

SCHEDULE B - Section 2 Exceptions

- Item No. 11. An Easement Agreement granted to Questar Gas Company, dated February 17, 1999 and recorded February 26, 1999 as Entry No. 1616221 in Book 1994 at Page 2723 of Official Records. (This easement is a blanket easement lying within the Washington Park Property except for the areas designated as structures (buildings, pools, storage buildings, parking structures and similar structures)) as shown on the "Washington Park" shown hereon.
- Item No. 12. (A) The terms and conditions contained in that certain Right-of-way Easement and Contract granted to Washington Park and Associates L.C., dated August 10, 1999 and recorded September 24 1999 as Entry No. 1664285 in Book 2035 at Page 1580 of Official Records. Does not affect Subject Property.
- Item No. 12. (B) Right-of-Way Easement and Contract, Recorded April 14, 2000 as Entry No. 1700273, in Book 2067 at Page 873. Easement is not on Subject Property.
- Item No. 12. (C) Amendment to Right-of-Way of Easement and Contract, Substitution of Legal Description. Recorded October 2, 2000 as Entry No. 1729759 in Book 2094 at Page 1280. Easement is not on Subject Property.
- Item No. 12. (D) Right of Way Easement and Contract from J. Steven McGarry and Jude D. McGarry, Trustees of The McGarry Family Trust, dated July 8, 2003 to Washington Park Associates, L.C., a Utah Limited Liability Co. Recorded December 1, 2015 as Entry No. 2767596.
- Item No. 15. Maintenance Agreement, including the terms and conditions thereof: Between: Lynne Irrigation Company, a Utah corporation and Washington Park Associates, L.C. to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities. Recorded: February 26, 1999 Entry No.: 1616221; in Book 1994 at Page 2723. Same as Item No. 12 (A) & (B). Easement is not on Subject Property. Location as shown on exhibit and shown on drawing near entrance at the northwest corner of subject property.
- Item No. 16. Maintenance Agreement, including the terms and conditions thereof: Between: Western Irrigation Company, a Utah corporation and Washington Park Associates, L.C. to maintain and operate a water canal. Dated September 14, 2000 and Recorded September 28, 2000 as Entry No. 1729283, in Book 2093 at Page 2672. Location as shown on exhibit and shown on drawing near east property line.

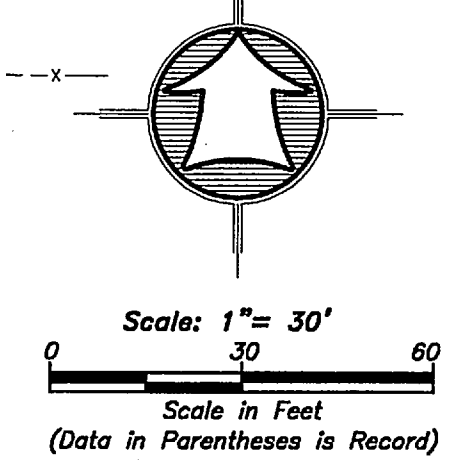
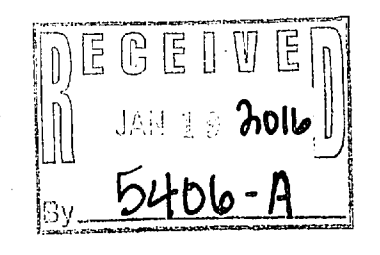
BOUNDARY DESCRIPTION

Parcel 1:
 A part of the Northeast Quarter of Section 17, Township 6 North, Range 1 West of the Salt Lake Base and Meridian, U.S. Survey:
 Beginning at a point South 00°58'40" West 165.01 feet from the Northeast corner of said Northeast quarter; and running thence North 89°29'45" West 670.80 feet to the East right-of-way line of Washington Boulevard and a point located South 00°50'15" West 164.62 feet and South 89°09'45" East 66.00 feet from the monument marking the centerline intersection of Washington Boulevard and AVC Lane; thence South 0°50'15" West along said right-of-way line to the Northwest corner of property of Cesar Soderberg, et al; thence thence South 89°29'45" East 150.00 feet; thence South 00°50'15" West 55.53 feet; thence South 02°07'04" East 237.22 feet (South 04°38'35" East 232.62 feet by Record) to the North line of an existing right-of-way; thence along said North line the following two courses, (1) North 79°16'00" East 110.00 feet, (2) North 67°00'00" East 505.56 feet to the East line of said Northeast quarter; thence North 0°58'40" East 521.40 feet along said East line to the point of beginning.

