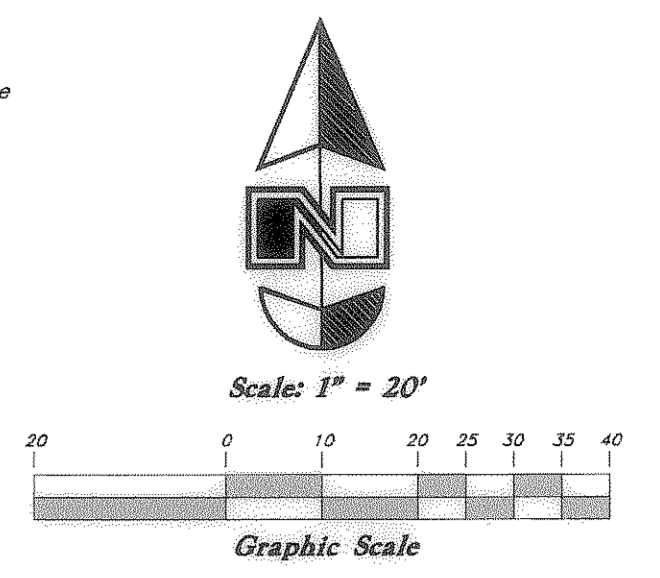


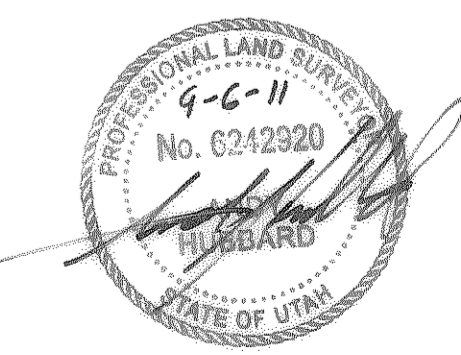
LEGEND

—C—	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
—UGT—	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
—OHT—	Overhead Telephone line	NG	Natural Ground	CDNC	Edge of Concrete
—OHP—	Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
—UGP—	Power line	SP	Service Pole	SMH	Sewer Manhole
—S—	Sanitary Sewer line	LP	Light Pole	WV	Water Valve
—W—	Culinary Water line	PP	Power Pole	CB	Catch Basin
—G—	Gas line	TP	Telephone Pole	DV	Diversion Box
—SD—	Storm Drain line	FH	Fire Hydrant	TC	Top of Curb
—SW—	Secondary Waterline	DIT	Flowline of Ditch	SW	Sidewalk
—LD—	Land Drain line	TOE	Top of Slope	GAS	Gas line Marker
—IW—	Irrigation Waterline	TOP	Top of Slope	GUY	Guy Wire
—X—X—	Fence	CO	Cleanout	BLDG	Building Corner
—P—	Post	FC	Fence	NG	Natural Ground
—WM—	Water Meter	DMH	Drain Manhole	FH	Fire Hydrant
—TM—	Telephone Box	FLW	Flowline	WV	Water Valve
—SM—	Sewer Manhole	SE	Spot Elevation	NG	Natural Ground
—DM—	Drain Manhole	CON	Contour	WV	Water Valve
—CB—	Catchout Box	ASPH	Asphalt	CONC	Concrete
		CONC	Concrete	BUILD	Building
		CONC	Concrete	CATCH	Catch Basin



GREAT BASIN ENGINEERING
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ALTA/ACSM Land Title Survey
R.L. Courts
 511 & 550 Gramercy Avenue
 Ogden City, Weber County, Utah



BOUNDARY DESCRIPTION

Parcel 1:

