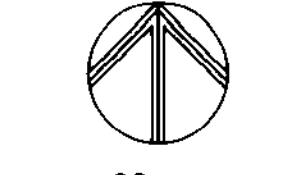


NORTH



0 60 120
SCALE 1" = 60'-0"

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.41	8143.82	0°49'59"	S86°57'09"E	118.41
C2	105.22	8143.82	0°44'25"	S88°32'47"E	105.22
C3	304.65	3874.72	4°30'28"	N88°49'45"E	304.77

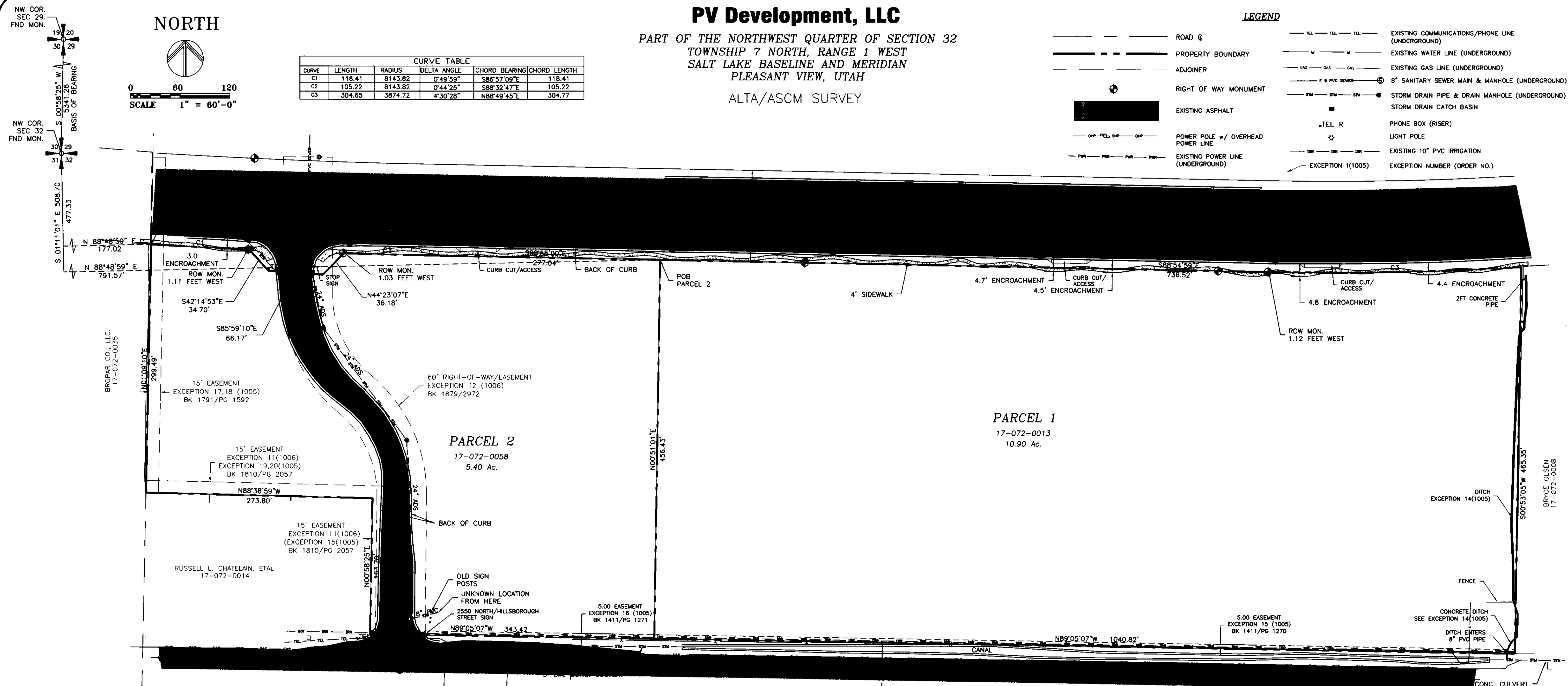
PV Development, LLC

PART OF THE NORTHWEST QUARTER OF SECTION 32
TOWNSHIP 7 NORTH, RANGE 1 WEST
SALT LAKE BASELINE AND MERIDIAN
PLEASANT VIEW, UTAH

