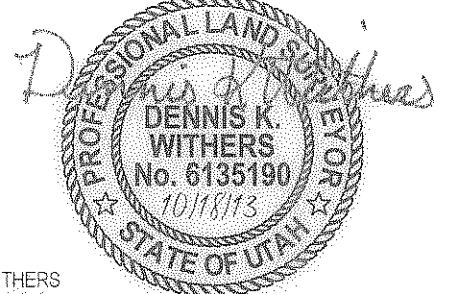


**SURVEYOR'S CERTIFICATE**

TO: GRANDBRIDGE REAL ESTATE CAPITAL, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; FEDERAL HOME LOAN MORTGAGE CORPORATION AND ITS SUCCESSORS AND/OR ASSIGNS; SUNSET TOWERS-RIDGE VIEW, LC, RIDGE VIEW / OGDEN LIMITED PARTNERSHIP, A NEVADA LIMITED LIABILITY PARTNERSHIP; AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 9(a), 7(a), 8, 9, 11(a), 13, 15, 17, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 20, 2013.

DATE OF PLAN OR MAP: SEPTEMBER 20, 2013



DENNIS K. WITHERS  
LICENSE NO. 6135190

**LEGAL DESCRIPTION PER TITLE REPORT**

**PARCEL 1:**  
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 27°27' FEET, THENCE WEST 627.97 FEET TO THE EAST LINE OF WASHINGTON BOULEVARD, THENCE SOUTH 0°50'15" WEST ALONG SAID EAST LINE 119.45 FEET, THENCE SOUTH 89°29'19" EAST 233.8 FEET, THENCE SOUTH 0°18'24" WEST 139.1 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE NORTH 89°56'40" EAST ALONG SAID SOUTH LINE 397.1 FEET TO THE PLACE OF BEGINNING.

**PARCEL 2:**  
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 8, SOUTH 89°56'40" WEST 397.1 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 8, AND RUNNING THENCE SOUTH 89°56'40" WEST ALONG SAID LINE 234.9 FEET TO THE EASTERN LINE OF WASHINGTON BOULEVARD, THENCE NORTH 0°50'15" EAST ALONG SAID EASTERN LINE 163.3 FEET, THENCE SOUTH 86°22'19" EAST 233.8 FEET, THENCE SOUTH 0°18'24" WEST 139.1 FEET TO THE POINT OF BEGINNING.

**LEGEND**

—	LOT LINE	⊗	FIRE HYDRANT
- - -	PROPERTY LINE	⊕	WATER METER
- · - · -	MONUMENT LINE	⊖	WATER VALVE
- · - · -	EASEMENT LINE	⊗	ELECTRIC BOX
- · - · -	EXISTING FENCE	⊕	CABLE T.V. BOX
- · - · -	POWER LINE	⊖	ELECTRIC METER
- · - · -	TELEPHONE LINE	⊕	POWER POLE
- · - · -	WATER LINE	⊖	TRANSFORMER
- · - · -	SANITARY SEWER LINE	⊕	SANITARY SEWER MANHOLE
- · - · -	STORM DRAIN LINE	⊖	STORM DRAIN MANHOLE
- · - · -	GAS LINE	⊕	CATCH BASIN
- · - · -	BUILDING	⊖	TELEPHONE MANHOLE
- · - · -		⊕	TELEPHONE RISER
- · - · -		⊖	CABLE T.V. BOX
- · - · -		⊕	SIGN

**NARRATIVE**

1. THE PURPOSE OF THIS SURVEY IS TO UPDATE AN EXISTING ALTA/ACSM LAND TITLE SURVEY PREPARED BY THIS OFFICE TO COMPLY WITH THE 2011 MINIMUM STANDARD DETAIL FOR "ALTA/ACSM LAND TITLE SURVEY" PER CLIENTS REQUEST.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. NCS-625846-SL-C1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, EFFECTIVE DATE AUGUST 09, 2013, AT 7:30 AM.

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT:

EXCEPTIONS 1-10 ARE NOT SURVEY RELATED OR ADDRESSED BY THIS MAP.

11. CONVEYANCE OF RIGHT OF WAY FOR WATER DITCH, DATED APRIL 27, 1908 AND RECORDED MAY 01, 1908 IN BOOK 54 AT PAGE 972 OF OFFICIAL RECORDS. EASEMENT LOCATION APPEARS TO BE WITHIN THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND NOT AFFECTING THE SUBJECT PARCEL.

