY SEMINAR
WORKSHOP ON ARCHITECTURE AND URBANISM
CIVITA DI BAGNOREGIO

PARTICIPANTS (continued)

DR. LUCIANA VERGARO - LECTURER "ITALIAN HILLTOWNS PROGRAM" - UNIVERSITY OF WASHINGTON
PROF. ARCH. ASTRA ZARINA - DIRECTOR OF "ARCHITECTURE IN ROME" and "ITALIAN HILLTOWNS PROGRAM" - DEPARTMENT OF ARCHITECTURE AND URBAN PLANNING - UNIVERSITY OF WASHINGTON
PROF. ELIO CAVALLO - RESIDENT OF CIVITA
PROF. BRUNO CIRCA - INSTITUTE OF AGRICULTURE - F'LLI AGOSTI BAGNOREGIO

STUDENT PARTICIPANTS

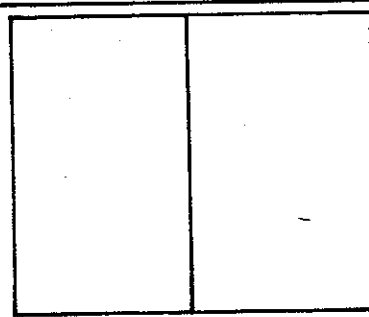
ASHLEY BYSTROM	UNIVERSITY OF WASHINGTON	COLLEGE OF ARTS & SCIENCES
TONY CASE	UNIVERSITY OF WASHINGTON	ARCHITECTURE
DAVID CIFUNI	UNIVERSITY OF WASHINGTON	ART HISTORY
MIKE DOWD	UNIVERSITY OF WASHINGTON	ARCHITECTURE
BETSY HALE	UNIVERSITY OF WASHINGTON	SCHOOL OF SOCIAL WORK
SANDRA HARNISH	UNIVERSITY OF WASHINGTON	INTERIOR DESIGN
ELIZABETH MOORE	UNIVERSITY OF WASHINGTON	ARCHITECTURE
TERRI SIEGL	UNIVERSITY OF WASHINGTON	ARCHITECTURE
MARSHA TANAKA	UNIVERSITY OF WASHINGTON	ARCHITECTURE
LAURIS BITNERS	UNIVERSITY OF WASHINGTON	ARCHITECTURE PROGRAM ASSISTANT
ENRICO MORTEO	POLITECNICO DI TORINO - FACOLTA' DI ARCHITETTURA	PROGRAM ASSISTANT



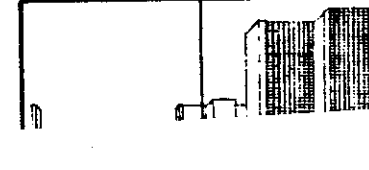
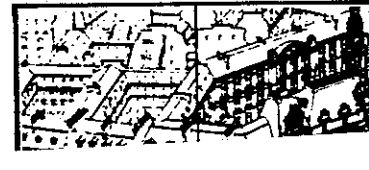
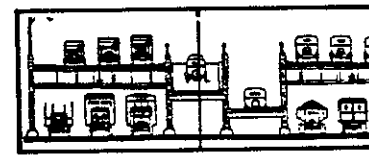
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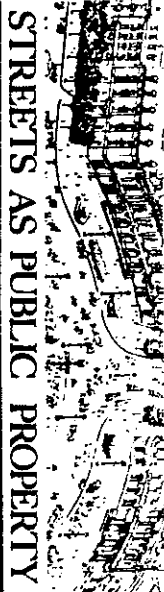
STREETS AS PUBLIC PROPERTY

OPPORTUNITIES FOR PUBLIC/PRIVATE INTERACTION IN PLANNING AND DESIGN



TURE AND URBAN PLANNING
TION SEATTLE, WASHINGTON





STREETS AS PUBLIC PROPERTY

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Visiting Associate Professor
of Architecture and Urban Design
College of Architecture and Urban Planning
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INSTITUTE ADVISORS

The Faculty of the Urban Design Program
Dennis M. Ryan, Chairman
Center for Planning and Design
Gordon Varey, Director

The theme of the Institute centers on the use of public urban land as a potential lever to encourage private development and redevelopment and to control the design quality of the surrounding environment. The focus is on streets as a public resource, representing the single largest aggregated property held under public ownership. The Institute will highlight the links that exist between land development policies and the quality of the urban environment; it will also provide a forum for discussing the tools and mechanisms used to entice and coordinate private development along the public ways which, at the same time, enhance the environment of the public territory itself. Issues of conservation and transformation of existing streets will be addressed as well as versatility of uses and transportation modes in the design of new street networks. Mr. Laconte was one of the designers of Louvain-la-Neuve, a new university town planned for pedestrians. He and Professor Vernez-Moudon have previously held a seminar on case studies of street environments in Europe and the United States.

Plenary Speakers

Donald Appleyard, urban designer and author will lecture on the management of street environments and assess recent movements in the appropriation and transformation of such territories. Professor Appleyard teaches at the University of California, Berkeley. His recent book, Livable Streets, (University of California Press) relates a decade of work in both the U.S. and Europe. Francoise Choay, historian and author, will analyze models of public/private interaction to restructure public open space based on 19th century French context. Professor Choay teaches at the University of Paris, France. Her writings The Modern City: Planning in the XIXth Century (G. Braziller) and Urbanism, Utopias and Realities (Le Seuil) explore the impact of XIXth Century planning ideas on the design of today's cities.

Robert Brandes Gratz, urban critic and writer will lecture on the recent developments of Manhattan zoning code and on streets as generators of life in downtown areas. Active in urban design in New York City, she has written extensively. Her forthcoming book is called Small Victories, Large Failures, What Have We Done to Our Cities (Random House).

Paul Hans Peters, planner and author, will relate recent European experiences in redesigning cities for the pedestrian. Mr. Peters is the editor of the review Baumelster and author of Pedestrian Streets, both published in Germany.

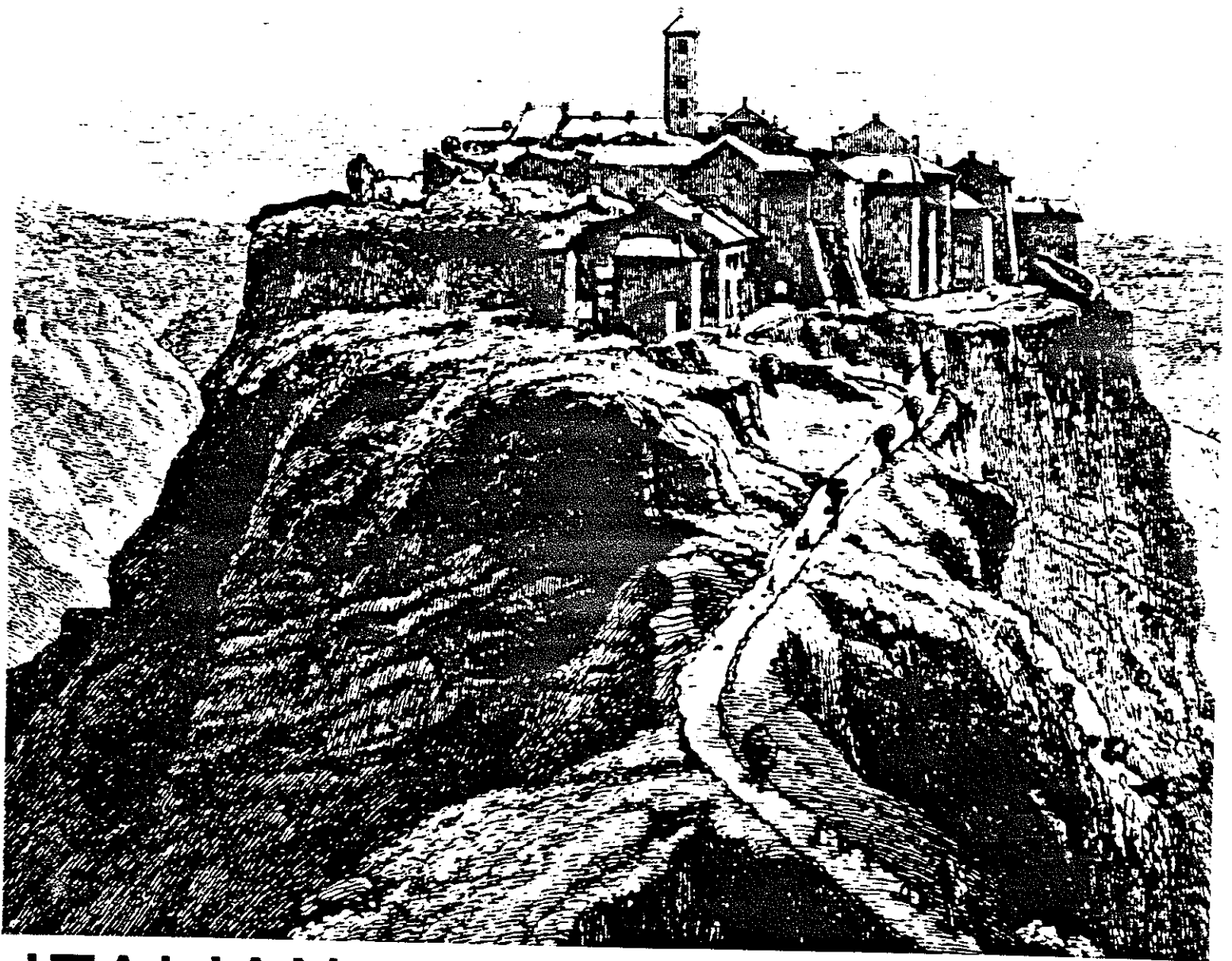
Amos Rapoport, architect, anthropologist and author, will talk about the influence of culture on the use of streets and will address issues of perception of street environments as distinct from functional considerations. Professor Rapoport teaches at the University of Wisconsin, Milwaukee; he has written extensively on the interaction between people and environments and has recently contributed to an edited volume on Road Safety (Praeger, H.C. Foot et al, editors).

Richard Untermyer, landscape architect, and author, will address issues of street design in sprawling cities. Professor Untermyer teaches at the University of Washington; his forthcoming book, entitled Accommodating the Pedestrian (Van Nostrand Reinhold) focuses on western American suburban environments.

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Contact:
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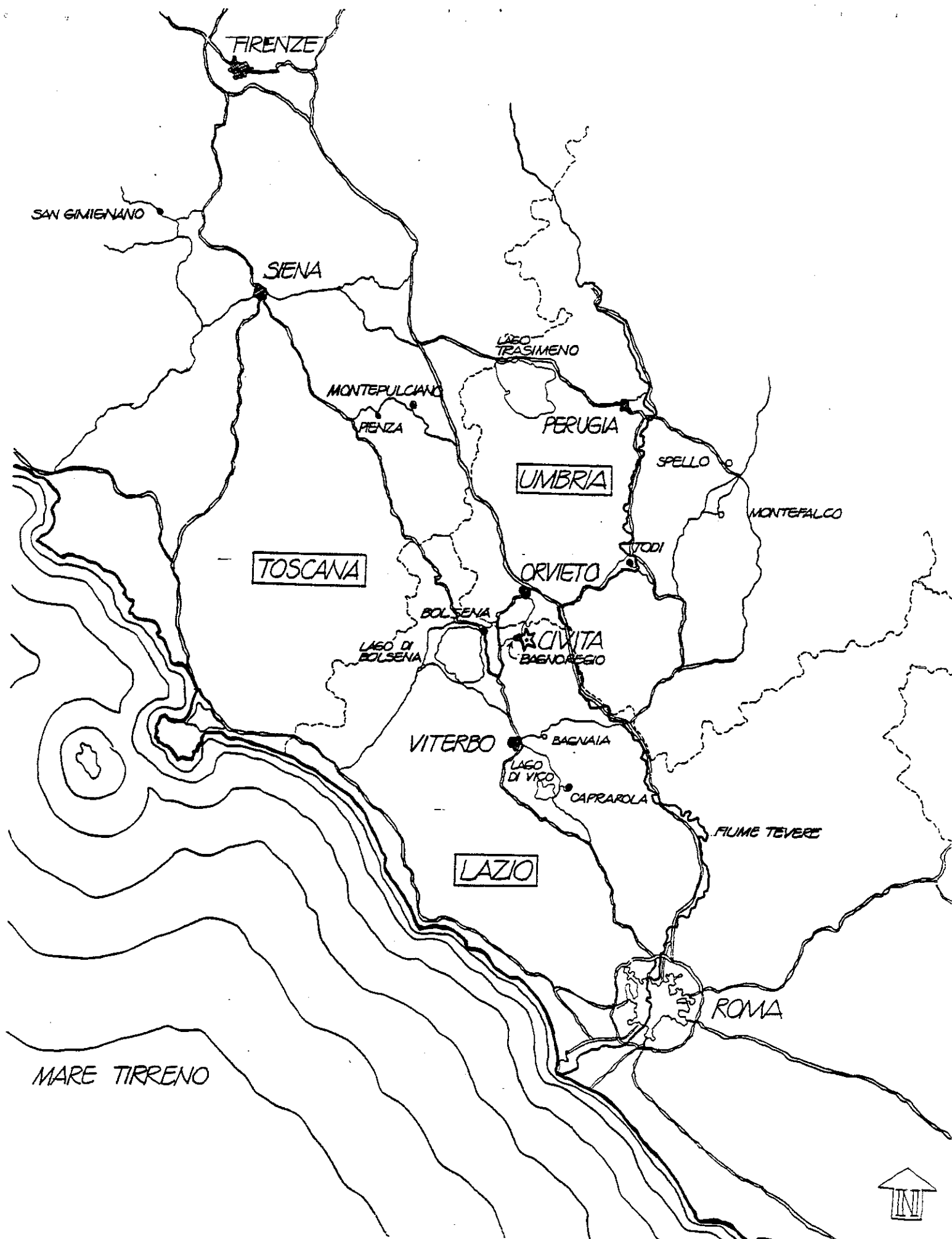


ITALIAN HILLTOWNS TOUR

AUGUST 10 - 22, 1982

PRESENTED BY THE NORTHWEST INSTITUTE FOR
ARCHITECTURE AND URBAN STUDIES IN ITALY

Exhibit 7



ITALIAN HILLTOWNS TOUR

August 10-22, 1982



Panorama di Siena nel 1500

The Northwest Institute for Architecture and Urban Studies in Italy is pleased to announce a twelve-day tour of several hilltowns in central Italy. The tour will examine the role of these towns as urban centers--the characteristics of their built form and their relationship to the surrounding countryside. A special feature of the tour will be the celebration of Ferragosto, a religious festival and important national holiday, in the town of Civita di Bagnoregio. The festival will be followed by an optional two-day conference, "Small-scale Urbanism: The Civita-Seattle Connection".

The Northwest Institute is a non-profit organization which was founded in order to enhance and expand the cultural exchange initiated by the Italian Programs offered by the Department of Architecture at the University of Washington. This summer's tour is part of an effort to foster a mutually beneficial exchange of ideas between representatives of the two countries, and to include interested members of the design community and the general public. Due to limited accommodations and transportation, the maximum number of tour participants will be held to sixteen. The minimum number required is six.

LAYERING AND LEGACY

THE ETRUSCANS

The part of central Italy where the provinces of Tuscany, Umbria, and Lazio meet had already played an important role in Italian history before the time of the Romans. About 1000 B.C. the civilization of the Etruscans began its ascent to preeminence in this area, which came to be known as Etruria. Although modern historians have never been able to fully decipher the language of the Etruscans, we do have some idea of how they lived from such evidence as tomb paintings, statuary, and funerary ornaments. These archaeological findings

The Etruscans had a profound influence on Roman culture, which by tradition began much later, in 753 B.C. After several hundred years of coexistence, during which Rome accepted many of the ways of the older Etruscan culture, the Romans finally waged war upon the southernmost Etruscan settlements and defeated them. By 90 B.C., all Etruscans were granted Roman citizenship, and Etruria was gradually assimilated into the Roman system.

A black and white map of the city of Tientsin (Tianjin), China. The map shows the city's layout, including major roads, railways, and the surrounding water bodies. The city is situated on the coast of the Bohai Sea. The map is oriented with North at the top. The city's layout is characterized by a dense network of streets and buildings, with a prominent railway line running through the center. The surrounding water bodies are labeled as the Bohai Sea and the Yellow River. The map is a detailed representation of the city's geography and infrastructure.

CITTA' DI ORVETO

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448M CIVITA

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THE MIDDLE AGES

During the middle ages, the world no longer enjoyed the security or trade that it did during the Pax Romana, and the hilltowns in Central Italy became more important as localized centers for defense and commerce. It is during this period that most of these towns reached their peaks, and it is also during this period that they took the basic form that they still have today. In the absence of a strong centralized government, these towns grew and prospered as independent city-states.

A prominent feature of each of the towns is an ensemble which represents the most important aspects of city life during the middle ages. The main piazza served as the "living room" of the town--both a social and a political gathering place. Surrounding the piazza were the most important buildings: the major church, the town hall or main public building, and the houses of the most important families.

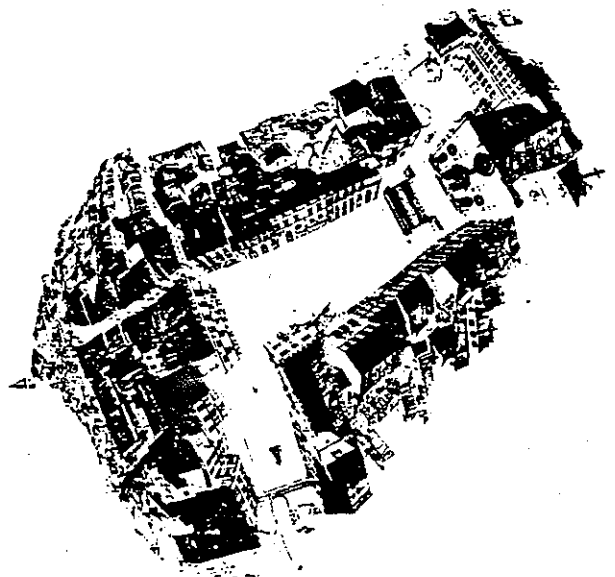
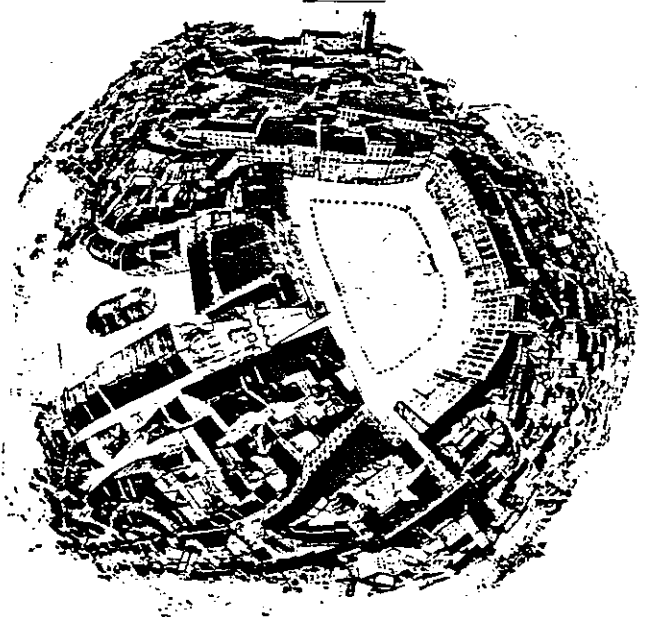
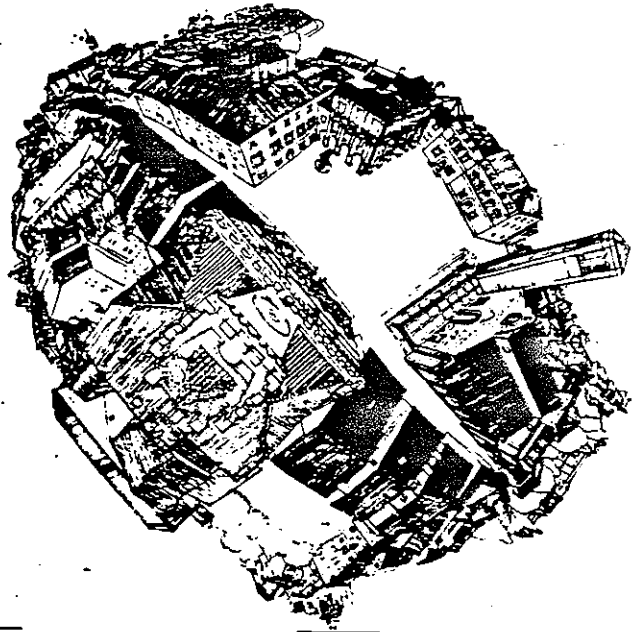
The name given to the governmental building (which in most cases remains to this day) reflects the republican nature of the town government: Palazzo Pubblico, Palazzo del Popolo (of the people), etc.

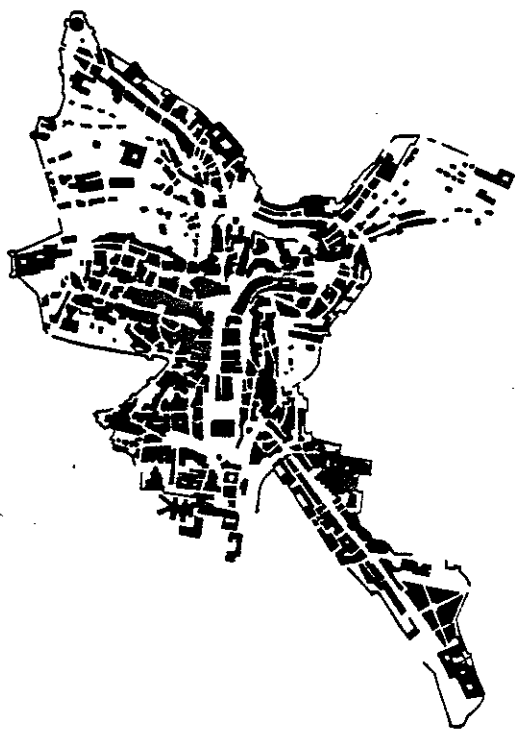
The general morphology of the towns is also medieval, consisting of "isole" or blocks of attached houses with courtyards in the center of the block, interspersed with the palaces of the ruling families and most successful bankers and merchants.

THE RENAISSANCE

The Renaissance brought many additions to the built form of these towns, though usually within an already existing framework. Often the changes were in the form of stylistic reworking of an existing medieval building. Most notable are the palazzi or city houses of the rich, result from the fortunes amassed in commerce and trade and from somewhat of a "keep up with the Joneses" attitude.

Central Italy also began to play a role as the inspiration for the spirit of the Renaissance. Florence and later Rome drew upon the small urban centers in the





PERUGIA



area for their creative talent and intellect. Perugia itself became the center of the Umbrian school of painting as the home of its greatest artist, Pietro Vanucci (Perugino).

The fact that Umbria and Lazio were under the rule of the Papacy also had its effect. Popes and cardinals built country estates in the small towns near Rome, and palaces and fortifications in some of the larger towns such as Perugia and Viterbo. Cardinal Piccolomini, who became Pope Pius II in 1458, transformed the small walled settlement where he was born, Corsignano, into a town, renaming it Pienza. It retains a distinctly renaissance urban appearance to this day as compared to other towns in the area.

17th AND 18th CENTURIES

The baroque period had its effect mainly in the churches of the hilltowns, and mainly in the form of redecoration of existing Romanesque and Renaissance buildings. Thus we find, for instance, a nearly perfect example of a centrally planned High Renaissance church, Santa Maria della Consolazione, on the outskirts of Todi, with a highly decorative and typically gaudy Baroque main altar. Almost every church features at least one Baroque altar, and in some cases entire interiors have

been done over in the Baroque style. The years between the end of the baroque period and the Unification of Italy were years of relative inactivity in building and urban change in most of the hilltowns.

THE UNIFICATION

With the unification of Italy as a single country during the decade 1860-1870 came some changes to almost every town in Italy. Some of the changes were merely designative in nature; streets and piazzas were renamed for the heroes of the Unification: Cavour, Garibaldi, Mazzini, and the King, Vittorio Emanuele II.

Other changes were of a physical character. Since the



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RILIEVO DI PIENZA
PIANTA DELL'ATTUALE TERRITO URBANO

walls of the towns were no longer needed for defense, the towns were able to expand outside of them for the first time. Often the response was a tree-lined street leading up to one of the gates of the town, reflecting the style of the times. Another reflection of the garden-city thinking of the period was the creation of a landscaped park within the walls, often with a statue of one of the heroes of the Unification at the center.

Post-war development has tended to be at the base of the hill, surrounding the historic center of the town, and consists of new housing, shops, and industry. In the historic centers, most buildings are protected by historic district legislation, and many buildings have been or are being restored. In Montepulciano, some of the buildings have recently been restored as low-income housing by the town government.

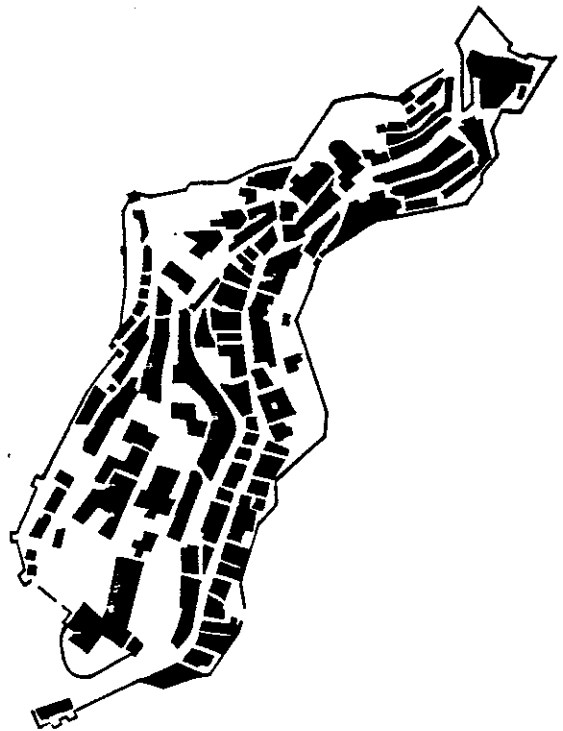
THE HILLTOWNS TODAY

Some of the larger towns, such as Siena, Orvieto, and Perugia, have made the transition to the modern world fairly successfully, supporting such activities as industry, tourism, universities, and regional government. Towns such as Civita di Bagnoregio, however, are much more numerous and have had a much more difficult time adapting to our centralized modern society.

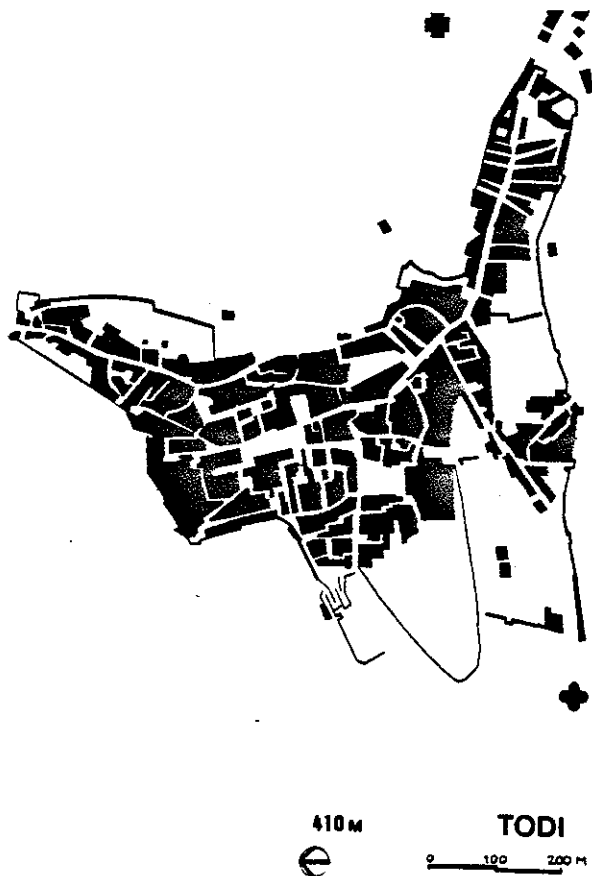
The population of Civita has dropped from more than 100 to about 25 in the last ten years, as the younger generation has grown up and moved away to find jobs in the cities. A life of growing grapes, olives, and chestnuts in the campagna (countryside) surrounding the town no longer seems feasible or desirable to young people wishing a more fast-paced, modern lifestyle. The dilemma facing Civita is: what will it become as the last of the older generation fades away? Will the whole town become a museum for the 200+ tourists who visit it every day during the summer? Will it become an enclave of vacation homes for part time residents and second home owners? Or will it somehow survive as a living town?

With the establishment of the Italian Hilltowns program in 1976, the survival of Civita has come much closer to reality. Not only does the program draw at least semi-permanent residents to the town and provide income to the original residents in the form of room and board, but more importantly it has established regular cultural events and activities. This would not be possible without the aid and encouragement from several property owners in Civita who have made a personal commitment to the town and its life; the support of the city government of Bagnoregio has been important to the ongoing cultural events and the functioning of the program.

Part of the mission of the Northwest Institute for Architecture and Urban Studies in Italy is to help



500M MONTEPULCIANO
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facilitate the survival of a living Civita. By supporting the Hilltowns program and taking part in the festivals and seminars, the Institute can help to stabilize the population, attract back some of the younger generation, and perhaps keep the vineyards and chestnut groves from being abandoned.

SUMMER CONFERENCE IN CIVITA

In keeping with the general theme of the Northwest Institute, the theme of this year's summer conference will be "Small-scale Urbanism: the Civita-Seattle Connection." The conference will be attended and addressed by professionals and members of the academic community from both Italy and the United States. Presentations will deal with the evaluation of continuity, change, and conflict in a relatively stable built environment which has been subjected to a variety of demographic, socio-economic, cultural, and energy related change. This conference will specifically address the ways that Seattle can benefit from the experience of the hilltowns, and vice-versa.

Tour participants who are interested and willing are urged to bring no more than 20 slides each, of small-scale urban neighborhoods in and around Seattle, which demonstrate either success or problems or a mixture of both.

These slides and information will help to generate discussion and an exchange of ideas and experience. In addition, student projects developed following a workshop at the beginning of the Italian Hilltowns program will be presented and discussed.

The organizer of the conference and the Italian Hilltowns program is Professor Astra Zarina of the University of Washington. Astra has lived in central Italy for 20 years, with residences in both Rome and Civita. She began the Architecture in Rome program in 1970 and the Italian Hilltowns program in 1976. These programs have come to be regarded as among the best foreign study programs in Italy, and have attracted students from many parts of the United States and Canada. Along with the University of Washington and the University of Rome, Professor Zarina has sponsored a summer conference in Civita since 1978.

TOUR LEADER

Richard Berg is a graduate of the School of Architecture and Urban Planning at the University of Washington, and has been affiliated with the Italian programs since 1978. He was a participant in the 1978 Architecture in Rome program and program teaching assistant in 1979. Richard spent the summer of 1979 in Perugia and Civita di Bagnoregio studying Italian, and attended the second annual study seminar in Civita, "Programs and Projects to Revitalize the Existing Cities." He also attended the "IX Seminario di Gibilmana" on architecture and urban planning presented by the Associazione Italiana per gli Studi sulla Residenza (Italian Association for Housing Studies) in Cefalu, Sicily. Richard conducted a tour

of the hilltowns for the students of the 1979 Rome program and has traveled extensively in central Italy. He has lectured for the preparatory seminar for students attending the Italian programs in 1980 and 1981, and will do so again in 1982. He is currently employed with Ibsen Nelsen and Associates, Architects, Seattle.

DATES AND ITINERARY

- Tue., Aug. 10: SAS flight leaves Seattle for Copenhagen with connection to Rome.
- Wed., Aug. 11: Arrival in Rome in the early afternoon. Transportation is provided from the airport to Rome.
Accommodations: Claridge Hotel, Rome.
- Thu., Aug. 12: Leave mid-morning by van for Siena. Arrive amidst the preparations for the historic and colorful Palio, during which residents of the various districts in the city form a festive procession in their traditional dress, followed by horse races in the Campo (the main piazza).
Accommodations: Pensione Palazzo Ravizza, Siena (pending confirmation)
- Fri., Aug. 13: Walking tours of Siena and the town of medieval towers, San Gimignano. Evening free in Siena.
Accommodations: Pensione Palazzo Ravizza.
- Sat., Aug. 14: Morning departure for Civita di Bagnoregio. Stops and walking tours en route in Montepulciano and Pienza. Arrival at hotel in late afternoon. Optional evening side trip to Civita to see the preparations for Ferragosto.
Accommodations: La Badia, a converted monastery near Orvieto.
- Sun., Aug. 15: Ferragosto! The all-day celebration in Civita includes mass in the morning in the church, which has been decorated the night before with beautiful designs made from flower petals; the parade of the Virgin Mary from one end of the town to the other; the traditional donkey races in the piazza sponsored by the students; lots of good food and local wine. The day ends with dancing in the piazza to the strains of the accordionist...
(Accommodations: La Badia).
- Mon., Aug. 16: Conference. This Italian-American exchange will be highlighted by the first-hand experience of small-scale urban living in the town of Civita itself. Winding up the activity will be a reception given by members of the Northwest Institute in Civita.*
- Tue., Aug. 17: Accommodations: La Badia.
- Wed., Aug. 18: Morning move to hotel in Orvieto. Afternoon walking tour of Viterbo with Lorenzo Piacentini, a partner in an architecture/engineering studio located in Viterbo.
Accommodations: Albergo Aquila Bianca, Orvieto.

* For those not wishing to attend the conference, optional side trips to Lake Bolsena and the environs of Civita are provided.

- Thu., Aug. 19: Walking tours of the Renaissance gardens at Villa Lante at Bagnaia and Villa Farnese at Caprarola. Free evening in Orvieto.
Accommodations: Albergo Aquila Bianca
- Fri., Aug. 20: Free day in Orvieto for shopping, etc. Excursion to the Etruscan tombs will be available.
Accommodations: Albergo Aquila Bianca
- Sat. Aug. 21: Morning departure for Perugia. Stop and walking tour en route of Todi, and walking tour of Perugia on arrival.
- Sun. Aug. 22: Return to Rome in time for those who wish to take SAS flight to Copenhagen, with connection to Seattle. Because a direct connection from Rome to Seattle is not available, overnight accommodations and dinner in Copenhagen are provided by the airline.

Due to space limitations, an absolute maximum of one large bag and one small bag will be allowed. A daily schedule, map, and more detailed descriptions of the places that the tour will visit will be provided for all tour participants, making some self-guided touring both possible and desirable. This itinerary is subject to change according to transportation, local events and conditions, and weather.

Arrangements for this tour are being made by Ms. Louise Mills of Loomis Travel Company, 141 Winslow Way East, Bainbridge Island, Washington, 98110 (telephone: (206) 842-5676). Ms. Mills has extensive experience in arranging travel in Europe for both individuals and for organized groups. Block air space is being held by Scandinavian Airlines and to qualify for this tour, all members must fly both ways on SAS. However, the airfare does allow for extensions for those wishing to remain in Europe after the conclusion of the tour. The round-trip fare from Seattle to Rome is currently \$1204.00. This rate is subject to change, however anyone who buys their ticket early is not required to pay any increase which takes place after the date of purchase. For the purposes of this group, Scandinavian Airlines has agreed to match the lowest available airfare between Seattle and Rome.

COSTS:

The cost of the tour, \$985.00, includes all lodging (double occupancy with bath) from Aug. 11 to Aug. 21 inclusive; all transportation including pick-up and drop-off at Leonardo da Vinci Airport in Rome; tips and service charges, admissions to museums, gardens, etc.; and a contribution toward the conference and the Ferragosto activities in Civita di Bagnoregio. Continental breakfast will be provided daily, and in order to sample the food and wine of the various localities in Central Italy, one group meal per day will be provided on 7 out of the 12 days and wine tastings will be organized periodically throughout the tour. The cost of these meals and wine-tasting events will be included in the package price.

Not included in the cost of the tour are transatlantic airfare, meals not specified above, wine or alcoholic beverages not specified above, and personal expenses. There will be a supplement for those desiring single accommodations.

PAYMENTS AND REFUNDS:

Full payment must be received by the Northwest Institute for Architecture and Urban Studies in Italy by June 15, 1982. If you apply after the following schedule has taken effect, please send a check for the total amount due on the date you submit your application:

Fee with application:	\$150.00
May 15, 1982:	\$417.50
June 15, 1982:	\$417.50

Make checks payable to: NORTHWEST INSTITUTE HILLTOWNS TOUR
Payments should be sent to:

Northwest Institute for Architecture and
Urban Studies in Italy
P.O. Box 5501
University Station
4244 University Way NE
Seattle, WA 98105

Any and all inquiries are welcome and should be directed to Richard Berg, (telephone: (206) 329-4240 evenings and weekends) Weekdays, please leave your name and telephone number with Toni Franklin, (telephone: 543-4180 or 545-0930) and your call will be returned as soon as possible.