Part of the Southeast and Southwest Quarters of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning South 89°09'45" East 3.9 feet and North 0°58' East 250 feet and North 0°58' East 109.4 feet and South 89°45' West 342.3 feet to the Southeast corner of Quail Run Subdivision and North 0°48' East 410 feet and North 0°48' East 94.99 feet to the South line of the Longo Property (12-044-0001) and North 88°24'21" East 43.55 feet from the intersection of the North line of 7th Street and the West line of said Southeast Quarter Section, and running thence North 88°24'21" East 223.74 feet; thence North 1°35'39" West 110 feet; thence North 88°24'21" East along the South line of 5th Street 73.60 feet; thence to the right along the arc of a 20 foot radius curve 20.05 feet, the long chord of which bears South 62°52'17" East 19.22 feet; thence North 55°51'05" East 28.85 feet; thence South 0°58' West 44.96 feet, more or less, to the Southwesterly line of Gramercy Avenue; thence to the left along the arc of a 233 foot radius curve 17.29 feet, the long chord of which bears South 45°22'25" East 17.29 feet; thence South 47°30' East 12.73 feet; thence South 47°30' East along said Gramercy Avenue to a point that is North 47°30' West 205.42 feet from the boundary of North Park No. 1; thence along the Northerly boundary of Quinn Court Subdivision Phases 1 and 2 the following 5 courses: South 42°30'00" West 192.26 feet, South 88°24'21" West 236.45 feet, North 47°30'00" West 202.83 feet, North 25°56'34" West 67.09 feet and North 08°53'55" West 66.66 feet to the point of beginning.

12-031-0022

AS SURVEYED PARCEL 1:

A part of the Southeast and Southwest Corners of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian:

Beginning at a point on the Westerly right of way line Gramercy Avenue, said point is 375.44 feet North 29°10'15" East, 376.87 feet North 47°30'00" West and 33.00 feet South 42°30'00" West from the centerline monument located along the centerline of Gramercy Avenue; said point is also South 89°09'45" East 3.9 feet and North 0°58' East 250 feet and North 0°58' East 109.4 feet and South 89°45' West 342.3 feet to the Southeast corner of Quail Run Subdivision and North 0°48' East 399.68 feet and South 89°12'00" East 600.51 feet from the intersection of the North line of 7th Street and the West line of said Southeast Quarter Section; and running thence South 42°30'00" West 192.26 feet; thence South 88°24'21" West 236.44 feet; thence North 47°30'00" West 202.85 feet; thence North 25°56'34" West 67.08 feet; thence North 8°53'55" West 66.66 feet; thence North 88°24'21" East 223.74 feet; thence North 1°35'39" West 110.00 feet to the South right of way line of 5th South Street; thence along said South right of way line North 88°24'21" East 28.08 feet; thence along the arc of a 105.20 foot radius curve to the right a distance of 55.31 feet (Long Chord bears South 76°31'54" East 54.68 feet); thence South 61°28'09" East 28.29 feet to the West right of way line of Gramercy Avenue; thence along said West right of way line and along the arc of a 100.00 foot radius curve to the right a distance of 24.38 feet (Long Chord bears South 54°29'05" East 24.32 feet); thence South 47°30'00" East 283.43 feet to the point of beginning.

Contains 2.932 Acres

Parcel 2:

Part of the Southeast quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Southwest corner of Lot 2, Block 2, NORTH PARK NO. 1, additionally described as 822.10 feet South 52°04' West and 460.48 feet East from the center of said Section 16, and running thence North 42°30' East 104.70 feet; thence North 36°10'25" West 156.90 feet; thence North 9°10' East 60.18 feet along the Westerly boundary of North Park No. 2 to a point on the extension of the South boundary line of the Board of Education of Ogden City Property (12-031-0001); thence North 89°15' West 279.00 feet along said South boundary and the extension thereof, to East line of Gramercy Avenue; thence South 47°30' East 395.06 feet along said East line to the point of beginning.

12-031-0040

Less and excepting therefrom the North Ogden Canal described as follows: Part of the Southeast quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Northwest corner of Lot 15, Block 2, NORTH PARK NO. 2; running thence South 1°26' West 31.14 feet; thence South 11°02' West 200 feet; thence South 0°34' West 300 feet; thence South 9°10' West 7.49 feet; thence North 89°02' West 34.24 feet; thence North 0°09' East 294.86 feet; thence North 7°44' East 14.85 feet; thence North 6°36' East 281.36 feet; thence South 89°02' East 85.55 feet; thence South 1°22' West 53.39 feet; thence North 89°02' West 41.92 feet to point of beginning.

(12-031-0041)

FLOOD ZONE DESIGNATION:

Property is located in Zone "X": Areas determined to be outside of the 0.2% annual chance flood plane, according to:

- Flood Insurance Rate Map No. 49057C0214E
- Effective Date of December 16, 2005.

NARRATIVE

This ALTA Survey was performed at the request of Kimi Kier of Kier Corp. for the purpose of preparing the property for sale.

