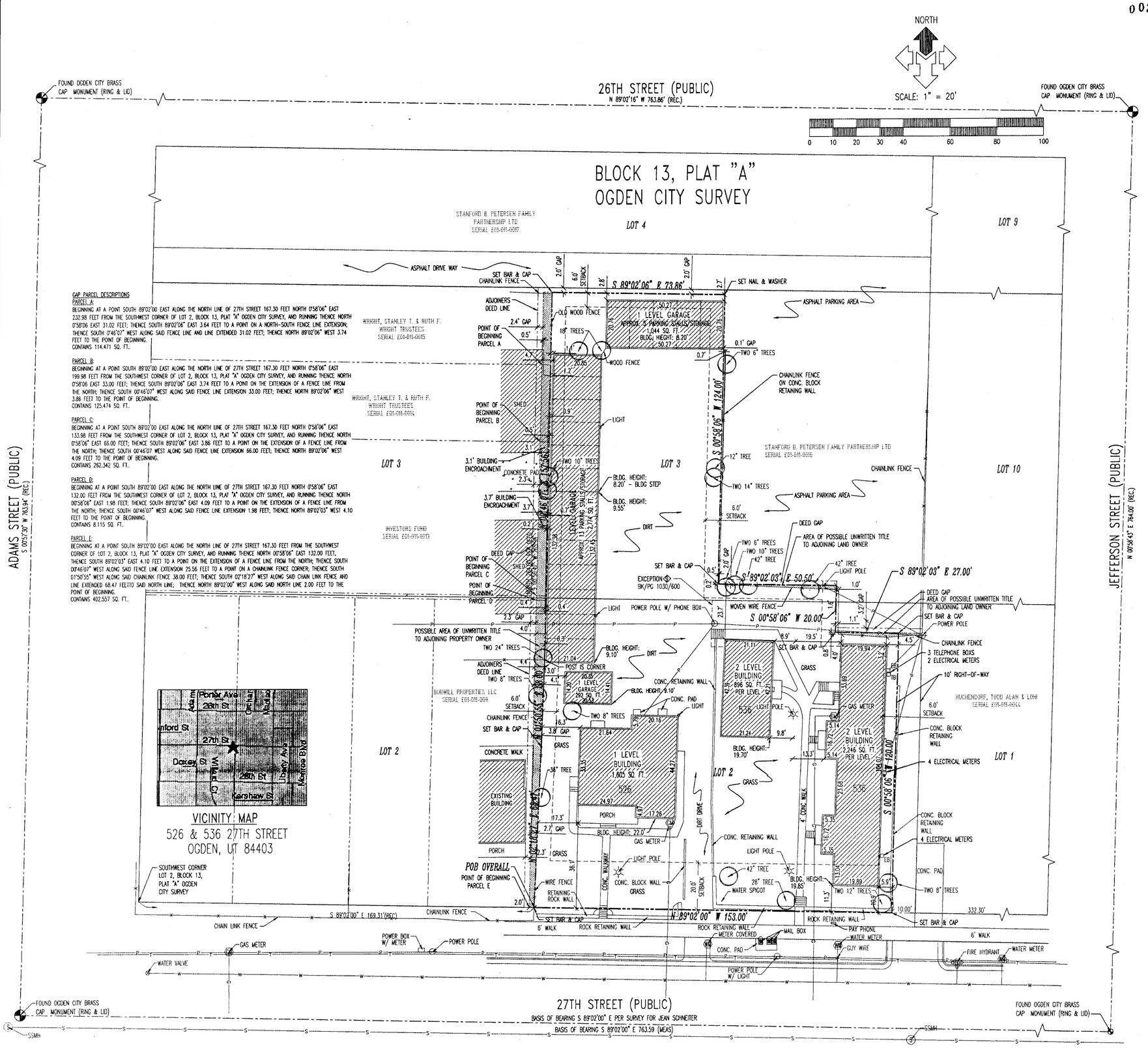
00272 1



LEGEND

GM	GAS METER	—X—	FENCE
SSCO	SANITARY SEWER CLEANOUT	—W—	WATER LINE
PP	UTILITY/POWER POLE	—S—	SEWER LINE
S	SANITARY SEWER MANHOLE	—SD—	STORM DRAIN LINE
WM	WATER METER	—G—	GAS LINE
	WATER VALVE		BOUNDARY LINE
	FIRE HYDRANT		FOUND BRASS CAP MONUMENT
	LIGHT POLE	W	FOUND BRASS CAP MONUMENT
—P—	OVERHEAD AND/OR UNDERGROUND POWER LINE	IRR	IRRIGATION
—T—	OVERHEAD AND/OR UNDERGROUND TELEPHONE LINE	GUY	GUY WIRE
TB	TELEPHONE RISER/BOX	MB	MAILBOX
EB	ELECTRIC METER BOX		TREES

