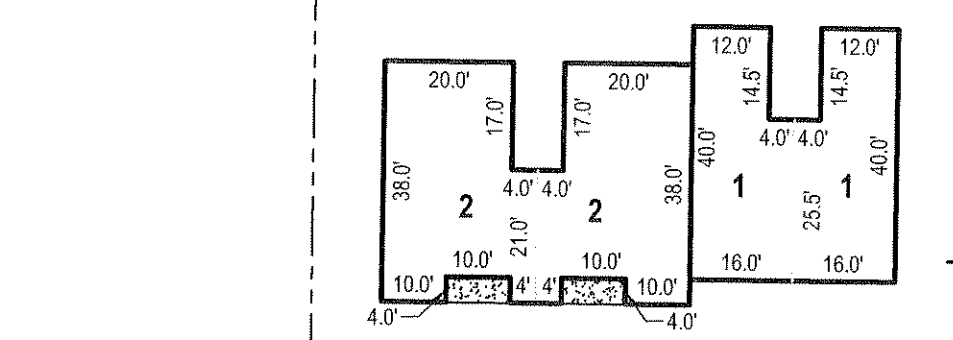


VICINITY MAP
NO SCALE
SOUTH OGDEN CITY, UTAH

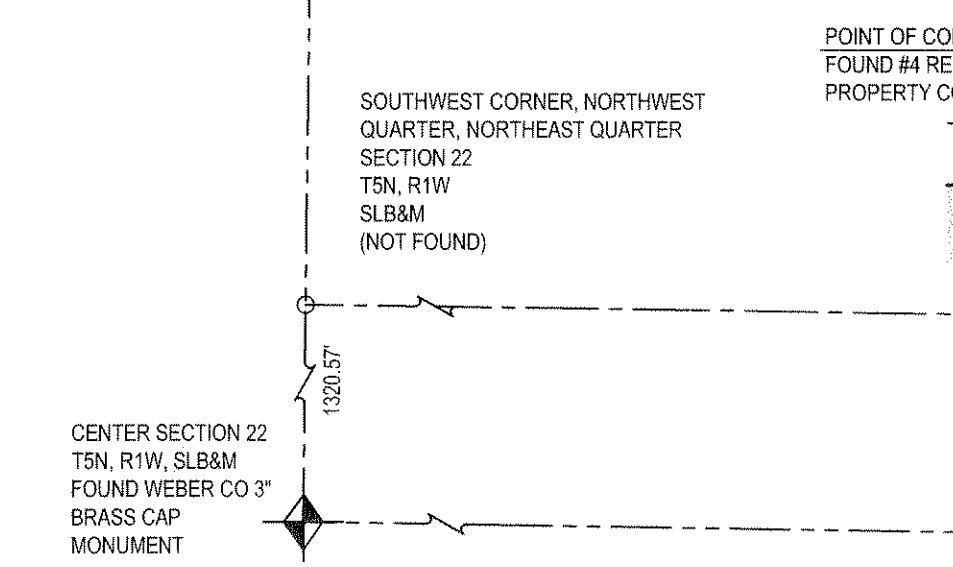
NORTH QUARTER CORNER SECTION 22, T5N, R1W, SLB4M FOUND WEBER CO. 3" BRASS CAP MONUMENT SET IN CONCRETE

LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SECONDARY WATER VALVE
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT
- STORM DRAIN CATCH BASIN (IN CURB)
- STORM DRAIN CATCH BASIN (SQUARE)
- SIGN
- UTILITY MANHOLE
- UTILITY POLE
- ELECTRICAL BOX
- IRRIGATION BOX
- CAR STOP
- AIR CONDITIONER UNITS
- CONCRETE
- BUILDING PRIMARY
- BUILDING SECONDARY
- BUILDABLE AREA WITHIN SETBACKS
- PUBLIC DRAINAGE EASEMENT
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEED LINE
- FENCE
- SS SANITARY SEWER
- SD STORM DRAIN LINE
- WL WATER LINE
- SW IRRIGATION LINE
- T TELEPHONE/COMMUNICATIONS LINE
- G NATURAL GAS LINE



