

SURVEYOR'S CERTIFICATE

TO I) DJM1911LC, A UTAH LIMITED LIABILITY COMPANY, II) ARBOR COMMERCIAL FUNDING, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, III) FANNIE MAE, ITS SUCCESSORS AND OR ASSIGNS, IV) FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND V) METRO NATIONAL TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 2, 3, 4, 6(a) AND (b), 7(a) AND (c), 8, 9, 10, 11(a) AND (b), 13, 16, 18, 19 AND 20 OF TALBE A THEREOF.

DATE: 11-17-2011
 PRINTED NAME OF SURVEYOR: Stephen S. Fencov
 REGISTRATION NO. 191517
 STATE OF: UTAH

LEGAL DESCRIPTIONS FROM TITLE REPORT

PARCEL 1:
 PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:
 BEGINNING AT A POINT 849.55 FEET EAST AND 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 13, RUNNING THENCE SOUTH 169 FEET; THENCE SOUTH 159.46 FEET; THENCE SOUTH 359 FEET; THENCE EAST 219.46 FEET; THENCE NORTH 528 FEET TO THE SOUTH LINE OF 4800 SOUTH STREET; THENCE WEST 60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
 PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:
 BEGINNING AT A POINT 909.55 FEET EAST AND 220.2 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 13; RUNNING THENCE EAST 112 FEET; THENCE SOUTH 7.8 FEET, MORE OR LESS, TO AN EXISTING CHAIN LINK FENCE; THENCE EAST 107.46 FEET ALONG SAID FENCE; THENCE SOUTH 333 FEET; THENCE WEST 219.46 FEET; THENCE NORTH 340.8 FEET TO THE POINT OF BEGINNING.

NARRATIVE

1. TITLE DOCUMENTS FOR THIS PROPERTY WERE PROVIDED BY METRO NATIONAL TITLE COMPANY, ORDER NO.: 24208A, AT EFFECTIVE DATE: JULY 14, 2011 AT 7:45 A.M.

2. SCHEDULE B - PART I SPECIAL EXCEPTIONS

#11 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
 PURPOSE: THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING UNDERGROUND CONDUIT, POLES, ANCHORS, CABLES, WIRES AND FIXTURES UPON, UNDER, OVER AND ACROSS THE PROPERTY.
 RECORDED: NOVEMBER 1, 1973
 ENTRY NO.: 603992
 BOOK/PAGE: 1038 / 769 (AS SHOWN HERON)

#12 AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
 BETWEEN: LADAWN APARTMENTS, A LIMITED PARTNERSHIP
 AND: LA DAWN APARTMENTS, II A LIMITED PARTNERSHIP
 DATED: NOVEMBER 30, 1973
 RECORDED: NOVEMBER 30, 1973
 ENTRY NO.: 605559
 BOOK/PAGE: 1040 / 773
 PROVIDING: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES. (AS SHOWN HEREON)

3. CORNERS FOR THIS PROPERTY HAVE BEEN OR WILL BE MARKED WITH A 5/8" REBAR, 1.5 FEET IN LENGTH, WITH A PLASTIC CAP STAMPED "PINNACLE" AND/OR A BRASS SLUG OR NAIL AND BRASS WASHER STAMPED "PINNACLE".

4. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°52'11" EAST 2664.24' BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

5. THE UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAN. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATING, OR CONSTRUCTION IS INTENDED.

6. THE BOUNDARY SHOWN WAS RETRACED CLOCKWISE IN THE FOLLOWING MANNER: THE NORTH LINE ALONG 4800 WAS RE-ESTABLISHED BASED ON A 33.00 FOOT HALF WITH RIGHT OF WAY FOR SAID STREET; EAST LINE BASED ON THE DEED; NORTH LINE BASED ON THE CALL IN THE DEED RUNNING ALONG THE FENCE, PLEASE NOTE THAT THERE IS A TWO FOOT OVERLAP WITH THE ADJOINING OWNERS DEED TO THE NORTH; EAST LINE BASED ON THE DEED; SOUTH LINE BASED ON THE DEED; WEST LINE BASED ON THE DEED; WEST LINE BASED ON THE DEED; NORTH LINE BASED ON THE DEED; WEST LINE BASED ON THE DEED.

7. INFORMATION USED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF THE TITLE REPORT NOTED ABOVE, LEGAL DESCRIPTIONS, TIE SHEETS, AND THE OWNERSHIP PLAT.

8. THE PROPERTY IS ZONED R-4 MULTI-FAMILY RESIDENTIAL WITH A 20' REAR SETBACK.

9. THE ENTIRE SITE FALLS IN ZONE X, OUTSIDE THE ANNUAL FLOOD PLAIN PER MAP NUMBER 490570D417E WITH AN EFFECTIVE DATE OF DECEMBER 16TH 2005.