GAP PARCEL DESCRIPTIONS

PARCEL A:
BEGINNING AT A POINT SOUTH 89°02'00 EAST ALONG THE NORTH LINE OF 27TH STREET 167.30 FEET NORTH 0°58'06" EAST 2.02.98 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 13, PLAT "A" OGDEN CITY SURVEY, AND RUNNING THENCE NORTH 0°58'06 EAST 31.02 FEET; THENCE SOUTH 89°02'06" EAST 3.64 FEET TO A POINT ON A NORTH-SOUTH FENCE LINE EXTENSION; THENCE SOUTH 0°46'07" WEST ALONG SAID FENCE LINE AND LINE EXTENDED 31.02 FEET; THENCE NORTH 89°02'06" WEST 3.74 FEET TO THE POINT OF BEGINNING.
CONTAINS 114.471 SQ. FT..

PARCEL B:
BEGINNING AT A POINT SOUTH 89°02'00 EAST ALONG THE NORTH LINE OF 27TH STREET 167.30 FEET NORTH 0°58'06" EAST 199.98 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 13, PLAT "A" OGDEN CITY SURVEY, AND RUNNING THENCE NORTH 0°58'06 EAST 33.00 FEET; THENCE SOUTH 89°02'06" EAST 3.74 FEET TO A POINT ON THE EXTENSION OF A FENCE LINE FROM THE NORTH; THENCE SOUTH 00°46'07" WEST ALONG SAID FENCE LINE EXTENSION 33.00 FEET; THENCE NORTH 89°02'06" WEST 3.86 FEET TO THE POINT OF BEGINNING.
CONTAINS 125.474 SQ. FT..

PARCEL C:
BEGINNING AT A POINT SOUTH 89°02'00 EAST ALONG THE NORTH LINE OF 27TH STREET 167.30 FEET NORTH 0°58'06" EAST 1.33.98 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 13, PLAT "A" OGDEN CITY SURVEY, AND RUNNING THENCE NORTH 0°58'06" EAST 66.00 FEET; THENCE SOUTH 89°02'06" EAST 3.86 FEET TO A POINT ON THE EXTENSION OF A FENCE LINE FROM THE NORTH; THENCE SOUTH 00°46'07" WEST ALONG SAID FENCE LINE EXTENSION 66.00 FEET; THENCE NORTH 89°02'06" WEST 4.09 FEET TO THE POINT OF BEGINNING.
CONTAINS 262.342 SQ. FT..

PARCEL D:
BEGINNING AT A POINT SOUTH 89°02'00 EAST ALONG THE NORTH LINE OF 27TH STREET 167.30 FEET NORTH 0°58'06" EAST 132.00 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 13, PLAT "A" OGDEN CITY SURVEY, AND RUNNING THENCE NORTH 0°58'06" EAST 1.98 FEET; THENCE SOUTH 89°02'06" EAST 4.09 FEET TO A POINT ON THE EXTENSION OF A FENCE LINE FROM THE NORTH; THENCE SOUTH 00°46'07" WEST ALONG SAID FENCE LINE EXTENSION 1.98 FEET; THENCE NORTH 89°02'03" WEST 4.10 FEET TO THE POINT OF BEGINNING.
CONTAINS 8.115 SQ. FT..

PARCEL E:
BEGINNING AT A POINT SOUTH 89°02'00 EAST ALONG THE NORTH LINE OF 27TH STREET 167.30 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 13, PLAT "A" OGDEN CITY SURVEY, AND RUNNING THENCE NORTH 00°58'06" EAST 132.00 FEET; THENCE SOUTH 89°02'03" EAST 4.10 FEET TO A POINT ON THE EXTENSION OF A FENCE LINE FROM THE NORTH; THENCE SOUTH 00°46'07" WEST ALONG SAID FENCE LINE EXTENSION 25.56 FEET TO A POINT ON A CHAINLINK FENCE CORNER; THENCE SOUTH 01°50'55" WEST ALONG SAID CHAINLINK FENCE 38.00 FEET; THENCE SOUTH 02°18'27" WEST ALONG SAID CHAIN LINK FENCE AND LINE EXTENDED 68.47 FEETTO SAID NORTH LINE; THENCE NORTH 89°02'00" WEST ALONG SAID NORTH LINE 2.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 402.557 SQ. FT..