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 CORPORATION OF THE STATE OF UTAH, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED SEPTEMBER 28, 1995 AS ENTRY NO. 1365916 IN BOOK 1773 AT PAGE 2290 OF OFFICIAL RECORDS. (16.0' GAS EASEMENT 8.0' EACH SIDE OF CENTERLINE OF GAS LINES AS SHOWN HEREON).

3. M&EIL ENGINEERING OR M&EIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.

4. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°50'15" EAST, ALONG THE WASHINGTON BOULEVARD MONUMENT LINE, BETWEEN MONUMENTS FOUND AT NORTH STREET AND 1100 NORTH STREET, AS SHOWN HEREON.

5. CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY.

6. THIS SURVEY IS BASED UPON THE FINDINGS OF A PREVIOUS RECORD OF SURVEY PREPARED BY M&EIL ENGINEERING, AS WELL AS AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY M&EIL ENGINEERING PROJECT NO. 200299.

**NARRATIVE CONTINUED**

7. THE FOLLOWING NOTES PERTAIN TO OPTIONAL TABLE A' ITEMS OF THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS ADDRESSED BY THIS MAP:

1- THE CORNERS OF THE SUBJECT PARCEL WERE FOUND AS SHOWN HEREON.

2- THE ADDRESS OF THE SUBJECT PROPERTY IS 710 NORTH WASHINGTON BLVD. & 710 NORTH WASHINGTON BLVD AS SHOWN IN THE COMMITMENT FOR TITLE INSURANCE.

3- THE SUBJECT PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONES 'X', AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 100-YEAR FLOOD PLANE, PER FEMA FLOOD INSURANCE RATE MAP 49587024E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

4- THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 170,050 SQ. FT., OR 3.903 ACRES.

5- SETBACK INFORMATION WAS PROVIDED BY THE CLIENT AND IS SHOWN HEREON BASED UPON THE CLIENTS FINDINGS. THE ZONE IN WHICH THE PARCEL RESIDES WAS NOT DISCLOSED IN THE INFORMATION PROVIDED.

7(a)- EXTERIOR DIMENSIONS OF BUILDINGS AREA SHOWN HEREON AND ARE BASED UPON GROUND LEVEL MEASUREMENTS.

7(b)- SQUARE FOOTAGE OF THE BUILDING IS SHOWN HEREON AND IS BASED UPON ABOVE MEASUREMENT.

8- ALL VISIBLE IMPROVEMENTS HAVE BEEN SHOWN HEREON.

9- THERE ARE 97 REGULAR PARKING STALLS AND 2 HANDICAP PARKING STALLS TOTALING 100 STALLS.

11(a)- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES COMBINED WITH INFORMATION OBTAINED FROM A PREVIOUS ALTA SURVEY PREPARED BY THIS OFFICE. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES.

13- NAMES OF ADJOINING OWNERS HAVE BEEN SHOWN HEREON.

16- AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTIONS.

17- AT THE TIME OF THE SURVEY THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

18- AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.

