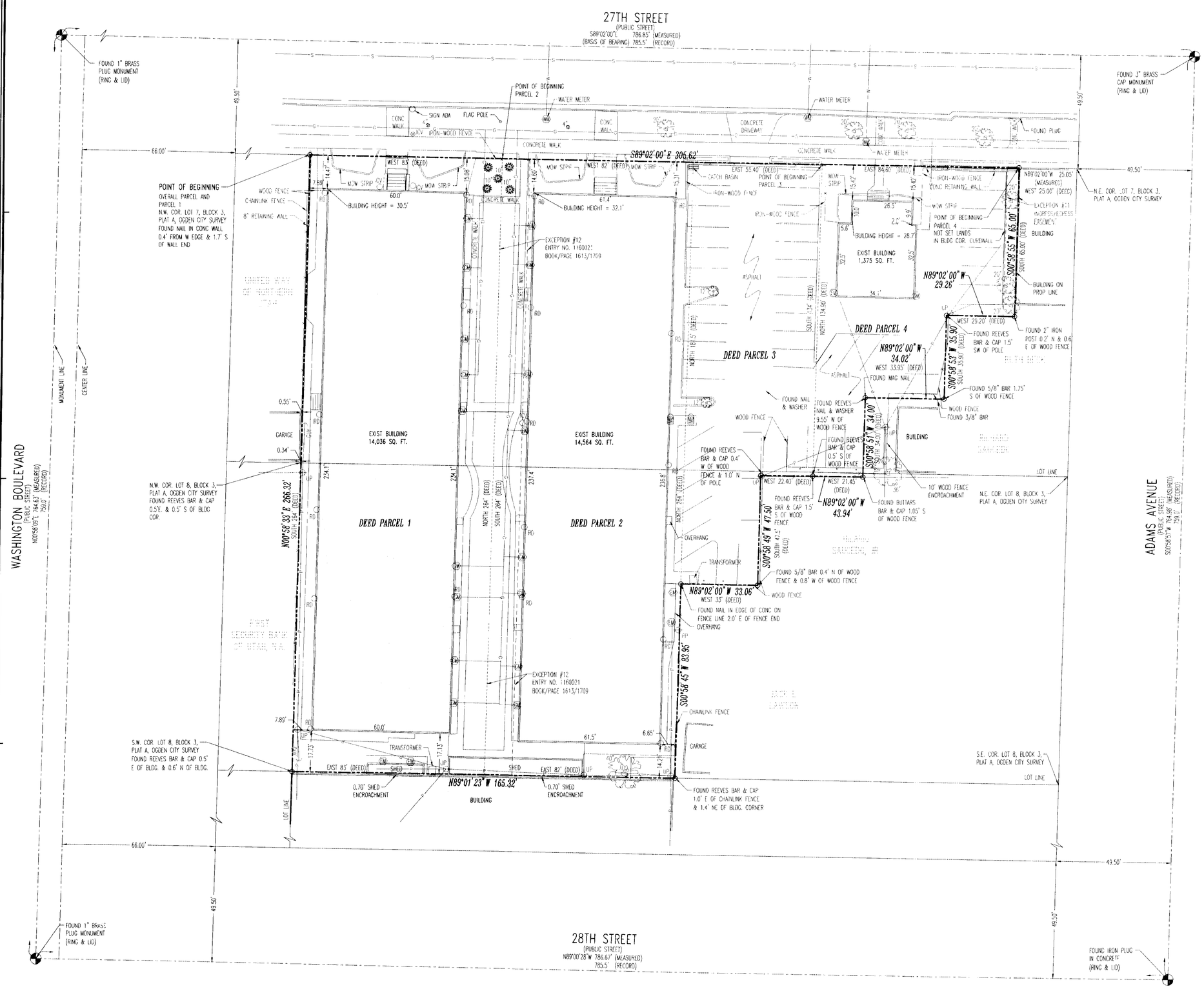

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OCT 14 03
Weber County Surveyor

03130

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneileng.com

MILESTONE APARTMENTS
CARDIFF PROPERTIES
448-476 EAST 27TH STREET
OGDEN, UT 84401
LOCATED IN THE NW 1/4 SEC. 33, T6N, R1W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
1	8/25/03	PER NEW TITLE REPORT
2		
3		
4		

