

To: National Title Agency LLC, First American Title Insurance Company Inc., Kutak Rock LLP, Western Region Nonprofit Housing Corporation, Kara Manor Apartments LLC, a Utah Limited Partnership, Barnes Bank, Otene Walker Housing Loan Fund, TRIGHT, Inc. and U.S.A. Institutional Tax Credit Fund II L.P., their affiliates, successors and assigns:

- 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 surveys and with the "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1989 and made the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, and contains Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13 of Table A thereto.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the property.
- 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 as the property described in National Title Agency Commitment No. 4762232 with an effective date of November 20, 2007 and that all easements, covenants and restrictions referenced in said title commitment, or easement which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as their effect on the property.
- 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.
- The property is not located within an area having FEMA flood zone designation.
- The property has direct physical access to 5000 South, a public street or highway.
- The property comprises a single, separate tax lot.
- The number of striped parking spaces located on the property is 66 including 4 handicapped spaces, and to the extent possible, are graphically shown hereon.
- Except as shown, no existing improvements violate applicable set back lines and front, side and rear yard requirements.
- The property contains 85,481 square feet.

K. Greg Hansen
 Reg. Land Surveyor No. 167819
 State of Utah

AS RECORDED DESCRIPTION
 A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS EAST (SOUTH 89°34' EAST) 394.00 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION; RUNNING THENCE EAST (SOUTH 89°34' EAST) 132.00 FEET PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH (NORTH 00°22' EAST) 189.00 FEET PARALLEL TO SAID NORTHWEST QUARTER SECTION; THENCE EAST (SOUTH 89°34' EAST) 132.00 FEET PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TO A POINT WHICH IS WEST 666 FEET FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION; THENCE NORTH (NORTH 00°22' EAST) 324.73 FEET PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION TO A POINT WHICH IS WEST 666 FEET FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION; THENCE SOUTH (SOUTH 00°22' WEST) 133.85 FEET PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE WEST (NORTH 89°34' WEST) 132.00 FEET PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH (SOUTH 00°22' WEST) 133.85 FEET PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE WEST (NORTH 89°34' WEST) 132.00 FEET PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 33.00 FEET THEREOF, LYING WITHIN THE RIGHT-OF-WAY OF 5000 SOUTH STREET.

ALSO DESCRIBED AS:
 METES & BOUNDS SURVEY DESCRIPTION OF PARCEL

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

LEGAL DESCRIPTION
 BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 5000 SOUTH STREET LOCATED SOUTH 89°32'07" EAST (SOUTH 89°34' EAST B.R.) 584.00 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 AND NORTH 00°22'00" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 AND RUNNING THENCE SOUTH 89°32'07" EAST (SOUTH 89°34' EAST B.R.) 132.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 5000 SOUTH STREET; THENCE NORTH 00°22'00" EAST 134.00 FEET (189.00 FEET B.R. LESS 33.00 FEET FOR 5000 SOUTH RIGHT-OF-WAY) PARALLEL WITH THE WEST LINE OF THE SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 89°32'07" EAST 131.78 FEET (SOUTH 89°34' EAST 132.00 FEET B.R.) PARALLEL WITH THE SOUTH LINE OF THE SAID QUARTER QUARTER SECTION TO A POINT WHICH IS WEST 666.00 FEET FROM THE EAST LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION; THENCE NORTH 00°22'00" EAST 323.12 FEET (324.73 FEET B.R.) PARALLEL WITH THE WEST LINE OF THE SAID NORTHWEST QUARTER SECTION TO A POINT WHICH IS 136.00 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF SAID 5000 SOUTH STREET; THENCE NORTH 89°32'07" WEST 132.00 FEET (NORTH 89°31' WEST) PARALLEL WITH THE SOUTH LINE OF SAID RIGHT-OF-WAY LINE OF STREET; THENCE SOUTH 00°22'00" WEST 133.85 FEET PARALLEL WITH THE WEST LINE OF THE SAID NORTHWEST QUARTER SECTION; THENCE NORTH 89°32'07" WEST 131.78 FEET (NORTH 89°34' WEST 132.00 FEET B.R.) PARALLEL WITH THE SAID SOUTH LINE OF THE QUARTER QUARTER SECTION; THENCE SOUTH 00°22'00" WEST 324.94 FEET (360.00 FEET B.R. LESS 33.00 FEET FOR SAID 5000 SOUTH RIGHT-OF-WAY) PARALLEL WITH THE SAID WEST LINE OF THE NORTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, CONTAINING 1.97+/- ACRES BY RECORD AND 1.962 ACRES OR 85,481 SQUARE FEET BY MEASURE.

