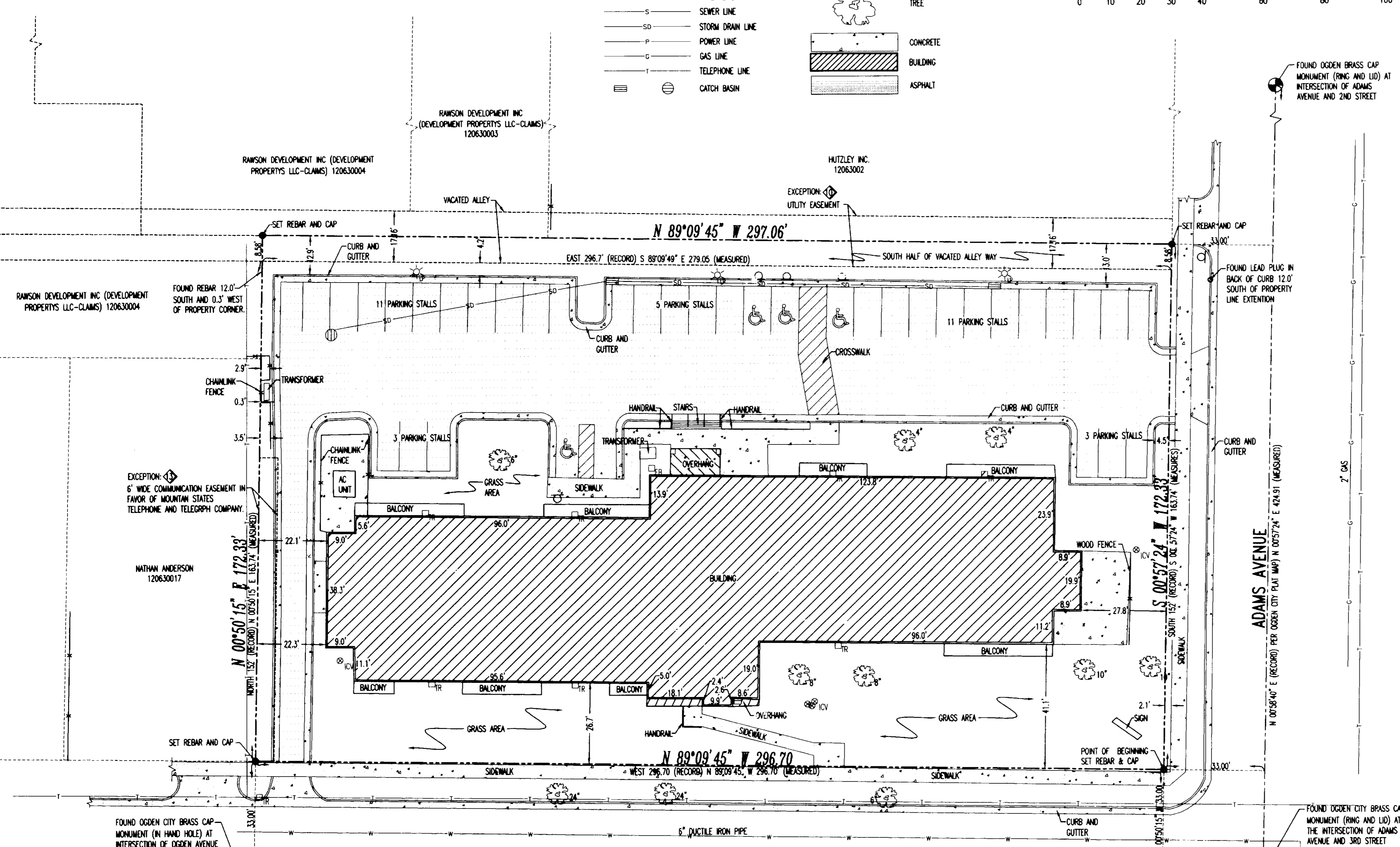
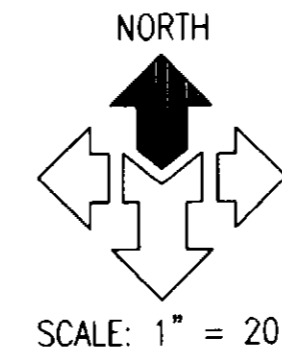
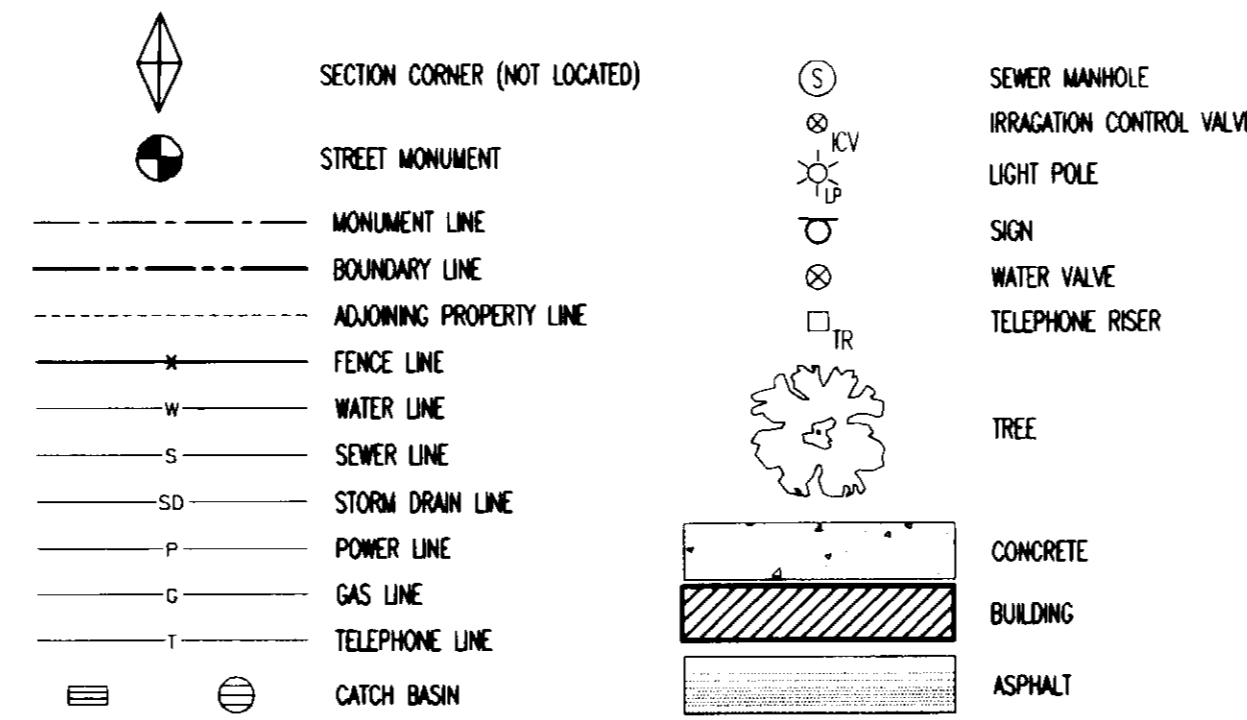


