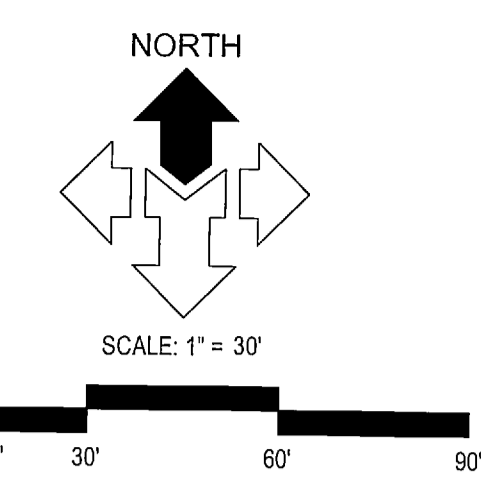
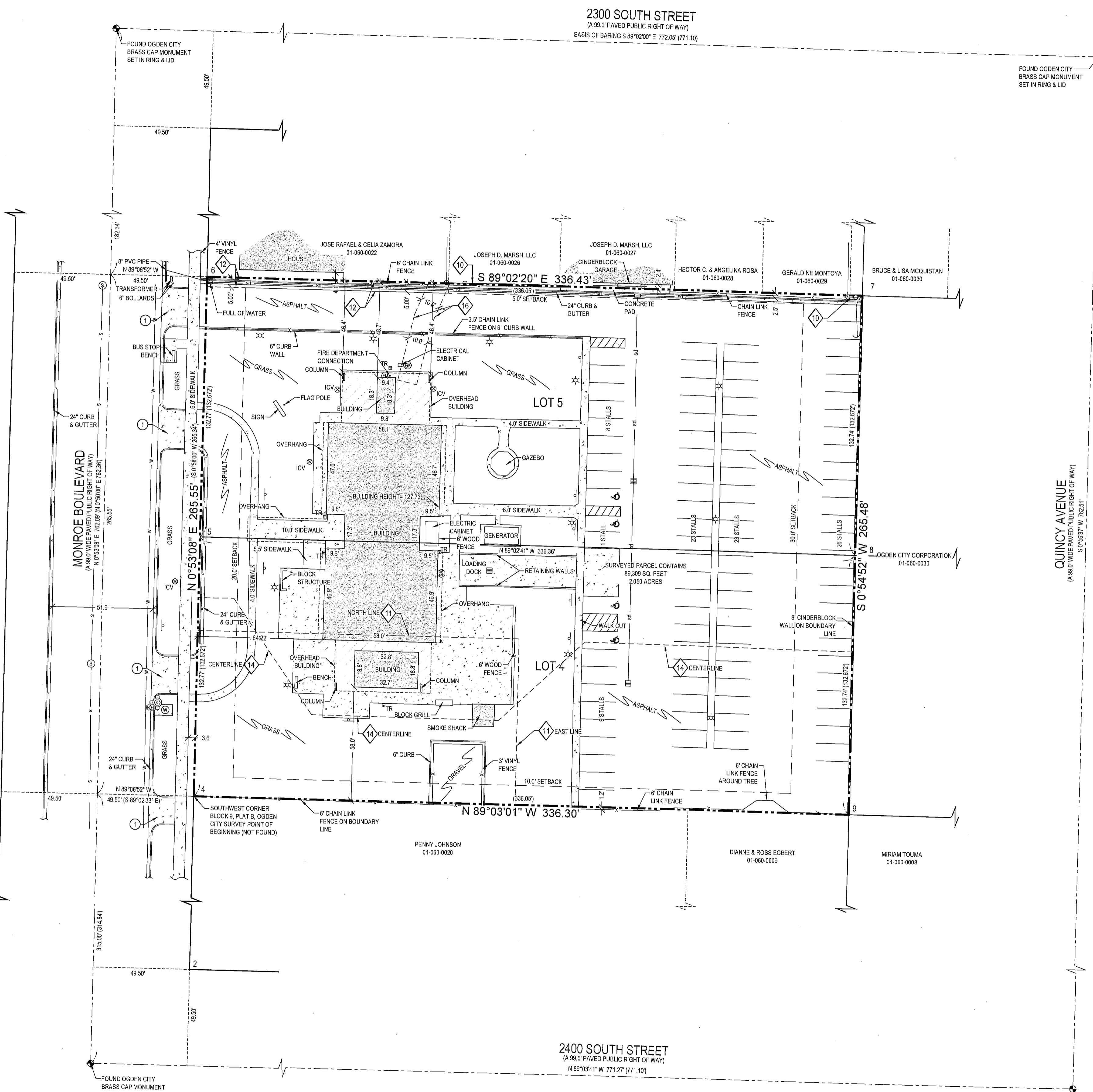


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**SURVEYOR'S CERTIFICATE**

TO: GHC NATIONAL HOUSING FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY; UTAH ODD FELLOWS HOUSING, INC., A UTAH CORPORATION; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND METRO NATIONAL TITLE.