PROJECT NO:	230366
CAD DWG. FILE:	230366alt.dwg
DRAWN BY:	FBA/BJ
CALC BY:	DBP
FIELD CREW:	DD/MW
CHECKED BY:	DBP
DATE:	7/30/03

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY

1 OF 2

003130

AS SURVEYED BOUNDARY DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 3, PLAT A, OGDEN CITY SURVEY AND RUNNING THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 27TH STREET, 305 FEET (MEASURED = SOUTH 89°02'00" EAST 305.62 FEET) TO A POINT WEST 25.00 FEET (MEASURED = NORTH 89°02'00" WEST 25.05 FEET) FROM THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 65.00 FEET (MEASURED = SOUTH 00°58'55" WEST 65.00 FEET); THENCE WEST 29.20 FEET (MEASURED = NORTH 89°02'00" WEST 29.26 FEET), THENCE SOUTH 35.90 FEET (MEASURED = SOUTH 00°58'53" WEST 35.90 FEET); THENCE WEST 33.95 FEET (MEASURED = NORTH 89°02'00" WEST 34.02 FEET); THENCE SOUTH 34.00 FEET (MEASURED = SOUTH 00°58'51" WEST 34.00 FEET); THENCE WEST 43.85 FEET (MEASURED = NORTH 89°02'00" WEST 43.94 FEET); THENCE SOUTH 47.50 FEET (MEASURED = SOUTH 00°58'49" WEST 47.50 FEET); THENCE WEST 33.00 FEET (MEASURED = NORTH 89°02'00" WEST 33.06 FEET; THENCE SOUTH 82.50 FEET (MEASURED = SOUTH 00°58'45" WEST 83.95 FEET), TO THE SOUTH LINE OF LOT 8, BLOCK 3, PLAT A, OGDEN CITY SURVEY; THENCE WEST ALONG SAID SOUTH LINE OF LOT 8, 165.00 FEET (MEASURED = SOUTH 89°01'23" WEST 165.32 FEET), TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG SAID WEST LINE OF LOT 8, 264.00 FEET (MEASURED = NORTH 00°58'33" EAST 266.32 FEET), TO THE POINT OF BEGINNING.

CONTAINS: 61,325 SQ. FT.
1.408 ACRES

PROPERTY ADDRESS: 461 EAST 27TH STREET
OGDEN, UT 84401

DESCRIPTION FROM TITLE REPORT:

PARCEL 1:

THE WEST 83 FEET OF LOTS 7 AND 8, BLOCK 3, PLAT A, OGDEN CITY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7, SAID BLOCK 3, AND RUNNING THENCE 264 FEET; THENCE EAST 83 FEET; THENCE NORTH 264 FEET; THENCE WEST 83 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

PART OF LOTS 7 AND 8, BLOCK 3, PLAT A, OGDEN CITY SURVEY:

BEGINNING AT A POINT 83 FEET EAST OF THE NORTHWEST CORNER OF LOT 7, AND RUNNING THENCE SOUTH 264 FEET; THENCE EAST 82 FEET; THENCE NORTH 264 FEET; THENCE WEST 82 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:

PART OF LOTS 7 AND 8, BLOCK 3, PLAT A, OGDEN CITY SURVEY:

BEGINNING AT A POINT 109.60 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 7; AND RUNNING THENCE SOUTH 134 FEET; THENCE WEST 22.40 FEET; THENCE SOUTH 47.5 FEET; THENCE WEST 33 FEET; THENCE NORTH 181.5 FEET; THENCE EAST 55.40 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:

PART OF LOTS 7 AND 8, BLOCK 3, PLAT A, OGDEN CITY SURVEY:

BEGINNING AT A POINT 25.00 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 7; AND RUNNING THENCE SOUTH 65.00 FEET; THENCE WEST 29.20 FEET; THENCE SOUTH 35.90 FEET; THENCE WEST 33.95 FEET; THENCE SOUTH 34.00 FEET; THENCE WEST 21.45 FEET; THENCE NORTH 134.90 FEET; THENCE EAST 84.60 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 461 EAST 27TH STREET
OGDEN, UT 84401

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PRIOR TO THE SALE OF THE LAND.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 03034572C PREPARED BY METRO NATIONAL TITLE COMPANY. EFFECTIVE DATE: AUGUST 01, 2003, AT 7:45 A.M. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

