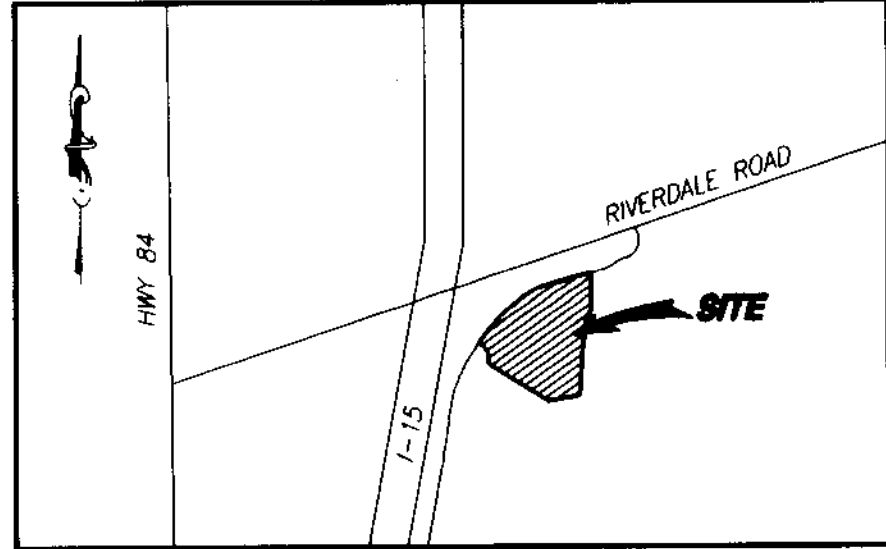


VICINITY MAP



**UTILITY STATEMENT:**  
 The underground utilities shown hereon have been located from field observations and existing maps provided by utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities and the exact location of some utilities may require further field investigation or careful excavation for more precise locations.

**LEGAL DESCRIPTION:**

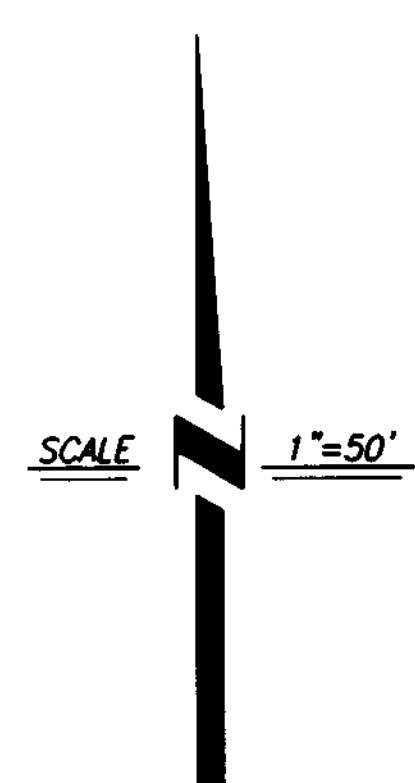
Parcel 1:  
 Part of the North half of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey;

Beginning at a point 213.56 feet North 00°16' East along the Quarter Section line and 56.13 feet West from the center of said Section 13; and running thence South 80°58'21" West 208.72 feet to the projection of an existing boundary line fence; thence North 58°45'10" West 277.08 feet and North 58°53'05" West 177.59 feet along an existing boundary line fence and said fence line projected; thence North 6°00'28" West 79.87 feet to a point of curvature; thence Northwest along the arc of a 36.88 foot radius curve to the left a distance of 30.22 feet (central angle = 46°57'16" and long chord bears North 29°29'06" West 29.38 feet) to a point of tangency; thence North 52°57'44" West 54.55 feet to a point on the Southeastery line of the State Highway Frontage Road; thence Northeast along the arc of a 1095.92 foot radius curve to the right a distance of 530.66 feet (central angle = 27°44'35" and long chord bears North 47°52'01" East 525.49 feet); and North 74°41'01" East 358.47 feet along said Southeastery line of the State Highway Frontage Road; thence South 00°06'14" West 231.66 feet; thence South 19°30'59" West 95.65 feet; thence South 7°25'19" West 172.77 feet; thence South 3°45'08" West 295.33 feet to the point of beginning.

Parcel 2:  
 Together with the benefits of a right of way and Easement as created by Easement Agreement, recorded April 17, 1985 as Entry No. 935192 in book 1466 at page 146 of Official Records and re-recorded September 19, 1985 as Entry No. 948090 in book 1475 at page 2146 of Official Records, and is described as follows:  
 A 20.0 foot permanent easement 10.0 feet either side of the following described centerline, along with a 50.0 foot temporary construction easement 25.0 feet either side of the same centerline:  
 Beginning at a point North 89°46' East 660.0 feet and North 0°16' East 162.00 feet from the center of said Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; running thence South 89°46' West 568.92 feet, thence North 3°45'08" East 334.23 feet, thence North 86°14'52" West 150.00 feet.

Parcel 3:  
 Together with the benefits of a right of way and easement as created by Grant of Easement and right of way Agreement, recorded August 2, 1985 as Entry No. 943751 in book 1472 page 1526 of Official Records and is described as follows:  
 A 20.00 foot strip of land 10 feet either side of the following described centerline:  
 Beginning at a point North 89°46' East 660.0 feet and North 0°16' East 162.00 feet from the center of said Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; running thence North 89°46' East 6.0 feet to the West line of the Valley View Subdivision No. 3, Riverdale City, Weber County, Utah.

