

LEGAL DESCRIPTION PER TITLE REPORT

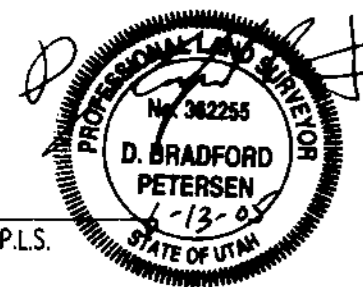
ALL OF LOT 2, PLEASANT VALLEY BUSINESS PARK LOT 2, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY TO PLEASANT VALLEY PROFESSIONAL CENTER, L.L.C., COLUMBIAN LIFE INSURANCE COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS, COMMONWEALTH LAND TITLE INSURANCE COMPANY AND TO FOUNDERS TITLE COMPANY, ITS SUCCESSORS, NOMINEES AND ASSIGNS: (A) THAT THE SURVEY REPRESENTED HEREIN IS AN ACCURATE SURVEY OF ALL THE REAL PROPERTY LEGALLY DESCRIBED HEREIN; (B) THAT THE WITHIN SURVEY PROPERLY AND ACCURATELY INDICATES AND LOCATES ALL IMPROVEMENTS ON THE REAL PROPERTY AS OF THE DATE OF THE SURVEY; (C) THAT THE WITHIN SURVEY WAS PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED FROM AN ACTUAL SURVEY MADE OF THE REAL PROPERTY LEGALLY DESCRIBED HEREIN; (D) THAT THERE ARE NO ENCROACHMENTS EITHER ACROSS PROPERTY LINES OR ZONING RESTRICTION LINES IN EFFECT AS OF THE DATE OF THE SURVEY; (E) THAT THE WITHIN SURVEY PROPERLY DESIGNATES AND LOCATES ALL VISIBLE OR RECORDED EASEMENTS AS OF THE DATE OF THE SURVEY; (F) INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROMOTED BY ADAMS AVENUE PARKWAY UPON WHICH THE PROPERTY ADJUTS, THE SAME BEING A PAVED AND DEDICATED RIGHT-OF-WAY MAINTAINED BY THE CITY OF WASHINGTON TERRACE; (G) THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE CITY OF WASHINGTON TERRACE WHICH IS NOT INCLUDED IN THE FLOOD INSURANCE RATE MAP PROGRAM AS INDICATED ON THE FEMA FIRM COMMUNITY-PANEL NUMBER 480187-0437 B, EFFECTIVE JULY 19, 1982, BUT ACCORDING TO THE CITY OF WASHINGTON TERRACE IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARDOUS AREA; (H) THE SUBJECT PROPERTY DOES NOT SERVICE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE; (I) THAT THE LAND, AS DESCRIBED ON THE SURVEY, DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER LOCAL, COUNTY OR CITY ORDINANCES; (J) THAT THE LOCATION OF THE IMPROVEMENTS ON THE SUBJECT PROPERTY DOES NOT CONSTITUTE A VIOLATION OF ANY ZONING OR SET-BACK REQUIREMENTS; AND (K) THAT THE WITHIN SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING, AND ANY APPLICABLE UTAH PROFESSIONAL SURVEYOR'S ASSOCIATIONS AND LAND TITLE ASSOCIATIONS, AND COMPLES WITH ALL APPLICABLE UTAH STATE LAWS.

WE ALSO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON 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, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1,2,7,6,8,9,10,11,6, AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT:

PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."



JUNE 13, 2005 DATE

D. BRADFORD PETERSEN, P.L.S. LICENSE NO.: 362255  
ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 6, 1999  
ADOPTED BY THE BOARD OF DIRECTORS, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON OCTOBER 20, 1999  
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 19, 1999  
AMERICAN LAND TITLE ASSOCIATION, 1828 L ST., N.W., SUITE 705, WASHINGTON, D.C. 20036  
AMERICAN CONGRESS ON SURVEYING AND MAPPING, 5410 GROSVENOR LANE, BETHESDA, MD 20814  
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, 5410 GROSVENOR LANE, BETHESDA, MD 20814

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. S14010707, REFERENCE NO. F034471, PREPARED BY FOUNDERS TITLE COMPANY, EFFECTIVE DATE: MAY 12, 2005, AT 8:00 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