Parcel 1A:
 Together with and including a Storm Drain easement as disclosed by that certain Right of Way Easement and Contract dated August 10, 1999, recorded September 24, 1999 as Entry No. 1664285 in Book 2035 at page 1580, also by Amendment to Right of Way of Easement and Contract dated September 15, 2000, recorded October 2, 2000 as Entry No. 1729759 in Book 2094 at Page 1280 and that certain Right of Way Easement and Contract recorded December 1, 2015 as Entry No. 2767596 of Official Records to construct, reconstruct, operate and maintain a storm drain, being described as follows:
 A part of the Northeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
 Beginning at a point located South 00°58'40" West 686.40 feet and South 67°00'00" West 505.56 feet and South 79°16'00" West 11.00 feet from the Northeast corner of said Northeast Quarter, running North 02°07'04" West 11.50 feet; thence South 79°16'00" West 199.77 feet to the East right of way line of Washington Boulevard, said point being located South 00°50'15" West 917.04 feet along the centerline of Washington Boulevard and South 89°00'15" East 66.00 feet from the Ogden City Monument at the intersection of Washington Boulevard and Southwell Street, said point also located South 00°50'15" West 116.00 feet from a point described of record as being located West 663.3 feet and South 807.36 feet from the Northeast corner of said Northeast Quarter; thence South 00°50'15" West 116.00 feet along said right of way line; thence North 79°16'00" East 200.37 feet to the point of beginning.
 Tax I.D. No. 12-057-0003

Legend

	Subject Property Line		Telephone Pedestal
	Secondary Property Line		Electrical Box
	Centerline		Fire Hydrant
	Easement/Right-of-Way Line		Water Meter
	Section Line		Water Valve
	Existing 5.0' Contour		Sprinkler Valve
	Existing 1.0' Contour		Sewer Manhole
	Fence Line (Wood or Vinyl)		Storm Drain Manhole
	Power Line Existing		Power Pole
	Sewer Line Existing		Sewer Cleanout
	AC Units		Landscape Drain
	Gas Meter		Covered Parking
	Telephone Line Existing		Sat 24x7/24" Rebar with Cap
	Gas Line Existing		Found rebar set by others
	Fiber Optic Line Existing		Street Monument
	Edge of Asphalt Paving		Section Corner
	Existing Curb and Gutter		



SURVEYOR'S CERTIFICATE

To Washington Park ICG LLC, a Washington limited liability company, Jones Lang LaSalle Multifamily, LLC, a Delaware limited liability company and Fannie Mae, and their successors and assigns, and Metro National 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 the ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 11(a), 11(b), 13, 16 and 20 to Table A thereof. The field work was completed on November 13, 2015.
 Signed this 2nd day of December, 2015.



ALTA / ACSM Land Title Survey For
Washington Park Apartments
 170 North Washington Boulevard
 Ogden City, Weber County, Utah
 A Part of the Northeast Quarter of Section 17,
 Township 6 North, Range 1 West, S.L.B.&M.

