

NOTE: IT IS APPROXIMATELY 2300 FEET TO THE INTERSECTION OF 20th STREET & HARRISON BLVD.

$\Delta = 4^{\circ}23'37''$
 $R = 659.00'$
 $C = 65.85'$
 $L = 65.87'$

CHORD BEARING S 84°19'48" W

SET REBAR & CAP MARKED BAG 155666

502.40'

S 0°23'33" W

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

502.40'

1426.80'

- LEGEND:**
- WM = WATER MANHOLE
 - SS = SANITARY SEWER MANHOLE
 - SD = STORM DRAIN MANHOLE
 - FH = FIRE HYDRANT
 - LF = LIGHT POLE
 - CB = CATCH BASIN
 - GM = GAS METER
 - EM = ELECTRIC METER BOX/PANEL
 - ET = ELECTRIC TRANSFORMER
 - CP = CONCRETE PAD
 - TB = TELEPHONE BOX
 - TV = CABLE TV BOX
 - RD = ROOF DRAIN
 - MG = METAL GRATE
 - BP = BUMPER POST
 - TC = TELEPHONE CABLE
 - RW = RETAINING WALL
 - ST = STOP SIGN
 - TS = TRAFFIC/PARKING SIGN

NOTES:

1. THE DESCRIBED PROPERTY IS IN FLOOD ZONE "C", AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. PANEL NO. 490189 0004 "B", FLOOD INSURANCE RATE MAP, DATED JANUARY 19, 1983.
2. THERE ARE 111 UNCOVERED PARKING SPACES, AND 192 PARKING SPACES UNDER THE BUILDINGS AT GROUND LEVEL. PARKING REQUIREMENT: 1.75 SPACES PER UNIT.
3. THE CONCRETE PADS FOR GARBAGE DUMPSTERS HAVE A CHAIN LINK FENCE AROUND 3 SIDES.
4. THE ROOF DRAINS AND TV CABLES HAVE BEEN ADDED AS OF OCTOBER 2, 1993 AND UPDATED AS OF FEBRUARY 2, 1998.
5. THE PROPERTY IS ZONED "R-4", WITH A MINIMUM FRONT YARD SETBACK OF 20 FEET, REAR YARD SETBACK OF 30 FEET, SIDE YARD SETBACK OF 6 FEET ONE SIDE WITH A TOTAL OF 16 FEET. THIS ZONING CLASSIFICATION ALLOWS THE EXISTING USE OF THE PROJECT, WHICH IS CONSEQUENTLY A CONFORMING LEGAL USE.
6. DENSITY REQUIREMENTS ARE 13.5 UNITS PER ACRE. VARIANCE ALLOWED FOR CONSTRUCTION PRIOR TO THE NEW ZONING ORDINANCES.
7. THERE ARE NO VISIBLE OR RECORDED CEMETARIES OR BURIAL SITES WITHIN THE SUBJECT PROPERTY.
8. VALLEY DRIVE IS A PUBLIC DEDICATED ROAD.

DEED DESCRIPTIONS:

PARCEL 1:
 BEGINNING AT A POINT NORTH 0°23'33" EAST 457.67 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°02' EAST 560.46 FEET; THENCE NORTH 0°58' EAST 164.01 FEET; THENCE SOUTH 89°02' EAST 464.00 FEET; THENCE NORTH 0°58' EAST 33.00 FEET; THENCE SOUTH 89°02' EAST 33.00 FEET; THENCE NORTH 0°58' EAST 264.03 FEET; THENCE NORTH 89°02' WEST 335.00 FEET; THENCE NORTH 82°00' WEST 85.00 FEET; THENCE NORTH 47°30' WEST 8.00 FEET; THENCE NORTH 42°30' EAST 199.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF VALLEY DRIVE; THENCE SOUTH 82°35' WEST 86.86 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 7°38'30" EAST 7.00 FEET TO A POINT OF AN 859.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE 65.87 FEET, THE BEARING OF THE LONG CHORD BEING SOUTH 84°19'48" WEST, A DISTANCE OF 65.85 FEET; THENCE SOUTH 0°23'33" WEST 502.40 FEET TO THE POINT OF BEGINNING. CONTAINS 10.8137 ACRES, OR 471,000 SQ. FT.