- TITLE DOCUMENTS:**  
 This survey was prepared in reliance with the commitment for title insurance report prepared by Metro National Title Company, dated June 30, 2006, Commitment No. 06047659.  
 Following is a list of exceptions appurtenant to this survey as they appear in Schedule B, Section 2 of the above referenced commitment.
- 11) Subject to the reservations and conditions contained in that certain quit claim deed as recorded in Book 277 of Deeds, at Page 525 of Official Records. (Affects Entire Subject Property)
  - 12) Subject to the terms and conditions of a 10 foot wide easement in favor of Alma Ellis and Frank Warner for the purpose of maintaining thereon a concrete pipe line and appurtenant parts thereof, recorded October 23, 1947 as Entry No. 136005, in book 279, at page 25 of Official Records.
  - 13) Subject to the terms and conditions of a 12 foot wide easement in favor of Mountain Fuel Supply Company to lay, maintain, operate, repair, inspect, protect, remove, and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities, recorded November 6, 1961, as Entry No. 367798, at book 694, in book 138 of Official Records (Does Not Affect Subject Property).
  - 14) Subject to the terms and conditions contained within that certain right-of-way and easement agreement in favor of Mountain States Telephone and Telegraph Company to lay, maintain, operate, repair, inspect, protect, remove, and replace pipes, lines, valves, and other equipment and facilities for a sanitary sewer line and a storm sewer line (Utilities), recorded April 17, 1985, as Entry No. 935192, in book 1466, at page 146 of Official Records and Re-recorded September 19, 1985, as Entry No. 948090, in book 1475, at page 2146 of Official Records.
  - 15) Subject to the terms and conditions contained within that certain right-of-way and easement agreement recorded August 2, 1985, as Entry No. 943751, in book 1472, at page 1526 of Official Records. (Does Not Affect Subject Property)
  - 16) Subject to the terms and conditions contained within that certain ingress and egress agreement recorded August 8, 1985, as Entry No. 944220, in book 1472, at page 2410 and August 13, 1985, as Entry No. 944690, in book 1473, at page 746 of Official Records.
  - 17) Subject to the terms and conditions of a 12 foot easement in favor of Mountain Fuel Supply Company to lay, maintain, operate, repair, inspect, protect, remove, and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities, recorded February 26, 1985, as Entry No. 961479, in book 1485, at page 1822 of Official Records.
  - 18) Subject to the terms and conditions of a 12 foot easement in favor of Mountain Fuel Supply Company to lay, maintain, operate, repair, inspect, protect, remove, and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities, recorded February 25, 1986, as Entry No. 963953, in book 1487, at page 1205 of Official Records.
  - 19) Subject to the terms and conditions of a 12 foot easement in favor of Mountain Fuel Supply Company to lay, maintain, operate, repair, inspect, protect, remove, and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities, recorded March 25, 1986, as Entry No. 963954, in book 1487, at page 1222 of Official Records.
  - 20) Subject to the terms and conditions of a 12 foot easement in favor of Mountain Fuel Supply Company to lay, maintain, operate, repair, inspect, protect, remove, and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities, recorded March 25, 1986, as Entry No. 963954, in book 1487, at page 1222 of Official Records.
  - 21) Subject to the terms and conditions of a 20 foot permanent easement and a 50 foot temporary construction easement in favor of Mountain States Telephone and Telegraph Company to construct, operate, maintain, and remove such communication line facilities, recorded July 8, 1986, as Entry No. 974686, in book 1494, at page 200 of Official Records. (Exact location not disclosed.)
  - 23) Agreement, including the terms and conditions thereof recorded May 17, 1996, as Entry No. 1406851, in book 1806, at page 2948, of Official Records. (Not Platiable)



$\Delta = 27^{\circ}44'35''$   
 $R = 1095.92'$   
 $L = 530.66'$   
 $C = 525.49'$   
 $CB = N 47^{\circ}52'01'' E$

$\Delta = 46^{\circ}57'16''$   
 $R = 36.88'$   
 $L = 30.22'$   
 $C = 29.38'$   
 $CB = N 29^{\circ}29'06'' W$

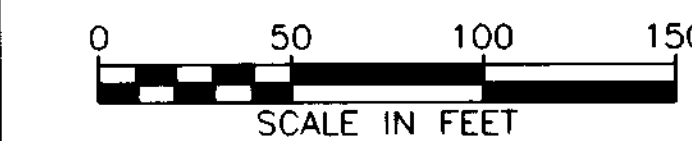
- LEGEND:**
- COUNTY MONUMENT
  - FOUND BAR & CAP
  - SECTION LINE
  - WOOD FENCE
  - CHAINLINK FENCE
  - WROUGHT IRON FENCE
  - OHP OVERHEAD POWER
  - BURIED POWER
  - GAS LINE
  - TELEPHONE LINE
  - SEWER LINE
  - WATER LINE
  - STORM DRAINAGE
  - IRRIGATION LINE
  - POWER POLE
  - ELECTRIC VAULT
  - TELEPHONE BOX
  - TRANSFORMER
  - IRRIGATION CONTROL VALVE
  - LIGHT POLE
  - CATCH BASIN
  - SEWER MANHOLE
  - FIRE HYDRANT
  - ASPHALT
  - CONCRETE
  - COVERED PARKING
  - EXCEPTION NUMBER (TYP.)

- NOTES:**
1. Site contains 227 covered parking stalls, 145 uncovered parking stalls and 2 handicap stalls for a total of 374 parking stalls.
  2. Flood zone designation is zone "X", areas determined to be outside of the 500 year flood plain, community panel no. 490190 0001d, dated September 6, 1995.
  3. Building setbacks are as follows per title 10-91-4 of the City of Riverdale zoning regulations.
    - A. Front is 20 feet, except average of existing dwelling where 50% frontage is developed, but not less than 15 feet.
    - B. Side yard setback for any dwelling is 6 feet with a total of 2 side yards not less than 16 feet, plus 1 foot on each side for each 2 feet the main building is over 35 feet high.
  4. All individual details are shown on page 2 of 2.