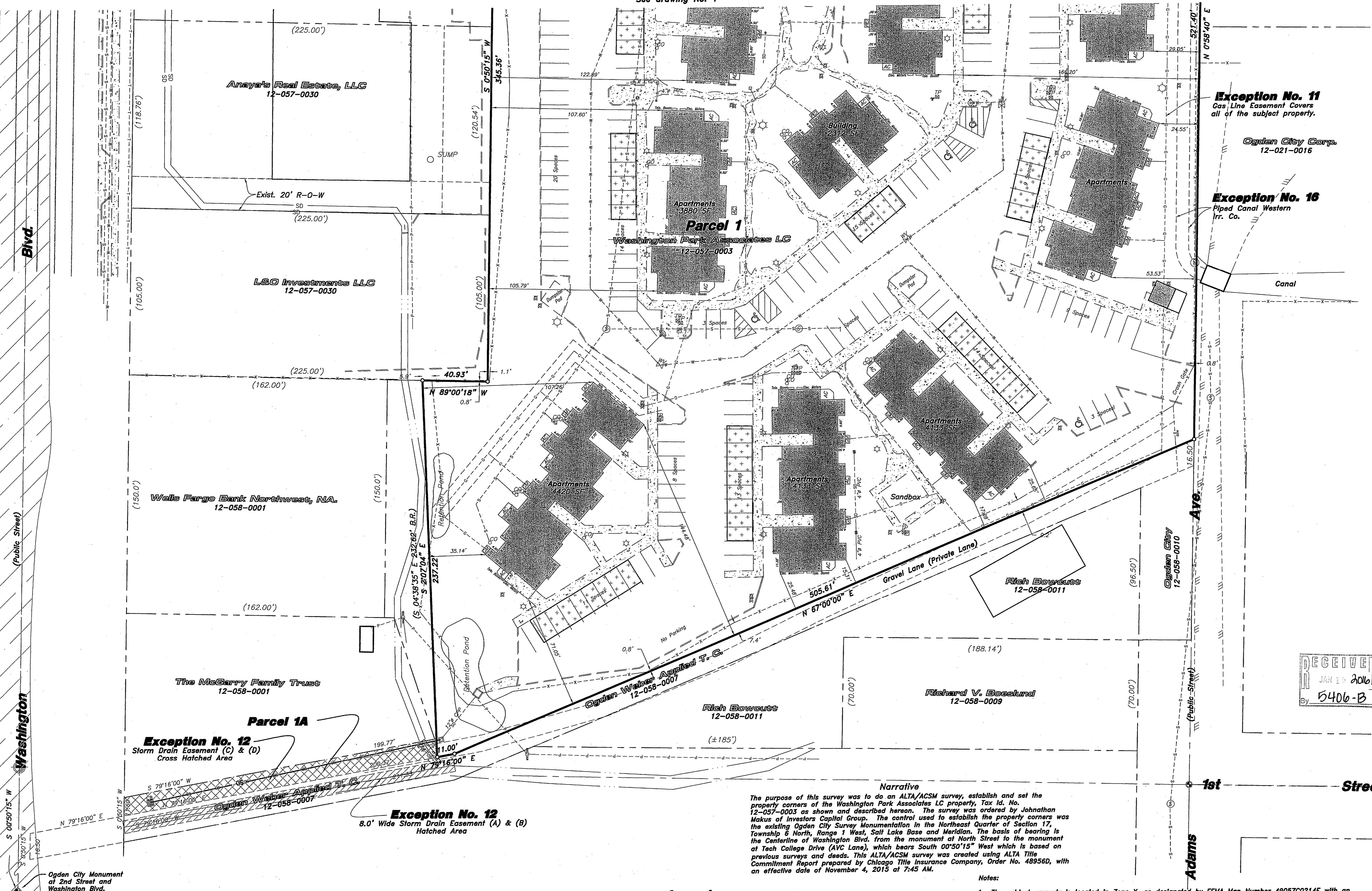
Drawn By: kgh Date: 11/23/15
 Designed By: _____
 Checked By: arach@hanseinc.net
 Scale: 1" = 30'
 Drawing File: 15-3-205v15
 JOB NUMBER: 15-3-203

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 358 North Main Street, Brigham, Utah 84302
 Brigham City, UT at www.hanseninc.com
 (435) 733-3491 (801) 399-4405 (435) 732-8272

No.	Date	By	Revision
2	12/02/15	kgh	Changes and updates per new TC Report
1	11/23/15	kgh	Changes and updates per review comments

Sheet **1** of **2** Sheets

See drawing No. 1



Exception No. 11
Gas Line Easement Covers all of the subject property.
Ogden City Corp.
12-021-0016

