

PROPERTY DESCRIPTION PER TITLE REPORT

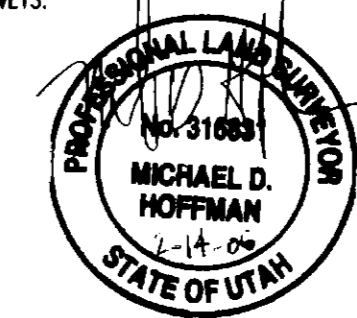
PART OF LOTS 7, 8, 9, AND 10, BLOCK 27, PLAT "A", OGDEN CITY SURVEY, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, AND RUNNING THENCE NORTH 89°02' WEST 204 FEET TO CHAIN LINK FENCE; THENCE SOUTH 0°47'13" WEST 430.34 FEET ALONG FENCE LINE; THENCE SOUTH 89°02' EAST 202.66 FEET TO JEFFERSON AVENUE; THENCE NORTH 0°58' EAST 430.34 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED JEFFERSON AVENUE ON THE EAST.

SURVEYOR'S CERTIFICATE

TO:
DANVILLE DEVELOPMENT,
CM CAPITAL VANDOVER,
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL SERVICES,
CHANTALE A. STILLER-ANDERSON - LINDA HORNE.

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. 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 OBTAINED 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 GAINED FROM TITLE COMMITMENT NO: NCS-182526-WA1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JULY 28, 2005, AT 7:30 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

SCHEDULE B-2; EXCEPTION NO.:

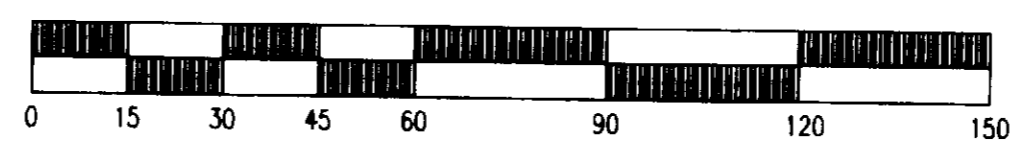
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE AND MAINTAIN ITS LINES OF TELEPHONE AND TELEGRAPH AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. BY INSTRUMENT RECORDED JANUARY 25, 1918 AS ENTRY NO. (NOT PROVIDED) IN BOOK M PAGE 443 OF OFFICIAL RECORDS. (AS SHOWN HEREON)
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES OVER, ACROSS OR THROUGH THE EAST 10 FEET OF SAID LAND, BEING WITHIN THAT PORTION OF VACATED STREET, AS SET FORTH IN THAT CERTAIN ORDINANCE VACATING SAID STREET RECORDED JANUARY 18, 1995 AS ENTRY NO. 1329236 IN BOOK 1744 AT PAGE 798 OF OFFICIAL RECORDS. (AS SHOWN HERE ON)
- 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 HEREON.
- THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°02'00" WEST ALONG THE MONUMENT LINE OF 24TH STREET AT THE INTERSECTIONS OF JEFFERSON AVENUE AND ADAMS AVENUE, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.
- CORNER 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 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.
- LOCATED IN FLOOD ZONE "X" AS BEING AREAS PROTECTED FROM A 100-YEAR FLOOD AS DEPICTED ON MAP NO. 49018900048 ON FILE WITH OGDEN CITY PLANNING AND ZONING

LEGEND

- FOUND SALT LAKE BRASS CAP MONUMENT (RING & LID)
- SET REBAR AND CAP OR NAIL & WASHER STAMPED "McNEIL ENGR."
- MONUMENT LINE
- BOUNDARY LINE
- WATER LINE
- SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- POWER LINE
- GAS LINE
- FENCE LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- LIGHT POLE
- TELEPHONE RISER
- POWER POLE
- CATCH BASIN
- IRRIGATION CONTROL VALVE
- GAS METER
- ELECTRICAL METER
- ELECTRICAL MANHOLE
- COMMUNICATION MANHOLE
- BUILDING
- CONCRETE
- ASPHALT
- CONIFEROUS TREE
- DECIDUOUS TREE

