

BOUNDARY DESCRIPTION

ROYAL GARDEN APARTMENTS

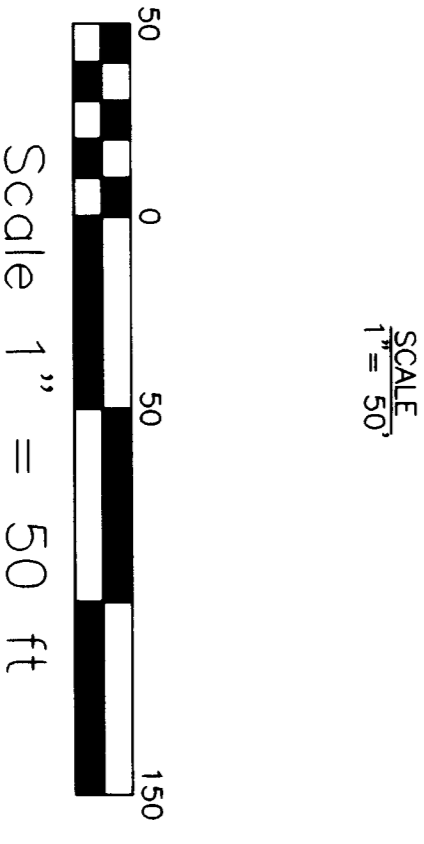
THAT LAND IN THE CITY OF RAY, WEBER COUNTY, UTAH, WHICH IS SHOWN DESCRIBED AS FOLLOWS...

NARRATIVE

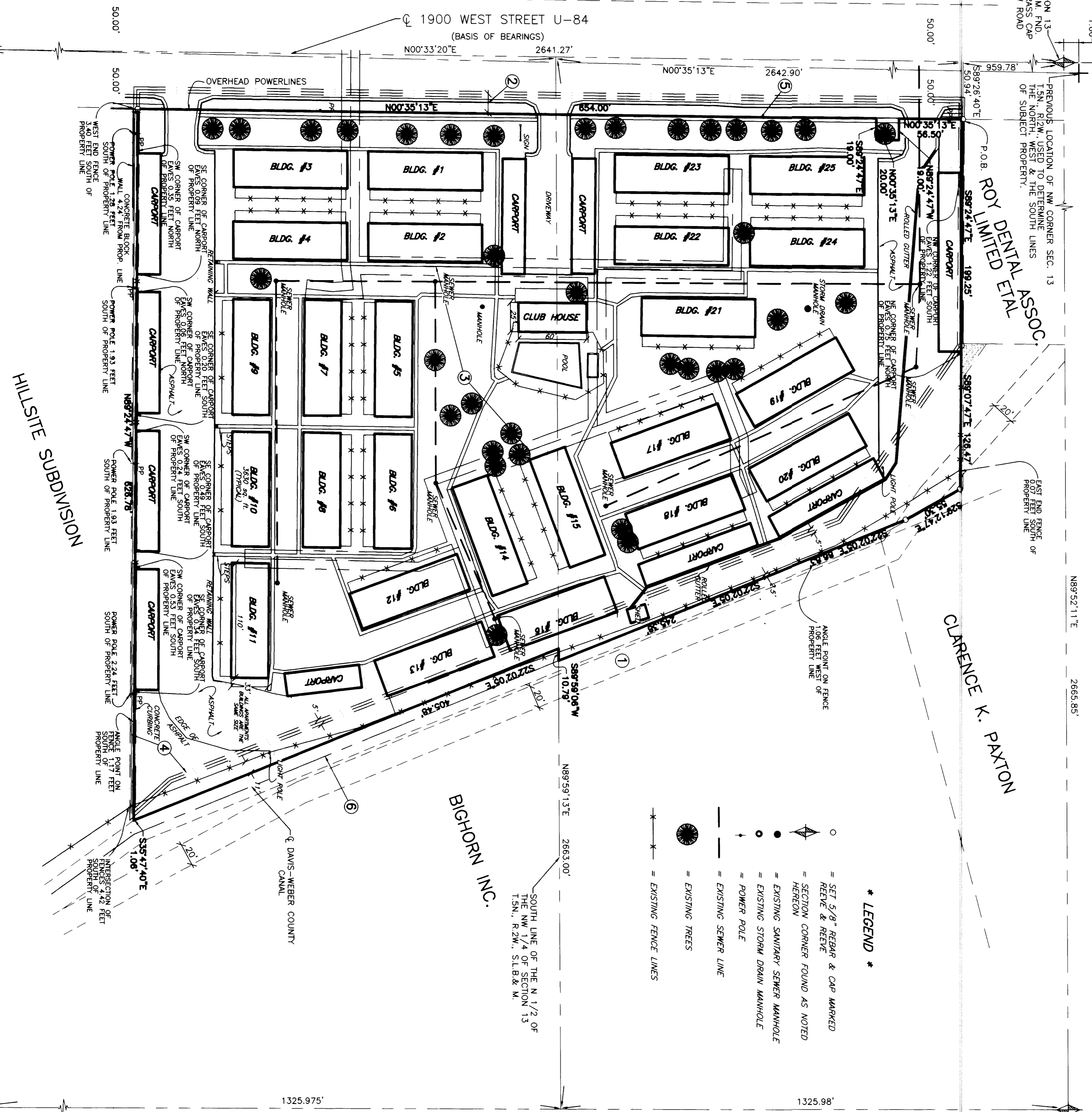
THE PURPOSE OF THIS SURVEY IS TO UPDATE AND EXPAND A PREVIOUS ALTA SURVEY FOR LOAN PURPOSES...

