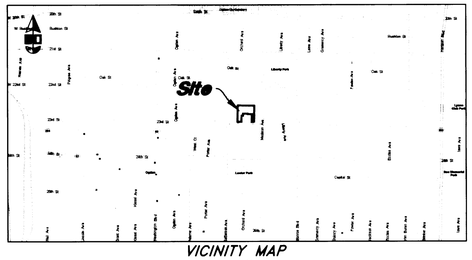


VICINITY MAP
Not to Scale

EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title Report prepared by First American Title Insurance Company; Cottonwood Title Insurance Angency, Inc.; File No. 92534-AH, Effective Date: March 5, 2018 at 7:30 a.m. Specified items affecting Parcel 2.

EXCEPTION NO. 25-28 (NOTHING TO PLOT): *Not a Survey related matter.*

EXCEPTION NO. 29 (PLOTTED. AFFECTS 10 FEET OF SUBJECT PROPERTY ALONG EAST LINE): *Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded October 2, 1959, as Entry No. 322102, in Book 625, at Page 471.*

EXCEPTION NO. 30 (PLOTTED. AFFECTS 10 FEET OF SUBJECT PROPERTY ALONG EAST LINE): *Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded October 2, 1959, as Entry No. 322103, in Book 625, at Page 473.*

EXCEPTION NO. 31 (PLOTTED. AFFECTS 10 FEET OF SUBJECT PROPERTY ALONG EAST LINE): *Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded October 2, 1959, as Entry No. 322104, in Book 625, at Page 475.*

EXCEPTION NO. 32 (PLOTTED. AFFECTS 10 FEET OF SUBJECT PROPERTY ALONG EAST SIDE): *Right of Way as disclosed in that certain Warranty Deed, dated January 27, 1972 and recorded January 31, 1972 as Entry No. 564540 in Book 985 at Page 327.*

EXCEPTION NO. 33 (PLOTTED. AFFECTS WESTERLY 14 FEET OF SUBJECT PROPERTY): *Right of Way as disclosed in that certain Warranty Deed, dated April 2, 1974 and recorded April 3, 1974 as Entry No. 612398 in Book 1049 at Page 681.*

EXCEPTION NO. 34 (PLOTTED. EASEMENT FOLLOWS AN UNDERGROUND TELEPHONE LINE WITCH CANNOT BE DEFINITIVELY LOCATED. LOCATION ON DRAWING IS DEPICTED BASED ON EXHIBIT ATTACHED TO DOCUMENT OF RECORD): *Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the subject property, recorded April 18, 1974, as Entry No. 613537, in Book 1051, at Page 252.*

EXCEPTION NO. 35 (PLOTTED. AFFECTS WESTERLY 23 FEET OF SUBJECT PROPERTY): *Right of Way as disclosed in that certain Quit Claim Deed, dated November 26, 1996 and recorded November 29, 1996 as Entry No. 1443159 in Book 1837 at Page 1385.*

EXCEPTION NO. 36 (PLOTTED. AFFECTS WESTERLY 14 FEET OF SOUTHWEST PORTION OF SUBJECT PROPERTY): *Right of Way as disclosed in that certain Warranty Deed, dated December 18, 2003 and recorded December 30, 2003 as Entry No. 2001601.*

EXCEPTION NO. 37-38 (NOTHING TO PLOT): *Not a Survey related matter.*

EXCEPTION NO. 39 (PLOTTED. INDICATED AS DESCRIBED): *Subject to the following matters disclosed on that certain survey prepared by Great Basin Engineering, having been certified under the date of 18 April 2018, 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. 40 (NOTHING TO PLOT): *Rights of tenants, as tenants only, under unrecorded residential leases.*

EXCEPTION NO. 41 (NOTHING TO PLOT): *Not a Survey related matter.*

FLOOD ZONE CERTIFICATE

This property lies within Zone X (not shaded) according to Flood Insurance Rate Map of Weber County 49057C0427E dated December 16, 2005 and City of Ogden - Community Panel Number 49018904 27E dated December 16, 2005. Zone X (not shaded) is defined as Areas determined to be outside the 0.2% annual chance floodplain.

NOTES

1. *There is no evidence of any party walls on the property.*
2. *There is no observed evidence of current earth moving work, building construction, or building additions.*
3. *There is no evidence of changes on right of way lines, street or sidewalk construction, or repairs.*
4. *There is no evidence of any wetland areas as delineated by appropriate authorities.*
5. *Double dashed lines indicate concrete or asphalt curb.*
6. *The intersecting 23rd Street and Madison Avenue are 181.75 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-3EC. Property was developed as a permitted group dwelling, but is now a conditional use, Multi family Residential is a permitted use within this Zone.