SURVEYOR'S CERTIFICATE

TO: U.S.A. INSTITUTIONAL TAX CREDIT FUND XX-G L.P., ITS SUCCESSORS AND ASSIGNS
MERRO NATIONAL TITLE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
AMBERLEY PROPERTIES II, L.L.C.

I HEREBY CERTIFY THAT ON JUNE 25, 2001, THE FOLLOWING IS TRUE:

A) I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH AND THIS LAND TITLE SURVEY WAS PREPARED FROM AN ACTUAL-ON-THE-GROUND LAND TITLE SURVEY ON APRIL 18, 2001 ON THE REAL PROPERTY SHOWN HEREON CONDUCTED BY ME OR UNDER MY SUPERVISION.

B) THIS SURVEY CORRECTLY SHOWS: (I) THE BOUNDARIES OF THE SUBJECT PROPERTY AND THEIR DIMENSIONS, DIRECTION AND RELATIONSHIPS (WITH A MATHEMATICAL CLOSURE OF NOT LESS ACCURACY THAN 1 PART IN 10,000) AND THE AREA OF THE SUBJECT PROPERTY; (II) THE LOT, BLOCK AND SECTION DESIGNATION OF ANY RECORDED PLATS OR FILED MAPS IN WHICH ANY PART OF THE SUBJECT PROPERTY IS LOCATED AND THE MAP NUMBERS AND OTHER RECORDING INFORMATION WITH RESPECT THERETO; (III) THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON, THE DISTANCE FROM ANY SUCH BUILDINGS OR IMPROVEMENTS TO THE NEAREST FACING PROPERTY LINE AND PROPER STREET NUMBERS (WHERE AVAILABLE); (IV) ALL BUILDING OR IMPROVEMENT SET BACK REQUIREMENTS (IF ANY); (V) THE LOCATION OF ALL EASEMENTS, RIGHTS OF WAY, SERVITUDES AND ANY OTHER MATTERS OF RECORD, OF WHICH I HAVE KNOWLEDGE OF OR WHICH THERE APPEARS PHYSICAL EVIDENCE THAT AFFECTS THE SUBJECT PROPERTY (INCLUDING ANY APPURTENANT EASEMENTS); (VI) THE LOCATION OF ALL DRIVES, PARKING AREAS, ALLEYS, STREETS AND ROADS ON THE SUBJECT PROPERTY (IF ANY); (VII) ALL RIGHT OF WAY LINES OF ABUTTING DEDICATED PUBLIC STREETS AND ROADS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF AND THE DISTANCE FROM THE CORNERS OF THE SUBJECT PROPERTY TO THE NEAREST RIGHT OF WAY LINES OF STREETS OR ROADS TOGETHER WITH EVIDENCE OF FOUND LOT CORNERS (AND EXCEPT AS NOTED ON THE SURVEY, THE SURVEYOR HAS NO NOTICE OF CHANGES IN THE RIGHT OF WAY LINES OF SUCH STREETS OR ROADS); (VIII) THE LOCATION AND TYPE OF ALL MONUMENTS, STAKES OR MARKS FOUND OR PLACED, REFERRED TO HEREIN; (IX) CONTIGUITY, GORES AND/OR OVERLAPS OF INTERIOR PARCEL LINES; (X) BUILDINGS OR FENCES WITH TWO (2) FEET OF EITHER SIDE OF THE BOUNDARY LINES; (XI) OFFSINGS IN WALLS OF ADJOINING PREMISES WITHIN TWO (2) FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY; (XII) ANY ABSENCE OF PHYSICAL EVIDENCE OF POSSESSION ALONG RECORD LINES; AND (XIII) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY INCLUDING BUT NOT LIMITED TO RIVERS, DITCHES, STREAMS AND LAKES LOCATED, BORDERING ON OR RUNNING THROUGH THE SUBJECT PROPERTY.