**SURVEYOR'S CERTIFICATE:**  
 The undersigned, being a registered surveyor of the State of Utah certifies to (i) Prudential Multifamily Mortgage, Inc., (ii) Weber County Housing Authority, (iii) U.S. Bank National Association, (iv) Metro National Title Company (v) Chicago Title Insurance Company, (vi) Fannie Mae, its successors and/or assigns, and (vii) Cherry Creek Associates, L.L.C., a Utah Limited Liability Company as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standards Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a), 13, 14, 16, 17, and 18 of Table A hereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
  2. The survey was made on the ground on August 18, 2006 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
  3. There are no visible easements or rights of way of which the undersigned has been advised.
  4. There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
  5. The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated June 30, 2006, issued by Metro National Title Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
  6. The subject property has access to and from a duly dedicated and accepted public street or highway.
  7. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
  8. The record description of the subject property forms a mathematically closed figure.
  9. No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.
- The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Todd M. Whittaker  
 P.L.S. No. 4939194



REVISIONS	
NO.	DATE
1	10/17/06
2	10/25/06

PROJECT NO. 166834220  
 SCALE 1"=50'  
 DATE 09/29/06  
 FILE I:\26866\active\166834220\drawing\

PROJECT LOCATION: N 1/2 Sec. 13, T5N, R2W, S18&M (1551 W. Riverdale Rd., Riverdale, UT)

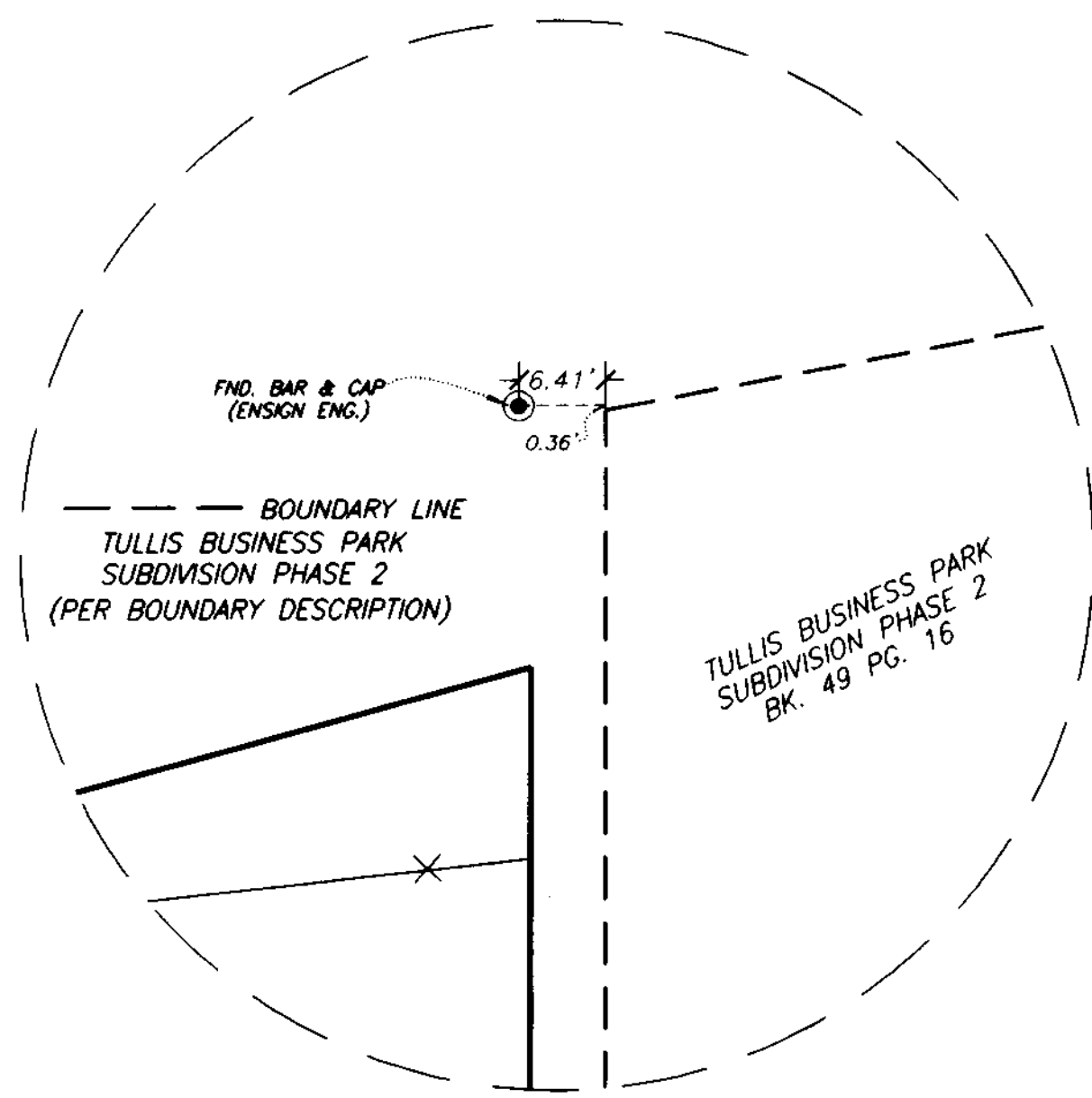
TITLE: A.L.T.A./A.C.S.M. LAND TITLE SURVEY  
 CHERRY CREEK APARTMENTS  
 CLIENT: Cherry Creek Associates, L.L.C.

