

MARK D & DOROTHY M LONGO  
12-044-0001

NATHAN S. & CALLI JAMES  
12-044-0002

ANNA L. BICK  
12-044-0003

QUINN COURT HOMEOWNERS ASSOCIATION  
12-171-0021

**LEGEND**

Centerline	TA Top of Asphalt	CONC Edge of Concrete
UGT Buried Telephone line	EA Edge of Asphalt	RWALL Retaining Wall
OHP Overhead Telephone line	NG Natural Ground	SMH Sewer Manhole
UGP Power line	LG Lip of Gutter	WV Water Valve
S Sanitary Sewer line	SP Service Pole	CB Catch Basin
W Culinary Water line	LP Light Pole	DV Diversion Box
G Gas line	PP Power Pole	TC Top of Curb
SD Storm Drain line	TP Telephone Pole	SW Sidewalk
SW Secondary Waterline	FH Fire Hydrant	GAS Gas line Marker
LD Land Drain line	DI Flawline of Ditch	GUY Guy Wire
IW Irrigation Waterline	TOE Toe of Slope	BLDG Building Corner
F Fence	TOP Top of Slope	NG Natural Ground
FC Fence	CO Cleanout	NC Natural Ground
DMH Drain Manhole	FC Fence	Ω Fire Hydrant
Water Meter	DMH Drain Manhole	Light Pole
Gas Meter	Flowline	Spot Elevation
Telephone Box	x99.00	Contour
Sewer Manhole	Asphalt	Building
Drain Manhole	Concrete	Building
Water Manhole	Building	Building
Cleanout Box	Catch Basin	Catch Basin

DEBE L. CALL 12-071-0006

TRIPLE EAGLE LLC 12-071-0004

TRIPLE EAGLE LLC 12-071-0006

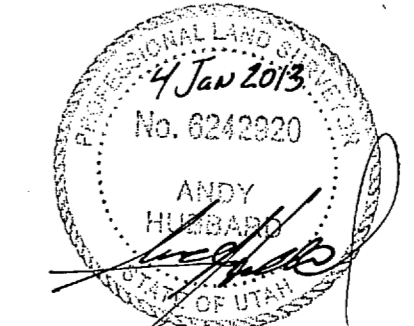
MICHAEL L. & STACIEE D. ROWNER 12-071-0002

DONALD R. & TERESA COX 12-071-0001

REGINA ORTIZ 12-070-0006

MICHAEL & STEPHANIE WELLS 12-070-0007

JASON & TRACY ADKINS 12-070-0008



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JUL 29 2016  
BY: 5512 A

Centerline Monument Found along the Centerline of Gramercy Avenue

**GREAT BASIN**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)594-4515 S.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

**ALTA/ACSM Land Title Survey**

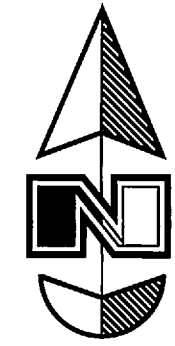
**R.L. Courts**  
511 & 550 Gramercy Avenue  
Ogden City, Weber County, Utah

