

SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to show the existing improvements, buildings, parking, etc. and easements of record that appear on the provided Preliminary Title Report. The Basis of Bearing is as noted on the drawing portion of this survey from found Ogden City Street Monuments.

To: Raymond James Housing Opportunities Fund 18 L.L.C., its affiliates and any of their successors and/or assigns, Mt. Ogden Senior Housing, LLC, a Utah limited liability company, Ally Bank, National Title Agency, LLC, and First American 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, 4, 8, 9, and 11 (a) of Table A thereof. The field work was completed on: October 2, 2013.

Keith R. Russell
Keith R. Russell
License no. 164386

Date of Plat of Map: November 20, 2013

Parcel 1:

Beginning at a point on the West line of Taylor Street at a point South 0°58'00" West 491.00 feet and South 89°02'00" East 676.50 feet from the Northwest Corner of Lot 7, Block 2, University Park Addition to Ogden City, Utah. Said point of beginning also being North 0°58'00" East 174.75 feet along the monument line and North 89°02'00" West 33.00 feet from an Ogden City Street Monument in the intersection of Taylor Avenue and Laurel Drive, and running:
Thence South 0°58'00" West 142.22 feet along the west line of Taylor Avenue to the north line of Laurel Drive;
Thence North 89°02'00" West 80.39 feet along the north line of Laurel Drive;
Thence southwesterly 65.77 feet along the arc of a 338.42 foot radius curve to the left, (center bears South 1°22'53" West and long chord bears South 87°31'06" West 45.73 feet, with a central angle of 7°43'34") along the north line of Laurel Drive;
Thence North 0°58'00" East 8.75 feet, (8.76 feet by deed) along the north line of Laurel Drive;
Thence southwesterly 123.53 feet, (123.63 feet by deed) along the arc of a 345.12 foot radius curve to the left, (center bears South 0°51'00" East and long chord bears South 74°03'00" West 121.30 feet, (South 74°03'00" West 122.00 feet by deed) with a central angle of 20°10'01", 20°11'01" by deed) along the north line of Laurel Drive;
Thence westerly 175.39 feet along the arc of a 233.86 foot radius curve to the right, (center bears North 26°25'54" West and long chord bears South 85°00'14" West 171.31 feet, with a central angle of 42°58'16") along the north line of Laurel Drive;
Thence North 73°14'00" West 66.42 feet along the north line of Laurel Drive to the intersection of the north line of Laurel Drive and the with the extension of the east line of St. Benedict Manor Condominiums, Entry no. 907797, located in Book 26, Page 10 and 11 of the official records on file in the office of the official records on file in the office of the Weber County Recorder;
Thence North 0°58'00" East 141.15 feet along the extension of the east line to the Southeast Corner of St. Benedict Manor Condominiums;
Thence North 0°58'00" East 30.26 feet along the east line to the Northeast Corner of said St. Benedict Manor Condominiums;
Thence South 89°02'00" East 477.00, (477.06 feet by deed) feet along the east line of said St. Benedict Manor Condominiums to the point of beginning.

Contains 79,662 square feet, 1.829 acres.

Parcel 2:

Together with a non-exclusive easement for access over and across the following description:
Beginning at a point South 0°58'00" West 170.01 feet and South 89°02'00" East 236.94 feet from the monument at the intersection of Polk Avenue and Thirtieth Street, Ogden City;
Thence South 89°02'00" East 12.00 feet;
Thence South 0°58'00" West 141.14 feet;
Thence North 73°14'00" West 12.47 feet;
Thence North 0°58'00" East 137.73 feet to the point of beginning.