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM 1927 NORTH ZONE...



W 1/4 CORNER OF SECTION 13, T.5N., R.2W., S.1&2 & M. FINDS... WEBER COUNTY BRASS CAP (1981)



CLARENCE K. PAXTON

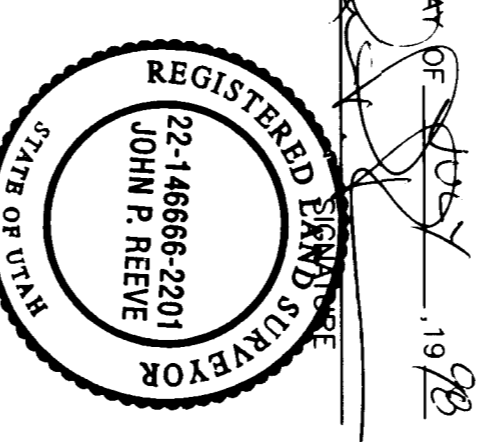
BICHORN INC.

LEGEND

- SET 2 1/2" REBAR & CAP MARKED
SECTION CORNER FOUND AS NOTED
HEAVEN
EXISTING SANITARY SEWER MAIN/PILE
EXISTING STORM DRAIN MAIN/PILE
POWER POLE
EXISTING SEWER LINE
EXISTING TREES
EXISTING FENCE LINES

SURVEYS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES, AS OF DECEMBER 27, 1998, TO G.M.C. COMMERCIAL MORTGAGE CORPORATION AND ITS SUCCESSORS...



GENERAL NOTES

- 1. RIGHT OF WAY GRANTED TO WASATCH GAS COMPANY RECORDED MARCH 9, 1929 IN BOOK 55 OF UTAH RECORDS...
2. RIGHT OF WAY GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED SEPTEMBER 2, 1937...
3. WIDE RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN STATE TELEPHONE COMPANY...
4. RIGHT OF WAY GRANTED TO THE MOUNTAIN STATES TELEPHONE COMPANY...
5. POSSIBLE IRRIGATION DITCHES ALONG THE STATE HIGHWAY AS GRANTED IN 1941...
6. THE EASTERY BOUNDARY IS FORMED BY THE CENTER LINE OF A CANAL...
7. THERE ARE 100 COVERED AND 150 UNCOVERED PARKING STALLS TOTAL IN THE COMPLEX.
8. THE PARCEL DESCRIBED HEREIN DOES NOT LIE WITHIN FLOOD HAZARD AREAS...

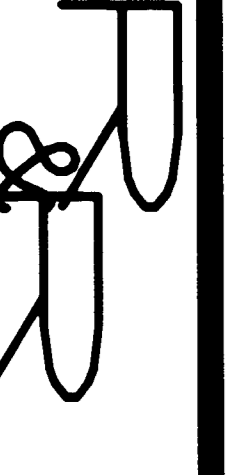


Table with columns for revision number, description, and date. Includes revisions for plan, site design, and title survey.

PROJECT NO. 220202
DATE 12-22-98
SCALE 1" = 50'

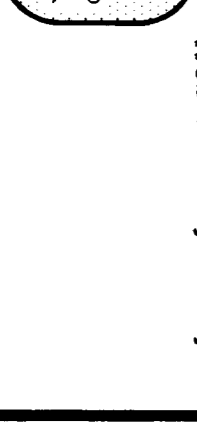
DESIGNED BY: TLM
CHECKED BY: TLM
DATE 1-14-99

REEVE & REEVE, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
3670 QUINCY AVE SUITE #1
OGDEN, UTAH 84403

ALTA/ACSM
LAND TITLE SURVEY

ROYAL GARDEN APARTMENTS

Table with columns for sheet number and total sheets. Shows sheet 1 of 1.



REEVE & REEVE, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
OGDEN, UTAH

RECEIVED JUL 2 2 1998

Weber County Surveyor