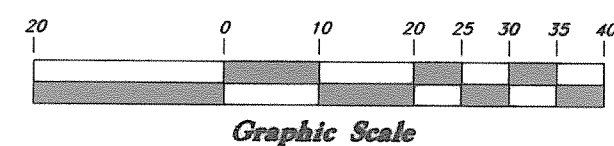


Scale: 1" = 20'



Board of Education of Ogden City
12-031-0001

Exist. Asphalt Paving $\Delta = 30^{\circ}07'29''$
 $R = 105.20'$
 $L = 55.31'$
 $LC = 54.68'$
 $S 76^{\circ}31'54'' E$

26.29'
N 61°26'08" W

$\Delta = 135^{\circ}57'$
 $R = 100.00'$
 $LC = 24.92'$
 $S 54^{\circ}28'05'' E$

S 89°15'00" E

N 47°30'00" W

MARK D & DOROTHY M LONGO
12-044-0001

NATHAN S. & CALLI JAMES
12-044-0002

ANNA L. BICK
12-044-0003

N 88°24'21" E

223.74'

N 8°53'55" W
N 26°36'34" W

67.08'

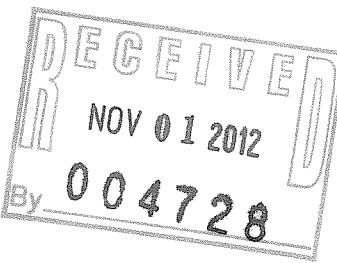
N 47°30'00" W

QUINN COURT HOMEOWNERS ASSOCIATION
12-171-0021

Lot 1
2.954 Acres
Address: 511 Gramercy Ave

See Sheet 2 for Continuation

Centerline Monument Found at the Intersection of Gramercy Avenue and 6th South Street



Centerline Monument Found along the Centerline of Gramercy Avenue

LEGEND	
C	Centerline
UGT	Buried Telephone line
OHT	Overhead Telephone line
OHP	Overhead Power line
UGP	Power line
S	Sanitary Sewer line
W	Culinary Water line
G	Gas line
SD	Storm Drain line
SW	Secondary Waterline
LD	Land Drain line
IW	Irrigation Waterline
X-X	Fence
●	Power Pole
○	Water Meter
⊕	Gas Meter
⊙	Sewer Manhole
⊚	Drain Manhole
⊛	Cleanout Box
TA	Top of Asphalt
EA	Edge of Asphalt
NG	Natural Ground
LP	Lip of Gutter
SP	Service Pole
LP	Light Pole
TP	Telephone Pole
FH	Fire Hydrant
DF	Flowline of Ditch
TS	Toe of Slope
TOP	Top of Slope
CO	Cleanout
FC	Fence
DMH	Drain Manhole
○	Flowline
○	Spot Elevation
○	Contour
○	Asphalt
○	Concrete
○	Building
○	Water Manhole
○	Catch Basin
CONC	Edge of Concrete
RWALL	Retaining Wall
SMH	Sewer Manhole
WV	Water Valve
CB	Catch Basin
DV	Diversion Box
TC	Top of Curb
SW	Sidewalk
GAS	Gas line Marker
GUY	Guy Wire
BLDG	Building Corner
NG	Natural Ground
○	Fire Hydrant
○	Water Valve
○	Light Pole
○	Corrugated Metal Pipe
○	Reinforced Concrete Pipe
○	Power Pole w/guy
○	Deciduous Tree
○	Coniferous Tree
○	Ogden City Survey
○	Condensing Unit

ODIE L. CALL
12-171-0006

TRIPLE EAGLE LLC
12-171-0004

TRIPLE EAGLE LLC
12-171-0003

MICHAEL L. & STACIE D. ROHWER
12-171-0002

DONALD R. & TERRE COX
12-171-0001

REGINA ORZCO
12-170-0008

MICHAEL & STEPHANIE WELLS
12-170-0007

JARON & TRACI ADKINS
12-170-0008

EUGENE HALDEMAN
12-170-0006

BRADLEY C. & ANNE E. FLEMING
12-170-0004

GARY J. & GAYLE A. HUBBARD
12-170-0002

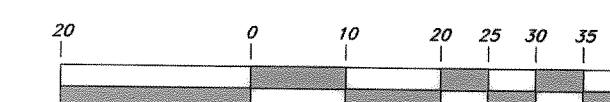
DANIEL R. LANGE
12-170-0005

SALET FAMILY TRUST
12-170-0001

Centerline Monument Found at the Intersection of Gramercy Avenue and 6th South Street



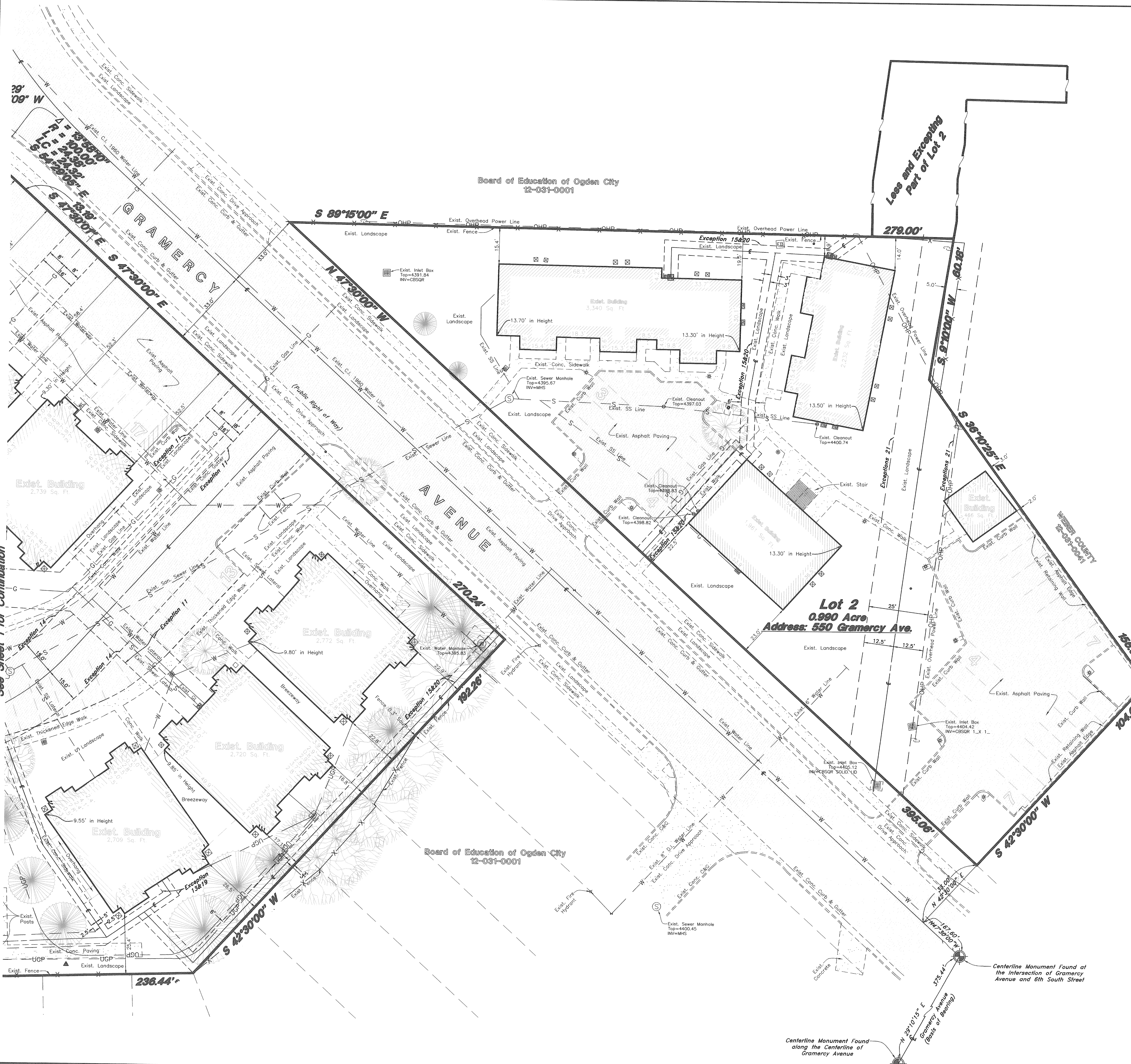
Scale: 1" = 20'



Graphic Scale

LEGEND

- | | | | | | |
|---------------|-------------------------|----------------|-------------------|------------------|--------------------------|
| CL | 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 | CONC | Edge of Concrete |
| OHP | Overhead Power line | LG | Lip of Gutter | RWALL | Retaining Wall |
| PL | 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 | Toe of Slope | GAS | Gas line Marker |
| IW | Irrigation Waterline | TOP | Top of Slope | GUY | Guy Wire |
| FC | Fence | CO | Cleanout | BLDG | Building Corner |
| PP | Power Pole | NG | Natural Ground | NG | Natural Ground |
| Post | Post | DMH | Drain Manhole | Fire Hydrant | Fire Hydrant |
| Water Meter | Water Meter | Flowline | Flowline | Water Valve | Water Valve |
| Gas Meter | Gas Meter | Spot Elevation | Spot Elevation | Light Pole | Light Pole |
| Telephone Box | Telephone Box | x99.00 | Asphalt | Power Pole w/guy | Power Pole w/guy |
| Drain Manhole | Drain Manhole | Concrete | Concrete | Deciduous Tree | Deciduous Tree |
| Water Manhole | Water Manhole | Building | Building | Coniferous Tree | Coniferous Tree |
| Cleanout Box | Cleanout Box | Catch Basin | Catch Basin | O.C.S. | Ogden City Survey |
| | | | | Condensing Unit | Condensing Unit |



See Sheet 1 for Continuation

RECEIVED
 NOV 01 2012
 004728

PROFESSIONAL LAND SURVEYOR
 6-30-2017
 No. 6242920
 ANDY HUBBARD
 STATE OF UTAH

BOUNDARY DESCRIPTION

PARCEL 1:

A PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS 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.

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.

LESS AND EXCEPTING THERE FROM 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°35' 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.

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.

Parking Stall Count:

Parcel 1 = 67 Stalls
Parcel 2 = 28 Stalls

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 Ogdan 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 conduction 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.

Property corners were monumented as depicted on this drawing.

SURVEYOR'S CERTIFICATION

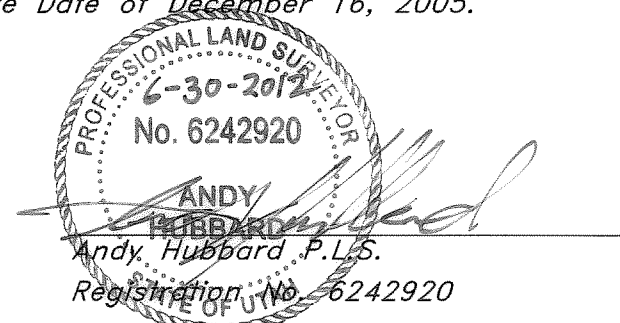
To:

I HEREBY CERTIFY to the U.S. Department of Housing, Kier Corporation, a Utah Limited liability company, First American Title Company, LLC, RL Courts Apartments Ogdan, LLC, Oppenheimer Multifamily Housing & Healthcare Finance, Inc., and/or the Secretary of Housing and Urban Development, their successors and/or assigns, as their interests may appear, Heritage House Apartments, Ltd., a Utah limited partnership, DBA Heritage House Apartments, a Utah Limited Partnership, and to their affiliates, successors and assigns, Boston Capital Corporate Tax Credit Fund XXXVI, A Limited Partnership, its affiliates, successors and assigns, BCCC, Inc. its affiliates, successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon located in Ogdan City, Weber County, Utah, on March 21, 2011, last updated on March 31, 2011; and that if 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.

Date: 6-30-2012



Note:

Current Owner: Heritage Housing Apartments, Ltd.v a Utah Limited Partnership
Vesting Recording Information: Entry No. 2535941 and Entry No. 2540655.

EXCEPTIONS

The following items are listed as exceptions to coverage in a Title Commitment by First American Title Company, Inc., with Policy No. 330-5468032, with the effective date of May 01, 2012 at 7:30 A.M.

EXCEPTIONS AFFECTING PARCEL 1

EXCEPTION NO. 10 (Plotted - Affects Parcel)

Any charge upon the land by reason of its inclusion in Central Weber Sewer and Ogden City.

EXCEPTION NO. 11 (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 September 23, 1976 as Entry No. 676290 in Book 1143, Page 365, of Official Records.

EXCEPTION NO. 12 (Not Plotted - Backup Document Not Available)

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 times as said Grantee may require and other incidental purposes thereto recorded February 23, 1977 as Entry No. 690013 in Book 1164, Page 707, of Official Records.

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 times as said Grantee may require and other incidental purposes thereto recorded February 23, 1977 as Entry No. 690015 in Book 1164, Page 709, of Official Records.

EXCEPTION NO. 14 (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, together with all rights and privileges incident and necessary or convenient to the use and enjoyment of said grant and reservation recorded September 07, 1977 as Entry No. 710544 in Book 1197 at Page 46 of Official Records.

EXCEPTION NO. 15 (Plotted - Affects Southeasterly Portion of Parcel 1)

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 times as said Grantee may require and other incidental purposes thereto recorded November 17, 1982 as Entry No. 867851 in Book 1413 at Page 137 of Official Records.

EXCEPTION NO. 16 (Plotted - Blanket Easement)

The terms and conditions of that certain Resolution No. 23-2005 creating and establishing the Weber Area Dispatch 911 and Emergency Services District recorded January 24, 2006 as Entry No. 2156401 Official Records.

EXCEPTION NO. 17 (Plotted - Affects Whole 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 of Official Records.

EXCEPTION NO. 18 (Not Plotted - Affects Parcel)

Use Agreement dated December 19, 2003, by and between R. C. Hunter Enterprises, Inc., a Utah Corporation, and Secretary of Housing and Urban Development, Washington, D.C. recorded December 29, 2003, as Entry No. 2001051 of Official Records.

EXCEPTIONS AFFECTING PARCEL 2

EXCEPTION NO. 19 (Plotted - Affects both parcels, boundary description on backup document surrounds both parcels, easements on Parcel 1 placed by Exhibit)

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 times as said Grantee may require and other incidental purposes thereto recorded February 23, 1977 as Entry No. 690015 in Book 1164, Page 709, of Official Records.

EXCEPTION NO. 20 (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 times as said Grantee may require and other incidental purposes thereto recorded November 17, 1982 as Entry No. 867851 in Book 1413 at Page 137 of Official Records.

EXCEPTION NO. 21 (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 02, 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. 22 (Plotted - Blanket Easement)

The terms and conditions of that certain Resolution No. 23-2005 creating and establishing the Weber Area Dispatch 911 and Emergency Services District recorded January 24, 2006 as Entry No. 2156401 Official Records.

EXCEPTION NO. 23 (Plotted - Affects Whole 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 of Official Records.

EXCEPTION NO. 24 (Not Plotted - Affects Parcel)

Use Agreement dated December 19, 2003, by and between R. C. Hunter Enterprises, Inc., a Utah Corporation, and Secretary of Housing and Urban Development, Washington, D.C. recorded December 29, 2003, as Entry No. 2001051 of Official Records.



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 guarantees 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.

GREAT BASIN ENGINEERING
ALTA/ACSM Land Title Survey