4 Jan, 2013

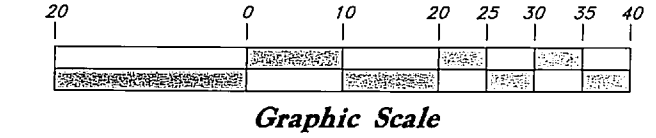
SHEET NO. **1**

of 3



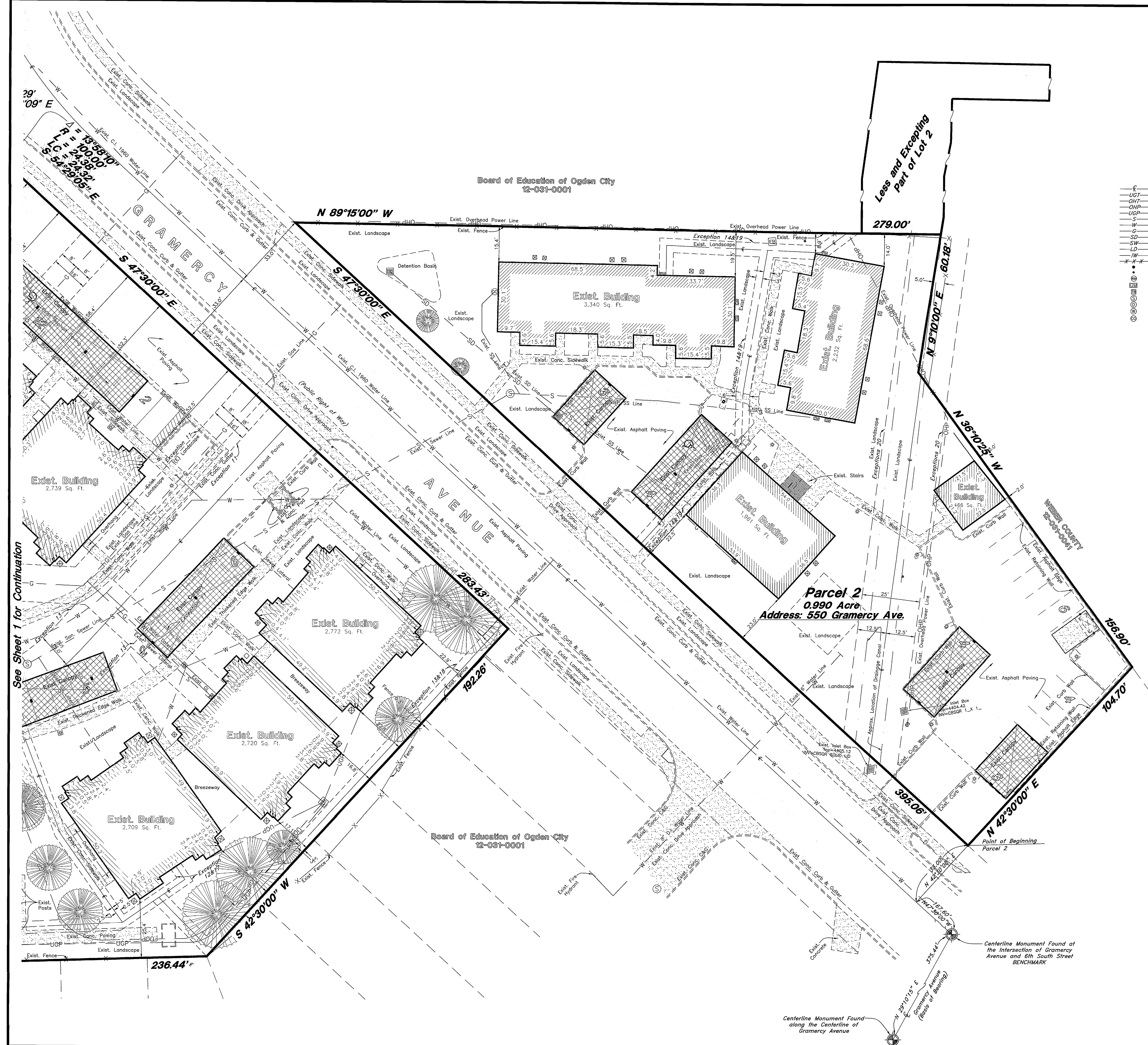


Scale: 1" = 20'



LEGEND

- |        |                         |          |                   |              |                          |
|--------|-------------------------|----------|-------------------|--------------|--------------------------|
| —C—    | Centerline              | TA       | Top of Asphalt    | C.M.P.       | Corrugated Metal Pipe    |
| —UGT—  | Buried Telephone line   | EA       | Edge of Asphalt   | R.C.P.       | Reinforced Concrete Pipe |
| —OHT—  | Overhead Telephone line | NG       | Natural Ground    | CONC         | Edge of Concrete         |
| —OHP—  | Overhead Power line     | LC       | Lip of Gutter     | RWALL        | Retaining Wall           |
| —P—    | Power line              | SP       | Service Pole      | SMH          | Sewer Manhole            |
| —S—    | Sanitary Sewer line     | LP       | Light Pole        | WV           | Water Valve              |
| —W—    | Culinary Water line     | PP       | Power Pole        | CB           | Catch Basin              |
| —G—    | Gas line                | TP       | Telephone Pole    | DB           | Division Box             |
| —SD—   | Storm Drain line        | FH       | Fire Hydrant      | TC           | Top of Curb              |
| —SW—   | Secondary Waterline     | DIT      | Flowline of Ditch | SW           | Sidewalk                 |
| —LD—   | Land Drain line         | TOE      | Toe of Slope      | GAS          | Gas line Marker          |
| —IW—   | Irrigation Waterline    | TOP      | Top of Slope      | GUY          | Guy Wire                 |
| —F—    | Fence                   | CO       | Cleanout          | BLDG         | Building Corner          |
| —Pole— | Post                    | FC       | Fence             | NG           | Natural Ground           |
| —M—    | Water Meter             | DMH      | Drain Manhole     | WV           | Water Valve              |
| —G—    | Gas Meter               | FC       | Fence             | LP           | Light Pole               |
| —TB—   | Telephone Box           | —x99.00— | Spot Elevation    | —Pole w/guy— | Power Pole w/guy         |
| —DMH—  | Drain Manhole           | —        | Contour           | —Tree—       | Deciduous Tree           |
| —WMH—  | Water Manhole           | —        | Asphalt           | —Tree—       | Coniferous Tree          |
| —CB—   | Cleanout Box            | —        | Concrete          | —Tree—       | Ogden City Survey        |
|        |                         | —        | Building          |              |                          |
|        |                         | —        | Catch Basin       |              |                          |