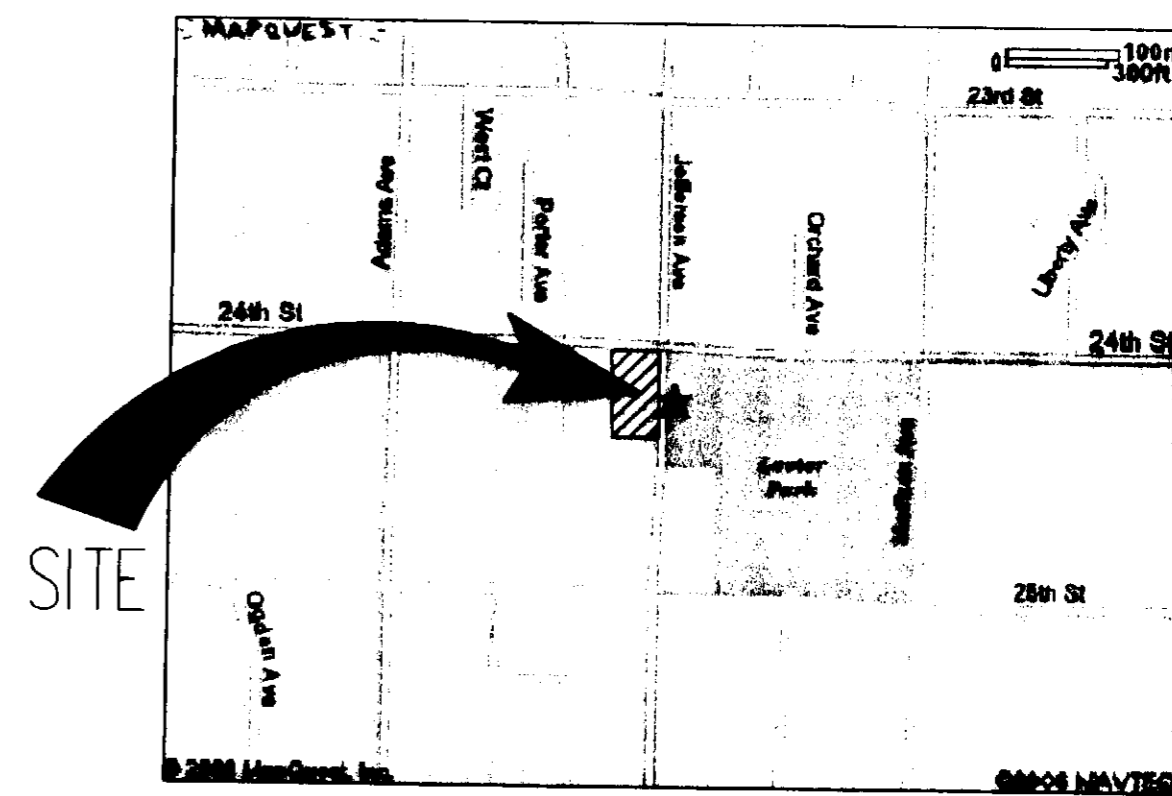


SCALE: 1" = 30'



UTILITY COMPANY	CONTACT	CONTACT NUMBER	STATUS
COMCAST	GARY GOLDSTEIN	801-401-3041	N/A
AT&T	ROB WILLIAMSON	208-338-2816	N/A
QWEST	ARLENE COMSTOCK	Arlene.Comstock@Qwest.com	SHOWN
MCI	MCI	972-779-6016	WAITING
UTAH POWER & LIGHT	KRISTOPHER BREMER	Kristopher.Bremer@PacifiCorp.com	SHOWN
QUESTAR GAS	RON EVANSON	801-324-3970	SHOWN
OGDEN CITY	DAVE DANIELS	801-629-8986	SHOWN
UDOT	DAVID	801-620-1606	N/A
XO COMMUNICATIONS	KIRK HANSEN	Kirk.Hansen@xo.com	WAITING

PARKING STALLS	
REGULAR STALLS	88
ADA STALLS	4
TOTAL	92

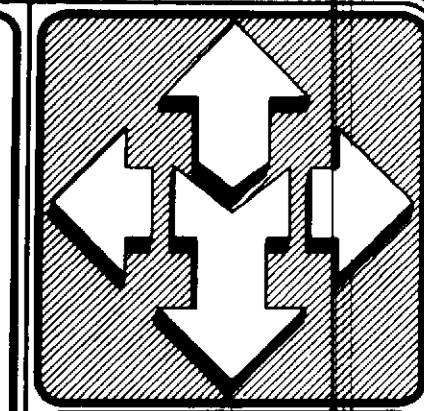


AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call Before You Dig

1-800-862-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES

TEL: (801) 255-7700 FAX: (801) 255-4971
E-MAIL: info@mcneileng.com WEB SITE: AT www.mcneileng.com

THREE LINK TOWERS DANVILLE DEVELOPMENT
2477 JEFFERSON AVENUE
OGDEN, UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

REVISIONS	
REV.	DESCRIPTION

PROJECT NO: 250826
CAD DWG FILE: 250826AL.T
DRAWN BY: KSH/DT
CALC BY: MDH
FIELD CREW: CCS/KKC
CHECKED BY: DKW
DATE: 2-14-06

SHEET TITLE:
"ALTA/ACSM LAND TITLE SURVEY"
1 OF 1