No refunds of any kind can be made after June 15, 1982, since the money paid in will already have been committed to hotels and transportation agencies in Italy and will not be recoverable. Before June 15, all money paid in is refundable in full. It is always advisable to insure yourself with your own company against last minute emergencies which may oblige you to cancel; Loomis Travel can also give advice on travel insurance. If, for any reason the organizers must cancel the trip, participants will receive full refunds for all money they have paid.

The Northwest Institute for Architecture and Urban Studies in Italy reserves the right to raise the price of the tour should inflation or dollar devaluation necessitate that step. However, every attempt will be made to hold costs within the prices quoted.

RESPONSIBILITY:

Participants are responsible for their own travel, health, luggage, and personal property insurance. Those participating in the tour program are subject to certain risks, including but not limited to illness, accident, natural forces, and travel on ground, over water, and in the air. Participants assume all of the risks involved, and agree to hold blameless the Northwest Institute for Architecture and Urban studies in Italy for all liability that may arise in connection with participation in these activities. Airline and other transportation companies whose services are used in these tours are not held responsible for any act, omission, or event during the time passengers are not aboard their conveyances.

The Northwest Institute will make every good faith effort to insure that the tour described in this brochure will be carried out in the way that it is described. There may, however, be substitutions of personnel, lodgings, and sites visited; these will not be deemed substantive departures from the tour as described, and do not constitute a claim for reimbursement on the part of the participants. If substantive changes do occur, the Northwest Institute will notify participants and give each of them the option of a full refund or the modified tour program.

The Northwest Institute reserves the right to deny participation in the tour to any person who fails to return completed forms, be in possession of a valid passport and visas at the time specified on the application form, or make payments within the specified dates.

Graphics courtesy of the Italian Hilltowns Program and the University of Washington:

Town plans collected and/or drawn by students on Italian Hilltowns programs, provided by Astra Zarina and photographed by Lauris Bitners

Aronson etchings courtesy of the U.W. Architecture and Urban Planning Slide Library, copywork by Lauris Bitners

Cover illustration courtesy of collection of Astra Zarina, provided by Prof. Charles Kelley.

NORTHWEST INSTITUTE FOR ARCHITECTURE
AND URBAN STUDIES IN ITALY
P.O. Box 5501
University Station
4244 University Way NE
Seattle, WA 98105

ITALIAN HILLTOWNS TOUR

August 10-22, 1982

APPLICATION FORM:

Name _____

Address _____

Home Phone (include area code) _____

Daytime/Work Phone (include area code) _____

Name, Address, and Phone of someone
we can contact while you are abroad: _____

Birthdate _____
month day year

Passport # _____ Expiration date _____

Your Citizenship _____ Type of visa (if not US citizen) _____

Is there someone with whom you are planning to share a room? Yes _____ No _____

If so, please give his/her name: _____

Please attach one photograph, signed on the back with your full legal signature
as it appears in your passport.

I have read the brochure and understand the conditions under which the program
will be operated, particularly those which apply to payments, refunds, and
responsibilities.

Date _____ Signature of Applicant _____

531 Bellevue Ave. E #204
Seattle, WA 98102
March 19, 1982

Doug Raff
411 West Comstock
Seattle, WA 98119

Dear Mr. Raff:

As a member of the Board of Directors or the Advisory Board of the Northwest Institute for Architecture and Urban Studies in Italy, I would like to draw your attention to the upcoming Hilltowns tour. The tour will be offered by the Institute in conjunction with the annual summer conference in Civita, "Small-scale Urbanism: The Civita-Seattle Connection."

Every effort has been made to keep the cost of this tour to a minimum, while providing comfortable and, in many cases, first class accommodations for the participants. Exposure to the Italian culture and to places and events which would not be available without the special resources of the Institute have been featured wherever possible.

The tour was put together partially to provide an opportunity for those people who are involved in the Institute, but have not seen Civita and the Hilltowns, to see them in much the same way that they are seen by students on the Italian programs. Thus I would like to urge you to seriously consider participating in the tour yourself, and to bring your knowledge and your special interest in the urban development of Seattle to Italy for the summer conference in Civita.

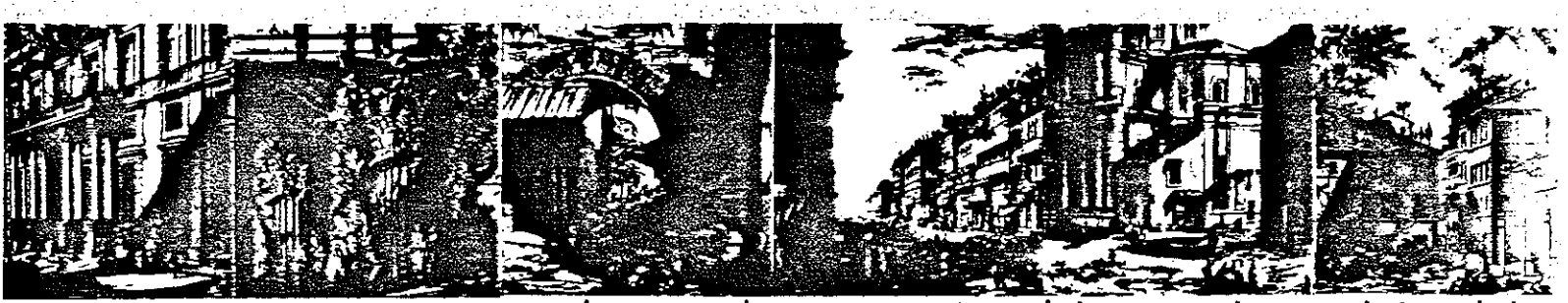
Finally, the Institute stands to gain some financial benefit if this tour is successful (approximately \$3200 if it is fully booked). I would appreciate very much any help that you can give me in terms of publicity and support for the tour. Please spread the word among your friends and colleagues who might be interested, and to any organizations you know of with an interest in design, the arts, or travel. If you have any questions or would like more copies of the brochure, please feel free to contact me at Ibsen Nelsen and Associates (624-3111) or at home (329-4240). Any suggestions you have will be most welcome and appreciated.

Thank you very much for your help.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard Berg". The signature is fluid and cursive, with the first name "Richard" and last name "Berg" clearly distinguishable.

Richard Berg



architecture and urban studies in italia



1970
Rome i

AND NOW
Rome ii

ARCHITECTURE IN ROME
AUTUMN 1982

ADVANCED STUDIES IN ROME
WINTER 1983

Department of Architecture University of Washington



All drawings done by students
in Italy during Autumn 1981

ARCHITECTURE IN ROME I and II University of Washington Autumn 1982 and Winter 1983

The academic year 1982-83 marks an important turn in the history of the ARCHITECTURE IN ROME Program conducted for twelve consecutive years since 1970: during the Winter Quarter of 1983, subsequent to the established Autumn Quarter of ARCHITECTURE IN ROME, an additional quarter of studies in Rome will be presented by the Department of Architecture and the Office of the Dean of the College of Architecture and Urban Planning at the University of Washington.

ARCHITECTURE IN ROME Programs I and II offer courses to undergraduate and graduate students in architecture and related fields. Both programs are based in Rome's historical center.

ARCHITECTURE IN ROME I will introduce students to the urban history and development of the city of Rome through first hand studies of its topography and morphology. The city's more recent quarters will become the subject of group research relative to problems and potentials of the growth of Rome and its future development.

ARCHITECTURE IN ROME II will concentrate on studio-oriented projects and the application of experience gained during the preceding program. During this additional quarter in Rome seminars will be held in collaboration with Italian students, professionals, and educators to encourage professional exchange and cultural understanding.

ARCHITECTURE IN ROME I

DATES AND SCHEDULES Autumn 1982

This is a ten-week program, scheduled to begin on October 4th and to end on December 10th, 1982. The weekly schedule will run as follows:

FIRST WEEK

Oct.	3	Sunday	Arrive in Rome; check into hotel
	4	Monday	Meeting at Director's house, aperitivi; lunch and walk through the neighborhood; studio facilities shown
	5	Tuesday	Meeting with Italian language instructor; lunch; briefing on program organization and assignments (sketching, history, and topography)
	6	Wednesday	Morning free; lectures in afternoon
	7	Thursday	Italian language instruction; rione field work and sketching
	8	Friday	Lecture on history and topography; rione field work
	9	Saturday	Free
	10	Sunday	Free

SECOND WEEK

Oct. 11	Monday	Italian language instruction; rione field work
12	Tuesday	Lecture; urban field trip
13	Wednesday	Lecture on history and topography; rione field work
14	Thursday	Italian language instruction; lecture
15	Friday	Lecture on history and topography; rione field work
16	Saturday	Field trip to Ostia
17	Sunday	Free

THIRD WEEK

Oct. 18	Monday	Introductory lecture for field trips; afternoon free
19	Tuesday	Field trip: Caprarola, Bagnaia, overnight in Orvieto
20	Wednesday	Field trip: Orvieto
21	Thursday	Field trip: Montepulciano, Pienza, overnight in Orvieto
22	Friday	Field trip: Todi, Civita di Bagnoregio, return to Rome
23	Saturday	Free
24	Sunday	Free

FOURTH WEEK

Oct. 25	Monday	Italian language instruction; first day of rione introductions and tours
26	Tuesday	Lecture; second day of rione introductions and tours
27	Wednesday	Lecture on history and topography; third day of rione introductions and tours
28	Thursday	Italian language instruction; fourth day of rione introductions and tours
29	Friday	Lecture; fifth day of rione introductions and tours
30	Saturday	Free
31	Sunday	Free

FIFTH WEEK

Nov. 1	Monday	Introductory lecture for field trips; afternoon free
2	Tuesday	Field trip: Latina, Sabaudia, overnight in Capri
3	Wednesday	Field trip: Capri, overnight in Amalfi
4	Thursday	Field trip: Ravello, overnight in Amalfi
5	Friday	Field trip: Pompeii; return to Rome
6	Saturday	Free
7	Sunday	Free

SIXTH WEEK

Nov. 8	Monday	Italian language instruction; sixth day of rione introductions and tours
9	Tuesday	Lecture, seventh day of rione introductions and tours
10	Wednesday	Lecture on history and topography; eighth day of rione introductions and tours
11	Thursday	Italian language instruction; ninth day of rione introductions and tours
12	Friday	Lecture on history and topography; tenth day of rione introductions and tours
13	Saturday	Free
14	Sunday	Free

SEVENTH WEEK

Nov. 15	Monday	Italian language instruction; project research
16	Tuesday	Lecture; urban field trip
17	Wednesday	Lecture on history and topography; project research
18	Thursday	Italian language instruction; sketching
19	Friday	Lecture on history and topography; project research
20	Saturday	Free
21	Sunday	Free

EIGHTH WEEK

Nov. 22	Monday	Project research
23	Tuesday	Lecture; urban field trip
24	Wednesday	Lecture on history and topography; project research
25	Thursday	Thanksgiving (HOLIDAY)
26	Friday	Project research
27	Saturday	Field trip to Tivoli
28	Sunday	Free

NINTH WEEK

Nov. 29	Monday	Research presentations
30	Tuesday	Research presentations
Dec. 1	Wednesday	Research presentations
2	Thursday	Research presentations
3	Friday	Research presentations
4	Saturday	Free
5	Sunday	Free

TENTH WEEK

Dec. 6	Monday	Follow-up project research
7	Tuesday	Sketching critique; follow-up project research
8	Wednesday	Research materials due; reception and farewell dinner
9	Thursday	End of academic program; fill out evaluation forms; afternoon free
10	Friday	Departure



B. Andrews/Loma

ARCHITECTURE IN ROME II

DATES AND SCHEDULES Winter 1983

This is a ten week program, scheduled to begin on January 10th and to end on March 20th, 1983. The weekly schedule will run as follows:

FIRST WEEK

Jan. 10	Monday	Project follow-up meeting; studio projects issued
11	Tuesday	Work on project drafts; studio
12	Wednesday	Seminar
13	Thursday	Project drafts, continued, studio
14	Friday	1st draft due; studio review
15	Saturday	Free
16	Sunday	Free

SECOND WEEK

* Jan. 17	Monday	Draft review; studio
18	Tuesday	Draft revisions; studio
19	Wednesday	Seminar
20	Thursday	Draft revisions
21	Friday	2nd draft due; studio review
22	Saturday	Free
23	Sunday	Free

THIRD WEEK

Jan. 24	Monday	Draft review; studio
25	Tuesday	Final project preparations; studio
26	Wednesday	Seminar
27	Thursday	Final project preparations; studio
28	Friday	Projects due; studio review
29	Saturday	Preparations for Sicily fieldtrip
30	Sunday	Free

FOURTH WEEK

Jan. 31	Monday	Field trip: Rome to Naples, overnight on ferry to Palermo
Feb. 1	Tuesday	Day and overnight in Palermo
2	Wednesday	Palermo, Segesta, overnight in Erice
3	Thursday	Erice, Selinunte, overnight in Agrigento
4	Friday	Agrigento, overnight in Piazza Armerina
5	Saturday	Piazza Armerina, Grammichele, Noto, overnight in Siracusa
6	Sunday	Siracusa, overnight in Taormina

FIFTH WEEK

Feb. 7	Monday	Day and overnight in Taormina
8	Tuesday	Taormina to Palermo for ferry to Naples, return to Rome
9	Wednesday	Seminar
10	Thursday	Studio
11	Friday	Studio review
12	Saturday	Free
13	Sunday	Free

SIXTH WEEK

Feb. 14	Monday	Lecture; studio
15	Tuesday	Studio
16	Wednesday	Seminar
17	Thursday	Lecture; studio
18	Friday	Studio review
19	Saturday	Free
20	Sunday	Free

SEVENTH WEEK

Feb. 21	Monday	Preparation for Venice fieldtrip; night train to Venice
22	Tuesday	Day and overnight in Venice
23	Wednesday	Venice, Padova, overnight in Vicenza
24	Thursday	Day and overnight in Vicenza
25	Friday	Day and overnight in Vicenza
26	Saturday	Vicenza, overnight in Verona
27	Sunday	Day and overnight in Verona

EIGHTH WEEK

Feb. 28	Monday	Verona, return to Rome
Mar. 1	Tuesday	Free
2	Wednesday	Fieldtrip review
3	Thursday	Studio
4	Friday	Studio
5	Saturday	Free
6	Sunday	Free

NINTH WEEK

Mar. 7	Monday	Preparation of final studio projects
8	Tuesday	"
9	Wednesday	"
10	Thursday	"
11	Friday	"
12	Saturday	"
13	Sunday	"

TENTH WEEK

Mar. 14	Monday	Studio projects due
15	Tuesday	Project reviews
16	Wednesday	Project reviews
17	Thursday	General wrap-up, reception and Farewell Dinner
18	Friday	End of academic program; fill out evaluations
19	Saturday	Free
20	Sunday	Departure

COURSES AND CREDITS

Students will register for 15 University of Washington credits.

1. ARCHITECTURE 495 (9 credits) composed of the History and Legacy of the Architecture of Ancient, Renaissance and Baroque Rome; Survey of Roman Topography, Customs and Culture; Sketching;
and,
2. ARCHITECTURE 499 or 600 (2-6 credits) selected and approved project, non-studio; or one of the following studios: ARCHITECTURE 400, 401, 402, 427, 502, 503, 504, 505, 526 (as individually applicable, 6 credits each).

Students enrolled for AIR I only will complete their projects in Rome before departure and will not be required to register for the follow-up seminar in Quarter 1983.



ELIGIBILITY

ROME I/Autumn 1982: Graduate and advanced undergraduate students in Architecture and related fields, History, and Art History may apply. Participants will be selected on the basis of high scholarship, academic preparation, motivation, emotional stability, and financial responsibility. All students will be interviewed as part of the application process. Students from other departments with an interest in Rome and a background in graphics and/or photography may be considered.

ROME II/Winter 1983: Only the alumni and alumnae of Architecture in Rome I are eligible. Alumni and alumnae of years previous to 1982 are welcomed to apply for Rome II only, but before enrollment each applicant must submit evidence of a refresher course in Italian language.

The University of Washington, as a standing policy, does not discriminate against individuals because of their race, color, religion, age, sex, national origin, handicap, or status as Disabled Veteran or Vietnam Era Veteran. Any discriminatory action can be a cause for disciplinary action. This policy applies to all University programs and facilities including, but not limited to, admissions, educational programs and employment. Such discrimination is prohibited by Title VI and VII of the Civil Rights Act of 1964, Title IX of the Education Amendments of 1972, Sections 503 and 504 of the Rehabilitation Act of 1973, Age Discrimination Acts of 1974 and 1975, Vietnam Era Veteran's Readjustment Assistant Act of 1974, and other Federal and State statutes and regulations. Inquiries regarding the application of these laws and regulations to the University may be directed to the University's Equal Employment Office; to the Director, Seattle Regional Office, Office for Civil Rights, U.S. Department of Health Education and Welfare; or the Director, Office of Federal Contract Compliance Programs.

COST AND FINANCES

The program fee of \$2500 is an estimate based on the expected fees for a resident undergraduate. Applicants will be informed of any change in program fees which may be necessitated by increased tuition costs. Graduate and out-of-state students can expect to pay an additional sum of approximately: \$70 graduate, \$693 non-resident undergraduate, and \$901 non-resident graduate. PLEASE NOTE: These are approximations only, pending legislative action.

The program fee includes tuition, insurance, room admissions, Italian language lessons, and transportation and lodging on excursions. The program fee does not include food, transportation to and from Rome, personal pocket money, optional travel, textbooks, or travel documents. Participants should not plan to take dependents with them.

Those currently eligible for benefits from Social Security of Veteran's Administration may apply them to this program since students are considered in residence with full time status at the University of Washington while abroad. UW students may also be eligible for a student loan. Contact Ted Carpenter in the Financial Aids Office, 105 Schmitz Hall; telephone 543-6101.

Continuing students at other U.S. universities who need financial assistance may be eligible for Government Guaranteed Loans through their own bank. An application for this loan should be submitted to the Office of Financial Aids, 105 Schmitz Hall, University of Washington, Seattle 98105. That office will complete part of the form and return it to the student who will then have to

take it to his/her home bank for processing. The University of Washington College of Architecture and Urban Planning will send any letters necessary to aid loan applications.

University of Washington student health/accident insurance coverage is provided routinely with every program; coverage is described in a booklet available at the Office of the Dean. Any student has the right to refuse insurance, thereby dropping the program price by \$35.00; to do this he/she must so indicate on the application form at the time of submitting it. Students must then provide the Office of the Dean with a letter from their own insurance company indicating the extent of coverage while on the program and join to it two copies of the claim form no later than July 2, 1982. If this is not done, each student will be liable for the amount of the premium.

FACILITIES AND LODGING

The facilities for the Rome I program will be located in the International Centre for Conservation in the Trastevere area of central Rome. The Centre will provide studio, office, and lecture space, as well as use of the library. Studio space for Rome II will be provided elsewhere as designated.

The Office of the Dean will also arrange for lodging in a hotel in the historical center of Rome, where all participants will live for the duration of the programs and for hotel accommodations during the field trips. All rooms will be shared by two students. There will be no single rooms available either in Rome or on field trips.



LANGUAGE REQUIREMENTS

Students applying for Rome I are required to take a special Italian language course, 390U, offered by the Romance Languages Department and the Department of Architecture during Spring Quarter 1981. This is an evening class given for 3 credits, days and times to be announced. Students applying from outside the Seattle area with a background in Italian can ask for an exemption from this requirement.

Persons who attended Rome I in a year prior to 1982 please note Eligibility, Rome II/1983, previous page, for language refresher requirement.

Miss Giulietta Bolla will be the Italian language instructor for the program in Rome. She is a native of Italy and has taught and tutored Americans since 1952. She has taught Architecture in Rome program students since 1970.

PREPARATION AND ORIENTATION for ROME I

During Spring Quarter, students accepted for the program are required to complete ARCH 498, a 3-credit seminar which surveys the topography, customs, and culture of Italy. The seminar is usually scheduled immediately following the afternoon sessions of Italian 390U in the same classroom. Place and time will be announced. An orientation session on practical and operational matters (clothing to take, finding a bus at the da Vinci airport, and other travel details) will be included near the end of the seminar for all the participants who live in the Seattle area. This session will be matched in Rome during the first two days there. At these orientation sessions students will be issued appropriate course outlines, reading lists, bibliography of pertinent books and periodicals, and relevant cultural information.

TRAVEL

Travel within the program will be by self-drive bus or train and is included in the program fee. Each participant is responsible, however, for making his/her own travel arrangements to and from Europe.

Because of the extraordinary fluctuation in European rates and fare possibilities it is impossible at the time of writing this brochure to give an accurate estimate of TransAtlantic travel costs to and from Rome. It is still generally true, in spite of inflation, that the person who shops early for reservations saves money. Please act quickly to secure TransAtlantic flight arrangements.

FACULTY

Astra Zarina, Professor in the University of Washington's Department of Architecture, will direct the Architecture in Rome Program in Autumn 1982. A resident of Rome since 1960, she has, since 1970, been dividing her teaching activities between the University Department of Architecture in Seattle and the Department's yearly architecture programs in Italy. Professor Zarina studied architecture at the Technische Hochschule in Karlsruhe, Germany; she received her Bachelor of Architecture from the University of Washington and her Master of Architecture from MIT.

Professor Zarina's architectural practice has spanned two continents. In the United States she has worked with Paul Hayden Kirk in Seattle and Minoru Yamasaki in Birmingham, Michigan. In Rome she has worked as consulting architect from a number of large international firms. She has had her own practice since 1965. Among her built projects are 1200 apartment units for the new town "Maerkisches Viertel" in Berlin, Club facilities for U.S. officers in Vicenza and restoration of a number of Medieval buildings in Civita di Bagnoregio. Professor Zarina is a fellow of the American Academy in Rome and was the recipient of a Fulbright Grant to Italy to study the integration of social, commercial and residential functions in urban architecture. Recently, she completed a book with Balthasar Korab, photographer, called I Tetti di Roma (Rome Rooftops), published by Carlo Bestetti in Rome. Her drawings have

been included in Helmut Jacoby's book, New Techniques in Architectural Rendering, Praeger Publishers. She was a contributor to the exhibition SAL Plannungsgruppe ed Astra Zarina a Berlino (published in INARCH, Rome). Her article, "Civita di Bagnoregio, Restoration in a 2300 Year Old Town" appeared in the Spring-Summer 1974 House and Garden Guide series. In 1980 Professor Zarina was honored as a recipient of the Outstanding Teaching Award by the University of Washington, a prize bestowed largely because of her work with architecture and urban studies in Italy.

Dennis Ryan, Associate Professor of Urban Design in the College of Architecture and Urban Planning, received his Bachelor of Architecture from Clemson University. He completed his Master of City Planning in 1968 and the PhD. in Architecture in 1976 at the University of Pennsylvania. He worked as an urban designer with the city of San Francisco before joining the faculty as Chairman of the Urban Design Program in the College where he teaches graduate-level studios and seminars in urban design and planning. A member of AICP, he has been a consultant on urban design for a number of communities in the Puget Sound region and writes a critical column on local architecture and design issues for the Seattle Times. His research has been in urban change and context, urban design implementation, and education. His article, "Urban Design in Seattle", appeared in the Fall 1981 issue of Environmental Comment. He is currently working on the relationship of aging to community planning and design.



HOW TO APPLY

1. Fill out the attached application form. Deposit \$150 application fee for each program desired with the Foreign Study Office of the College. (NOTE: The application fee is refundable only if the student is not selected for the program; students who withdraw from the program forfeit the \$150).
2. Send two letters of recommendation directly to the Foreign Study Office of the College of Architecture and Urban Planning, one written by a person who knows you well, the other by a professor who will comment on your academic background in architecture or a related discipline.
3. Submit the enclosed medical reference form (one only required).
4. Send in one photo for each program desired.
5. Submit transcripts from each college and/or university you have attended (including the University of Washington).
6. Send all materials to the Foreign Study Office
College of Architecture and Urban Planning
Room 206 Architecture Hall AL-15
University of Washington
Seattle, WA 98105

Make all checks payable to the UNIVERSITY OF WASHINGTON.

DEADLINES

Ultimate deadline date for application to this program is March 10, 1982. The Department of Architecture plans to conduct student interviews immediately after the deadline and will fill the program at that time. A maximum of 20 students can be accepted.

CANCELLATION

If viable enrollment is not reached by July 2, 1982 the program will be cancelled and all money paid in, including the application fee, will be returned to students in full.

PAYMENT SCHEDULE

Full payment must be received by the Foreign Study Office no later than July 16, 1982. Please note that the program fee does not include TransAtlantic transportation or meals, except breakfasts at the hotel in Rome. Adjustments may be made after actual tuition costs are known but the following is a conservative estimate.

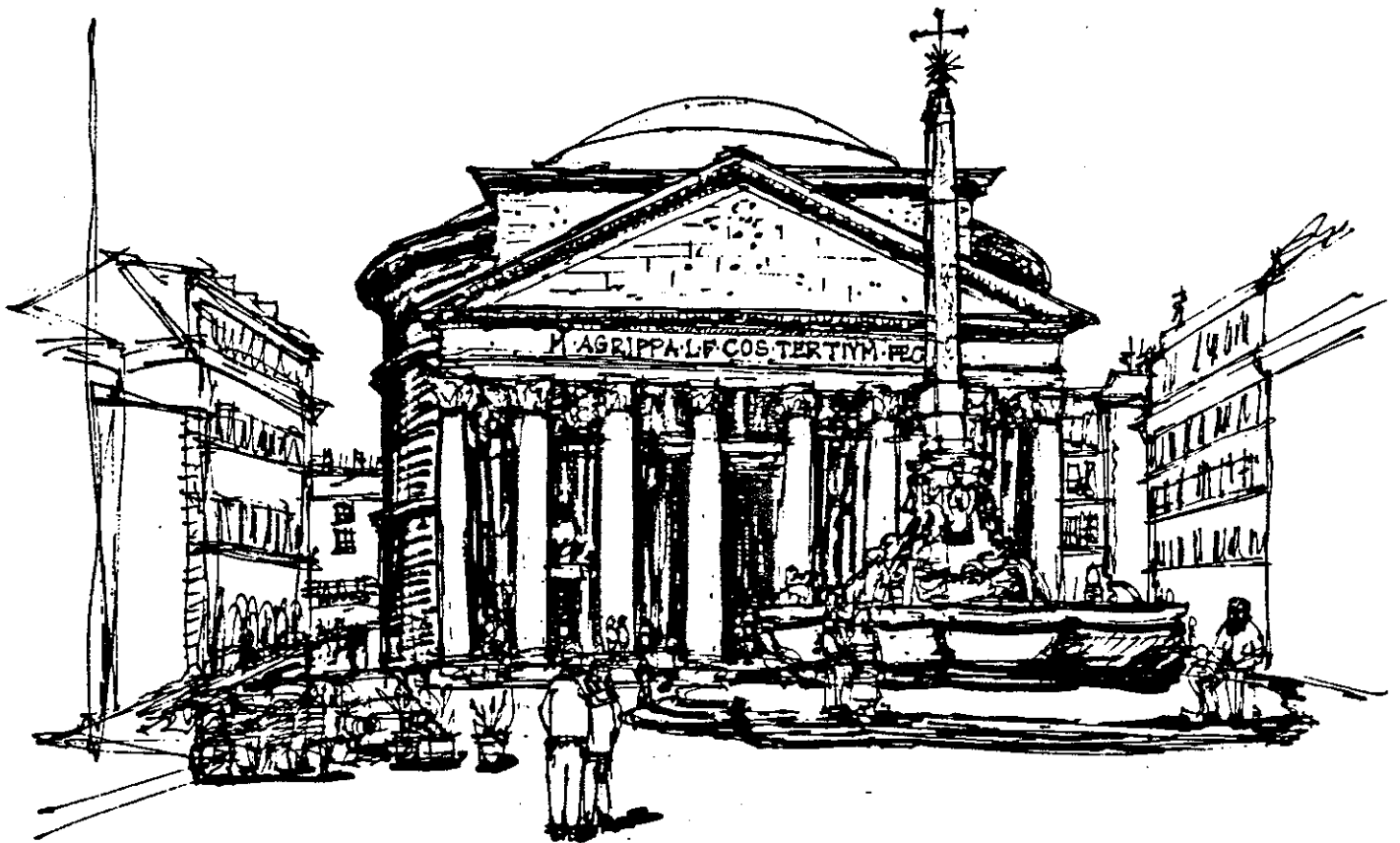
	Resident		Non-Resident	
	UG	GRAD	UG	GRAD
Application fee due with application	\$150.00	\$150.00	\$150.00	\$150.00
April 18, 1982	1000.00	1000.00	1200.00	1200.00
June 2, 1982	1000.00	1000.00	1200.00	1200.00
July 16, 1982	<u>350.00</u>	<u>420.00</u>	<u>643.00</u>	<u>851.00</u>
Estimates	\$2500.00	\$2570.00*	\$3193.00*	\$3401.00*

PAYMENT SCHEDULE, continued

PLEASE NOTE: Students who will be receiving financial aid funds, which they intend to apply toward the program cost, should contact Office of the Dean as soon as they make application to the program in order to arrange for payment procedures. Otherwise all students will be expected to adhere to the payment schedule as it stands (see page 9).

REFUND CONDITIONS

1. If you apply and subsequently decide not to attend, all money except the \$150 application fee will be refunded to you if you announce your decision in writing to the Office of the Dean before July 2, 1982.
2. If you are not accepted, the \$150 application fee as well as all money paid will be refunded to you.
3. If you withdraw prior to the selection procedure, all money paid except the \$150 application fee will be refunded to you.
4. There will be no refunds made to accepted candidates after July 2, 1982.



THE UNIVERSITY OF WASHINGTON FOREIGN STUDY OFFICE RESERVES THE RIGHT TO CHANGE THE PROGRAM FEE BASED UPON CHANGES IN TUITION, DOLLAR DEVALUATION OR SEVERE INFLATION. IF SUCH A CHANGE OCCURS, STUDENTS WILL BE NOTIFIED OF THE INCREASE AND GIVEN THE OPTION OF A FULL REFUND OF MONEY ALREADY PAID OR PAYMENT OF ADDITIONAL SUMS.

APPLICATION FOR:

Civita - Hilltowns Summer 1982 _____
 Rome I Autumn 1982 _____
 Rome II Winter 1983 _____

I want the program insurance coverage _____
 I do not want the program insurance _____
 (see page 7)

Passport # _____
 Expiration Date _____
 Nationality _____

RETURN TO: Foreign Study Office, College of Architecture and Urban Planning
 Room 206 Arch Hall, University of Washington
 Seattle, Washington 98105, Telephone: 545-0930

APPLICATION FORM

1. Today's Date _____
 2. Name _____
 (last) (first) (middle)

3. Current Address _____

4. Current Phone (include area code) _____

5. Until what date? _____

6. Permanent Address _____

7. Permanent Phone (include area code) _____

8. Name, Phone, Address of someone we can contact while you are abroad. _____
 Phone: _____

9. List all institutions attended: (last attended first)

<u>University or College</u>	<u>Location</u>	<u>Dates attended</u>	<u>Degree</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

10. List all countries you have visited, when (approximately), and why.

11. Birthdate: ____/____/____

12. I plan to enroll at the UW after studying overseas and actively share my experience with others. Yes _____ No _____

13. Names and addresses of two people who will recommend you.

personal

professor

name _____

address _____

phone _____

14. List below the foreign languages you speak, and degrees of proficiency.

15. List the course(s) you have taken, and the professors, for the following categories:

History:

Design:

Photography:

Urban Planning:

Graphics:

16. List significant professional experiences:

17. Do you agree to partake in the preparatory and follow-up activities prescribed by the Department of Architecture?

18. Attach one photo and sign on back with full name.

19. On this side, please indicate:

- a) Why you are interested in this program.
- b) What you hope to accomplish during the quarter.
- c) How you intend to incorporate this experience into further career plans.

I HAVE READ THE BROCHURE AND UNDERSTAND THE CONDITIONS UNDER WHICH THE PROGRAM WILL BE OPERATED, PARTICULARLY THOSE WHICH APPLY TO PAYMENT AND REFUND CONDITIONS.

Date

Signature of Applicant

College of Architecture & Urban Planning
AL-15, 206 Architecture Hall
University of Washington
Seattle, Washington 98195
(206)545-0930

APPLICATION FOR:

Civita - Hilltowns	Summer 1982	_____
Rome I	Autumn 1982	_____
Rome II	Winter 1983	_____

PHYSICIAN'S REPORT

TO THE APPLICANT: Please fill in the following information before giving this form to your doctor to complete:

Name: _____

Date of Birth: _____

Height: _____ Weight: _____ Blood type _____
(if known)

TO THE PHYSICIAN: This form is not designed for screening applicants out of the program to which they are applying, but the information you provide will allow the faculty coordinator to have access to the participant's medical history, if and when an emergency arises during the trip abroad. Some groups travel outside the reach of western medicine and the participant's health and safety may depend on the coordinator's ability to react to an emergency situation with knowledge of a prior condition.

Return your evaluation to the College of Architecture and Urban Planning, 206 Architecture Hall, University of Washington, Seattle, Washington 98195.

If you have any additional comments after filling out the reverse of this form, please use the space below. Thank you for your help.

Physician's Report - 2

Applicant's general state of health:

Excellent

Good

Fair

Poor

Does applicant have any physical disability that might cause hardship through change in diet, strenuous travel, extreme heat or cold, necessity to carry luggage, or a good deal of walking?

Is the applicant subject to any dietary restrictions, food allergies, or is he/she allergic to any form of medication?

Does the applicant have any chronic illness or is he/she undergoing present treatment which may cause the need for immediate therapy under the stress of foreign travel?

Is the applicant currently being treated with drugs or is there likely to be a need for drug therapy during his/her period of travel? _____ Yes _____ No.
IF YES, please give the details you would consider necessary, should the occasion arise when a foreign, and possibly non-English speaking, physician has to treat the condition.

Given your knowledge of the applicant's health, would you recommend that he/she make the trip proposed?