(C) EXCEPT AS SHOWN ON THE SUBJECT, THERE ARE NO (I) ENCROACHING IMPROVEMENTS OR PROJECTIONS BY OR ON ADJACENT PROPERTY OR ON ABUTTING STREETS OR ALLEYS OR ON EASEMENTS OF OTHER RIGHTS OF WAY, (II) VISIBLE OR APPARENT EASEMENTS OR RIGHTS OF WAY, (III) PARTY WALLS; (IV) VISIBLE DISCREPANCIES, CONFLICTS OR BOUNDARY LINE DISPUTES; (V) HARVESTS BETWEEN MEASURED AND RECORD BEARINGS, ANGLES OR DISTANCES; (VI) JOINT OR COMMON DRIVEWAYS OR ALLEYS; OR (VII) ENCROACHING DRIVEWAYS, STRIPS, RIBBONS OR APRONS.

(D) PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

(E) EXCEPT AS SPECIFICALLY NOTED ON THE SURVEY, NO PART OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA DESIGNATED AS "FLOOD ZONE AREA" OR 100 YEAR FLOOD PLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE UNITED STATES ARMY CORPS OF ENGINEERS, THE COMMONWEALTH, COUNTY OR CITY IN WHICH THE SUBJECT PROPERTY IS LOCATED OR ANY OTHER GOVERNMENTAL AGENCY OR AUTHORITY HAVING JURISDICTION OVER THE SUBJECT PROPERTY NOR IS ANY PORTION OF THE SUBJECT PROPERTY LOCATED WITHIN ANY LAKE OR ANY CREEK, STREAM, RIVER OR OTHER WATERCOURSE REQUIRED BY AN APPROPRIATE GOVERNMENTAL AGENCY OR AUTHORITY TO BE UNDISTURBED.

(F) THE SUBJECT PROPERTY HAS ACCESS TO 27th STREET WHICH IS A PUBLIC RIGHT-OF-WAY MAINTAINED BY OGDEN CITY.

(G) THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF TITLE INSURANCE COMMITMENT NO. 01005360, DATED MAY 24, 2001 AND ISSUED BY (MERRO NATIONAL TITLE COMPANY), AND EACH INSTRUMENT LISTED THEREIN. THE AT THE LOCATION OF EACH SUCH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER AFFECTING TITLE, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THE SURVEY WITH APPROPRIATE RECORDING REFERENCE; AND THAT ALL MATTERS THAT CANNOT BE LOCATED HAVE BEEN LISTED IN A TABLE SET FORTH BELOW.

(H) THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THE PARTIES TO WHOM THIS CERTIFICATION IS ADDRESSED WILL BE RELYING UPON THIS CERTIFICATION IN PURCHASING THE PROPERTY, BORROWING AND LENDING MONEY TO BE SECURED BY THE PROPERTY AND ISSUING TITLE INSURANCE WITH RESPECT TO THE SUBJECT PROPERTY AND THE SURVEY HAS BEEN PREPARED FOR THEIR RESPECTIVE BENEFITS IN ANTICIPATION OF THEIR RELIANCE THEREON.

SIGNED: Michael D Hoffman 7/13/2001
LICENSE NO.: 316831

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF 27TH STREET SAID POINT BEING SOUTH 89°02'00" EAST 169.31 FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 13, PLAT "A" OGDEN CITY SURVEY, AND RUNNING THENCE NORTH 02°18'27 EAST ALONG AN EXISTING CHAINLINK FENCE 68.47 FEET; THENCE NORTH 01°50'55" EAST ALONG SAID FENCE 38.00 FEET TO A CHAINLINK FENCE CORNER; THENCE NORTH 00°46'07" EAST ALONG A FENCE AND FENCE LINE EXTENDED FROM THE NORTH 157.56 FEET; THENCE SOUTH 89°02'06" EAST 73.86 FEET; THENCE SOUTH 00°58'06" WEST 124.00 FEET; THENCE SOUTH 89°02'03" EAST 50.50 FEET; THENCE SOUTH 00°58'06" WEST 20.00 FEET; THENCE SOUTH 89°02'03" EAST 27.00 FEET; THENCE SOUTH 00°58'06" WEST 120.00 TO A POINT ON SAID NORTH LINE; THENCE NORTH 89°02'00" WEST ALONG SAID NORTH LINE 153.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.680 ACRES.