EASEMENTS PER TITLE COMMITMENT NO. F-24398-JV, DATED AUGUST 8, 2006 AT 7:30 AM BY COTTONWOOD TITLE, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

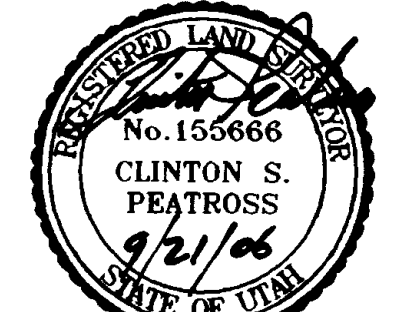
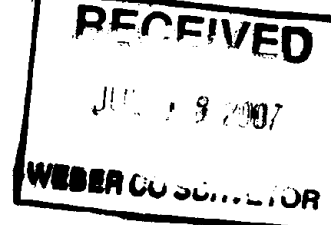
- 10 SUBJECT TO AN ORDINANCE RECORDED FEBRUARY 2, 1973 AS ENTRY 586752, IN BOOK 1015, AT PAGE 726, VACATING STREETS AND ALLEYS, EXCEPT THAT THERE IS RESERVED AND RETAINED BY OGDEN CITY CORPORATION, A PERPETUAL CULINARY WATER LINE EASEMENT AND RIGHT-OF-WAY 20 FEET WIDE FOR AN EXISTING WATER LINE.
- 11 AN EASEMENT IN FAVOR OF OGDEN CITY RECORDED FEBRUARY 14, 1936 AS ENTRY NO. 12195, IN BOOK W, AT PAGE 392 FOR A 12 INCH WATER LINE.
- 12 A RIGHT-OF-WAY AND EASEMENT GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, RECORDED SEPTEMBER 14, 1973, AS ENTRY NO. 601351, IN BOOK 1035, AT PAGE 440, FOR A 16 FOOT WIDE EASEMENT FOR GAS LINES AND FACILITIES.
- 13 A 16 FOOT EASEMENT AND RIGHT-OF-WAY GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, RECORDED SEPTEMBER 14, 1973, AS ENTRY NO. 601352, IN BOOK 1035, AT PAGE 442 OF OFFICIAL RECORDS.
- 14 A RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED FEBRUARY 14, 1973, AS ENTRY NO. 603983, IN BOOK 1038, AT PAGE 760, FOR A 5 FOOT EASEMENT FOR COMMUNICATION FACILITIES. CENTERLINE LOCATED AS SHOWN.
- 15 A RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED FEBRUARY 18, 1976 AS ENTRY NO. 657710, IN BOOK 1115, AT PAGE 158, FOR A 5 FOOT EASEMENT FOR COMMUNICATION FACILITIES. (LOCATION APPROXIMATE, BASED ON EXHIBIT ATTACHED TO DOCUMENT)
- 16 AN AGREEMENT FOR TENANT INGRESS AND EGRESS TO CLUB HOUSE AND ALL FACILITIES RECORDED DECEMBER 12, 1972, AS ENTRY NO. 584392, IN BOOK 1012, AT PAGE 302 AND RECORDED DECEMBER 12, 1972, AS ENTRY 584393, IN BOOK 1012, AT PAGE 306 OF OFFICIAL RECORDS. (U. F. ANNETT EASEMENT)

SURVEYOR'S CERTIFICATION

"The undersigned hereby certifies to Bridge Partners, a California corporation, Bank of America, N.A., as Agent for itself and other Lenders and First American Title Insurance Company, their successors, nominees and assigns, with respect to the survey map dated September 13, 2006 entitled "Canyon Cove" by Bush & Gudgell, Inc.

