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SURVEYOR'S NARRATIVE

I, Donald D. Moore, Jr. do hereby state that I am a Registered Land Surveyor and that I hold certificate no. 149039 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property.

PROPERTY DESCRIPTIONS
Deed Description

Parcel 1: #08-006-0003

Part of the North half of the Northeast Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning on the South line of Midland Drive 660 feet West and 70 feet South of the Northeast corner of said Quarter Section; thence Southwesterly along Hooper Road to South line of North half of said Quarter; thence East to the Westerly right-of-way line of D&RGW Railroad; thence Northeasterly along said Westerly right-of-way line to a point 660 feet West of the East line of said Quarter Section; thence North 785 feet to the point of beginning.

Parcel 2: #08-006-0012

Part of the Northeast Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point that is North 89° 07'24" West 83.34 feet and South 33°58' West 25.01 feet from the Northeast corner of Section 2, said point is on the Westerly right-of-way line of the Denver & Rio Grande Western Railroad, and running thence Southwesterly along said Westerly right-of-way line of D&RGW Railroad to a point 660 feet West from the East line of said Northeast Quarter; thence North parallel to and 660 feet West from the East line of said Northeast Quarter to the South line of Midland Drive; thence Northeasterly along said South line to a point Southwest from the point of beginning; thence North 85°37'53" East 401.79 feet; thence North 80°20'48" East 113.22 feet to the point of beginning.

SURVETED DESCRIPTION

Beginning at the intersection of the South line of Midland Drive and the Westerly line of the Denver and Rio Grand Western Railroad, said point being North 89° 07'24" West 113.34 feet along the section line and North 34°19'57" East 48.27 feet from the Northeast corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian;
thence South 19°56'21" West 113.22 feet along the South line of Midland Drive;
thence South 85°13'26" West 401.79 feet along the said South line of Midland Drive;
thence South 19°56'21" West 220.82 feet along the said South line of Midland Drive;
thence Southwesterly 548.09 feet along the arc of a 1112.92 foot radius curve to the left (center bears South 10°03'45" East and long chord bears South 65° 44'50" East 542.51 feet)along the Southerly line of said Midland Drive;
thence South 51°43'20" West 939.51 feet along the Southwesterly line of Midland Drive;
thence Southwesterly 296.24 feet along the arc of a 2832 foot radius curve to the left (center bears South 38°16'40" East and long chord bears South 48° 43'31" West 296.11 feet) along the said Southwesterly line of Midland Drive;
thence South 45°43'43" West 270.15 feet along the said Southwesterly line of Midland Drive to a fence and fence line extended;
thence South 88°21'50" East 375.39 feet along a fence and fence line extended;
thence South 88°44'15" East 1104.78 feet along a fence line to the Westerly line of the said Denver and Rio Grand Western Railroad;
thence North 34°19'57" East 1592.41 feet along the said Westerly line of the Denver and Rio Grande Western Railroad to the point of beginning.

Contains 34.35 acres.

Note: For conditions of record not shown hereon as well as specific references to items in the title report please refer to a title report supplied by Meridian Title Company of Salt Lake City, Utah under Commitment No. 61564 dated effective 07/01/99 @ 8:00 AM.

Flood Plain Information
Zone C , as shown in Community Parcel 490187042SB

Surveyor's Certificate

The undersigned, being a registered surveyor of the State of Utah certifies to GMAC Commercial Mortgage Corporation, its successors and assigns, Fannie Mae, its successors and assigns, Saxton Incorporated, a Nevada Corporation and Commonwealth Land Title Insurance Company as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for the ALTA/ACSM LAND Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992 and this survey meets the requirements for an Urban Survey as defined therein.
2. The survey was made on the ground on July 15, 1999, and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
3. There are no visible easements or rights of way of which the undersigned has been advised.
4. There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
5. The location of each easement, right of way, servitude, and other matter affecting subject property and listed in the title insurance commitment dated July 1, 1999, issued by Meridian Title Compnay with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record references in such title commitment.
6. The subject property has access to and from a duly dedicated and accepted public street or highway.
7. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
8. The record description of the subject property forms a mathematically closed figure.
9. No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. (The survey correctly indicated the zone designated of any area shown as being within a Special Hazard Area)
10. The certificated related to that certain survey numbered L98034 and dated July 15, 1999, made by Ensign Engineering and Surveying, covering the West Haven Apartment project.