Brass Cap Ogden City Survey Monuments were found at the intersection of Gramercy Avenue & 6th South Street and along the Centerline of Gramercy Avenue. A line bearing N 29°10'15" E between these monuments was used as the Basis of Bearing for this survey.

The following documents were relied upon in conducting this survey:

A survey by GREAT BASIN ENGINEERING titled "Certificate of Survey for R.L. Courts II", with No Date or Project Number;

A survey by Onesco Engineering titled "Survey Certificate", Dated: October 26, 1977, File No. 79-12-A and filed at the Weber County Surveyors Office.

Properly corners were monumented as depicted on this drawing.

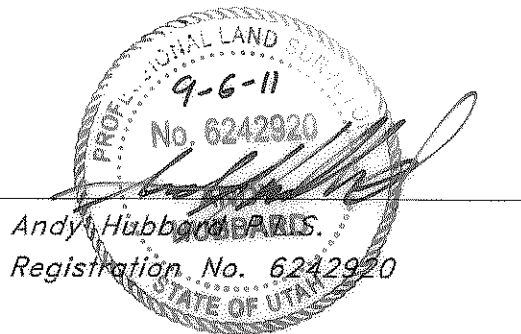
SURVEYOR'S CERTIFICATION

To: :

I HEREBY CERTIFY to the U.S. Department of Housing and Kier Corporation, and Home Abstract and Title Insurance Company, Inc., and Heritage House Apartments, Ltd., a Utah limited partnership, DBA Heritage House Apartments, a Utah Limited Partnership, and to their affiliates, successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon located in Ogden City, Weber County, Utah, on March 29, 2011, last updated on July 18, 2011; and that it and this map were made in accordance with the HUD Survey Instructions and Report, form HUD-92457M (Rev. 05/11), and the requirements for an ALTA/ACSM Land Title Survey, as defined in the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys".

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are located in Zone "X": Areas determined to be outside of the 0.2% annual chance floodplane, according to: Flood Insurance Rate Map No. 49057C0214E with an Effective Date of December 16, 2005.



EXCEPTIONS

The following items are listed as exceptions to coverage in a pro forma by Old Republic National Title Insurance Company, with File No. 121584 (12-031-0022, 0040), with an effective date of To Be Decided.

EXCEPTIONS AFFECTING PARCEL 1

EXCEPTION NO. 2 (Not Platable - Affects Parcel)

This property is located within the boundaries of Taxing District No. 25, Weber County, Utah, and is subject to assessments levied by said districts, a lien not yet due and payable.

EXCEPTION NO. 3 (Plotted - Affects Parcel)

Right of Way and Easement Grant in favor of MOUNTAIN FUEL SUPPLY COMPANY, a Corporation of the State of Utah, Grantee, its successors and assigns, a right of way and easement 16.0 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities and other incidental purposes thereto, through and across the following described land and premises situated in Weber County, State of Utah to wit: Beginning at a point 863.51 feet North and 294.46 feet West from the intersection of the North line of 7th Street and the West line of the Southeast Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian; thence North 88°24'21" East 234.65 feet; thence North 1°35'39" West 110.0 feet; thence North 88°24'21" East 62.86 feet; thence on a curve to the right with a central angle of 36°51'21" and a radius of 20.0 feet for a distance of 15.01 feet; thence South 47°30' East 334.40 feet; thence South 42°30' West 186.13 feet; thence South 88°24'21" West 239.01 feet; thence North 45°07' West 255.90 feet; thence North 1°35'39" West 84.63 feet to the point of beginning, recorded September 23, 1976 as Entry No. 676290 in Book 1143, Page 365, records of Weber County, Utah.

EXCEPTION NO. 4 (Plotted - Affects Parcel)

Right of Way Easement in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation Grantee, its successors, assigns, lessees, licensees and agents, a right of way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require and other incidental purposes thereto, recorded February 23, 1977 as Entry No. 690015 in Book 1164, Page 709, records of Weber County, Utah, as shown on the survey.

