

NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY AT THE REQUEST OF THE OWNER.
- 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. 01050108 PREPARED BY METRO NATIONAL TITLE COMPANY. EFFECTIVE DATE: JULY 15, 2002, AT 7:45 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.
- SCHEDULE B-2; EXCEPTION NO.:
  - RESERVATION AS DISCLOSED BY SPECIAL WARRANTY DEED, RECORDED APRIL 10, 1996 IN BOOK 1800 OF RECORDS, PAGE 2452, ENTRY NO. 1399026. THE LANDS DESCRIBED ARE TO BE HELD IN PERPETUITY AND WITHOUT RIGHT OF SEVERANCE OF DIVISION, BEING HELD AND CONVEYED JOINTLY AND TOGETHER AS PARCEL THREE. VIOLATION OF THIS COVENANT BY THE COVENANCE OF EITHER PARCEL ONE OR TWO INDEPENDENTLY OF THE OTHER OR IN A MANNER OTHER THAN THE MERGED AND COLLECTIVE PARCEL, THREE SHALL CAUSE TITLE TO PARCEL ONE TO AUTOMATICALLY REVERT TO OGDEN CITY WITHOUT RECOURSE.
  - CERTIFICATE OF NON-COMPLIANCE ISSUED BY OGDEN CITY INSPECTION DIVISION, RECORDED DECEMBER 5, 1998, IN BOOK 1551 OF RECORDS, PAGE 2378.
- THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°02'00" WEST ALONG THE MONUMENT LINE OF 27TH STREET BETWEEN THE MONUMENTS LOCATED IN THE INTERSECTIONS OF WASHINGTON BOULEVARD AND GRANT AVENUE, BEING PART OF THE NORTHEAST QUARTER OF SECTION 32, T.4N, R.1W, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.
- 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.
- 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.
- SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "C", FIRM PANEL NO. 4901890008B, WITH AN EFFECTIVE DATE OF JANUARY 19, 1983 AS DESIGNATED BY FEMA FLOOD ZONES.
- SUBJECT PROPERTY LIES WITH THE BOUNDARIES OF A CBD ZONE AS DESIGNATED BY OGDEN CITY PLANNING & ZONING WITH THE FOLLOWING SETBACK REQUIREMENTS:
  - FRONT & SIDE FACING STREET MAIN BUILDING AND ACCESSORY BUILDING EXCLUDING PARKING STRUCTURE OR PARKING LOT:  
EITHER 10' OR 0' SETBACK FOR UP TO 50% OF THE LOT FRONTAGE, PROVIDED THAT THE REMAINING FRONT SETBACK BE DEVELOPED AS A PLAZA EQUAL IN AREA TO THAT DEFINED BY THE 10' SETBACK. (LOT WIDTH x 10')
  - SIDE YARD: NONE, EXCEPT 10' ADJACENT TO RESIDENTIAL ZONE BOUNDARY
  - REAR YARD: NONE, EXCEPT 10' ADJACENT TO RESIDENTIAL ZONE BOUNDARY
  - BUILDING HEIGHT: MINIMUM: ONE STORY  
MAXIMUM: NONE
  - PARKING STRUCTURE AND PARKING LOT: 15'
  - MINIMUM LOT AREA, LOT WIDTH, COVERAGE: NONE

SURVEYOR'S CERTIFICATE

TO: METRO NATIONAL TITLE, FIRST AMERICAN TITLE INSURANCE COMPANY, KUTAK ROCK LLP, BRACKEN PROPERTIES, L.L.C., BEN LOGUE, BRACKEN MANAGEMENT, L.L.C., WELLS FARGO BANK NORTHWEST, N.A., THE RICHMAN GROUP CAPITAL CORPORATION, U.S.A. INSTITUTIONAL TAX CREDIT FUND XIXIV L.P. AND THEIR AFFILIATES, SUCCESSORS AND ASSIGNS.

1. THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND, THAT THE ATTACHED PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF UTAH FOR SURVEYORS AND WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999 AND MEETS THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, AND CONTAINS AND CORRECTLY SHOWS ITEMS 1,2,3,4,6,7,(b),(6),(c),8,9,10,11, AND 13 OF TABLE A THERETO.

2. THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PROPERTY.

3. EXCEPT AS SHOWN, ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD; THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PROPERTY, THAT THE PROPERTY IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 02033474 WITH AN EFFECTIVE DATE OF DECEMBER 31, 2002 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR EASEMENTS OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT OF THE PROPERTY.

4. EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

5. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "C" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 4901890008B, WITH A DATE OF IDENTIFICATION OF JANUARY 19, 1983, IN WEBER COUNTY, UTAH WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

6. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO FOURTH EAST STREET, A PUBLICLY DEDICATED STREET OR HIGHWAY.

7. THE PROPERTY COMPRISES A SINGLE, SEPARATE TAX LOT.

8. EXCEPT AS SHOWN, NO EXISTING IMPROVEMENTS VIOLATE APPLICABLE SET BACK LINES AND FRONT, SIDE AND REAR YARD REQUIREMENTS.

9. THE PROPERTY CONTAINS 9,086 SQUARE FEET.

LEGAL DESCRIPTION FROM TITLE REPORT

PART OF LOT 2, BLOCK 11, PLAT "A" OGDEN CITY SURVEY; BEGINNING AT A POINT 30 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 2, AND RUNNING THENCE NORTH 132 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 2, THENCE WEST 60 FEET, THENCE SOUTH 97 FEET 8 INCHES, MORE OR LESS, THENCE WEST 32 FEET, THENCE SOUTH 34 FEET 4 INCHES TO THE SOUTH LINE OF SAID LOT 2, THENCE EAST 92 FEET TO THE PLACE OF BEGINNING.

CONTAINS: 9,086 SQ. FT.  
0.209 ACRES.

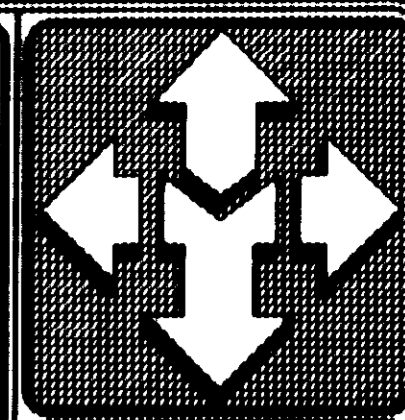
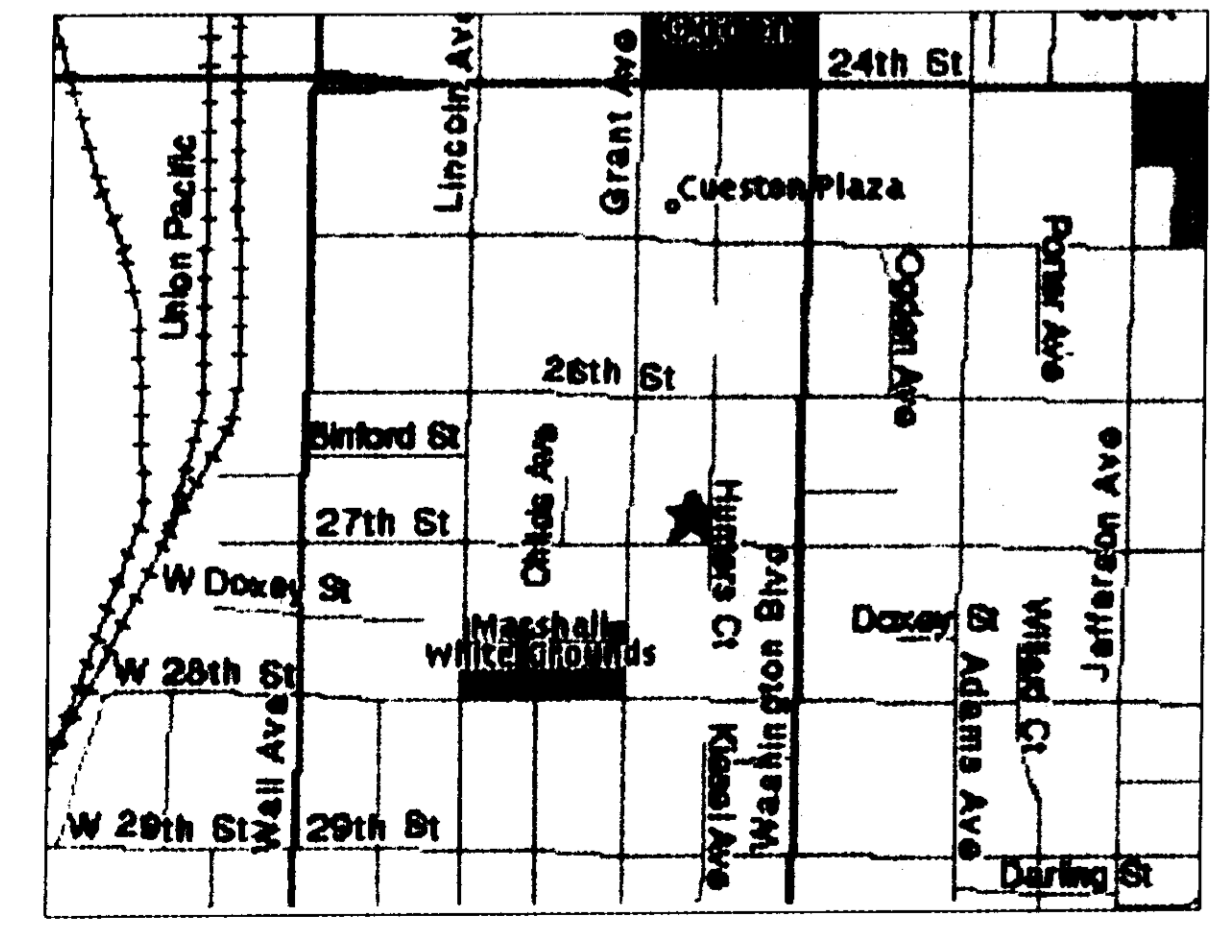
PROPERTY ADDRESS:  
330-336 27TH STREET  
OGDEN, UTAH 84401

