

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN BLOCK 27, PLAT 'A', OGDEN CITY SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 OGDEN CITY, WEBER COUNTY, UTAH

TITLE DESCRIPTION

(PER INWEST TITLE SERVICES, INC. ORDER NO. 220106 EFFECTIVE DATE AUGUST 19, 2015)

PART OF LOTS 2,3,4 AND 5, BLOCK 27, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF BLOCK 27, PLAT "A" OGDEN CITY SURVEY, WEBER COUNTY, UTAH, SAID POINT BEING 49.40 FEET N00°58'00"E ALONG THE CENTER LINE OF ADAMS AVENUE AS MONUMENTED, AND 49.50 FEET S89°02'00"E FROM AN OGDEN CITY MONUMENT AT THE INTERSECTION OF ADAMS AVENUE AND 25TH STREET; AND RUNNING THENCE N00°58'00"E 484.60 FEET ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 27; THENCE S89°02'02"E 332.42 FEET; THENCE S00°57'58"W 199.72 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE WEBER COMMONS CONDOMINIUMS FINAL PLAT; THENCE ALONG SAID PLAT THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) N89°04'13"W 40.10 FEET; (2) THENCE S01°53'37"W 118.26 FEET; (3) THENCE S00°56'36"W 166.53 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK 27; THENCE N89°03'01"W ALONG SAID SOUTHERLY BOUNDARY LINE 290.48 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING 5 FOOT PEDESTRIAN EASEMENT:

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

A 5 FOOT PEDESTRIAN EASEMENT, BEING 2.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT, SAID POINT BEING 330.86 FEET N00°58'00"E ALONG THE CENTER LINE OF ADAMS AVENUE AS MONUMENTED, AND 195.63 FEET S89°02'00"E FROM AN OGDEN CITY MONUMENT AT THE INTERSECTION OF ADAMS AVENUE AND 25TH STREET; AND RUNNING THENCE S89°04'03"E 27.14 FEET; THENCE S58°20'50"E 22.29 FEET; THENCE S89°00'26"E 99.05 FEET; THENCE S80°53'04"E 21.02 FEET; THENCE S89°04'52"E 20.18 FEET TO THE POINT OF TERMINUS.

AS-SURVEYED DESCRIPTION

PART OF LOTS 2,3,4 AND 5, BLOCK 27, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NARRATIVE

THE SOUTHERLY AND WESTERLY BOUNDARY LINES WERE ESTABLISHED USING THE RIGHT-OF-WAY OF ADAMS AVENUE AND 25TH STREET BASED ON CENTERLINE MONUMENTS. THE NORTHERLY BOUNDARY AS WELL AS THE NORTHERLY PORTION OF THE EASTERLY BOUNDARY ARE PER TITLE (ROTATED TO MATCH SHOWN BASIS OF BEARINGS). THE SOUTHERLY PORTION OF THE EASTERLY BOUNDARY FOLLOWS THE WEBER COMMONS CONDOMINIUMS PLAT WHICH HAS BEEN ROTATED TO MATCH FOUND MONUMENTATION AS SHOWN HEREON.

FLOOD INFORMATION DATA

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0427E DATED DECEMBER 16, 2005.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