UTILITY COMPANY	CONTACT	CONTACT NUMBER	STATUS
AT&T	ROB WILLIAMSON	208-850-7448	N/A
QWEST	ARLENE COMSTOCK	Arlene.Comstock@Qwest.com	SHOWN
MCI	MCI	972-729-6016	WAITING
UTAH POWER & LIGHT	KEVIN BURGHARDT	Kevin.Burghardt@PacifiCorp.com	SHOWN
QUESTAR GAS	RON EAVENSON	801-324-3970	SHOWN
ODGEN CITY	LOREN GARDNER	801-629-8991	SHOWN
UDOT	DALE LAKE	801-620-1806	N/A

LEGEND



LEGAL DESCRIPTION PER TITLE REPORT

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST SALT LAKE MERIDIAN, U.S. SURVEY.

BEGINNING AT A POINT 12.55 CHAINS NORTH AND 33 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION AT THE NORTHWEST CORNER OF GREEN OR 3RD STREET AND ADAMS AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID GREEN STREET NOW CALLED 3RD STREET 296.7 FEET; THENCE NORTH AT A RIGHT ANGLE TO SAID STREET 152 FEET TO THE SOUTH LINE OF A 17 FOOT ALLEY; THENCE WEST ALONG THE SOUTH SIDE OF SAID ALLEY 296.7 FEET TO THE WEST LINE OF ADAMS AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID ADAMS AVENUE; 152 FEET TO THE POINT OF BEGINNING.

ALSO THE SOUTH 1/2 OF VACATED ALLEY ABUTTING ON THE NORTH SIDE THEREOF.

SURVEYOR'S CERTIFICATE

TO:
DANVILLE DEVELOPMENT,
CW CAPITAL, LLC,
FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO 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 1,2,3,4,7,8,9,10,11,12,2&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."