SCHEDULE B-2, EXCEPTION NO.:

11 EASEMENTS, NOTES AND/OR SETBACK LINES AS DELINEATED AND/OR DEDICATED ON THE OFFICIAL RECORDED PLAT  
12 A POLE LINE EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE CIRCUITS, WITH THE NECESSARY GUYS, STUBS, CROSSARMS AND OTHER ATTACHMENTS THEREON, OR AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS TO BE ERECTED AND MAINTAINED ON SAID PROPERTY, TOGETHER WITH ALL RIGHTS OF INGRESS AND EGRESS NECESSARY OR CONVENIENT FOR THE FULL AND COMPLETE USE, OCCUPATION AND ENJOYMENT OF THE EASEMENT HEREBY GRANTED, AND ALL RIGHTS AND PRIVILEGES INCIDENT THERETO, INCLUDING THE RIGHT TO CUT AND REMOVE TIMBER, TREES, BRUSH, OVERHANGING BRANCHES AND OTHER OBSTRUCTIONS WHICH MAY INJURE OR INTERFERE WITH THE GRANTEE'S USE, OCCUPATION OR ENJOYMENT OF THIS EASEMENT, RECORDED MAY 24, 1913 ON BOOK H, PAGE 406, OF OFFICIAL RECORDS OF WEBER COUNTY, UTAH. (INSUFFICIENT INFORMATION AVAILABLE TO PLOT ON SURVEY)

13 EASEMENT AND CONDITIONS THEREIN:  
GRANTOR: DOUGLAS B. STEPHENS AND ELAINE R. STEPHENS  
GRANTEE: UTAH POWER AND LIGHT COMPANY  
DATED: FEBRUARY 23, 1987  
RECORDED: APRIL 30, 1987  
ENTRY NO.: 1009021  
BK./PG.: 1515/2144

