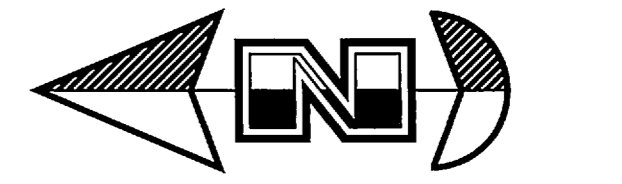


UTILITY STATEMENT

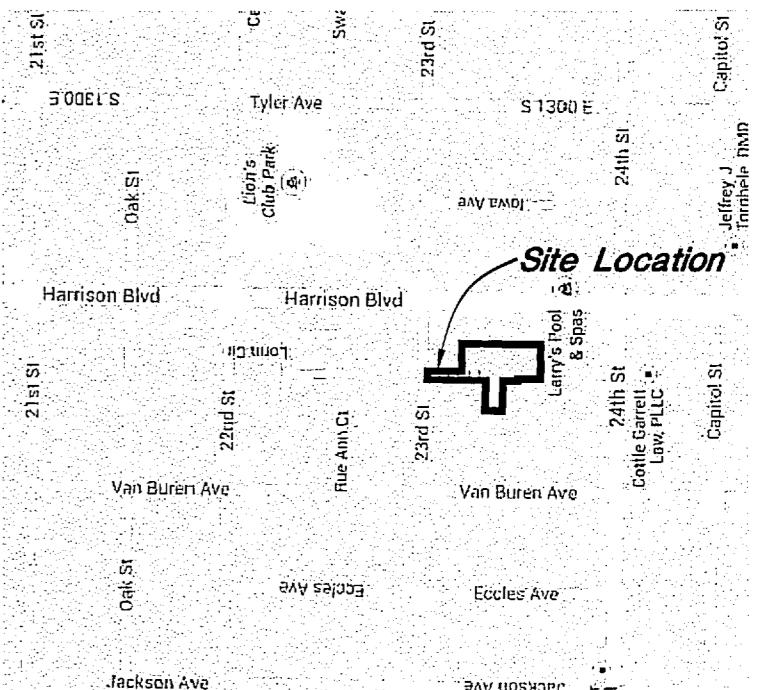
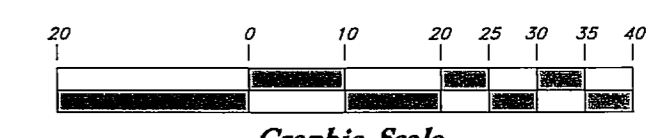
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

NARRATIVE

This A.L.T.A. Survey was requested by Kimi Kier-Noar of Kier Corporation. The basis of bearing for this plat is South 89°02'00" East between two monuments along Twenty Third Street at the intersection, with Harrison Blvd. and with Van Buren Ave. This parcel was previously surveyed in December 1976.



Scale: 1" = 20'



Vicinity Map Not to Scale

PLAT OF SURVEY

Garden Grove Ogden, Ogden, Weber County, Utah Section 8 Project No. UT3000003008

Parcel 1
1.117 Acres or 48,637 Square Feet
Parcel 2
0.228 Acres or 9,707 Square Feet

FLOOD PLAIN

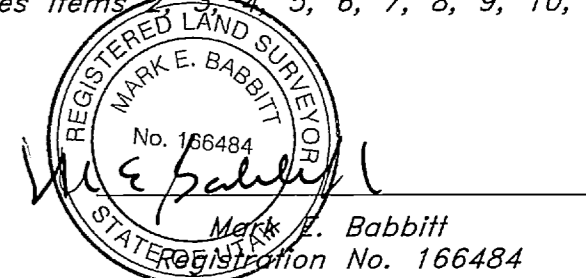
The Property described on this Survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone X of the Flood Insurance Rate Map identified as Community Panel No. 49057C0427E, with an effective date of December 16, 2005.

SURVEYOR CERTIFICATE

To: Goldman Sachs Bank USA GS Garden Grove LIHTC Investor LLC; Goldman Sachs & Co.; Goldman Sachs Group Inc. their affiliates successors and assigns, Kier Development, LLC, a Utah limited liability company, Kier Girls, LLC, a Utah limited liability company, its affiliates, successors and assigns, First American 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 ALTA and NSPS, and includes items 1, 5, 6, 7, 8, 9, 10, 11b, 12, 13, 16, 17, and 18.