166834220  
 1"=50'  
 09/29/06  
 166834220

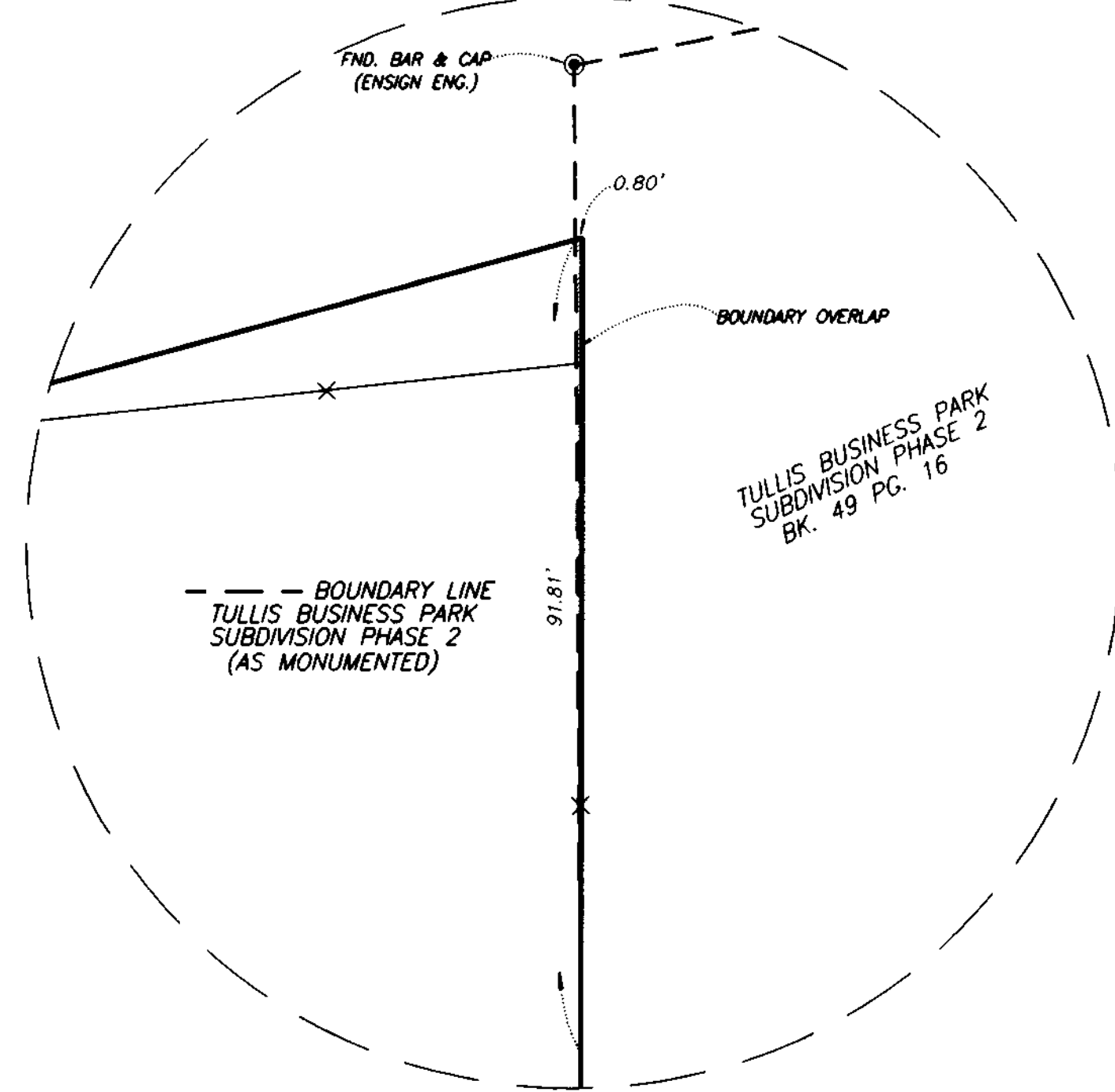
SHEET NUMBER  
 1  
 OF 2



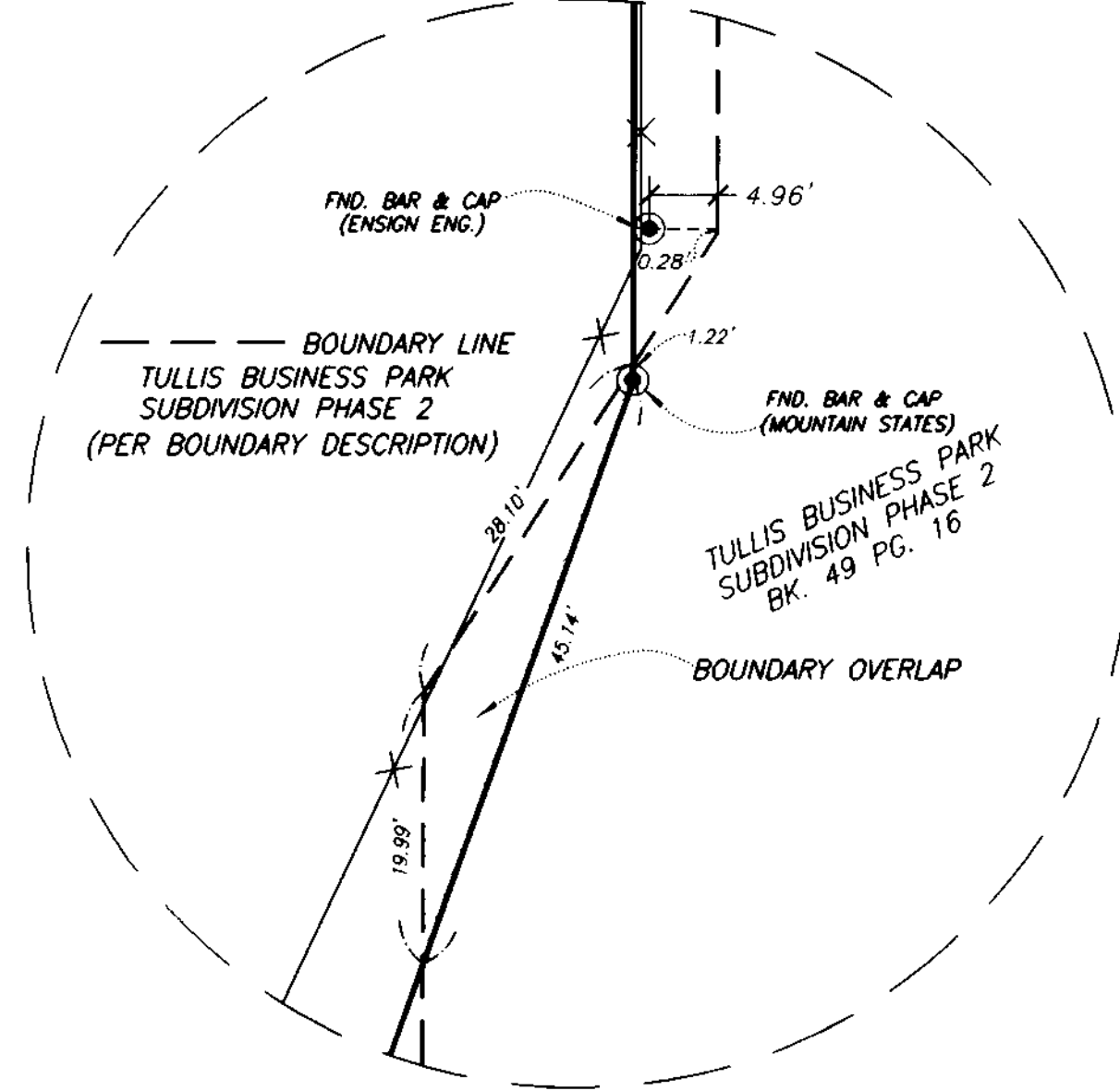
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NOT TO SCALE