ALTA/ASCM SURVEY

LEGEND

- ROAD C
- PROPERTY BOUNDARY
- ADJOINER
- RIGHT OF WAY MONUMENT
- EXISTING ASPHALT
- POWER POLE W/ OVERHEAD POWER LINE
- EXISTING POWER LINE (UNDERGROUND)
- EXISTING COMMUNICATIONS/PHONE LINE (UNDERGROUND)
- EXISTING WATER LINE (UNDERGROUND)
- EXISTING GAS LINE (UNDERGROUND)
- 8" SANITARY SEWER MAIN & MANHOLE (UNDERGROUND)
- STORM DRAIN PIPE & DRAIN MANHOLE (UNDERGROUND)
- STORM DRAIN CATCH BASIN
- PHONE BOX (RISER)
- LIGHT POLE
- EXISTING 10" PVC IRRIGATION
- EXCEPTION 1(1005)
- EXCEPTION NUMBER (ORDER NO.)



THE COTTAGES AT
COLONIAL SPRINGS
S.A.P. , PHASE-1
18 MAY 2001

NEW TOWNE SQUARE AT
COLONIAL SPRINGS
S.A.P. PHASE 1
17 OCT. 2001
INSTR. 1802042

RECEIVED
JAN 15 2008
WEBER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I hereby certify to KeyBank national Association, and its successors and assigns, and PV Development, LLC, a Utah Limited Liability Company, and Elite Title that the survey prepared by me entitled "PV Development, LLC" was actually made upon the ground and that is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA, ASCM and NSPS in 2005 for Class A Urban Survey.



SURVEYOR'S NOTES/NARRATIVE

- The purpose of this survey was to perform an ALTA/ASCM survey based upon commitments for Title Insurance prepared by Elite Title, commitments numbers 1005 and 1006, dated April 10, 2007 and April 6, 2007, respectively.
- The survey was requested by Kevin Allen of Alliance Capital.
- The basis of bearing is S 00°58'25" W between the Northwest Corner of Section 29 and the Northwest Corner of 32, Township 7 North, Range 1 West, Salt Lake Baseline and Meridian as currently monumented.
- The boundary was established according to the deeds descriptions in the said title commitment reports. The north line is along the south right-of-way line of 2700 North Street. The right-of-way monuments are approximately 1' west of the deed boundary. The east and west lines were established by deed. The south line is along the north right-of-way line of 2550 North Street.
- John at Utah Department of Transportation Region 1 right-of-way was contacted about access to 2700 North. He said 2700 North is not a limited access road. Currently there are 3 curb cut accesses along 2700 North. Access on 2550 North would need to be approved by Pleasant View City.
- This property is not located in a U.S. Department of HUD Flood Insurance Boundary Map (See FIRM Map Number 49057C0211E

LEGAL DESCRIPTIONS

PARCEL 1 (17-072-0013)
A PART OF NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE NEW ALIGNMENT OF THE STATE HIGHWAY AS IT EXISTS AT 55.00 FOOT HALF-WIDTH BEING 508.70 FEET SOUTH 1°11'01" EAST ALONG THE SECTION LINE; AND 791.57 FEET NORTH 88°48'59" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 32; AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID HIGHWAY THE FOLLOWING TWO COURSES; SOUTH 88°55'00" EAST 736.52 FEET TO A POINT OF CURVATURE; AND EASTERLY ALONG THE ARC OF A 3874.72 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 304.65 FEET (CENTRAL ANGLE EQUALS 4°30'28" AND LONG CHORD BEARS NORTH 88°49'46" EAST 304.77 FEET); THENCE SOUTH 0°53'05" WEST 465.35 FEET TO THE NORTH LINE OF 2550 NORTH STREET; THENCE NORTH 89°05'07" WEST 1040.82 FEET; THENCE NORTH 0°51'01" EAST 456.43 FEET TO THE POINT OF BEGINNING, COUNTY OF WEBER, STATE OF UTAH. (17-072-0013)