Physician's Name _____

Signature _____

Address & phone

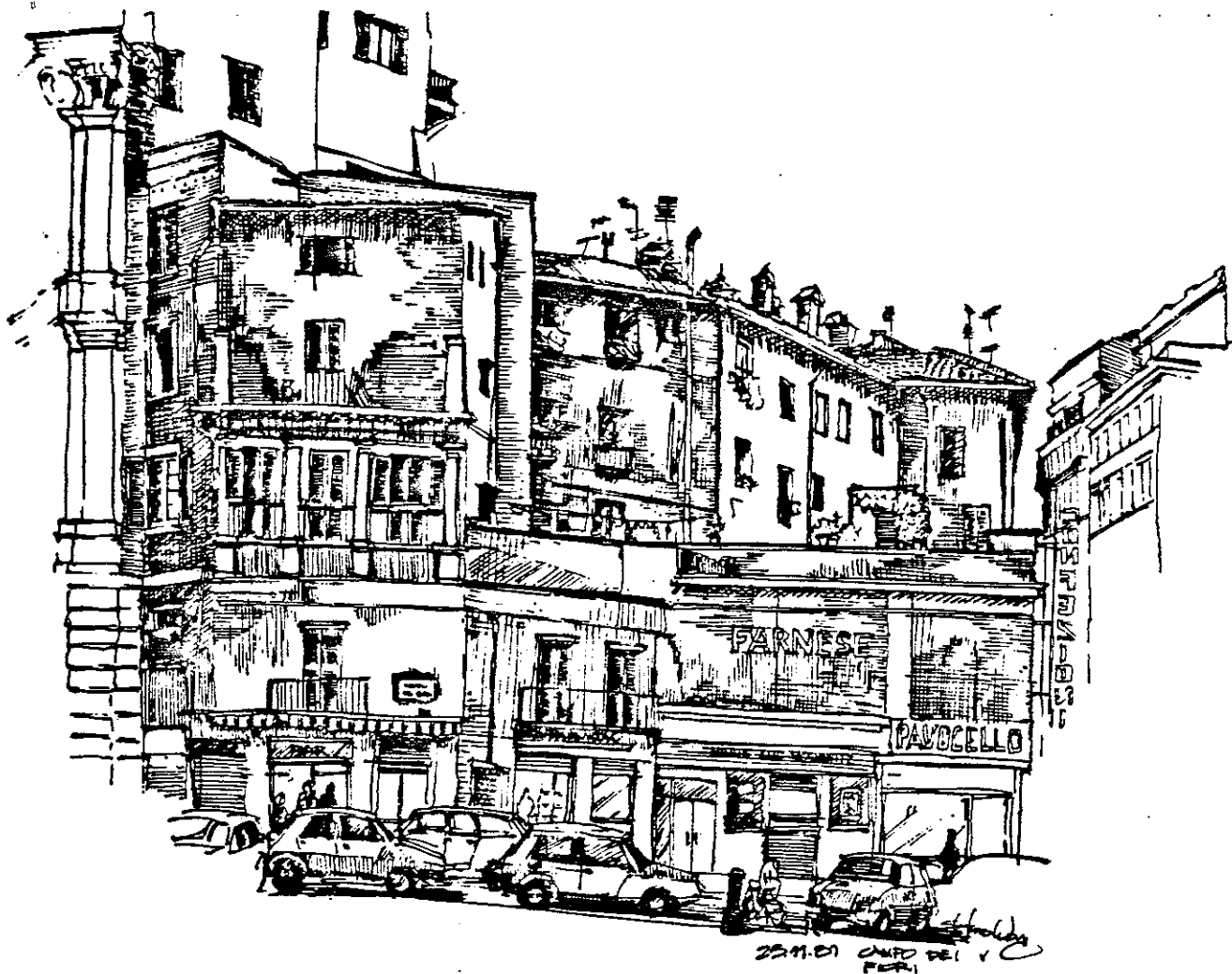
APPLICATION FOR:

Civita - Hilltowns	Summer 1982	_____
Rome I	Autumn 1982	_____
Rome II	Winter 1983	_____

FOREIGN STUDY CHECKLIST

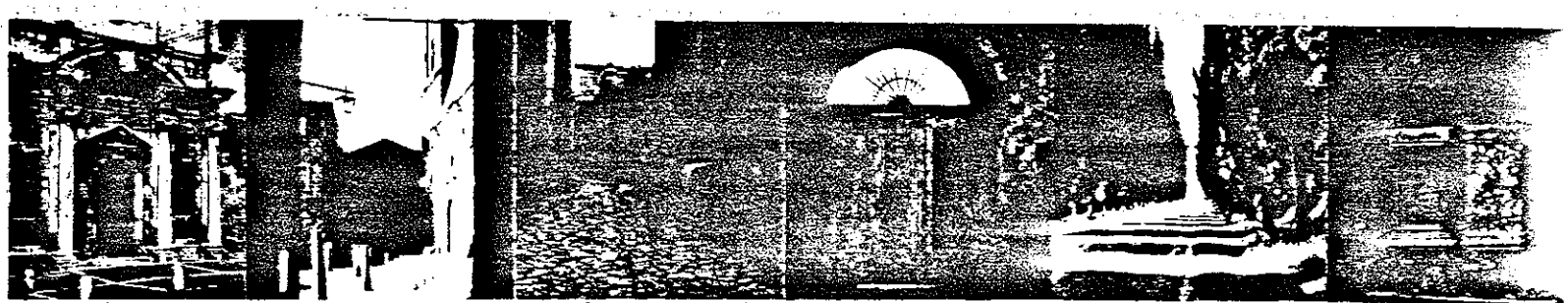
Return to: Foreign Study Office, College of Architecture and Urban Planning
206 Architecture Hall, AL-15, University of Washington
Seattle, Washington 98195, Telephone: 545-0930

1. Name _____
last first middle
2. ASUW # _____
3. Current address _____
street city state zip
4. Current phone (include area code) _____
5. Until what date? _____
6. Permanent address: _____
street city state zip
7. Permanent phone: (include area code) _____
8. Name of someone at this phone # whom we can contract while you are abroad: _____
9. Birthdate: month _____ day _____ year _____
10. University of Washington status (check one):
 - A. _____ Never before enrolled
 - _____ Enrolled before, but not the quarter previous to your quarter abroad
 - _____ Enrolled the quarter previous to your quarter abroad
 - B. Are you undergraduate _____ graduate _____ 5th year _____
matriculated _____ non-matric _____
 - C. What amount do you normally pay for tuition? • _____
resident _____ non-resident _____
11. Social security # _____
12. Country of citizenship _____
13. Are you receiving any of the following:
 - _____ benefits through the Veteran's Administration
 - _____ benefits through social security
 - _____ scholarship. Name of scholarship _____
 - _____ grant. Name of grant _____
 - _____ tuition exemption. How much of your tuition does it cover? _____
 - _____ student loan



Foreign Study Office
College of Architecture and Urban Planning
Room 206 Architecture Hall AL-15
Seattle, WA 98195

TO:



architecture and urban studies in italia



ITALIAN HILLTOWNS SUMMER/82
civita vi

Department of Architecture University of Washington

Exhibit 8b



All drawings done by students
in Italy during Autumn 1981.

ITALIAN HILLTOWNS: CIVITA VI
July 3 - August 21, 1982
University of Washington

The Department of Architecture and the Foreign Study Office of the College of Architecture and Urban Planning are presenting a program which provides a framework for interdisciplinary studies relative to a number of hilltowns in Upper Latium, Umbria and Southern Tuscany. For twelve years the Department of Architecture has successfully operated a study program in Rome. In five previous years (now in alternate years) there has been a special program and seminar at Civita di Bagnoregio which has allowed students in Architecture and related disciplines to use Rome and its environs to study the evolution of the urban fabric and the importance of conserving its positive aspects.

This summer program is open to advanced and graduate students in Architecture and related fields: Landscape Architecture, Urban and Interior Design, Art and Art History, as well as to those persons who have a background and interest in Italy or in urban environments. A number of students and a visiting faculty member from Carnegie-Mellon University will participate in the 1982 program.

The objectives of this program are to create a center for gathering and evaluating information about continuity, change, and conflict in relatively stable built environments which have been subjected to a variety of demographic, socio-economic, cultural, and energy-related changes. The 1982 program will continue to document built and natural environments in Civita di Bagnoregio and environs and will concentrate on theories, practice and techniques concerning the above issues. The study seminars, sponsored by the College of Architecture and Urban Planning at the University of Washington and the Institute of Architecture, Building Construction and Urban Planning at the University of Rome, were initiated within the framework of the Italian Hilltowns '78 program and continued in 1979 and 1980. The objective of the seminars is to enable students and faculty members to exchange experience and knowledge with counterparts in Italy.

The topic of the Study Seminar of 1982 is "Small Scale Urbanism and the Civita-Seattle-Pittsburgh Connection". A brief workshop at the beginning of the program will help to determine group projects related to the above topic. The projects will be developed following the workshop in fulfillment of the 6-credits and will be presented at a seminar to be held at the conclusion of the Program. The participation of members of NIAUSI (Northwest Institute for Architecture and Urban Studies in Italy) from Seattle and Italy, is anticipated.

DATES AND SCHEDULES

This is a seven week program scheduled to begin on July 3 and end on August 21, 1982. The participants will live during these seven weeks in Civita, a very small, unique, isolated hilltown in Upper Latium. Civita preserves much of its traditional life pattern and the ancient character of its built form. It is set in a spectacular landscape and is free of vehicular traffic. Field trips will be made from there to other hilltowns. Barring last minute changes, the schedule will be as follows:

July 3	Saturday	Arrival in Civita
4	Sunday	Reception at Director's house; introduction to Italian teacher

FIRST WEEK

July 5	Monday	AM: Program orientation; Italian PM: Walk through Civita
6	Tuesday	AM: Italian; PM: Drive in the valley: Bagnoregio, Vaiano, Castiglione in Teverina, Lubriano
7	Wednesday	AM: Italian; workshop, projects, sketching discussion
8	Thursday	AM: Italian PM: Lecture
9	Friday	Day excursion: Bolsena, Montefiascone, Marta and Capo di Monte
10	Saturday	Free
11	Sunday	Free

SECOND WEEK

July 12	Monday	AM: Italian; Lecture and preparation for excursions
13	Tuesday	Day excursion to Bagnaia, Villa Lante, Ferento
14	Wednesday	Day excursion to Caprarola and Lago di Vico
15	Thursday	Italian; Sketching
16	Friday	Italian; Project preparation for Workshop
17	Saturday	Free
18	Sunday	Free

THIRD WEEK

July 19	Monday	Italian; Lecture
20	Tuesday	Preparation for Workshop
21	Wednesday	Workshop
22	Thursday	Workshop
23	Friday	Workshop wrap-up
24	Saturday	Workshop wrap-up
25	Sunday	Free

FOURTH WEEK

July 26	Monday	Lecture and preparation for major fieldtrip
27	Tuesday	Fieldtrip to Montepulciano, Pienza, Cortona; overnight in Perugia
28	Wednesday	Perugia, Gubbio; overnight in Perugia
29	Thursday	Spello, Montefalco, Todi; return to Civita
30	Friday	Projects
31	Saturday	Free
Aug. 1	Sunday	Free

FIFTH WEEK

Aug. 2	Monday	Italian; sketching
3	Tuesday	Projects
4	Wednesday	Projects; Italian
5	Thursday	Projects
6	Friday	Projects; Italian
7	Saturday	Projects
8	Sunday	Projects

SIXTH WEEK

Aug. 9	Monday	Projects
10	Tuesday	Projects; preparation for Ferragosto
11	Wednesday	Projects; preparation for Ferragosto
12	Thursday	Projects; preparation for Ferragosto
13	Friday	Projects due; preparation for Ferragosto
14	Saturday	Preparation for Ferragosto
15	Sunday	Ferragosto

SEVENTH WEEK

Aug. 16	Monday	Seminar and project presentation
17	Tuesday	Seminar and project presentation
18	Wednesday	Project presentation and wrap-up
19	Thursday	Party
20	Friday	Evaluation
21	Saturday	PROGRAM ENDS



COURSES AND CREDITS

This is a full summer program. Students will enroll for 15 University of Washington credit hours. Architecture 495, Introduction to Topography, History and Culture (9 credits) is required of all students. Architecture 498 (undergraduate) or Architecture 600 (graduate), PROJECTS, will be offered for 6 credits. Students must submit a project outline prepared with the assistance of instructors in their own fields and the director of the program, who will act as an adviser and assistant in matters of procedure, resources, introduction to Italian counterparts, etc.

ARCHITECTURE 495 (9 credits): INTRODUCTION TO TOPOGRAPHY, HISTORY & CULTURE

1. Urban vernacular in Upper Latium:

An introduction to origins and development of built forms prevalent in the hilltowns of the region.

2. Rural houses of the region:

A comparative analysis of domestic architecture in the agricultural context of the confluence zone of Tuscany, Umbria and Latium.

3. Strongholds of pleasure and prestige:

A historical survey of fortresses, castles, palaces, villas and gardens of Upper Latium.

An illustrated journal and final examination will be required for the above course.

ARCHITECTURE 498 or 600 (6 credits): PROJECTS

Projects may be in the form of papers, graphic studies, sketches, plans, statistical data, models, or whatever method is best suited to the resolution of the problem. Some suggested topics to be developed, that relate to particular backgrounds and disciplines, are suggested below. This should not be taken as an exclusive list; other well-thought-out projects will be acceptable.

- Restoration, conservation and conversion: the philosophy, methods and techniques of re-use planning.
- As-built drawings: the historical record and its use in restoration.
- Short and long range conservation policies and practices for the town of Civita.
- Methods of arousing public interest and involvement through displays and exhibits: verbal and visual presentations.
- Comparative typology of urban dwellings in Civita and Bagnoregio.
- Study of the rural house and/or farm complex in Latium, Umbria and Tuscany.
- Study of traditional building trades: masonry, roofing, plasterwork.
- Agricultural land use in Civita and environs.
- Problems of erosion in the Civita area.

- Self-sufficient life systems: food production, preservation techniques, preparation.
- Historical study and/or graphic inventory of household tools and equipment.
- Written and/or photographic account of the traditional life pattern of a Civita family.
- Secular and religious traditions, ceremonies and celebrations in Civita and Bagnoregio.
- The Etruscan legacy in Upper Latium.
- Art historical studies on Signorelli, Tempesta, the Zuccari Brothers, Vignola, or other artists with major works in the region.
- Craft forms and techniques: pottery, textiles, stonecarving, black-smithing, cabinetry.

FACULTY

Astra Zarina, Professor in the University of Washington's Department of Architecture, will direct the Italian Hilltowns Program in Summer 1982. A resident of Rome since 1960, she has, since 1970, been dividing her teaching activities between the University Department of Architecture in Seattle and the Department's yearly architecture programs in Italy. Professor Zarina studied architecture in the Technische Hochschule in Karlsruhe, Germany; she received her Bachelor of Architecture from the University of Washington and her Master of Architecture from MIT. Professor Zarina's architectural practice has spanned two continents. In the United States she has worked with Paul Hayden Kirk in Seattle and Minoru Yamasaki in Birmingham, Michigan. In Rome she has worked as consulting architect for a number of large international firms. She has had her own practice since 1965. Among her built projects are 1200 apartment units for the new town "Maerkisches Viertel" in Berlin, club facilities for U.S. officers in Vicenza, and the restoration of a number of medieval buildings in Civita di Bagnoregio. Professor Zarina is a fellow of the American Academy in Rome and was the recipient of a Fulbright Grant to Italy to study the integration of social, commercial and residential functions in urban architecture. Recently, she completed a book with Balthasar Korab photographer, called I Tetti di Roma (Rome Rooftops), published by Carlo Bestetti in Rome. Her drawings have been included in Helmut Jacoby's book, New Techniques in Architectural Rendering,



FACULTY, continued

Praeger Publishers. She was a contributor to the exhibition SAL Plannungs-gruppe ed Astra Zarina a Berlino (published in INARCH, Rome). Her article, "Civita di Bagnoregio, Restoration in a 2300 Year Old Town," appeared in the Spring-Summer 1974 House and Garden Guide series. In 1980, Professor Zarina was honored as a recipient of the Outstanding Teaching Award by the University of Washington, a prize bestowed largely because of her work with Architecture and Urban studies in Italy.

Assistant Professor William Douglas Cooper will represent the Carnegie-Mellon University faculty.

COST AND FINANCIAL AID

The cost of the program is \$2100.00. This comprehensive fee includes all lodging, admissions, transportation within the program, insurance, and University of Washington summer quarter tuition. Costs not included within the program fee are transportation to and from Civita, food, personal pocket money, optional travel and travel documents. The price quoted is based on current exchange rates and University of Washington tuition costs as of December 1981. Costs are subject to change based on dollar-lira valuation, inflation, and tuition costs at the time of the start of the program, although every effort will be made not to raise prices. The student should expect to spend an additional minimum of \$10.00 per day for food and incidental expenses while on the program.

Students who plan to use financial aid toward program costs should contact Toni Franklin, 545-0930, upon application, to make arrangements for payment. Students currently eligible for benefits from Social Security or Veterans Administrations can apply them to this summer program since students are considered in residence with full time status at the University of Washington while abroad. Continuing UW students may also be eligible for a student loan. Contact Ted Carpenter in the Financial Aids Office, 105 Schmitz Hall; telephone 543-6101.

Continuing students at other U.S. universities who need financial assistance may be eligible for Government Guaranteed Loans through their own bank. Submit an application for this loan to the Office of Financial Aids, 105 Schmitz Hall, University of Washington, Seattle, WA 98105. That office will complete part of the form and return it to the applicant who must then take it to his/her home bank for processing. The University of Washington Foreign Study Office will send any letters necessary to aid financial assistance applications.



COST AND FINANCIAL AID, continued

University of Washington student health/accident insurance coverage is provided routinely with every program; coverage is described in a booklet available at the College Foreign Study Office. Any student has the right to refuse insurance, thereby dropping the program price by \$35.00; to do this he/she must so indicate on the application form at the time of submitting it. Students must then provide the Foreign Study Office with a letter from their own insurance company indicating the extent of coverage while on the program and join to it two copies of the claim form no later than April 7, 1982. If this is not done, each student will be liable for the amount of the premium.

TRAVEL

Travel within the program will be by minibus and is included in the program fee. Each participant is responsible, however, for making his/her own travel arrangements to and from Europe.

FACILITIES AND LODGING

The housing and facilities for the program will be located in Civita di Bagnoregio. If additional housing is needed, students will be placed in Bagnoregio, a half-mile distant from Civita. Participants will live in private rooms leased for them from local families. A separate house will be available for studio and classroom activities. On overnight field trips lodging will be in hotels which are clean and comfortable, but not of the luxury class.

LANGUAGE REQUIREMENTS

Students applying for the program are required to take a special Italian language course, 390U, offered by the Romance Languages Department and the Department of Architecture during Spring Quarter 1982. This is an evening class given for 3 credits, days and times to be announced. Students applying from outside the Seattle area with a background in Italian can ask for an exemption from this requirement.

Additional Italian instruction will be given in Civita di Bagnoregio by Giancarlo Baciarello, Ph.D. candidate in Philosophy at the University of Rome, a resident of the area, and member of the town council. He will hold seminars on Italian cuisine, local folklore and customs, and will instruct the students in the Italian language.

PREPARATION AND ORIENTATION

During the Spring Quarter, the department will offer ARCH 498 (or 598 for graduate credit), a 3-credit seminar survey of the topography, customs and culture of Rome and Latium. Students applying for the program are required to take this class; it will take place immediately following a session of Italian 390U and in the same room, on a day to be announced.

PREPARATION AND ORIENTATION, continued

Students will be issued course outlines for their studies in Italy, bibliography, lists of periodicals and cultural institutions, and other relevant information. There will also be a practical orientation session given in late May or early June, required of all participants who live in the Seattle area. This session is designed to insure that individual study projects have been selected and that all travel details have been taken care of. In addition, there will be a two day period of orientation in Civita upon arrival.

Orientation by others is only a feeble beginning. To derive real and personal benefits from this program each applicant must have mastered the rudiments of Italian and have done as much background investigation as possible before departure. A good start can be had with the bibliography below.

Information on Italian Hilltowns:

Feliks Gross, Il Paese: Values and Social Change in an Italian Village, New York University Press 1973.

Sydel Silverman, Three Bells of Civilization: The Life of an Italian Hill Town, Columbia University Press 1975.

Information on Civita:

John Owen, Civita di Bagnoregio: A study of an Italian Hill Town. Unpublished paper.

Carol Martin, Change and Continuity in Civita, An Italian Hilltown. Master's Thesis, 1975, University of Washington Department of Architecture.

Piero Bormioli, Michelangelo Cagiano de Azevedo, published by Multigrafica in 1976 with Italian and English text.

Astra Zarina, The Legacy of Civita di Bagnoregio: A Prodigious Paradox, excerpt from a current study (1970 to the present) with the tentative title, Civita di Bagnoregio: Legacy and Potential.

Illustrated papers by past participants are available on the following subject matter:

- The Civita Chair, by Betty Torrell, 1976.
- Stairs, Steps, Ramps: A Typological Survey of Grade Level Changes in Hilltowns of Central Italy, by Daniel Wheeler, 1976.
- Fireplaces in Civita, by Gregory Thompson, 1976.
- The Inventory of a Civita House, by Wendy Peterson, 1976.
- The Craft of Masonry and Restoration in Civita, by Cynthia Siegfried, 1976.
- A Photographic Inventory of Civita Inhabitants, by Craig Whitaker, 1977.
- A Civita Cookbook, by Jerry Stropes, 1977.
- A Graphic Inventory of the Catarcioni House, by Ann Hirschi and Mariam Arefpour, 1977.
- Profile of a Civita Family: Zefire and Gesuina Medori, by Sheri LaPlante, 1977.
- House M, by Cynthia Bassett, Dennis Erwood, and Joseph Henderson, 1978.
- A Civita Garden, by Marilyn Baylor, Walter Metzger and Joanne Powell, 1978.
- Behavior Studies of Public Spaces in Civita, by Bradley Griffin and Jay Reinhardt, 1978.
- Civita di Bagnoregio: The Next Ten Years; what will be salvaged, workshop document by participants in 1980.

PREPARATION AND ORIENTATION, continued

These papers are available through the Department of Architecture, 208J Gould Hall, and the Architecture Library, University of Washington, Seattle, WA 98105.

ELIGIBILITY

The program is open to students in any of the fields outlined in this prospectus. Participants will be selected on the basis of high scholarship, academic preparation, motivation, and financial responsibility. All applicants will be called for a personal interview as part of the application process.

HOW TO APPLY

1. Fill out the attached application form. Deposit \$150 application fee with the Office of the Dean of the College of Architecture and Urban Planning (NOTE: The application fee is refundable only if the student is not selected for the program; students who withdraw from the program forfeit the \$150).
2. Send two letters of recommendation directly to the Foreign Study Office of the College of Architecture and Urban Planning, one written by a person who knows you well, the other by a professor who will comment on your academic background in architecture or a related discipline.
3. Submit the enclosed medical reference form.
4. Send in one photo.
5. Submit transcripts from each college and/or university you have attended (including the University of Washington).
6. Send all materials to the Foreign Study Office
College of Architecture and Urban Planning
Room 206 Architecture Hall AL-15
University of Washington
Seattle, WA 98195

Make all checks payable to the UNIVERSITY OF WASHINGTON.

DEADLINES

Ultimate deadline date for application to this program is March 8, 1982. The Department of Architecture plans to conduct student interviews immediately after the deadline and will fill the program at that time. A maximum of 20 students can be accepted.

CANCELLATION

If viable enrollment is not reached by April 16, 1982 the program will be cancelled and all money paid in, including the application fee, will be returned to students in full.

PAYMENT SCHEDULE

Full payment must be received by the College Foreign Study Office no later than May 1, 1982. Please note that the program fee does not include Transatlantic transportation or meals.

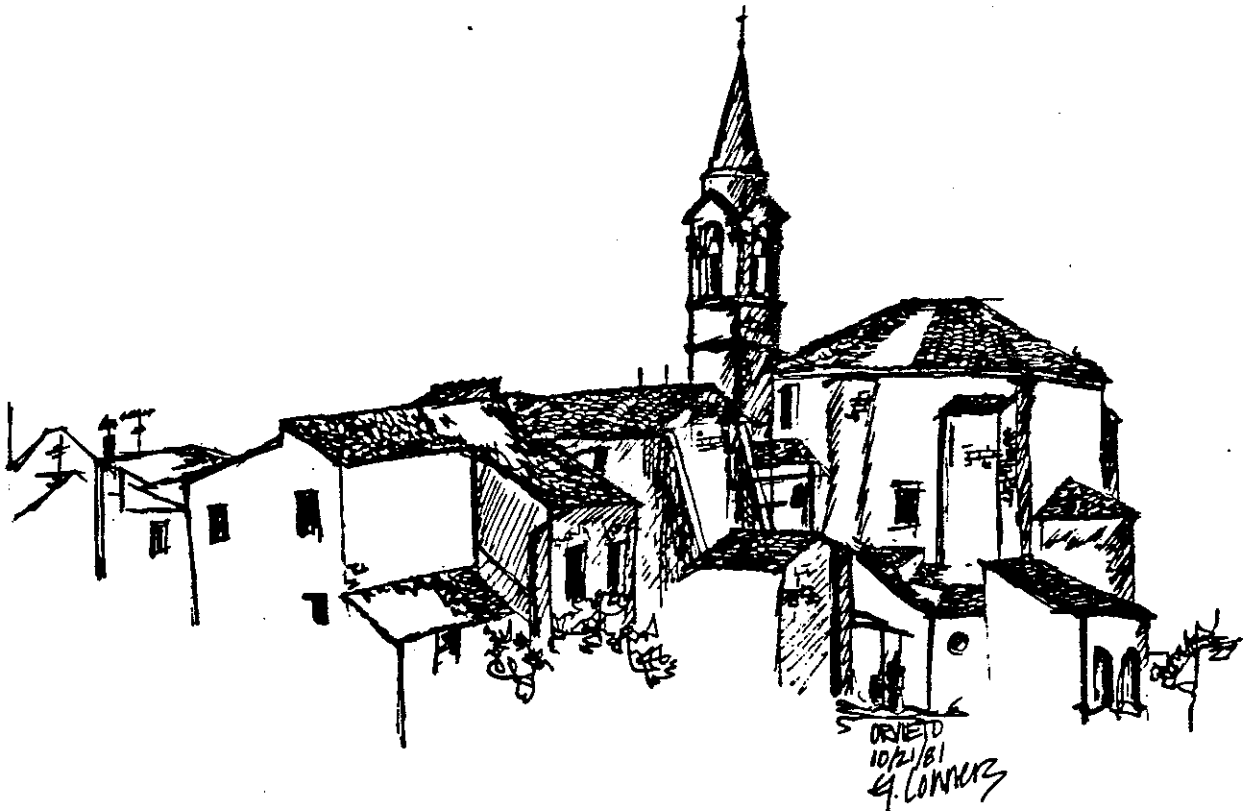
Application fee due with application	\$150.00
April 18, 1982	\$1000.00
May 1, 1982	\$950.00

PAYMENT SCHEDULE, continued

PLEASE NOTE: Students who will be receiving financial aid funds, which they intend to apply toward the program cost, should contact Office of the Dean as soon as they make application to the program in order to arrange for payment procedures. Otherwise all students will be expected to adhere to the payment schedule as it stands.

REFUND CONDITIONS

1. If you apply and subsequently decide not to attend, all money except the \$150 application fee will be refunded to you if you announce your decision in writing to the Office of the Dean before May 1, 1982.
2. If you are not accepted, the \$150 application fee as well as all money paid will be refunded to you.
3. If you withdraw prior to the selection procedure, all money paid except the \$150 application fee will be refunded to you.
4. There will be no refunds made to accepted candidates after May 1, 1982.



THE COLLEGE OF ARCHITECTURE AND URBAN PLANNING FOREIGN STUDY OFFICE RESERVES THE RIGHT TO CHANGE THE PROGRAM FEE BASED UPON CHANGES IN TUITION, DOLLAR DEVALUATION OR SEVERE INFLATION. IF SUCH A CHANGE OCCURS, STUDENTS WILL BE NOTIFIED OF THE INCREASE AND GIVEN THE OPTION OF A FULL REFUND OF MONEY ALREADY PAID OR PAYMENT OF ADDITIONAL SUMS.

APPLICATION FOR:

Civita - Hilltowns Summer 1982 _____
Rome I Autumn 1982 _____
Rome II Winter 1983 _____

I want the program insurance coverage _____

Passport # _____

I do not want the program insurance _____
(see page 7)

Expiration Date _____

Nationality _____

RETURN TO: Foreign Study Office, College of Architecture and Urban Planning
Room 206 Arch Hall, University of Washington
Seattle, Washington 98105, Telephone: 545-0930

APPLICATION FORM

1. Today's Date _____

2. Name _____
(last) (first) (middle)

3. Current Address _____

4. Current Phone (include area code) _____

5. Until what date? _____

6. Permanent Address _____

7. Permanent Phone (include area code) _____

8. Name, Phone, Address of someone we _____
can contact while you are abroad.
Phone: _____

9. List all institutions attended: (last attended first)

<u>University or College</u>	<u>Location</u>	<u>Dates attended</u>	<u>Degree</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

10. List all countries you have visited, when (approximately), and why.

12. I plan to enroll at the UW after studying overseas and actively share my experience with others. Yes _____ No _____

13. Names and addresses of two people who will recommend you.

personal

professor

name _____

address _____

phone _____

14. List below the foreign languages you speak, and degrees of proficiency.

15. List the course(s) you have taken, and the professors, for the following categories:

History:

Design:

Photography:

Urban Planning:

Graphics:

16. List significant professional experiences:

17. Do you agree to partake in the preparatory and follow-up activities prescribed by the Department of Architecture?

18. Attach one photo and sign on back with full name.

19. On this side, please indicate:

- a) Why you are interested in this program.
- b) What you hope to accomplish during the quarter.
- c) How you intend to incorporate this experience into further career plans.

I HAVE READ THE BROCHURE AND UNDERSTAND THE CONDITIONS UNDER WHICH THE PROGRAM WILL BE OPERATED, PARTICULARLY THOSE WHICH APPLY TO PAYMENT AND REFUND CONDITIONS.

Date

Signature of Applicant

College of Architecture & Urban Planning
AL-15, 206 Architecture Hall
University of Washington
Seattle, Washington 98195
(206)545-0930

APPLICATION FOR:

Civita - Hilltowns	Summer 1982	_____
Rome I	Autumn 1982	_____
Rome II	Winter 1983	_____

PHYSICIAN'S REPORT

TO THE APPLICANT: Please fill in the following information before giving this form to your doctor to complete:

Name: _____

Date of Birth: _____

Height: _____ Weight: _____ Blood type _____
(if known)

TO THE PHYSICIAN: This form is not designed for screening applicants out of the program to which they are applying, but the information you provide will allow the faculty coordinator to have access to the participant's medical history, if and when an emergency arises during the trip abroad. Some groups travel outside the reach of western medicine and the participant's health and safety may depend on the coordinator's ability to react to an emergency situation with knowledge of a prior condition.

Return your evaluation to the College of Architecture and Urban Planning, 206 Architecture Hall, University of Washington, Seattle, Washington 98195.

If you have any additional comments after filling out the reverse of this form, please use the space below. Thank you for your help.

Applicant's general state of health:

Good

Fair

Poor

Is the applicant subject to any dietary restrictions, food allergies, or is he/she allergic to any form of medication?

Does the applicant have any chronic illness or is he/she undergoing present treatment which may cause the need for immediate therapy under the stress of foreign travel?

Is the applicant currently being treated with drugs or is there likely to be a need for drug therapy during his/her period of travel? _____ Yes _____ No.
IF YES, please give the details you would consider necessary, should the occasion arise when a foreign, and possibly non-English speaking, physician has to treat the condition.

Given your knowledge of the applicant's health, would you recommend that he/she make the trip proposed?

Physician's Name _____

Signature _____

Address & phone

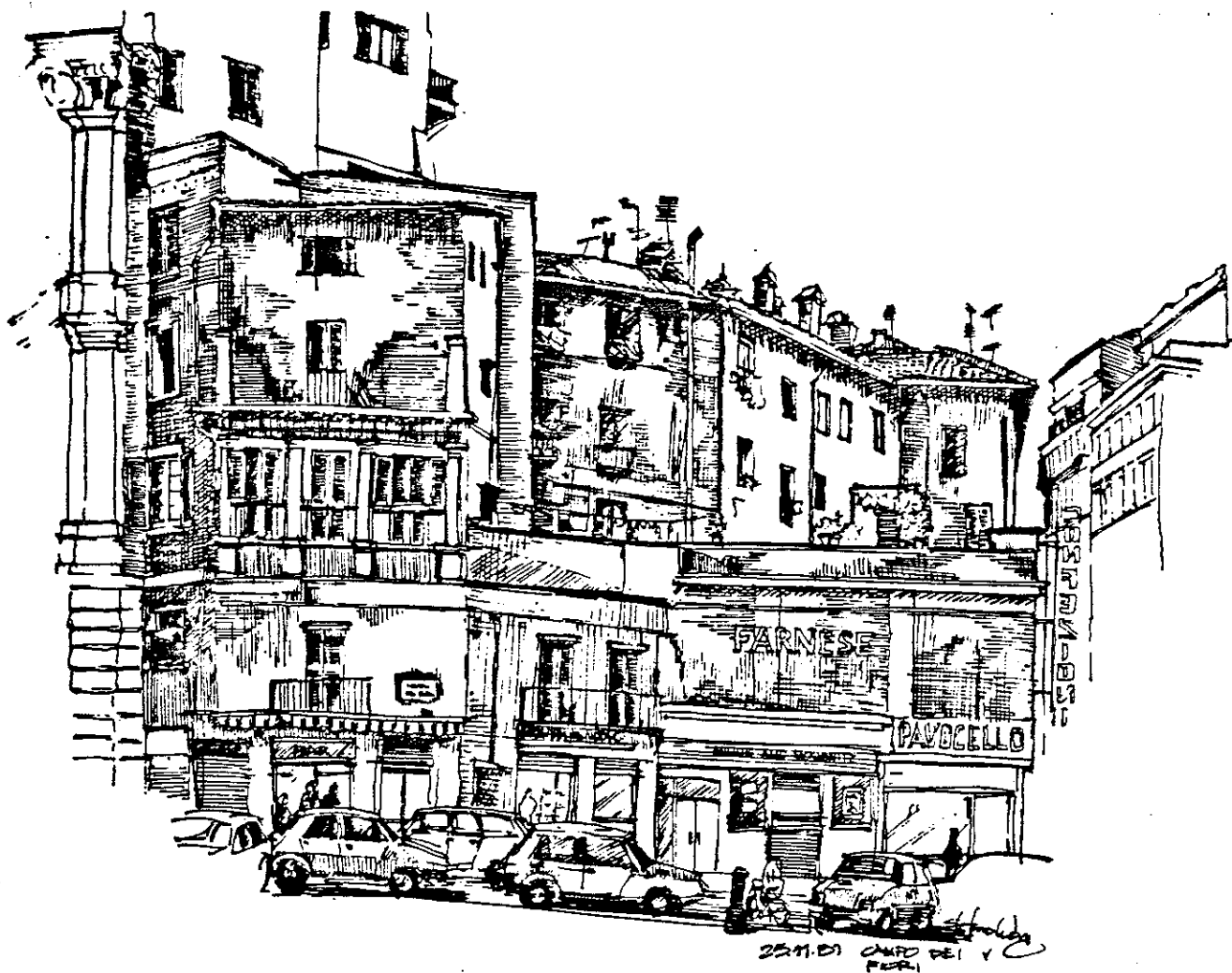
APPLICATION FOR:

Civita - Hilltowns	Summer 1982	_____
Rome I	Autumn 1982	_____
Rome II	Winter 1983	_____

FOREIGN STUDY CHECKLIST

Return to: Foreign Study Office, College of Architecture and Urban Planning
206 Architecture Hall, AL-15, University of Washington
Seattle, Washington 98195, Telephone: 545-0930

1. Name _____
last first middle
2. ASUW # _____
3. Current address _____
street city state zip
4. Current phone (include area code) _____
5. Until what date? _____
6. Permanent address: _____
street city state zip
7. Permanent phone: (include area code) _____
8. Name of someone at this phone # whom we can contract while you are abroad: _____
9. Birthdate: month _____ day _____ year _____
10. University of Washington status (check one):
 - A. _____ Never before enrolled
 - _____ Enrolled before, but not the quarter previous to your quarter abroad
 - _____ Enrolled the quarter previous to your quarter abroad
 - B. Are you undergraduate _____ graduate _____ 5th year _____
matriculated _____ non-matric _____
 - C. What amount do you normally pay for tuition? • _____
resident _____ non-resident _____
11. Social security # _____
12. Country of citizenship _____
13. Are you receiving any of the following:
 - _____ benefits through the Veteran's Administration
 - _____ benefits through social security
 - _____ scholarship. Name of scholarship _____
 - _____ grant. Name of grant _____
 - _____ tuition exemption. How much of your tuition does it cover? _____
 - _____ student loan



Foreign Study Office
College of Architecture and Urban Planning
Room 206 Architecture Hall AL-15
Seattle, WA 98195

TO:

EXHIBIT 9
Board of Directors and Officers

NORTHWEST INSTITUTE FOR ARCHITECTURE
AND URBAN STUDIES IN ITALY

I. DIRECTORS

Fred Bassetti, F.A.I.A.
2021 3rd Ave.
Seattle, WA 98104
(w) 622-7725

Paul Hayden Kirk, F.A.I.A.
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(h) 823-5755

Goals Committee

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Dept. of Architecture JO-20, U.W.
Seattle, WA 98195
(w) 543-4180
(h) 454-2190

John Ullman, A.S.L.A.
Northwest Institute President
Urban Landscape Designer and
part-time Civita resident
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Seattle, WA 98103
(w) 682-3730
(h) 633-2562

Susan Boyle
Alumna of Italian Program
2310 Yale E.
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(w) 624-5670
(h) 329-4450

Fund Raising Committee

Ibsen Nelsen, F.A.I.A.
Ibsen Nelsen and Associates
2121 Fifth Ave.
Seattle, WA 98121
(w) 624-3111
(h) 329-3345

Directors (Continued)

John O'Connell, "Jack"
Past Director,
Office of Foreign Studies, U.W.
1613 N. 201st
Seattle, WA 98133

Gordon Walker
Architect
87 Virginia St.
Seattle, WA 98101
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(h) 623-8460

Myer Wolfe, Dean
College of Architecture
and Urban Planning
JO-26, U.W.
Seattle, WA 98104

Giuseppina d'Amely Melodia, J.D.
International Legal Expert and
part-time Civita resident
Rome, Italy

Jeremy Miller, Architect
Barnett Schorr Miller
6th & Pine Building
Seattle, WA 98101
(w) 682-5284
(h) 284-9471

Fund Raising Committee

Jane Hastings, F.A.I.A.
1516 E. Olive Way
Seattle, WA 98122
(w) 329-9600
(h) 525-6399

Louis DeLaurenti
DeLaurenti International Market
Pike Place Market
Seattle, WA 98101
(w) 622-0141

Fund Raising Committee

Directors (Continued)

Philip Bereano, Assoc. Prof.,
Social Management of Technology
3807 S. McCellan
Seattle, WA 98144
(w) 543-9037
(h) 725-4211

Goals Committee

Michael Levin
Non-profit fund raising
specialist
1635 35th Ave.
Seattle, WA 98122
(w) 624-0750
(h) 322-2188

Fund Raising Committee

Professor Astra Zarina
Fellow of the American Academy
in Rome, and Professor, U.W.
Department of Architecture JO-20
Seattle, WA 98195

Steve Galey
Alumus of Italian Program
415 10th Ave. E.
Seattle, WA 98102
(h) 322-2376

Fund Raising & Goals Comm.

