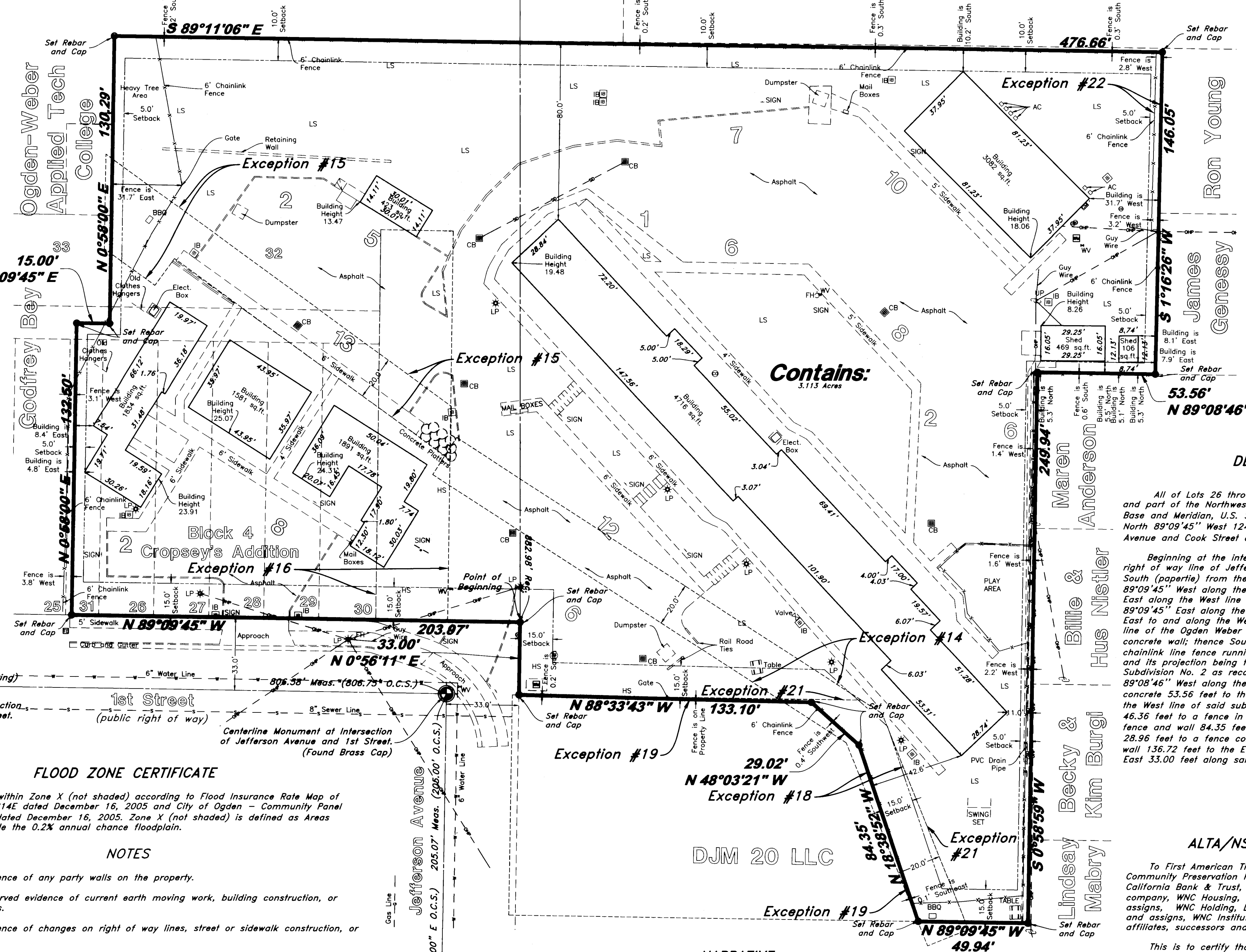
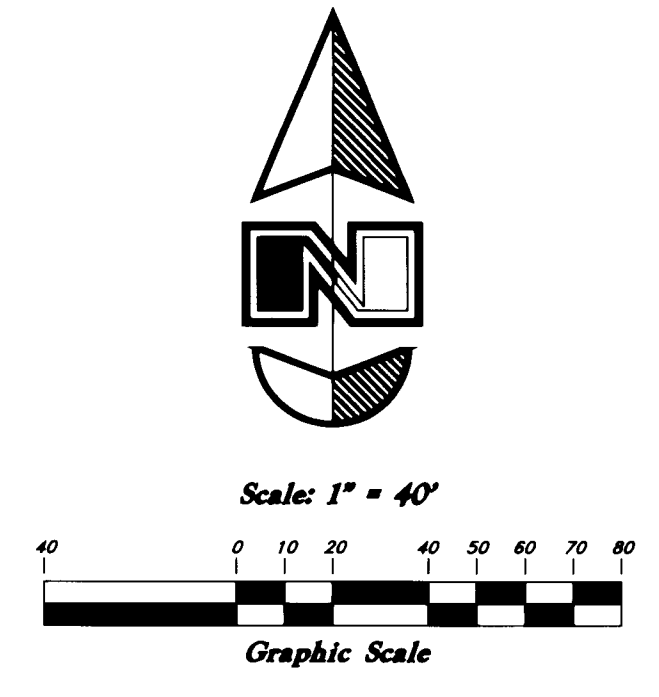