See Sheet 1 for Continuation

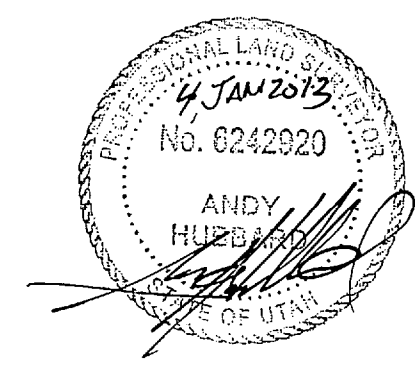
ALTA/ACSM Land Title Survey

R.L. Courts

511 & 550 Gramercy Avenue  
Ogden City, Weber County, Utah

GREAT BASIN

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.C.(801)521-0222 FAX (801)392-7544  
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SHEET NO. 2



BOUNDARY DESCRIPTION

PARCEL 1:

A PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE GRAMERCY AVENUE, SAID POINT IS 375.44 FEET NORTH 29°10'15" EAST, 376.87 FEET NORTH 47°30'00" WEST AND 33.00 FEET SOUTH 42°30'00" WEST FROM THE CENTERLINE MONUMENT LOCATED ALONG THE CENTERLINE OF GRAMERCY AVENUE; SAID POINT IS ALSO SOUTH 89°09'45" EAST 3.9 FEET AND NORTH 0°58' EAST 250 FEET AND NORTH 0°58' EAST 109.4 FEET AND SOUTH 89°45' WEST 342.3 FEET TO THE SOUTHEAST CORNER OF QUAIL RUN SUBDIVISION AND NORTH 0°48' EAST 399.68 FEET AND SOUTH 89°12'00" EAST 600.51 FEET FROM THE INTERSECTION OF THE NORTH LINE OF 7TH STREET AND THE WEST LINE OF SAID SOUTHEAST QUARTER SECTION; AND RUNNING THENCE SOUTH 42°30'00" WEST 192.26 FEET; THENCE SOUTH 88°24'21" WEST 236.44 FEET; THENCE NORTH 47°30'00" WEST 202.85 FEET; THENCE NORTH 25°56'34" WEST 67.08 FEET; THENCE NORTH 8°53'55" WEST 66.66 FEET; THENCE NORTH 88°24'21" EAST 223.74 FEET; THENCE NORTH 1°35'39" WEST 110.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 5TH SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 88°24'21" EAST 28.08 FEET; THENCE ALONG THE ARC OF A 105.20 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 55.31 FEET (LONG CHORD BEARS SOUTH 76°31'54" EAST 54.68 FEET); THENCE SOUTH 61°28'09" EAST 28.29 FEET TO THE WEST RIGHT OF WAY LINE OF GRAMERCY AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 24.38 FEET (LONG CHORD BEARS SOUTH 54°29'05" EAST 24.32 FEET); THENCE SOUTH 47°30'00" EAST 283.43 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, NORTH PARK NO. 1, ADDITIONALLY DESCRIBED AS 822.10 FEET SOUTH 52°04' WEST AND 460.48 FEET EAST FROM THE CENTER OF SAID SECTION 16, AND RUNNING THENCE NORTH 42°30' EAST 104.70 FEET; THENCE NORTH 36°10'25" WEST 156.90 FEET; THENCE NORTH 9°10' EAST 60.18 FEET ALONG THE WESTERLY BOUNDARY OF NORTH PARK NO. 2 TO A POINT ON THE EXTENSION OF THE SOUTH BOUNDARY LINE OF THE BOARD OF EDUCATION OF OGDEN CITY PROPERTY (12-031-0001); THENCE NORTH 89°15' WEST 279.00 FEET ALONG SAID SOUTH BOUNDARY AND THE EXTENSION THEREOF, TO EAST LINE OF GRAMERCY AVENUE; THENCE SOUTH 47°30' EAST 395.06 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THERE FROM THE NORTH OGDEN CANAL DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 2, NORTH PARK NO. 2; RUNNING THENCE SOUTH 1°26' WEST 31.14 FEET; THENCE SOUTH 11°02' WEST 200 FEET; THENCE SOUTH 0°34' WEST 300 FEET; THENCE SOUTH 9°10' WEST 7.49 FEET; THENCE NORTH 89°02' WEST 34.24 FEET; THENCE NORTH 0°09' EAST 294.86 FEET; THENCE NORTH 7°44' EAST 14.85 FEET; THENCE NORTH 6°35' EAST 281.36 FEET; THENCE SOUTH 89°02' EAST 85.55 FEET; THENCE SOUTH 1°22' WEST 53.39 FEET; THENCE NORTH 89°02' WEST 41.92 FEET TO POINT OF BEGINNING.