Fritz Johnson
Alumnus of Italian Program
1931 42nd Ave. E.
Seattle, WA 98122
(h) 324-3843

Fund Raising Committee

Emanuele Ferrero
Industrialist and
part-time Civita resident
Torino, Italy

II. OFFICERS

Executive Committee

Executive Director	Astra Zarina
President	John Ullman
V. Pres.	Gordon Walker
Secretary	Charles Kelly
Treasurer	Jeremy Miller
Liason Position	Steve Galley

Standing Committee

Activities	Susan Boyle
Advisory	(Attorney for present)
Fund raising/publicity	

Advisory Board (as described in by-laws)

Italian Advisory Board	Works directly with facility in Civita
American Advisory Board	Works directly with facility at the U.W.

35DAR:z/mf
4/4/82

LEASE AND DEVELOPMENT AGREEMENT

This Lease and Development Agreement (this "Agreement") is entered into this 19th day of JUNE, 2007 by and between Astra Zarina and Anthony Costa, a married couple ("Astra and Tony") and the Northwest Institute for Architecture and Urban Studies in Italy, a Washington non-profit corporation ("NIAUSI").

1. BACKGROUND; LEASE AND LEASED PROPERTIES.

1.1. Background. For more than thirty years, Astra and Tony have worked together on the acquisition, restoration and ownership of a remarkable group of historic houses located on property they own in Civita di Bagnoregio, province of Viterbo, in the Lazio region of Italy. A land registry ("catasto") map showing the location and land registry numbers for Astra and Tony's property parcels, together with other property parcel documents for the Studio, Ruderino and New Acquisition (defined below) are attached to this Agreement at **Exhibit A**. See also Section 1.5 below for additional descriptions.

Through their unique vision, they have created a center for study, research and learning that has enriched the work of hundreds of students and scholars and brought new life to Civita. This work also provides the foundation for the next phase in the development of the Zarina/Costa Heywood properties: the development of the Civita Institute, in collaboration with NIAUSI.

1.2. Civita Institute Mission. The mission of the Civita Institute is to inspire and foster an interdisciplinary understanding of the unique qualities of Italian hill towns that remain pertinent to our contemporary experience, through the promotion of historic preservation, scholarly research, artistic creation and professional explorations.

1.3. Overview of the Collaboration To Date. Astra and Tony are architects and co-founders of the University of Washington's Architecture in Rome and Italian Hilltowns Programs. They are also founding members of NIAUSI, a U.S. 501(c)3 non-profit organization formed in 1981. They have worked with the NIAUSI Board of Directors since that time in developing the NIAUSI mission and programs. Astra and Tony have also worked with NIAUSI in granting it use of certain portions of the Civita Properties to house visiting architects, artists and scholars in connection with NIAUSI's visiting fellowship programs. To date, Astra and Tony have been solely responsible for the acquisition, development, ownership and maintenance obligations concerning the Civita Properties. Going forward, Astra, Tony and NIAUSI desire to further develop their collaborative relationship in several ways, as described below.

1.4. Agreement Components. This Agreement includes provisions regarding the following:

(a) NIAUSI's phased assumption of obligations regarding maintenance and use of certain properties owned by Astra and Tony);

(b) Astra and Tony's lease of the "Leased Properties" (described below) to NIAUSI in furthering the development of the Civita Institute.

(c) the potential for the transfer of ownership of the Leased Properties by Astra and Tony to NIAUSI for use in connection with the further development of NIAUSI and the Civita Institute.

1.5. The Civita Properties

Astra and Tony's Civita Properties are briefly described as follows (the parcel number references below correspond to the parcels shown on the catasto map attached at **Exhibit A** to this Agreement):

- A. The Library** – (60 square meters) (The “big” room with grand fireplace; southerly portion of catasto map parcel No. 89)
- B. Kitchen/Bath/Guest Room** – (30 square meters) (kitchen, bathroom and bedroom attached to the Library; northerly portion of catasto map parcel No. 89, which is intended to include the adjacent “Garden Space” at catasto map parcel No. 85 and the “Courtyard Space” at catasto map No. 88)
- C. The Ruderone** – (140 square meters) (The house where Astra and Tony now live, adjacent to the Library; catasto map parcel Nos. 254 and 90)
- D. The Studio** – (78 square meters) (Astra and Tony's former home, now the residence for the Fellows and other visitors; catasto map No. 84 sub 6 – the southerly portion of No. 84)
- E. The Ruderino** – (80 square meters) (The former teaching assistants' apartment, including the lower level workshop and mechanical space serving the Studio, Ruderino and New Acquisition; catasto map No. 257)
- F. The New Acquisition** – (94 square meters) (The space between the Studio and the Ruderino; catasto map No. 84 sub 2 – the northerly portion of No. 84).

A site plan of the Civita Properties is attached as **Exhibit B**.

The Studio, the Ruderino and the New Acquisition are collectively referred to as the “Leased Properties.” The Library and Kitchen/Bath/Guest Room, together with the Garden Space and the Courtyard Space, are collectively referred to as the “Joint Use Properties.” Astra and Tony shall retain exclusive use of the Ruderone as their personal residence.

Total Area of all of the Civita Properties = 482 square meters of interior building space.

Area of the Leased Properties = 252 square meters = 52.3% of the Total Area.

Area of the Ruderone = 140 square meters = 29% of the Total Area.

Area of the Joint Use Properties = 90 square meters = 18.7% of the Total Area.

NIAUSI's proportionate area share of the Civita Properties =

[The Leased Properties percentage] +
[Leased Properties percentage X Joint Use Properties area]

= [52.3%] + [.523 X 18.7%] = 62.08% (round to 62%)

1.6. Lease. Astra and Tony hereby lease to NIAUSI and NIAUSI hereby leases from Astra and Tony the Leased Properties, and hereby grant NIAUSI use of the Joint Use Properties, in accordance with the provisions of this Agreement.

2. TERM.

The initial term of the lease covering the Leased Properties and the shared use of the Joint Use Properties (the "Lease") shall be for three years commencing as of the date of this Agreement. Astra, Tony and NIAUSI agree to cooperate in good faith on negotiating additional extensions of the term of the Lease in order to further the goals of all parties with regards to the Leased Properties and the Joint Use Properties. Notwithstanding the foregoing, if it becomes apparent that NIAUSI is not in a position to continue the Lease arrangement, as determined by NIAUSI in its sole discretion, NIAUSI may terminate this Agreement. Such a Lease termination would be effective upon delivery of written notice to Astra and Tony and NIAUSI would continue to work cooperatively with Astra and Tony after that termination to effect an orderly transition of the operation of the Leased Properties and the Joint Use Properties back to Astra and Tony.

3. RENT.

NIAUSI shall pay no cash rent to Astra and Tony. It is the parties' intent that the rental value of the Leased Properties shall be considered a charitable donation to NIAUSI by Astra and Tony. The valuation and tax benefits in connection with such donation will be investigated by Astra and Tony and NIAUSI separately from this Agreement. It is agreed by the undersigned that NIAUSI's performance of its obligations under this Agreement and NIAUSI's maintenance of the Leased Properties are deemed to be adequate consideration on the part of NIAUSI for Astra and Tony to enter into this Lease and for the rights set forth in this Lease to inure to the benefit of NIAUSI.

4. USE OF LEASED PROPERTIES AND JOINT USE PROPERTIES.

4.1. Leased Properties. NIAUSI will have exclusive use of the Leased Properties for purposes in furtherance of NIAUSI's mission and the mission of the Civita Institute, including but not limited to use of the Leased Properties by visiting fellows, donors, conference participants, invitees and affiliates of NIAUSI and for use by donors to NIAUSI, which may include visitors and uses related to fund raising.

4.2. Joint Use Properties. NIAUSI and Astra and Tony will on occasion jointly use (and at other times independently use) the Library and adjoining Kitchen/Bath/Guest Room for certain functions. It is foreseen that the Library will be used as a library and meeting space, for group dining and socializing, and for other uses, with the Kitchen/Bath/Guest Room as support space for these functions, with the Courtyard Space as a meeting and gathering space. Joint use

and maintenance of the Courtyard Space and the Garden Space are to be based on mutually agreeable arrangements as reasonably determined by Astra and Tony and NIAUSI. NIAUSI and Astra and Tony will work cooperatively in coordinating the schedule and uses of the Joint Use Properties.

5. UTILITIES.

NIAUSI shall pay, on a monthly basis in response to invoices provided by Astra and Tony, all utility charges arising from NIAUSI's estimated actual use of the Leased Properties and a prorated portion of the utility charges arising from NIAUSI's estimated actual use of the Joint Use Properties, whether they are separately metered or not. NIAUSI and Astra and Tony will work together to allocate the pro-rated portion of utilities. For example, if NIAUSI does not use the Leased Properties or the Joint Use Properties at all for a particular period, no utility costs would be owed by NIAUSI for that period. Further, based on current rates, if NIAUSI used all of the Leased Properties full time and shared the Joint Use Properties full time for a 30 day period, NIAUSI's estimated utility costs would average approximately €300-350 during an average 30 day winter period and approximately €200-250 for an average 30 day summer period. The term "utilities" costs when used in this Agreement are defined as costs for electricity, gas, gas furnace inspection, water/sewer, garbage and firewood. NIAUSI will work with Astra and Tony in establishing separate telephone and internet service accounts for the Leased Properties, with all costs related to these separate accounts to be paid in full by NIAUSI. NIAUSI's obligations to begin paying a prorated share of the utility expenses, based on NIAUSI's actual use of the Leased Properties, shall begin in December 2007.

6. MAINTENANCE OF THE LEASED PROPERTIES; DAMAGES.

6.1. General Maintenance. In general, NIAUSI, at NIAUSI's expense, will be responsible for the ongoing operations and maintenance performance concerning the Leased Properties, as further described below. At all times, NIAUSI shall maintain the improvements in the Leased Properties in good condition. NIAUSI will engage, at NIAUSI's expense and as needed in connection with NIAUSI's use of the Leased Properties, as reasonably determined by NIAUSI, a part time contract "Concierge" to coordinate the operation, maintenance and use of the of the Leased Properties by NIAUSI and to coordinate use of the Joint Use Properties with Astra and Tony. The minimum qualifications for any Concierge are as follows:

- (a) The Concierge must be bilingual in Italian and English;
- (b) The Concierge must be a resident living in the Civita/Bagnoregio area;
- (c) The Concierge must have a working knowledge of the Civita Properties and their operation;
- (d) The Concierge must have a working knowledge of services and providers in the Civita/Bagnoregio area.

6.2. Insurance Coverage; Minor Repairs. If any portion of the Leased Properties is damaged, NIAUSI work with Astra and Tony to affect the repair of such damage and to restore the damaged area(s) to the state that existed prior to such damage, to the degree reasonably possible, using insurance proceeds. To the extent that insurance proceeds required under this Agreement are not adequate to pay for repairs to the Leased Premises, NIAUSI will be

responsible for minor repairs arising from the day-to-day/normal wear and tear use of the Leased Properties by NIAUSI.

6.3. Major Repairs and Capital Improvements. Repair and replacement of major building components (roof and membrane, windows, exterior enclosure, structure, foundations, floor systems, walls, plumbing and electrical systems) will continue to be the responsibility of Astra and Tony during the Term of this Agreement (i.e., unless and until the Leased Properties are transferred to NIAUSI as described in this Agreement, at which point all maintenance and repair obligations for the Leased Properties would be NIAUSI's). NIAUSI will endeavor to raise funds, through grants and gifts from individuals and organizations, to be used for additional capital improvements to the Leased Properties and the Shared Properties, with any such repairs and improvements made during the term of the lease to be mutually agreed upon by NIAUSI and Astra and Tony. No alterations or repairs shall be made to the Leased Properties at NIAUSI's expense without NIAUSI's prior written consent.

7. INSURANCE.

During the Term of this Agreement, Astra and Tony will maintain a policy or policies of property damage and general liability insurance covering all of the Civita Properties, naming NIAUSI as an additional insured and covering (a) any and all liability for injury to or death of a person or persons in the amount of not less than \$1,000,000 in the aggregate and (b) for damage to property arising out of NIAUSI's or of Astra's and/or Tony's activities in the Civita Properties in the amount of not less than \$2,000,000 in the aggregate. NIAUSI shall reimburse Astra and Tony for a portion of the insurance premiums, based on NIAUSI's proportionate share of the insurance premiums (62% of the total).

8. PROPERTY TAXES. NIAUSI shall reimburse Astra and Tony for a portion of the property taxes, with NIAUSI's proportionate share 62% of the total). Based on this percentage share, NIAUSI's proportionate annual share of property taxes for 2007 is estimated as of the date of this Agreement to be approximately €460. Yearly property taxes are paid in equal installments in December and in June, each for one-half of the annual property tax due. The first property tax installment that will be paid by NIAUSI will be in December, 2007.

9. INDEMNITY.

NIAUSI shall indemnify and hold Astra and Tony harmless from and against any and all claims arising from NIAUSI's use of the Leased Properties. NIAUSI shall also hold Astra and Tony harmless from liability to third parties for personal injury, death or damage to property resulting from NIAUSI's negligence in or about the Leased Properties.

10. ALTERATIONS.

Prior to the Transfer of the Leased Properties, NIAUSI shall make no alterations to the Leased Properties without Astra and Tony's consent, which consent will not be unreasonably withheld. No alterations shall be made to the Leased Properties at NIAUSI's expense without NIAUSI's prior written consent.

11. ASSIGNMENT AND SUBLETTING.

Prior to the Transfer of the Leased Properties, NIAUSI shall not assign or sublet the whole or any part of the Leased Properties without the prior written consent of Astra and Tony,

which consent may be withheld for any reason in Astra and Tony's sole discretion. However, NIAUSI may assign or sublet any part of the Leased Premises to an affiliated non-profit entity in the furtherance of the mission of NIAUSI and the Civita Institute. NIAUSI may also provide short term guest accommodations in the Leased Premises to outside visitors in exchange for fees or contributions to NIAUSI.

12. NIAUSI'S PERFORMANCE AND CURE PERIOD.

If Astra and Tony believe that NIAUSI has materially failed in any of its obligations under the Lease, Astra and Tony shall notify NIAUSI of such failure in writing, describing in detail the alleged failure. NIAUSI shall then have 60 days in which to cure any actual and material failure in performing its obligations before NIAUSI shall be considered in default under this Lease. If NIAUSI fails during such 60 day cure period to cure any actual material breach of its obligations under this Lease, Astra and Tony may terminate this Lease by delivering written notice to NIAUSI of such termination, in which case the parties' obligations under this Lease shall also terminate.

13. TRANSFER.

13.1. Transfer Option. As of the date of this Agreement, NIAUSI and Astra and Tony are entering into an interim trial period whereby NIAUSI assumes use and maintenance obligations for the Civita Properties and is charged with completing certain other obligations, as described below (the "Transfer Prerequisites"). If NIAUSI successfully performs the Transfer Prerequisites, NIAUSI will then have the option of proceeding with Astra and Tony in the transfer of ownership of all or part of the Leased Properties to NIAUSI (the "Transfer"), as further described below.

13.2. Transfer Prerequisites. The Transfer Prerequisites are as follows:

(a) Completion of the World Monuments Fund symposium, anticipated to be held in Civita di Bagnoregio and environs in 2007, in collaboration with Astra and Tony and the World Monuments Fund;

(b) Engage the services of the "Concierge" described in Section 6 of this Agreement;

(c) Engage the services of a part time staff person in Seattle who can coordinate regular communications between NIAUSI and Astra and Tony;

(d) Perform the obligations under this Agreement through the time of the Transfer;

(e) The NIAUSI Board shall elect an independent "Advisory Group" to advise the Board on various issues. The Advisory Group shall consist of at least 3 members, all of whom shall be individuals who share the fundamental goals of the Civita Institute mission, who have spent time in Civita and who have either served on the NIAUSI Board or have significant experience in work related to the Civita Institute mission. The Advisory Board shall also be empowered to vote on any potential transfer of the Leased Properties, as further described in Section 13.3. Members of the Advisory Group shall serve terms of three years each but may be re-elected to the Advisory Board based on a majority approval vote of the NIAUSI Board. The

provisions regarding the Advisory Group set out in this paragraph shall be incorporated into the NIAUSI bylaws.

NIAUSI may elect to exercise its option of proceeding with the Transfer of all or part of the Leased Properties, either in a single transfer or in a series of transfers, at any time during the Term of this Agreement, provided the Transfer Prerequisites have been completed. This Agreement shall continue to apply to any portions of the Leased Properties that are not transferred to NIAUSI and will terminate as to those portions that are transferred.

13.3. Subsequent Transfers; Reversion to Astra and Tony; Restrictions on Transfers to Subsequent Owners.

13.3.1 Reversion. If it becomes apparent to NIAUSI that NIAUSI is not in a position to continue in its ownership and operation of all or part of the Leased Properties, NIAUSI may transfer all or part of the Leased Properties, but if such a transfer or transfers take place during the life of Astra and/or Tony, then the Leased Properties subject to such a transfer would revert back to the ownership of Astra and/or Tony. Such a reversion would take place only after at least 60 days written notice to Astra and Tony and filing and recording of the necessary transfer documents. NIAUSI would continue to work cooperatively with Astra and/or Tony after such a transfer or transfers to effect an orderly transition of the operation of any transferred property reverting back to Astra and/or Tony.

13.3.2 Eligible Owners. If neither Astra or Tony are living and NIAUSI determines that it must convey its ownership interests in all or part of the Leased Properties to another entity, NIAUSI shall convey such interests only to another nonprofit entity whose goals, interests and mission include the goals, interests and mission of NIAUSI, including but not limited to the mission of the Civita Institute described in Section 1.2 of this Agreement (each an "Eligible Owner") and only if such Eligible Owner expressly agrees to own, operate and maintain the Leased Premises in a manner consistent with that mission and consistent with this Agreement. Any such transfer of the Leased Premises must be approved with both a 2/3 approval vote of the NIAUSI Board (which must include the vote of the NIAUSI Board President in order to be valid) and a 2/3 approval vote of the Advisory Group.

13.3.3 Subsequent Transfers. Any subsequent transfers of the Leased Properties, other than to Astra and Tony during their lives, shall be to Eligible Owners only, the intention being that these restrictions on transfers and use/operation of the Leased Properties shall operate as covenants and restrictions that run with the land and with the Leased Properties in perpetuity, to the full extent allowable under applicable law, and shall forever bind all successors and assigns as owners of all or part of the Leased Properties. The restrictions on transfer and use set forth in this Section 13.3 shall be included in any conveyance documents evidencing (a) any transfer of all or part of the Leased Properties to NIAUSI; (b) any transfer of all or part of the Leased Properties from NIAUSI to any subsequent Eligible Owner; and/or (c) any transfer of all or part of the Leased Properties from any subsequent owner of the Leased Properties. Any such conveyance documents described in the previous sentence shall also include provisions stating that if the Eligible Owner is unable to continue to use and operate the Leased Properties in a manner consistent with the mission and goals of NIAUSI/The Civita Institute, then such Eligible Owner must convey its ownership interests to another Eligible Owner, and only to an Eligible Owner.

13.3.4 NIAUSI Bylaws and Resolutions. NIAUSI shall incorporate the restrictions on transfers described in this Section 13.3 in its Board resolution authorizing the execution of this Agreement and in NIAUSI's bylaws, providing notice of these restrictions to all present and future Board members.

13.4. Transfer Costs; Gift. Provided that NIAUSI completes the Transfer Prerequisites, Astra and Tony will transfer the Leased Properties to NIAUSI as a philanthropic gift. Astra and Tony will continue working with NIAUSI in analyzing the tax benefits and transfer costs in connection with the use and potential transfer of the Leased Properties. It is expected that there will be U.S. income tax benefits available to Astra and Tony as part of any gift to NIAUSI, given that NIAUSI is a 501(c) 3 nonprofit organization. The extent of U.S. tax benefits must be determined by a professional tax advisor. There will be Italian transfer taxes due and payable in connection with the transfer of the Leased Properties. NIAUSI and Astra and Tony will continue to work together in analyzing these potential costs. Any transfer fees and tax/legal consultant fees in connection with any transfer will be paid by NIAUSI. NIAUSI will be responsible for any deed filings, recordings or other requirements in connection with any Transfer, in accordance with applicable law, and with paying any related costs or fees. The parties agree to execute any documents required in connection with any Transfer, so long as they are not inconsistent with the basic terms of this Agreement.

13.5. Continuing the Collaborative Relationship. After any Transfer, Astra, Tony and NIAUSI will continue to work together cooperatively in furthering the goals and mission of the Civita Institute.

13.6. Commemoration of the Transfer and of Astra and Tony's Work. If any Transfer occurs, the generosity and vision of such Transfer will be amplified and communicated in NIAUSI publications, through commemorative events in Civita and in Seattle and through permanent markers installed at the Civita Leased Properties, each naming Astra and Tony as the benefactors and describing their work and donations. NIAUSI will also work to establish ongoing NIAUSI funding to be identified in the name of Astra and Tony.

14. SUCCESSORS AND ASSIGNS. All of the terms contained in this Agreement shall inure to the benefit of and be binding upon Astra and Tony and NIAUSI and their respective successors and assigns.

15. COUNTERPARTS. This Agreement may be executed in any number of counterparts and all counterparts shall be deemed to constitute a single agreement. The execution and delivery of one counterpart by any signatory shall have the same force and effect as if that signatory had signed all other counterparts. The signatures to this Agreement may be executed on separate pages and when attached to this Agreement shall constitute one complete document.

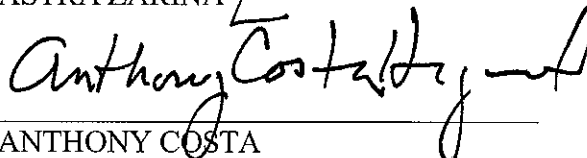
16. ADDITIONAL ACTIONS. Each party agrees to take such other actions, to further amend this Agreement and/or to execute, acknowledge and deliver any documents and instruments, as may be desired by the other party or as may otherwise be required, to more effectively carry out the full purposes and intentions of this Agreement.

SIGNATURES APPEAR ON FOLLOWING PAGES
REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

This Agreement is entered into as of the date first written above.

ASTRA AND TONY:


ASTRA ZARINA


ANTHONY COSTA

[Executed notary forms for Astra and Tony attached]

[NIAUSI signatures and notary blocks are on following pages]

This Agreement is entered into as of the date first written above.

ASTRA AND TONY:

Astra Zarina
ASTRA ZARINA

Anthony Costa Heywood
ANTHONY COSTA HEYWOOD

[Executed notary forms for Astra and Tony attached]

[NIAUSI signatures and notary blocks are on following pages]

COMUNE DI BAGNOREGIO
Provincia di Viterbo
(Art. 18 D.P.R. n. 445/28.12.2000)

La presente copia, composta di n. fogli,
è conforme all'originale esibito dal Sig.
ANTHONY COSTA HEYWOOD
nato a U.S.A. il 19-07-1966
identificato CONOSCENZA DIRETTA
conoscitore delle sanzioni penali, nel caso di esibizione
di atto falso o contenente dati non più rispondenti a ve-
rità, richiamato dall'art. 76 D.P.R. n. 445/28.12.2000.

BAGNOREGIO " 19 GIU 2007
Incaricato del Sindaco
PEDICONE LUIGI



LEASE AND DEVELOPMENT AGREEMENT:
CIVITA PROPERTIES

10

COMUNE DI BAGNOREGIO

Provincia di Viterbo

AUTENTICAZIONE DI SOTTOSCRIZIONE Art. 21 D.P.R. n. 445/28.12.2000

Attesto che la sottoscrizione che risulta è stata apposta in mia

presenza dal Sig. ASTRA ZARINA

nato a RAGAZZANO il 05-8-1969

identificato mediante CONOSCENZA DIRETTA

conoscitore delle sanzioni penali, nel caso di dichiarazioni non ve-

ritiere e falsità negli atti, richiamate dall'art. 76 D.P.R. n. 445/

28.12.2000

BAGNOREGIO " 19 GIU 2007

Il Funzionario Incaricato del Sindaco

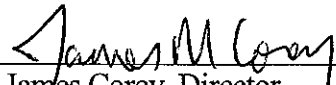
PEDICONE LUIGI

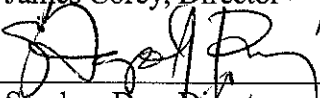


NIAUSI:

NORTHWEST INSTITUTE FOR ARCHITECTURE AND
URBAN STUDIES IN ITALY,
a Washington non-profit corporation

By: 
Name: Iole Alessandrini, Director

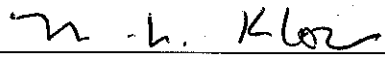
By: 
Name: James Corey, Director

By: 
Name: Stephen Day, Director

By: 
Name: Ron Gawith, Director

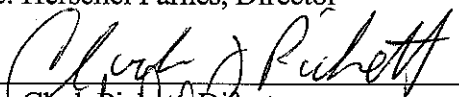
By: 
Name: Nancy Josephson, Director

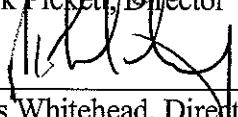
By: _____
Name: Marilyn Kennelly, Director

By: 
Name: Mark Klos, Director

By: 
Name: Mark Millett, Director

By: 
Name: Herschel Parnes, Director

By: 
Name: Clark Pickett, Director

By: 
Name: Ross Whitehead, Director

By: _____
Name: John Ullman, Director

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Iole Alessandrini is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 5th 2007


(Signature of Notary Public)

Timothy B. Bowen
(Printed Name of Notary Public)

My Appointment expires 19th July 2007

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that James Corey is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 5th 2007


(Signature of Notary Public)

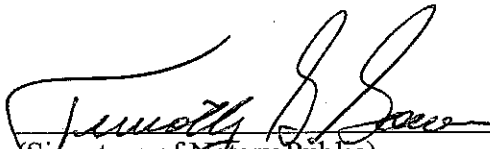
Timothy B. Bowen
(Printed Name of Notary Public)

My Appointment expires 19th July 2007

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Stephen Day is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 3rd 2007


(Signature of Notary Public)

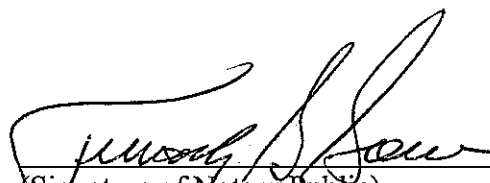
Timothy B. Gower
(Printed Name of Notary Public)

My Appointment expires 19th July 2007

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ron Gawith is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 5th 2007


(Signature of Notary Public)

Timothy B. Gower
(Printed Name of Notary Public)

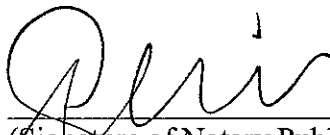
My Appointment expires 19th July 2007

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Nancy Josephson is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 5, 2007





(Signature of Notary Public)

Kathleen J. Hopkins

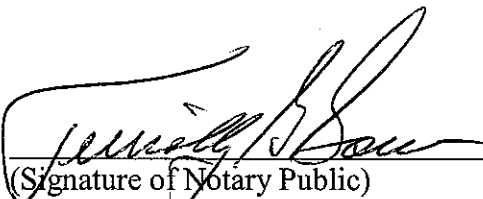
(Printed Name of Notary Public)

My Appointment expires 11-28-07

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Mark Klos is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Jun 5, 07



(Signature of Notary Public)

Timothy G. Gower

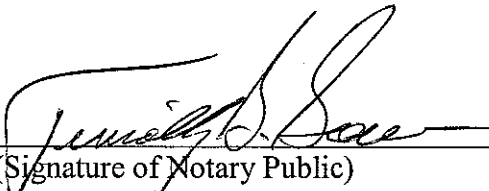
(Printed Name of Notary Public)

My Appointment expires 19th July 2007

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Mark Millett is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Jun 5-07


(Signature of Notary Public)

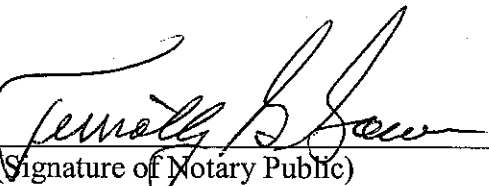
Timothy B. Bauer
(Printed Name of Notary Public)

My Appointment expires 19th July 2007

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Herschel Parnes is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Jun 5th 2007


(Signature of Notary Public)

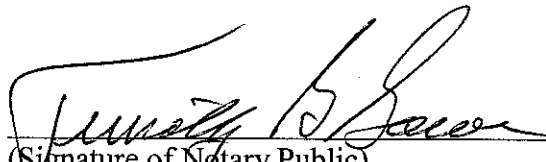
Timothy B. Bauer
(Printed Name of Notary Public)

My Appointment expires 19th July 2007

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Clark Pickett is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 5th 07


(Signature of Notary Public)

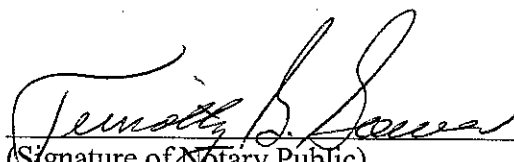
Timothy B. Bower
(Printed Name of Notary Public)

My Appointment expires 19th July 2007

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ross Whitehead is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 5th 2007


(Signature of Notary Public)

Timothy B. Bower
(Printed Name of Notary Public)

My Appointment expires 19th July 2007

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that John Ullman is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____.

(Signature of Notary Public)

(Printed Name of Notary Public)

My Appointment expires _____

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Marilyn Kennelly is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____.

(Signature of Notary Public)

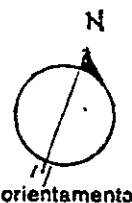
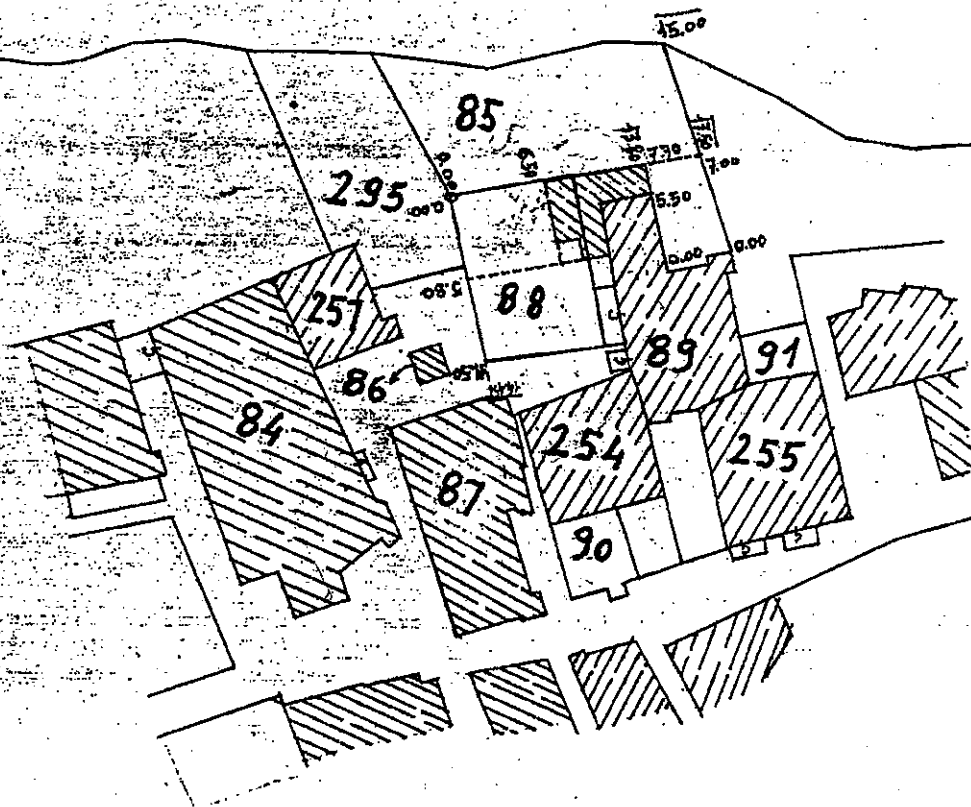
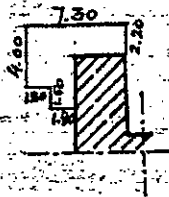
(Printed Name of Notary Public)

My Appointment expires _____

EXHIBIT A
TO LEASE AND DEVELOPMENT AGREEMENT

Catasto Map and Property Documents Depicting the Civita Properties

[See Attached]



FOGLIO N. 15 SCALA 1:500

Dichiaro di aver redatto il presente tipo in base ai rilievi sul luogo
Descrizione dei punti di appoggio e delle nuove linee dividenti:

LE LINEE DIVIDENTI SONO MATERIALIZZATE SUL
TERRENO DA PICCHETTI IN LEGNO INFISSI AI VERTICI

(se necessario seguitare negli spazi liberi o in fogli allegati)

IL PERITO **TRISOLINI FRANCO** iscritto al N. **844**
(cognome e nome in chiaro)

dell'Albo dei **GEOMETRI** della Provincia di **VITERBO**

Firma delle parti o loro delegati

Aut. Farina

Data _____ Firma _____



ACCERTAMENTO DELLA PROPRIETA' IMMOBILIARE URBANA

mod. D1

Quadro B Denuncia di Variazione					
Tipo Mappale n.	del	Unita'	a destinazione ordinaria	n.	1
			speciale e particolare	n.	
			beni comuni non censibili	n.	
Causali:	per presentazione di planimetria mancante				
Documenti allegati:	Mod. 1N parte I	n.	Mod. 2N parte I	n.	planimetrie n. 1
	Mod. 1N parte II	n.	Mod. 2N parte II	n.	pagine elaborate planimetrico n.
Preallineamento	Volture	n.	Variazioni	n.	Accatastamenti n.
	Unita' afferenti con intestati	n.	Unita' afferenti	n.	

Quadro U Unità Immobiliari														
Riferimenti Catastali				Utilità' Comuni Censibili				Dati di Classamento Proposti						
N. Part. spec.	Oper.	Sez.	Foglio	Particella Sub.	Op.	Sez.	Foglio	Particella Sub.	Z.C.	Cat.	Cl. Cons.	Superf. cat.	Rendita E 1N/2N	Plan.
Indirizzo										Piano		Scala	Interno	Lotto
1	V	15	84	2						1-2				232,41
via provvidenza 5														84

Quadro D Note Relative al Documento e Relazione Tecnica

Il Dichiarante:	HEYWOOD ANTHONY COSTA
Residente in	BAGNOREGIO (VT) - VIA DELLA MAESTA' n. SNC c.a.p. 01022
	<i>Anthony Costa</i> (firma)
Il Tecnico:	Geom. TRISOLINI FRANCO
	ALBO DEI GEOMETRI DELLA PROVINCIA DI VITERBO n. 844
Codice Fiscale:	TRSPNC59E31M882A
	(timbro e firma)

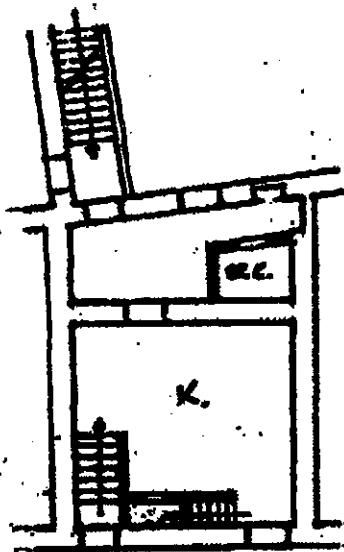
Riservato all'Ufficio	Data _____	Protocollo _____
Verifica eseguita in data _____	Spiegata la registrazione _____	Notifica eseguita in data _____
_____	_____	_____
Fincaricato	Fincaricato	Fincaricato

Agenzia del Territorio
CATASTO FABBRICATI
 Ufficio Provinciale di
 Viterbo

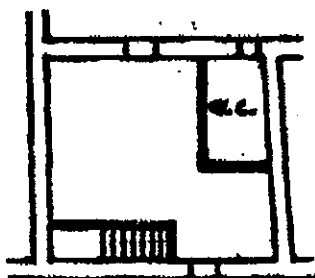
Dichiarazione protocollo n. _____ del _____	
Planimetria di u.i.u. in Comune di Bagnoregio	
Via Provvidenza	civ. 5
Identificativi Catastali: Sezione: Foglio: 15 Particella: 84 Subalterno: 2	Compilata da: Trisolini Franco Iscritto all'albo: Geometri Prov. Viterbo N. 844

Scheda n. 1 Scala 1:200

PIANO 1°
 H= 3,00



PIANO 2°
 H= 3,00



REPERTORIO N. 9.007 Part. IVA: 06541840630 RACCOLTA N. 3.008

COMPRAVENDITA

REPUBBLICA ITALIANA

L'anno Duemilacinque, il giorno due del mese di febbraio, in Bagnoregio, Via Loreto n.1, innanzi a me Dott.ssa MARIA CERESI, Notaio in Orte, con studio ivi in Piazza XXIX Agosto 1943 snc, iscritto presso il Collegio Notarile dei Distretti Riuniti di Viterbo e Rieti, senza l'assistenza dei testimoni perché le parti, in possesso dei requisiti di legge, vi hanno espressamente rinunciato d'accordo tra loro e con il mio consenso,

SI COSTITUISCONO

- HEYWOOD (cognome) ANTHONY COSTA (nome), nato a Athens - Georgia (Stati Uniti d'America) il 19 luglio 1936 e residente a Bagnoregio (VT), Frazione Civita, Via della Maestà, architetto, codice fiscale CST NHN 36L19 Z404G, cittadino statunitense, che dichiara di conoscere la lingua italiana;
- "G. & G. S.R.L." con sede in Cesano Maderno (MI), Via Solferino n.8, capitale sociale euro 10.200,00, codice fiscale, partita iva e numero di iscrizione presso il Registro delle Imprese di Milano 02640340960, in persona dell'amministratore unico e legale rappresentante ANGELINA GARCEA, nata a Sellia Marina (CZ) il 18 aprile 1950, imprenditrice, domiciliata per la carica presso la sede della predetta società, codice fiscale GRC NLN 50D58 I590M, che interviene a questo atto in virtù dei poteri a lei conferiti dallo statuto sociale.