EXCEPTION NO. 5 (Plotted - Affects Parcel)

Easement to all public utility companies, a perpetual easement and right of way for the purpose of ingress and egress on and over certain lands, more particularly described as follows: Part of the Southwest Quarter of and part of the Southeast Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: A strip of land 30.0 feet wide lying 15.0 feet on each side of the following described centerline: Beginning at a point 175.97 feet East and 617.47 feet South and 33.0 feet South 42°30'00" West from the Northeast corner of Southwest Quarter of said Section 16, running thence South 42°30'00" West 129.85 feet; thence along the arc of a curve to the right 93.97 feet whose radius is 104.42 feet; thence South 86°19'30" West 158.0 feet; thence along the arc of a curve to the left 83.76 feet whose radius is 92.50 feet, together with all rights and privileges incident and necessary or convenient to the use and enjoyment of said grant and reservation, recorded September 7, 1977, as Entry No. 710544, in Book 1197, Page 46, records of Weber County, Utah, as shown on the Survey

EXCEPTION NO. 6 (Plotted - Affects Parcel)

Right of Way Easement in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation Grantee, its successors, assigns, lessees, licensees and agents a right of way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require and incidental purposes thereto, upon, over, under and across the following described land, an easement 6 feet in width described by a centerline with 3 feet on each side as follows: Commencing North 47°30' West 196 feet from Northwest corner, Block 1, NORTH PARK NO. 1 SUBDIVISION; thence South 42° West 200 feet, more or less; thence North 45° West 32 feet more or less to end. Said point being 35 feet Southwest from the Northeasterly most corner of an existing building, recorded November 17, 1982, as Entry No. 867851 in Book 1413, Page 137, records of Weber County, Utah, as shown on the Survey.

EXCEPTION NO. 8 (Not Platable - Affects Parcel)

Non Conforming Certificate wherein Ogden City acknowledges the nonconforming building, as to the terms and conditions therein provided, recorded December 18, 2003, as Entry No. 1999701, records of Weber County, Utah.

EXCEPTIONS AFFECTING PARCEL 2

EXCEPTION NO. 11 (Not Platable - Affects Parcel)

This property is located within the boundaries of Taxing District No. 25, Weber County, Utah, and is subject to assessments levied by said districts, a lien not yet due and payable.

EXCEPTION NO. 12 (Plotted - Affects Parcel)

Right of Way Easement in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation Grantee, its successors, assigns, lessees, licensees and agents, a right of way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require and other incidental purposes thereto, recorded February 23, 1977 as Entry No. 690015 in Book 1164, Page 709, records of Weber County, Utah, as shown on the survey.

EXCEPTION NO. 13 (Plotted - Affects Parcel)

Right of Way Easement in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation Grantee, its successors, assigns, lessees, licensees and agents a right of way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require and incidental purposes thereto, upon, over, under and across the following described land, an easement 6 feet in width described by a centerline with 3 feet on each side as follows: Commencing North 47°30' West 196 feet from Northwest corner, Block 1, NORTH PARK NO. 1 SUBDIVISION; thence South 42° West 200 feet, more or less; thence North 45° West 32 feet more or less to end. Said point being 35 feet Southwest from the Northeasterly most corner of an existing building, recorded November 17, 1982, as Entry No. 867851 in Book 1413, Page 137, records of Weber County, Utah.

EXCEPTION NO. 14 (Plotted - Affects Parcel)

Right of way for the North Ogden Irrigation Canal, established by use, and running through said property. An un-recorded Agreement dated July 2, 1981, between North Ogden Irrigation Company and R. C. Hunter Enterprises, Inc., specifies rights of said parties for use, maintenance and improvement of said canal right of way.

EXCEPTION NO. 16 (Plotted - Affects Parcel)