Date: 8-5-14

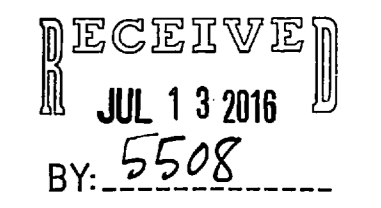


EXCEPTIONS

The following items are listed as exceptions to coverage in a Title Report prepared by First American Title Company, LLC of Layton City, Utah. Order No. 330-5568508, Amendment No. 5 all exceptions dated July 15, 2014 at 7:30 a.m.

(The following affects Northernly portion of the property.)
Exception 10:
An easement over, across or through the land for communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded September 22, 1976 as Entry No. 676163 in Book 1143 at Page 191 of Official Records.

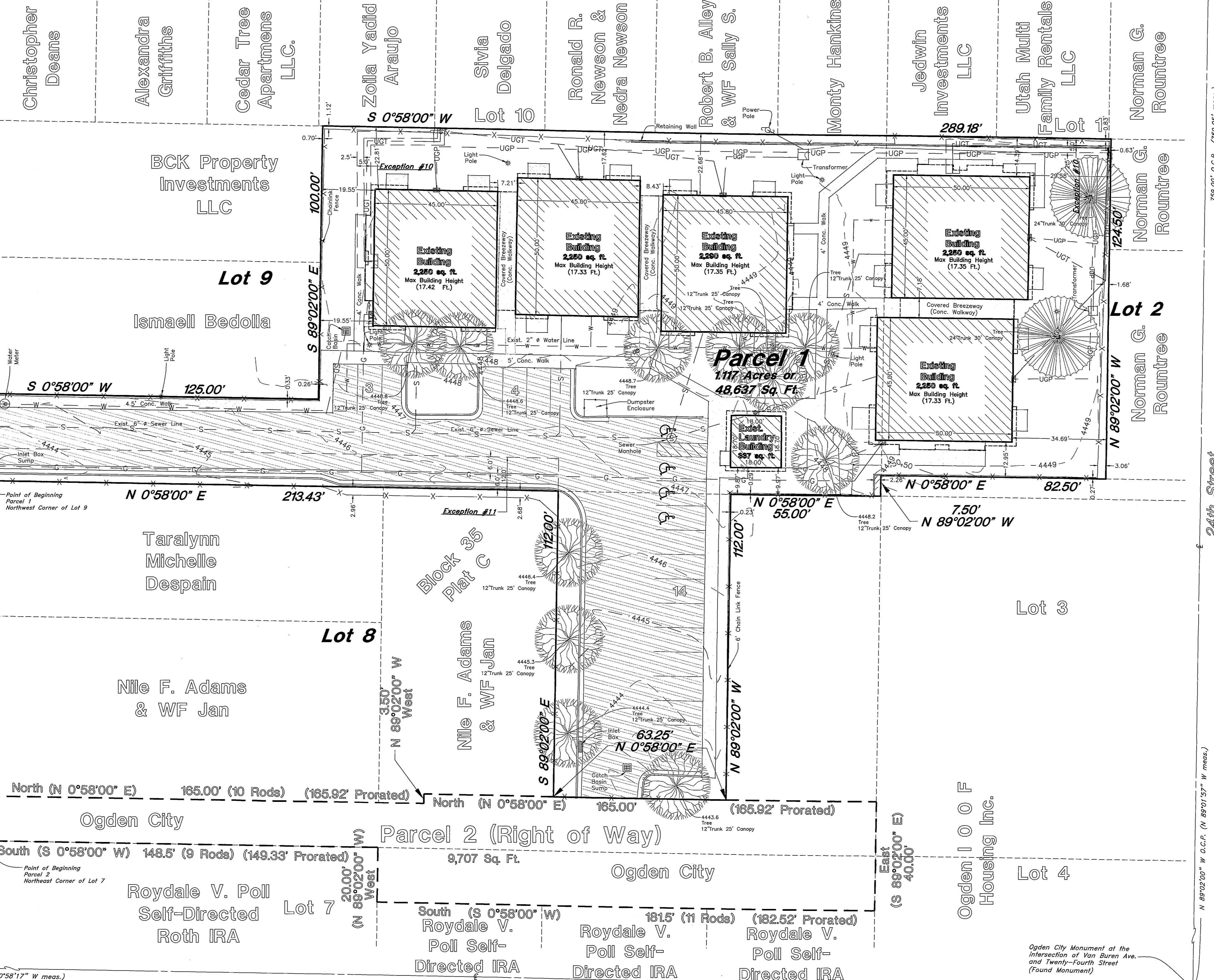
(The following affects Westernly portion of property.)
Exception 11:
An easement over, across or through the land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a Corporation of the State of Utah by Instrument recorded September 23, 1976 as Entry No. 676292 in Book 1143 at Page 379 of Official Records.