Io Notaio sono certo dell'identità personale dei costituiti i quali mi richiedono di ricevere il presente atto con il quale

STIPULANO E CONVENGONO

quanto segue:

ARTICOLO 1

La società "G. & G. S.R.L.", a mezzo della costituita rappresentante - vende e trasferisce al signor Anthony Costa Heywood, che accetta ed acquista, la piena ed esclusiva proprietà della seguente porzione di fabbricato in Comune di Bagnoregio (VT), Frazione Civita, e precisamente:

- piccola abitazione avente accesso sia da Via della Provvidenza che da Via della Maestà, composta da un vano al piano terra, due vani al piano primo e uno al sottotetto per complessivi vani catastali due e mezzo (2,5), confinante con proprietà Di Paola Nilda, proprietà dell'acquirente, Via della Provvidenza e Via della Maestà, salvo altri, riportata al Catasto dei Fabbricati di detto Comune al Foglio 15 particella 84 sub.2, Categoria A/6 Classe 2 Consistenza vani 2,5 Rendita Catastale Euro

Reg. To 2 V
il 2.3.2005
el n. 1541
Serie 17

69,72, Indirizzo: Via Provvidenza n.5 piano T-1-2, in ditta della società venditrice.

ARTICOLO 2

Il prezzo della presente compravendita è stato dalle parti convenuto di comune accordo, ed a me Notaio dichiarato, in complessivi euro 9.000,00 (novemila virgola zero zero).

Detto prezzo è stato già pagato, prima e fuori di questo atto, dall'acquirente alla parte venditrice, come da dichiarazione della costituita rappresentante che ne rilascia ampia e finale quietanza a saldo, rinunciando espressamente ad ogni eventuale ipoteca legale.

ARTICOLO 3

L'acquirente viene immesso fin da oggi nel possesso di fatto e di diritto dell'immobile con il presente atto acquistato e pertanto dalla data odierna ne farà propri i frutti e ne sopporterà gli oneri.

Pertanto qualunque spesa, tassa, onere o imposta, sino ad oggi afferente l'immobile venduto, anche se in futuro accertata, sarà - per patto espresso - a totale carico della parte venditrice con esonero dell'acquirente da ogni responsabilità a riguardo.

ARTICOLO 4

Il suddescritto immobile viene venduto ed acquistato - a corpo e non a misura - nello stato di fatto e di diritto attuale ben noto all'acquirente, così come pervenuto alla parte venditrice e dalla medesima posseduto, in uno ad ogni diritto, azione, ragione, accessione, accessorio, dipendenza, pertinenza, servitù attiva e passiva legalmente esistente, nulla escluso od eccettuato, e con tutti i proporzionali diritti sulle parti comuni e di uso comune del fabbricato, come per legge.

ARTICOLO 5

La parte venditrice assume nei confronti della parte acquirente le garanzie di legge, specie per i possibili casi di evizione o molestia, e all'uopo, a mezzo della costituita rappresentante, dichiara:

- di essere piena ed esclusiva proprietaria dell'immobile con il presente atto alienato che le è pervenuto per atto di compravendita a mio rogito del 12 luglio 2001 Rep. n. 5.665 Racc. n. 2.047, registrato a Viterbo il 25 luglio 2001 al n. 4529 Mod. 1V e trascritto presso l'Ufficio Provinciale di Viterbo dell'Agenzia del Territorio il 25 luglio 2001 al n. 7583 di formalità;
- che su quanto venduto non gravano iscrizioni ipotecarie, trascrizioni pregiudizievoli, vincoli derivanti da pignoramento o sequestro, oneri od altri diritti reali che ne diminuiscano comunque il libero godimento;
- che l'appartamento venduto con il presente atto non è locato e che quindi non esistono soggetti aventi diritto

a prelazione, ai sensi dell'art.3, comma 1, lettera g) della legge 9 dicembre 1998 n. 431.

ARTICOLO 6

Ai sensi della Legge 28 febbraio 1985 n.47 e del D.P.R. 6 giugno 2001 n. 380, la signora Angelina Garcea, da me Notaio richiamata sulle sanzioni penali previste per l'ipotesi di falsità in atti e dichiarazioni mendaci, dichiara che l'unità immobiliare con il presente atto venduta costituisce porzione di fabbricato la cui costruzione è iniziata in data anteriore al 1° settembre 1967, e che la medesima non è mai stata oggetto di abusivi interventi edilizi rientranti nella previsione sanzionatoria della predetta legge n. 47/85.

ARTICOLO 7

Ai sensi dell'art.2659 C.C. l'acquirente Anthony Costa Heywood dichiara di essere coniugato in regime di comunione dei beni.

ARTICOLO 8

Le spese del presente atto e consequenziali sono a carico dell'acquirente.

Richiesto io Notaio ho ricevuto il presente atto che ho letto ai costituiti che lo approvano dichiarandolo pienamente conforme alla loro volontà.

Scritto parte a mano da me Notaio e parte con mezzo elettronico da persona di mia fiducia, occupa di due fogli intere pagine scritte sei e parte della settima fin qui.

F.TI:GARCEA ANGELINA;

ANTHONY COSTA HEYWOOD;

MARIA CERESI.

COPIA AUTENTICA IN CONFORMITA' DELL'ORIGINALE

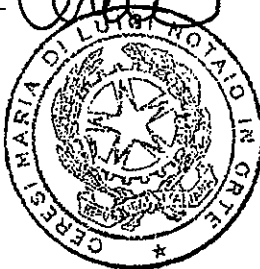
PER USO

ORTE,

fiscale

15 giugno 2005

Maria Ceresi



SERVIZIO NOTIFICAZIONE ATTI CATASTALI
N. del Cronologico
Sez. Anno

TASSE DI SPEDIZIONE A CARICO DEL DESTINATARIO
(D.L. 14-3-1988, n.70 convertito nella Legge 13-5-1988, n.154)

UFFICIO TECNICO ERARIALE
DI : VITERBO

FIRMA.....

TIMBRO

RACCOMANDATA.....

COSTA HEYWOOD ANTHONY
PIAZZA DEL BISCIONE, 95
00186 ROMA (RM)

27.61,74
22.71,74

COMUNE CENSUARIO DI : BAGNOREGIO
DATA : 29/12/98 ORA : 16:35:17

- CATASTO URBANO -

NOTIFICA N. 7063

Con la presente si notifica al sig. COSTA HEYWOOD ANTHONY
nella qualita' di 'avente causa'
che sono state accertate le unita' immobiliari di cui al frontespizio e relative all'istanza
n. 11115/91 atto repertorio n.

Si rende noto che contro i dati di accertamento e' ammesso ricorso alla Commissione tributaria
provinciale competente per territorio entro 60 giorni dalla notificazione del presente atto.

Il ricorso, in bollo, e' proposto mediante notifica a questo ufficio secondo le norme degli
articoli 137 e seguenti del Codice di procedura civile. La notifica puo' essere effettuata anche
direttamente a mezzo del servizio postale, mediante spedizione dell'atto in plico raccomandato
senza busta con avviso di ricevimento ed in tal caso il ricorso si intende proposto al momento
della spedizione, ovvero direttamente a questo Ufficio, mediante consegna dell'atto all'impiegato
adetto che ne rilascia ricevuta sulla copia. Successivamente, il ricorrente entro 30 giorni
dalla proposizione del ricorso deve costituirsi in giudizio mediante deposito dello stesso
presso la segreteria della Commissione tributaria adita. (artt. da 16 a 22 del D.L.vo 546/1992)
La rendita indicata e' riferita alle tariffe in vigore all'epoca dell'atto o dell'apertura
della successione pubblicata, ai sensi del Decreto Ministeriale del 27.09.91, nel supplemento
straordinario alla Gazzetta Ufficiale n. 229 del 30.09.1991, ovvero nel Decreto Legislativo di
cui all'art. 2 della legge 24 marzo 1993 n. 75 o nelle successive modificazioni.

Si attesta che sono oggetto di registrazione meccanografica i sottoindicati beni, e che gli
stessi risulteranno trascritti come dal prospetto seguente.

Partita n. : 1581

INTESTAZIONE - TITOLO

C. F.

COSTA HEYWOOD ANTHONY nato a STATI UNITI D'AMERICA il 19/07/36
PROPRIETARIO

CSTNNH36L19Z404G

UNITA' IMMOBILIARI

IDENTIFICATIVO	P.TA								
SEZ FGL NUM	SUB VAR MUT PROV	UBICAZIONE	ZC CAT CL	CONS	RENDITA				

UFFICIO TECNICO ERARIALE DI : VITERBO
COMUNE CENSUARIO DI : BAGNOREGIO
DATA : 29/12/98 ORA : 16:35:17

- CATASTO URBANO -

NOTIFICA N. 7063

MUTAZIONI

A Dati della nota : Variazione n. 11115.001.91 del 24/10/91 in atti dal 15/12/98
PRESENTAZIONE PLANIMETRIE

VITERBO
.....11.3.1.DIC. 1998



DIRIGENTE DELL' UFFICIO

Per IL DIRIGENTE REGG.
(Doc. Ing. Carlo RUBIOTTI)
IL CAPO DELLA IV SEZIONE FF.
(Dr. Ing. Carlo RUBIOTTI)

SERVIZIO NOTIFICAZIONE ATTI CATASTALI
N. del Cronologico
Sez. Anno

TASSE DI SPEDIZIONE A CARICO DEL DESTINATARIO
(D.L. 14-3-1988, n.70 convertito nella Legge 13-5-1988, n.154)

UFFICIO TECNICO ERARIALE
DI : VITERBO

FIRMA.....

TIMBRO

RACCOMANDATA.....

ZARINA ASTRA
PIAZZA DEL BISCIONE, 95
00186 ROMA (RM)

COMUNE CENSUARIO DI : BAGNOREGIO
DATA : 29/12/98 ORA : 13:25:31

- CATASTO URBANO -

NOTIFICA N. 6979

Con la presente si notifica al sig. ZARINA ASTRA
nella qualita' di 'avente causa'
che sono state accertate le unita' immobiliari di cui al frontespizio e relative all'istanza
n. 9277/92 atto repertorio n.
Si rende noto che contro i dati di accertamento e' ammesso ricorso alla Commissione tributaria
provinciale competente per territorio entro 60 giorni dalla notificazione del presente atto.
Il ricorso, in bollo, e' proposto mediante notifica a questo ufficio secondo le norme degli
articoli 137 e seguenti del Codice di procedura civile. La notifica puo' essere effettuata anche
direttamente a mezzo del servizio postale, mediante spedizione dell'atto in plico raccomandato
senza busta con avviso di ricevimento ed in tal caso il ricorso si intende proposto al momento
della spedizione, ovvero direttamente a questo Ufficio, mediante consegna dell'atto all'impiega-
to addetto che ne rilascia ricevuta sulla copia. Successivamente, il ricorrente entro 30 giorni
dalla proposizione del ricorso deve costituirsi in giudizio mediante deposito dello stesso
presso la segreteria della Commissione tributaria adita. (artt. da 16 a 22 del D.L.vo 546/1992).
La rendita indicata e' riferita alle tariffe in vigore all'epoca dell'atto o dell'apertura
della successione pubblicate, ai sensi del Decreto Ministeriale del 27.09.91, nel supplemento
straordinario alla Gazzetta Ufficiale n. 229 del 30.09.1991, ovvero nel Decreto Legislativo di
cui all'art. 2 della legge 24 marzo 1993 n. 75 o nelle successive modificazioni.

Si attesta che sono oggetto di registrazione meccanografica i sottoindicati beni, e che gli
stessi risulteranno trascritti come dal prospetto seguente.

Partita n. : 128

INTESTAZIONE - TITOLO

RQA

. ZARINA ASTRA nata a URSS il 25/08/29 ; PROPRIETARIA

C. F.

ZRNSTR29M65Z135T

UNITA' IMMOBILIARI

IDENTIFICATIVO					P.TA						
SEZ	EGL	NUM	SUB	VAR	MUT	PROV	U B I C A Z I O N E	ZC	CAT	CL	RENDITA
15		84	6	2	A	128	VIA DELLA PROVVIDENZA n. 11, p. 1-2	A/4	1	3,0	201.000

UFFICIO TECNICO ERARIALE DI : VITERBO
COMUNE CENSUARIO DI : BAGNOREGIO
DATA : 29/12/98 ORA : 13:25:31

- CATASTO URBANO -

NOTIFICA N. 6979

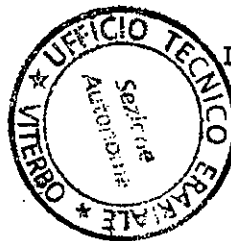
UNITA' IMMOBILIARI

IDENTIFICATIVO			P.TA			U B I C A Z I O N E	ZC CAT CL	CONS	RENDITA
SEZ	FGL	NUM	SUB	VAR	MUT PROV				
.	15	89	1	2	A	128 VIA DELLA PROVVIDENZA p. I	A/ 4 1	4,0	268.000
.	15	254	2	2	A	128 VIA DELLA PROVVIDENZA p. I-1	A/ 4 1	1,5	100.500

MUTAZIONI

A Dati della nota : Variazione n. 9277.001.92 del 01/09/92 in atti dal 14/12/98
AMPLIAMENTO E DIVERSA DISTRIBUZIONE

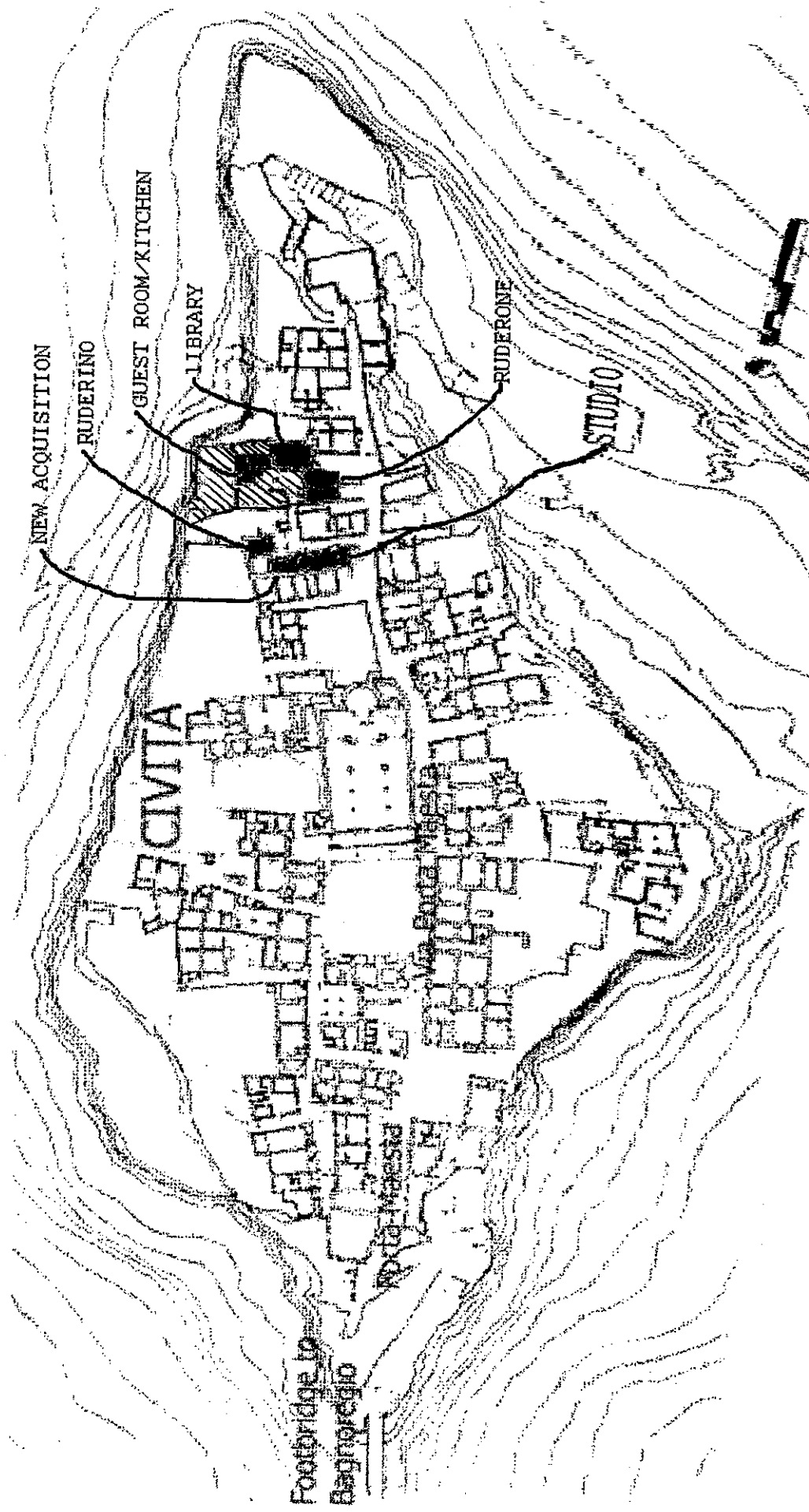
VITERBO 31 DIC. 1998



IL DIRIGENTE DELL' UFFICIO
Per IL DIRIGENTE REGG.
(Dott. Ing. Carlo GUBBIOTTI)
IL CAPO DELLA IV SEZIONE F.F.
(Dir. F.F. Sergio PANTELLA)
[Signature]

EXHIBIT B
TO LEASE AND DEVELOPMENT AGREEMENT

Site Plan of the Civita Properties
(Attached)



© IHT / PROF. ZARINA

EXHIBIT C
TO LEASE AND DEVELOPMENT AGREEMENT

Civita Properties 2007 Draft Budget
(Attached)

CIVITA INSTITUTE 2007 DRAFT BUDGET
June 2006
 Day, Heywood, Josephson

ITEMS	2005 COSTS*	EURO/ SQM	STUDIO	RUDERINO	NEW ACQ.	TOTALS
Square meters	388		78	80	94	
Electric	€ 3,100	€ 7.99	€ 623	€ 639	€ 751	
Gas	€ 6,566	€ 16.92	€ 1,320	€ 1,354	€ 1,591	
Water/ Sewer	€ 78	€ 0.20	€ 16	€ 16	€ 19	
Telephone	€ 820	€ 2.11	€ 165	€ 169	€ 199	
Internet Provider	€ 111	€ 0.29	€ 22	€ 23	€ 27	
TV Tax	€ 100	€ 0.26	€ 20	€ 21	€ 24	
Cleaning & General Help	€ 8,400	€ 21.65	€ 1,689	€ 1,732	€ 2,035	
Garbage	€ 200	€ 0.52	€ 40	€ 41	€ 48	
Maintenance & Repair	€ 500	€ 1.29	€ 101	€ 103	€ 121	
Gas Furnace Inspection	€ 140	€ 0.36	€ 28	€ 29	€ 34	
Firewood	€ 420	€ 1.08	€ 84	€ 87	€ 102	
Transportation	€ 240	€ 0.62	€ 48	€ 49	€ 58	
ICI Tax	€ 400	€ 1.03	€ 80	€ 82	€ 97	
SUBTOTAL			€ 4,237	€ 4,345	€ 5,106	
ANNUALIZED SUBTOTAL	1.81		€ 7,687	€ 7,884	€ 9,264	€ 24,836

*2005 Costs = present use for Studio, Ruderino, Guest/Kitchen, Library, Ruderino, not New Acquisition)
 "Annualized Multiplier" is used to estimate full year use/expenses for all spaces.

ESTIMATED ADDITIONAL OPERATING COSTS

Concierge Civita	€ 5,000
Bookkeeper Civita	€ 4,800
Administration Seattle	€ 9,231
Insurance	€ 1,000
Additional Phone	€ 820
2 -Wireless Install	€ 380
Wireless Maintenance	€ 576
ESTIMATE SUBTOTAL	€ 21,807

ANNUAL TOTAL
MONTHLY TOTAL
ANNUAL TOTAL

€ 21,807

€ 3,887 \$5,053
 (Based on 1.3 \$ Multiplier)

€ 46,643
\$60,635.3

CIVITA INSTITUTE 2007 DRAFT BUDGET
June 2006
Day, Heywood, Josephson

SPECIAL CAPITAL PROJECTS

Special Repair Kitchen Roof*	€ 3,900
Special Repair Library Roof **	€ 15,600
Special Repair Kitchen Bath***	€ 7,000
Special Repair Studio Kitchen	€ 1,000
Special Project Ruderone Addition	€ 49,500
Library FF&E/ Interiors	€ 9,000

SPECIAL PROJ. SUBTOTAL

€ 77,000
\$100,100.0

*false roof; add insul; re-roof
** raise roof; add insul; re-roof
*** plumbing

INCOME

Assume: Rental income Per Unit/Week

Spaces (Studio, Ruderino, New Acq.)

Weekly income gross

Monthly income gross

Months to cover base annual expenses

€ 750.00
3
€ 2,250.00
€ 9,000.00
5.18250247

NIAUSI:

NORTHWEST INSTITUTE FOR ARCHITECTURE AND
URBAN STUDIES IN ITALY,
a Washington non-profit corporation

By: _____
Name: Iole Alessandrini, Director

By: _____
Name: James Corey, Director

By: _____
Name: Stephen Day, Director

By: _____
Name: Ron Gawith, Director

By: _____
Name: Nancy Josephson, Director

By:  _____
Name: Marilyn Kennelly, Director

By: _____
Name: Mark Klos, Director

By: _____
Name: Mark Millett, Director

By: _____
Name: Herschel Parnes, Director

By: _____
Name: Clark Pickett, Director

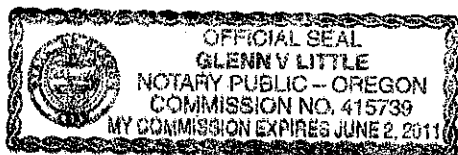
By: _____
Name: Ross Whitehead, Director

By:  _____
Name: John Ullman, Director

STATE OF Oregon)
) ss.
COUNTY OF Linn)

I certify that I know or have satisfactory evidence that John Ullman is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6-9-07



[Signature]
(Signature of Notary Public)

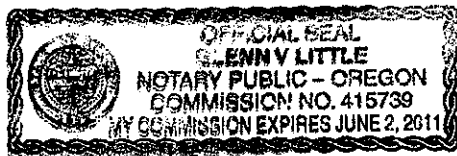
GLENN LITTLE
(Printed Name of Notary Public)

My Appointment expires 6-2-2011

STATE OF Oregon)
) ss.
COUNTY OF Linn)

I certify that I know or have satisfactory evidence that Marilyn Kennelly is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6-9-07



[Signature]
(Signature of Notary Public)

GLENN LITTLE
(Printed Name of Notary Public)

My Appointment expires 6-2-2011

**AMENDMENT NO. 1
TO LEASE AND DEVELOPMENT AGREEMENT**

This "Amendment No. 1 to Lease and Development Agreement (this "Amendment") is entered into this 6 day of MARCH, 2010 by and between Anthony Costa Heywood ("Tony") and the Northwest Institute for Architecture and Urban Studies in Italy, a Washington non-profit corporation ("NIAUSI"). NIAUSI, Tony and Astra Zarina entered into a "Lease and Development Agreement" dated June 19, 2007 concerning properties described at **Exhibit A** attached to this Amendment. Tony and NIAUSI wish to amend certain provisions of the Lease and Development Agreement. All capitalized terms used in this Amendment shall have the meanings established under the Lease and Development Agreement, unless otherwise defined in this Amendment.

1. BACKGROUND.

Tony is currently the sole owner of the Civita Properties. Astra Zarina – Tony's wife and NIAUSI friend, mentor, benefactor and one of NIAUSI's founders – passed away in 2008. Tony and NIAUSI have continued to operate the Civita Properties in accordance with the Lease and Development Agreement. Tony and NIAUSI wish to amend the Lease and Development Agreement to provide for the eventual transfer of ownership of all of the Civita Properties to NIAUSI, in accordance with the long-standing intentions of Astra and Tony that NIAUSI ultimately own and operate the Civita Properties in furtherance of its overall mission.

2. TRANSFER OPTION.

2.1. Transfer Properties Expanded. Under the Lease and Development Agreement as originally executed, NIAUSI was granted an option to receive ownership of the Leased Properties, but not specifically the Joint Use Properties or the Ruderone. Tony and NIAUSI hereby agree that NIAUSI is now granted the option to accept and receive ownership of all of the Civita Properties, including the Leased Properties, the Joint Use Properties and the Ruderone, as further described in this Amendment. All of the provisions in the Lease and Development Agreement pertaining to the transfer of the Leased Properties shall apply to the transfer of the Joint Use Properties and the Ruderone, and all other provisions pertaining to the maintenance, repair and operations of the Civita Properties shall continue to be effective, except as specifically provided below in this Amendment. However, as each of the Civita Properties is transferred to NIAUSI, NIAUSI shall then be solely responsible for the maintenance, programming and operations of each such property and shall pay all costs associated with such properties owned by NIAUSI.

2.2. Term; Timing of the Transfer. The term of the Lease and Development Agreement, and the time period within which NIAUSI may exercise its option to take ownership of any or all of the Civita Properties, is hereby extended until January 1, 2015, subject to the termination provisions set out in the Lease and Development Agreement. However, NIAUSI will endeavor to take ownership of the Studio, the New Acquisition (aka "Nuovo") and the Ruderino within one year after mutual execution of this Amendment. It is anticipated that the transfer of the Civita Properties may occur in more than one separate transfer, as determined by NIAUSI and as dictated by its operational capacity. Additionally, Tony has been advised by his tax consultant that the gift of the Civita Properties can provide U.S. federal income tax deductions and that as of the date of this Amendment, these deductions may be carried forward and claimed up to five years after the date of the transfer of a particular property. Tony and

NIAUSI will work together to balance NIAUSI's exercise of its transfer options with Tony's tax planning. Tony will also make certain that his estate planning documents are consistent with the provisions of the Lease and Development Agreement, as modified by this Amendment.

2.3. Transfer Prerequisites. Tony and NIAUSI agree that NIAUSI is deemed to have fulfilled all of the Transfer Prerequisites required under the Lease and Development Agreement for purposes of taking ownership of the Civita Properties. NIAUSI may now in its discretion, and at any time during the extended term established by this Amendment, exercise its option of proceeding with the conveyance(s) of ownership of all or part of the Civita Properties from Tony to NIAUSI, in one or more transfers, subject to the terms of the Lease and Development Agreement as modified by this Amendment.

2.4. Retained Life Estate. Tony and NIAUSI agree that in any Transfer of the ownership of the Ruderone to NIAUSI, Tony may retain a life estate in the Ruderone, allowing Tony to live in and use the Ruderone for the rest of his life. This retained life estate shall be personal to Tony, shall last as long as he resides predominately in Civita and shall be included as part of any recorded transfer document. Tony shall continue to be responsible for the maintenance and operation of the Ruderone, including payment of all associated expenses. A retained life estate may reduce the tax deduction allowable in connection with the gift of the Ruderone, and Tony will consult with his tax consultant on this and related tax issues.

2.5. Recordings. It may be necessary to record a copy of the Lease and Development Agreement, together with this Amendment, in the local property records. If so, the parties agree to do so and NIAUSI will pay for associated recording costs and any translation costs required.

2.6. Insurance. Tony and NIAUSI will work together to obtain and maintain comprehensive property damage and bodily injury insurance covering the Civita Properties. NIAUSI will pay its proportionate share for all insurance premiums, as determined under the Lease and Development Agreement, provided that NIAUSI will pay all insurance costs for any properties owned exclusively by NIAUSI. Tony will be shown as owner on all policies affecting property owned by Tony, NIAUSI will be shown as owner on all policies affecting property owned by NIAUSI and NIAUSI shall in any event be a named additional insured on all policies covering any of the Civita Properties. Property damage insurance proceeds will be used to repair any damage to the Civita Properties.

3. GIFT OF THE PROPERTY CONTENTS. The Civita Properties currently contain a wide variety of personal property items produced and accumulated by Astra and Tony, including but not limited to household furnishings, furniture, books, tools, equipment, file materials and correspondence, program materials from the various University of Washington Italian Studies programs, photographs in print and slide formats and various works of art collected and/or made by Astra and Tony and others (collectively, the "Property Contents"). Tony is currently the owner of the Property Contents. It is Tony's desire (which is also consistent with Astra's intentions) that effective as of the date of this Amendment, Tony hereby conveys the Property Contents to NIAUSI and NIAUSI shall become the owner and steward of all of the Property Contents. In cooperation with Tony, NIAUSI will manage the maintenance and use of the Property Contents in furtherance of its mission and in the operations of the Civita Properties. Tony will continue to have a personal right to use of any of the Property Contents, in cooperation with NIAUSI. NIAUSI and Tony have started the process of compiling an inventory of the Property Contents as a necessary step in the use and management of the Property Contents. However, it is the parties' mutual intent to transfer ownership of the Property Contents to

NIAUSI, notwithstanding the fact that a complete inventory has not been compiled as of the date of this Amendment. There may be income tax benefits available to Tony in connection with Tony's gift of the Property Contents to NIAUSI. Tony will investigate the tax implications of this gift with his tax consultant.

4. SUCCESSORS AND ASSIGNS. All of the terms contained in this Amendment shall inure to the benefit of and be binding upon Tony and NIAUSI and their respective successors and assigns.

5. CLARIFICATION. Notwithstanding the occasional reference to "Anthony Costa" in the Lease and Development Agreement, the parties acknowledge that such references are to Anthony Costa Heywood and shall have that meaning.

6. COUNTERPARTS. This Amendment may be executed in any number of counterparts and all counterparts shall be deemed to constitute a single agreement. The execution and delivery of one counterpart by any signatory shall have the same force and effect as if that signatory had signed all other counterparts. The signatures to this Amendment and notary blocks may be executed on separate pages and when attached to this Amendment shall constitute one complete document.

7. ADDITIONAL ACTIONS. Each party agrees to take such other actions, including but not limited to further amendments of the Lease and Development Agreement and/or to execute, acknowledge and deliver any documents and instruments, as may be desired by the other party or as may otherwise be required, to more effectively carry out the full purposes and intentions of this Amendment and the Lease and Development Agreement.

8. NO OTHER AMENDMENTS; AGREEMENT AFFIRMED. Except as modified by this Amendment, the Lease and Development Agreement remains in full force and effect and has not been modified or amended.

SIGNATURES APPEAR ON FOLLOWING PAGES

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

This Agreement is entered into as of the date first written above.

TONY:

Anthony Costa Heywood

ANTHONY COSTA HEYWOOD

[Executed notary form for Tony to be attached]

[NIAUSI signatures and notary blocks are on following pages]

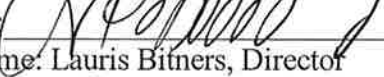
BAGNOREGIO®
COMUNE DI
Provincia di VITERBO
AUTENTICAZIONE DI SOTTOSCRIZIONE Art. 21 D.P.R. n. 445/28.12.2000
Attesto che la sottoscrizione che precede è stata apposta in mia
presenza del Sig. *COSTA HEYWOOD ANTHONY*
nato a *ATHENS (USA)* il *19-07-1936*
identificato mediante *CONOSCENZA PERSONALE*
conoscenza delle sanzioni penali, né esso di dichiarazioni non ve-
ritiere o falsità negli atti, richiamato dall'art. 76 D.P.R. n. 445/
28.12.2000.
BAGNOREGIO® 6 MAR 2010
Il Funzionario incaricato dal Sindaco
Pedroni Luigi




NIAUSI:

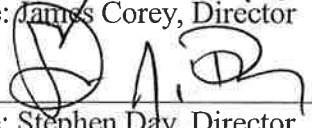
NORTHWEST INSTITUTE FOR ARCHITECTURE
AND URBAN STUDIES IN ITALY,
a Washington non-profit corporation

By: 
Name: Iole Alessandrini, Director

By: 
Name: Lauris Bitners, Director

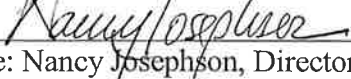
By: 
Name: Erin Griffin Christie, Director

By: 
Name: James Corey, Director

By: 
Name: Stephen Day, Director

By: _____
Name: Ron Gawith, Director


By: 
Name: Ann Hirschi, Director

By: 
Name: Nancy Josephson, Director

By: _____
Name: Thomas Miller, Director

By: _____
Name: Herschel Parnes, Director

By: _____
Name: Clark Pickett, Director

By: 
Name: Betty Torrell, Director

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Name: Ross Whitehead, Director

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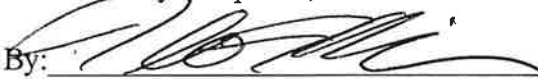
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5 FEB 10

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NIAUSI:

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By: _____
Name: Ross Whitehead, Director

By: _____
Name: John Ullman, Director

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California)SS
COUNTY OF San Francisco)

On 02.19.2010 before me, Pamela Kahn, Notary Public, personally appeared
Clark J. Pickett

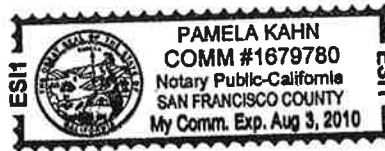
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Pamela Kahn



This area for official notarial seal.

OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Agreement Not To Lease And Development
NUMBER OF PAGES _____ DATE OF DOCUMENT agreement

SIGNER(S) OTHER THAN NAMED ABOVE _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Iole Alessandrini is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 19, 2010



B. J. Pritchett
(Signature of Notary Public)

B. J. Pritchett
(Printed Name of Notary Public)

My Appointment expires June 27, 2011

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Lauris Bitners is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 19, 2010



B. J. Pritchett
(Signature of Notary Public)

B. J. Pritchett
(Printed Name of Notary Public)

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Erin Griffin Christie is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 19, 2010.



B. J. Pritchett
(Signature of Notary Public)

B. J. Pritchett
(Printed Name of Notary Public)

My Appointment Expires June 27, 2011

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that James Corey is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 19, 2010.



B. J. Pritchett
(Signature of Notary Public)

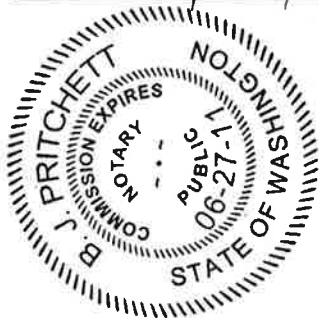
B. J. Pritchett
(Printed Name of Notary Public)

My Appointment Expires June 27, 2011

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Stephen Day is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 19, 2010.



B. J. Pritchett
(Signature of Notary Public)

B. J. Pritchett
(Printed Name of Notary Public)

My Appointment expires June 27, 2011

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ron Gawith is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 19, 2010.

B
(Signature of Notary Public)

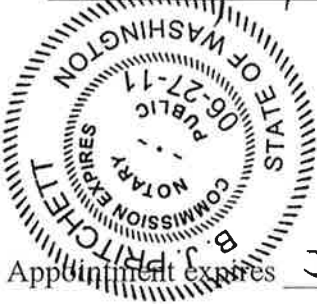
(Printed Name of Notary Public)

My Appointment expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ann Hirschi is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 19, 2010



B. J. Pritchett
(Signature of Notary Public)

B. J. Pritchett
(Printed Name of Notary Public)

My Appointment expires June 27, 2011

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Nancy Josephson is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 19, 2010

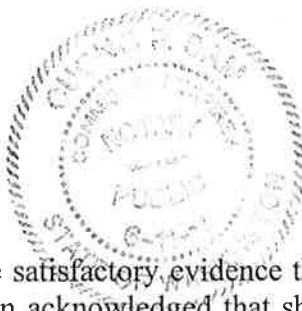


B. J. Pritchett
(Signature of Notary Public)

B. J. Pritchett
(Printed Name of Notary Public)

My Appointment expires June 27, 2011

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)



I certify that I know or have satisfactory evidence that Thomas Miller is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 02/05/2010


(Signature of Notary Public)

Cuong P. Sam
(Printed Name of Notary Public)

My Appointment expires 06/11/2011

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Herschel Parnes is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

(Signature of Notary Public)

(Printed Name of Notary Public)

My Appointment expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Thomas Miller is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____.