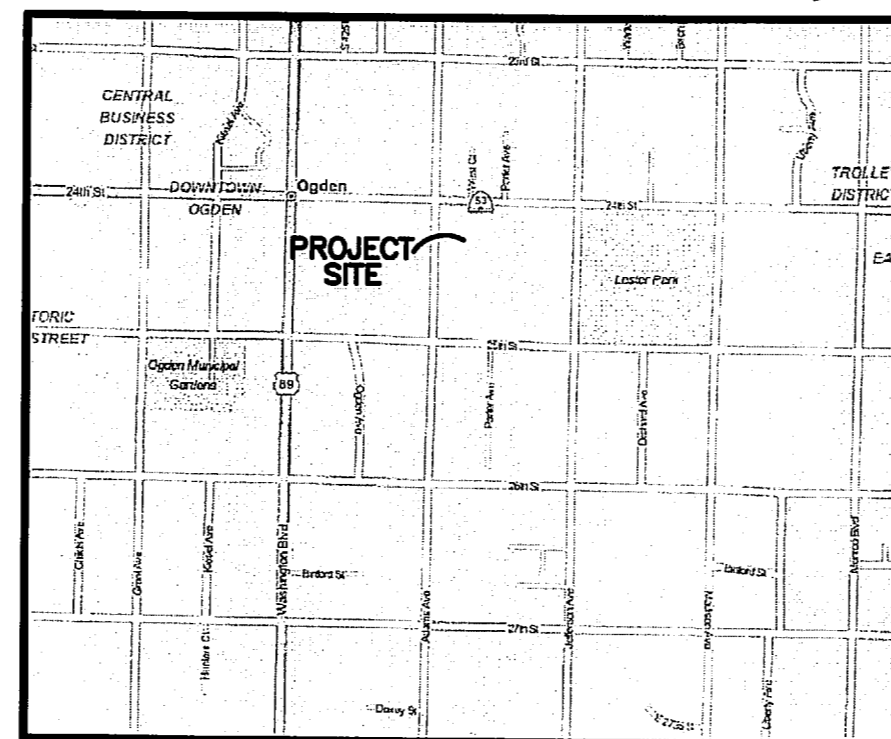
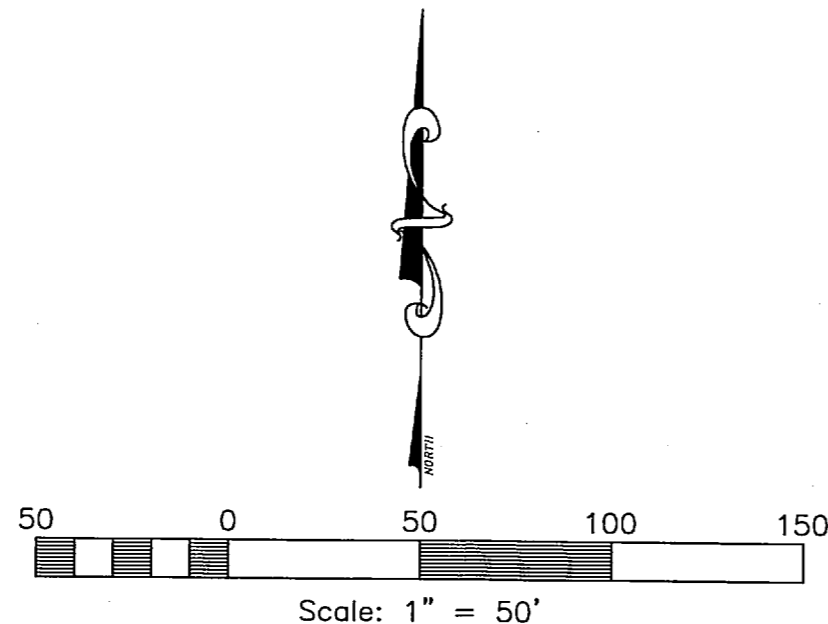
PARCEL INFORMATION

TAX PARCEL NOS. 01-023-004,
 01-023-003 & 01-023-0019
 510 EAST 25TH STREET
 OGDEN, UTAH
 F/K/A 2444 ADAMS AVENUE, OGDEN
 UTAH 84401

ZONING

ZONED CBD
 (CENTRAL BUSINESS DISTRICT ZONE)

- FRONT SETBACK:
 - EITHER 10' OR 0' SETBACK FOR UP TO 50 PERCENT OF THE LOT FRONTAGE, PROVIDED THAT THE REMAINING FRONT SETBACK BE DEVELOPED AS A PLAZA EQUAL IN AREA TO THAT DEFINED BY THE 10' SETBACK (LOT WIDTH BY 10').
- SIDE SETBACK: NONE, EXCEPT 10' ADJACENT TO RESIDENTIAL ZONE BOUNDARY
- REAR SETBACK: NONE, EXCEPT 10' ADJACENT TO RESIDENTIAL ZONE BOUNDARY
- BUILDING HEIGHT:
 - MINIMUM, ONE STORY.
 - MAXIMUM, NONE.



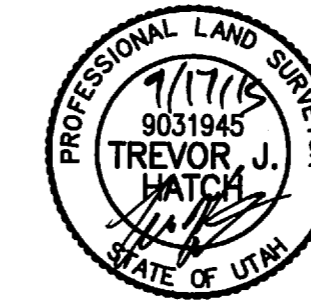
CERTIFICATION

TO GOLDMAN SACHS BANK USA, AFFILIATES, SUCCESSORS AND/OR ASSIGNS, GS II PHASE II LIHTC INVESTOR LLC, STEWART TITLE GUARANTY COMPANY, INWEST TITLE, AND IMAGINE JEFFERSON 2 LLC:

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, 3, 4, 6B, 7A, 8, 9, 11B, 13, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/24/15.

