

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.

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.

St. R. Russo

Contains 79,662 square feet; 1.829 acres

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.

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 166.25 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.

For conditions of record not shown herein as well as specific references to items in the title report, please refer to a title report supplied by National Title Agency, LLC, Murray City, Utah; under File No. 5449184 Amendment No. 13, dated effective October 22, 2013.

1) Schedule 2, Item 2, item 10 is an assessment in favor of Utah Power and Light Company recorded on 7/27, 1982 at entry no. 851010 in Book 1389 at Page 1474 and is plotted on the drawing.

2) Schedule 2, Item 2, item 9 refers to government and service districts that service the property and cannot be plotted on the drawing.

3) Schedule 2, Item 2, item 10 is deleted by First American Title.

4) Schedule 2, Item 2, item 11 is an assessment in favor of Utah Power and Light Company recorded on 7/27, 1982 at entry no. 851010 in Book 1389 at Page 1474 and is plotted on the drawing.

5) Schedule 2, Item 2, item 12 is a Notice of Adoption of Redevelopment Plan Entitled "St. Benedict Redevelopment Project" and recorded August 16, 1985 at entry no. 944939 in Book 1473 at Page 167 and cannot be plotted on the drawing.

6) Schedule 2, Item 2, item 13 is deleted by First American Title.

7) Schedule 2, Item 2, item 14 refers to government and service districts that service the property and cannot be plotted on the drawing.

8) Schedule 2, Item 2, item 15 refers to government and service districts that service the property and cannot be plotted on the drawing.

11) Schedule B-2, item no. 16 is deleted by First American Title.

12) Schedule B-2, item no. 17 is deleted by First American Title.

13) Schedule B-2, item no. 18 is deleted in favor of High Power and Light Company recorded on January 27, 1982 as Entry no. 850110 on Page 1395 at Page 1474. The exact location cannot be determined and is not plotted on the drawing.

14) Schedule B-2, item no. 19 is deleted by First American Title.

15) Schedule B-2, item no. 20 is a Notice of Assignment of Redevelopment Plan Entitled "St. Benedict's Hospital" recorded on January 27, 1982 as Entry no. 849493 on Page 1473 at Page 1267 and cannot be plotted on the drawing.

16) Schedule B-2, item no. 21 is deleted by First American Title.

17) 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. 2598645 and cannot be plotted on the drawing.

18) Schedule B-2, item no. 23 refers to a Deed of Trust, Assignment of Rents, Security Agreement and Future Filing recorded October 3, 2012 as Entry no. 2598844 and cannot be plotted on the drawing.

19) Schedule B-2, item no. 24 refers to an Assignment of Leases and Rents recorded October 3, 2012 as Entry no. 2598645 and cannot be plotted on the drawing.

20) Schedule B-2, item no. 25 refers to a Security Agreement recorded October 3, 2012 as Entry no. 2598645 and cannot be plotted on the drawing.

21) Schedule B-2, item no. 26 refers to a U.C.I. Financing Statement recorded October 3, 2012 as Entry no. 2598847 and cannot be plotted on the drawing.

22) Schedule B-2, item no. 27 refers to a Deed Restriction recorded October 3, 2012 as Entry no. 2598648 and cannot be plotted on the drawing.

23) Schedule B-2, item no. 28 refers to a Deed with Assignments of Rents recorded October 3, 2012 as Entry no. 2598645 and cannot be plotted on the drawing.