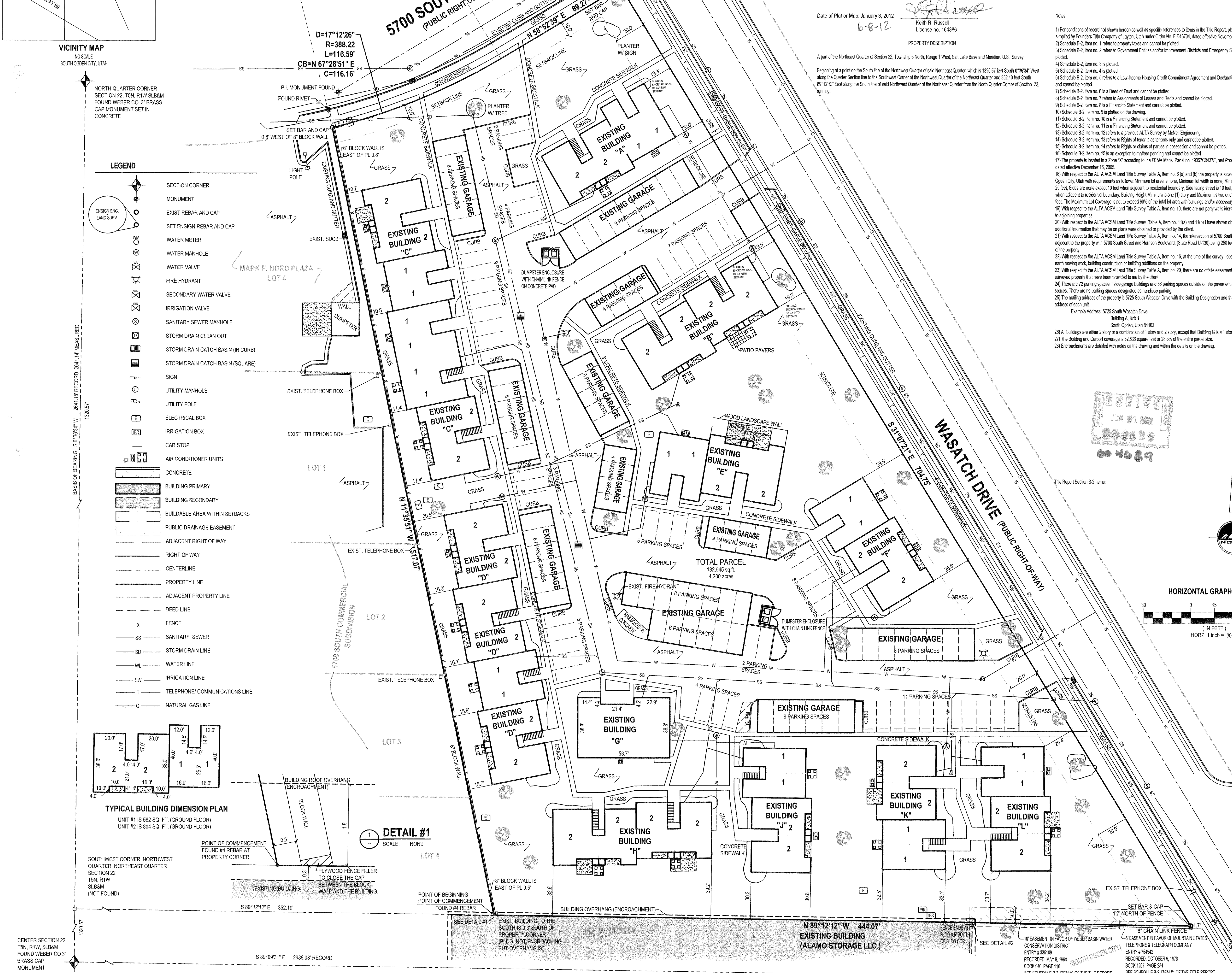
TYPICAL BUILDING DIMENSION PLAN
UNIT #1 IS 582 SQ. FT. (GROUND FLOOR)
UNIT #2 IS 804 SQ. FT. (GROUND FLOOR)



DETAIL #1
SCALE: NONE

NOTES: 1) UTILITY PANELS (ELECTRICAL, GAS, CABLE, PHONE) ARE LOCATED ON/AT EACH BUILDING. NO EVIDENCE OF ACTUAL BURIED LINE LOCATION FOR THESE UTILITIES WAS OBSERVED.