(Signature of Notary Public)

(Printed Name of Notary Public)

My Appointment expires _____.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Herschel Parnes is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____.

(Signature of Notary Public)

(Printed Name of Notary Public)

My Appointment expires _____.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Clark Pickett is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____.

(Signature of Notary Public)

(Printed Name of Notary Public)

My Appointment expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Betty Torrell is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 19, 2010.



B. J. Pritchett
(Signature of Notary Public)

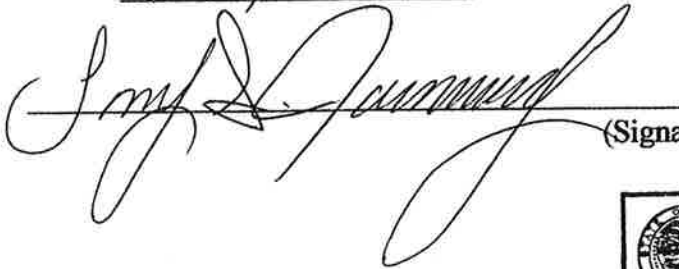
B. J. Pritchett
(Printed Name of Notary Public)

My Appointment expires June 27, 2011

STATE OF OREGON)
) ss.
COUNTY OF YAMHILL)

I certify that I know or have satisfactory evidence that John Ullman is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: FEB 1st, 2010.



(Signature of Notary Public)



TONY S. JOURNEY

(Printed Name of Notary Public)

My Appointment expires APRIL 1st, 2012

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ross Whitehead is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/12/2010




(Signature of Notary Public)

Sarah H Hanavi
(Printed Name of Notary Public)

My Appointment expires may 22 2010

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that John Ullman is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

(Signature of Notary Public)

(Printed Name of Notary Public)

My Appointment expires _____

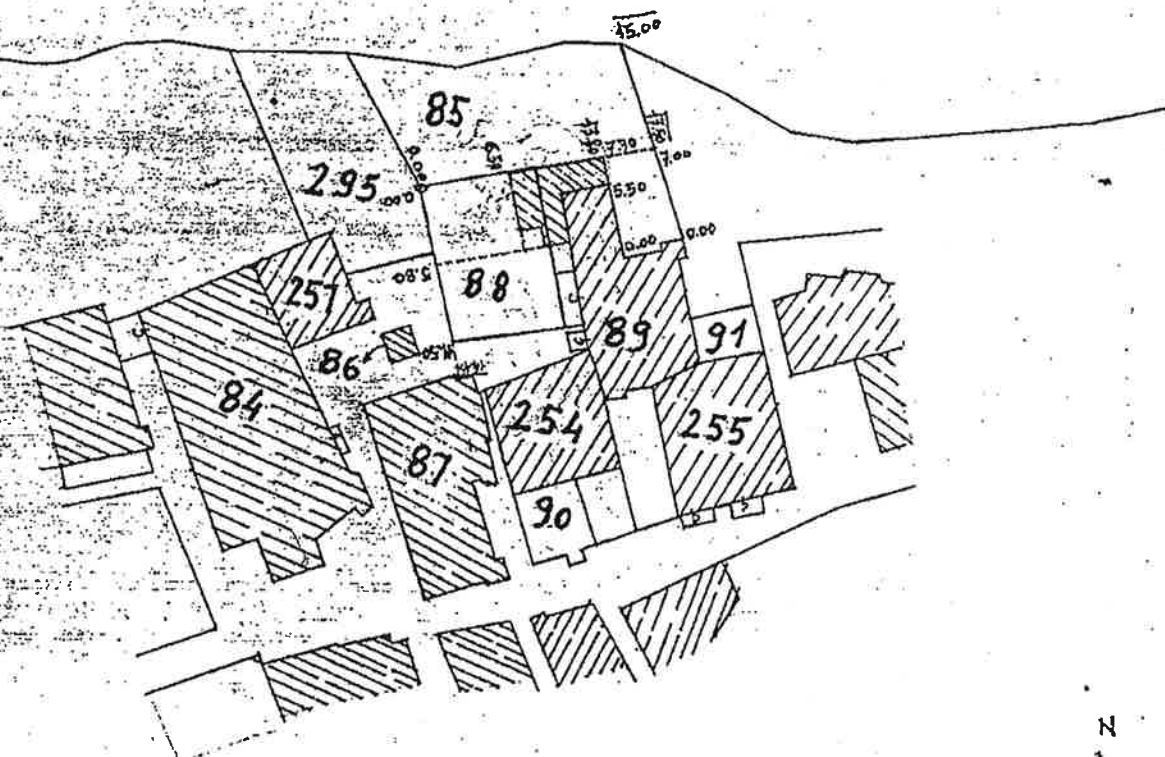
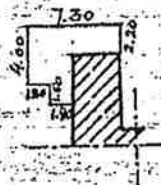
EXHIBIT A
TO AMENDMENT NO. 1 TO LEASE AND DEVELOPMENT AGREEMENT

Catasto Map and Property Documents Depicting the Civita Properties

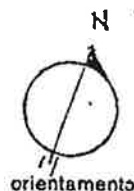
[See Attached]

Riservato agli Uffici

Allegato a:



FOGLIO N. 15 SCALA 1:500



Dichiaro di aver redatto il presente tipo in base ai rilievi sul luogo
Descrizione dei punti di appoggio e della nuova linea dividenti:

LE LINEE DIVIDENTI SONO MATERIALIZZATE SUL
TERRENO DA PICCHETTI IN LEGNO INFISSI AI VERTICI

(se necessario seguitare negli spazi liberi o in fogli allegati)

IL PERITO **TRUSOLINI FRANCO** iscritto al N. **844**
(cognome e nome in chiaro)

dell'Albo dei **GEOMETRI** della Provincia di **VITERBO**

Data

Firma

Firma delle parti o loro delegati

Aut. Farina



ACCERTAMENTO DELLA PROPRIETA' IMMOBILIARE URBANA

mod. D1

Quadro B Denuncia di Variazione							
Tipo Mappale n.	del	Unita'	a destinazione ordinaria	n.	1	Unita' in soppressione	n.
			speciale e particolare	n.		in variazione	n. 1
			beni comuni non censibili	n.		in costituzione	n.
Causali: per presentazione di planimetria mancante							
Documenti allegati:	Mod. 1N parte I	n.	Mod. 2N parte I	n.	planimetrie		n. 1
	Mod. 1N parte II	n.	Mod. 2N parte II	n.	pagine elaborato planimetrico		n.
Preallineamento	Volture	n.	Variazioni	n.	Accatastamenti		n.
	Unita' afferenti con intestati	n.	Unita' afferenti	n.			

Quadro U Unita' Immobiliari														
Riferimenti Catastali					Utilita' Comuni Censibili		Dati di Classamento Proposti							
N. Part. spec.	Oper.	Sez.	Foglio	Particella Sub.	Op.	Sez.	Foglio	Particella Sub.	Z.C.	Cat.	Cl. Cons.	Superf. cat.	Rendita € 1N/2N	Pian. Edificio
										Piano		Scala	Interno	Lotto
1	V	15	84	2										
via providenza 5										1-2			232,91	84

Quadro D Note Relative al Documento e Relazione Tecnica

Il Dichiarante:	HEYWOOD ANTHONY COSTA
Residente in:	BAGNOREGIO (VT) - VIA DELLA MAESTA' n. 8NC c.a.p. 01022
Il Tecnico:	Geom. TRISOLINI FRANCO
	ALBO DEI GEOMETRI DELLA PROVINCIA DI VITERBO n. 644
	Codice Fiscale: TRSFNC59E31M082A
	<i>Anthony Costa</i> (firma)
	(timbro e firma)

Riservato all'Ufficio	Data	Protocollo
Verifica eseguita in data	Eseguita la registrazione	Notifica eseguita in data
Fincaricato	Fincaricato	Fincaricato



REPERTORIO N. 9.007 Part. IVA: 06541840630 RACCOLTA N. 3.008

COMPRAVENDITA

REPUBBLICA ITALIANA

L'anno Duemilacinque, il giorno due del mese di febbraio, in Bagnoregio, Via Loreto n.1, innanzi a me Dott.ssa MARIA CERESI, Notaio in Orte, con studio ivi in Piazza XXIX Agosto 1943 snc, iscritto presso il Collegio Notarile dei Distretti Riuniti di Viterbo e Rieti, senza l'assistenza dei testimoni perché le parti, in possesso dei requisiti di legge, vi hanno espressamente rinunciato d'accordo tra loro e con il mio consenso,

SI COSTITUISCONO

- HEYWOOD (cognome) ANTHONY COSTA (nome), nato a Athens - Georgia (Stati Uniti d'America) il 19 luglio 1936 e residente a Bagnoregio (VT), Frazione Civita, Via della Maestà, architetto, codice fiscale CST NHN 36L19 Z404G, cittadino statunitense, che dichiara di conoscere la lingua italiana;
- "G. & G. S.R.L." con sede in Cesano Maderno (MI), Via Solferino n.8, capitale sociale euro 10.200,00, codice fiscale, partita iva e numero di iscrizione presso il Registro delle Imprese di Milano 02640340960, in persona dell'amministratore unico e legale rappresentante ANGELINA GARCEA, nata a Sellia Marina (CZ) il 18 aprile 1950, imprenditrice, domiciliata per la carica presso la sede della predetta società, codice fiscale GRC NLN 50D58 I590M, che interviene a questo atto in virtù dei poteri a lei conferiti dallo statuto sociale.

Io Notaio sono certo dell'identità personale dei costituiti i quali mi richiedono di ricevere il presente atto con il quale

STIPULANO E CONVENGONO

quanto segue:

ARTICOLO 1

La società "G. & G. S.R.L.", a mezzo della costituita rappresentante - vende e trasferisce al signor Anthony Costa Heywood, che accetta ed acquista, la piena ed esclusiva proprietà della seguente porzione di fabbricato in Comune di Bagnoregio (VT), Frazione Civita, e precisamente:

- piccola abitazione avente accesso sia da Via della Provvidenza che da Via della Maestà, composta da un vano al piano terra, due vani al piano primo e uno al sottotetto per complessivi vani catastali due e mezzo (2,5), confinante con proprietà Di Paola Nilda, proprietà dell'acquirente, Via della Provvidenza e Via della Maestà, salvo altri, riportata al Catasto dei Fabbricati di detto Comune al Foglio 15 particella 84 sub.2, Categoria A/6 Classe 2 Consistenza vani 2,5 Rendita Catastale Euro

Reg. To 2 V
Il 2.3.2005
el n. 1541
Serie 17

69,72, Indirizzo: Via Provvidenza n.5 piano T-1-2, in ditta della società venditrice.

ARTICOLO 2

Il prezzo della presente compravendita è stato dalle parti convenuto di comune accordo, ed a me Notaio dichiarato, in complessivi euro 9.000,00 (novemila virgola zero zero).

Detto prezzo è stato già pagato, prima e fuori di questo atto, dall'acquirente alla parte venditrice, come da dichiarazione della costituita rappresentante che ne rilascia ampia e finale quietanza a saldo, rinunciando espressamente ad ogni eventuale ipoteca legale.

ARTICOLO 3

L'acquirente viene immesso fin da oggi nel possesso di fatto e di diritto dell'immobile con il presente atto acquistato e pertanto dalla data odierna ne farà propri i frutti e ne sopporterà gli oneri.

Pertanto qualunque spesa, tassa, onere o imposta, sino ad oggi afferente l'immobile venduto, anche se in futuro accertata, sarà - per patto espresso - a totale carico della parte venditrice con esonero dell'acquirente da ogni responsabilità a riguardo.

ARTICOLO 4

Il suddescritto immobile viene venduto ed acquistato - a corpo e non a misura - nello stato di fatto e di diritto attuale ben noto all'acquirente, così come pervenuto alla parte venditrice e dalla medesima posseduto, in uno ad ogni diritto, azione, ragione, accessione, accessorio, dipendenza, pertinenza, servitù attiva e passiva legalmente esistente, nulla escluso od eccettuato, e con tutti i proporzionali diritti sulle parti comuni e di uso comune del fabbricato, come per legge.

ARTICOLO 5

La parte venditrice assume nei confronti della parte acquirente le garanzie di legge, specie per i possibili casi di evizione o molestia, e all'uopo, a mezzo della costituita rappresentante, dichiara:

- di essere piena ed esclusiva proprietaria dell'immobile con il presente atto alienato che le è pervenuto per atto di compravendita a mio rogito del 12 luglio 2001 Rep. n. 5.665 Racc. n. 2.047, registrato a Viterbo il 25 luglio 2001 al n. 4529 Mod. 1V e trascritto presso l'Ufficio Provinciale di Viterbo dell'Agenzia del Territorio il 25 luglio 2001 al n. 7583 di formalità;
- che su quanto venduto non gravano iscrizioni ipotecarie, trascrizioni pregiudizievoli, vincoli derivanti da pignoramento o sequestro, oneri od altri diritti reali che ne diminuiscano comunque il libero godimento;
- che l'appartamento venduto con il presente atto non è locato e che quindi non esistono soggetti aventi diritto

a prelazione, ai sensi dell'art.3, comma 1, lettera g) della legge 9 dicembre 1998 n. 431.

ARTICOLO 6

Ai sensi della Legge 28 febbraio 1985 n.47 e del D.P.R. 6 giugno 2001 n. 380, la signora Angelina Garcea, da me Notaio richiamata sulle sanzioni penali previste per l'ipotesi di falsità in atti e dichiarazioni mendaci, dichiara che l'unità immobiliare con il presente atto venduta costituisce porzione di fabbricato la cui costruzione è iniziata in data anteriore al 1° settembre 1967, e che la medesima non è mai stata oggetto di abusivi interventi edilizi rientranti nella previsione sanzionatoria della predetta legge n. 47/85.

ARTICOLO 7

Ai sensi dell'art.2659 C.C. l'acquirente Anthony Costa Heywood dichiara di essere coniugato in regime di comunione dei beni.

ARTICOLO 8

Le spese del presente atto e consequenziali sono a carico dell'acquirente.

Richiesto io Notaio ho ricevuto il presente atto che ho letto ai costituiti che lo approvano dichiarandolo pienamente conforme alla loro volontà.

Scritto parte a mano da me Notaio e parte con mezzo elettronico da persona di mia fiducia, occupa di due fogli intere pagine scritte sei e parte della settima fin qui.

F.TI:GARCEA ANGELINA;

ANTHONY COSTA HEYWOOD;

MARIA CERESI.

COPIA AUTENTICA IN CONFORMITA' DELL'ORIGINALE

PER USO

ORTE,

fiscale
15 giugno 2005

Luigi Ceresi



SERVIZIO NOTIFICAZIONE ATTI CATASTALI
N. del Cronologico
Sez. Anno

TASSE DI SPEDIZIONE A CARICO DEL DESTINATARIO
(D.L. 14-3-1988, n.70 convertito nella Legge 13-5-1988, n.154)

UFFICIO TECNICO ERARIALE
DI : VITERBO

FIRMA.....
RACCOMANDATA.....

TIMBRO

COSTA HEYWOOD ANTHONY
PIAZZA DEL BISCIONE, 95
00186 ROMA (RM)

27.61,74
22.71,74

COMUNE CENSUARIO DI : BAGNOREGIO
DATA : 29/12/98 ORA : 16:35:17

- CATASTO URBANO -

NOTIFICA N. 7063

Con la presente si notifica al sig. COSTA HEYWOOD ANTHONY

nella qualita' di 'avente causa'

che sono state accertate le unita' immobiliari di cui al frontespizio e relative all'istanza
n. 11115/91 atto repertorio n.

Si rende noto che contro i dati di accertamento e' ammesso ricorso alla Commissione tributaria
provinciale competente per territorio entro 60 giorni dalla notificazione del presente atto.

Il ricorso, in bollo, e' proposto mediante notifica a questo ufficio secondo le norme degli
articoli 137 e seguenti del Codice di procedura civile. La notifica puo' essere effettuata anche
direttamente a mezzo del servizio postale, mediante spedizione dell'atto in plico raccomandato
senza busta con avviso di ricevimento ed in tal caso il ricorso si intende proposto al momento
della spedizione, ovvero direttamente a questo Ufficio, mediante consegna dell'atto all'impiegato
addetto che ne rilascia ricevuta sulla copia. Successivamente, il ricorrente entro 30 giorni
dalla proposizione del ricorso deve costituirsi in giudizio mediante deposito dello stesso
presso la segreteria della Commissione tributaria adita. (artt. da 16 a 22 del D.L.vo 546/1992)
La rendita indicata e' riferita alle tariffe in vigore all'epoca dell'atto o dell'apertura
della successione pubblicate, ai sensi del Decreto Ministeriale del 27.09.91, nel supplemento
straordinario alla Gazzetta Ufficiale n. 229 del 30.09.1991, ovvero nel Decreto Legislativo di
cui all'art. 2 della legge 24 marzo 1993 n. 75 o nelle successive modificazioni.

Si attesta che sono oggetto di registrazione meccanografica i sottoindicati beni, e che gli
stessi risulteranno trascritti come dal prospetto seguente.

Partita n. : 1581

INTESTAZIONE - TITOLO

C. F.

COSTA HEYWOOD ANTHONY nato a STATI UNITI D'AMERICA il 19/07/36
PROPRIETARIO

CSTNNH36L19Z4046

UNITA' IMMOBILIARI

IDENTIFICATIVO	P.TA									
SEZ FGL NUM	SUB VAR MUT	PROV	U B I C A Z I O N E	ZC CAT CL	CONS	RENDITA				

UFFICIO TECNICO ERARIALE DI : VITERBO
COMUNE CENSUARIO DI : BAGNOREGIO
DATA : 29/12/98 ORA : 16:35:17

- CATASTO URBANO -

NOTIFICA N. 7063

MUTAZIONI

A Dati della nota : Variazione n. 11115.001.91 del 24/10/91 in atti dal 15/12/98
PRESENTAZIONE PLANIMETRIE

VITERBO
.....11.3.1.DIC. 1998



DIRIGENTE DELL' UFFICIO

Per IL DIRIGENTE REGG.
(Dott. Ing. Carlo ABBIOTTI)
IL CAPO DELLA IV SEZIONE FF.
(Dott. Ing. Carlo ABBIOTTI)

SERVIZIO NOTIFICAZIONE ATTI CATASTALI
N. del Cronologico
Sez. Anno

TASSE DI SPEDIZIONE A CARICO DEL DESTINATARIO
(D.L. 14-3-1988, n.70 convertito nella Legge 13-5-1988, n.154)

UFFICIO TECNICO ERARIALE
DI : VITERBO

FIRMA.....

TIMBRO

RACCOMANDATA.....

ZARINA ASTRA
PIAZZA DEL BISCIONE, 95
00186 ROMA (RM)

COMUNE CENSUARIO DI : BAGNOREGIO
DATA : 29/12/98 ORA : 13:25:31

- CATASTO URBANO -

NOTIFICA N. 6979

Con la presente si notifica al sig. ZARINA ASTRA

nella qualita' di 'avente causa'

che sono state accertate le unita' immobiliari di cui al frontespizio e relative all'istanza
n. 9277/92 atto repertorio n.

Si rende noto che contro i dati di accertamento e' ammesso ricorso alla Commissione tributaria
provinciale competente per territorio entro 60 giorni dalla notificazione del presente atto.
Il ricorso, in bollo, e' proposto mediante notifica a questo ufficio secondo le norme degli
articoli 137 e seguenti del Codice di procedura civile. La notifica puo' essere effettuata anche
direttamente a mezzo del servizio postale, mediante spedizione dell'atto in plico raccomandato
senza busta con avviso di ricevimento ed in tal caso il ricorso si intende proposto al momento
della spedizione, ovvero direttamente a questo Ufficio, mediante consegna dell'atto all'impiega-
to addetto che ne rilascia ricevuta sulla copia. Successivamente, il ricorrente entro 30 giorni
dalla proposizione del ricorso deve costituirsi in giudizio mediante deposito dello stesso
presso la segreteria della Commissione tributaria adita. (artt. da 16 a 22 del D.L.vo 546/1992).
La rendita indicata e' riferita alle tariffe in vigore all'epoca dell'atto o dell'apertura
della successione pubblicate, ai sensi del Decreto Ministeriale del 27.09.91, nel supplemento
straordinario alla Gazzetta Ufficiale n. 229 del 30.09.1991, ovvero nel Decreto Legislativo di
cui all'art. 2 della legge 24 marzo 1993 n. 75 o nelle successive modificazioni.

Si attesta che sono oggetto di registrazione meccanografica i sottoindicati beni, e che gli
stessi risulteranno trascritti come dal prospetto seguente.

Partita n. : 128

INTESTAZIONE - TITOLO

C. F.

. ZARINA ASTRA nata a ^{RIGA} ~~URSS~~ il 25/08/29 ; PROPRIETARIA

ZRNSTR29M65Z135T

UNITA' IMMOBILIARI

IDENTIFICATIVO					P.TA							
SEZ	FGL	NUM	SUB	VAR	MUT	PROV	U B I C A Z I O N E	ZC	CAT	CL	CONS	RENDITA
15		84	6	2	A	128	VIA DELLA PROVVIDENZA n. 11,		A/4	1	3,0	201.000

p. 1-2

UFFICIO TECNICO ERARIALE DI : VITERBO
COMUNE CENSUARIO DI : BAGNOREGIO
DATA : 29/12/98 ORA : 13:25:31

- CATASTO URBANO -

NOTIFICA N. 6979

UNITA' IMMOBILIARI

IDENTIFICATIVO			P.TA			U B I C A Z I O N E	ZC CAT CL	CONS	RENDITA	
SEZ	FGL	NUM	SUB	VAR	MUT					PROV
	15	89	1	2	A	128	VIA DELLA PROVVIDENZA p. I	A/ 4 1	4,0	268.000
	15	254	2	2	A	128	VIA DELLA PROVVIDENZA p. I-1	A/ 4 1	1,5	100.500

MUTAZIONI

A Dati della nota : Variazione n. 9277.001.92 del 01/09/92 in atti dal 14/12/98
AMPLIAMENTO E DIVERSA DISTRIBUZIONE

VITERBO 31 DIC. 1998



IL DIRIGENTE DELL' UFFICIO
Per IL DIRIGENTE REGG.
(Dott. Ing. Carlo CUBBIOTTI)
IL CAPO DELLA IV SEZIONE F.F.
(Dir. F.F. Sergio PANTELLA)
[Signature]

EXHIBIT B
TO AMENDMENT NO. 1 TO LEASE AND DEVELOPMENT AGREEMENT

Site Plan of the Civita Properties

(Attached)

CIVITA PROPERTIES USE AGREEMENT

This Civita Properties Use Agreement (this "Agreement") is entered into this 7th day of February, 2013 by and between Anthony Costa Heywood ("Tony") and the Northwest Institute for Architecture and Urban Studies in Italy, a Washington non-profit corporation ("NIAUSI").

1. BACKGROUND; DONATION AND LIFE ESTATE.

Tony has donated to NIAUSI the real property described at Exhibit A as "Parcel A", "Parcel B" and "Parcel C", together with the buildings and all other improvements located on Parcel A, B and C (collectively referred to in this Agreement as the "Civita Properties"), through a deed (the "Donazione") executed on February 7, 2013, 2013.

As described in the Donazione, NIAUSI is now the sole owner of all of the Civita Properties. However, Tony retained a personal life estate in Parcel A for the remainder of his life. Tony is obligated under the Donazione to reimburse NIAUSI for all costs involved with maintaining, repairing and operating all of the Parcel A property.

Tony's personal residence is the "Ruderone", which consists of the building areas marked with an "R" as shown on the Parcel A plans at Exhibit A. Tony and NIAUSI had agreed in an earlier agreement (the "Lease and Development Agreement" dated June 19, 2007, amended March 6 2010) that after the transfer of the Civita Properties to NIAUSI (i) Tony would reserve a life estate in the Ruderone spaces only; (ii) Tony would be responsible only for the maintenance, repair and operation of the Ruderone residence (but not the building); (iii) NIAUSI would have exclusive ownership and use of the remainder of the Parcel A property outside of the Ruderone, with some shared use with Tony; and (iv) NIAUSI would be responsible for the maintenance, repair and operation of the remainder of the Parcel A property outside the Ruderone interior space. Tony donated all of the "Property Contents" located in the Civita Properties to NIAUSI, including all furnishings, art, furniture, documents, books and other items as described and defined under the Amendment No. 1 to Lease and Development Agreement, effective on March 6, 2010.

Tony and NIAUSI are entering into this Agreement to further describe their intended use and maintenance of the Parcel A property, which in some ways are revised here in comparison to the use and maintenance provisions described in the Donazione, as further described below.

NIAUSI is extremely grateful to Tony and to Astra Zarina for their generous donation and for their vision for the use of the Civita Properties. Both Tony and NIAUSI look forward to continuing their productive working relationship in the use of the Civita Properties in furthering the mission of NIAUSI and in realizing the goals of Astra and Tony.

2. PARCEL A USE, REPAIRS AND EXPENSES.

2.1. Ruderone Use and Expenses. Tony shall have exclusive use of the Ruderone as his personal residence for the remainder of his life. This retained life estate shall be personal to Tony and not to others and shall last as long as Tony resides predominately in Civita. Tony does not have the right to rent all or any part of the Ruderone or any other part of Parcel A to any other party without the written agreement of NIAUSI. Tony shall be responsible for the maintenance, cleaning, basic repairs and operation of the Ruderone, except for exterior building

components such as walls and roof, which shall be maintained, repaired and replaced exclusively by NIAUSI at NIAUSI's expense. Tony's payment obligations shall include, among other expenses, a prorated portion of the property taxes, property insurance and utility costs attributed to Parcel A. "Tony's Share" of the Parcel A taxes, insurance and utilities are calculated by multiplying the total property taxes and utility expenses attributed to Parcel A times a percentage based on the approximate floor area of the Ruderone compared to the approximate floor area of all the buildings in Parcel A. Tony's Share of the Parcel A costs is agreed to be 40% . Tony shall not make changes to the interior walls, fixtures, or other significant components of the Ruderone, or to the exterior components of the Ruderone, without the prior written agreement of NIAUSI.

2.2. Use of the "Shared Areas" of Parcel A. Those areas in Parcel A that are outside of the Ruderone are marked with an "S" on the Parcel A plans attached at Exhibit A and are referred to as the "Shared Spaces". Notwithstanding the provisions under the Donazione that give Tony a life estate over all of Parcel A, given NIAUSI's nonprofit mission and use of the Civita Properties, NIAUSI will have primary use rights for the Shared Spaces, subject to Tony's occasional use, as mutually agreed upon by NIAUSI and Tony in advance in accordance with a scheduling calendar that is updated by NIAUSI on a regular basis. For example, Tony may occasionally have guests stay in the "Garden Suite" (those spaces labeled "GS" on the Parcel A plans attached at Exhibit A) for short stays where that guest is not a NIAUSI member, subject to NIAUSI's scheduling calendar and needs for use of the Garden Suite. Also, given NIAUSI's maintenance obligations, Tony and NIAUSI agree that it is preferable that visitors staying in the Garden Suite support NIAUSI's mission and its maintenance of the Civita Properties by contributing to NIAUSI as a member or otherwise in exchange for member stays. NIAUSI and Tony agree to use the Shared Spaces in a cooperative spirit, recognizing that NIAUSI's programmatic, financial and organizational needs require pre-planned and active use of the Shared Spaces for its educational programs, artist residencies, fellowships and member stays. Accordingly, NIAUSI shall have priority in scheduling and use of the Shared Spaces in order to develop and fulfill its mission of operating the Civita Properties as a nonprofit arts and education-focused residency facility.

2.3. Maintenance of the Shared Spaces and Parcel A Buildings and Spaces. NIAUSI shall have the exclusive obligation and right, at its sole cost, to maintain, install, repair and replace all of the Parcel A building interior and exterior systems, fixtures and components and to pay all other costs associated with the Parcel A property, except for Tony's Share of the Parcel A taxes, insurance and utilities described above.

2.4. Possible Relocation of Tony's Residency to Garden Suite. It is possible that at some point Tony may decide that living in the Ruderone, with its rooms located on different levels connected by stairs, is no longer desirable. Tony shall have the right at any time, with prior notice to NIAUSI, to relocate his personal residence to the kitchen, bedroom and bathroom of the Garden Suite. If Tony chooses to relocate his residence to the Garden Suite, the Garden Suite will be for Tony's exclusive use and the Ruderone will then be deemed part of the Shared Spaces and shall be used predominately by NIAUSI and maintained as described in this Agreement with regards to other Shared Spaces.

3. SUCCESSORS AND ASSIGNS. All of the rights and obligations contained in this Agreement pertaining to NIAUSI shall inure to the benefit of and be binding upon NIAUSI's successors and assigns. For example, it is possible that NIAUSI may at some point lease the

Civita Properties to The Civita Institute, a Washington nonprofit corporation, in which case all references in this Agreement to NIAUSI could be deemed to mean The Civita Institute, in accordance with an agreement between NIAUSI and The Civita Institute. The terms contained in this Agreement pertaining to Tony are personal and specific to Tony and are not assignable to any of Tony's successors, heirs or assigns.

4. FURTHER ACTIONS. Tony and NIAUSI agree to take any reasonable further actions, record any documents in the public records or make any amendments to this Agreement as necessary in order to best effect the goals and provisions stated in this Agreement. If any term or other provision of this Agreement is determined to be invalid, illegal or incapable of being enforced by any rule or law, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect, and NIAUSI and Tony shall work together in good faith to modify this Agreement as necessary to effect the original intent of the parties.

5. COUNTERPARTS. This Agreement may be executed in any number of counterparts and all counterparts taken together shall be deemed to constitute a single agreement.

SIGNATURES APPEAR ON FOLLOWING PAGES

This Agreement is entered into and effective as of the date first written above.

TONY:



ANTHONY COSTA HEYWOOD

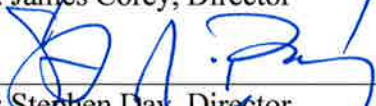
[NIAUSI signatures are on following pages]

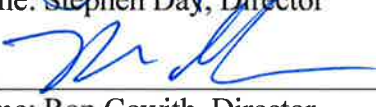
NIAUSI:

NORTHWEST INSTITUTE FOR ARCHITECTURE
AND URBAN STUDIES IN ITALY,
a Washington non-profit corporation

By: 
Name: Iole Alessandrini, Director

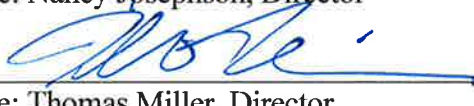
By: 
Name: James Corey, Director

By: 
Name: Stephen Day, Director

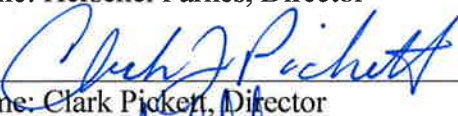
By: 
Name: Ron Gawith, Director

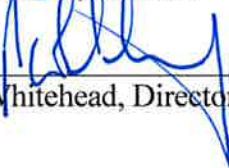
By: 
Name: Ann Hirschi, Director

By: 
Name: Nancy Josephson, Director

By: 
Name: Thomas Miller, Director

By: 
Name: Herschel Parnes, Director

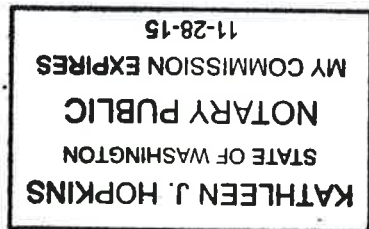
By: 
Name: Clark Pickett, Director

By: 
Name: Ross Whitehead, Director

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Iole Alessandrini is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

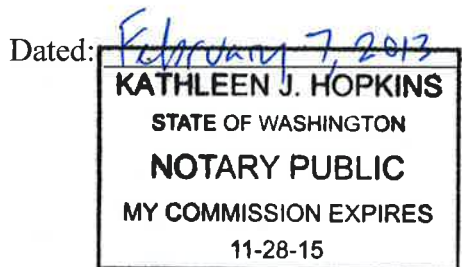
Dated: February 7, 2013



[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)
My Appointment expires 11-28-15

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that James Corey is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.



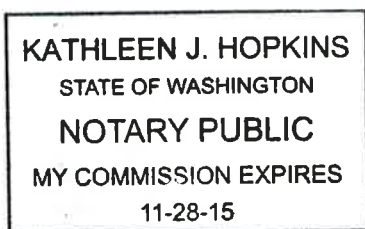
[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Stephen Day is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 7, 2013



[Signature]
(Signature of Notary Public)

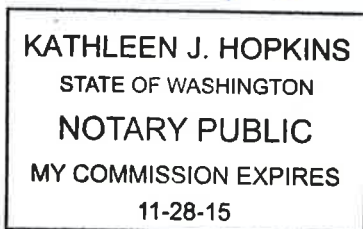
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ron Gawith is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 7, 2013



[Signature]
(Signature of Notary Public)

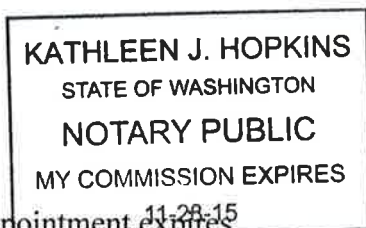
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ann Hirschi is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 7, 2013.



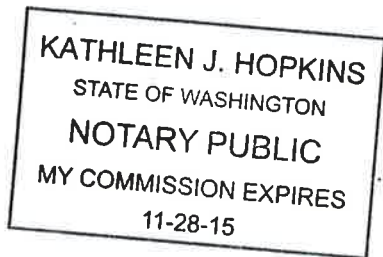
[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Nancy Josephson is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 7, 2013



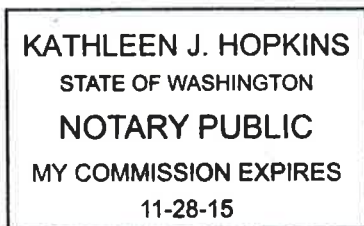
[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Thomas Miller is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 7, 2013.



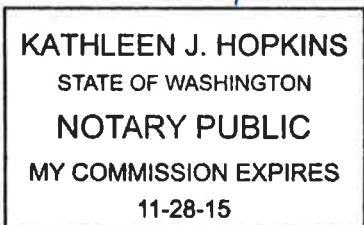
[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Herschel Parnes is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 7, 2013.



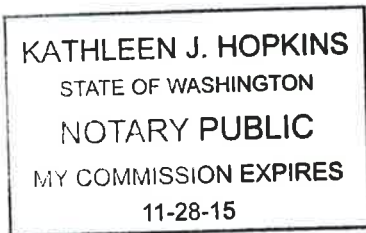
[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Clark Pickett is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 7, 2013.



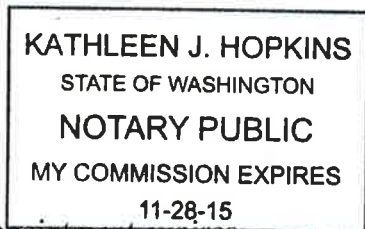
[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ross Whitehead is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 7, 2013.