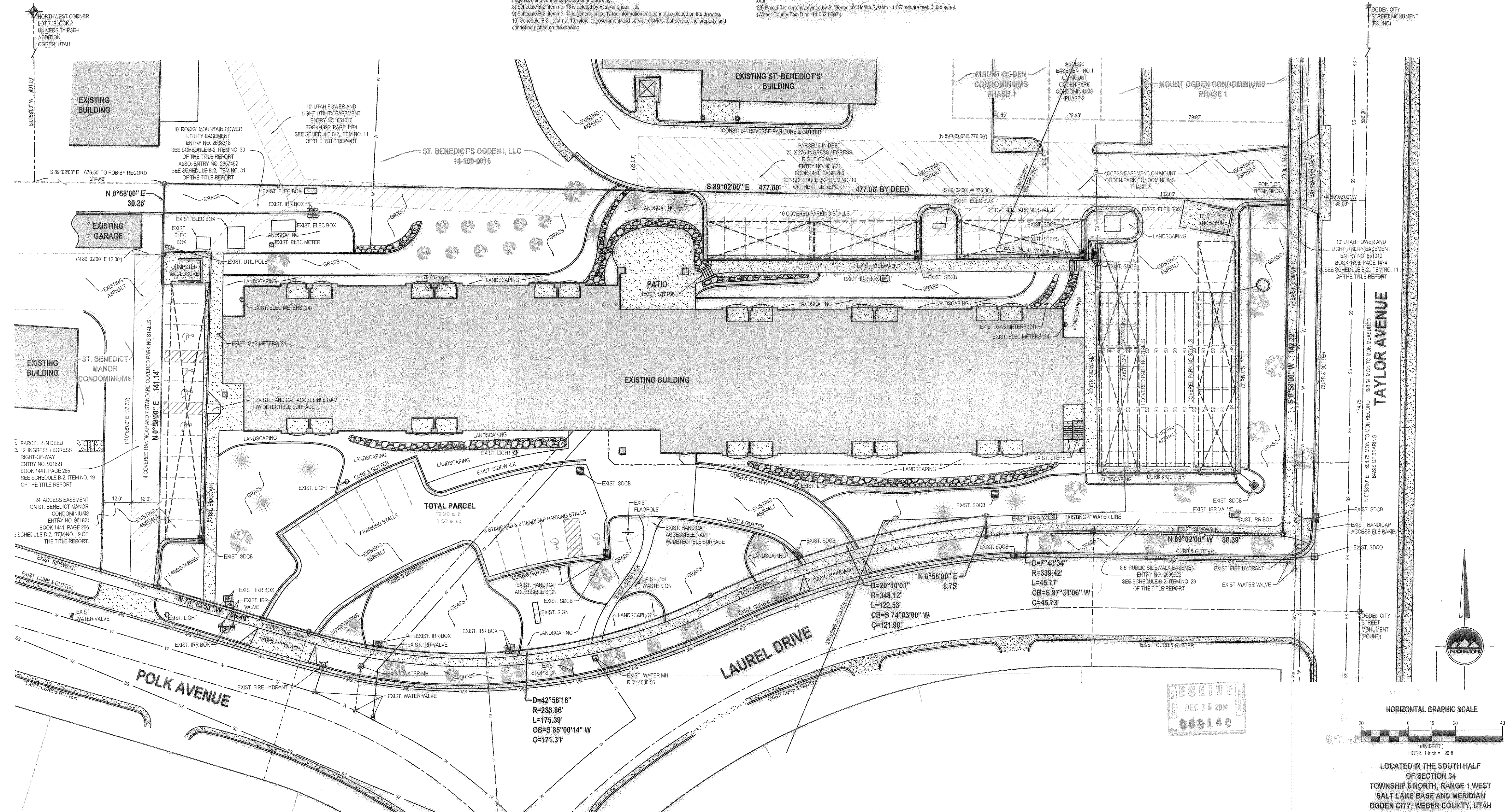
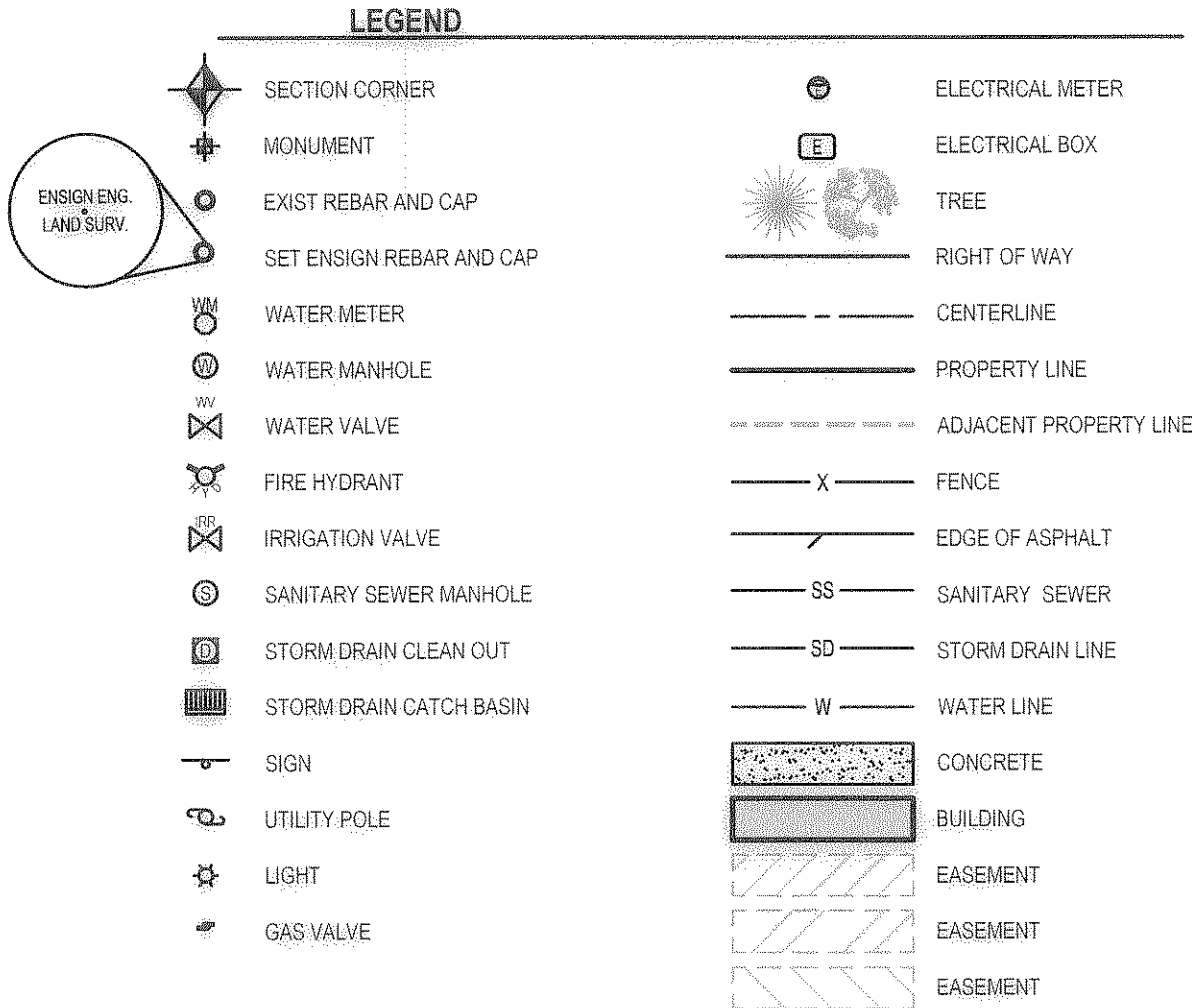
24) Schedule B-2, item no. 29 is an easement for a public sidewalk in favor of Ogden City recorded October 3, 2012 as Entry no. 2596623 and is plotted on the drawing.

