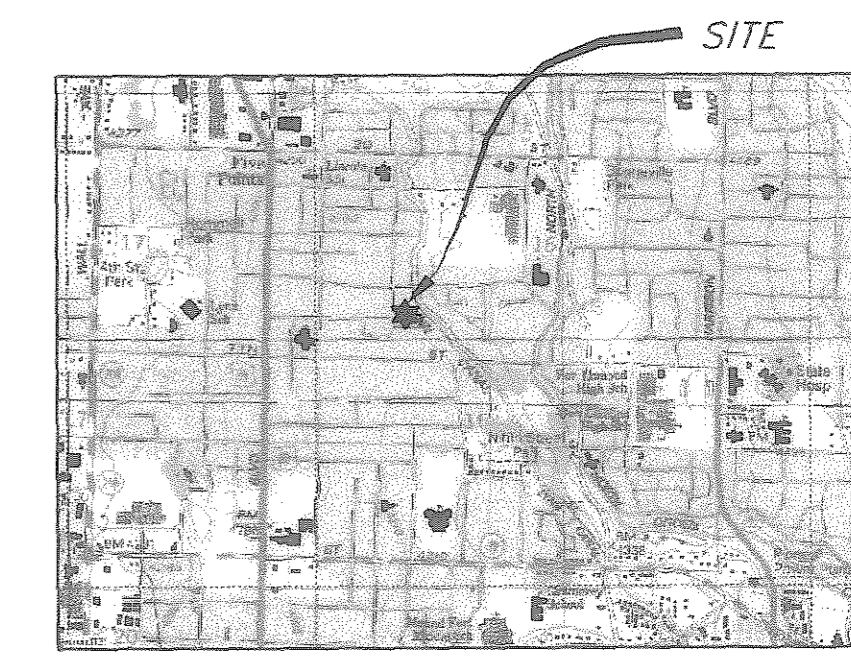


BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey
 Beginning at a point on the North side of 7th Street 874.40 feet South 89°10' East of a point on the West line of said Quarter Section, Section, being 1471.3 feet South 1°02' West from the Northwest corner of said Quarter section; running thence North 2°28' East 241.87 feet; thence South 89°09'45" East 9.73 feet; thence North 2°28" East 12.45 feet to the South right of way line of Slaci Court a dedicated street, said point being a non-tangent point of curvature; thence Northerly along the arc of a 59.00 foot radius curve to the left 91.00 feet (Long Chord bears North 46°39'07" East 82.24 feet) along said South right of way line to the East right of way line of Jefferson Avenue; thence four (4) courses along said East right of way line as follows: (1) North 2°28' East 245.25 feet to a point of curvature; (2) Northerly along the arc of a 132.16 foot radius curve to left 34.84 feet (Long Chord bears North 5°05'04" West 34.73 feet); (3) North 12°38'08" West 47.88 feet; and (4) North 0°58' East 29.90 feet; thence South 88°47' East 119.55 feet; thence North 89°23' East 195.10 feet; thence South 89°30' East 83 feet, more or less, to the center of the Lynne Irrigation Canal; thence Southeasterly (South 41°42'16" East) along the centerline of said Canal 506.34 feet, to a point which is 299.20 feet North of the North line of 7th Street; thence North 89°09'45" West 402.41 feet, along existing fence line to the East line of Weber County Parcel #12-046-0001; thence North 0°32'57" East 71.67 feet to the Northeast corner of said parcel; thence North 89°30' West 46.14 feet along the North line of said parcel; thence South 0°49'08" West 89.10 feet along the West line of said parcel to a point 281.5 feet North of the North line of 7th Street; thence North 89°09'45" West 262.10 feet; thence South 2°30'13" West 151.64 feet to a point which is 130 feet North of the North line of 7th Street; thence North 89°09'45" West 61.08 feet; thence South 2°28' West 130.03 feet to the North line of 7th Street; thence North 89°09'45" West 8.00 feet along said North line to the point of beginning.
 Contains 4.858 Acres



Vicinity Map
 Not to Scale

EXCEPTIONS TO COVERAGE

Exception 10
 Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded December 24, 1974 as Entry No. 629077 in Book 1073 at Page 527 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c). **BLANKET EXCEPTION**

Exception 11
 An easement over, across or through the land for communications and other facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, its successors, assigns, lessees, licensees and agents by Instrument recorded July 2, 1976 as Entry No. 669499 in Book 1133 at Page 113 of Official Records.