PARCEL 2 (17-072-0058)
A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE NEW ALIGNMENT OF THE STATE HIGHWAY AS IT EXISTS AT 55.00 FOOT HALF-WIDTH BEING 477.33 FEET SOUTH 1°11'01" EAST ALONG THE SECTION LINE AND 177.03 FEET NORTH 88°48'59" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 32; AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID HIGHWAY THE FOLLOWING SIX COURSES; SOUTHEASTERLY ALONG THE ARC OF AN 8143.82 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 118.41 FEET (CENTRAL ANGLE EQUALS 0°49'59" AND LONG CHORD BEARS SOUTH 86°57'09" EAST 118.41 FEET); SOUTH 42°14'53" EAST 34.70 FEET; SOUTH 85°59'10" EAST 66.17 FEET; NORTH 44°23'07" EAST 36.18 FEET; SOUTHEASTERLY ALONG THE ARC OF AN 8143.82 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 105.22 FEET (CENTRAL ANGLE EQUALS 0°44'25" AND LONG CHORD BEARS SOUTH 88°32'47" EAST 105.22 FEET) TO A POINT OF TANGENCY; AND SOUTH 88°55'00" EAST 277.04 FEET; THENCE SOUTH 0°51'01" WEST 456.43 FEET TO THE NORTH LINE OF 2550 NORTH STREET; THENCE NORTH 89°05'07" WEST 343.42 FEET; THENCE NORTH 0°58'25" EAST 163.70 FEET; THENCE NORTH 88°38'59" WEST 273.80 FEET; THENCE NORTH 1°09'10" EAST 299.49 FEET TO THE POINT OF BEGINNING. (17-072-0058)

GENERAL NOTES

- This map was prepared based upon commitments for Title Insurance prepared by Elite Title, commitments numbers 1005 and 1006.
- Title documents for this property (17-072-0013) were prepared by: Elite Title
Order No. 1005 (Parcel 1)
Effective Date: April 10, 2007
Notes pertaining to exceptions to coverage, Schedule B.
- Exception no:
1. Not Plottable
2. No noticeable claims were noticed by an inspection of the land
3. None Known
4. The sidewalk along 2700 North encroaches upon the parcel as shown. The larger encroachment is labeled. Several smaller encroachments also exist.
5-9. Not Plottable
10-13. Not Plottable
14. There is an existing ditch on the east side of the property.
15. An easement and right-of-way to erect, install, lay, use maintain, replace, repair, operate, increase or decrease the size of or remove a water pipeline for the purpose of transmitting and distributing water.
In Favor of: Weber-Box Elder Conservation District
Instrument No: 866564 (Bk 1411/Pg 1270)
Affects: Parcel 17-072-0013
- An easement and right-of-way to erect, install, lay, use maintain, replace, repair, operate, increase or decrease the size of or remove a water pipeline for the purpose of transmitting and distributing water.
In Favor of: Weber-Box Elder Conservation District
Instrument No: 866565 (Bk 1411/Pg 1271)
Affects: Parcel 17-072-0013&0058
- A 15' easement for the construction and maintenance of an 8 inch sanitary sewer line.
In Favor of: Thomas O. Harward
Instrument No: 1387860 (Bk 1791/Pg 1592)
Affects: Parcel 17-072-0058
Note: Sewer line was not installed
Assignment of Easement Agreement for Installation and Maintenance of Sanitary Sewer
- A 15' easement for the construction and maintenance of an 8 inch sanitary sewer line.
In Favor of: Janice C. Brown
Instrument No: 1388738 (Bk 1792/Pg 712)
Affects: Parcel 17-072-0058
- A 15' easement for the construction and maintenance of an 8 inch sanitary sewer line.
In Favor of: Thomas O. Harward
Instrument No: 1411445 (Bk 1810/Pg 2057)
Affects: Parcel 17-072-0058
Assignment of Easement Agreement for Installation and Maintenance of Sanitary Sewer
- A 15' easement for the construction and maintenance of an 8 inch sanitary sewer line.
In Favor of: Janice C. Brown
Instrument No: 1421287 (Bk 1818/Pg 2640)
Affects: Parcel 17-072-0058
- A 15' easement for the construction and maintenance of an 8 inch sanitary sewer line.
In Favor of: Pleasant Meadows, L.L.C.
Instrument No: 1491781 (Bk 1879/Pg 2972)
Affects: Parcel 17-072-0058
Note: Easement does not match existing roadway alignment
- Not plottable
- Not plottable

JOB NO. 528.04
DATE 5-23-2007
AS NOTED 6-15-2007
SCALE AS NOTED
DRAWN BY AM
PROJECT PV Development, LLC
PART OF THE NORTHWEST QUARTER OF SECTION 32
TOWNSHIP 7 NORTH, RANGE 1 WEST
SALT LAKE BASELINE AND MERIDIAN
PLEASANT VIEW, UTAH
ALTA/ASCM SURVEY
ALLIANCE CONSULTING ENGINEERS, INC.
760 WEST 200 NORTH SUITE 8
LOGAN, UTAH 84321
(435) 755-5121
SHEET 1 OF SHEETS