

ALTA/ACSM LAND TITLE SURVEY

NOTES

- The purpose of this survey is to provide an ALTA/ACSM Land Title Survey of the parcels shown hereon for the clients own intents and purposes, and to provide a new overall surveyed description.
- The Basis of Bearing for this survey is $S89^{\circ}57'49''W$ along the Section Line from the Northeast Corner to the Northwest Corner of Section 21, Township 14 South, Range 10 East, Salt Lake Base and Meridian.
- The following title report prepared by National Title Agency, LLC. File No. 246117 Dated: 04/01/2008, was used in the preparation of this survey. LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of that title report, and is not liable for errors and emissions based on the reliance of that title report.
- Existing lines of occupation, deed lines, fence lines, buildings, utilities, etc. are shown hereon as they relate to the surveyed boundary.
- This property falls within the limits of Price Townsite Survey and as a result it was necessary to identify and use the best available evidence to establish the original location of this block. Care was taken to protect the combined interests of all property owners including Price City in the re-survey of this block. Once the block corners were established the record distances of the property owners were held to protect their deeds. The excess and deficiencies were put into corner lots of the block. The existing fence lines were also looked at in this process and were found to best fit using this layout.
- It is the opinion of this surveyor that a title company be contacted to help resolve any title issues that are identified by this survey.
- This property is within Flood Zone "X" according to the Flood Insurance Rate Map Panel No. 490036 0001 D, Map Revision Date: December 3, 1993. See said Map for definitions of zones.
- This property is in Seismic Zone D according to the 2006 IBC standards.
- No wetlands were observed on this property.
- #5 rebar and cap (PLS 6310734) to be set at all survey angle points unless noted otherwise.
- This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client dated 07 April 2008.
- This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
 - Original and any copies not individually signed and sealed by Surveyor.
 - Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
 - Improvements shown have been altered, changed, or added to, subsequent to the Survey.
- Except as specifically stated or shown on this plan, no attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agencies.
- Except as specifically stated or shown on this plan, including the Table "A" items, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey or Table "A", client is advised to seek the services of a competent title company.
- This property falls within MR-7 Multiple Residential District and is subject to the following setback and height restrictions:
 - Front: Twenty Five (25) feet minimum.
 - Side: Six (6) feet minimum.
 - Rear: Twenty (20) feet minimum.
 - Heights: Primary building not to exceed thirty five (35) feet or 2 stories.
- Off-street Parking per Price City Code
 - Existing: Regular parking stalls = 70
Handicap parking stalls = 3
 - Required: Regular parking stalls = 48
Handicap parking stalls = 3

Price City Community Director: Nick Tatton 435-636-3184
- Title Report Exceptions (reference Title Report from Note #3)
 - Exception 1-10 (Not Plottable)
 - Exception 11 (Not Shown)
 - Exception 12 - 8' Right-of-Way Easement for The Mountain States Telephone and Telegraph Company
Entry No. 132943;1975 (As Shown Hereon)
 - Exception 13-15 (Not Shown)
 - Exception 16 - 5' Right-of-Way Easement for The Mountain States Telephone and Telegraph Company
Entry No. 166757;1983 (As Shown Hereon)
 - Exception 17-18 (Not Shown)
- The Location of the existing gas lines and their sizes as shown hereon were scaled from drawings provided by Questar Gas Company. For additional information contact mapping department 801-324-3970.
- The location of the existing telephone lines as shown hereon were scaled from drawings provided by Emery Telecom. For additional information contact Scott Williams 435-637-2263.
- The size of the existing sewer and water lines as shown hereon were taken from drawings provided by Price City Public Works. For additional information contact the Engineering Department 435-637-5010.