Exception 12
 An easement over, across or through the land for gas transmission and distribution facilities and incidental purposes, as granted to Mountain Fuel Supply Company, a Utah corporation by Instrument recorded August 10, 1976 as Entry No. 676294 in Book 1143 at Page 381 of Official Records.

Exception 13
 An unrecorded Lease executed by Village II WRP Limited Partnership, a Utah limited partnership, as Lessor, and Web Service Company, Inc., as Lessee, as disclosed by Memorandum of Lease recorded August 21, 2001 as Entry No. 1790074 in Book 2161 at Page 2161 of Official Records. Subordination Agreement recorded December 11, 2001 as Entry No. 1813710 in Book 2192 at Page 1532 of Official Records. **BLANKET EXCEPTION**

Exception 14
 A Mortgage dated December 11, 2001 by and between Village Square B.C. Association LLC, a limited liability company, as Mortgagor, and Keycorp Real Estate Capital Markets, Inc., an Ohio corporation, as Mortgagee, given to secure an original principal indebtedness of \$2,347,500.00 and any other amounts or obligations secured thereby, recorded December 11, 2001 as Entry No. 1813704 in Book 2192 at Page 1476 of Official Records. **BLANKET EXCEPTION**

Exception 15
 Regulatory Agreement for Multifamily Housing Projects recorded December 11, 2001 as Entry No. 1813705 in Book 2192 at page 1481 of Official Records. **BLANKET EXCEPTION**

Exception 16
 Tax Regulatory Agreement recorded December 11, 2001 as Entry No. 1813706 in Book 2192 at Page 1488 of Official Records. **BLANKET EXCEPTION**

Exception 17
 A Deed of Trust with Assignment of Rents dated December 10, 2001 by and between Village Square B.C. Association LLC, as Trustor, in favor of Associated Title Company, as Trustee, and State of Utah Olene Walker Housing Trust Fund, as Beneficiary, to secure an original indebtedness of \$200,000.00 and any other amounts or obligations secured thereby, recorded December 11, 2001 as Entry No. 1813708 in Book 2192 at Page 1517 of Official Records. **BLANKET EXCEPTION**

Exception 18
 Deed Restriction recorded December 11, 2001 as Entry No. 1813709 in Book 2192 at Page 1528 of Official Records. **BLANKET EXCEPTION**

Exception 19
 Low-Income Housing Credit Commitment Agreement and Declaration of Restrictive Covenants recorded September 25, 2003 as Entry No. 1977459 of Official Records. **BLANKET EXCEPTION**

Exception 20
 Rights of Lynne Irrigation Company to operate and maintain its canal along the Easterly line of said property. **BLANKET EXCEPTION**

CERTIFICATION

I hereby certify to HUD, Village Square B.C. Association LLC, a Utah limited liability company, Greystone Funding Corporation, a Virginia Corporation, First American Title Insurance company, National Title Agency, LLC, and to their 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, Township 6 North, Range 1 West, on July 23rd, 2013; and that it and this map was made in accordance with the HUD Survey Instructions and Report, HUD 92457M, 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 subject to a 0.2% year return frequency flood hazard, and such flood condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 49057C0214E."

The field work was completed on Jul 23, 2013.

Date of Plat or Map: Jul 23, 2013.



Andy Hubbard
 License Number 6242920

NARRATIVE:

This Survey was requested by Lotus Community Development for title purposes. The Bearing Base of N 89°09'45" W is from Ogden City Engineering Plats and established between Ogden City Monuments at the Intersections of 6th Street with Porter Ave., Adams Ave. and Washington Blvd. The N.W. corner of the S.W. 1/4 of Section 16 is established from the Ogden City Engineering Plats and was not found. Property corners were set as depicted on this drawing.

NOTES:

1. The Title report for this Survey was issued by National Title Agency LLC with File No. 5478381 dated June 10, 2013 at 7:30 am.
2. Utilities shown are from observed evidence on the site and from Record Documents provided to the surveyor.
3. There is no observed evidence of recent earth work, building construction or building additions.
4. There is no observed evidence of site use as a solid waste dump, sump, or sanitary landfill.

CAUTION

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurement taken from the field. The information is not to be relied on as being exact or complete.