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY AS REQUESTED BY THE LAND OWNER

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO.01005360 PREPARED BY CARDON LAND TITLE COMPANY. EFFECTIVE DATE: MAY 24, 2001, AT 7:45 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

SCHEDULE B-2: EXCEPTION NO.:

9 THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE WEBER BASIN WATER CONSERVANCY DISTRICT AND THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY. (NOT PLOTTABLE)

9 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: A RIGHT OF WAY AND THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION LINE FACILITIES.
BOOK/PAGE 1030/600
AREA AFFECTED: BEGINNING 242.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 2, BLOCK 13, PLAT "A" OGDEN CITY SURVEY; THENCE SOUTH 20 FEET; THENCE EAST 5 FEET. (AS SHOWN HEREON)

3. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°02'00" EAST ALONG THE MONUMENT LINE OF 27TH STREET FROM THE INTERSECTION OF ADAMS STREET AND JEFFERSON STREET, BEING PART OF THE NORTHWEST QUARTER OF SECTION 33, T.6N. R.1W., SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.

4. CORNERS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP STAMPED "MCNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAT.

5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

6. PLATS OF RECORD USED FOR THIS SURVEY ARE AS FOLLOWS:

-OGDEN CITY BLOCK PLAT "A", BLOCK 13, PER OGDEN CITY PLANNING.

-A GREAT BASIN ENGINEERING, INC. TOPOGRAPHIC & PROPERTY SURVEY OF THE LDS CHURCH, MADISON & JEFFERSON CENTER WARDS DATED 18 NOVEMBER, 1994, DWG NO. PSM-74, RECORDED AS MAP NO. 1163 WITH THE WEBER COUNTY SURVEYORS OFFICE.

-OGDEN CITY UTILITY MAPS OF SEWER, WATER, STORM DRAIN. PROVIDED BY OGDEN CITY PLANNING.

-A SURVEY OF JEAN SCHNEITER JUNE OF 1999 BY KENT ARGRAVE LICENSE NO. 2670.

7. THE ORIGINAL PARCELS DEED DESCRIPTION DID NOT MATCH EXISTING OCCUPATION LINES, THE TIE FROM THE SOUTHWEST CORNER OF LOT 7, BLOCK 13, WAS INCREASED 2.4 FEET TO MATCH THOSE LINES. THERE ALSO EXISTS AN OVERLAP WITH THE DEEDS AND EXISTING IMPROVEMENTS ON THE WEST PROPERTY LINE. A NEW WEST LINE WAS CREATED USING THE EXISTING FENCE LINES AS THE NEW BOUNDARY LINE. BOUNDARY DESCRIPTIONS WERE CREATED FOR EACH ADJOINING PARCEL TO THE WEST FOR FUTURE BOUNDARY RESOLUTIONS. THERE ALSO EXISTS GAPS ON THE NORTH BOUNDARY LINE WITH THE PARCEL TO THE NORTH.

8. THIS PROPERTY DOES NOT FALL IN A FLOOD ZONE, PER FEMA FLOOD PLANE MAP, PANEL 49189-0006B, ZONE C, DATED JAN 18, 1983

9. THIS PROPERTY LIES IN A MULTIPLE FAMILY RESIDENTIAL ZONE - EAST CENTRAL R-3CC. THE EXISTING BUILDINGS ON SITE ENCROACH ON EXISTING SETBACK LINE, HOWEVER THEY MAY HAVE MET REQUIRED SETBACKS AT THE TIME OF CONSTRUCTION.

10. SUBJECT PROPERTY LIES WITHIN A LOW TO MODERATE LIQUIDFACTION HAZARD AREA AS INDICATED ON A MAP PROVIDED BY WEBER COUNTY.

RECEIVED
SEP 05 2001
Weber County Surveyor

00272 1

McNEIL ENGINEERING AND LAND SURVEYING, L.C.
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6965 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7100 FAX (801) 255-8071 EMAIL info@mcneileng.com
VISIT OUR WEB SITE AT www.mcneileng.com

PROFESSIONAL LAND SURVEYOR
No. 316831
MICHAEL D. HOFFMAN
7-13-2001
STATE OF UTAH

AMBERLY PROPERTIES II, L.L.C.

526 & 536 27TH STREET OGDEN, UT 84403
LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, T6N, R1W, SLB & M

ALTA/ASCM LAND TITLE SURVEY

REVISIONS

REV.	DATE	DESCRIPTION
1	6/25/01	REVISED MARKATIVE & CERTIFICATE
1	7/13/01	REVISED MARKATIVE & CERTIFICATE

DATE:	4/20/2001
DRAWN BY:	JS/BJ
CALC. BY:	MH/BP
SURVEYED BY:	MH/JS
CHECKED BY:	MH/BP
SCALE:	1" = 20'
COMP. DRWG:	210170ALTA.DWG

JOB NO: 210170

SHEET NUMBER
1 of 1