FLOOD ZONE DESIGNATION:

Property is located in Zone "X": Areas determined to be outside of the 0.2% annual chance flood plane, according to:

- Flood Insurance Rate Map No. 49057C0214E
- Effective Date of December 16, 2005.

Parking Stall Count:

Parcel 1 = 67 Stalls
Parcel 2 = 28 Stalls

NARRATIVE

This ALTA Survey was performed at the request of Kimi Kier of Kier Corp. for the purpose of financing building improvements.

Brass Cap Ogdan City Survey Monuments were found at the intersection of Gramercy Avenue & 6th South Street and along the Centerline of Gramercy Avenue. A line bearing N 29°10'15" E between these monuments was used as the Basis of Bearing for this survey.

The following documents were relied upon in conducting this survey:

A survey by GREAT BASIN ENGINEERING titled "Certificate of Survey for R.L. Courts II", with No Date or Project Number;

A survey by Onesco Engineering titled "Survey Certificate", Dated: October 26, 1977, File No. 79-12-A and filed at the Weber County Surveyors Office.

Property corners were monumented as depicted on this drawing.

SURVEYOR'S CERTIFICATION

To:

I HEREBY CERTIFY to the U.S. Department of Housing and Urban Development, First American Title Company, LLC, RL Courts Apartments Ogdan, LLC, a Utah Limited Liability Company, Oppenheimer Multifamily Housing & Healthcare Finance, Inc., and/or the Secretary of Housing and Urban Development, their successors and/or assigns, as their interests may appear, Heritage House Apartments, Ltd., a Utah limited partnership, DBA Heritage House Apartments, a Utah Limited Partnership, and to their affiliates, successors and assigns, Boston Capital Corporate Tax Credit Fund XXXVI, A Limited Partnership, its affiliates, successors and assigns, BCCC, Inc. its affiliates, successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon located in Ogdan City, Weber County, Utah, on December 31, 2012; and that it and this map were made in accordance with the HUD Survey Instructions and Report, form HUD-92457M (Rev. 05/11), and the requirements for an ALTA/ACSM Land Title Survey, as defined in the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys".

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are located in Zone "X": Areas determined to be outside of the 0.2% annual chance floodplane, according to: Flood Insurance Rate Map No. 49057C0214E with an Effective Date of December 16, 2005.

Date: 4 JAN 2013

Professional seal and signature of Andy Hubbard, Surveyor No. 16882406.

Note: Current Owner: RL Courts Apartments Ogdan, LLC

EXCEPTIONS

The following items are listed as exceptions to coverage in a Title Commitment by First American Title Company, LLC, with Policy No. 330-5524188, with the effective date of December 20, 2012 at 7:30 A.M.

EXCEPTIONS AFFECTING PARCEL 1

EXCEPTION NO. 10 (Plotted - Affects Parcel) Any charge upon the land by reason of its inclusion in Central Weber Sewer and Ogdan City.

