

DESCRIPTION FROM TITLE REPORT

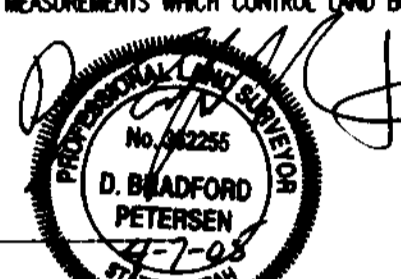
PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND PART OF LOT 12, BLOCK 3, SOUTH OGDEN SURVEY, OGDEN CITY (WITHIN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, U.S. SURVEY); BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; NORTH 89°31'43" WEST 594 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33, SAID POINT OF BEGINNING DESIGNATED AS OGDEN CITY SURVEY STATION "A" 51+07.98 AND "B" 155+06.42, AND RUNNING THENCE NORTH 0°58' EAST 195.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 67°30' EAST ALONG THE NORTHERLY LINE OF SAID LOT 12, NORTH 69°07' EAST 117.6 FEET TO PROPERTY OF RULON S WOOD AND WIFE, AND TO A POINT NORTH 0°58' EAST 83.80 FEET FROM THE SECTION LINE, THENCE SOUTH 0°58' WEST 215.80 FEET TO THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO GRANITON'S PREDECESSORS BY ALFRED CHRISTENSEN, BY DEED NOW OF RECORD, THENCE NORTH 89°31'43" WEST 298.20 FEET ALONG SAID LINE TO A POINT 112.22 FEET EAST OF THE EAST LINE OF VAN BUREN AVENUE, THENCE NORTH 0°58' EAST 132 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

TO: OGDEN HOUSING AUTHORITY, UTAH COMMUNITY REINVESTMENT CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY, FIRST AMERICAN TITLE INSURANCE AGENCY, LLC, TAMILYN APARTMENTS, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 7, 8, 10, 11, 11b, AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT:

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."

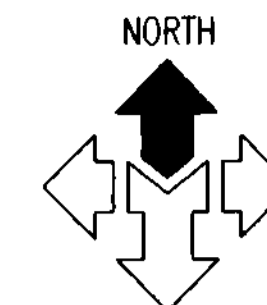


D. BRADFORD PETERSEN PLS, UTAH LICENSE NO. 362255

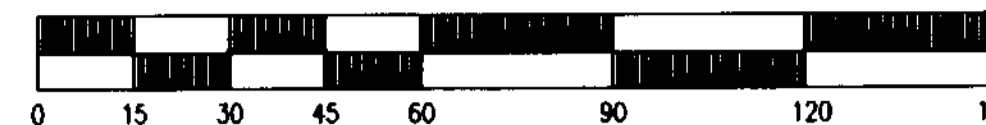
ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 6, 1999. ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 19, 1999. AMERICAN LAND TITLE ASSOCIATION, 1828 L ST., N.W., SUITE 705, WASHINGTON, D.C. 20036. AMERICAN CONGRESS ON SURVEYING AND MAPPING, 5410 GROSVENOR LANE, BETHESDA, MD 20814. NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, 5410 GROSVENOR LANE, BETHESDA, MD 20814.