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 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 11(a), 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/21/2015.

DATE OF SURVEY MAP: 12/21/2015

DENNIS R. WITHERS  
No. 51310  
01/2016  
LICENSED SURVEYOR  
STATE OF UTAH

**DESCRIPTION PER TITLE REPORT**

ALL OF LOTS 4 AND 5, BLOCK 9, PLAT "B", OGDEN CITY SURVEY; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT BEING NORTH 0°58' EAST 314.84 FEET AND SOUTH 89°02' EAST 48.50 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 24TH STREET AND MONROE BOULEVARD; RUNNING THENCE SOUTH 89°02' EAST 336.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 0°58' EAST 265.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89°02' WEST 336.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 0°58' WEST 265.34 FEET TO THE POINT OF BEGINNING.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.

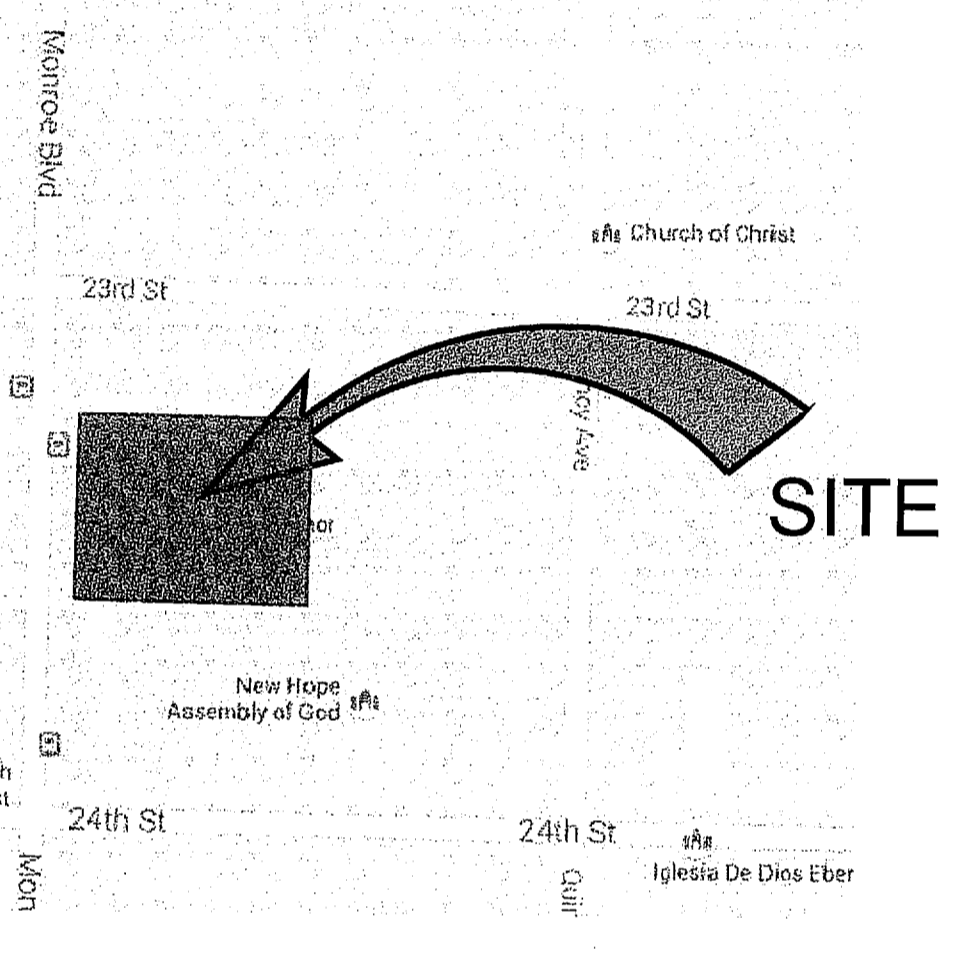
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°02'20" EAST 772.05' ALONG THE MONUMENT LINE OF 2300 SOUTH STREET, BETWEEN TWO BRASS CAP MONUMENTS WITH RING & LID, LOCATED AT THE INTERSECTIONS OF MONROE BOULEVARD & QUINCY AVENUE AS SHOWN ON THIS SURVEY.