- 2) LANDSCAPE IS GRASS, AND OR DECORATIVE ROCK WITH TREES AND/OR SHRUBBERY THROUGHOUT THE SITE
- 3) 10-TYPE 1 UNITS
22-TYPE 2 UNITS
- 4) BUILDING MAXIMUM HEIGHT IS ±17.0 FEET FROM GROUND TO ROOF EVE.
BUILDING MAXIMUM HEIGHT IS ±25.0 FEET.
GARAGE MAXIMUM HEIGHT IS ±3.0 FEET FROM GROUND TO ROOF EVE.
GARAGE MAXIMUM HEIGHT IS ±12.0 FEET.



SURVEYOR'S CERTIFICATE

To: Valley View / South Ogden Limited Partnership, a Nevada Limited Partnership, PC Mountain Glen, LLC, a Utah Limited Liability Company, Mountain Glen, LLC, Centerline Mortgage Capital, Inc., and/or Fannie Mae, their successors and/or assigns, as their interests may appear, Founders Title Company and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16 and 20 of Table A thereof.

The field work was completed on: September 29, 2011.

Date of Plat or Map: January 3, 2012
6-8-12

Keith R. Russell
License No. 164386

PROPERTY DESCRIPTION

A part of the Northeast Quarter of Section 22, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point on the South line of the Northwest Quarter of said Northeast Quarter, which is 1320.57 feet South 0°36'34" West along the Quarter Section line to the Southwest Corner of the Northwest Quarter of the Northeast Quarter and 352.10 feet South 89°12'12" East along the South line of said Northwest Quarter of the Northeast Quarter from the North Quarter Corner of Section 22, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey to the point of beginning.

Contains 182,945 square feet, 4.200 acres.

Notes:

- 1) For conditions of record not shown herein as well as specific references to items in the Title Report, please refer to the Title Report supplied by Founders Title Company of Layton, Utah under Order No. F-046734, dated effective November 17, 2011.
- 2) Schedule B-2, Item no. 1 refers to property taxes and cannot be plotted.
- 3) Schedule B-2, Item no. 2 refers to Government Entities and/or Improvement Districts and Emergency Service Districts and cannot be plotted.
- 4) Schedule B-2, Item no. 3 is plotted.
- 5) Schedule B-2, Item no. 4 is plotted.
- 6) Schedule B-2, Item no. 5 refers to a Low-Income Housing Credit Commitment Agreement and Declaration of Restrictive Covenants and cannot be plotted.
- 7) Schedule B-2, Item no. 6 is a Deed of Trust and cannot be plotted.
- 8) Schedule B-2, Item no. 7 refers to Assignments of Leases and Rents and cannot be plotted.
- 9) Schedule B-2, Item no. 8 is a Financing Statement and cannot be plotted.
- 10) Schedule B-2, Item no. 9 is plotted on the drawing.
- 11) Schedule B-2, Item no. 10 is a Financing Statement and cannot be plotted.
- 12) Schedule B-2, Item no. 11 is a Financing Statement and cannot be plotted.
- 13) Schedule B-2, Item no. 12 refers to a previous ALTA Survey by McNeil Engineering.
- 14) Schedule B-2, Item no. 13 refers to Rights of tenants as tenants only and cannot be plotted.
- 15) Schedule B-2, Item no. 14 refers to Rights of claims of parties in possession and cannot be plotted.
- 16) Schedule B-2, Item no. 15 is an exception to matters pending and cannot be plotted.
- 17) The property is located in a "Zone X" according to the FEMA Maps, Panel no. 49570041E, and Panel no. 49570041E, both dated effective December 16, 2005.
- 18) With respect to the ALTA/ACSM Land Title Survey Table A, Item no. 6 (a) and (b) the property is located in a C-2 zone in South Ogden City, Utah with requirements as follows: Minimum lot area is none, Minimum lot width is none, Minimum Yard Setbacks: Front is 20 feet, Sides are none except 10 feet when adjacent to residential boundary, Side facing street is 10 feet, Rear is none except 10 feet when adjacent to residential boundary, Building Height Minimum is one (1) story and Maximum is two and one-half (2 1/2) stories or 35 feet. The Maximum Lot Coverage is not to exceed 60% of the total lot area with buildings and/or accessory buildings.
- 19) With respect to the ALTA/ACSM Land Title Survey Table A, Item no. 10, there are not party walls identified by the client with respect to adjoining properties.
- 20) With respect to the ALTA/ACSM Land Title Survey Table A, Item no. 11(a) and 11(b) I have shown observed evidence of utilities. No additional information that may be on plans was obtained or provided by the client.
- 21) With respect to the ALTA/ACSM Land Title Survey Table A, Item no. 14, the intersection of 5700 South Street and Wasatch Drive is adjacent to the property with 5700 South Street and Harrison Boulevard, (State Road U-130) being 250 feet west of the Northwest Corner of the property.
- 22) With respect to the ALTA/ACSM Land Title Survey Table A, Item no. 16, at the time of the survey I observed no evidence of current earth moving work, building construction or building additions on the property.
- 23) With respect to the ALTA/ACSM Land Title Survey Table A, Item no. 20, there are no off-site assessments or servitudes benefiting the surveyed property that have been provided to me by the client.
- 24) There are 72 parking spaces inside garage buildings and 59 parking spaces outside on the pavement for a total of 128 parking spaces. There are no parking spaces designated as handicapped parking.
- 25) The mailing address of the property is 5725 South Wasatch Drive with the Building Designation and the Unit Number identifying the address of each unit.
Example Address: 5725 South Wasatch Drive
Building A, Unit 1
South Ogden, Utah 84403
- 26) All buildings are either 2 story or a combination of 1 story and 2 story, except that Building G is a 1 story building.
- 27) The Building and Carpet coverage is 52,638 square feet or 28.8% of the entire parcel size.
- 28) Encroachments are detailed with notes on the drawing and within the details on the drawing.