NARRATIVE

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

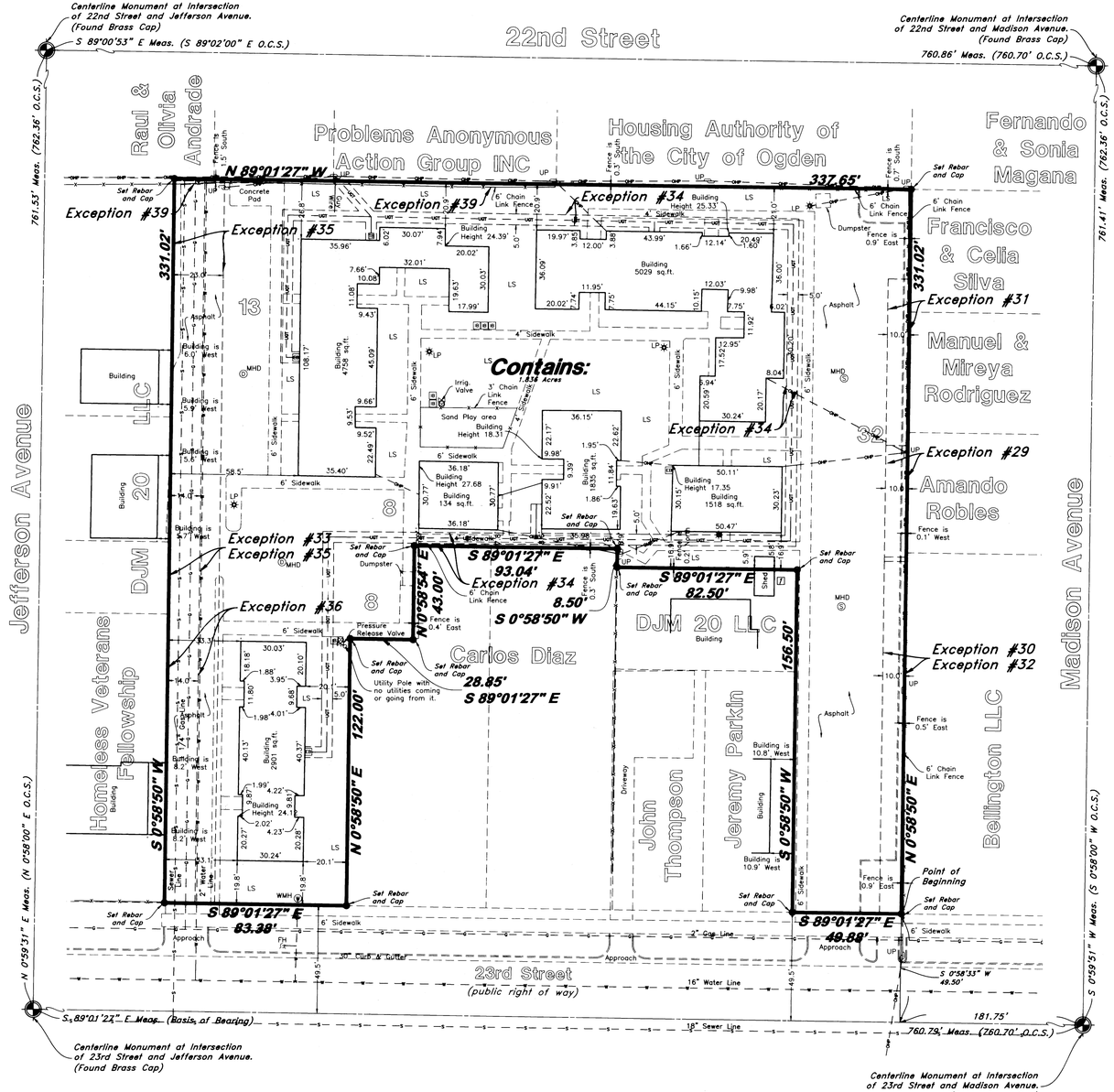
Brass Cap Monuments were found at the intersections of 23rd Street and Jefferson Avenue, 23rd Street and Madison Avenue, 22nd Street and Jefferson Avenue, and 22nd Street and Madison Avenue, in Ogden City, Weber County Utah.

A line bearing South 89°01'27" East between said monuments at 23rd Street and Jefferson Avenue, and 23rd Street and Madison Avenue were used as the Basis of Bearings for this survey.

An ALTA/ACSM Land Title Survey for Osmond Dated August 23, 2012, prepared by Pinnacle Engineering, and filed December 20, 2012; and Ogden City Atlas Plats were used as reference for this survey.