**TITLE INFORMATION**

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 OBTAINED FROM TITLE COMMITMENT NO. 49285 PREPARED BY METRO NATIONAL TITLE COMPANY, EFFECTIVE DATE: NOVEMBER 04, 2015 AT 7:45 AM.

**SCHEDULE B-2 EXCEPTIONS**

- 10. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY PURPOSE: THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING UNDERGROUND CONDUIT, POLES, ANCHORS, CABLES, WIRES AND FIXTURES UPON, UNDER, OVER AND ACROSS THE PROPERTY. RECORDED: JANUARY 25, 1918 BOOKPAGE: M 144 (AFFECTS THE NORTH HALF OF LOT 5, NO SPECIFIC LOCATION OR WIDTH OF EASEMENT DEFINED. DOCUMENT INDICATES THAT THE POLES ARE TO BE SET ALONG THE NORTH LINE OF LOT 5, AND UTILITY POLES WERE OBSERVED AS SHOWN HEREON.)
- 11. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY PURPOSE: THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING UNDERGROUND CONDUIT, POLES, ANCHORS, CABLES, WIRES AND FIXTURES UPON, UNDER, OVER AND ACROSS THE PROPERTY. RECORDED: FEBRUARY 23, 2016 BOOKPAGE: M 1523 (AFFECTS THE SOUTHWESTERLY PORTION OF THE SUBJECT PARCEL AS AN 85'X165' SQUARE THE EXTENTS OF WHICH ARE SHOWN HEREON.)
- 12. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY PURPOSE: THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING UNDERGROUND CONDUIT, POLES, ANCHORS, CABLES, WIRES AND FIXTURES UPON, UNDER, OVER AND ACROSS THE PROPERTY. RECORDED: AUGUST 8, 1989 ENTRY NO. 1438875 BOOKPAGE: 1221/1511 (AFFECTS THE NORTH LINE OF THE SUBJECT PARCEL AS A 5.0' WIDE EASEMENT, AS SHOWN HEREON.)
- 13. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: UTAH ODD FELLOWS HOUSING, INC. GRANTEE: PAUL K. FERRIN AND HETTA R. FERRIN PURPOSE: RIGHT OF WAY TO CONSTRUCT AND MAINTAIN SEWER LINE. RECORDED: JANUARY 28, 1978 ENTRY NO. 728537 BOOKPAGE: 1222 / 542 (AFFECTS LOT 4, NO SPECIFIC LOCATION OF EASEMENT DEFINED.)
- 14. RIGHT OF WAY AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: UTAH ODD FELLOWS HOUSING, INC. GRANTEE: DEKA INVESTMENTS, INC. PURPOSE: A RIGHT OF WAY FOR A SEWER DRAIN AND A STORM SEWER. RECORDED: AUGUST 9, 1978 ENTRY NO. 748256 BOOKPAGE: 1257 / 1250 (DOCUMENT PROVIDED NOT LEGIBLE. CENTERLINE OF EASEMENT AREA BASED UPON GRAPHICAL DEPICTION SHOWN ON PRIOR ALTA SURVEY NO. 020583 ON FILE WITH THE WEBER COUNTY SURVEYORS OFFICE, AS SHOWN HEREON.)
- 15. MEMORANDUM OF AGREEMENT AFFECTING REAL PROPERTY, INCLUDING THE TERMS AND CONDITIONS THEREOF: GRANTEE: UTAH ODD FELLOWS HOUSING, INC. AND: PACIFICORP DATED: APRIL 30, 1998 RECORDED: NOVEMBER 5, 1998 ENTRY NO. 1438875 BOOKPAGE: 1833 / 219 (AGREEMENT AREA BLANKETS ENTIRE PARCEL, NO EASEMENTS TO PLOT)
- 16. RIGHT OF WAY EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: UTAH ODD FELLOWS HOUSING, INC. GRANTEE: UTAH POWER & LIGHT COMPANY PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION DISTRIBUTION AND TELEPHONE CIRCUITS OF THE GRANTEE AND INCLUDING POLES, WITH THE NECESSARY GUYS, STUBS, CROSSARMS, BRACETS AND OTHER ATTACHMENTS AFFIXED THEREON. RECORDED: AUGUST 30, 2001 ENTRY NO. 2289889 (AFFECTS THE NORTHERLY PORTION OF THE SUBJECT PARCEL EASEMENT AREA ESTABLISHED BASED UPON ACCOMPANYING EXHIBIT AND ADJUSTED TO MATCH LOCATION OF PHYSICAL ELECTRICAL IMPROVEMENTS, AS SHOWN HEREON.)