EXCEPTION NO. 11 (Plotted - Affects Parcel)

Right of Way and Easement Grant in favor of Mountain Fuel Supply Company, a Corporation of the State of Utah, Grantee, its successors and assigns, a right of way and easement 16.0 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities and other incidental purposes thereto, through September 23, 1976 as Entry No. 676290 in Book 1143, Page 365, of Official Records, and as shown on the plat of survey by Great Basin Engineering Inc., Title "R.L. Courts" (the Survey) dated March 29, 2011 and last revised June 5, 2012.

EXCEPTION NO. 12 (Plotted - Affects Parcel)

Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado Corporation Grantee, its successors, assigns, lessees licensees and agents, a right of way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to times as said Grantee may require and other incidental purposes thereto recorded February 23, 1977 as Entry No. 690015 in Book 1164, Page 709, of Official Records, and as shown on the Survey.

EXCEPTION NO. 13 (Plotted - Affects Parcel)

Easement to all public utility companies, a perpetual easement and right of way for the purpose of ingress and egress on and over certain lands, together with all rights and privileges incident and necessary or convenient to the use and enjoyment of said grant and reservation recorded September 07, 1977 as Entry No. 710544 in Book 1197 at Page 46 of Official Records, and as shown on the Survey.

EXCEPTION NO. 14 (Plotted - Affects Southeastly Portion of Parcel 1)

Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado Corporation Grantee, its successors, assigns, lessees licensees and agents a right of way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to times as said Grantee may require and other incidental purposes thereto recorded November 17, 1982 as Entry No. 867851 in Book 1413 at Page 137 of Official Records, and as shown on the Survey.

EXCEPTION NO. 15 (Plotted - Blanket Easement)

The terms and conditions of that certain Resolution No. 23-2005 creating and establishing the Weber Area Dispatch 911 and Emergency Services District recorded January 24, 2006 as Entry No. 2156401 of Official Records.

EXCEPTION NO. 16 (Plotted - Affects Whole Parcel)

Non Conforming Certificate wherein Ogdan City acknowledges the nonconforming building, as to the terms and conditions therein provided recorded December 18, 2003, as Entry No. 1999701 of Official Records.

EXCEPTION NO. 17 (Not Plottable - Affects Parcel)

Use Agreement dated December 19, 2003, by and between R. C. Hunter Enterprises, Inc., a Utah Corporation, and Secretary of Housing and Urban Development, Washington, D.C. recorded December 29, 2003, as Entry No. 2001051 of Official Records.

EXCEPTIONS AFFECTING PARCEL 2

EXCEPTION NO. 18 (Plotted - Affects both parcels, boundary description on backup document surrounds both parcels, easements on Parcel 1 placed by Exhibit)

Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado Corporation Grantee, its successors, assigns, lessees licensees and agents, a right of way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require and other incidental purposes thereto recorded February 23, 1977 as Entry No. 690015 in Book 1164, Page 709, of Official Records, and as shown on the Survey.

EXCEPTION NO. 19 (Plotted - Affects Parcel)

Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado Corporation Grantee, its successors, assigns, lessees licensees and agents a right of way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require and other incidental purposes thereto recorded November 17, 1982 as Entry No. 867851 in Book 1413 at Page 137 of Official Records, and as shown on the Survey.

EXCEPTION NO. 20 (Plotted - Affects Parcel)

Right of way for the North Ogdan Irrigation Canal, established by use, and running through said property. An un-recorded Agreement dated July 02, 1981, between North Ogdan Irrigation Company and R.C. Hunter Enterprises, Inc., specifies rights of said parties for use, maintenance and improvement of said canal right of way, and as shown on the Survey.

EXCEPTION NO. 21 (Plotted - Blanket Easement)