SCHEDULE B-2; EXCEPTION NO.:

11. AGREEMENT AND EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
IN FAVOR OF : MARY B. GRIFFIN AND MILDRED B. ANDERSON
BOOK/PAGE : 167 OF LEASES/515
PURPOSE : FOR INGRESS AND EGRESS TO THE PROPERTY ABUTTING ON THE EAST
AREA AFFECTED : BEGINNING AT A POINT 25 FEET WEST OF THE NORTHEAST CORNER OF LOT 7; AND RUNNING THENCE WEST 5 FEET; THENCE SOUTH 65 FEET; THENCE EAST 5 FEET; THENCE NORTH 65 FEET TO THE PLACE OF BEGINNING.

12. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR : HAL D. RENFRO
GRANTEE : MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION
PURPOSE : A RIGHT OF WAY AND EASEMENT 12.0 FEET IN WIDTH TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPELINES, VALVES, VALVE BOXES, AND REMOVE AND REPLACE GAS TRANSMISSION AND DISTRIBUTION FACILITIES.
RECORDED : DECEMBER 9, 1991
ENTRY NO. : 1160021
BOOK/PAGE : 1613/1709
AREA AFFECTED : BEGINNING AT A POINT LOCATED 89.0 FEET EAST OF THE NORTHWEST CORNER OF LOT 7; AND RUNNING THENCE SOUTH 264.0 FEET.

16. SUBJECT TO THE FOLLOWING ITEMS, AS DISCLOSED BY A SURVEY PREPARED BY MCNEIL ENGINEERING AND LAND SURVEYING, HAVING BEEN CERTIFIED UNDER THE DATE OF JULY 30, 2003, BY D. BRADFORD PETERSEN, A REGISTERED LAND SURVEYOR HOLDING LICENSE NO. 362255, AS JOB NO. 230366, WHICH RECITES AS FOLLOWS:

A. FENCE LINES DO NOT MATCH DEED LINES ALONG THE SOUTHEAST PROPERTY LINES.

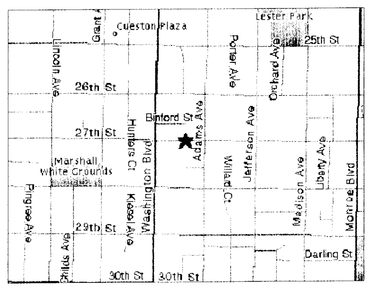
3. McNEIL ENGINEERING, INC., MAKES NO REPRESENTATIONS AS TO THE EXISTANCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.

4. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°02'00" EAST ALONG THE MONUMENT LINE OF 27TH STREET AT THE INTERSECTIONS OF WASHINGTON BOULEVARD AND ADAMS AVENUE, BEING PART OF THE NORTHWEST QUARTER OF SECTION 33, T.6N., R.1W., SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.

5. CORNERS MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "McNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAT.

6. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

7. THE PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONING DISTRICTS:
DEED PARCEL 1 & 2 ARE LOCATED IN ZONE CP-3, SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT YARD: NONE FOR BUILDING, 15 FEET FOR PARKING LOT OR DISPLAY AREA
SIDE YARD FACING STREET: NONE FOR BUILDING, 15 FEET FOR PARKING LOT OR DISPLAY AREA
SIDE YARD: NONE, EXCEPT 10 FEET ADJACENT TO A RESIDENTIAL OR O-1 ZONE. FOR BUILDING OVER 35 FEET IN HEIGHT NEXT TO A RESIDENTIAL OR O-1 ZONE AN ADDITIONAL 1 FOOT SETBACK IS REQUIRED FOR EVERY FOOT THE BUILDING IS OVER 35 FEET IN HEIGHT.
REAR YARD: NONE, EXPECT 10 FEET ADJACENT TO A RESIDENTIAL OR O-1 ZONE. FOR BUILDINGS OVER 35 FEET IN HEIGHT NEXT TO A RESIDENTIAL OR O-1 ZONE AN ADDITIONAL 1 FOOT SETBACK IS REQUIRED
BUILDING HEIGHT: NONE
DEED PARCEL 3 & 4 ARE LOCATED IN ZONE R-3EC, SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT YARD: TWENTY FEET (20') EXCEPT AVERAGE WHERE FIFTY PERCENT (50%) FRONTAGE IS DEVELOPED, BUT NOT LESS THAN FIFTEEN FEET (15').
SIDE:
A. MAIN BUILDING:
(1) ONE BUILDING DWELLING AND GROUP DWELLING, SIX FEET (6') WITH TOTAL WIDTH OF TWO (2) REQUIRED SIDE YARDS OF NOT LESS THAN SIXTEEN FEET (16') PLUS ONE FOOT (1') EACH SIDE FOR EACH TWO FEET (2') MAIN BUILDING IS OVER THIRTY FIVE FEET (35') HIGH.
(2) OTHER MAIN BUILDING, 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.
B. ACCESSORY BUILDING: ACCESSORY BUILDING, SIX FEET (6'), 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.
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').
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.
BUILDING HEIGHT:
1. MINIMUM, ONE STORY.
2. MAXIMUM, NURSING HOME, TWO AND ONE-HALF (2 1/2) STORIES OR THIRTY FIVE FEET (35'), NONE FOR OTHER BUILDINGS.