BOUNDARY DESCRIPTION

Parcel 1:
A part of Lots 2, 8 and 9, Block 35, Plat C, Ogden City Survey:
Beginning at the Northwest Corner of Lot 9, said point is on the South line of Lot 9, 125.00 feet; thence South 89°02'00" East 32.00 feet along said South line; thence South 0°58'00" West 125.00 feet; thence South 89°02'00" East 100.00 feet to the East line of Lot 9; thence South 0°58'00" West 289.18 feet along said Lot line and the East line of Lot 2; thence North 89°02'00" West 124.50 feet; thence North 0°58'00" East 82.50 feet; thence North 89°02'00" West 7.50 feet to the Southwest Corner of Lot 9; thence North 0°58'00" East 55.00 feet; thence North 89°02'00" West 112.00 feet; thence North 0°58'00" East 63.25 feet; thence South 89°02'00" East 112.00 feet; thence North 0°58'00" East 213.43 feet to the point of beginning.

Parcel 2:
An existing Right of Way as disclosed by that certain Oath-claim deed recorded December 30, 1988 as Entry No. 1066942 in Book 1353 at Page 738 of Official Records being more particularly described as follows:
Beginning at the Northeast Corner of Lot 7, Block 35, Plat C, Ogden City Survey, and running thence South 9 rods; thence West 20 feet; thence South 11 rods; thence East 40 feet; thence North 165 feet; thence West 3.5 feet; thence North 10 rods; thence West 16.5 feet to the place of beginning.



Zoning
This Property is located in Zone: 12-2EC (Two-family Residential Zone-East Central)
SETBACKS
Front Yard = 20' min. - 35' max
Side Yard = 5' min., 15' Combined/ 10' on one side 24' on other side.
Rear Yard = 30'
BUILDING HEIGHT
Minimum = 1 story
Maximum = 2 1/2 stories or 35'
Maximum lot coverage = 60%

PARKING REQUIREMENTS - two spaces per each dwelling unit.
GROUP DWELLINGS FOR SENIORS - 1 Space per unit for first 30 units.

Land Area
The Land Area for Parcel 1 of the subject property is 48,637 square feet or 1.117 acres as described in the legal description
Building Area
The total of all Building Areas (based upon exterior footprint) of building on ground surface, not interior usable floor space) is 16,613 square feet. (20 units - 1 bedroom units.)
Parking Spaces
There exist 17 regular parking spaces and 4 handicapped parking spaces on the subject property. (21 total parking spaces.)

- LEGEND**
- Cleanout Box
 - Fire Hydrant
 - Water Valve
 - Buried Power Line
 - Overhead Power Line
 - Sanitary Sewer Line
 - Quilinary Water Line
 - Gas Line
 - Storm Drain Line
 - Roof Drain
 - Centerline
 - Telephone Line
 - Fence
 - Exist. Water Meter
 - Exist. Gas Meter
 - Exist. Telephone Box
 - Exist. Sewer Manhole
 - Exist. Drain Manhole
 - Exist. Water Manhole
 - Catch Basin
 - O.C.P.
 - Asphalt
 - Concrete
 - Existing Building
 - Deciduous Tree
 - Conifer Tree
 - Street Light
 - Yard Light

ALTA/ACSM Land Title Survey



SCALE: 1" = 20'
DRAWN: DZB

DATE: 5 Aug, 2014
REVISIONS:

DRWG. NO. 14N203 ALTA