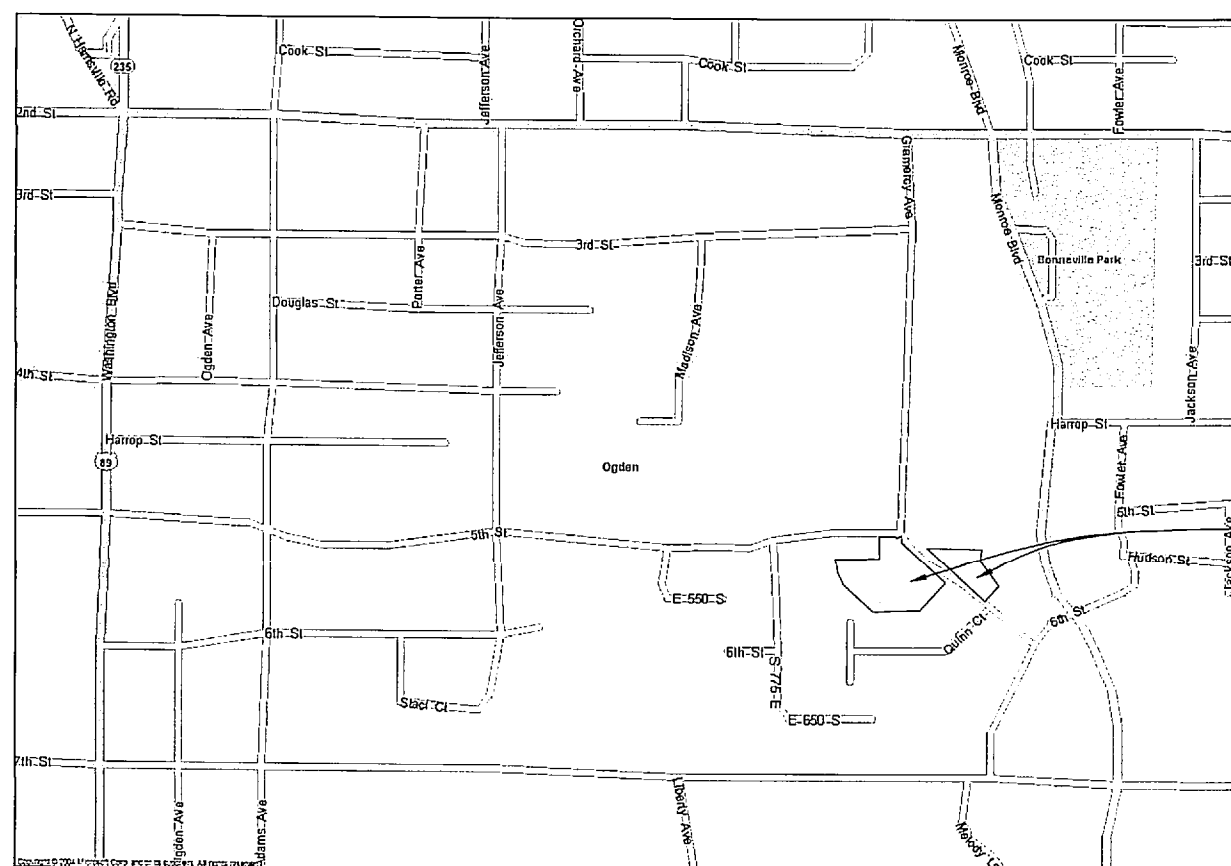
The terms and conditions of that certain Resolution No. 23-2005 creating and establishing the Weber Area Dispatch 911 and Emergency Services District recorded January 24, 2006 as Entry No. 2156401 of Official Records.

EXCEPTION NO. 22 (Plotted - Affects Whole Parcel)

Non Conforming Certificate wherein Ogdan City acknowledges the nonconforming building, as to the terms and conditions therein provided recorded December 18, 2003, as Entry No. 1999700 of Official Records.

EXCEPTION NO. 23 (Not Plottable - Affects Parcel)

Use Agreement dated December 19, 2003, by and between R. C. Hunter Enterprises, Inc., a Utah Corporation, and Secretary of Housing and Urban Development, Washington, D.C. recorded December 26, 2003, as Entry No. 2000975 of Official Records.



Vicinity Map

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ZONING

This Property is located in Zone: Parcel 1: R-3 (Multiple Family Residential) Parcel 2: R-1-6 (Single Family Residential) (Information Provided by the Ogdan City Engineering Department at http://www.Ogdencity.com)

Parcel 1: R-3

Minimum Lot Area:

- a. One building dwelling, six thousand (6,000) square feet for single-family, seven thousand five hundred (7,500) square feet for two-family. For multiple-family, seven thousand five hundred (7,500) square feet, plus two thousand (2,000) square feet for each dwelling unit in excess of two (2) in each building.
b. Other main building, seven thousand five hundred (7,500) square feet. For nursing home or retirement home an additional seven hundred fifty (750) square feet for each guest or patient accommodation in excess of four (4). For transitional housing or assisted living facilities an additional one thousand (1,000) square feet for each resident in excess of four (4).
c. Government subsidized elderly housing with a minimum forty (40) year contract, seven thousand five hundred (7,500) square feet for each building plus one thousand (1,000) square feet for each dwelling unit in excess of two (2) in each building.
d. Corner lot, seven thousand (7,000) square feet.