NARRATIVE

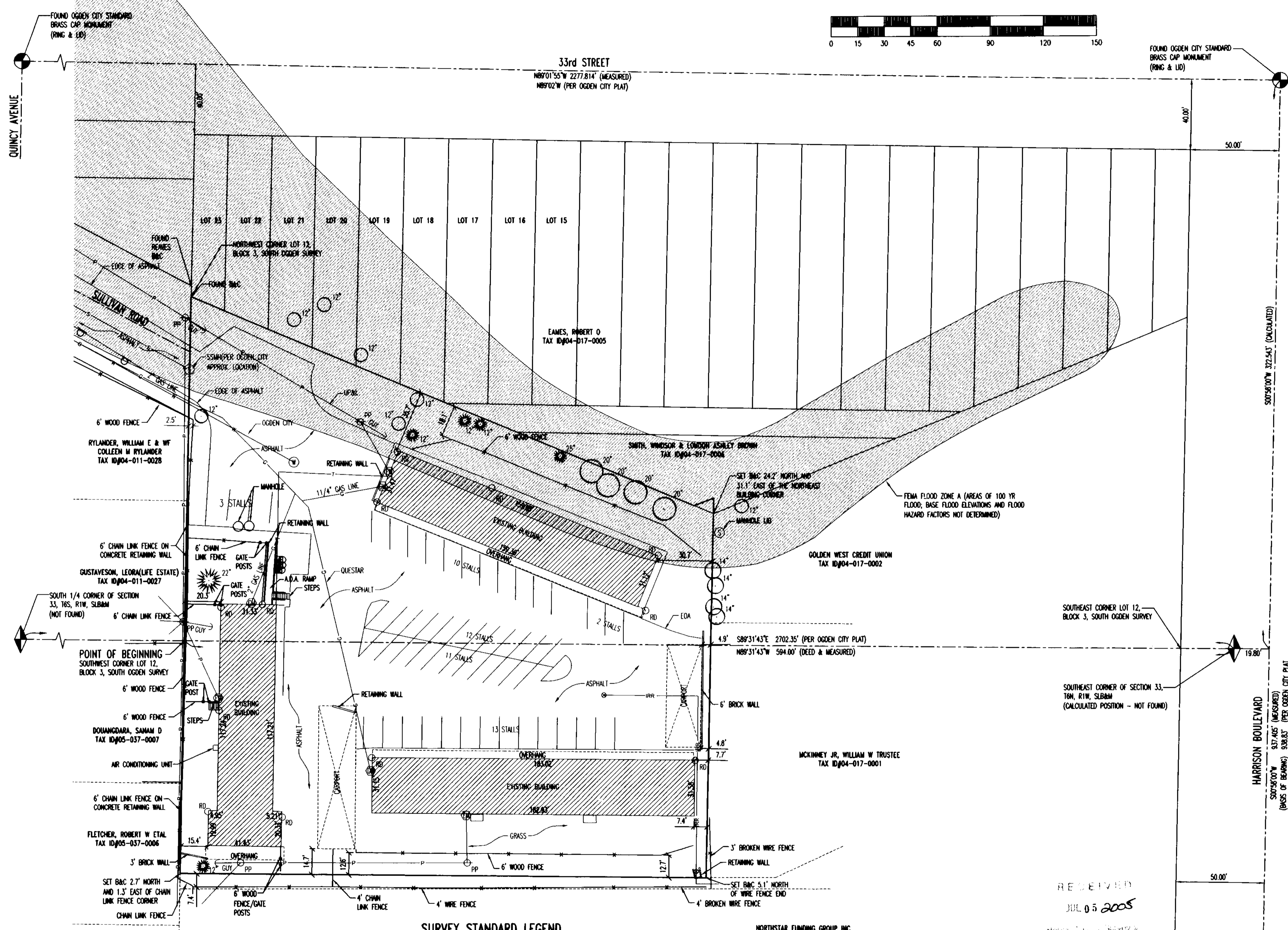
- 1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PRIOR TO THE SALE OF THE LAND.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 388-4372617 PREPARED BY FIRST AMERICAN TITLE INSURANCE AGENCY, LLC. EFFECTIVE DATE: FEBRUARY 10, 2005, AT 7:30 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.
SCHEDULE B-2: EXCEPTION NO.:
10. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR A PERPETUAL EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN A PIPELINE FOR STORM SEWER AND INCIDENTAL PURPOSES, AS GRANTED TO OGDEN CITY, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED JANUARY 4, 1971 AS ENTRY NO. 544603 IN BOOK 957 AT PAGE 367 OF OFFICIAL RECORDS.
11. RIGHTS OF TENANTS AS TENANTS ONLY IN POSSESSION OF THE LAND UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER.
3. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 0°58'00" WEST ALONG THE MONUMENT LINE IN HARRISON BOULEVARD BETWEEN THE MONUMENTS AT THE INTERSECTION OF 32ND STREET AND 33RD STREET AS SHOWN ON THE PLAT, BEING PART OF THE NORTHEAST QUARTER OF SECTION 4, T.5N, R.1W, S.18BM AND THE SOUTHEAST QUARTER OF SECTION 33, T.6N, R.1W, S.18BM 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. PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 490189 0006 B, DATED JANUARY 19, 1983, SUBJECT PROPERTY IS LOCATED WITHIN ZONES "A" AND "C" AS SHOWN ON THE PLAT. ZONE "C" IS DESIGNATED AS AN AREA OF MINIMAL FLOODING. ZONE "A" HOWEVER IS THE AREA WITHIN THE 100-YEAR FLOOD BOUNDARY. AS SHOWN ON THE PLAT, A PORTION OF THE NORTHERLY BUILDING APPEARS TO BE WITHIN THE ZONE "A" FLOOD BOUNDARY. EXACT POSITION OF THE ZONE "A" BOUNDARY IS DIFFICULT TO DETERMINE, HOWEVER WE FEEL THE REPRESENTATION ON THE PLAT IS FAIRLY CLOSE. NO BASE FLOOD ELEVATION WAS GIVEN FOR THIS AREA OF ZONE "A".