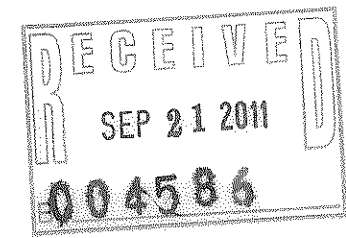
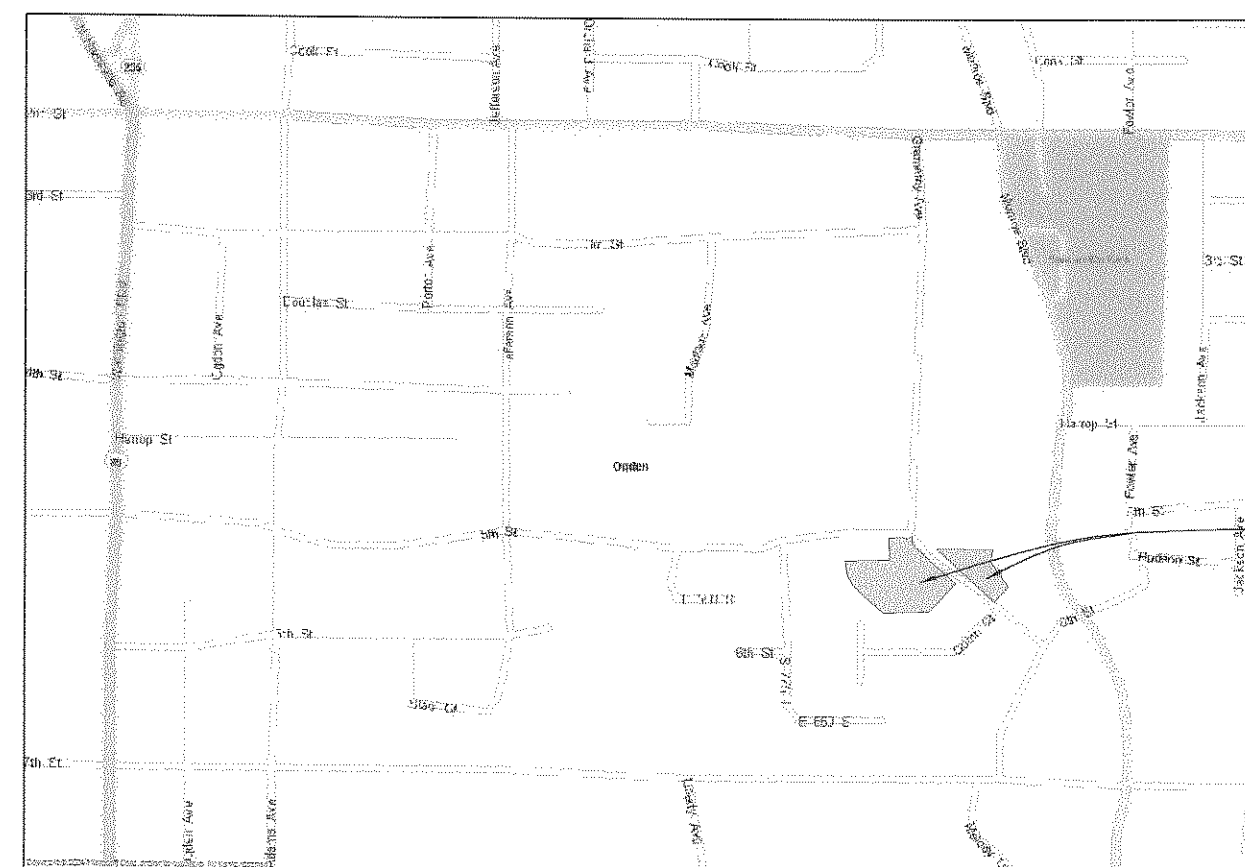
Non Conforming Certificate wherein Ogden City acknowledges the nonconforming building, as to the terms and conditions therein provided, recorded December 18, 2003, as Entry No. 1999700, records of Weber County, Utah.

EXCEPTIONS AFFECTING PARCELS 1 & 2

EXCEPTION NO. 18 (Not Platable)

Subject to any unrecorded Leases, or Agreements which affect subject property.

Rights as tenants, as tenants only, under unrecorded leases of one year or shorter.



Vicinity Map

ZONING

This Property is located in Zone:

Parcel 1: R-3 (Multiple Family Residential)

Parcel 2: R-1-6 (Single Family Residential)

(Information Provided by the Ogden City Engineering Department at http://www.Ogdencity.com)

Parcel 1: R-3

Minimum Lot Area:

- a. One building dwelling, six thousand (6,000) square feet for single-family, seven thousand five hundred (7,500) square feet for two-family. For multiple-family, seven thousand five hundred (7,500) square feet, plus two thousand (2,000) square feet for each dwelling unit in excess of two (2) in each building.
b. Other main building, seven thousand five hundred (7,500) square feet. For nursing home or retirement home an additional seven hundred fifty (750) square feet for each guest or patient accommodation in excess of four (4). For transitional housing or assisted living facilities an additional one thousand (1,000) square feet for each resident in excess of four (4).
c. Government subsidized elderly housing with a minimum forty (40) year contract, seven thousand five hundred (7,500) square feet for each building plus one thousand (1,000) square feet for each dwelling unit in excess of two (2) in each building.
d. Corner lot, seven thousand (7,000) square feet.

