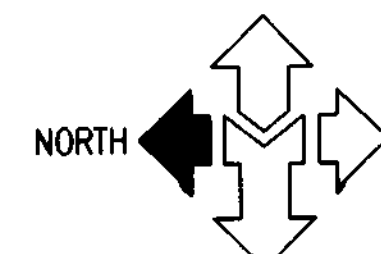


FOUND OGDEN CITY MONUMENT FLUSH WITH ROAD AT THE INTERSECTION OF WASHINGTON BLVD. AND 1700 NORTH STREET

FOUND OGDEN CITY MONUMENT FLUSH WITH ROAD AT THE INTERSECTION OF WASHINGTON BLVD. AND 1100 NORTH STREET



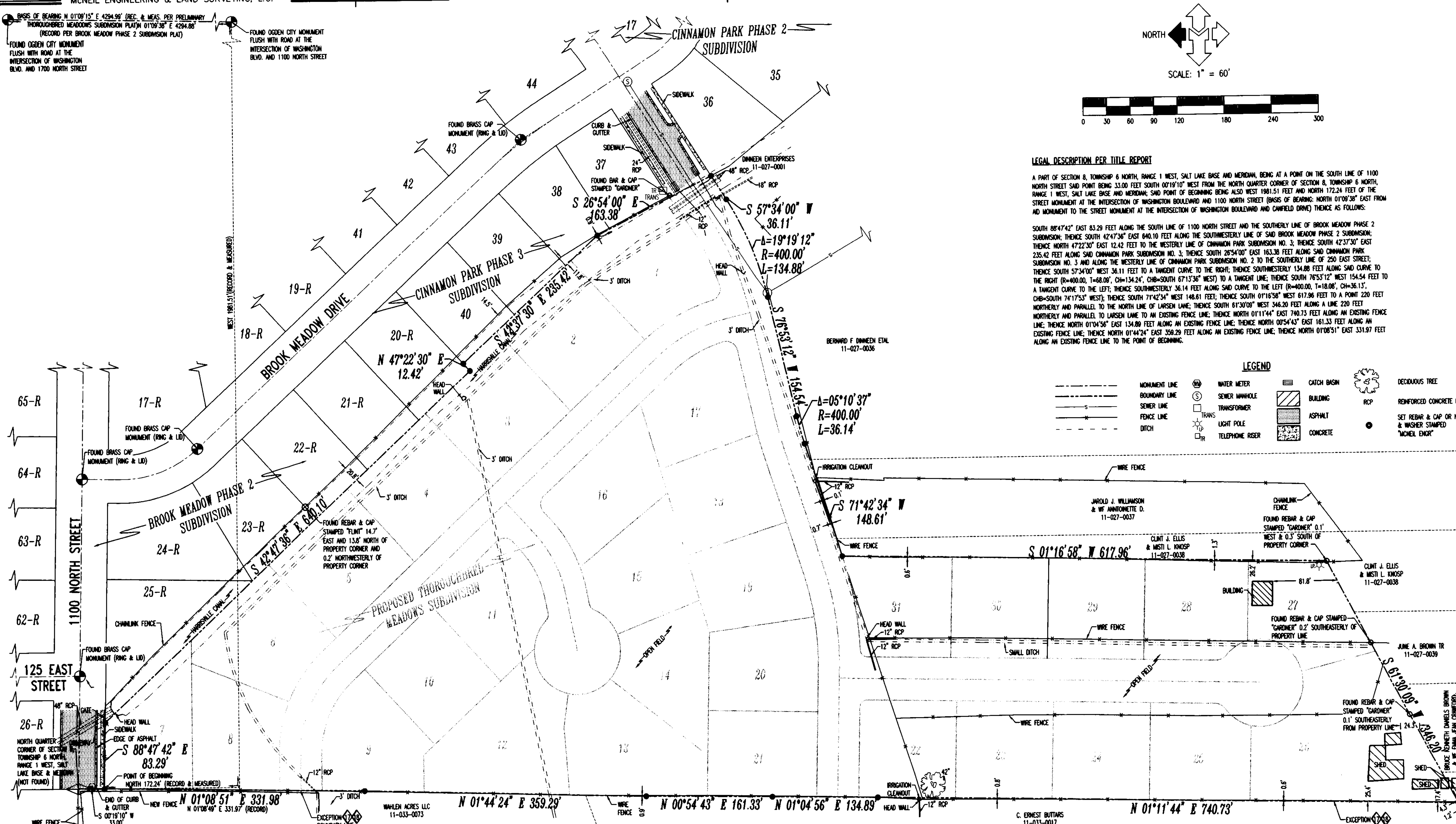
SCALE: 1" = 60'

LEGAL DESCRIPTION PER TITLE REPORT

A PART OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING AT A POINT ON THE SOUTH LINE OF 1100 NORTH STREET SAID POINT BEING 33.00 FEET SOUTH 01°19'10" WEST FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING BEING ALSO WEST 1981.51 FEET AND NORTH 172.24 FEET OF THE STREET MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 1100 NORTH STREET (BASIS OF BEARING: NORTH 01°09'38" EAST FROM AD MONUMENT TO THE STREET MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND CARFIELD DRIVE) THENCE AS FOLLOWS:

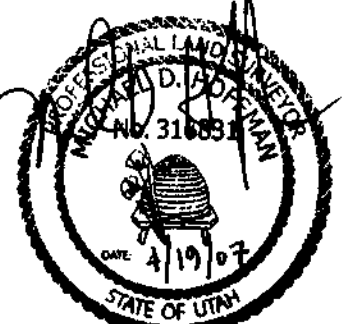
SOUTH 88°47'42" EAST 83.29 FEET ALONG THE SOUTH LINE OF 1100 NORTH STREET AND THE SOUTHERLY LINE OF BROOK MEADOW PHASE 2 SUBDIVISION; THENCE SOUTH 42°47'36" EAST 640.10 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BROOK MEADOW PHASE 2 SUBDIVISION; THENCE NORTH 47°22'30" EAST 12.42 FEET TO THE WESTERLY LINE OF CINNAMON PARK SUBDIVISION NO. 3; THENCE SOUTH 42°37'30" EAST 235.42 FEET ALONG SAID CINNAMON PARK SUBDIVISION NO. 3; THENCE SOUTH 26°54'00" EAST 163.38 FEET ALONG SAID CINNAMON PARK SUBDIVISION NO. 3 AND ALONG THE WESTERLY LINE OF CINNAMON PARK SUBDIVISION NO. 2 TO THE SOUTHERLY LINE OF 250 EAST STREET; THENCE SOUTH 57°34'00" WEST 36.11 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 134.88 FEET ALONG SAID CURVE TO THE RIGHT (R=400.00, T=68.08', CH=134.24', CB=134.24', CH-SOUTH 67°13'36" WEST) TO A TANGENT LINE; THENCE SOUTH 76°53'12" WEST 154.54 FEET TO A TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 36.14 FEET ALONG SAID CURVE TO THE LEFT (R=400.00, T=18.08', CH=36.14', CB=36.14', CH-SOUTH 74°17'53" WEST); THENCE SOUTH 71°42'34" WEST 148.61 FEET; THENCE SOUTH 01°16'58" WEST 617.96 FEET TO A POINT 220 FEET NORTHERLY AND PARALLEL TO THE NORTH LINE OF LARSEN LANE; THENCE NORTH 01°11'44" EAST 740.73 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 01°04'56" EAST 134.89 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 00°54'43" EAST 161.33 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 01°44'24" EAST 359.29 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 01°08'51" EAST 331.97 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

LEGEND table with symbols for Monument Line, Boundary Line, Sewer Line, Fence Line, Ditch, Water Meter, Sewer Manhole, Transformer, Light Pole, Telephone Reser, Catch Basin, Building, Asphalt, Concrete, Deciduous Tree, RCP, Reinforced Concrete Pipe, Set Rebar & Cap or Nail & Washer Stamped 'McNeil Engr'



SURVEYOR'S CERTIFICATE

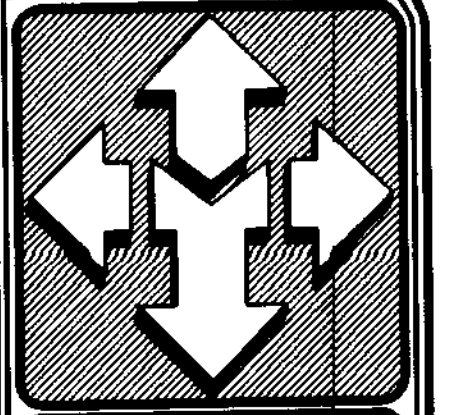
TO: RICHMOND AMERICAN HOMES OF UTAH, FIRST AMERICAN TITLE INSURANCE COMPANY, FIRST AMERICAN TITLE INSURANCE AGENCY, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 'MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS'...



NARRATIVE 1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN 'ALTA/ACSM LAND TITLE SURVEY' ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. 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 OBTAINED FROM TITLE COMMITMENT NO. 333-4770661, PREPARED BY FIRST AMERICAN TITLE INSURANCE AGENCY, EFFECTIVE DATE: MARCH 29, 2007, AT 7:30 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMENT.