**TABLE "A" ITEMS**

2. THE ADDRESS OF THE SUBJECT PROPERTY IS 2334 MONROE BOULEVARD, OGDEN, UTAH, AS DISCLOSED BY THE TITLE REPORT.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X PER MAP NO. 4657C242E.
4. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS: 89,309 SQ. FEET AND 2.05 ACRES.
- 6(a). CURRENT ZONING CLASSIFICATION HAS NOT BEEN PROVIDED BY THE INSURER.
- 6(b). ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAVE NOT BEEN PROVIDED BY THE INSURER.
- 7(a). THE EXTERIOR DIMENSIONS OF BUILDINGS SHOWN HEREON AND WERE MEASURED AT GROUND LEVEL.
8. ALL VISIBL E IMPROVEMENTS HAVE BEEN SHOWN HEREON.
9. THERE ARE 90 REGULAR PARKING STALLS AND 4 HANDICAP STALL, TOTALING 94 STALLS.
10. SHOWN.
- 11(a). THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES. ONLY. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
13. NAMES OF ADJOINERS ARE SHOWN HEREON.
16. AT THE TIME OF THE SURVEY THERE IS NO EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.
20. IMPROVEMENTS WITH EASEMENT SHOWN HEREON.

**ZONING INFORMATION**

THE SUBJECT PARCEL IS LOCATED IN CITY OF OGDEN ZONE "R3-EC" MULTI-FAMILY RESIDENTIAL CONE EAST CENTRAL, PER ZONING AND SITE REQUIREMENT SUMMARY PREPARED BY PLANNING AND ZONING RESOURCE COMPANY, DATED 10/27/2015 (PRZ SITE NUMBER: 90287-1) THE FOLLOWING ARE GENERAL PROVISIONS/RESTRICTIONS PERTAINING TO SAID ZONE. INTERESTED PARTIES SHOULD CONSULT WITH PLANNING STAFF PRIOR AND ANY FUTURE DEVELOPMENT OF THE PARCEL.

BUILDING SETBACKS: FRONT: 20', SITE: 5' & 15' TOTAL REAR: 30' BUILDING HEIGHT: 4 STORIES, PARKING: 2 SPACES PER UNIT 130 UNITS X 2 SPACES 260 SPACES

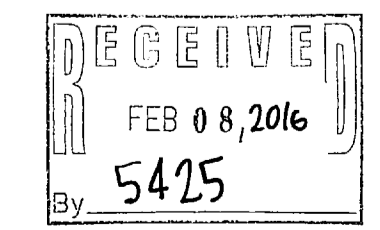
PER THE ZONING REPORT THE PARCEL IS LEGAL, NONCONFORMING TO USE, SETBACK, HEIGHT, BUILDING SITE AREA AND PARKING.

**GENERAL NOTES**

1. McNEIL ENGINEERING OR McNEIL 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.
2. CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

**SIGNIFICANT OBSERVATIONS**

- 1. ACCESS TO PUBLIC RIGHT OF WAY



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**FELLOWSHIP MANOR**  
**GHC HOUSING PARTNERS, L.L.C.**  
**2334 MONROE BOULEVARD, OGDEN, UTAH**  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

REVISIONS	
REV	DESCRIPTION
1	RELEASE TO CLIENT
2	UPDATER PER TITLE COMMITMENT
3	
4	
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6	
7	
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9	
10	

PROJECT NO: 15724  
CAD FILE: 15724.ALTA SITE 1  
DRAWN BY: EAD  
CALC BY: DKW  
FIELD CREW: DS  
CHECKED BY: DKW  
DATE: 12/30/2015  
**ALTA/ACSM LAND TITLE SURVEY**  
**1 OF 1**