PLAT OF SURVEY

FHA Project No. 105-11062.
 Village Square Apartments
 Ogden City, Weber County, Utah
 Scale 1" = 30'. Date: July 19, 2013.
 4.824 Acres or 210,146 Square Feet

PROJECT ADDRESS
 600 East 6th Street
 Ogden, Utah

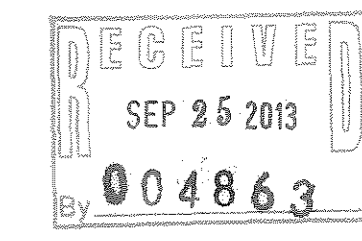
PROJECT OWNER
 Village Square B.C. Association LLC

PARKING STALL COUNT
 Motorcycle Parking - 0 Stalls
 ADA Parking - 0 Stalls
 Regular Parking - 87 Stalls

ZONING

Property is Zoned R-3 with minimum setbacks as follows:
 Front yard - 25'
 Side Yard - 8' with total of two required side yards of not less than 18'
 Side facing street on corner lot - 20'
 Rear Yard - 30'
 Maximum building height - 1 Story
 Distance between buildings - No requirements

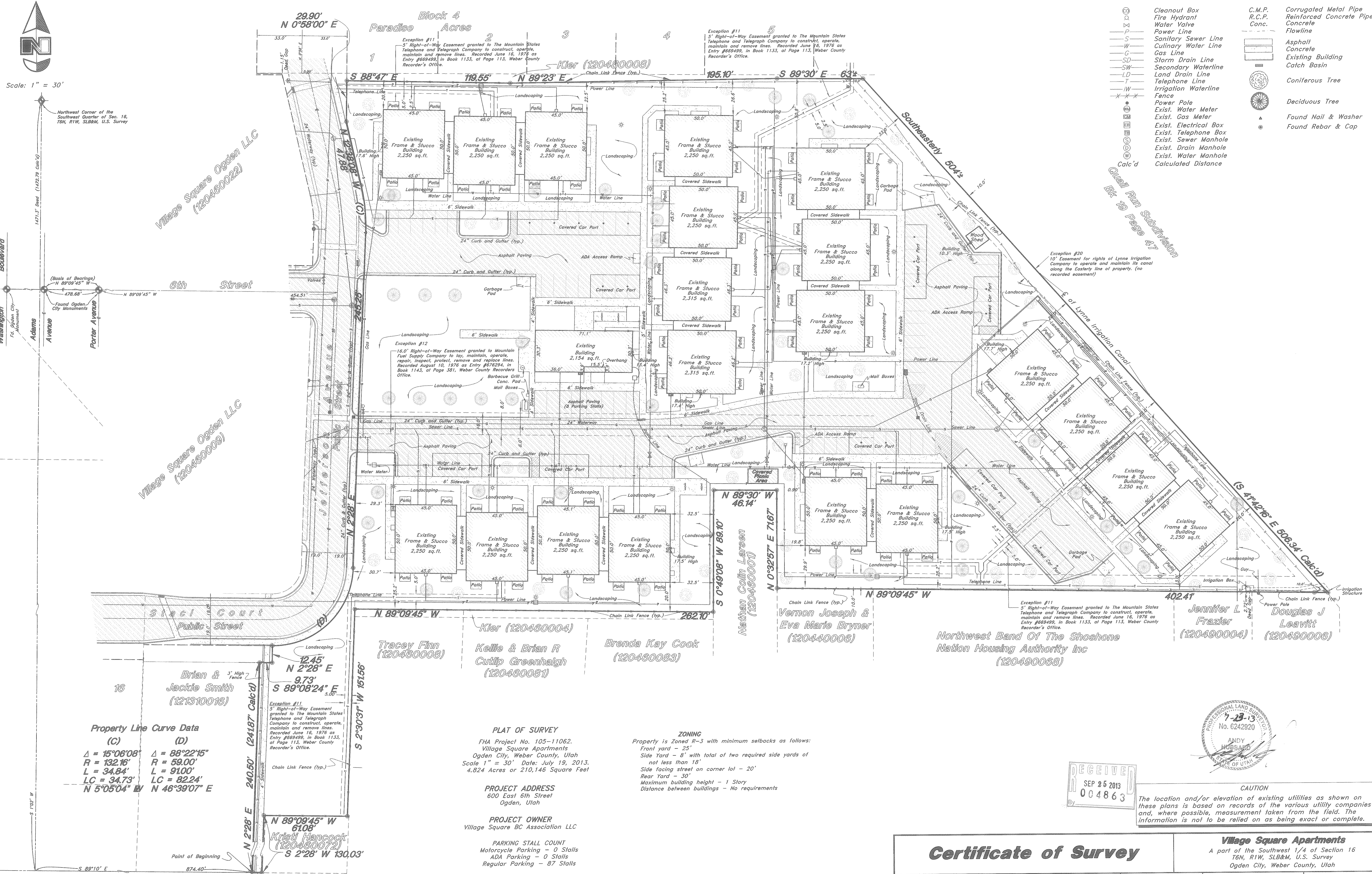
FLOOD PLANE INFORMATION:
 By Graphic plotting only Property is located in Zone X, Areas of 0.2% annual flood chance, according to FEMA Map #49057C0214E with an effective Date of Dec 16, 2005