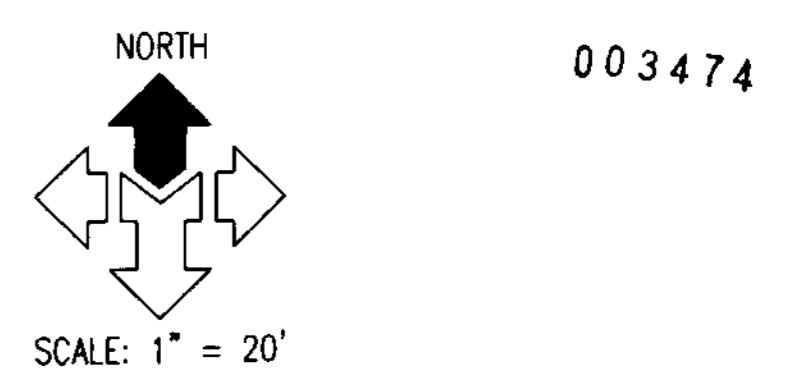
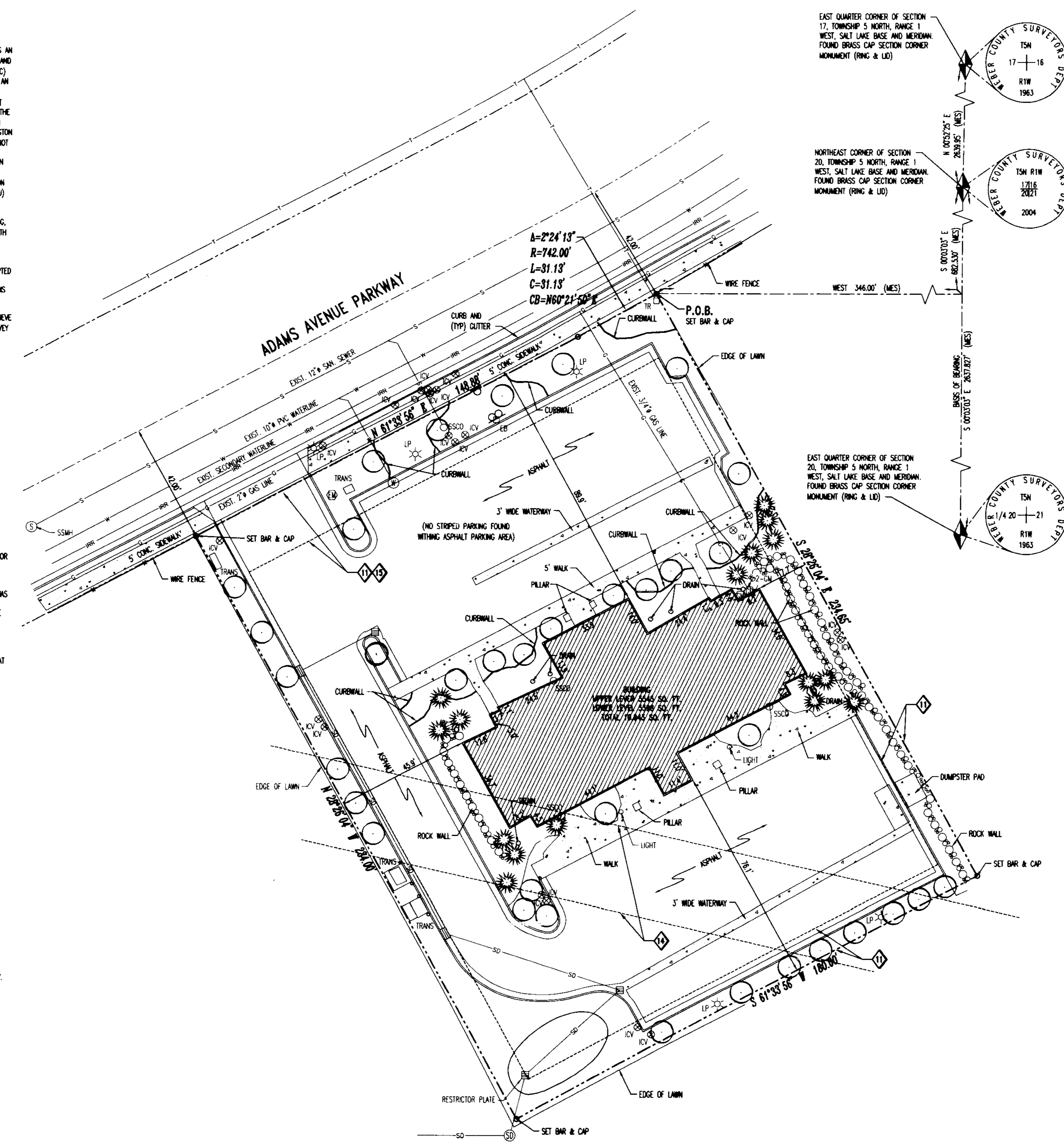
14 EASEMENT AND CONDITIONS THEREIN:  
GRANTOR: PLEASANT VALLEY RANCH LLC, DOUGLAS B. STEPHENS, TRUSTEE  
GRANTEE: PACIFICORP  
DATED: JUNE 11, 2003  
RECORDED: JULY 30, 2003  
ENTRY NO.: 1961245  
BK./PG.: 2414/634

3. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 07°03'11" EAST ALONG THE MONUMENT LINE BETWEEN SECTION CORNER MONUMENT THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 20 T.5N, R.1W, BEING PART OF THE NORTHEAST QUARTER OF SECTION 20, T.5N, R.1W, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.