- (i) that (a) the map and the survey on which it is based were made in accordance with: "2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(2), 7(b)(3), 7(c), 8, 9, 10, 11, 14, 15, 16, 17 and 18 of Table A thereof;
- (b) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein; and
- (c) the map and survey on which it is based comply with all applicable laws of the jurisdiction in which the subject property lies.
- (ii) that the survey map is an accurate survey of all of the real property legally described therein;
- (iii) that the survey map was prepared under the direct supervision and control of the undersigned from an actual instrument survey made on the ground of the real property legally described therein;
- (iv) that there are no encroachments either across property lines or zoning district lines or restriction lines in effect as of the date of the survey except as noted hereon.
- (v) that the survey map properly designates and locates all visible or recorded easements, rights-of-way, party walls and restricted areas as of the date of the survey and areas affected by other matters, if any, listed on the Title Insurance commitment #24398-JV issued by First American Title Insurance Company dated, August 8, 2006;
- (vi) that legally sufficient ingress and egress to the property surveyed is provided by Valley Drive, upon which the subject property abuts, the same being paved and public streets, as to which the property surveyed has an absolute right of use;
- (vii) that no portion of the property surveyed is located in an area designated as a Special Flood Hazard Area by the United States Department of Housing and Urban Development and the property surveyed lies in Zone "C" areas of minimum flooding;
- (viii) that the property surveyed does not service any adjoining property for drainage, ingress, egress, or any other apparent purpose;
- (ix) that the land, as described on the survey map, does not constitute an illegal subdivision of land under state law or local, county or city ordinances;
- (x) that if the land, as described on the survey map, constitutes more than one parcel or lot, there are no gaps, gores or strips;
- (xi) that the land, as described on the survey map consists of tax parcel(s) which are designated on the survey map; none of such land lies within any other tax parcel(s), and no other tax parcel(s) lie within such land; and
- (xii) that the undersigned is a registered land surveyor legally doing survey business and in good standing in the State of Utah.

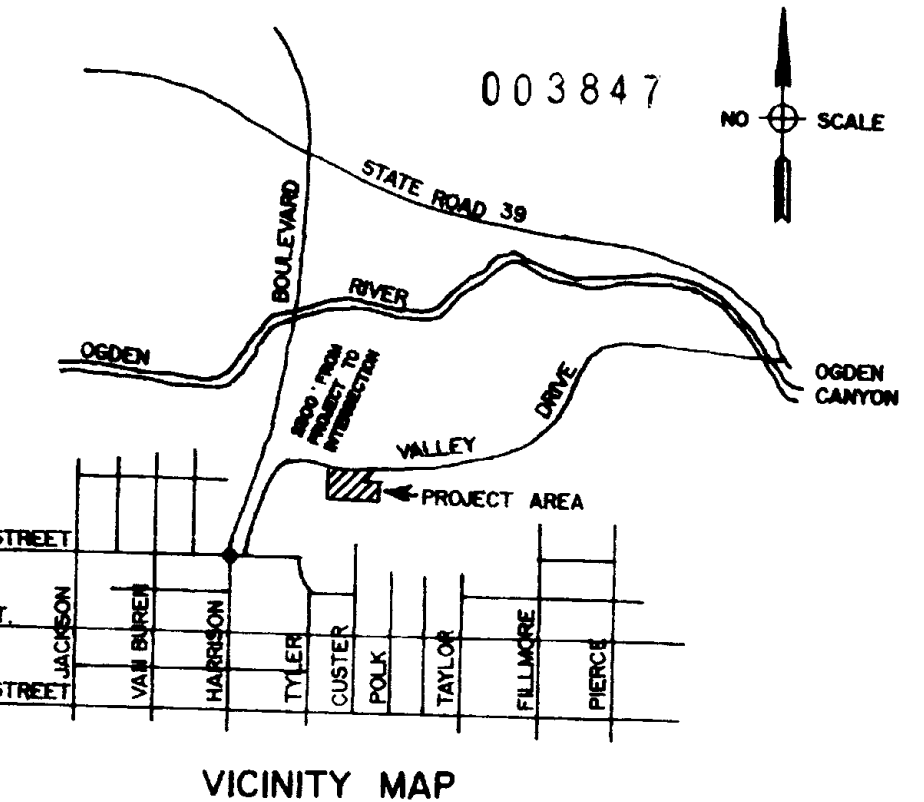
003847



NARRATIVE: THE CLIENT NEEDED A SURVEY/CERTIFICATE TO SATISFY ALTA REQUIREMENTS FOR THE TITLE COMPANY THE BASIS OF BEARING FOR THIS SURVEY WAS THE OGDEN CITY SURVEYOR'S OFFICE DATUM.