Minimum Lot Width: Minimum lot width, sixty feet (60'); corner lot, seventy feet (70').

Minimum Yard Setbacks:

- a. Front: Front, twenty five feet (25'), except average where fifty percent (50%) frontage is developed, but not less than twenty feet (20').
b. Side:
i. Main Building:
(1) One building dwelling and group dwelling, eight feet (8') with total width of two (2) required side yards of not less than eighteen feet (18') plus one foot (1') each side for each one foot (1') main building is over thirty five feet (35') high.
(2) Other main building, twenty feet (20') each side plus one foot (1') each side for each one foot (1') main building is over thirty five feet (35') high.
ii. Accessory Building: Accessory building, eight feet (8'), except one foot (1') if located at least six feet (6') from rear of main building, but not closer than eight feet (8') to dwelling on adjacent lot.
c. Corner Lot: Side facing street on corner lot, twenty feet (20'), except average where fifty percent (50%) frontage is developed, but not less than fifteen feet (15').
d. Rear:
i. Main building, thirty feet (30').
ii. Accessory building, one foot (1'), except eight feet (8') where accessory building rears on side yard of adjacent corner lot.

Building Height:

- a. Minimum, one story.
b. Maximum, nursing home, two and one-half (2 1/2) stories or thirty five feet (35'), none for other buildings.

Lot Coverage: No building or group of buildings with their accessory building shall cover more than forty percent (40%) of the lot area.

Open Space: At least forty percent (40%) of the lot area shall be left in open space.

Special Regulations: In no case shall the ratio of total floor area in the building to the total lot area exceed one to one (1:1).

Landscaping: For single-family dwellings, all yard areas except those areas where accessory buildings, permitted parking and accessways are specifically allowed are required to be landscaped and maintained. For new single-family construction the landscaping shall be installed within eighteen (18) months of the time of the first occupancy of the dwelling. For duplex and multiple-family requirements see subsection 15-13-16F of this title.

Parcel 2: R-1-6

Lot Area: Minimum - six thousand (6,000) square feet for dwelling and seven thousand five hundred (7,500) square feet for other main building; corner lot seven thousand (7,000) square feet.

Lot Width: Minimum - sixty feet (60'); corner lot seventy feet (70').

Minimum Yard Setbacks:

- a. Front yard setbacks: twenty five feet (25'), except average where fifty percent (50%) frontage is developed, but not less than twenty feet (20').
b. Side Yard Setbacks:
i. Dwelling: eight feet (8') with total width of two (2) side yards not less than eighteen feet (18').
ii. Main building: Other main building, twenty feet (20') each side.
iii. Accessory building: eight feet (8'), except one foot (1') if located at least six feet (6') from rear of main building and sixty feet (60') back from front lot line, but no closer than eight feet (8') to dwelling on adjacent lot.
c. Corner Lot: Side facing street on corner lot, twenty feet (20'), except average where fifty percent (50%) frontage is developed, but not less than fifteen feet (15').
d. Rear yard regulations:
i. Main Building: Main building, thirty feet (30').
ii. Accessory Building: one foot (1'), except eight feet (8') where accessory building rears on side yard of adjacent corner lot.

Building Height:

- a. Minimum, one story.
b. Maximum, two and one-half (2 1/2) stories or thirty five feet (35').

Lot Coverage: No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard area.

Landscaping: All yard areas except those areas where accessory buildings, permitted parking and accessways are specifically allowed are required to be landscaped and maintained. For new construction the landscaping shall be installed within eighteen (18) months of the time of the first occupancy of the dwelling.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings received from Questar Gas Company & Rock Mountain Power Company. 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 the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Vertical text and logo for GREAT BASIN ENGINEERING, INC. with contact information: 5746 SOUTH 1475 EAST OBDEEN, UTAH 84403, MAIN (801)394-4515, S.L.L.C (801)581-0222, FAX (801)392-7544.

Vertical text for ALTA/ACSM Land Title Survey and R.L. Courts, 511 & 550 Gramercy Avenue, Ogden, Utah.