SURVEY NOTES

1. THERE IS A WALL ENCROACHMENT OF 0.25 FEET ON THE DECORATIVE BRICK WALL BETWEEN THE TWO HOMES ON THE WEST SIDE OF THE SUBJECT PROPERTY.

**LEGEND**

	MONUMENT		(SDCB) STORM DRAIN CATCH BASIN
	WATER METER		(SSMH) SANITARY SEWER MANHOLE
	(WV) WATER VALVE		SSCO SANITARY SEWER CLEANOUT
	FIRE HYDRANT		BOUNDARY LINE
	GAS METER		ADJOINING PROPERTY LINE
	ELECTRICAL METER		MONUMENT LINE
	PP/UP POWER / UTILITY POLE		16" DECIDUOUS TREE
	FENCE		24" DECIDUOUS TREE
	SEWER LINE		36" DECIDUOUS TREE
	POWER LINE		O.C.S. OGDEN CITY SURVEY
	WATER LINE		RD ROOF DRAIN
	GAS LINE		E ELECTRICAL MANHOLE
	TELEPHONE LINE		
	EXIST SIGN		
	TELEPHONE MANHOLE		



**McNEIL ENGINEERING AND LAND SURVEYING**  
 PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES  
 330-336 27TH STREET, OGDEN, UTAH 84401  
 TEL: (409) 252-7708 FAX: (409) 254-4071  
 E-MAIL: info@mcneileng.com WEB SITE: AT

**DUNDEE PROPERTIES, L.C.**  
**HOOVER APARTMENTS**  
 330-336 27TH STREET, OGDEN, UTAH  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, T.4N, R.1W, S.L.R.4M

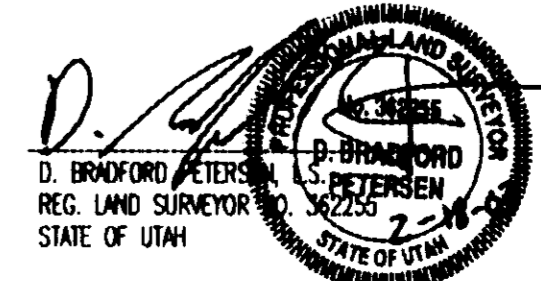
**REVISIONS**

REV.	DATE	DESCRIPTION

PROJECT NO: 230653  
 CAD FILE: 230653.dwg  
 DRAWN BY: RPO/BJ  
 SURVEYED BY: DD/MW  
 CHECKED BY: BP  
 DATE: 02/12/2003

SHEET TITLE:  
**ALTA/ACSM LAND TITLE SURVEY**

**C-1**  
 SHEET: 1 of 1



RECEIVED  
 APR 15 2003  
 Weber County Surveyor  
 003052