[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

EXHIBIT A
TO CIVITA PROPERTIES USE AGREEMENT

Maps and Documents Depicting the Civita Properties
[See Attached]

[Notary block for Anthony Costa Heywood attached]

Agenzia del Territorio

CATASTO FABBRICATI

Ufficio provinciale di

Viterbo

Dichiarazione protocollo n. VT012530 del 24/07/2012

foglio 15 Particella 89 - Subalterno 7 >

Planimetria di o.i.d. in Comune di Bagnoregio

Via Della Provvidenza

civ. SMC

Identificativi Catastrali:

Sezione: 15

Particella: 254

Subalterno: 7

Compilata da:

Trisolini Franco

Inscritto all'albo:

Geometri

N. 844

Scala 1: 200

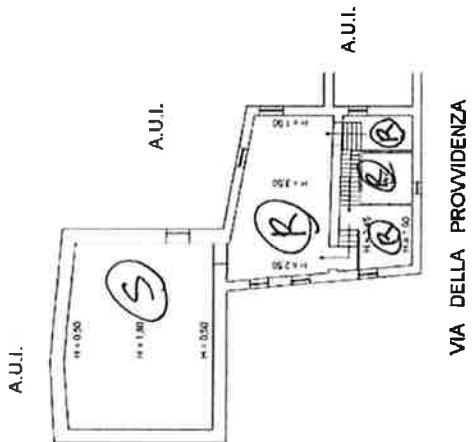
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Exhibit A To Civita Properties Use Agreement

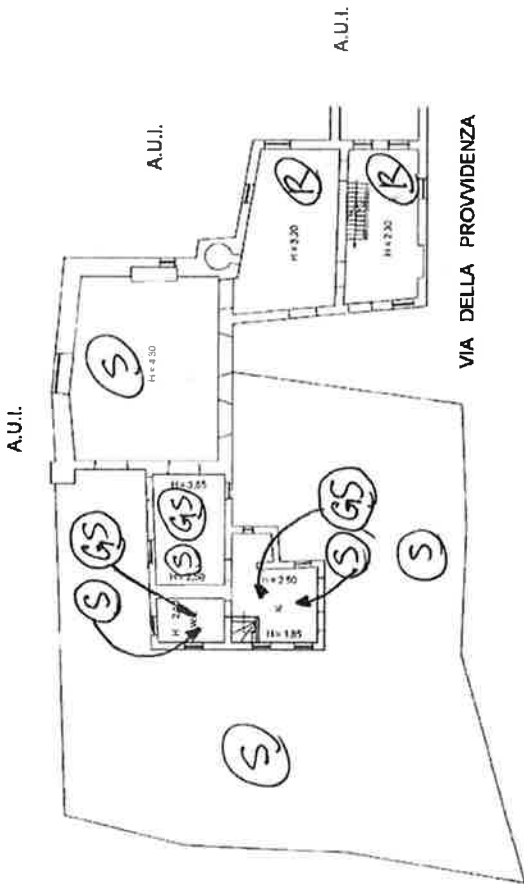


"PARCEL A"

PIANO SECONDO



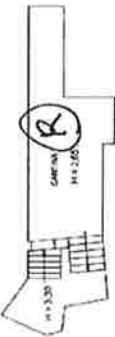
PIANO PRIMO



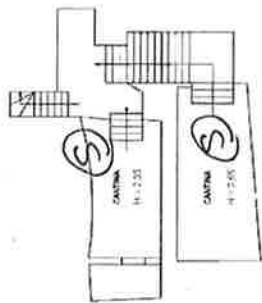
PIANO TERRA



PIANO S1



PIANO S1



Agenzia del Territorio

CATASTO PABBRICATI
Ufficio provinciale di
Viterbo

Dichiarazione protocollo n. VT0127961 del 07/09/2012
Foglio 15 Particella 34 - Subalterno 11 >
Pianimetria di u.i.v. in Comune di Baginoregio
Via Della Provvidenza
civ. 88C

Identificativi Catastali:
Sezione: 15
Particella: 257
Subalterno:
Completata da:
Trisolini Franco
Iscritto all'albo:
Geometri
Prov. Viterbo
N. 844

Scala 1: 200

Fig. n. 1

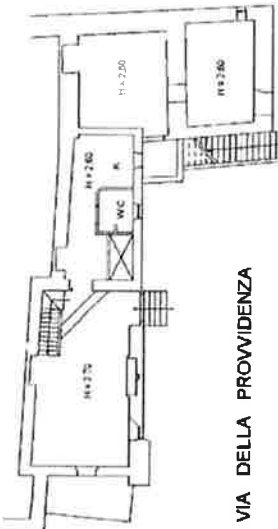
"PARCEL B"

PIANO SECONDO



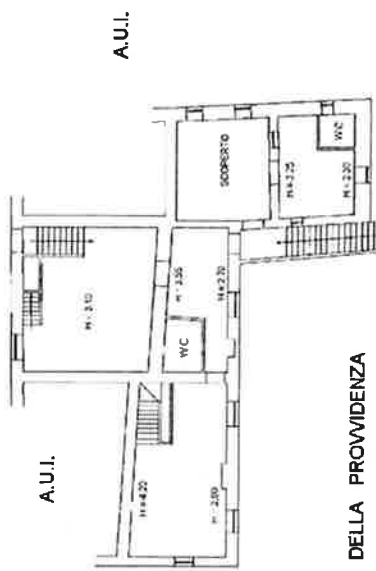
VIA DELLA PROVVIDENZA

PIANO TERRA



VIA DELLA PROVVIDENZA

PIANO PRIMO



VIA DELLA PROVVIDENZA

PIANO S1



**Agenzia del Territorio
CATASTO FABBRICATI
Ufficio Provinciale di
Viterbo**

Dichiarazione protocollo n. VT0127949 del 07/09/2012

Planimetria di u.i.u. in Comune di Bagnoregio

Via Porta Della Maesta'

civ. SNC

Identificativi Catastali:

Sezione:

Foglio: 15

Particella: 410

Subalterno:

Compilata da:

Trisolini Franco

Iscritto all'albo:
Geometri

Prov. Viterbo

N. 844

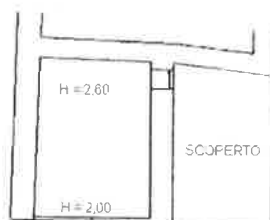
Scheda n. 1

Scala 1:200

"PARCEL C"

PIANO TERRA

A.U.I.



A.U.I.

VIA PORTA DELLA MAESTA'



Catasto dei Fabbricati - Situazione al 07/09/2012 - Comune di BAGNOREGIO (AS) - Foglio 15 Particella 410 - Sub:
VIA PORTA DELLA MAESTA' SNC piano: T;

Ultima Planimetria in atti

DONAZIONE

REPUBBLICA ITALIANA

L'anno Duemilatredici, il giorno sette del mese di febbraio, in Bagnoregio, Vicolo del Giglio n.11, innanzi a me Dott.ssa MARIA CERESI, Notaio in Orte, con studio ivi in Piazza XXIX Agosto 1943 snc, iscritto presso il Collegio Notarile dei Distretti Riuniti di Viterbo e Rieti, alla presenza di testimoni aventi i requisiti di legge, come mi confermano, signore:

- MODANESI ANNAMARIA, nata a Viterbo il giorno 1 luglio 1963 e residente a Bagnoregio (VT), Via Pulicari n. 10;
- VIAL HEATHER MICHELLE, nata a Seattle (USA) il 12 marzo 1977 e residente a Bagnoregio (VT), Via Terenzio Bigiotti n.39;

SI COSTITUISCONO

- HEYWOOD Anthony Costa, nato a Athens - Georgia (Stati Uniti d'America) il 19 luglio 1936 e residente a Bagnoregio (VT), Località Civita, Via della Maestà, codice fiscale HYW NHN 36L19 Z404G, cittadino statunitense, che dichiara di essere vedovo e di conoscere la lingua italiana e la lingua inglese;
- NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN STUDIES IN ITALY (in forma abbreviata NIAUSI), con sede in Washington negli Stati Uniti d'America (EE), codice fiscale 90102070563, associazione senza fini di lucro, costituita in conformità alle leggi dello Stato di Washington (Stati Uniti d'America), come si evince da certificato di esistenza rilasciato dal Segretario di Stato dello Stato di Washington in data 29 gennaio 2013 munito di debita Apostille che si allega al presente atto sotto la lettera "A", in unico inserto con la relativa traduzione effettuata dal traduttore Magda Codognotto asseverata innanzi al Public Notary dello dello Stato di Washington David N. Berger in data 1 febbraio 2013 e con la traduzione dell'asseverazione effettuata dall'interprete, in persona del Presidente del Consiglio di Amministrazione Stephen John DAY JR, nato a Washington negli Stati Uniti d'America (EE) il 20 agosto 1956, domiciliato per la carica ove sopra, codice fiscale DYJ SPH 56M20 Z404H, che interviene al presente atto in esecuzione di decisione del Consiglio di Amministrazione in data 31 gennaio 2013 che si allega al presente atto sotto la lettera "B", in unico inserto con la relativa traduzione in italiano effettuata dal traduttore Magda Codognotto asseverata innanzi al Public Notary dello dello Stato di Washington David N. Berger in data 1 febbraio 2013 e con la traduzione dell'asseverazione effettuata dall'interprete.

E' pure presente la signora ROCCHI CINZIA, nata a Bagnoregio (VT) il 23 ottobre 1976 e residente a Lubriano (VT), Località Pietrare n. 25, scelta come interprete dalle parti.

L'interprete, da me ammonita ai sensi di legge, presta davanti a me Notaio giuramento di adempiere fedelmente al suo ufficio.

Il signor Stephen John Day Jr, a mezzo del nominato interprete, ha dichiarato di non conoscere la lingua italiana e di usare la lingua inglese, lingua non conosciuta da me Notaio e conosciuta dal testimone Heather Michelle Viall.

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I costituiti, della cui identità personale io Notaio sono certo mi richiedono - e il signor Stephen John Day Jr, a mezzo del nominato interprete - di ricevere il presente atto con il quale

'STIPULANO E CONVENGONO

quanto segue:

ARTICOLO 1

Il signor Anthony Costa Heywood dichiara, in presenza dei testimoni, di donare, come effettivamente dona, spontaneamente ed irrevocabilmente, all'associazione senza fini di lucro NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN STUDIES IN ITALY (in forma abbreviata NIAUSI), che a mezzo del costituito rappresentante legale accetta e ringrazia, i seguenti immobili in Comune di Bagnoregio (VT), Località Civita, e precisamente:

A) Nuda proprietà su appartamento in Via della Provvidenza snc, ai piani terra, primo e secondo, con annesse tre cantine al piano seminterrato e annessa area scoperta di pertinenza, per complessivi vani catastali 13 (tredici), confinante con detta Via della Provvidenza, proprietà Ducros Oscar, proprietà Medori Alessandro, Angelo, Emilio, Maria, e immobile di cui al successivo punto C), riportato al Catasto Fabbricati di detto Comune al Foglio 15 Particelle 89 Sub.4 e 254 Sub. 7 graffate, Indirizzo: Via della Provvidenza snc piano S1-T-1-2, in ditta a Heywood Anthony Costa, con i seguenti dati di classamento proposti ai sensi del D.M. 701/94: Categoria A/2 Classe 2 Consistenza vani 13 Rendita Catastale Euro 1.309,22, giusta denuncia di variazione per ampliamento e fusione delle originarie unità immobiliari contraddistinte con le particelle 89 sub.1 e 254 sub.5 prot. n. VT0112530 presentata all'Agenzia del Territorio di Viterbo il 24 luglio 2012 in atti del Catasto da pari data.

L'unità immobiliare urbana, come sopra individuata, è graficamente rappresentata nella planimetria depositata in Catasto in data 24 luglio 2012 prot.n. VT0112530 che, debitamente firmata dalle parti, dall'interprete testimoni e da me Notaio, si allega al presente atto sotto la lettera "C".

Sull'immobile suddetto il donante si riserva il diritto di usufrutto per tutta la durata della sua vita, espressamente dispensando la parte donataria dall'obbligo di fare inventario e prestare cauzione.

B) Piena proprietà su appartamento in Via della Provvidenza snc, ai piani terra, primo e secondo, con annessa cantina al piano seminterrato, di complessivi vani catastali 13 (tredici), confinante con detta Via della Provvidenza, Via della Maestà e proprietà Ducros Oscar, riportato al Catasto Fabbricati di detto Comune al Foglio 15 Particelle 84 Sub.11 e 257 graffate, Indirizzo: Via della Provvidenza snc piano S1-T-1-2, in ditta a Heywood Anthony Costa, con i seguenti dati di classamento proposti ai sensi del D.M. 701/94: Categoria A/2 Classe 2 Consistenza vani 13 Rendita Catastale Euro 1.309,22, giusta denuncia di variazione per ampliamento e fusione delle originarie unità immobiliari contraddistinte con le particelle 84 sub. 2, 84 sub. 6 e 257, prot. n. VT0127961 presentata all'Agenzia del Territorio di Viterbo il 7 settembre 2012 in atti del Catasto da pari data.

L'unità immobiliare urbana, come sopra individuata, è graficamente rappresentata nella planimetria depositata in Catasto in data 7 settembre 2012 prot.n. VT0127961 che, debitamente firmata dalle parti, dall'interprete, dai testimoni, e da me Notaio, si allega al presente atto sotto la lettera "D".

C) Piena proprietà su locale magazzino con annessa area scoperta di pertinenza in Via Porta della Maestà, confinante detta Via Porta della Maestà su tre lati, proprietà Medori Alessandro, Angelo, Emilio, Maria e immobile di cui al precedente punto A), riportato al Catasto Fabbricati di detto Comune al Foglio 15 Particella 410, Indirizzo: Via Porta della Maestà snc piano T, in ditta a Heywood Anthony Costa, con i seguenti dati di classamento proposti ai sensi del D.M. 701/94: Categoria C/2 Classe 8 Consistenza mq.17 Rendita Catastale Euro 21,07 giusta denuncia di nuova costruzione prot. n. VT0127949 presentata all'Agenzia del Territorio di Viterbo il 7 settembre 2012 in atti del Catasto da pari data.

L'unità immobiliare urbana, come sopra individuata, è graficamente rappresentata nella planimetria depositata in Catasto in data 7 settembre 2012 prot.n. VT0127949 che, debitamente firmata dalle parti, dall'interprete dai testimoni e da me Notaio, si allega al presente atto sotto la lettera "E".

Ai sensi e per gli effetti dell'art.29, comma 1-bis, della Legge 27 Febbraio 1985 n. 52, il donante Anthony Costa Heywood, intestatario delle unità immobiliari oggetto della presente donazione, dichiara che i dati catastali delle medesime, come sopra riportati, e le relative planimetrie catastali depositate in catasto e allegate al presente atto sotto le lettere "C", "D" e "E" sono conformi allo stato di fatto delle unità immobiliari stesse sulla base delle disposizioni vigenti in materia catastale.

La parte donataria, preso atto delle dichiarazioni come sopra rese dalla parte donante, come sopra rappresentata, conferma quanto dalla stessa affermato.

L'intestazione catastale delle unità immobiliari oggetto di donazione è conforme alle risultanze dei registri immobiliari, salvo che per la mancanza della continuità delle trascrizioni in dipendenza della successione alla signora Astra Zarina, appresso citata, continuità che verrà realizzata mediante la trascrizione della relativa accettazione tacita di eredità contestualmente alla trascrizione del presente atto.

ARTICOLO 2

I suddetti immobili vengono donati ed accettati nello stato di fatto e di diritto attuale ben noto alla parte donataria, così come pervenuti al donante e dal medesimo posseduti, in uno ad ogni diritto, azione, ragione, accessione, accessorio, dipendenza, pertinenza, servitù attiva e passiva legalmente esistente, nulla escluso od eccettuato, e con tutti i proporzionali diritti sulle parti condominiali.

ARTICOLO 3

La parte donataria viene sin da oggi immessa nel possesso legale e materiale degli immobili di cui ai punti B) e C) del precedente art.1 e pertanto dalla data odierna ne farà propri i frutti e ne sopporterà gli oneri, mentre nel possesso materiale dell'immobile di cui al punto A)



verrà immessa dal giorno in cui il diritto di usufrutto, che il donante si è riservato, si sarà consolidato alla nuda proprietà e da tale data ne farà propri i frutti e ne sopporterà gli oneri.

Il donante si obbliga a mantenere l'immobile del quale si è riservato il diritto di usufrutto nello stato in cui attualmente si trova, restando a suo carico tutte le spese e in genere gli oneri relativi alla custodia, all'amministrazione e manutenzione ordinaria, imposte, tasse, utenze, assicurazioni.

La presente donazione viene fatta ed accettata con l'onere di destinare gli immobili donati agli scopi istituzionali di NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN STUDIES IN ITALY (in forma abbreviata NIAUSI) e di possederli, mantenerli e usufruirne in modo che sia coerente con detti scopi. Qualora il Consiglio di Amministrazione di NIAUSI non fosse in grado di mantenere la proprietà e la gestione di tutti o di parte degli immobili oggetto della presente donazione, il Consiglio di Amministrazione potrà a sua discrezione trasferire tutti o parte degli immobili, con le procedure esposte appresso, solo ed esclusivamente a favore di un'altra organizzazione senza fini di lucro i cui obiettivi, interessi e missione siano coerenti con gli obiettivi, interessi e missione di NIAUSI e di The Civita Institute e ciò solo se detta organizzazione (di seguito indicata come "Proprietario Idoneo") si impegni espressamente a possedere, mantenere e usufruire delle predette proprietà in modo che sia coerente con tale missione. Ogni trasferimento di questo tipo dovrà essere deliberato, con la maggioranza dei 2/3 (due terzi), sia dal Consiglio di Amministrazione di NIAUSI (con il voto favorevole del Presidente del Consiglio di Amministrazione ai fini della validità della delibera), che dal "Comitato Consultivo" di NIAUSI.

Trasferimenti successivi potranno effettuarsi solo a favore di "Proprietari Idonei", in quanto le suddette restrizioni su cessioni, uso e gestione degli immobili in questione si intendono come patti e restrizioni legati in perpetuo a detti immobili, per quanto consentito dalla legge, e vincoleranno per sempre tutti i successori o chi per essi in quanto proprietari di tutti o di parte dei predetti immobili.

Ogni rogito o contratto di trasferimento dovrà prevedere che il "Proprietario Idoneo" continuerà ad usare e gestire i predetti immobili in un modo che sia coerente con la missione e gli obiettivi di NIAUSI e The Civita Institute, e che potrà trasferire la proprietà solo ed esclusivamente ad un altro Proprietario Idoneo, in conformità con le restrizioni relative ai passaggi di proprietà descritti sopra.

Il donante dichiara che le suddette limitazioni al trasferimento dei beni donati non costituiscono il motivo principale per cui esso donante dona gli immobili alla parte donataria, essendo il motivo principale della presente donazione quello di sostenere le finalità e gli obiettivi senza fine di lucro della parte donataria medesima.

ARTICOLO 4

La parte donante presta ogni più ampia garanzia di legge per ogni evizione o molestia e dichiara che sugli immobili oggetto del presente atto non gravano iscrizioni ipotecarie, trascrizioni pregiudizievoli, oneri o diritti dei terzi che ne diminuiscano il libero godimento.

Il donante dichiara di essere pieno ed esclusivo proprietario degli immobili oggetto del presente atto che gli sono pervenuti in forza di successione testamentaria al coniuge Zarina Astra, nata a Riga il 25 agosto 1929 e deceduta il 31 agosto 2008, la cui eredità si è devoluta in forza di testamento olografo pubblicato con verbale a rogito Notaio Luciano D'Alessandro in data 6 luglio 2009 Rep. n. 481.990 Racc. n. 39.114, registrato a Viterbo il 6 luglio 2009 al n. 4210 Serie 1T (denuncia di successione n. 41 vol. 1387 e successiva Denuncia di Successione integrativa n. 22 vol. 9990 Ufficio delle Entrate di Viterbo), fatta eccezione di una porzione dell'immobile di cui di cui al punto a) del precedente art. 1 (originariamente censita con la particella 84 sub. 2 del foglio 15) che gli è pervenuta per atto di compravendita a mio rogito in data 2 febbraio 2005 Rep. n. 9007 Racc. n. 3.008, registrato a Viterbo il 2 marzo 2005 al n. 1541 Serie 1T e trascritto a Viterbo il 4 marzo 2005 al n. 2716 di formalità.

ARTICOLO 5

Ai sensi della Legge 28 febbraio 1985 n.47 e del D.P.R. 6 giugno 2001 n. 380, il donante, da me Notaio preventivamente richiamato sulle sanzioni penali previste dall'art.76 del D.P.R. 28 dicembre 2000 n. 445 per l'ipotesi di falsità in atti e dichiarazioni mendaci, dichiara che tutte le unità immobiliari oggetto della presente donazione costituiscono porzione di un fabbricato la cui costruzione risulta iniziata in data anteriore al 1 settembre 1967 e che successivamente a tale data le stesse non sono state oggetto di interventi edilizi che avrebbero richiesto il rilascio di provvedimenti autorizzativi o concessori o la presentazione di denunce inizio attività.

ARTICOLO 6

Le parti dichiarano che il valore della presente donazione ammonta a Euro 285.200,00 (duecentottantacinquemiladuecento/00), di cui euro 116.200,00 (centosedicimiladuecento/00 per la nuda proprietà ed euro 169.000,00 (centosessantanovemila/00) per la piena proprietà. Ai fini fiscali il legale rappresentante della parte donataria dichiara che l'associazione NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN STUDIES IN ITALY (in forma abbreviata NIAUSI) è un'associazione legalmente riconosciuta senza scopo di lucro che persegue fini di culturali e di istruzione e pertanto chiede che al presente atto vengano applicate le norme di cui agli articoli 3 e 55 del D.lvo 31 ottobre 1990 n.346 (registrazione gratuita) e agli articoli 1, secondo comma, e 10, terzo comma, del D.Lvo 31 ottobre 1990 n.347 (esenzione dall'imposta ipotecaria e catastale).

Per quanto possa occorrere le parti dichiarano che la presente donazione è la prima sino a oggi in intercorsa tra le stesse.

le parti dichiarano di volersi avvalere delle disposizioni di cui al primo comma dell'art.12 del D.L. 14 marzo 1988 n.70, nel testo risultante dalla legge di conversione 13 maggio 1988 n.154.

ARTICOLO 7

Le spese del presente atto e consequenziali sono a carico della parte donataria.

Richiesto io Notaio ho ricevuto il presente atto da me scritto in lingua italiana parte con sistema elettronico e parte a mano, mentre la



traduzione in lingua inglese è stata contestualmente scritta dall'interprete parte con sistema elettronico e parte a mano.

Di detto atto è stata data lettura alle parti unitamente agli allegati, in presenza dei testimoni, da me Notaio quanto all'originale in italiano e dall'interprete quanto alla traduzione in lingua inglese.

Le parti, approvandolo e confermandolo, lo sottoscrivono con l'interprete, con i testimoni e me Notaio.

Consta il presente atto di otto fogli, scritti quanto all'originale in lingua italiana per intere pagine quattordici e parte della quindicesima e quanto alla traduzione in lingua inglese per intere pagine tredici e parte della quattordicesima e così per totali pagine scritte ventinove e viene sottoscritto alle ore ventitré e minuti quaranta.

F.TI:ANTHONY COSTA HEYWOOD;

STEPHEN JOHN DAY;

CINZIA ROCCHI INTERPRETE;

ANNAMARIA MODANESI TESTE;

HEATHER MICHELLE VIALI TESTE;

MARIA CERESI.

REPERTORY N.12.809

COLLECTION N.5.472

DONATION

REPUBLIC OF ITALY

In the year two thousand and thirteen on the day seventh of the month of February, in Bagnoregio, Vicolo del Giglio n.11, before me, Ms. MARIA CERESI, an attorney whose firm is in Orte at Piazza XXIX Agosto 1943 snc [without a street number] and who is registered with the Attorney Association of the United/joined Districts of Viterbo and Rieti, and in the presence of the following witnesses who satisfy the requirements set by law, as they themselves confirm:

- Ms. ANNAMARIA MODANESI, born in Viterbo on July 1st, 1963 and residing in Bagnoregio (VT), Via Pulicari no. 10;
- Ms. VIALI HEATHER MICHELLE, born in Seattle (USA) on March 12th 1977 and residing in Bagnoregio (VT), Via Terenzio Bigiotti n.39;

APPEAR

- Anthony Costa HEYWOOD, born in Athens, Georgia (United States of America) on July 19th, 1936 and residing in Bagnoregio (VT), Località Civita, Via della Maestà, personal fiscal code HYW NHN 36L19 Z404G, an American citizen, who declares to be a widower and to know the Italian language and the English language;

- NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN STUDIES IN ITALY ("NIAUSI"), a non-profit corporation located in Washington State in the United States of America (EE), fiscal code 90102070563, formed in accordance with the laws of the State of Washington (United States of America), as confirmed by the Certificate of Existence issued by the Secretary of State of the State of Washington on January 29, 2013 which duly included an apostille and a translation into the Italian language, herein attached under letter "A", formed by a unique paper document along with a translation into the Italian language prepared by Magda Codognotto,

a translator, and sworn before David N. Berger, a Notary Public from the State of Washington, on 31 January 2013 along with the Affidavit translation performed by the interpreter, represented by the President of the Board of Directors, Stephen John DAY JR, who was born in Washington in the United States of America (EE), fiscal code DYJ SPH 56M20 Z404H, participating in this action to execute a decision made by the Board of Directors, which is attached herein under letter "B", formed by a unique paper document along with a translation into the Italian language prepared by Magda Codognotto, a translator, and sworn before David N. Berger, a Notary Public from the State of Washington, on 31 January 2013 along with the Affidavit translation performed by the interpreter.

Also present:

- Ms. ROCCHI CINZIA, born in Bagnoregio (VT) on October 23rd 1976 and residing in Lubriano (VT), Località Pietrara n.25 selected as interpreter by the parties.

The interpreter, fully informed by me in regards to any applicable laws, swears before me, the attorney, to perform his/her task dutifully.

Mr. Stephen John Day Jr., through the above mentioned interpreter, declares to not know the Italian language and to intend to use the English language, a language unknown to me, the attorney, and known to the witness, Heather Michelle Viall.

The appearing parties, of whose personal identity I, the attorney, am certain, ask - and Mr. Stephen John Day Jr. through the above mentioned interpreter - that I deliver this deed with which

THEY STIPULATE AND AGREE

what follows:

ARTICLE 1

Mr. Anthony Costa Heywood declares, before witnesses, to donate, and thus he effectively donates, willingly and irrevocably to the non-profit corporation NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN STUDIES IN ITALY ("NIAUSI"), which through its legal representative accepts and thanks for, the following real estate located in the Town of Bagnoregio (VT), Località Civita, and specifically:

A) Fee simple with life estate in the apartment located at Via della Provvidenza snc. ground floor, first floor and second floor, with three joint basement rooms, and annexed uncovered area for a total number of 13 rooms (thirteen), bordering the above mentioned Via della Provvidenza, real estate parcel titled to Ducros Oscar, real estate parcel titled to Medori (Alessandro, Angelo, Emilio, Maria), and real estate parcel as described in the following letter C), and registered at the Land Recorder's Office of said Town at Page 15 annexed Parcels 89 Sub. 4 and 254 Sub. 7, Address: Via della Provvidenza snc floor S1-T-1-2, title owned by Heywood Anthony Costa, and described by the following classifying data, provided pursuant to D.M. 701/94: Category A/2 Class 2 Number of inhabitable rooms 13 Assessed Tax Revenue Euro 1,309.22; fair remodel notice for expansion and mersion of the original real estates

units, identified by parcels 89 sub. 1 and 254 sub. 5, prot. n. VT0112530, was submitted at the Land Registry Agency of Viterbo on 24 July 2012 through Land Recorder's deeds bearing the same date.

The urban real estate unit, as described above, is visually represented by the blueprints registered with the Land Recorder's Office on 24 July 2012 prot.n. VT0112530 which, after being duly signed by the parties, the interpreter, the witnesses and by me, the Attorney, is attached to this deed under letter "C".

On the above mentioned property, the donor reserves a life estate right for his entire lifetime, specifically relieving the donee of the obligation of any inventory and warranties.

B) Full ownership in the apartment located at Via della Provvidenza snc., ground floor, first floor and second floor, with joint basement room, for a total number of 13 rooms (thirteen), bordering the above mentioned Via della Provvidenza, Via della Maestà, and real estate parcel titled to Oscar Ducros, and registered at the Land Recorder's Office of said Town at Page 15 annexed Parcels 84 Sub. 11 and 257, Address: Via della Provvidenza snc floor S1-T-1-2, title owned by Heywood Anthony Costa, and described by the following classifying data, provided pursuant to D.M. 701/94: Category A/2 Class 2 Number of inhabitable rooms 13 Assessed Tax Revenue Euro 1,309.22; fair remodel notice for expansion and mersion of the original real estates units, identified by parcels 84 sub. 2, 84 sub. 6 and 257, prot. n. VT0127961, was submitted at the Land Registry Agency of Viterbo on 7 September 2012 through Land Recorder's deeds bearing the same date.

The urban real estate unit, as described above, is visually represented by the blueprints registered with the Land Recorder's Office on 7 September 2012 prot.n. VT0127961 which, after being duly signed by the parties, the interpreter, the witnesses and by me, the Attorney, is attached to this deed under letter "D".

C) Full ownership in the storage unit with annexed uncovered area located at Via Porta della Maestà, and bordering on said Via Porta della Maestà on two sides, real estate parcel titled to Medori (Alessandro, Angelo, Emilio, Maria) and the real estate parcel described under letter "A", and registered at the Land Recorder's Office of said Town at Page 15 Parcel 410, Address: Via Porta della Maestà snc floor T, title held by Heywood Anthony Costa, and described by the following classifying data, provided pursuant to D.M. 701/94: Category C/2 Class 8 Size 17 square meters, Assessed Tax Revenue Euro 21.07; fair notice for new construction was submitted at the Land Registry Agency of Viterbo on 7 September 2012 through Land Recorder's deeds bearing the same date.

The urban real estate unit, as described above, is visually represented by the blueprints registered with the Land Recorder's Office on 7 September 2012 prot.n. VT0127949 which, after being duly signed by the parties, the interpreter, the witnesses and by me, the Attorney, is attached to this deed under letter "E".

Pusuant to art.29, clause 1-bis, of the Law of 27 February 1985 n.

52, the donor, Anthony Costa Heywood, who holds the title of the properties subject to this donation, declares that the Land Recorder's Office information provided for such properties, as reported above, and the maps pertaining to such properties, which are registered at the Land Recorder's Office and attached to this deed under letters "C", "D" and "E", are a true representation of the status of the properties as based on the current provisions relating to land registration.

The donee, acknowledging the declarations as above provided by the donor, as above represented, confirms the statements made by the donor himself.

The land registry entries for the properties subject to donation conform to the records contained in the Land Recorder's registries, except for the lack of continuity in records pertaining to the estate of Ms. Astra Zarina, mentioned herein; such registration continuity will be effectuated through the registration of the presumed acceptance of the inheritance associated with the registration of this deed.

ARTICLE 2

The aforementioned properties are donated and accepted in as-is condition, which is well known by the donee, as they were when acquired and owned by the donor, each with any right, action, reason, accession, accessory, appurtenance, active or passive easement legally existing, nothing excluded or excepted, and with all the proportional rights relative to the common areas.

ARTICLE 3

As of today's date, the donee receives legal and material ownership of the properties described in the previous art. 1, point B) and C); therefore, as of today, it will reap its benefits and bear its burdens, whilst it will receive material ownership of the property described in A) when the life estate right, which the donor has reserved for himself, will have consolidated with the bare interest and, as of such time, it will reap its benefits and bear its burdens.

The donor shall maintain the property for which he has reserved a life estate right in its current status, assuming upon himself the burden of all expenses and generally all costs related to the maintenance and the ordinary and unforeseen repairs, taxes, fees, utilities, insurances.

This donation is made and accepted with the obligation of using the donated properties for the goals promoted by the NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN STUDIES IN ITALY ("NIAUSI") and of owning them, maintaining them and operating them in such a way that is consistent with such goals.

If the Board of Directors of NIAUSI should no longer be in a position to continue in its ownership and operation of all or part of the subject properties, the NIAUSI Board of Directors may in its discretion choose to transfer all or part of the subject properties, following the procedures described herein, only and exclusively to another nonprofit entity whose goals, interests and mission are consistent with the goals, interests and mission of NIAUSI and of The Civita Institute and this only if such entity ("Eligible Owner") expressly

agrees to own, operate and maintain the above mentioned properties in a manner consistent with that mission. Any such transfer of the properties must be approved with both a 2/3 (two-thirds) approval vote of the NIAUSI Board (which must include the vote of the NIAUSI Board President in order to be valid) and of the NIAUSI "Advisory Group" defined by NIAUSI.

Any subsequent transfers of the properties shall be to Eligible Owners only, the intention being that these restrictions on transfers and use and operation of the subject properties shall operate as covenants and restrictions that run with the land and with the subject property in perpetuity, to the full extent allowable under applicable law, and shall forever bind all successors as owners of all or part of the subject properties.

Any such transfer deeds or documents must state that the Eligible Owner shall continue to use and operate the subject property in a manner consistent with the mission and goals of NIAUSI and The Civita Institute, and that the Eligible Owner must convey its ownership interests in the subject property to another Eligible Owner, and only to another Eligible Owner, in accordance with the transfer restrictions described above.

The donor declares that the restrictions on transfers of the properties described above are not the primary reason that the donor is donating the properties to donee. The donor is donating the properties to donee primarily to support the nonprofit mission and goals of the donee.

ARTICLE 4

The donor offers the fullest warrants achievable by the law for any eviction or nuisance and declares that these properties are not subject to any liens, prejudicial registrations, or third party's encumbrances or rights that may diminish their free use.

The donor declares to be the only and exclusive owner of the subject properties, which he acquired as a result of the probate process for his spouse, Astra Zarina, born in Riga on 25 August 1929 and deceased on 31 August 2008, whose estate assets were bequeathed and devised through her holographic will, published through a deed drawn by Luciano D'Alessandro, attorney at law, on 6 July 2009 Rep. N. 481.990 Racc. n. 39.114, registered in Viterbo on 6 July 2009 at n. 4210 Serie 1T (probate notice n. 41 vol. 1387, and subsequent supplemental probate notice n. 22 vol. 9990, Internal Revenue Office of Viterbo), with the exception of the property indicated in A) of art. 1 herein (originally classified with parcel 84 sub. 2 of page 15), which he acquired with a purchase deed drawn by me on 2 February 2005 Rep. N. 9007, Collection n. 3008, registered in Viterbo on 2 March 2005 at n. 1541 Serie 1T and consequently registered in Viterbo on 4 March 2005 under registry n. 2716.

ARTICLE 5

Pursuant to Law 28 February 1985 n. 47 and D.P.R. 6 June 2001 n. 380, the donor, duly informed in advance by me, the attorney, on the criminal penalties associated with making false representations as set forth by 76 of D.P.R. 28 December 2000 n. 445, states that all

the real estate properties subject to this donation are part of a development which construction appeared to have been initiated on a date prior to 1 September 1967 and that subsequent to that date the same properties have not been subject to renovations that would require securing of authorizations or permits, nor the submission of notice of commencement.

ARTICLE 6

The parties declare that the value of this donation amounts to 285,200.00 Euros (two hundred eightyfive thousand two hundred/00), of which 116,200.00 Euros (onehundred sixteen thousand and two hundred/00) for the real estate parcel subject to life estate and 169,000.00 Euros (onehundred sixty nine thousand/00) for the real estate parcels with full ownership.

For tax purposes, the legal representative of the donee declares that the organization NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN STUDIES IN ITALY ("NIAUSI") is legally acknowledged as a non-profit corporation pursuing cultural and educational goals and, as such, requests that regulations set forth by articles 3 and 55 of D.lvo 31 October 1990 n.346 (free registration) and articles 1, second clause, and 10, third clause, of D.Lvo 31 October 1990 n.347 (exemption from mortgage and land registry tax).

To the best of their knowldege, the parties declare that this donation is the first that occured between the same parties to date.

The parties declare that they wish to avail themselves of the provisions set forth by the first clause of art.12 of D.L. 14 March1988 n.70, as resulting from the conversion law of 13 May 1988 n.154.

ARTICLE 7

The donee is responsible for any current or future costs associated with this deed.

I, the attorney, having been requested to do so, received this deed, which was written by me in the Italian language partly by electronic means and partly by hand, while the translation into the English language was contextually written by the interpreter partly by electronic means and partly by hand.

The original deed in Italian along with all the exhibits was read to the parties by me, the Attorney, while the deed translated into the English language was read by the interpreter.

The parties, having approved and confirmed it, hereby execute it with the interpreter, the witnesses, and me, the Attorney.

This deed is comprised of eight sheets, written as to the original in the Italian language on fourteen full pages and part of the fifteenth and as to the translation into the English language on thirteen full pages and part of the fourteenth, thus for a total of twenty-nine written pages, and it is signed at eleven forty P.M.

F.TI:ANTHONY COSTA HEYWOOD;

STEPHEN JOHN DAY;

CINZIA ROCCHI INTERPRETE;

ANNAMARIA MODANESI TESTE;

HEATHER MICHELLE VIALI TESTE;

MARIA CERESI.

Seal of the State of Washington
Office of the Secretary of State
Invalid if Removed

ALLEGATO "A" AL NUMERO 5.472 DI RACCOLTA

UNITED STATES OF AMERICA

The State of Washington



Secretary of State

APOSTILLE

(Convention de la Haye du 5 Octobre 1961)

1. Country: **United States of America**
2. This public document has been signed by: KIM WYMAN
3. acting in the capacity of: Secretary of State
4. bears the seal/stamp of: State of Washington - 1889

CERTIFIED

5. at: Olympia, Washington
6. the: 29 day of January, 2013
7. by: Kim Wyman, Secretary of State
8. No: 201301504
9. Seal/Stamp:
10. Signature:



Given under my hand and the Seal of the State of Washington at Olympia, the State Capital

Kim Wyman

Kim Wyman, Secretary of State

UNITED STATES OF AMERICA

The State of Washington

Secretary of State



I, KIM WYMAN, Secretary of State of the State of Washington and custodian of its seal,
hereby issue this

CERTIFICATE OF EXISTENCE/AUTHORIZATION
OF
NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN
STUDIES IN ITALY

I FURTHER CERTIFY that the records on file in this office show that the above named Non-Profit Corporation was formed under the laws of the State of WA and was issued a Certificate Of Incorporation in Washington on 4/28/1981.

I FURTHER CERTIFY that as of the date of this certificate, NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN STUDIES IN ITALY remains active and has complied with the filing requirements of this office.