VICINITY MAP

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A PROFESSIONAL SURVEYOR, DULY LICENSED IN UTAH HEREBY CERTIFIES TO CARDIFF PROPERTIES L.P., A UTAH LIMITED PARTNERSHIP, UTAH COMMUNITY REINVESTMENT CORPORATION, AMERICAN EXPRESS UTAH TOUTH FUND LIMITED PARTNERSHIP, METRO NATIONAL TITLE, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT (i) THE SURVEY ("SURVEY"), DATED JULY 30, 2003 IDENTIFIED AS SURVEY OF PROPERTY FOR MILESTONE APARTMENTS, AND PREPARED BY THE UNDERSIGNED, IS AN ACCURATE SURVEY OF THE PREMISES (THE "PREMISES") SHOWN THEREON, (ii) THE PROPERTY LINES SHOWN THEREON ARE CONSISTENT WITH THE PROPERTY LINES SHOWN ON THE RECORDED PLAN OF WHICH THE PREMISES ARE A PART, (iii) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, STRUCTURES AND OTHER PHYSICAL CONDITIONS PRESENTLY EXISTING, (iv) THE SURVEY SHOWS THE EXACT LOCATION OF ALL RIGHTS OF WAY, EASEMENTS BUILDING LINES AND OTHER CONDITIONS APPEARING OF RECORD OR APPARENT FROM AN INSPECTION OF THE PREMISES, INCLUDING THE MEAN HIGH WATER LINE OF ANY BODIES OF WATER LOCATED ON THE PREMISES, (v) EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS OR ANY BUILDING, STRUCTURES OR IMPROVEMENTS OF ANY KIND UPON ANY RIGHTS OF WAY, EASEMENTS, BUILDING LINES OR ADJOINING PROPERTY LINES OF THE PREMISES UPON ANY ADJOINING PROPERTY LINES, (vi) NO PART OF THE PREMISES IS LOCATED IN ANY AREA DESIGNATED AS IN A FLOOD-PRONE AREA UNDER THE NATIONAL FLOOD INSURANCE PROGRAM, AND (vii) ALL ROADS AND RIGHTS OF WAY IDENTIFIED ON THE SURVEY ARE PUBLICLY ACCEPTED AND OPEN.

THE UNDERSIGNED UNDERSTANDS THAT THE PARTIES TO WHOM THIS IS CERTIFIED ARE RELYING UPON THE CONTENTS OF THIS LETTER, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, MAY RELY UPON THE CERTIFICATES CONTAINED HEREIN FOR ALL PURPOSES.

McNEIL ENGINEERING & LAND SURVEYING

D. BRADFORD PETERSEN, L.S.
LICENSE NO. 362255

8-25-03

DATE: JULY 30, 2003

RECEIVED
OCT 14 03
Weber County Surveyor

003130

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6965 SOUTH 900 EAST MIDVALE, UTAH 84047
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CARDIFF PROPERTIES

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LOCATED IN THE NW 1/4 SEC. 33, T6N, R1W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
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2		
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5		

PROJECT NO:	230366
CAD DWG. FILE:	230366alt.dwg
DRAWN BY:	FBA/BJ
CALC BY:	DBP
FIELD CREW:	DD/MW
CHECKED BY:	DBP
DATE:	7/30/03

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY

2 OF 2