- SCHEDULE B-2, EXCEPTION NO.: (THE FOLLOWING PURPOSES TO AFFECT THE SUBJECT PROPERTY) 15. AN EASEMENT, OVER, ACROSS OR THROUGH THE LAND FOR NECESSARY MAINTENANCE AND USE OF IRRIGATION DITCHES AND INCIDENTAL PURPOSES, AS DISCLOSED BY WARRANTY DEED RECORDED DECEMBER 11, 1957 AS ENTRY NO. 205942 IN BOOK 586 AT PAGE 318 OF OFFICIAL RECORDS. (GRANTS ACCESS TO AND FOR THE USE & MAINTENANCE OF THE IRRIGATION DITCHES ACROSS SUBJECT PARCEL, NO SPECIFIC EASEMENT DESCRIBED) 16. AN EASEMENT, OVER, ACROSS OR THROUGH THE LAND FOR NECESSARY MAINTENANCE AND USE OF IRRIGATION DITCHES AND INCIDENTAL PURPOSES, AS DISCLOSED BY WARRANTY DEED RECORDED JANUARY 13, 1967 AS ENTRY NO. 483125 IN BOOK 863 AT PAGE 170 OF OFFICIAL RECORDS. (GRANTS ACCESS TO AND FOR THE USE & MAINTENANCE OF THE IRRIGATION DITCHES ACROSS SUBJECT PARCEL, NO SPECIFIC EASEMENT DESCRIBED) 17. EFFECTS OF BOUNDARY LINE AGREEMENTS BY AND BETWEEN C. ERNEST BUTTARS, A MARIED MAN, AND MARY LOUISE EUGENE, DOROTHY E. MILLER, BERNARD F. DANNEH AND GERALD A. DANNEH, AS TENANTS IN COMMON AND BRUCE KENNETH BROWN AND EMIL JEAN COMBORD BROWN, HUSBAND AND WIFE, AS JOINT TENANTS, WITH FULL RIGHTS OF SURVIVORSHIP, WHEN THE PARTIES THEREIN AGREE UPON A COMMON BOUNDARY LINE BETWEEN THEIR RESPECTIVE PROPERTIES, RECORDED APRIL 10, 2006 AS ENTRY NOS. 2172243, 2172244 AND 2172245 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE ORIGINAL DOCUMENT FOR THE EXACT LEGAL DESCRIPTIONS. (AS SHOWN HEREON) 18. EFFECTS OF A BOUNDARY LINE AGREEMENT BY AND BETWEEN WAHLEN ACRES, LLC AND DANNEH ENTERPRISES, A PARTNERSHIP, WHEN THE PARTIES THEREON AGREE UPON A COMMON BOUNDARY LINE BETWEEN THEIR RESPECTIVE PROPERTIES, RECORDED APRIL 20, 2006 AS ENTRY NOS. 2174441, 2174442, 2174443 AND 2174444 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE ORIGINAL DOCUMENT FOR THE EXACT LEGAL DESCRIPTIONS. (AS SHOWN HEREON)

- 20. AGREEMENT REGARDING WATER SHARES AND TEMPORARY EASEMENT RECORDED AUGUST 03, 2006 AS ENTRY NO. 2188115 OF OFFICIAL RECORDS. (THE TEMPORARY EASEMENT GRANTS ACCESS TO AND FOR THE USE & MAINTENANCE OF THE IRRIGATION DITCHES ACROSS SUBJECT PARCEL UNTIL THE BEGINNING OF CONSTRUCTION AT WHICH TIME THE EASEMENT AUTOMATICALLY EXPIRES, NO SPECIFIC EASEMENT DESCRIBED) 3. 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. 4. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 01°09'15" EAST ALONG THE MONUMENT LINE OF WASHINGTON BOULEVARD BETWEEN THE FOUND OGDEN CITY MONUMENTS LOCATED AT 1100 NORTH STREET AND 1700 NORTH STREET, BEING PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. 5. 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. 6. THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE ONLY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL UTILITY COMPANIES AND BLUE STAKES SHOULD BE CONTACTED FOR ACTUAL LOCATIONS. 7. THE LOT LINES FOR THOROUGHBREDED MEADOWS SHOWN HEREON ARE PROPOSED ONLY. McNEIL ENGINEERING, SURVEYING MAKES NO CLAIM AS TO THEIR CORRECTNESS AND ARE SHOWN HEREON FOR REFERENCE PURPOSES ONLY. 8. NO FLOOD ZONE INFORMATION FOUND, SUBJECT SITE IS A PART OF FEMA MAP 4802000001A WHICH CURRENTLY IS A UNAVAILABLE MAP.



McNEIL ENGINEERING AND LAND SURVEYING PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES 600 SOUTH 940 EAST MIDVALE, UTAH 84047 TEL: (801) 265-7700 FAX: (801) 265-9871 E-MAIL: info@mcneileng.com WEB SITE: www.mcneileng.com

PROPOSED THOROUGHBREDED MEADOWS RICHMOND AMERICAN HOMES OF UTAH APPROX. 125 EAST 1100 NORTH HARRISVILLE, UTAH PART OF THE NORTHEAST QUARTER SECTION 8 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

REVISIONS table with columns: REV. NO., DATE, DESCRIPTION

PROJECT NO: 270207 CAD DWG FILE: 270207ALTA DRAWN BY: ILM/ML/KSL CALC BY: DBD FIELD CREW: MHW CHECKED BY: MDH DATE: 4-19-07

SHEET TITLE: "ALTA/ACSM LAND TITLE SURVEY"