SCHEDULE B - Section 2 Exceptions

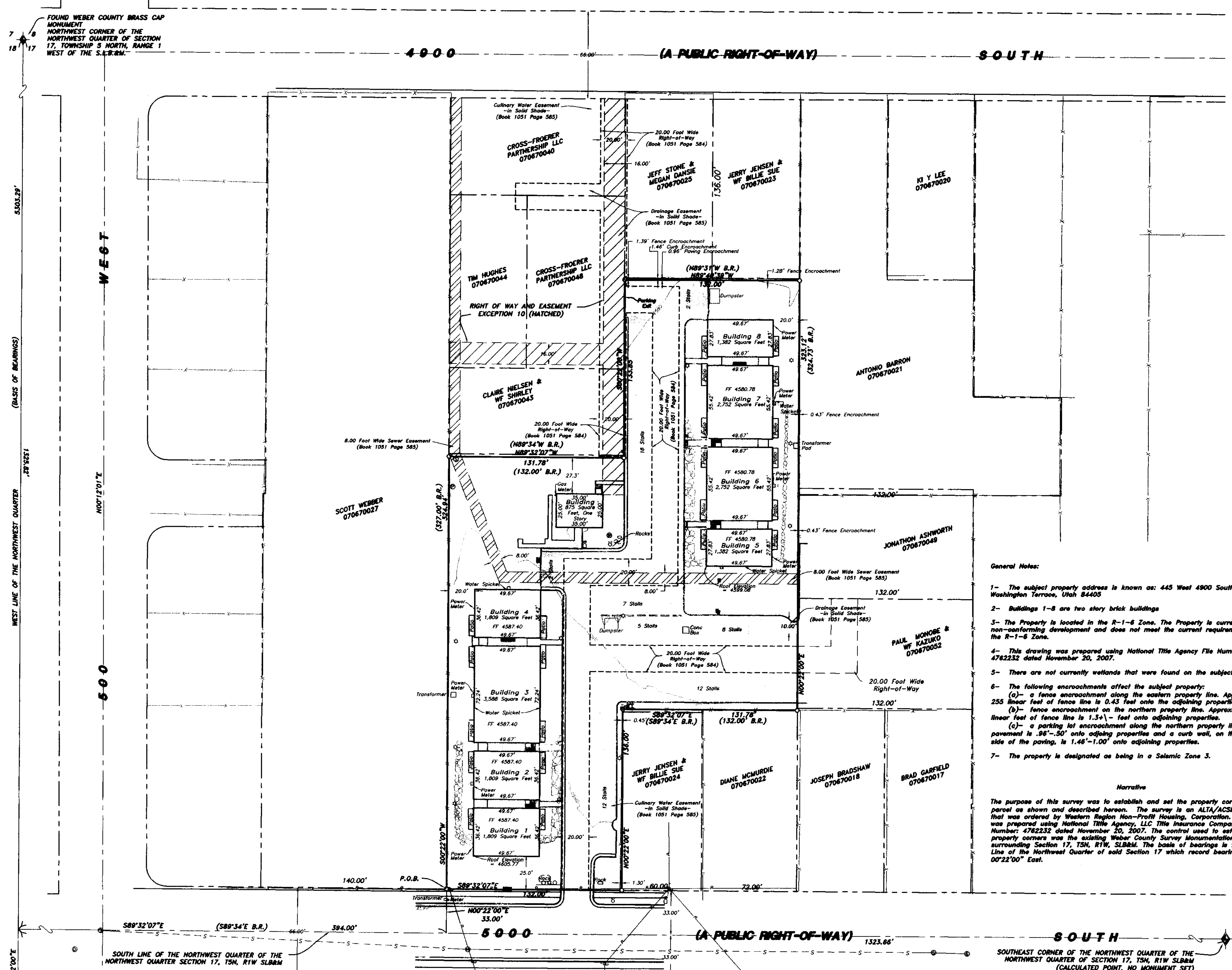
10. Right of Way Easement Grant in favor of Mountain Fuel Supply Company, its successors and assigns, recorded April 26, 1972 as Entry No. 348703 in Book 992 at Page 165 of Official Records, (plotted, hatched, and labeled as Item 10)

11. Declarations of Covenants, Conditions and Restrictions recorded September 28, 1972 in Book 1005 at page 536, Amendment recorded April 23, 1974 in Book 1051 at Page 581 and re-recorded April 29, 1974 in Book 1052 at Page 202 of Official Records.