25) Schedule B-2, item no. 30 is an easement in favor of Pacificorp recorded May 30, 2013 as Entry no. 2593019 and is plotted on the drawing.

26) Schedule B-2, item no. 31 is an easement in favor of Pacificorp recorded September 27, 2013 as Entry no. 2675452 and is plotted on the drawing.

27) The property has access from Taylor Street and Laurel Avenue, both public streets in Ogden.

28) Parcel 2 is currently owned by St. Benedict's Health System - 1.673 square feet, 0.038 acres. (Weber County Assessor File no. 14-002-0003).



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

SALT LAKE CITY  
Phone: 801.255.0529

phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

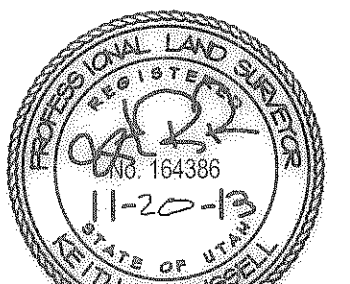
RICHFELD  
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

ARCHITECTURE  
WESTERN REGION NONPROFIT HOUSING  
WEST 700 SOUTH, SUITE D  
LAKE CITY, UTAH 84101

ACT:  
CARTER  
NE: 801-531-9200  
801-531-9201

3017 TAYLOR AVENUE  
OGDEN CITY, UTAH



DATE	REVISION	BY
11-06-2013	UPDATE - NEW TITLE REPORT	KRR
11-15-2013	UPDATE - NEW TITLE REPORT	KRR
11-20-2013	CORRECT TYPING ERRORS	KRR

## DATA / ACSM

### END TITLE SURVEY

PROJECT NUMBER	DATE
7	11/20/13
IN BY	CHECKED BY
MER	M.STATEN
PROJECT MANAGER	
STATEN	

1 of 1