DATE OF PLAT OR MAP: 9/17/15

TREVOR J. HATCH
 UTAH L.S. NO. 9031945



NOTES

SITE ADDRESS:

510 EAST 25TH STREET
 OGDEN, UTAH
 F/K/A 2444 ADAMS AVENUE, OGDEN UTAH 84401

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN FOUND CENTERLINE MONUMENTS AT THE INTERSECTION OF ADAMS AVENUE AND 24TH STREET AND THE INTERSECTION OF ADAMS AVENUE AND 25TH STREET. SHOWN HEREON AS: S00°58'00"W

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE PROPERTY AS IDENTIFIED IN THE TITLE REPORT BY INWEST TITLE SERVICES, INC. ORDER NO. 220106 DATED JULY 2, 2015 AND TO SHOW THE PHYSICAL FEATURES OF SAID PROPERTY IN AN ALTA/ACSM FORMAT.

TOTAL AREA OF SITE IS 149,231 SQUARE FEET OR 3.426 ACRES.

THERE ARE 100 PARKING SPACES ON THIS PARCEL, 2 OF WHICH ARE HANDICAPPED.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.

PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

NO OBSERVED EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP OR LANDFILL.

NO WETLAND AREAS DELINEATED ON SUBJECT PROPERTY

EXCEPTIONS

EXCEPTION #1-4, & 7-9 - CANNOT BE SHOWN BECAUSE THEY DO NOT APPLY TO SUBJECT PROPERTY OR ARE NOT SURVEY ITEMS.

EXCEPTION #5 - ANY AND ALL UNRECORDED RIGHTS OR CLAIMS IN THE SUBJECT PROPERTY OF WHICH NOTICE IS GIVEN BY VIRTUE OF THE FOLLOWING ITEMS DISCLOSED BY THAT CERTAIN SURVEY PREPARED BY REEVE & ASSOCIATES, INC., HAVING BEEN CERTIFIED UNDER THE DATE OF SEPTEMBER 17, 2015, BY TREVOR J. HATCH, A PROFESSIONAL LAND SURVEYOR NO. 9031945 TO WIT:

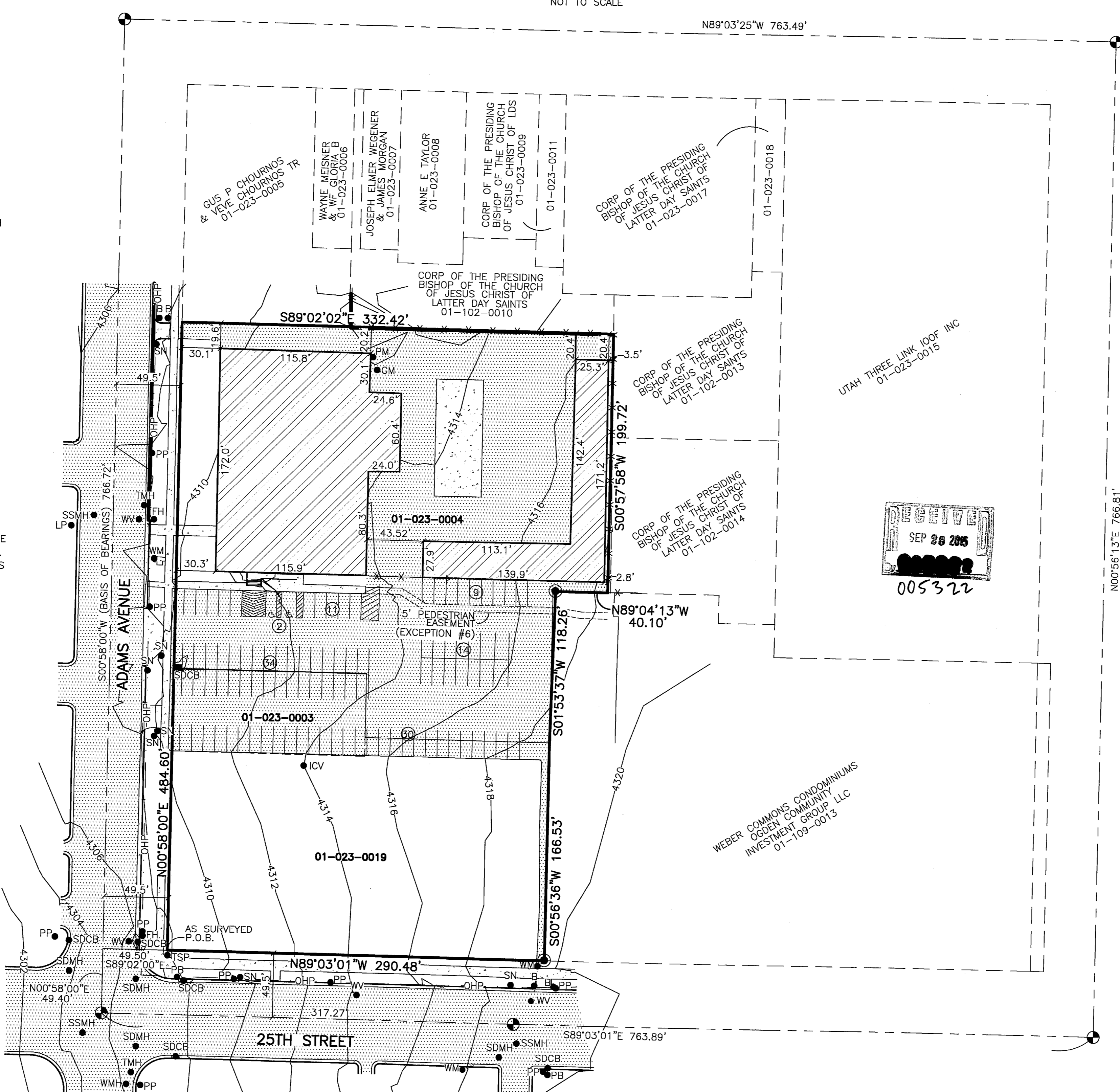
- A) POWER METER
- B) GAS METER
- C) STORM DRAIN CATCH BASIN
- D) IRRIGATION CONTROL VALVE
- E) 5' PEDESTRIAN EASEMENT