DJM 20 LLC



LEGEND

—C—	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
-UOT-	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
-OHT-	Overhead Telephone line	NG	Natural Ground	CONC	Concrete
-OHP-	Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
-UGP-	Power line	SP	Service Pole	SMH	Sewer Manhole
-S-	Sanitary Sewer line	LP	Light Pole	WV	Water Valve
-W-	Water line	UP	Utility Pole	IMH	Irrigation Manhole
-G-	Gas line	TP	Telephone Pole	CB	Catch Basin
-SD-	Storm Drain line	DV	Diverter Valve	LS	Land Slope
-SW-	Secondary Waterline	FW	Flowline	TC	Top of Curb
-LD-	Land Drain line	TOE	Toe of Slope	GS	Gas line
-IW-	Irrigation Waterline	TOP	Top of Slope	GAS	Gas line
-X-X-	Fence	CO	Cleanout	SW	Sidewalk
+	Power Pole	FC	Fence	LS	Land Slope
+	Post	DMH	Drain Manhole	LS	Land Slope
+	Water Meter	IB	Irrigation Control Box	LS	Land Slope
+	Gas Meter	FL	Flowline	O.C.S.	Ogden County Survey
+	Telephone Box	IB	Irrigation Control Box	IB	Irrigation Control Box
+	Drain Manhole	IB	Irrigation Control Box	IB	Irrigation Control Box
+	Water Manhole	IB	Irrigation Control Box	IB	Irrigation Control Box
+	Cleanout Box	IB	Irrigation Control Box	IB	Irrigation Control Box
+		IB	Irrigation Control Box	IB	Irrigation Control Box



EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title Report prepared by First American Title Insurance Company, File No. 92534-AH, Effective Date: March 5, 2018 at 7:30 a.m. Specified items affecting Parcel 1.

EXCEPTION NO. 1-12 (NOTHING TO PLOT): Not a Survey related matter.

EXCEPTION NO. 13 (INTENTIONALLY DELETED BY TITLE COMPANY):

EXCEPTION NO. 14 (PLOTTED, AFFECTS SOUTHERLY PORTION OF SUBJECT PROPERTY): Agreement by and between Western Irrigation Company, a Utah Corporation and Ogden Door Company, a Utah Corporation for a right-of-way for the construction, operation, maintenance, repair and replacement of a pipe line for the conveying of irrigation water upon and over said property, dated April 16, 1970 and recorded April 27, 1970 as Entry No. 534346 in Book 940 at Page 22.

EXCEPTION NO. 15 (PLOTTED, AFFECTS NORTHWESTERLY PORTION OF SUBJECT PROPERTY): Agreement by and between Western Irrigation Company, a Utah Corporation and Ogden Door Company, a Utah Corporation for a right-of-way for the construction, operation, maintenance, repair and replacement of a pipe line and canal for the conveying of irrigation water upon and over said property, dated September 6, 1972 and recorded February 21, 1973 as Entry No. 587775 in Book 1017 at Page 89.

EXCEPTION NO. 16 (PLOTTED, AFFECTS WESTERLY PORTION OF SUBJECT PROPERTY): Ordinance No. 17-73 Closing and Vacating a Portion of Jefferson Avenue, North of First Street and Quit Claiming the Land Embraced Therein to the Abutting Property Owners, dated June 14, 1973 and recorded July 6, 1973 as Entry No. 596749 in Book 1029 at Page 201.