Minimum Lot Width: Minimum lot width, sixty feet (60'); corner lot, seventy feet (70').

Minimum Yard Setbacks:

- a. Front: Front, twenty five feet (25'), except average where fifty percent (50%) frontage is developed, but not less than twenty feet (20').
b. Side:
i. Main Building:
(1) One building dwelling and group dwelling, eight feet (8') with total width of two (2) required side yards of not less than eighteen feet (18') plus one foot (1') each side for each one foot (1') main building is over thirty five feet (35') high.
(2) Other main building, twenty feet (20') each side plus one foot (1') each side for each one foot (1') main building is over thirty five feet (35') high.
ii. Accessory Building: Accessory building, eight feet (8'), except one foot (1') if located at least six feet (6') from rear of main building, but not closer than eight feet (8') to dwelling on adjacent lot.
c. Corner Lot: Side facing street on corner lot, twenty feet (20'), except average where fifty percent (50%) frontage is developed, but not less than fifteen feet (15').
d. Rear:
i. Main building, thirty feet (30').
ii. Accessory building, one foot (1'), except eight feet (8') where accessory building rears on side yard of adjacent corner lot.

Building Height:

- a. Minimum, one story.
b. Maximum, nursing home, two and one-half (2 1/2) stories or thirty five feet (35'), none for other buildings.

Lot Coverage: No building or group of buildings with their accessory building shall cover more than forty percent (40%) of the lot area.

Open Space: At least forty percent (40%) of the lot area shall be left in open space.

Special Regulations: In no case shall the ratio of total floor area in the building to the total lot area exceed one to one (1:1).

Landscaping: For single-family dwellings, all yard areas except those areas where accessory buildings, permitted parking and accessways are specifically allowed are required to be landscaped and maintained. For new single-family construction the landscaping shall be installed within eighteen (18) months of the time of the first occupancy of the dwelling. For duplex and multiple-family requirements see subsection 15-13-16F of this title.

Parcel 2: R-1-6

Lot Area: Minimum - six thousand (6,000) square feet for dwelling and seven thousand five hundred (7,500) square feet for other main building; corner lot seven thousand (7,000) square feet.

Lot Width: Minimum - sixty feet (60'); corner lot seventy feet (70').

Minimum Yard Setbacks:

- a. Front yard setbacks: twenty five feet (25'), except average where fifty percent (50%) frontage is developed, but not less than twenty feet (20').
b. Side Yard Setbacks:
i. Dwelling: eight feet (8') with total width of two (2) side yards not less than eighteen feet (18').
ii. Main building: Other main building, twenty feet (20') each side.
iii. Accessory building: eight feet (8'), except one foot (1') if located at least six feet (6') from rear of main building and sixty feet (60') back from front lot line, but no closer than eight feet (8') to dwelling on adjacent lot.
c. Corner Lot: Side facing street on corner lot, twenty feet (20'), except average where fifty percent (50%) frontage is developed, but not less than fifteen feet (15').
d. Rear yard regulations:
i. Main Building: Main building, thirty feet (30').
ii. Accessory Building: one foot (1'), except eight feet (8') where accessory building rears on side yard of adjacent corner lot.

Building Height:

- a. Minimum, one story.
b. Maximum, two and one-half (2 1/2) stories or thirty five feet (35').

Lot Coverage: No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard area.

Landscaping: All yard areas except those areas where accessory buildings, permitted parking and accessways are specifically allowed are required to be landscaped and maintained. For new construction the landscaping shall be installed within eighteen (18) months of the time of the first occupancy of the dwelling.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings received from Questar Gas Company & Rock Mountain Power Company. 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 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.

Table with columns for REC, DATE, and DESCRIPTION.

GREAT BASIN ENGINEERING logo and contact information: 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)392-7544 WWW.GREATBASINENGINEERING.COM

ALTA/ACSM Land Title Survey R.L. Courts 511 & 550 Gramercy Avenue Ogdan City, Weber County, Utah

4 Jan, 2013 SHEET NO. 3 of 3