Certificate of Survey		Village Square Apartments A part of the Southwest 1/4 of Section 16 T6N, R1W, SLB&M, U.S. Survey Ogden City, Weber County, Utah	
 GREAT BASIN ENGINEERING <small>5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM</small>	SCALE : 1" = 30'	DATE : 1 Oct, 2001	DRWG. NO.
	DRAWN : CDK	REVISIONS : 5 Nov, 2001 17 Dec, 2001 19 Jul, 2013	1 of 2
VILLAGE SQUAREZ			

LEGEND

- Cleanout Box
- Fire Hydrant
- Water Valve
- Power Line
- Sanitary Sewer Line
- Culinary Water Line
- Gas Line
- Storm Drain Line
- Secondary Waterline
- Land Drain Line
- Telephone Line
- Irrigation Waterline
- Fence
- Power Pole
- Exist. Water Meter
- Exist. Gas Meter
- Exist. Electrical Box
- Exist. Telephone Box
- Exist. Sewer Manhole
- Exist. Drain Manhole
- Exist. Water Manhole
- Calc'd
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Concrete
- Flowline
- Asphalt
- Concrete
- Existing Building
- Catch Basin
- Coniferous Tree
- Deciduous Tree
- Found Nail & Washer
- Found Rebar & Cap



Scale: 1" = 30'

Northwest Corner of the Southwest Quarter of Sec. 16, T6N, R1W, SLB&M, U.S. Survey

Washington Monument

Adams Avenue

Porter Avenue

6th Street

Jefferson Street

Staci Court

Public Street

Seventh Street

Washington Boulevard

Adams Avenue

Porter Avenue

6th Street

Jefferson Street

Staci Court

Public Street

Seventh Street

Washington Boulevard

Adams Avenue

Porter Avenue

Village Square Ogden LLC
(120460022)

Village Square Ogden LLC
(120460009)

Brian & Jackie Smith
(121310016)

Property Line Curve Data
(C) $\Delta = 15^{\circ}06'08''$
 $R = 132.16'$
 $L = 34.84'$
 $LC = 34.73'$
 $N 5^{\circ}05'04'' W$

(D) $\Delta = 88^{\circ}22'15''$
 $R = 59.00'$
 $L = 91.00'$
 $LC = 82.24'$
 $N 46^{\circ}39'07'' E$

Kristi Hancock
(120460072)

8.00' N 89°09'45" W

Tracey Finn
(120460008)

Kellie & Brian R
Curtlip Greenhalgh
(120460081)

Brenda Kay Cook
(120460083)

Nathan Colin Larsen
(120460001)

Chern Link Joseph &
Eva Marie Bryner
(120440006)

Northwest Band Of The Shoshone
Nation Housing Authority Inc
(120490068)

Jennifer L
Frazier
(120490004)

Douglas J
Leavitt
(120490006)

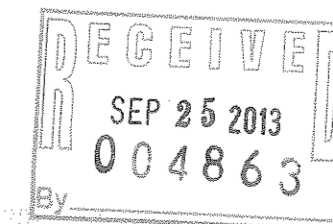
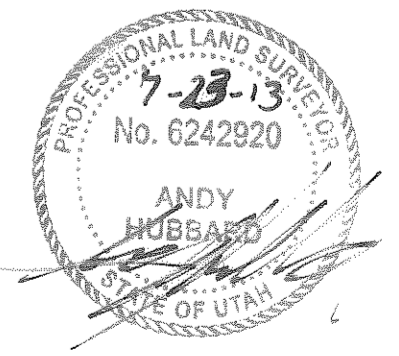
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T6N, R1W, SLB&M, U.S. Survey
Ogden City, Weber County, Utah

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