EXCEPTION NO. 17-18 (INTENTIONALLY DELETED BY TITLE COMPANY):

EXCEPTION NO. 19 (PLOTTED, AFFECTS SOUTHERLY PORTION OF SUBJECT PROPERTY): Boundary Line Agreement by R.F. Rawson Co., Inc., a Utah corporation, dated October 6, 2011 and recorded October 7, 2011 as Entry No. 2544426.

EXCEPTION NO. 20 (NOTHING TO PLOT): Rights of tenants, as tenants only, under unrecorded residential leases.

EXCEPTION NO. 21 (PLOTTED, AFFECTS SOUTHERLY PORTION OF SUBJECT PROPERTY): Deed of Trust, Security Agreement and Fixture Filing with Assignment of Leases, Rents and Accounts to secure an indebtedness in the amount shown below, and any other obligations secured thereby; Trustor: Rawson Co., Inc., a Utah corporation; Trustee: Washington Federal Savings; Beneficiary: Washington Federal Savings, a United States Corporation; Amount: \$300,000.00; Dated: June 13, 2001; Recorded: June 15, 2001 as Entry Number 1776726 in Book 2146 at Page 1250. (affects a portion of said property and other property)

EXCEPTION NO. 22 (NOTHING TO PLOT): Subject to the following matters disclosed on that certain survey prepared by Great Basin Engineering, having been certified under the date of 17 April, 218, as Job No. 17N830, by Andy Hubbard, a Registered Land Surveyor holding License No. 6242920:

a. Existing overhead power lines and poles crossing the property without dedicated easements and any non-exclusive prescriptive easement rights associated with the same

b. Existing fence not located on boundary lines

EXCEPTION NO. 23 (ENCOMPASSES ALL OF SUBJECT PROPERTY): Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby; Trustor: DJM 17, LLC, a Utah limited liability company; Trustee: Metro National Title; Beneficiary: Arbor Commercial Funding, LLC, a limited liability company; Amount: \$1,763,000.00; Dated: October 19, 2011; Recorded: October 19, 2011 as Entry Number 2546121.

The above stated Deed of Trust was assigned to Fannie Mae, dated October 19, 2011 and Recorded October 19, 2011 as Entry No. 2546122.

EXCEPTION NO. 24 (NOTHING TO PLOT): Not a survey matter.

EXCEPTION NO. 41 (NOTHING TO PLOT): Not a survey matter.

MINIMUM YARD SETBACKS

Minimum Yard Setbacks:

1. Front: Front, twenty five feet (25'), except average where fifty percent (50%) frontage is developed, but not less than twenty feet (20').

2. Side:

a. 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.

b. 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.

3. 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').

4. Rear:

a. Main building, thirty feet (30').

b. Accessory building, one foot (1'), except eight feet (8') where accessory building rears on side yard of adjacent corner lot.

DESCRIPTION FROM TITLE REPORT

(12-029-0065)

All of Lots 26 through 32, Block 4, CROPSY ADDITION, Ogden City, Weber County, Utah, and part of the Northwest quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows (basis of bearing is North 89°09'45" West 1242.41 feet between the centerline monuments located at Orchard Avenue and Cook Street and Adams Avenue and Cook Street):

Beginning at the intersection of the North right of way line of 1st Street and the East right of way line of Jefferson Avenue, said point being 821.60 feet East and 882.98 feet South (paperline) from the Northwest corner of said quarter section and running thence North 89°09'45" West along the North line of said 1st Street 203.97 feet; thence North 00°58'00" East along the West line of said Lot 31, Cropsy Addition 132.50 feet; thence South 89°09'45" East along the centerline of a vacated alley 15.00 feet; thence North 00°58'00" East to and along the West line of said Lot 32, Cropsy Addition 130.29 feet to the South line of the Ogden Water Applied Technology Center property and a chainlink fence in a concrete wall; thence South 89°11'06" East along said South line and fence 476.66 feet to a chainlink fence running North and South; thence South 01°16'26" West along said fence and its projection being the West line of the East 115.00 feet of Lot 36, Meadow Homes Subdivision No. 2 as recorded with the Weber County Recorder 146.05 feet; thence North 89°08'46" West along the North line of Lot 35, said subdivision and chainlink fence in concrete 53.56 feet to the Northwest corner of said lot; thence South 00°58'59" West along the West line of said subdivision (Lots 32 - 35) 249.94 feet; thence North 89°09'45" West 46.36 feet to a fence in a concrete retaining wall; thence North 18°38'52" West along said fence and wall 84.35 feet; thence North 48°03'21" West along a chain link fence in concrete 28.96 feet to a fence corner; thence North 88°33'43" West along a fence in a concrete curb wall 136.72 feet to the East right of way line of Jefferson Avenue; thence North 00°54'19" East 33.00 feet along said East line to the point of beginning.