Subject property being described as Parcel No. 5 in Book 1051 Page 582 of Official Records.

Easements recorded in Book 1051 Page 584:
 1- Road Right-of-Way for ingress, egress and travel, (plotted, hatched, and labeled "20.00 foot wide right-of-way Book 1051, Page 584", affects subject property.)
 2- Sewer, (plotted, hatched and labeled "8.00 foot wide sewer easement Book 1051, Page 585", affects subject property.)
 3- Culinary Water, (plotted, shaded, and labeled "culinary water easement Book 1051 Page 585", affects subject property.)
 4- Drainage, (plotted, shaded, and labeled "drainage easement Book 1051 Page 585", affects subject property.)

12. Right of way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado corporation, its successors, assigns, lessees and agents, recorded April 24, 1973 as Entry No. 591897 in Book 1022 at Page 601 of Official Records, (not plottable)



- General Notes:
- The subject property address is known as: 445 West 4900 South, Washington Terrace, Utah 84405
 - Buildings 1-8 are two story brick buildings
 - The property is located in the R-1-6 Zone. The property is currently a non-conforming development and does not meet the current requirements for the R-1-6 Zone.
 - This drawing was prepared using National Title Agency File Number 4762232 dated November 20, 2007.
 - There are not currently wetlands that were found on the subject property.
 - The following encroachments affect the subject property:
 (a) a fence encroachment along the eastern property line. Approximately 255 linear feet of fence line is 0.43 feet onto the adjoining properties.
 (b) a fence encroachment on the northern property line. Approximately 132 linear feet of fence line is 1.34 feet onto adjoining properties.
 (c) a parking lot encroachment along the northern property line. pavement is .96-.50' onto adjoining properties and a curb wall, on the north side of the paving, is 1.48-1.00' onto adjoining properties.
 - The property is designated as being in a Salmic Zone 3.

Narrative
 The purpose of this survey was to establish and set the property corners of the parcel as shown and described hereon. The survey is an ALTA/ACSM survey that was ordered by Western Region Non-Profit Housing Corporation. The survey was prepared using National Title Agency, LLC Title Insurance Company, File Number: 4762232 dated November 20, 2007. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 17, T5N, R1W, S18B&M. The base of bearings is the West Line of the Northwest Quarter of said Section 17 which record bearing is North 00°22'00" East.

LEGEND:

PARCEL 1 BOUNDARY	POWER LINE	20.00 FOOT RIGHT-OF-WAY	STREET LIGHT
PARCEL 2 BOUNDARY	CONCRETE LINE	8.00 FOOT SEWER EASEMENT	TELEPHONE BOX
SECONDARY PROPERTY LINE	BUILDING LINE	EXCEPTION 10	IRRIGATION BOX
CITY RIGHT-OF-WAY LINE	PAVEMENT STRIPING	HATCH FOR LANDINGS	MAIL BOXES
SECTION LINE	EXISTING 1' CONTOUR	DRAINAGE EASEMENT SHADE	HANDICAP STALL
CENTERLINE	EXISTING 5' CONTOUR	EXISTING WATER METER	LANDSCAPE ROCK
EASEMENT LINE	SEWER EASMENT HATCH	EXISTING SEWER MANHOLE	TREE
EDGE OF PAVEMENT	EXCEPTION 10 HATCH	EXISTING ELECTRICAL MANHOLE	SECTION CORNER
EXISTING FENCE	ASPHALT SHADE	SIGN	SET 5/8" REBAR W/ CAP
EXISTING WATER LINE	SHADE, CULINARY WATER EASEMENT	EXISTING FIRE HYDRANT	
EXISTING SANITARY SEWER			
EXISTING CURB AND GUTTER			
EXISTING CURB WALL			

004022

ALTA/ACSM SURVEY FOR
KARA MANOR
 WASHINGTON TERRACE, WEBER COUNTY, UTAH
 A PART OF THE NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M.

Drawn By: CBH Date: DEC 2007
 Designed By:
 Checked By:
 Approved By:
 Scale: 1" = 40'
 Drawing File: 07-3-245.dwg
 JOB NUMBER: 07-3-245

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Brigham City, Utah 84302
 Ogden 399-4905
 Logan 752-8272
 Brigham City 723-3491

Exception 11
 Revision
 Date
 No.
 By