SURVEYOR'S CERTIFICATE

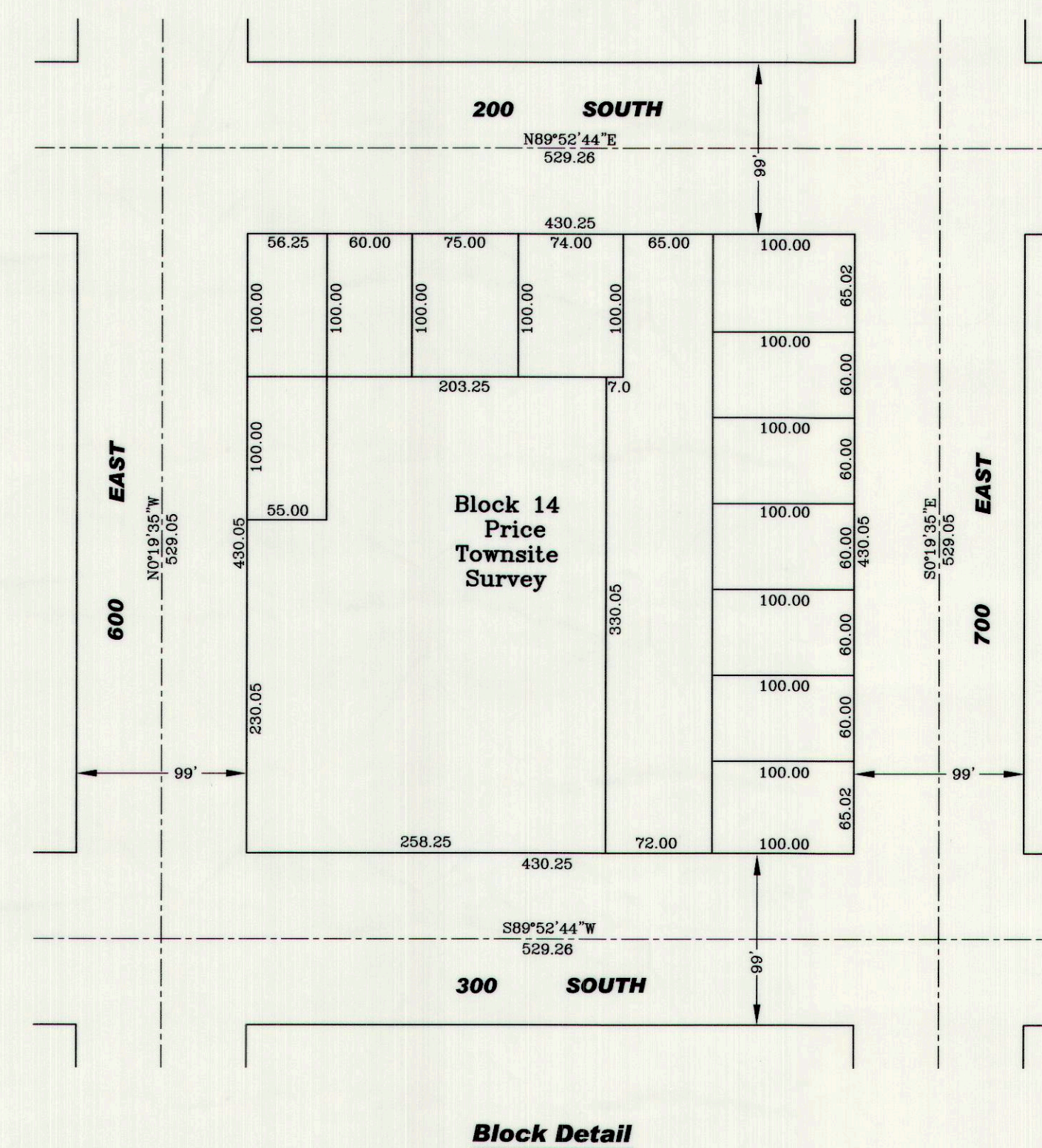
TO: National Title Agency LLC, First American Title Insurance Company Inc., Western Region Nonprofit Housing Corporation, Woodside Price Associates LLC, Woodside Price LLC, United States Department of Agriculture Rural Development, Olene Walker Housing Loan Fund, TRGHT INC, U.S.A. Institutional Tax Credit Fund LXVII L.P., its successors and/or assigns:

- This is to certify that this map or plat and the survey in which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1.2,3,4,6,7(a),7(b)(1),7(c),8,9,10,11, and 13 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 in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the Property.
- Except as shown, all utilities serving the Property enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements or rights of way across said Property; that the Property is the same as the Property described in National Title Agency, LLC Commitment No. 246117 with an effective date of April 1, 2008 and that all easements, covenants and restrictions referenced in said title commitment, or easements of which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the Property.
- Except as shown, there are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Property by buildings, structures or other improvements situated on adjoining premises.
- The Property is located within an area having a zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 490036 0001 D, with a date of identification of December 3, 1993, for Community Number 490036, in Carbon County, Utah which is the current Flood Insurance Rate Map for the community in which the Property is situated.
- The Property has direct physical access to 600 East & 300 South, a publicly dedicated street or highway.
- The Property comprises two (2), separate tax lots.
- The number of striped parking spaces located on the Property is 73 (including 3 handicapped spaces), and to the extent possible, are graphically shown hereon.
- Except as shown, no existing improvements violate applicable set back lines and front, side and rear yard requirements.
- The Property contains 85,235 square feet.

Ryan W. Hall
Ryan W. Hall

Reg. Land Surveyor No. 6310734

State of Utah



DESCRIPTION FROM TITLE REPORT

Parcel 1:
Beginning at a point 172.35 feet West and 100 feet South of the Northeast corner of Block 14, Price Townsite Survey, to Price City; thence South 330.72 feet; thence West 256.65 feet; thence North 231.10 feet; thence East 55 feet; thence North 100 feet; thence East 201.65 feet, more or less to the point of beginning.

Parcel 2:
Beginning 100 feet South of the Northwest corner of Block 14, Price Townsite Survey; and running thence East 55 feet; thence South 100 feet; thence West 55 feet; thence North 100 feet to the point of beginning.

OVERALL SURVEYED DESCRIPTION

Beginning at a point West 171.43 feet and South 100.36 feet from the Northeast Corner of Lot 4, Block 14, Price Townsite Survey, said point of beginning also located $S89^{\circ}57'49''W$ along the Section Line 437.87 feet and South 1,694.88 feet from the Northeast Corner of Section 21, Township 14 South, Range 10 East, Salt Lake Base and Meridian; thence $S0^{\circ}19'35''E$ 330.05 feet (deed: 330.72 feet) to the south line of said block 14; thence $S89^{\circ}52'44''W$ along said south line 258.25 feet (deed: 256.65 feet) to the southwest corner of block 14; thence $N0^{\circ}19'35''W$ along the west line of said block 330.05 feet (deed: 331.10 feet); thence $N89^{\circ}52'44''E$ 258.25 feet (deed: 256.65 feet) to the point of beginning.

Contains: ± 1.96 Acres

DESIGNER:	RWH	PROJECT:	08-0236
DATE:	04/22/2008	SCALE:	1" = 20'
DRAWN BY:	RWH	CHECKED BY:	CALP
SHEET			
2/2			
3302 No. Main St. Spanish Fork, UT 84660 801-798-0555 Fax 801-798-9393		REVISION DATE BY	
Consulting Engineers and Surveyors, Inc.		ALTA/ACSM LAND TITLE SURVEY BLOCK 14, PRICE TOWNSITE SURVEY IN THE NE 1/4 SECTION 21, T14S, R10E, SLB&M, IN PRICE, UTAH PROPERTY OF: CARBON COUNTY WOODSIDE APTS. PREPARED FOR: WESTERN REGION NONPROFIT HOUSING CORP.	