SCALE: 1" = 30'



003473

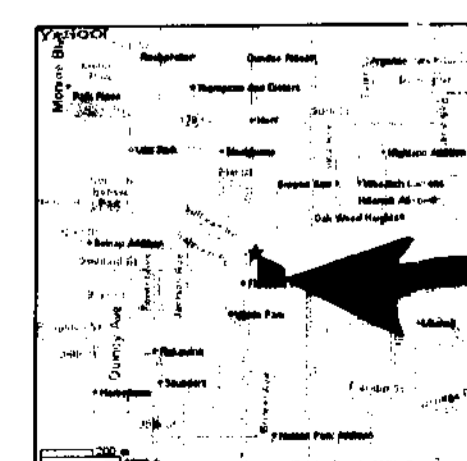


SURVEY STANDARD LEGEND

- MONUMENT LINE, SUBJECT PROPERTY LINE, ADJACENT PROPERTY LINE, EASEMENT LINE, CENTER LINE, FENCE LINE, POWER LINE, WATER LINE, SANITARY SEWER LINE, STORM DRAIN LINE, NATURAL GAS LINE, GAS METER, MAILBOX, SIGN, SECTION CORNER (NOT FOUND), SECTION CORNER (FOUND), STREET MONUMENT (NOT FOUND), STREET MONUMENT, GUY ANCHOR, POWER POLE, ELECTRIC METER, WATER VALVE, WATER MANHOLE, SANITARY SEWER MANHOLE, STORM DRAIN CURB INLET, STORM DRAIN CLEANOUT, CONIFEROUS TREE, DECIDUOUS TREE.

STANDARD ABBREVIATIONS

- REC RECORD, FND FOUND, CONC CONCRETE, BAR & CAP, HUB AND TACK, HBT HAWK, SLSBM SALT LAKE BASE AND MERIDIAN, SLCO SALT LAKE COUNTY, MEA MEASURED, T TOWNSHIP, R RANGE, B BOOK NUMBER, P PAGE NUMBER, EDA EDGE OF ASPHALT, C&G CURB AND GUTTER, APP AREA REFERENCE PLAT.



VICINITY MAP

SITE

RECEIVED JUL 05 2005

McNEIL ENGINEERING AND LAND SURVEYING PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES

OGDEN HOUSING AUTHORITY HOUSING DEVELOPMENT MGMT PROPERTY 1136 SULLIVAN ROAD OGDEN, UT 84403

Table with 3 columns: REV, DATE, DESCRIPTION. Includes a 'REVISIONS' header.

PROJECT NO: 250149 CAD DWG FILE: 250149AL.T DRAWN BY: FBA/TVQ CALC BY: DBP FIELD CREW: KW/MW CHECKED BY: DBP DATE: 04/7/05

SHEET TITLE: ALTA/ACSM LAND TITLE SURVEY

1 OF 1