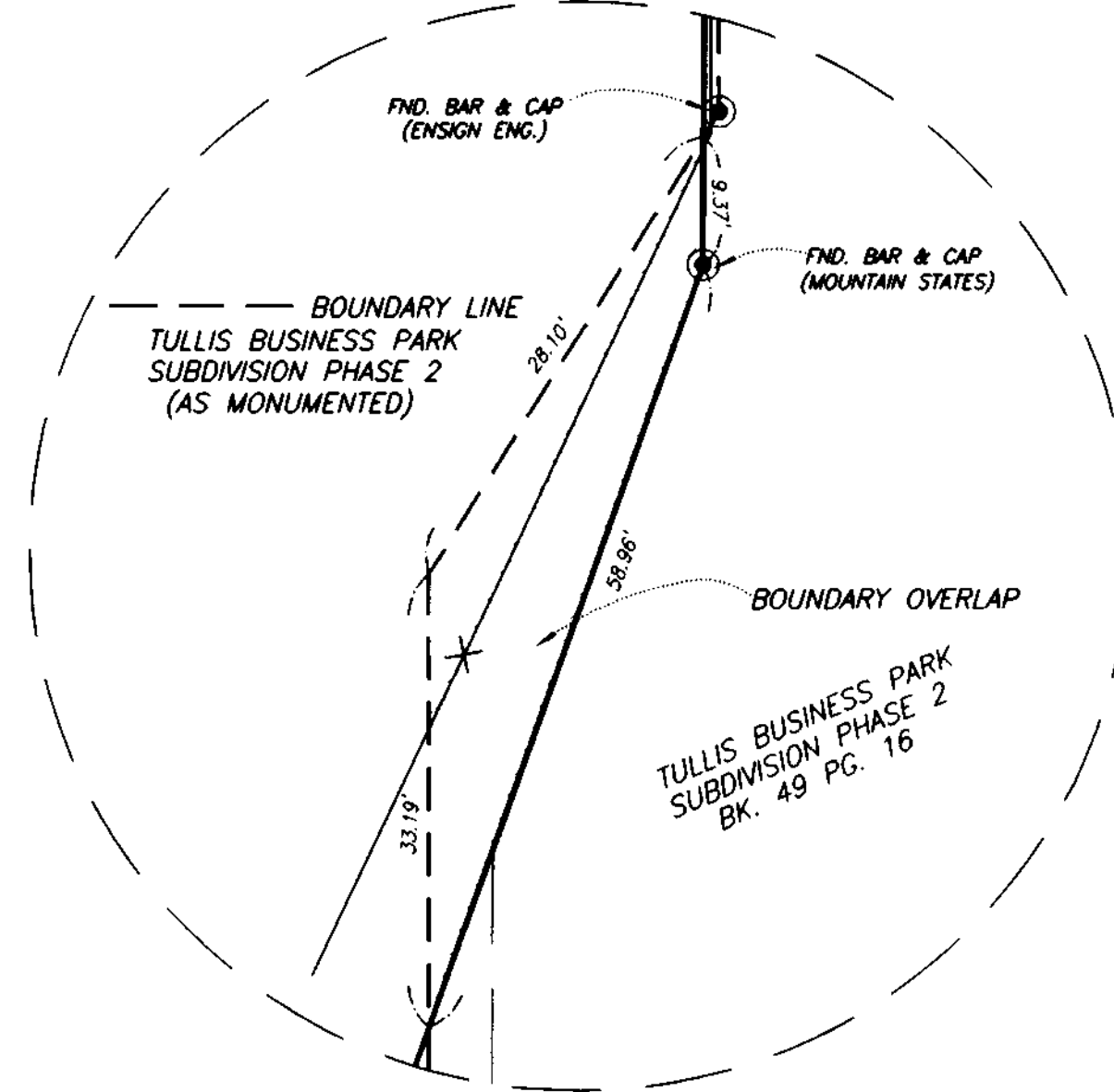
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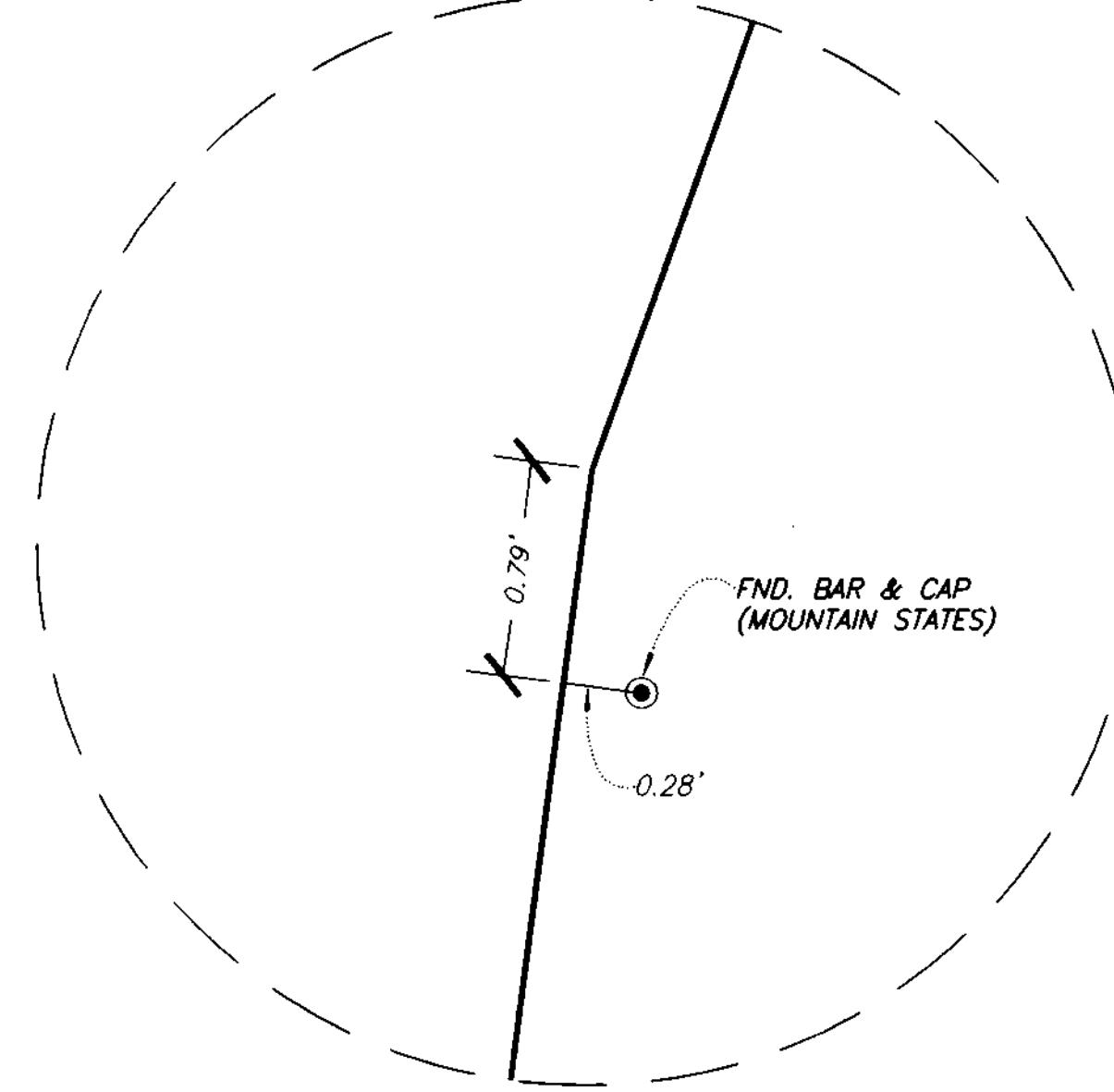
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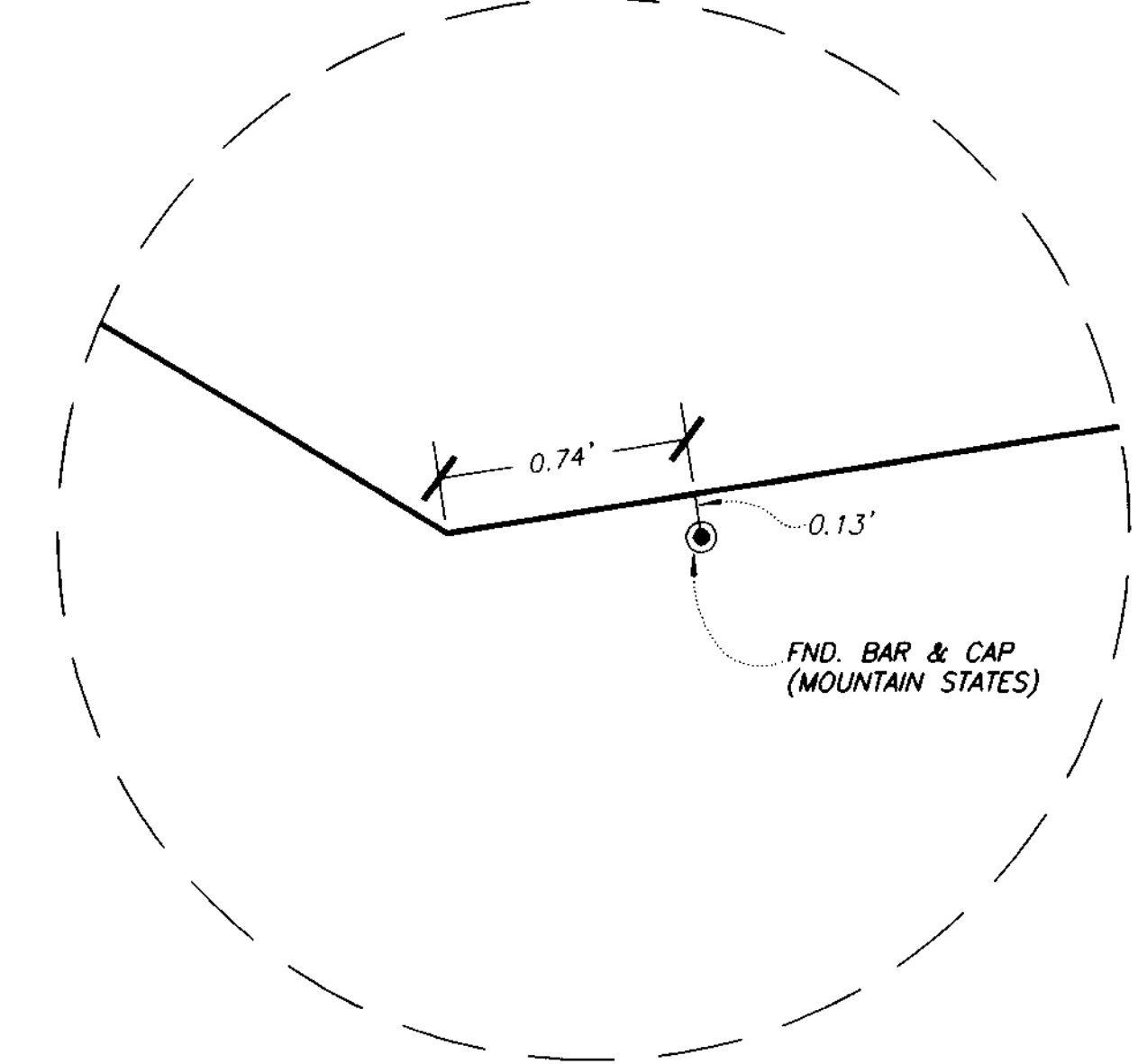
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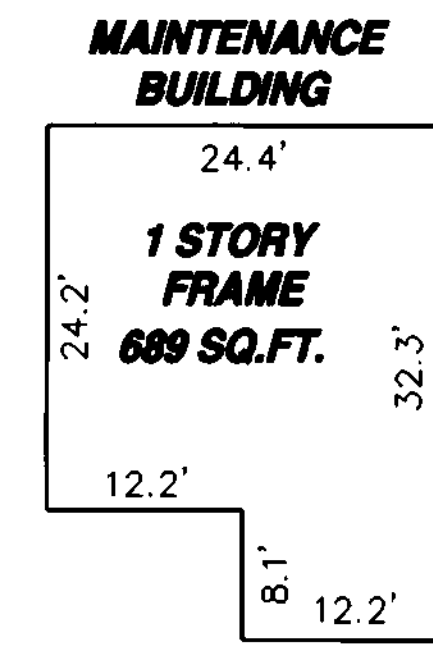