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

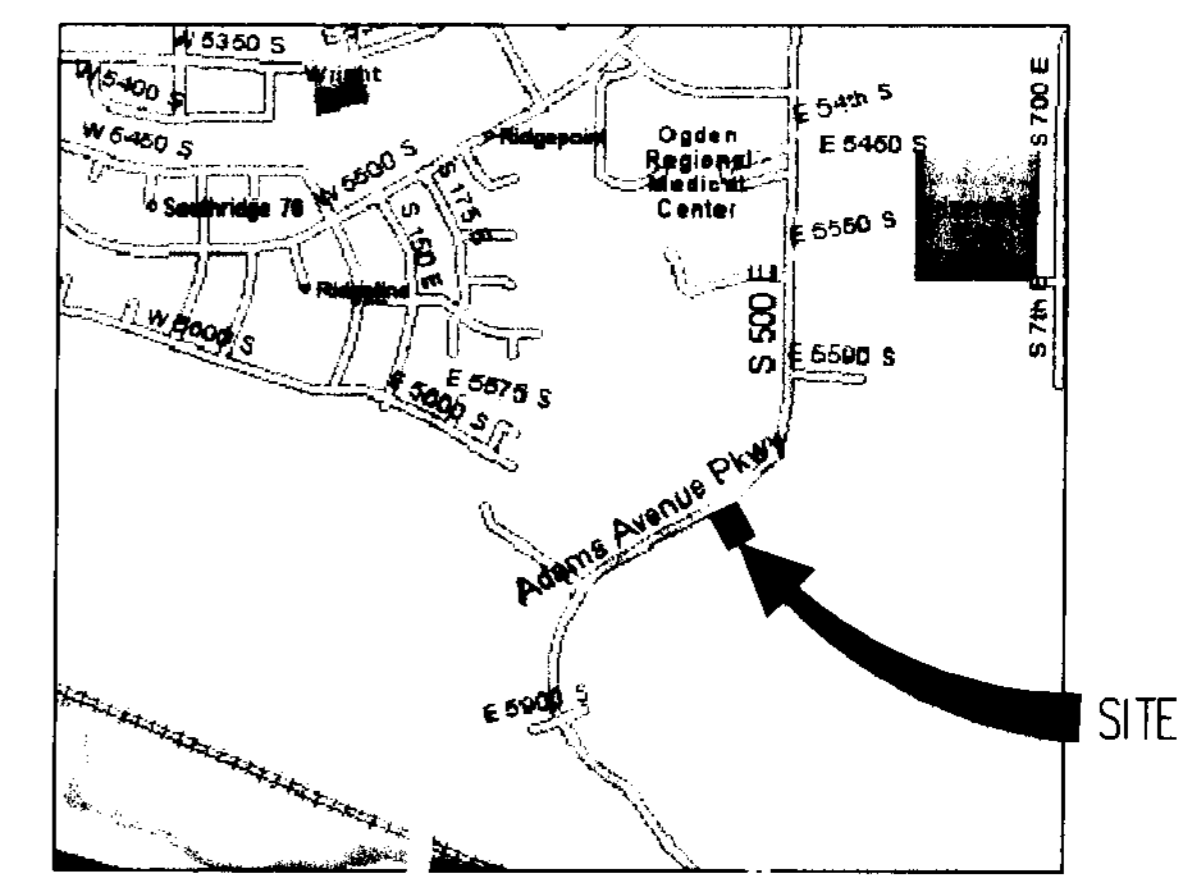
5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST 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.

6. BUILDING SQUARE FOOTAGE SHOWN WAS PROVIDED BY DESIGN SOURCE ARCHITECTS. ACTUAL SQUARE FOOTAGE NOT VERIFIED BY SURVEYOR.



SURVEY STANDARD LEGEND table with symbols for monument lines, property lines, easements, center lines, fences, power lines, water lines, sanitary sewer lines, storm drain lines, natural gas lines, telephone lines, irrigation lines, trees, bollards, signs, section corners, street monuments, power poles, utility poles, guy anchors, power transformers, electric meters, light poles, electrical boxes, telephone risers, irrigation control valves, water valves, water manholes, water meters, fire hydrants, sanitary sewer manholes, storm drain manholes, storm drain curb inlets, storm drain catch basins, and gas meters.

STANDARD ABBREVIATIONS table with columns for REC, FND, CONC, B&C, H&T, N&M, SLDBM, SLOC, FFE, TOG, HWM, AC, RD, POB, MEA, T, R, B, P, EDA, C&G, ARP, E, SSMH, SSCO, SDMH, CB, SF, and their corresponding descriptions.



JUL 05 2005

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McNEIL ENGINEERING AND LAND SURVEYING logo and contact information. Includes address: 5742 SOUTH ADAMS AVENUE PARKWAY, SOUTH OGDEN, UTAH. Also includes project details: PROJECT NO: 250290, CAD DWG FILE: 250290ALT, DRAWN BY: FBA, CALC BY: DBP, FIELD CREW: KW MP, CHECKED BY: DBP, DATE: 05/23/05, and sheet title: ALTA/ACSM LAND TITLE SURVEY. Page number: 1 OF 1.