EXCEPTION #6 - EASEMENT AND CROSS-ACCESS AGREEMENT DATED: SEPTEMBER 4, 2015
 RECORDED: SEPTEMBER 11, 2015
 ENTRY NO.: 2755402

*SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN.

LEGEND

- = FOUND CENTERLINE MONUMENT
- = FOUND PLUG
- SN = SIGN
- PP = POWER POLE
- SSMH = SANITARY SEWER MANHOLE
- SSCO = SANITARY SEWER CLEANOUT
- SDCB = STORM DRAIN CATCH BASIN
- SDMH = STORM DRAIN MANHOLE
- WMH = WATER MANHOLE
- WV = WATER VALVE
- FH = FIRE HYDRANT
- PB = POWER BOX
- ICV = IRRIGATION CONTROL VALVE
- TMH = TELEPHONE MANHOLE
- B = BOLLARD
- TSP = TRAFFIC SIGNAL POLE
- LP = LIGHT POLE
- GM = GAS METER
- PM = POWER METER
- WM = WATER METER
- = BOUNDARY LINE
- - - = EXISTING FENCE
- - - = ADJOINING PROPERTY
- - - = SECTION TIE LINE
- - - = EASEMENT LINE
- OHP = OVERHEAD POWER
- [Hatched Box] = EXISTING BUILDING
- [Dotted Box] = EXISTING CONCRETE
- [Stippled Box] = EXISTING PAVEMENT



Reeve & Associates, Inc.
 500 CHAMBERS STREET, SUITE 14, OGDEN, UT 84403
 TEL: (801) 867-3100 FAX: (801) 867-2666 WWW.REEVE-ASSOCIATES.COM
 SURVEYING • CIVIL ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTS

ALTA/ACSM LAND TITLE SURVEY
 LOCATED IN BLOCK 27, PLAT "A", OGDEN CITY SURVEY
 SOUTHWEST QUARTER OF SECTION 28, T.6N., R.1W., SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 OGDEN CITY, WEBER COUNTY, UTAH

IMAGINE JEFFERSON

Project Info.
 Surveyor: T. HATCH
 Designer: E. ROCHE
 Begin Date: 11-25-14
 Name: ALTA/ACSM
 Scale: 1"=50'
 Revision: ER 9-9-15
 Number: 6193-04

Revisions

REVISIONS	DESCRIPTION	DATE

Sheet 1 of 1 Sheets