Exception No. 16
Piped Canal Western Irr. Co.
Canal

Exception No. 12
Storm Drain Easement (C) & (D)
Cross Hatched Area

Exception No. 12
8.0' Wide Storm Drain Easement (A) & (B)
Hatched Area

Narrative

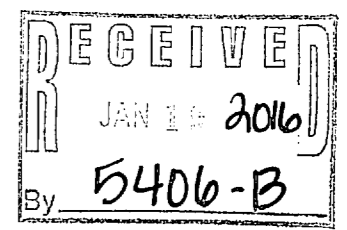
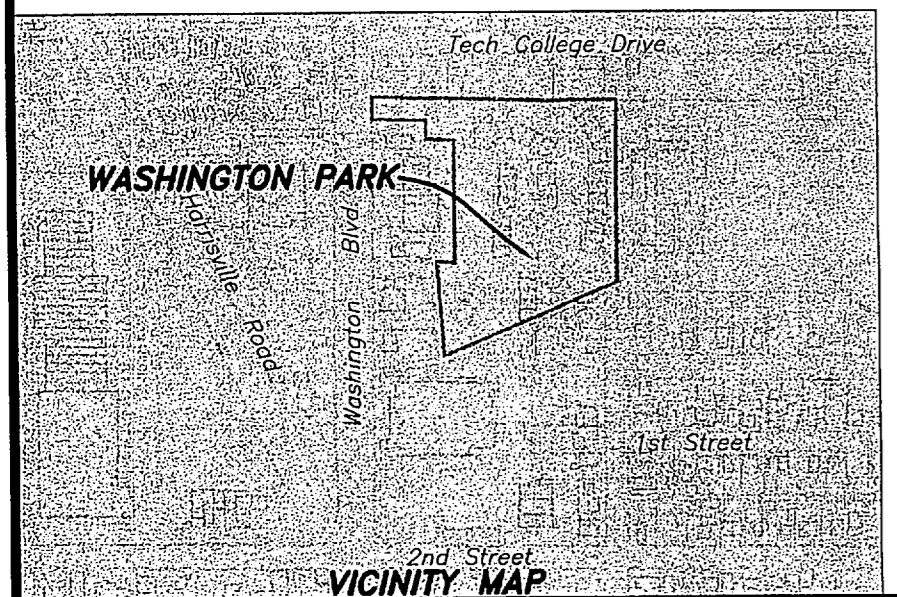
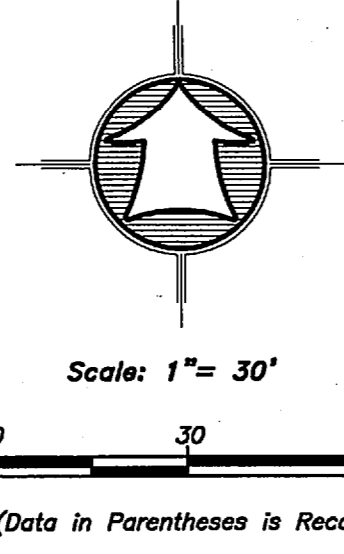
The purpose of this survey was to do an ALTA/ACSM survey, establish and set the property corners of the Washington Park Associates LC property, Tax Id. No. 12-057-0003 as shown and described hereon. The survey was ordered by Johnathan Markus of investors Capital Group. The control used to establish the property corners was the existing Ogden City Survey Monumentation in the Northeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian. The basis of bearing is the Centerline of Washington Blvd. from the monument at North Street to the monument at Tech College Drive (AVC Lane), which bears South 00°50'15" West which is based on previous surveys and deeds. This ALTA/ACSM survey was created using ALTA Title Commitment Report prepared by Chicago Title Insurance Company, Order No. 48956D, with an effective date of November 4, 2015 at 7:45 AM.

Notes:

- 1- The subject property is located in Zone X, as designated by FEMA Map Number 49057C0214E with an Effective Date of December 16, 2005.
- 2- There are 211 regular parking stalls and 8 handicap parking stalls.
- 3- The Subject Property Contains 7.049 Acres.
- 4- The address for this property as shown in the Title Commitment Report is 170 North Washington Blvd., Ogden City, Utah.
- 5- The location of the utility lines as shown are based on observation and available utility maps. The locations of the utility lines may or may not be exactly as depicted.
- 6- ALTA Table "A" Items No. 6(a) and (b), Current Zoning Classifications were not provided by the Insurer and are not shown hereon.
- 7- ALTA Table "A" Item No. 10, No party walls apply to the subject property.
- 8- ALTA Table "A" Item No. 16, There is no observed evidence of current earth moving work, building construction or building additions.
- 9- The names of all the adjoining owners of platted land have been confirmed by current public records.

Legend

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2
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