PARKING STALLS

Standard Stalls - 83
ADA Parking - 5
Total - 88
(Much of the Striping has Faded Throughout the Site)

FLOOD ZONE CERTIFICATE

This property lies within Zone X (not shaded) according to Flood Insurance Rate Map of Weber County 49057C0214E dated December 16, 2005 and City of Ogden - Community Panel Number 4901800214E dated December 16, 2005. Zone X (not shaded) is defined as Areas determined to be outside the 0.2% annual chance floodplain.

NOTES

- There is no evidence of any party walls on the property.
- There is no observed evidence of current earth moving work, building construction, or building additions.
- There is no evidence of changes on right of way lines, street or sidewalk construction, or repairs.
- There is no evidence of any wetland areas as delineated by appropriate authorities.
- The intersecting 1st Street and Jefferson Avenue are 33.00 feet from the point of beginning of subject Property.

ZONING INFORMATION

Per Letter from Community & Economic Development Planning Division Dated 20 December, 2017.

Zoning Classification R-3. Property was developed conditional use approval obtained in early 1970's to construct 52 units. Conditional use approval obtained in January 2001 to add 6 units (58 total units), Multi family Residential is a permitted use within this Zone.

NARRATIVE

This ALTA/NSPS Land Title Survey was performed at the request of Vince Ebersold of Ebersold & Associates, for title purpose.

Brass Cap Monuments were found at the intersections of Jefferson Avenue and 1st Street, Adams Avenue and 1st Street, Cook Street and Jefferson Avenue, and Cook Street and Adams Avenue, in Ogden City, Weber County Utah.

A line bearing South 89°09'45" East between said monuments at Jefferson Avenue and 1st Street and Adams Avenue and 1st Street, was used as the Basis of Bearings for this survey.

An ALTA/ACSM Land Title Survey for Normandie was Dated November 17, 2011, prepared by Pinnacle Engineering, and filed February 24, 2011; Meadow Homes Subdivision No. 2, Dated June 6, 1960, prepared by Byron E. McGregor, and recorded June 29, 1960; Cropsy's Addition, prepared by Tush and Faris Civil Engineering; ALTA/ACSM Land Title Survey for Ogden-Weber Applied Technology Center Dated August 07, 2000, prepared by Hubble Engineering, Inc. were used as reference for this survey.

Boundary lines for the property were taken from the deeds, title documents, and surveys of record and compared to improvements on the ground by survey. Adjustments from the record were made along the southerly portion of the property to coincide with a boundary line agreement dated October 6, 2011 and recorded October 7, 2011 as Entry No. 2544426.

Property Corners are set as indicated.

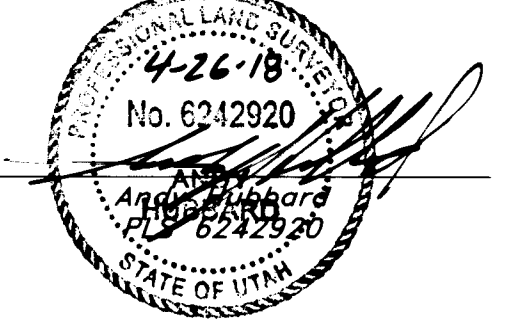
ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

To First American Title Insurance Company, Cottonwood Title Insurance Agency, Inc., Community Preservation Partners, LLC, a California limited liability company; 28, N.A. dba California Bank & Trust, its successors and/or assigns, DJM 18, LLC, a limited liability company, WNC Housing, L.P., a California limited partnership, its affiliates, successors and assigns, WNC Holding, LLC, a California limited liability company, its affiliates, successors and assigns, WNC Institutional Tax Credit Fund 44, L.P., a California limited partnership, its affiliates, successors and assigns Ogden Community Partners, LP, a Utah limited partnership;

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 8(b), 7(b), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/NSPS Land Title Surveys."

Field Work Completed: 16 November, 2017.

RECEIVED
JUN 05 2018
BY: 6015



GREAT BASIN

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801)942-4515 | S.B.L. (801)392-7544
WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey

Normandie Apartments

610 1st Street
Ogden City, Weber County, Utah
A part of Section 16, T6N, R1W, SLB&M, U.S. Survey

25 Apr, 2018
SHEET NO. 1
17N830