ASSIGNMENT OF LEASES AND RENTS

In Favor of: FIRST UNION NATIONAL BANK OF NORTH CAROLINA, ITS SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR

Dated: October 29, 1996
Recorded: October 29, 1996
Entry No.: 1437525
Book/Page: 18321480

FINANCING STATEMENT

Debtor: VALLEY VIEW ASSOCIATES
Creditor: FIRST UNION NATIONAL BANK OF NORTH CAROLINA, ITS SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR

For: Additional Security
Recorded: October 29, 1996
Entry No.: 1437526
Book/Page: 18321484

FINANCING STATEMENT

Debtor: Valley View Associates, a Limited Partnership
Creditor: State Street Bank and Trust Company, as Trustee
Recorded: January 8, 2002
Entry No.: 1819786
Book/Page: 2200101

Continuation recorded November 30, 2006 as Entry No. 2225315
Amendment recorded July 18, 2011 as Entry No. 2543455.
Continuation recorded September 13, 2011 as Entry No. 2541150.

FINANCING STATEMENT

Debtor: Valley View/South Ogden Limited Partnership, a Nevada Limited Partnership
Creditor: State Street Bank and Trust Company, as Trustee
Recorded: January 11, 2002
Entry No.: 1819786
Book/Page: 2200101

12. Any rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled "Mountain Glen Apartments, dated October 21, 2011 as Project No. L1993:
A. Variation of curb, gutter, asphalt paving, street signs and sidewalk from deed lines.
B. Variation of fences and block wall from deed line along the Western side of property.
C. Encroachment of signs upon Wasatch Drive right of way.
D. Encroachment of existing building overhang onto subject property along the Southern property line.

13. Rights of tenants as tenants only.

14. Rights or claims of parties in possession.

15. The Company specifically excepts any and all matters pending against any lessee or tenant, being on or off record, including but not limited to, judgments, judgment liens, Federal and State Tax Liens, etc., and makes no certification as to the checking of judgments, tax liens, or other encumbrances created by any lessee or tenant.