10. THE RECORD DESCRIPTION(S) FORM A MATHEMATICALLY CLOSED FIGURE, HOWEVER AN OVER COMBINED AS-SURVEYED DESCRIPTION HAS BEEN GENERATED IN ORDER TO CONFORM TO A CALL TO A FENCE SAID DESCRIPTION ALSO CLOSES.

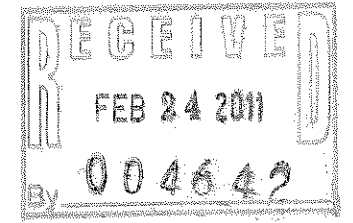
11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION ON THE SITE NOR OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

12. THERE ARE 113 TOTAL STRIPED PARKING STALLS.

13. ENCROACHMENTS: 7.8' DEED LINE ENCROACHMENT ON NORTHEASTERLY LINE OF PROPERTY, 0.5'-0.6' FENCELINE ENCROACHMENT ON WEST EDGE OF PROPERTY 29.95' NORTH FROM THE SOUTHWEST CORNER OF PROPERTY.

AS-SURVEYED DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:
 BEGINNING AT A POINT 849.55 FEET NORTH 89°52'11" EAST ALONG THE SECTION LINE AND 33.00 FEET SOUTH 00°07'49" EAST OF THE NORTHWEST CORNER OF SAID SECTION 13, RUNNING THENCE NORTH 89°52'11" EAST 60.00 FEET; THENCE SOUTH 00°07'49" EAST 187.20 FEET; THENCE NORTH 89°52'11" EAST 112.00 FEET; THENCE SOUTH 00°07'49" EAST TO AN EXISTING CHAIN LINK FENCE 8.58 FEET; THENCE SOUTH 89°42'37" EAST ALONG SAID FENCE LINE 107.46 FEET; THENCE SOUTH 00°07'49" EAST 331.43 FEET; THENCE SOUTH 89°52'11" WEST 438.92 FEET; THENCE NORTH 00°07'49" WEST 359.00 FEET; THENCE NORTH 89°52'11" EAST 159.46 FEET; THENCE NORTH 00°07'49" WEST 169.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 162,754 SQ. FT. / 3.74 ACRES



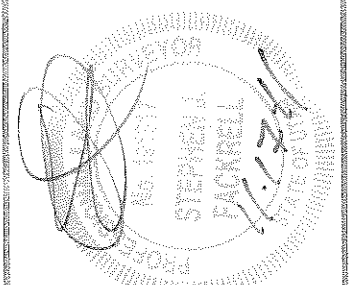
LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

TB	TELEPHONE BOX
BB	BASKETBALL STANDARD
SW/R	STARWELL W/RAILING
FW/R	PLATFORM W/RAILING
GM	GAS METER
EC	ELECTRICAL CONDUIT
EM	ELECTRICAL METER
EB	ELECTRICAL BOX
CW	CONCRETE WALL
DP	DUMPSTER PAD
SB	SPEED BUMP
CATV	CABLE TV BOX
BLDG	BUILDING
WV	WATER VALVE
IE	INVERT ELEVATION
CONC.	CONCRETE
CLF	CHAIN LINK FENCE
TRNS	TRANSFORMER
IRBX	IRRIGATION BOX
PHB	PHONE BOX
BM	BENCHMARK
C&G	C&G OR GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
TRX	TRAP
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
PH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
LP	UTILITY LIGHT POLE
W/O	WITHOUT
E	ENTRY # - OFFICIAL RECORDS
PH	PHONE
---	BOUNDARY LINE
---	STREET RIGHT-OF-WAY LINE
---	CENTERLINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. TELEPHONE LINE
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
---	EX. SECONDARY WATERLINE
---	EX. CATV
---	EX. POWER
---	EX. OVERHEAD POWER
(4250)	EG CONTOUR MAJOR
(4250)	EG CONTOUR MINOR
+	SECTION CORNER
+	MONUMENT
+	CONTROL POINT
+	EXISTING TREE
+	EXISTING PINE TREE
+	SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
+	EXISTING CONCRETE
+	EXISTING GRASS/LANDSCAPING
+	EXISTING ASPHALT
---	ASPHALT SAWCUT
---	EXIST. CONC. C&G OR SIDEWALK

PINNACLE
 Engineering & Land Surveying, Inc.
 Layton • West Bountiful • Mount Pleasant
 Phone: (801) 773-1910
 2720 North 350 West, Suite #108
 Layton, UT 84041
 Fax: (801) 773-1925

LADAWN APARTMENTS
 ALTA/ACSM LAND TITLE SURVEY
 FOR: METRO COMMERCIAL FINANCE
 1775 WEST 4800 SOUTH
 ROY, UT
 11-057C



DATE	REVISION
09/2011	
09/2011	
09/2011	
09/2011	

DATE	BY
09/2011	SPB
09/2011	SD
09/2011	SJF