Boundary lines for the property were established by first determining the extents of the lots within Block 42, Plat 'A', and following deed lines as they relate to these lot lines and corners as called out in the deed. Some variation from the deed in bearings and distances were applied due to some differences in measurements on the ground vs. calls of record.

Property Corners are set as indicated.



PARKING STALLS

Standard Stalls - 61
ADA Parking - 0
Total - 61
(Much of the Striping has Faded Throughout the Site)

LIST OF ENCROACHMENTS

7. *Shed Crosses property Mid-Eastern section of property adjacent to DLM 20 LLC property.*

YARD SETBACKS

1. *Front: Front, minimum setback: Twenty feet (20') except average where fifty percent (50%) frontage is developed, but not less than fifteen feet (15'). Maximum setback: Thirty-five feet (35').*
2. *Side:*
   a. Main Building:
   (1) One building dwelling and group dwelling: Minimum five feet (5') with total width of two (2) required side yards of not less than fifteen feet (15') plus one foot (1') each side for each two feet (2') main building is over thirty-five feet (35') high.
   (2) Other main building: Minimum twenty feet (20') each side plus one foot (1') each side for each two feet (2') main building is over thirty-five feet (35') high.
   (3) Maximum setback for single-family dwelling or two-family dwelling: Ten feet (10') on one side and twenty-four feet (24') on the other side.
   b. Accessory Building: Five feet (5'), 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, fifteen feet (15'), except average where fifty percent (50%) frontage is developed, but not less than ten feet (10').*
4. *Rear:*
   a. Main building: Thirty feet (30').
   b. Accessory building: One foot (1'), except six feet (6') where accessory building rears on side yard of adjacent corner Lot.

Scale: 1" = 30'

Graphic Scale

LEGEND

℄	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	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—	Culinary Water line	UP	Utility Pole	IMH	Irrigation Manhole
—G—	Gas line	TP	Telephone Pole	CB	Catch Basin
—SD—	Storm Drain line	FH	Fire Hydrant	DV	Diversion Box
—SW—	Secondary Waterline	DIT	Flowline of Ditch	TC	Top of Curb
—LD—	Land Drain line	TOE	Toe of Slope	SW	Sidewalk
—IW—	Irrigation Waterline	TOP	Top of Slope	GAS	Gas line Marker
X X X	Fence	CO	Cleanout	GUY	Guy Wire
	Power Pole	FC	Fence	BLDG	Building Corner
	Post	DMH	Drain Manhole	LS	Landscape
	Water Meter		Flowline	NG	Natural Ground
	Gas Meter	x99.00	Spot Elevation	O.C.S.	Ogden County Survey
	Telephone Box		Contour		Fire Hydrant
	Sewer Manhole				Water Valve
	Drain Manhole		Asphalt		Light Pole
	Water Manhole		Concrete		
	Cleanout Box		Building		Power Pole w/guy
			Catch Basin		Deciduous Tree
					Coniferous Tree

DESCRIPTION FROM TITLE REPORT

(01-360-0068)

Part of Lots 2 through 4, Block 42, Plat A, Ogden City Survey, Weber County, Utah:

Beginning at the Southeast corner of said Lot 2 and running thence North 00°58'50" East 331.02 feet to the North line of said lot; thence North 89°01'27" West along the North line of said Lot 2 and Lot 3 and part of Lot 4 337.65 feet to a point which is South 89°01'27" East 59.50 feet from the Northwest corner of Lot 4; thence South 00°58'50" West 331.02 feet to the North line of 23rd Street; thence South 89°01'27" East along said North line 83.38 feet; thence North 00°58'50" East 122.00 feet; thence South 89°01'27" East 28.85 feet; thence North 00°58'54" East 43.00 feet; thence South 89°01'27" East 93.04 feet to the West line of said Lot 2; thence South 00°58'50" West along said West line 8.50 feet; thence South 89°01'27" East 82.50 feet; thence South 00°58'50" West 156.50 feet to said North line of said street; thence South 89°01'27" East along said North line 49.88 feet to the point of beginning.

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; ZB, N.A. dba California Bank & Trust, its successors and/or assigns, DJM 18, LLC, a Utah 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, 6(b), 7(a), 7(b1), 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: 02 November, 2017.

RECEIVED
JUN 05 2018
BY: 6016

4-26-18
No. 6242920
ANDREW HUBBARD
STATE OF UTAH

REV.	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey

Osmond Heights

630 East 23rd Street
Ogden City, Weber County, Utah
A part of Section 28, T6N, R1W, SLB&M, U.S. Survey

25 Apr, 2018

SHEET NO. 1

17N830