DECLARATION OF RESTRICTIVE COVENANTS

Date: December 16, 1995
Recorded: December 21, 1995
Entry No.: 1397677
Book/Page: 1785125

DEED OF TRUST

Trustor: VALLEY VIEW ASSOCIATES
Trustee: MOUNTAIN VIEW TITLE AND ESCROW COMPANY
Beneficiary: FIRST UNION NATIONAL BANK OF NORTH CAROLINA
Amount: \$2,515,000.00, plus interest
Date: October 29, 1996
Recorded: October 29, 1996
Entry No.: 1437524
Book/Page: 18321416

Assigned to STATE STREET BANK AND TRUST COMPANY, as Trustee for the registered holders of FIRST UNION-LEHMAN BROTHERS COMMERCIAL MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, Series 1997-C1, by Assignment of Deed of Trust and Security Agreement and Assignment of Leases and Rents, dated May 16, 1997 and recorded October 23, 1997 as Entry No. 1499983 in book 1887 at page 1807.

Loan Assumption and Modification Agreement, dated August 14, 2001, recorded November 11, 2002 as Entry No. 1819785, in Book 2200 at page 2761.

Loan Assumption and Modification Agreement dated August 1, 2002, recorded August 21, 2002 as Entry No. 1869599, in Book 2256 at page 966.

ASSIGNMENT OF LEASES AND RENTS

In Favor of: FIRST UNION NATIONAL BANK OF NORTH CAROLINA, ITS SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR

Dated: October 29, 1996
Recorded: October 29, 1996
Entry No.: 1437525
Book/Page: 18321480

FINANCING STATEMENT

Debtor: VALLEY VIEW ASSOCIATES
Creditor: FIRST UNION NATIONAL BANK OF NORTH CAROLINA, ITS SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR

For: Additional Security
Recorded: October 29, 1996
Entry No.: 1437526
Book/Page: 18321484

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Amendment recorded July 18, 2011 as Entry No. 2543455.
Continuation recorded September 13, 2011 as Entry No. 2541150.

FINANCING STATEMENT

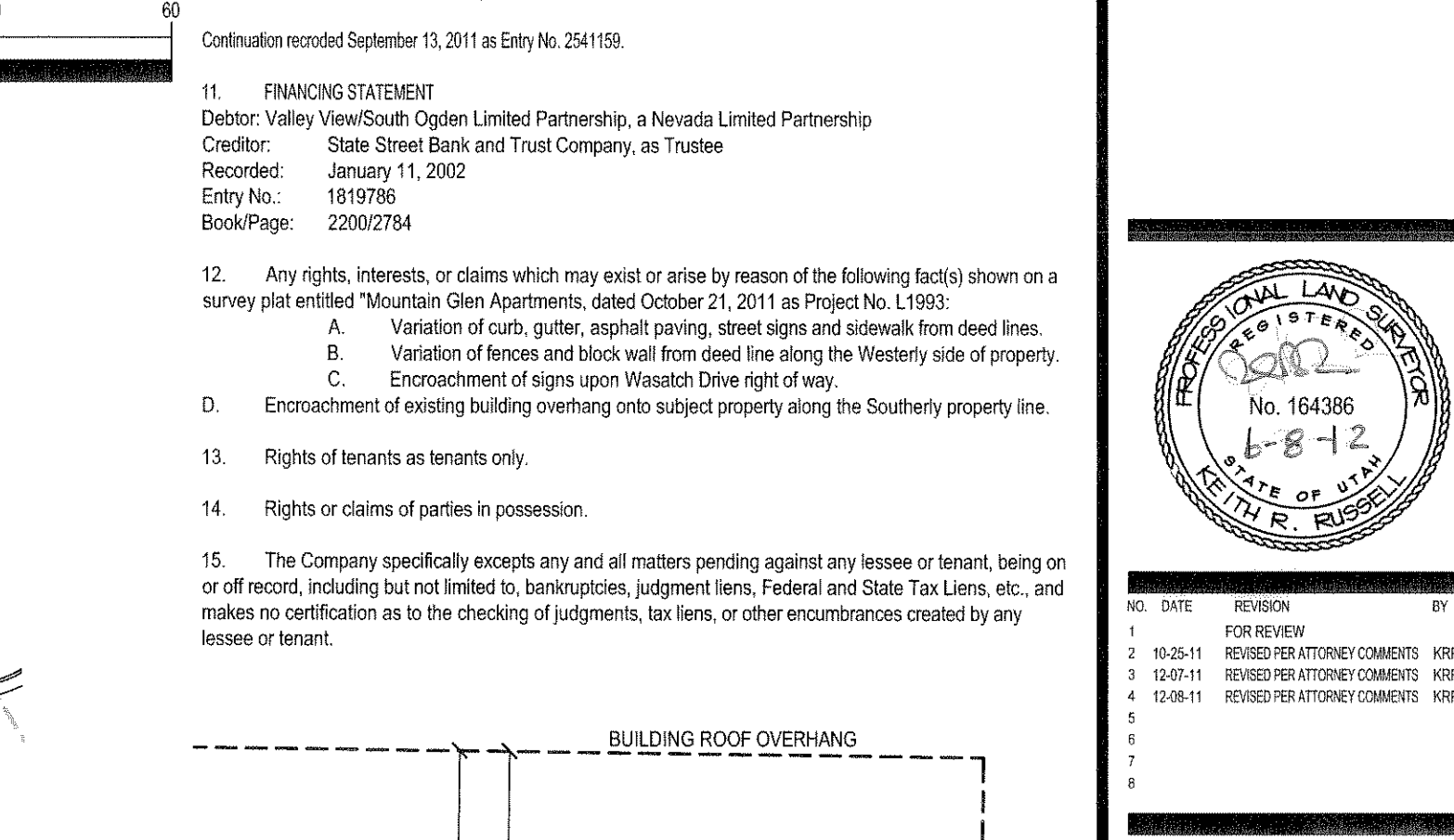
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Creditor: State Street Bank and Trust Company, as Trustee
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Entry No.: 1819786
Book/Page: 2200101