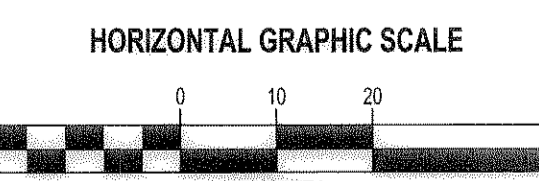
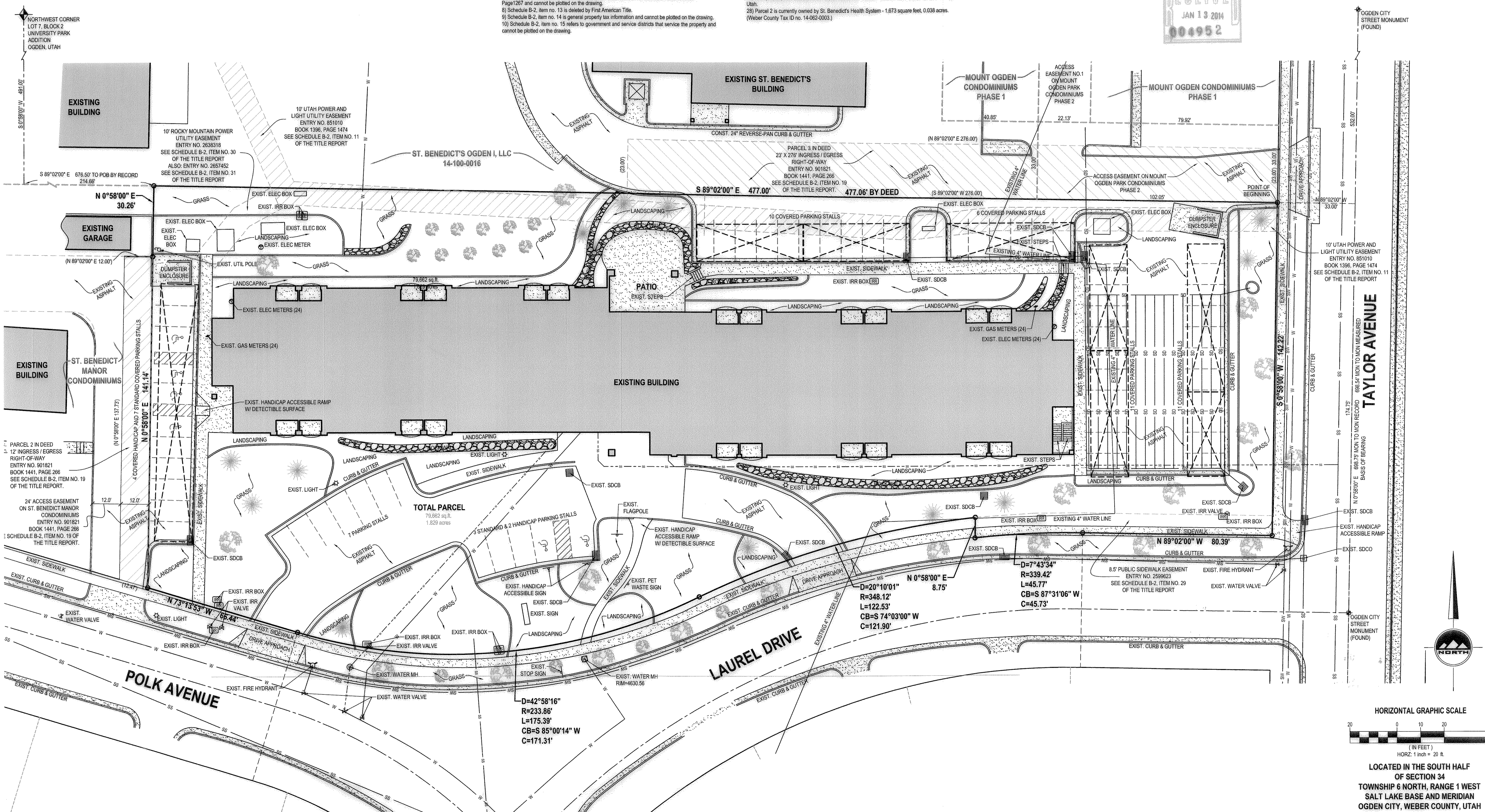
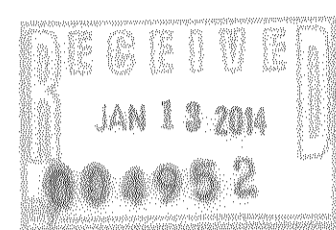
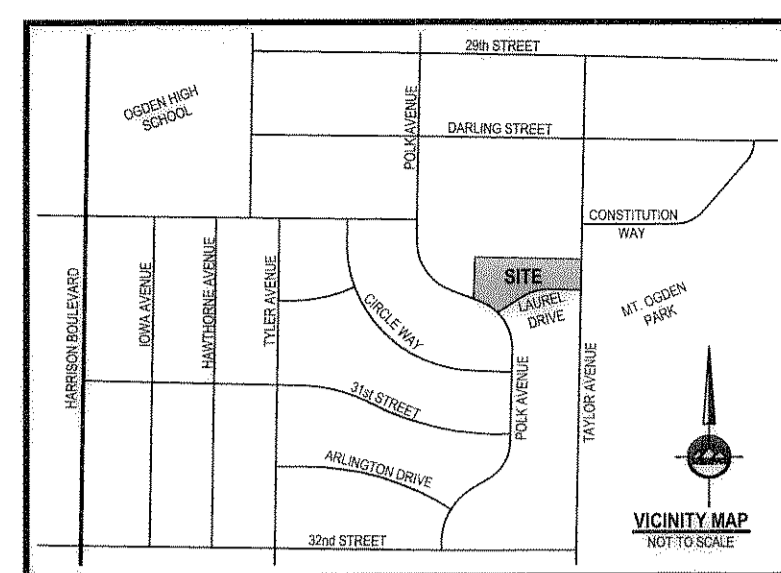
Parcel 3:

Together with a right of way for ingress and egress described as follows:
A Parcel of land located in the South one-half of Section 34, Township 6 North, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows:
Beginning at a point South 0°58'00" West 168.25 feet from the Southeast Corner of Lot 1, Block 10, University Place, Ogden City, Utah, and running:
Thence South 0°58'00" West 23.00 feet;
Thence North 89°02'00" West 276.00 feet;
Thence North 0°58'00" East 23.00 feet;
Thence South 89°02'00" East 276.00 feet to the point of beginning.