Date: January 29, 2013

UBI: 601-348-356

Given under my hand and the Seal of the State
of Washington at Olympia, the State Capital

Kim Wyman, Secretary of State



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Since 2004**

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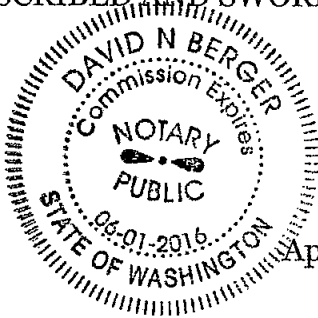


AFFIDAVIT AND CERTIFICATE OF ACCURACY

I certify that the translation is complete and accurate, and I am competent to translate.
This translation has been performed to the best of my knowledge and capability.

SIGNED: Magda Codognotto DATED: 1 February 2013
Magda Codognotto, Translator/Principal

SUBSCRIBED AND SWORN to before me this 1st day of February 2013.



David N. Berger
Notary Public in and for the State of Washington

Appointment expires 1 June 2016

Anthony Costello

Steph J. De

Angela M. interpret

Annunziata Redaelli teste

Kathleen Michelle Vall teste

Umaro Crew

STATI UNITI D'AMERICA
LO STATO DI WASHINGTON

[Contrassegno]
IL SIGILLO DELLO STATO DI WASHINGTON 1889

SEGRETARIO DI STATO

APOSTILLE
(Convention de La Haye du 5 Octobre 1961)

- 1 Paese: **Stati Uniti d'America**
2 Il presente atto pubblico è stato sottoscritto da: **KIM WYMAN**
3 agente in qualità di: **Segretario di Stato**
4 è segnato dal contrassegno/timbro: **Stato di Washington - 1889**

ATTESTATO

- 5 a: **Olympia, Washington** 6 il: **29 gennaio 2013**
7 da: **Sam Reed, Segretario di Stato**
8 sotto il numero: **201301504**
9 Contrassegno/Timbro: 10 Firma:

[Contrassegno]
IL SIGILLO DELLO STATO
DI WASHINGTON 1889

Sottoscritto con il Sigillo dello Stato di Washington
a Olympia, Capitale dello Stato.

[Firma] Kim Wyman
Kim Wyman, Segretario di Stato

Anthony Coste Wyman

Joseph Day

Guizis mi interprete

Sumner'e Hoelacuen' teste

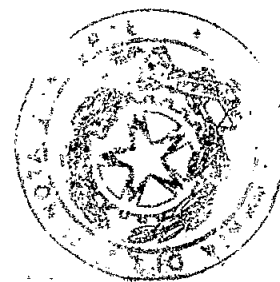
Heather Michelle Hall teste

Wanda Cruz



STATI UNITI D'AMERICA
LO STATO DI WASHINGTON

[SIGILLO]
IL SIGILLO DELLO STATO DI WASHINGTON 1889



Segretario di Stato

IO SOTTOSCRITTA, KIM WYMAN, Segretario di Stato dello Stato di Washington e custode del suo sigillo, rilascio il presente

**CERTIFICATO DI ESISTENZA/AUTORIZZAZIONE
DEL
NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN STUDIES IN ITALY**

IO SOTTOSCRITTA ATTESTO, INOLTRE, che dagli atti registrati presso questo ufficio risulta che la suddetta associazione senza fini di lucro si è costituita in conformità con le leggi dello Stato di Washington e che ad essa è stato rilasciato un Certificato di Costituzione in data 28/04/1981.

IO SOTTOSCRITTA ATTESTO, INOLTRE, che alla data di rilascio del presente certificato l'associazione NORTHWEST INSTITUTE FOR ARCHITECTURE AND URBAN STUDIES IN ITALY risulta essere in attività e in regola con le norme di iscrizione previste da questo ufficio.

Data: 29 gennaio 2013

UBI: 601-348-356

[Sigillo]
IL SIGILLO DELLO STATO
DI WASHINGTON 1889

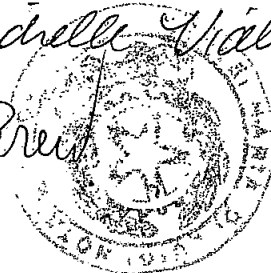
Sottoscritto con il Sigillo dello Stato di Washington
a Olympia, Capitale dello Stato.

[Firma] Kim Wyman
Kim Wyman, Segretario di Stato

Anthony Coste Wyman

Dr. J. P. [Signature]

*Virginia Rocchi interprete
Senatore e Neelamani teste
Heather Michelle Hall teste
Alvin [Signature]*



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dal 2004***

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magda@centro-italiano.com
www.centro-italiano.com

**AFFERMAZIONE LEGALE E CERTIFICATO GIURATO DI
CORRETTEZZA**

Io certifico che la traduzione è completa e accurata, e che sono competente a tradurre.
Questa traduzione è stata redatta al meglio delle mie conoscenze e capacità.

FIRMATO: Magda Codognotto, Traduttore/Titolare DATATO 1 Febbraio 2013


SOTTOSCRITTO E GIURATO in mia presenza questo 1^o giorno di febbraio 2013

David N. Berger

Notaio Pubblico nello e per lo Stato di Washington

Il Sigillo scade 1 giugno 2016

Debra J. Day
Heather Michelle Viall
(Alvin) Brue
Anthony Cook Hyatt
Giurista interprete
Lombardi & Associates, Inc.



UNANIMOUS RESOLUTION AND CONSENT
OF THE DIRECTORS OF
THE NORTHWEST INSTITUTE FOR ARCHITECTURE
AND URBAN STUDIES IN ITALY

The undersigned ten (10) Directors constitute all of the members of the Board of Directors (the "Directors") of the Northwest Institute for Architecture and Urban Studies in Italy, a Washington nonprofit corporation ("NIAUSI"). Acting pursuant to statutory authority to take corporate action by resolution, through this resolution and consent the undersigned Directors hereby adopt effective as of January 31, 2013, the actions and resolutions set forth in this "Resolution and Consent".

WHEREAS, the then-current Directors unanimously entered into that certain "Lease and Development Agreement" dated June 19, 2007, as amended by that certain "Amendment No. 1 to Lease and Development Agreement" dated March 6, 2010, concerning the use and conveyance by donation to NIAUSI of all of the properties owned by Astra Zarina (now deceased) and Anthony Heywood and located in Civita di Bagnoregio, Italy (the "Civita Properties"); and

WHEREAS in a Directors meeting held on September 25, 2010, a majority of the Directors decided that it is in the best interest of NIAUSI to take ownership of all of the Civita Properties in a single transaction, rather than in a series of phased transactions, and to expeditiously take the necessary steps to complete such a transfer.

NOW THEREFORE, BE IT RESOLVED, that NIAUSI is now authorized and empowered to take ownership of the Civita Properties as soon as possible and otherwise in accordance with the terms of the Lease and Development Agreement as amended;

FURTHER RESOLVED, that Stephen J. Day, president of the Board of Directors, as the authorized representative (the "Authorized Representative") of NIAUSI and the Directors for such purposes, is authorized and empowered to execute and deliver on behalf of NIAUSI and the Directors any documents as may be required in connection with taking ownership of the Civita Properties and with the closing of such transfer of the Civita Properties and with the opening of any bank accounts or conducting banking in Italy on behalf of NIAUSI, the form of said documents to be in such form as the Authorized Representative of NIAUSI shall deem necessary, and the signature of Stephen J. Day, in his capacity as Authorized Representative being conclusive evidence of NIAUSI's and the Directors' agreement to the form of any such documents;

FURTHER RESOLVED, that all actions previously taken by the Authorized Representative for and on behalf of NIAUSI and the Directors in connection with the transfer of the Civita Properties and with the opening of any bank accounts be, and hereby are, authorized, ratified and confirmed in all respects;

FURTHER RESOLVED, that this document may be executed by the undersigned and signed copies transmitted by fax and/or by email copy, in any number of counterparts, and all counterparts shall be deemed to constitute a single agreement. The execution and delivery of one counterpart by any party shall have the same force and effect as if that party had signed all other counterparts. The signatures to this Resolution and Consent may be executed on separate pages and when attached to this Resolution and Consent shall constitute one complete document.

SIGNATURES AND NOTARIES APPEAR ON FOLLOWING PAGES

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Stephen J. Day

Shannon Michelle Ucell teste
NIAUSI Resolution and Consent: Civita Properties

Anna Crea

Anthony Heywood

Giulia Rocchi interprete
Simone Rocchi teste



WITNESS WHEREOF, the foregoing is agreed to and is hereby executed by the undersigned Directors effective as of January 31, 2013.

NORTHWEST INSTITUTE FOR ARCHITECTURE
AND URBAN STUDIES IN ITALY,
a Washington non-profit corporation

By: Iole Alessandrini
Name: Iole Alessandrini, Director

By: James M. Corey
Name: James Corey, Director

By: Stephen Day
Name: Stephen Day, Director

By: Ron Gawith
Name: Ron Gawith, Director

By: Ann Hirschi
Name: Ann Hirschi, Director

By: Nancy Josephson
Name: Nancy Josephson, Director

By: Thomas Miller
Name: Thomas Miller, Director

By: Herschel Parnes
Name: Herschel Parnes, Director

By: Clark Pickett
Name: Clark Pickett, Director

By: Ross Whitehead
Name: Ross Whitehead, Director

Stephen A. Day

Kathleen Michelle Hall testis

ation and Consent: Civita Properties

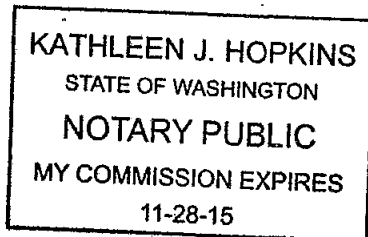
Anthony C. Day and
Angie Pouch interpret
Emmanuel Moolenaar testis

Antonio Crew

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Iole Alessandrini is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 31, 2013



[Signature]
(Signature of Notary Public)

KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

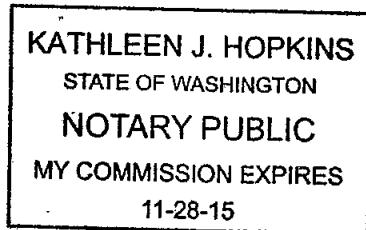
My Appointment expires 11-28-15



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that James Corey is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 31, 2013



[Signature]
(Signature of Notary Public)

KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

Stephen A. Day

Anthony Costa Ayala

Laetitia Michelle Valli

Myrie Rocchi interprete

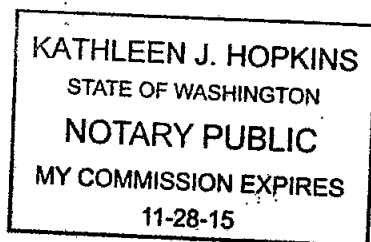
Simone Roccheri teste



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Stephen Day is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 31, 2013



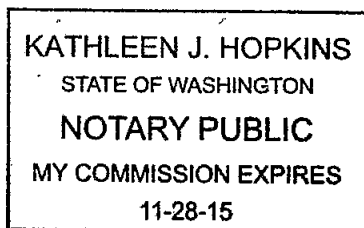
[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ron Gawith is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 31, 2013



[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

Stephen Day
Stephen Michelle Vall test

NIAUSI Resolution and Consent: Civita Properties



[Signature]

Anthony Cook Bygones
interpreter
signature of Kathleen J. Hopkins

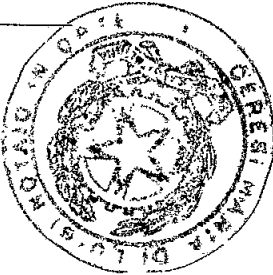
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ann Hirschi is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 31, 2013

KATHLEEN J. HOPKINS
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
11-28-15

[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)
My Appointment expires 11-28-15



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Nancy Josephson is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

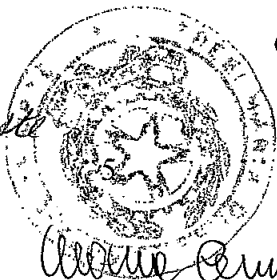
Dated: January 31, 2013

KATHLEEN J. HOPKINS
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
11-28-15

[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)
My Appointment expires 11-28-15

[Signature]

Heather Michelle Ucell test

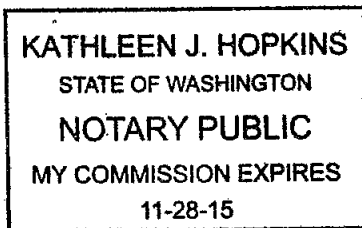


Anthony Costa
interpreter
Annunzio's Bookstore

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Thomas Miller is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 31, 2013



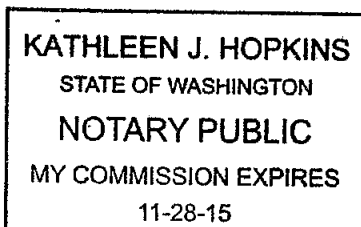
[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Herschel Parnes is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 31, 2013



[Signature]
(Signature of Notary Public)
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15



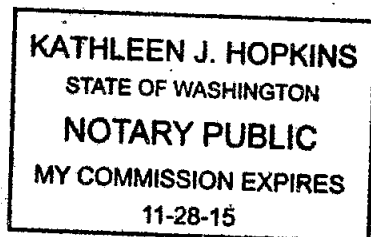
[Signature]
Kathleen Michelle Vielle

[Signature]
Anthony C. [Signature]
interpreter
Rebecca [Signature]

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Clark Pickett is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 31, 2013.



[Signature]
(Signature of Notary Public)

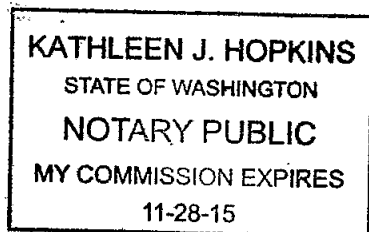
KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ross Whitehead is the person who appeared before me, and said person acknowledged that she/he signed this instrument, on oath stated that she/he was authorized to execute the instrument and acknowledged it as a member of the Board of Directors of the Northwest Institute for Architecture and Urban Studies in Italy to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 31, 2013



[Signature]
(Signature of Notary Public)

KATHLEEN J. HOPKINS
(Printed Name of Notary Public)

My Appointment expires 11-28-15

NAUSI Resolution and Consent: Civita Properties

Stephen J. Day
Heather Michelle Vicell test
Anthony Cook Hyatt
Angela M. Interpret
Heather Michelle Vicell test
Heather Michelle Vicell

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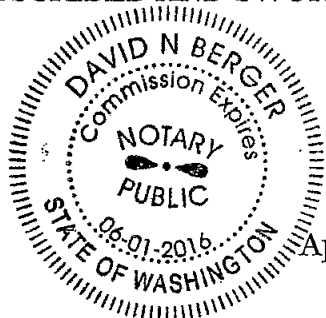
AFFIDAVIT AND CERTIFICATE OF ACCURACY

I certify that the translation is complete and accurate, and I am competent to translate.

This translation has been performed to the best of my knowledge and capability.

SIGNED: Magda Codognotto DATED: 1 February 2013
Magda Codognotto, Translator/Principal

SUBSCRIBED AND SWORN to before me this 1st day of February 2013.

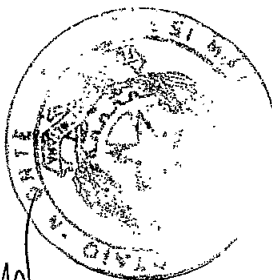


David N. Berger
Notary Public in and for the State of Washington

Appointment expires 1 June 2016

Stephen A. Day

Alaine Brown



Anthony Cote Day
Trigian interpreti
Lukenele Deblacceri Teste
Heather Michelle Viall Teste

**DELIBERA E CONSENSO UNANIME
DEI CONSIGLIERI DEL
NORTHWEST INSTITUTE FOR ARCHITECTURE
AND URBAN STUDIES IN ITALY**

Noi sottoscritti dieci (10) Consiglieri costituiamo la totalità dei membri del Consiglio Direttivo (i "Consiglieri") del *Northwest Institute for Architecture and Urban Studies in Italy*, un'associazione senza fini di lucro dello Stato di Washington ("NIAUSI"). Deliberando in conformità alle vigenti norme statutarie, tramite il presente atto di delibera e consenso noi sottoscritti Consiglieri approviamo con decorrenza 31 gennaio 2013 le decisioni e deliberazioni disposte nel presente atto di "Delibera e Consenso".

PREMESSO CHE gli allora Consiglieri in carica sottoscrivevano all'unanimità in data 19 giugno 2007 l'atto noto come "Contratto di Locazione e Sviluppo Edilizio"; modificato dall'atto noto come "Modifica N. 1 al Contratto di Locazione e Sviluppo Edilizio" datato 6 marzo 2010 relativo all'uso e alla cessione gratuita a NIAUSI di tutti gli immobili appartenenti ad Astra Zarina (ora defunta) e Anthony Heywood e siti a Civita di Bagnoregio in Italia (gli "Immobili di Civita") e

PREMESSO CHE durante un'assemblea del Consiglio Direttivo svoltasi il 25 settembre 2010 i Consiglieri stabilivano che fosse nel miglior interesse di NIAUSI acquisire la proprietà di tutti gli Immobili di Civita tramite un'unica transazione piuttosto che attraverso una serie di transazioni, e agire sollecitamente per completare tale trasferimento.

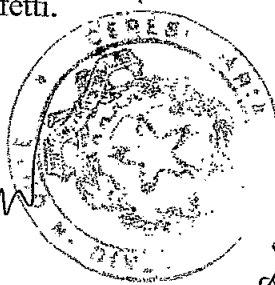
DELIBERIAMO, pertanto, di autorizzare NIAUSI ad acquisire quanto prima la proprietà degli Immobili di Civita in conformità ai termini disposti dal modificato "Contratto di Locazione e Sviluppo Edilizio".

DELIBERIAMO, INOLTRE, di autorizzare Stephen J. Day, presidente del Consiglio Direttivo, in quanto rappresentante autorizzato (il "Rappresentante Autorizzato") di NIAUSI e del Consiglio, a sottoscrivere e a consegnare da parte di NIAUSI qualsiasi documento necessario ai fini di acquisire la proprietà degli Immobili di Civita e di completare il passaggio di proprietà degli Immobili di Civita, nonché ad aprire conti bancari o effettuare transazioni bancarie in Italia a nome di NIAUSI, ove i predetti documenti dovranno essere in forma tale da essere approvata dal Rappresentante Autorizzato di NIAUSI e la firma di Stephen J. Day, in quanto Rappresentante Autorizzato, costituirà prova definitiva dell'approvazione da parte di NIAUSI e del Consiglio Direttivo dei predetti documenti.

DELIBERIAMO, INOLTRE, che tutte le azioni precedentemente intraprese dal Rappresentante Autorizzato a nome di NIAUSI e del Consiglio in relazione al passaggio di proprietà degli Immobili di Civita e l'apertura di conti bancari sono autorizzate, approvate e confermate a tutti gli effetti.

Stephen J. Day

William Green



Anthony Ace Heywood
Giuseppe interprete
Suzanne Heidegger Leste
Heather Michelle Wall teste

DELIBERIAMO, INOLTRE, la sottoscrizione del presente atto da parte dei sottoscritti e l'invio di copie sottoscritte tramite fax e/o email, in qualsiasi numero di copie, ove tutte le copie saranno da ritenersi come costituenti un unico accordo. La sottoscrizione e consegna di copie da parte di un firmatario avrà validità come se quel firmatario avesse sottoscritto tutte le altre copie.

Le firme di questo atto di Delibera e Consenso possono essere apposte su pagine separate e, una volta allegate a questo atto di Delibera e Consenso, esse costituiranno un unico documento completo.

FIRME E FIRME/SIGILLI NOTARILI SI TROVANO SULLE PAGINE SUCCESSIVE
IL RESTO DELLA PAGINA LASCIATO INTENZIONALMENTE IN BIANCO.



Wanda Brent

Stephen A. Day
Hector Michelle Vall Teste

Anthony Cook Hyatt
Prizma interprete
Quelque Hooler Teste

Il presente atto è approvato e firmato dai sottoscritti Consiglieri ed è valido a decorrere dal 31 gennaio 2013.

NORTHWEST INSTITUTE FOR ARCHITECTURE
AND URBAN STUDIES IN ITALY,
un'associazione non-profit dello Stato di Washington

Nome: Iole Alessandrini, Consigliere

Nome: James Corey, Consigliere

Nome: Stephen Day, Consigliere

Nome: Ron Gawith, Consigliere

Nome: Ann Hirschi, Consigliere

Nome: Nancy Josephson, Consigliere

Nome: Thomas Miller, Consigliere

Nome: Herschel Parnes, Consigliere

Nome: Clark Pickett, Consigliere

Nome: Ross Whitehead, Consigliere



Walter Green

Anthony Carl Wynn

*Giuseppe interprete
pubblico di colori teste*

Stephen J. Day

Heather Michelle Viall teste

STATO DI _____

CONTEA DI _____

Io sottoscritto certifico di sapere, o di avere prove soddisfacenti in merito, che Iole Alessandrini corrisponde alla persona apparsa in mia presenza, e che detta persona ha dichiarato di aver sottoscritto questo atto, affermando inoltre sotto giuramento di essere autorizzata a sottoscrivere il presente atto e di agire di sua spontanea volontà, in quanto membro del Consiglio Direttivo del Northwest Institute for Architecture and Urban Studies in Italy, per gli usi e fini indicati nell'atto stesso.

Data: _____

(Firma del Notaio Pubblico)

(Nome in stampatello del Notaio Pubblico)

Scadenza della Nomina _____

STATO DI _____

CONTEA DI _____

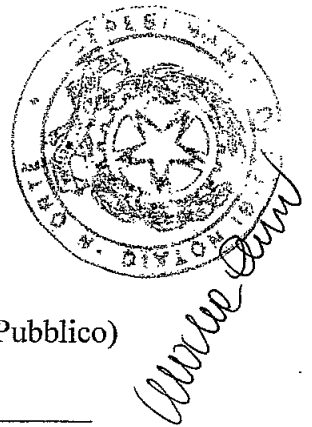
Io sottoscritto certifico di sapere, o di avere prove soddisfacenti in merito, che James Corey corrisponde alla persona apparsa in mia presenza, e che detta persona ha dichiarato di aver sottoscritto questo atto, affermando inoltre sotto giuramento di essere autorizzata a sottoscrivere il presente atto e di agire di sua spontanea volontà, in quanto membro del Consiglio Direttivo del Northwest Institute for Architecture and Urban Studies in Italy, per gli usi e fini indicati nell'atto stesso.

Data: _____

(Firma del Notaio Pubblico)

(Nome in stampatello del Notaio Pubblico)

Scadenza della Nomina _____



Stephen J. Day
Andrew Lee Medeiros teste
Heather Michelle Viall teste

Anthony Carl Hymel
agente interpreti

STATO DI _____

CONTEA DI _____

Io sottoscritto certifico di sapere, o di avere prove soddisfacenti in merito, che Stephen Day corrisponde alla persona apparsa in mia presenza, e che detta persona ha dichiarato di aver sottoscritto questo atto, affermando inoltre sotto giuramento di essere autorizzata a sottoscrivere il presente atto e di agire di sua spontanea volontà, in quanto membro del Consiglio Direttivo del Northwest Institute for Architecture and Urban Studies in Italy, per gli usi e fini indicati nell'atto stesso.

Data: _____

(Firma del Notaio Pubblico)

(Nome in stampatello del Notaio Pubblico)

Scadenza della Nomina _____

STATO DI _____

CONTEA DI _____

Io sottoscritto certifico di sapere, o di avere prove soddisfacenti in merito, che Ron Gawith corrisponde alla persona apparsa in mia presenza, e che detta persona ha dichiarato di aver sottoscritto questo atto, affermando inoltre sotto giuramento di essere autorizzata a sottoscrivere il presente atto e di agire di sua spontanea volontà, in quanto membro del Consiglio Direttivo del Northwest Institute for Architecture and Urban Studies in Italy, per gli usi e fini indicati nell'atto stesso.

Data: _____

(Firma del Notaio Pubblico)

(Nome in stampatello del Notaio Pubblico)

Scadenza della Nomina _____



Stephen A. Day
James Lee Holcomb, Leske
Heather Michelle Hall, Teste

Anthony Carl Hym
Giuliana interprete

STATO DI _____

CONTEA DI _____

Io sottoscritto certifico di sapere, o di avere prove soddisfacenti in merito, che Ann Hirschi corrisponde alla persona apparsa in mia presenza, e che detta persona ha dichiarato di aver sottoscritto questo atto, affermando inoltre sotto giuramento di essere autorizzata a sottoscrivere il presente atto e di agire di sua spontanea volontà, in quanto membro del Consiglio Direttivo del Northwest Institute for Architecture and Urban Studies in Italy, per gli usi e fini indicati nell'atto stesso.

Data: _____

(Firma del Notaio Pubblico)

(Nome in stampatello del Notaio Pubblico)

Scadenza della Nomina _____

STATO DI _____

CONTEA DI _____

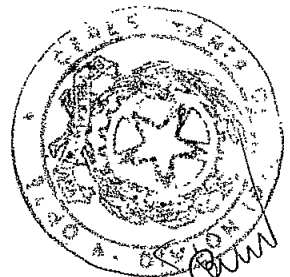
Io sottoscritto certifico di sapere, o di avere prove soddisfacenti in merito, che Nancy Josephson corrisponde alla persona apparsa in mia presenza, e che detta persona ha dichiarato di aver sottoscritto questo atto, affermando inoltre sotto giuramento di essere autorizzata a sottoscrivere il presente atto e di agire di sua spontanea volontà, in quanto membro del Consiglio Direttivo del Northwest Institute for Architecture and Urban Studies in Italy, per gli usi e fini indicati nell'atto stesso.

Data: _____

(Firma del Notaio Pubblico)

(Nome in stampatello del Notaio Pubblico)

Scadenza della Nomina _____



Josephine Day
Ann Hirschi
Kathleen Michelle Hall teste

Anthony C. Day
giurista interprete

STATO DI _____

CONTEA DI _____

Io sottoscritto certifico di sapere, o di avere prove soddisfacenti in merito, che Thomas Miller corrisponde alla persona apparsa in mia presenza, e che detta persona ha dichiarato di aver sottoscritto questo atto, affermando inoltre sotto giuramento di essere autorizzata a sottoscrivere il presente atto e di agire di sua spontanea volontà, in quanto membro del Consiglio Direttivo del Northwest Institute for Architecture and Urban Studies in Italy, per gli usi e fini indicati nell'atto stesso.

Data: _____

(Firma del Notaio Pubblico)

(Nome in stampatello del Notaio Pubblico)

Scadenza della Nomina _____

STATO DI _____

CONTEA DI _____

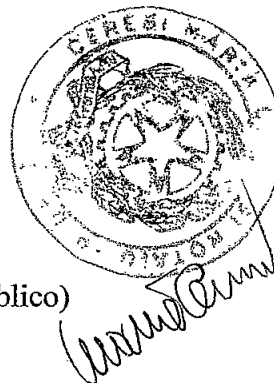
Io sottoscritto certifico di sapere, o di avere prove soddisfacenti in merito, che Herschel Parnes corrisponde alla persona apparsa in mia presenza, e che detta persona ha dichiarato di aver sottoscritto questo atto, affermando inoltre sotto giuramento di essere autorizzata a sottoscrivere il presente atto e di agire di sua spontanea volontà, in quanto membro del Consiglio Direttivo del Northwest Institute for Architecture and Urban Studies in Italy, per gli usi e fini indicati nell'atto stesso.

Data: _____

(Firma del Notaio Pubblico)

(Nome in stampatello del Notaio Pubblico)

Scadenza della Nomina _____



Stephen J. Ray
Herschel Parnes teste
Heather Michelle Viall teste

Anthony Carl Hymel
signatari interprete

STATO DI _____

CONTEA DI _____

Io sottoscritto certifico di sapere, o di avere prove soddisfacenti in merito, che Clark Pickett corrisponde alla persona apparsa in mia presenza, e che detta persona ha dichiarato di aver sottoscritto questo atto, affermando inoltre sotto giuramento di essere autorizzata a sottoscrivere il presente atto e di agire di sua spontanea volontà, in quanto membro del Consiglio Direttivo del Northwest Institute for Architecture and Urban Studies in Italy, per gli usi e fini indicati nell'atto stesso.

Data: _____

(Firma del Notaio Pubblico)

(Nome in stampatello del Notaio Pubblico)

Scadenza della Nomina _____

STATO DI _____

CONTEA DI _____

Io sottoscritto certifico di sapere, o di avere prove soddisfacenti in merito, che Ross Whitehead corrisponde alla persona apparsa in mia presenza, e che detta persona ha dichiarato di aver sottoscritto questo atto, affermando inoltre sotto giuramento di essere autorizzata a sottoscrivere il presente atto e di agire di sua spontanea volontà, in quanto membro del Consiglio Direttivo del Northwest Institute for Architecture and Urban Studies in Italy, per gli usi e fini indicati nell'atto stesso.

Data: _____

(Firma del Notaio Pubblico)

(Nome in stampatello del Notaio Pubblico)

Scadenza della Nomina _____



Joseph J. Day
Renata Marie Hester teste
Heather Michelle Wall teste

Antony Ark. Hymel
giurista interprete

NUOVO CENTRO ITALIANO

Istruzione Italiana, Servizi di Consulenza e di Traduzione
dal 2004

340 15th Avenue East, Ste. 300
Seattle, WA 98112
(206) 992-3533
magda@centro-italiano.com
www.centro-italiano.com

AFFERMAZIONE LEGALE E CERTIFICATO GIURATO DI CORRETTEZZA

Io certifico che la traduzione è completa e accurata, e che sono competente a tradurre.
Questa traduzione è stata redatta al meglio delle mie conoscenze e capacità.

FIRMATO: Magda Codognotto, Traduttore/Titolare DATATO 1 Febbraio 2013

SOTTOSCRITTO E GIURATO in mia presenza questo 1^o giorno di febbraio 2013

David N. Berger

Notaio Pubblico nello e per lo Stato di Washington

Il Sigillo scade 1 giugno 2016



Deplun / Jay

Ullana Aren

Anthony Carlo Wy...
giurista interprete
Kuganawee Hoolee. Leste
Heather Michelle Viall Teste

VIA DELLA PROVVIDENZA SNC piano; SI-T-1-2;
SALIZADA S. VINCENZO - 07 - FALCILEGGI - 07 - SUPANERNO; 4

Ultima planimetria in atti

ata: 01/02/2013 n. T143956 - Richiedente: CRSMRA60A58G568I

Formato di acquisizione: A3(297x420) - Formato stampa richiesto: A4(210x297)

Agenzia del Territorio

CATASTO FABBRICATI

Ufficio provinciale di

Viterbo

Scale 1: 200

Dichiarazione protocollo n.	VT0112530 del	24/07/2012
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PL 111-118

Plantimetria di u.i.u. in Comune di Bagnoregio

Via Della Provvidenza

ATD, SNC

Identificativo Catastali:

Sezione:

Foglio: 15

Particella: 25

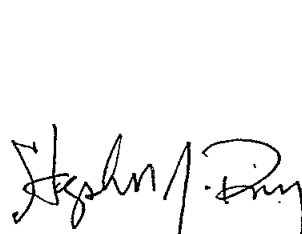
Compilata da:

Trisolini Franco

Isoritto all'albo;

Geometri

N. 844



PIANO SECONDO

A.U.I.

A.U.I.

A.U.L.

VIA DELLA PROVIDENZA

PIANO TERRA

A.U.I.

△

VIA DELLA PROVVIDENZA

PIANO PRIMO

A.U.L.

A.U.I.

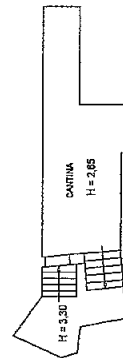
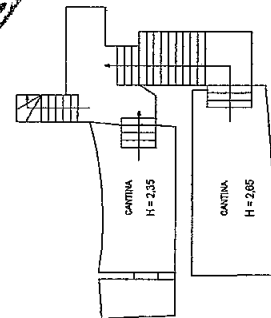
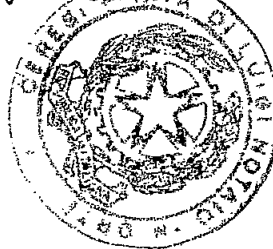
A.U.I.

VIA DELLA PROVVIDENZA

PIANO S1

PIANO S1

10 metri



Anthony Cook Hughes

297) Anglo-Interprete
Kommunikative Kompetenz
Anglo-Interprete: Sprachtest

**Agenzia del Territorio
CATASTO FABBRICATI**
Ufficio provinciale di
Viterbo

Dichiarazione protocollo n. VT0127961 del 07/09/2012
Planimetria di u.i.u. in Comune di Bagnoregio
Via Della Provvidenza

Scala 1: 200

Viterbo

Identificativi Catastali:
Sezione: 15
Foglio: 15
Particella: 257
Subalterno:

Compilata da:
Triscollini Franco
Iscritto all'albo:
Geometri
Prov. Viterbo

N. 844

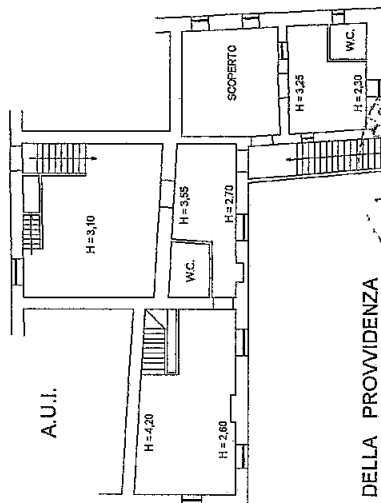
Ultima planimetria in atti

Data: 01/02/2013 - n. T143961 - Richiedente: CRSMRA60A58G568I

Totale schede: 1 Formato di acquisizione: A3(297x420) - Formato stampa richiesto: A4(210x297)

*Anty Giallari
Raffaella Foddever
Stella Michelle Virel Tate*

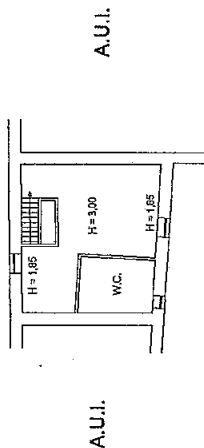
A.U.I.
PIANO PRIMO



VIA DELLA PROVVIDENZA

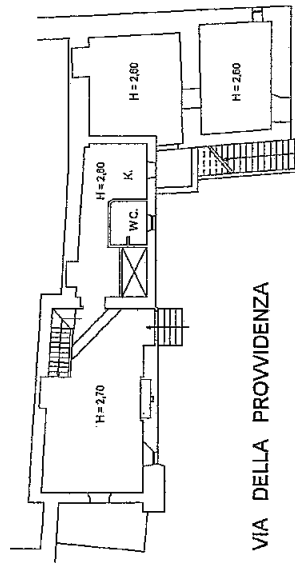
VIA PORTA DELLA MAESTA'

PIANO SECONDO



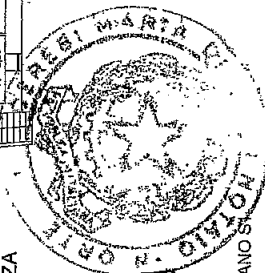
VIA DELLA PROVVIDENZA

PIANO TERRA



VIA DELLA PROVVIDENZA

VIA PORTA DELLA MAESTA'



10 metri

Agenzia del Territorio
CATASTO FABBRICATI
Ufficio Provinciale di
Viterbo

Dichiarazione protocollo n. VT0127949 del 07/09/2012

Planimetria di u.i.u. in Comune di Bagnoregio

Via Porta Della Maesta'

civ. SNC

Identificativi Catastali:

Sezione:

Foglio: 15

Particella: 410

Subalterno:

Compilata da:

Trisolini Franco

Iscritto all'albo:
Geometri

Prov. Viterbo

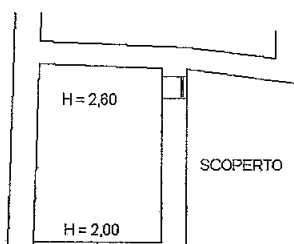
N. 844

Scheda n. 1

Scala 1:200

PIANO TERRA

A.U.I.



A.U.I.

VIA PORTA DELLA MAESTA'

Stefano Dini
Leather Michelle Vielli teste

Anthony Carlo Rossi
Miguel interpreti
Luca e Modeste teste



Ultima planimetria in atti

Data: 01/02/2013 - n. T143959 - Richiedente: CRSMRA60A58G568I

Totale schede: 1 - Formato di acquisizione: A4(210x297) - Formato stampa richiesto: A4(210x297)

Catasto del Fabbricati - Situazione al 01/02/2013 - Comune di BAGNOREGIO (AS77) - Foglio: 15 - Particella: 410 - Subalterno: 0 - VIA PORTA DELLA MAESTA' SNC piano: T

10 metri

Registrato a Viterbo il 5 marzo 2013 al n.1951 Serie 1T
COPIA AUTENTICA CONFORME ALL'ORIGINALE NEI MIEI ROGITI CHE
SI RILASCIA PER USO FISCALE
ORTE, 2 OTTOBRE 2019

Manfredi