**GENERAL NOTES**

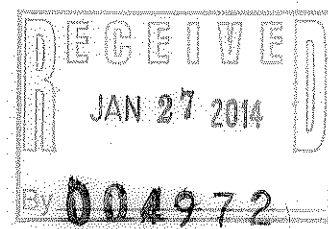
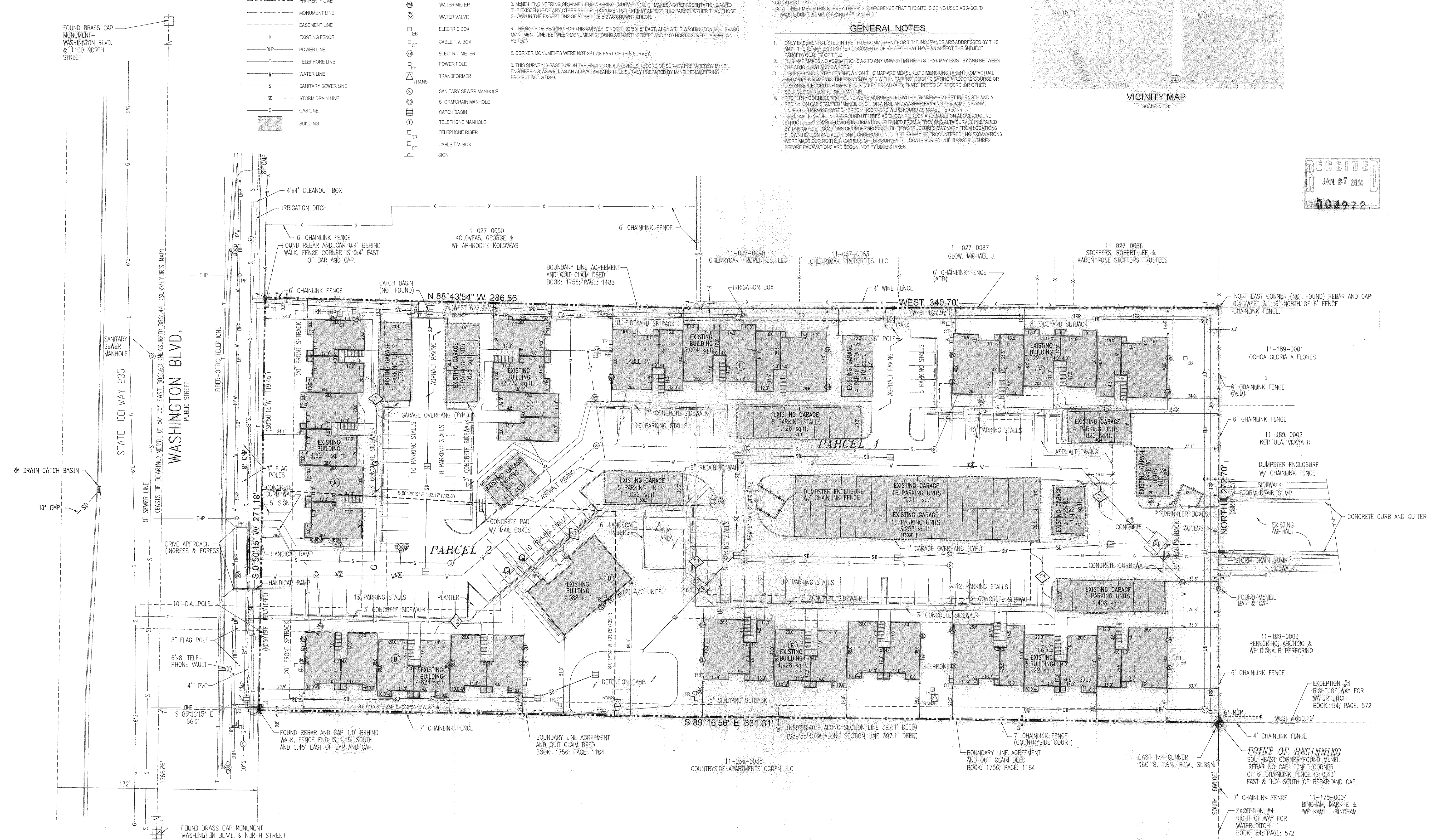
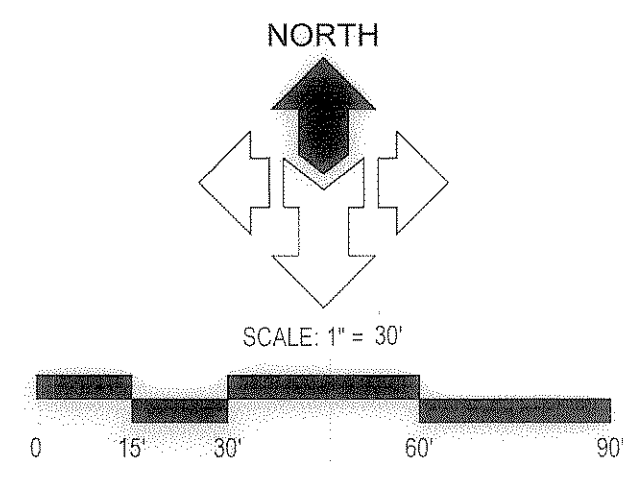
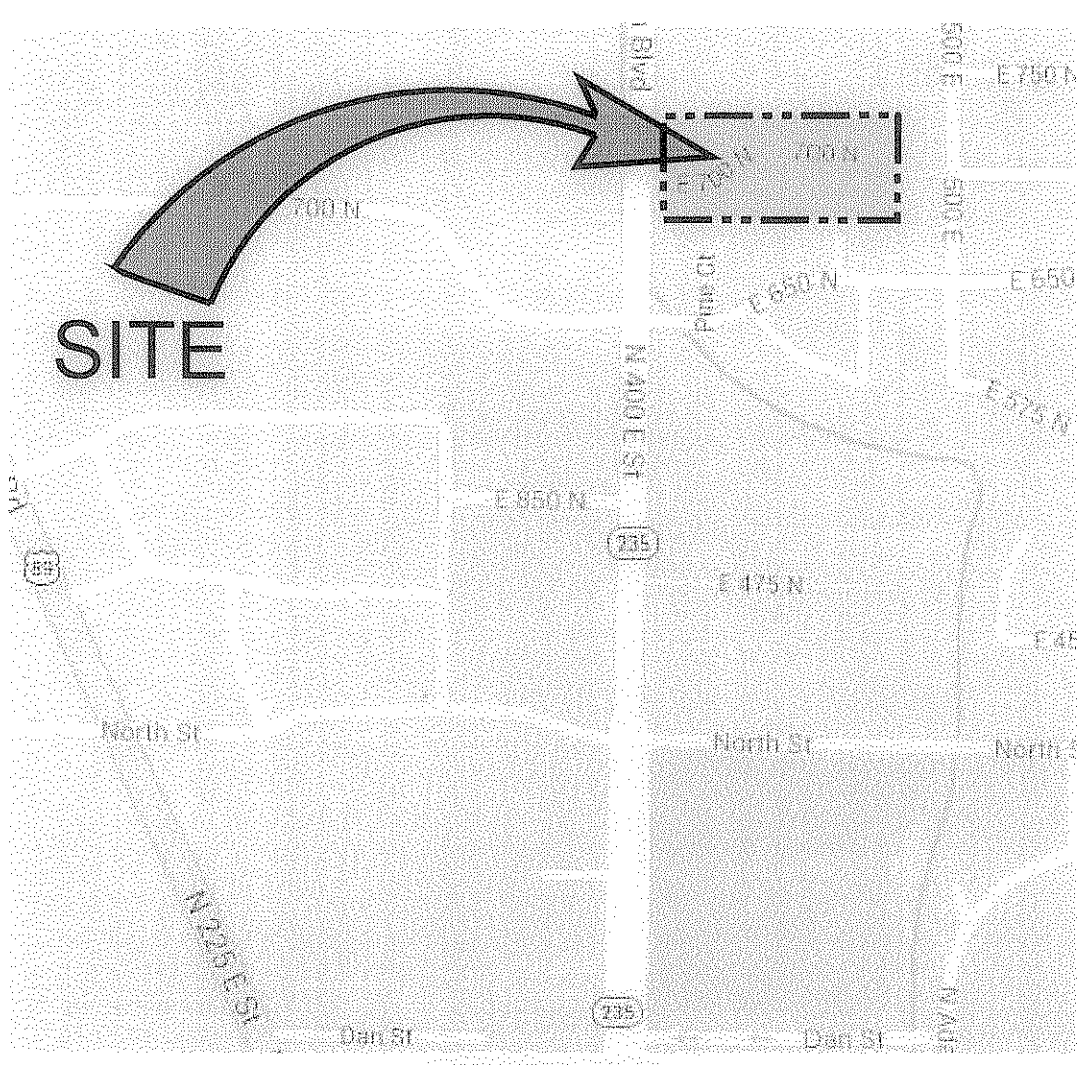
1. ONLY EASEMENTS LISTED IN THE TITLE COMMITMENT FOR TITLE INSURANCE ARE ADDRESSED BY THIS MAP. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT HAVE AN EFFECT ON THE SUBJECT PARCELS QUALITY OF TITLE.

2. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.

3. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS. UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE, RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.

4. PROPERTY CORNERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR 2 FEET IN LENGTH AND A RED NYLON CAP STAMPED "M&EIL ENG." OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON. (CORNERS WERE FOUND AS NOTED HEREON).

5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES COMBINED WITH INFORMATION OBTAINED FROM A PREVIOUS ALTA SURVEY PREPARED BY THIS OFFICE. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON AND ADDITIONAL UNDERGROUND UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES.



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**RIDGE VIEW APARTMENTS**  
710 NORTH WASHINGTON BOULEVARD  
OGDEN, UTAH 84404  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, T8N, R1W, S18&M

REV	DATE	DESCRIPTION
1	10/08/13	ADDRESS COMMENTS

PROJECT NO: 13551  
CAD FILE: RIDGEVIEW  
DRAWN BY: DKW  
CALC BY: DKW  
FIELD CREW: JDS  
CHECKED BY: MDH  
DATE: 9/20/13

**ALTA/ACSM LAND TITLE SURVEY**

**1 OF 1**