VALLEY PUBLIC ROAD DRIVE

SCALE 1" = 40'



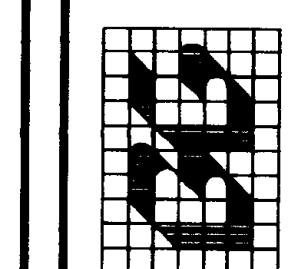
OGDEN CITY 18-118-0012

GENERAL NOTES:
 TOTAL NO. OF UNITS 192 (INCLUDING 24 DESTROYED BY FIRE).
 THERE ARE 142,467 S.F. ± OF ASPHALT PAVING.
 THERE ARE 252,963 S.F. ± OF LANDSCAPED AREA.
ENCROACHMENTS
 (A) MOST SOUTHERLY 11 FEET OF BUILDING CORNER AT 1413 E. VALLEY DRIVE.
 (B) MOST SOUTHERLY 8 FEET OF ENTRY OF BUILDING AT 1463 E. VALLEY DRIVE, DESTROYED BY FIRE.
 BOTH OF THESE ENCROACHMENTS - REFER TO NOTE 5 REGARDING CONFORMING LEGAL USE.
 (C) APPROX. 45 FEET OF CURB & GUTTER FOR THE DRIVEWAY INTO THE EAST PARKING AREA.
 (D) APPROX. 76 FEET OF WOOD FENCE (6 FEET DEEP) SITUATED EAST OF THE WEST PROPERTY LINE.

ROBERT M. NEEVE TRUST 18-118-0013

003847
 SCALE
 VICINITY MAP
 OGDEN CITY
 18-118-0012
 GENERAL NOTES:
 TOTAL NO. OF UNITS 192 (INCLUDING 24 DESTROYED BY FIRE).
 THERE ARE 142,467 S.F. ± OF ASPHALT PAVING.
 THERE ARE 252,963 S.F. ± OF LANDSCAPED AREA.
ENCROACHMENTS
 (A) MOST SOUTHERLY 11 FEET OF BUILDING CORNER AT 1413 E. VALLEY DRIVE.
 (B) MOST SOUTHERLY 8 FEET OF ENTRY OF BUILDING AT 1463 E. VALLEY DRIVE, DESTROYED BY FIRE.
 BOTH OF THESE ENCROACHMENTS - REFER TO NOTE 5 REGARDING CONFORMING LEGAL USE.
 (C) APPROX. 45 FEET OF CURB & GUTTER FOR THE DRIVEWAY INTO THE EAST PARKING AREA.
 (D) APPROX. 76 FEET OF WOOD FENCE (6 FEET DEEP) SITUATED EAST OF THE WEST PROPERTY LINE.

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 825 South 300 East
 Salt Lake City, Utah 84111
 Phone (801) 364-1212 / Fax (801) 364-1225
 www.bushandgudgell.com



Drawn: KGB Date: 02-13-06
 Designer: CSP
 Checked: CSP
 Approved: CSP
 Scale: 1" = 40'
 Job No.: 47577

ALTA/ACSM LAND TITLE SURVEY
 CANYON COVE APARTMENTS
 1455 EAST VALLEY DRIVE, OGDEN, UTAH
 PREPARED FOR: BRIDGE PARTNERS
 LOCATION: NW 1/4 SECTION 27, T6N, R1W, SALT LAKE B. & M.

TAX PARCEL NO. 15-113-0031
 CITY OF OGDEN, COUNTY OF WEBER, STATE OF UTAH!
 SHEET 1 OF SHEETS 1
 DATE RECORDED
 FILE: 47577A