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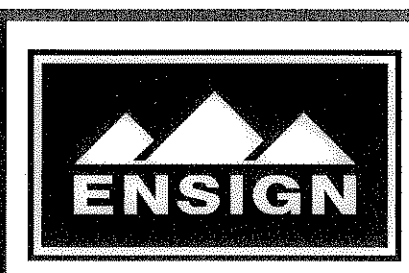


DETAIL #2
SCALE: NONE

ALTA/ACSM LAND TITLE SURVEY

PROJECT NUMBER: 11993
DATE: Oct. 21, 2011
DRAWN BY: AS
CHECKED BY: KRR
PROJECT MANAGER: KRR

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SOUTH OGDEN, WEBER COUNTY, UTAH



LAYTON
1485 West Hillfield Rd. Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

PLEASANT GROVE
Phone: 801.796.8145

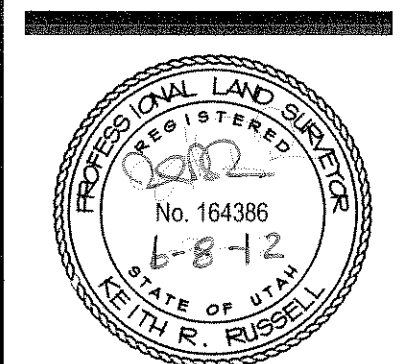
TOOELE
Phone: 435.843.3590

WWW.ENSIGNUTAH.COM

FOR: LARRY KOCHERHANS
1525 NORTH MAIN STREET SUITE 105
BOUNTIFUL, UTAH 84010

CONTACT: LARRY KOCHERHANS
PHONE: 801-560-0374
FAX:

MOUNTAIN GLEN APARTMENTS
5725 SOUTH WASATCH DRIVE
SOUTH OGDEN, UTAH 84403



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2	10-25-11	REVISED PER ATTORNEY COMMENTS	KRR
3	12-07-11	REVISED PER ATTORNEY COMMENTS	KRR
4	12-08-11	REVISED PER ATTORNEY COMMENTS	KRR
5			
6			
7			
8			

ALTA/ACSM LAND TITLE SURVEY

PROJECT NUMBER: 11993
DATE: Oct. 21, 2011
DRAWN BY: AS
CHECKED BY: KRR
PROJECT MANAGER: KRR