- Schedule B-2, item no. 16 is deleted by First American Title.
- Schedule B-2, item no. 17 is deleted by First American Title.
- Schedule B-2, item no. 18 is an easement in favor of Utah Power and Light Company recorded January 27, 1982 as Entry no. 851010 in Book 1396 at Page 1474. The exact location cannot be determined and is not plotted on the drawing.
- Schedule B-2, item no. 19 is deleted by First American Title.
- Schedule B-2, item no. 20 is a Notice of Adoption of Redevelopment Plan Entitled "St. Benedict Redevelopment Project" and recorded August 16, 1985 as Entry no. 944953 in Book 1473 at Page 1287 and cannot be plotted on the drawing.
- Schedule B-2, item no. 21 is deleted by First American Title.
- Schedule B-2, item no. 22 refers to a Low-income Housing Credit Commitment Agreement and Declaration of Restrictive Covenants recorded October 3, 2012 as Entry no. 2598843 and cannot be plotted on the drawing.
- Schedule B-2, item no. 23 refers to a Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing recorded October 3, 2012 as Entry no. 2598844 and cannot be plotted on the drawing.
- Schedule B-2, item no. 24 refers to an Assignment of Leases and Rents recorded October 3, 2012 as Entry no. 2598845 and cannot be plotted on the drawing.
- Schedule B-2, item no. 25 refers to a Security Agreement recorded October 3, 2012 as Entry no. 2598846 and cannot be plotted on the drawing.
- Schedule B-2, item no. 26 refers to a UCC Financing Statement recorded October 3, 2012 as Entry no. 2598847 and cannot be plotted on the drawing.
- Schedule B-2, item no. 27 refers to a Deed Restriction recorded October 3, 2012 as Entry no. 2598848 and cannot be plotted on the drawing.
- Schedule B-2, item no. 28 refers to a Trust Deed with Assignments of Rents recorded October 3, 2012 as Entry no. 2598849 and cannot be plotted on the drawing.
- Schedule B-2, item no. 29 is an easement for a public sidewalk in favor of Ogden City recorded October 2, 2012 as Entry no. 2598823 and is plotted on the drawing.
- Schedule B-2, item no. 30 is an easement in favor of PacifiCorp recorded May 30, 2013 as Entry no. 2638318 and is plotted on the drawing.
- Schedule B-2, item no. 31 is an easement in favor of PacifiCorp recorded September 27, 2013 as Entry no. 2657452 and is plotted on the drawing.
- The property has access from Taylor Street and Laurel Avenue, both public streets in Ogden, Utah.
- Parcel 2 is currently owned by St. Benedict's Health System - 1.673 square feet, 0.038 acres. (Weber County Tax ID no. 14-062-0003.)

LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT
- STORM DRAIN CATCH BASIN
- SIGN
- UTILITY POLE
- LIGHT
- GAS VALVE
- ELECTRICAL METER
- ELECTRICAL BOX
- TREE
- RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- EDGE OF ASPHALT
- SS SANITARY SEWER
- SD STORM DRAIN LINE
- W WATER LINE
- CONCRETE
- BUILDING
- EASEMENT
- EASEMENT
- EASEMENT



LOCATED IN THE SOUTH HALF OF SECTION 34 TOWNSHIP 6 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN OGDEN CITY, WEBER COUNTY, UTAH

ENSIGN

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

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

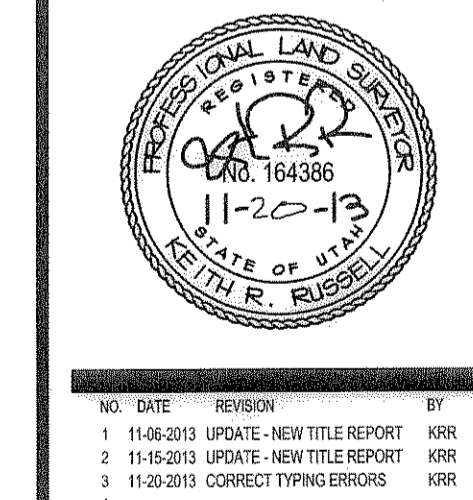
RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

KOR:
KCB ARCHITECTURE
WESTERN REGION NONPROFIT HOUSING
223 WEST 700 SOUTH, SUITE D
SALT LAKE CITY, UTAH 84101

CONTACT:
GARY CARTER
PHONE: 801-531-9200
FAX: 801-531-9201

MT. OGDEN SENIOR HOUSING
3017 TAYLOR AVENUE
OGDEN CITY, UTAH



ALTA / ACSM
LAND TITLE SURVEY

PROJECT NUMBER	DATE	BY
L2017	11/14/14	KRR
DRAWN BY	CHECKED BY	KRR
MELNER	M.STATEN	
PROJECT MANAGER		
M.STATEN		

1 of 1