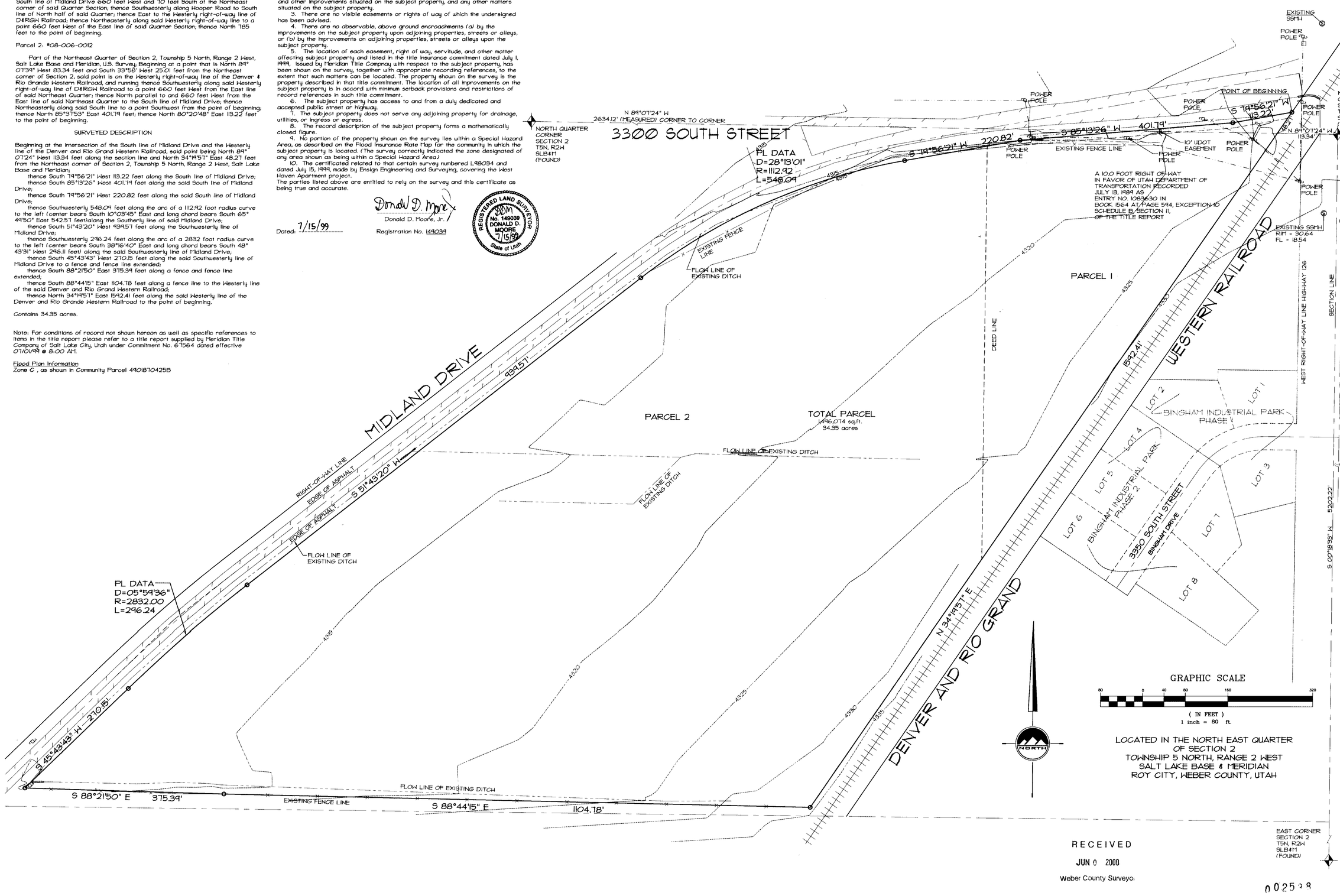
The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Donald D. Moore
Donald D. Moore, Jr.

Dated: 7/15/99

Registration No. 149039

REGISTERED LAND SURVEYOR
No. 149039
DONALD D. MOORE
7/15/99
State of Utah



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Weber County Surveyo.

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ENSIGN
engineering • planning • surveying
1558 West 700 North, Suite 5
Layton, Utah 84041
(801) 547-1100
fax (801) 593-6315
project manager: DON MOORE drawn by: T. WHITE date: 7-16-99

No.	revision	date	by
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project name:
WEST HAVEN
MIDLAND AVE. AND 3300 SOUTH STREET
WEST HAVEN CITY, UTAH
MAXIM HOMES

sheet title:
ALTA / ACSM SURVEY

file:
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project no.:
L-98-034
sheet:
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