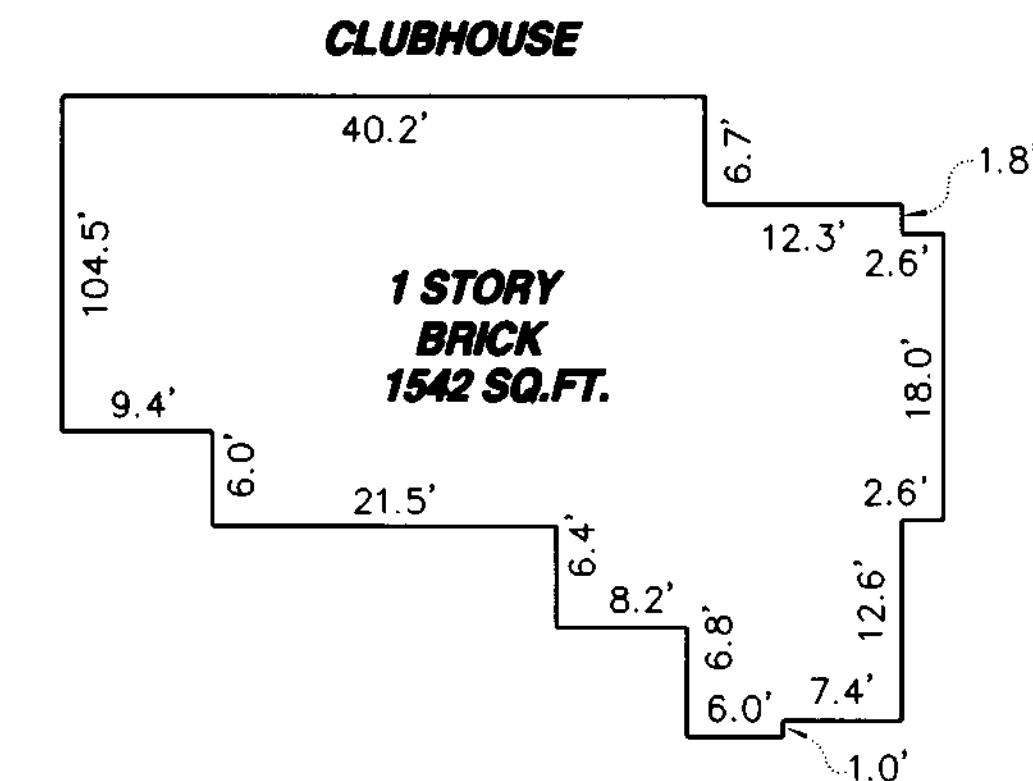
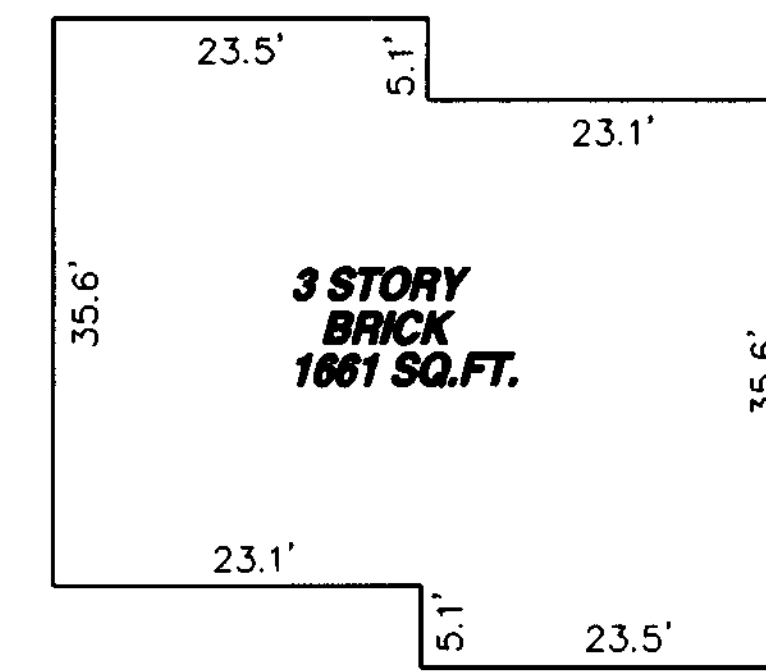
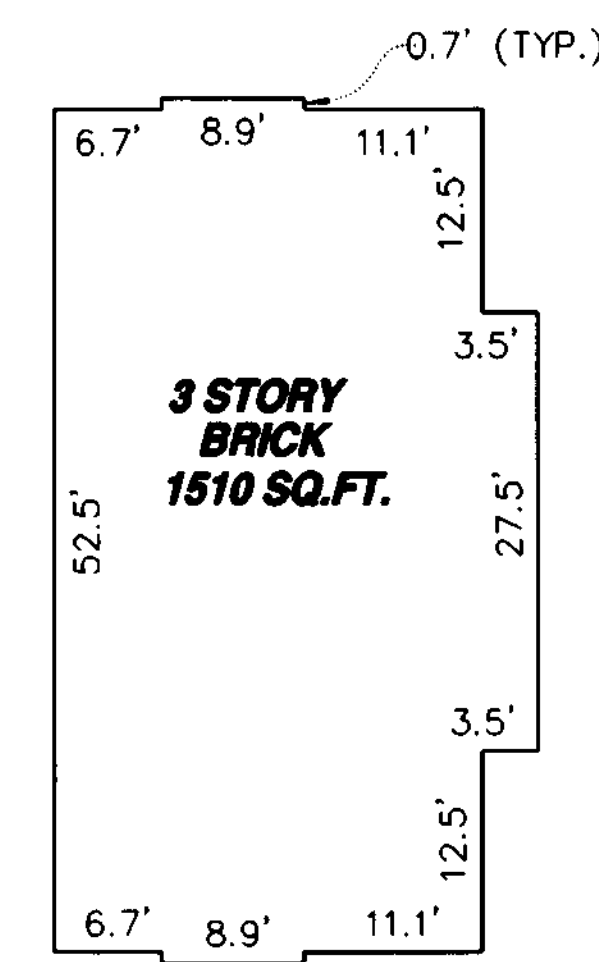
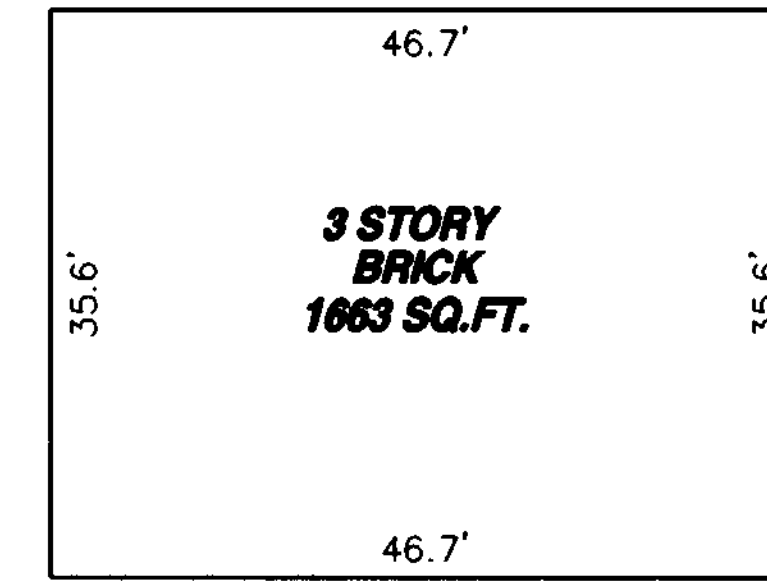
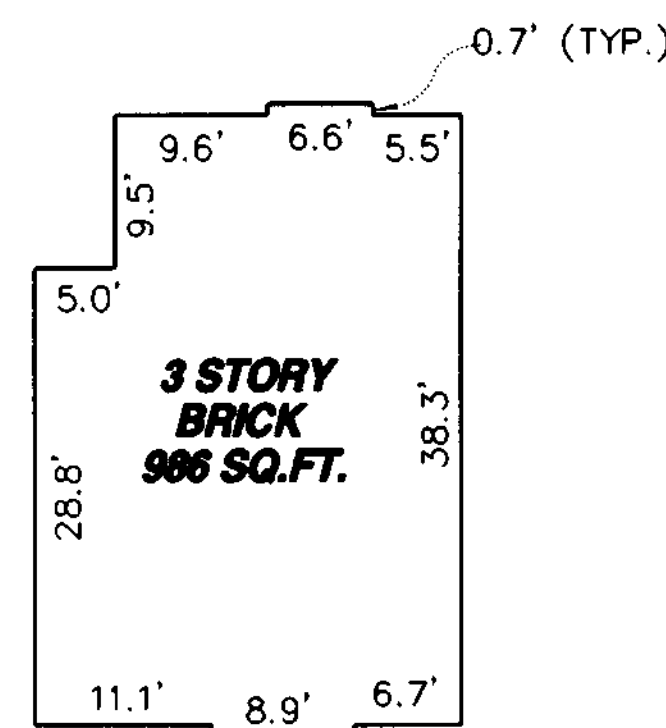
**DETAIL 3**  
NOT TO SCALE



**DETAIL 4**  
NOT TO SCALE



003792



NO.	REVISIONS	DATE

**TITLE: A.L.T.A./A.C.S.M. LAND TITLE SURVEY**  
**CHERRY CREEK APARTMENTS**  
CLIENT: Cherry Creek Associates, L.L.C.  
PROJECT LOCATION: N. 1/2 Sec. 13, T5N, R2W, S18&M (1551 W. Riverdale Rd., Riverdale, UT)

The Contractor shall verify and be responsible for all dimensions and scale the drawing - any errors or omissions without liability. The Contractor shall design and arrange for the property and any purpose other than that authorized by Statute is forbidden.  
Stattec Consulting Inc.  
84123  
801-743-0898  
stattec.com  
**Stattec**

PROJECT NO: 186834220  
SCALE: 1"=50'  
DATE: 09/29/06  
FILE: V:\186834220\drawing\cherrycreek.dwg  
DR. BY: ECN  
CK. BY: TMW

**SHEET NUMBER**  
2  
9  
2