MICHAEL D. HOFFMAN
LICENSE NO. 316831

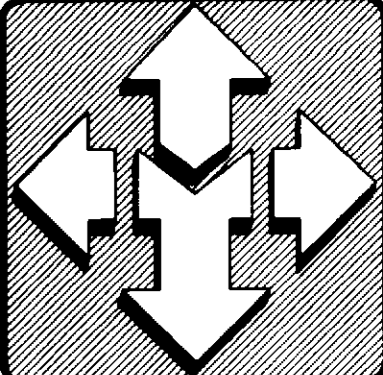
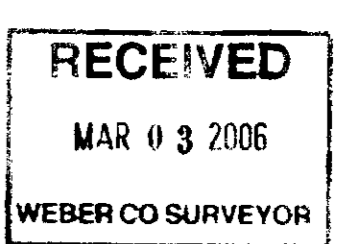
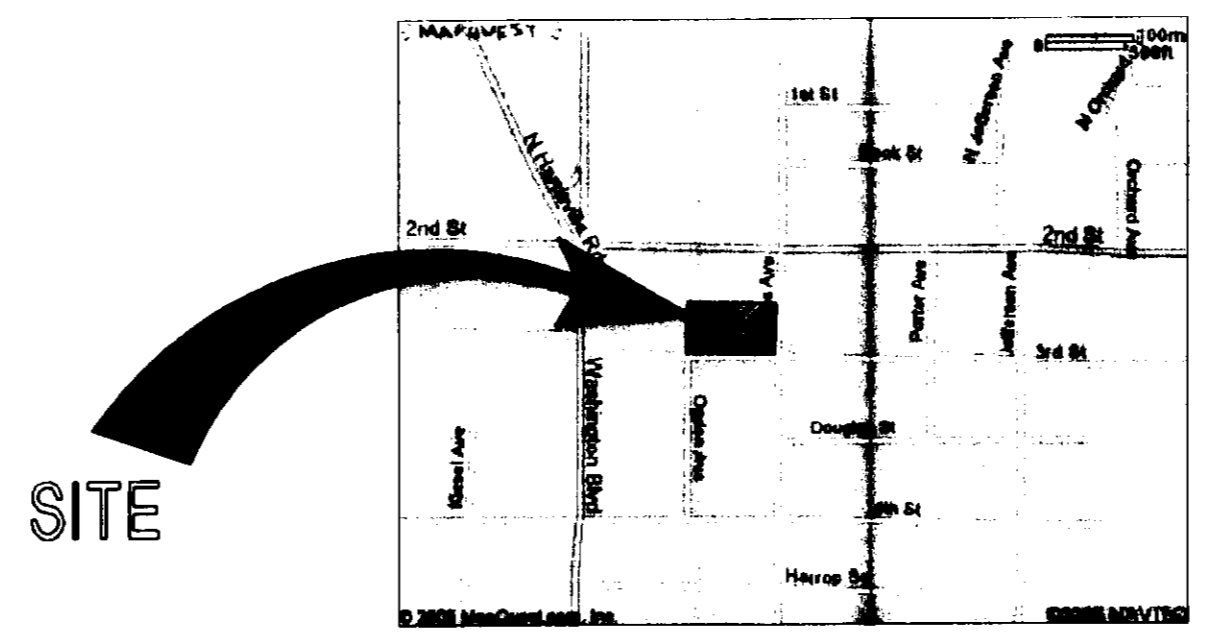
ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 6, 1999
ADOPTED BY THE BOARD OF DIRECTORS, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON OCTOBER 20, 1999.
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 19, 1999.
AMERICAN LAND TITLE ASSOCIATION, 1828 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

- THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER THE CLIENTS REQUEST.
- 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 OBTAINED FROM TITLE COMMITMENT NO. MCS-180063-001 PREPARED BY FIRST AMERICAN TITLE COMPANY, EFFECTIVE DATE: AUGUST 01, 2005. AT 8:00 AM THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.
 - SCHEDULE B-2: EXCEPTION NO.
 - AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES OVER, ACROSS OR THROUGH THAT PORTION OF THE VACATED ALLEY, AS SET FORTH IN THAT CERTAIN ORDINANCE VACATING SAID ALLEY RECORDED JULY 20, 1960 AS ENTRY NO. 339315 IN BOOK 652 AT PAGE 217 OF THE OFFICIAL RECORDS. (AS SHOWN HERON)
 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION AND INCIDENTAL PURPOSES, AS GRANTED TO TEH MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION BY INSTRUMENT RECORDED NOVEMBER 17, 1882 AS ENTRY NO. 867842 IN BOOK 1413 AT PAGE 128 OF OFFICIAL RECORDS. (AS SHOWN HERON)
- McNEIL ENGINEERING, INC., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HERON.
- THE BASIS OF BEARING FOR THIS SURVEY IS N 89°09'45" W ALONG THE MONUMENT LINE OF 3RD STREET FROM ADAMS AVENUE TO THE ODGEN CITY MONUMENT AT THE INTERSECTIONS OF ODGEN AVENUE AND 3RD STREETS, BEING PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6N, RANGE 1W, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.
- 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.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES 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.
- SUBJECT PARCEL LIES IN FLOOD PLANE "C" (AREAS OF MINIMAL FLOODING) AS PER FEDERAL EMERGENCY MANAGEMENT ASSOCIATION MAP MAP NO. 4901890002B.
- SUBJECT PARCEL CONTAINS 51,160 SQ.FT. OR 1.175 ACRES

COMMUNITY PANEL NO.	DATE	ZONE	DESCRIPTION
490189 0002 B	01/19/1983	C	AREAS OF MINIMAL FLOODING

PARKING TABLE	
34	REGULAR PARKING STALLS
4	ADA STALLS
38	TOTAL



McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6885 SOUTH 400 EAST MIDVALE, UTAH 84047
TEL: (801) 255-7700 FAX: (801) 255-9071
E-MAIL: info@mcneileng.com WEB SITE: AT: www.mcneileng.com

UNION GARDENS DANVILLE DEVELOPMENT
468 THIRD STREET
ODGEN UT
NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO:	250645
CAD DWG. FILE:	250645ALTA
DRAWN BY:	DKW
CALC BY:	DKW
FIELD CREW:	CCF / CKC
CHECKED BY:	MDH
DATE:	10/08/05

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY