

FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
 ORDER NUMBER: NCS-514057-CC, NOVEMBER 02, 2011 AT 7:30 A.M.
SCHEDULE B - SECTION 2: EXCEPTIONS

9. ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN CENTRAL WEBER SEWER AND OGDEN CITY.
 (AFFECTS ENTIRE TRACT)

(THE FOLLOWING AFFECTS THE SOUTHERLY PORTION OF THE PROPERTY)

10. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, MAINTAIN AND OPERATE ONE 12-INCH WATER PIPE, HEREINAFTER TERMED "STRUCTURE" FOR CONVEYING WATER, SAID STRUCTURE TO BE CONSTRUCTED BENEATH PROPERTY LICENSOR, AT A DEPTH OF 4-1/2 FEET OR MORE ON THE ABOVE DESCRIBED CENTER LINE AND INCIDENTAL PURPOSES, AS GRANTED TO OGDEN CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH BY INSTRUMENT RECORDED FEBRUARY 14, 1936 AS ENTRY NO. 12195 IN BOOK W AT PAGE 392 OF OFFICIAL RECORDS. (AS SHOWN)

11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" DATED DECEMBER 12, 1972 BY AND BETWEEN UNITED AMERICAN LIFE INSURANCE COMPANY, UNION COMMERCE BANK OF CLEVELAND, OHIO AND EAST OAKS COMPANY, A GENERAL PARTNERSHIP RECORDED DECEMBER 20, 1972 AS ENTRY NO. 584392 IN BOOK 1012 AT PAGE 302 AND AS ENTRY NO. 584393 IN BOOK 1012 AT PAGE 306 OF OFFICIAL RECORDS. (AS SHOWN)

(THE FOLLOWING AFFECTS THE NORTHWESTERLY PORTION OF THE PROPERTY)

13. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR GAS TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH BY INSTRUMENT RECORDED SEPTEMBER 14, 1973 AS ENTRY NO. 601351 IN BOOK 1035 AT PAGE 440 OF OFFICIAL RECORDS. (AS SHOWN)

(THE FOLLOWING AFFECTS THE NORTHERLY PORTION OF THE PROPERTY)

14. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR GAS TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH BY INSTRUMENT RECORDED SEPTEMBER 14, 1973 AS ENTRY NO. 601352 IN BOOK 1035 AT PAGE 442 OF OFFICIAL RECORDS. (AS SHOWN)

(THE FOLLOWING AFFECTS THE WESTERLY, THE NORTHERLY AND EASTERLY PORTIONS OF THE PROPERTY)

15. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION ITS SUCCESSORS, ASSIGNS, LESSEES, LICENSEES AND AGENTS BY INSTRUMENT RECORDED NOVEMBER 01, 1977 AS ENTRY NO. 603983 IN BOOK 1038 AT PAGE 780 OF OFFICIAL RECORDS. (AFFECTS TRACT, BUT LOCATION CAN'T BE DETERMINED)

(THE FOLLOWING AFFECTS THE NORTHERLY PORTION OF THE PROPERTY)

16. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION ITS SUCCESSORS, ASSIGNS, LESSEES, LICENSEES AND AGENTS BY INSTRUMENT RECORDED FEBRUARY 18, 1978 AS ENTRY NO. 657710 IN BOOK 1115 AT PAGE 158 OF OFFICIAL RECORDS. (AS SHOWN)

17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" BY AND BETWEEN THE UNION COMMERCE BANK OF CLEVELAND, OHIO, AND EAST OAKS COMPANY, A LIMITED PARTNERSHIP RECORDED DECEMBER 27, 1979 AS ENTRY NO. 799534 IN BOOK 1338 AT PAGE 764 OF OFFICIAL RECORDS. (BENEFITS ENTIRE TRACT)

18. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON CANYON COVE, PHASE 1 CONDOMINIUM PLAT RECORDED DECEMBER 02, 1981 AS ENTRY NO. 848202 IN BOOK 24 OF PLATS AT PAGE 6. (NON OBSERVED)

19. A CERTIFICATE OF NONCOMPLIANCE, WHEREIN GREG MONTGOMERY, MANAGER OF THE PLANNING DIVISION OF THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PROVIDES NOTICE OF BUILDING CODE AND/OR ZONING VIOLATIONS AS MORE PARTICULARLY DESCRIBED THEREIN, RECORDED OCTOBER 04, 2006 AS ENTRY NO. 2212784 OF OFFICIAL RECORDS. (AFFECTS ENTIRE TRACT)

20. A CERTIFICATE OF NONCOMPLIANCE, WHEREIN GREG MONTGOMERY, MANAGER OF THE PLANNING DIVISION OF THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PROVIDES NOTICE OF BUILDING CODE AND/OR ZONING VIOLATIONS AS MORE PARTICULARLY DESCRIBED THEREIN, RECORDED OCTOBER 20, 2006 AS ENTRY NO. 2216378 OF OFFICIAL RECORDS. (AFFECTS ENTIRE TRACT)

AMENDED NONCONFORMING USE AND NONCOMPLYING STRUCTURE CERTIFICATE RECORDED SEPTEMBER 10, 2007 AS ENTRY NO. 2290850 OF OFFICIAL RECORDS. (AFFECTS ENTIRE TRACT)

21. EMERGENCY VEHICLE EASEMENT AGREEMENT DATED OCTOBER 31, 2006 BY AND BETWEEN CANYON COVE PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY AND CANYON COVE LAND, LLC RECORDED OCTOBER 31, 2006 AS ENTRY NO. 2218844 OF OFFICIAL RECORDS. (AFFECTS ENTIRE TRACT)

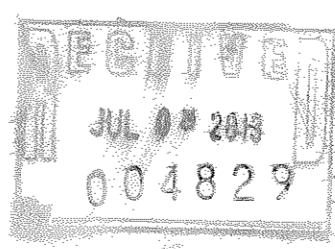
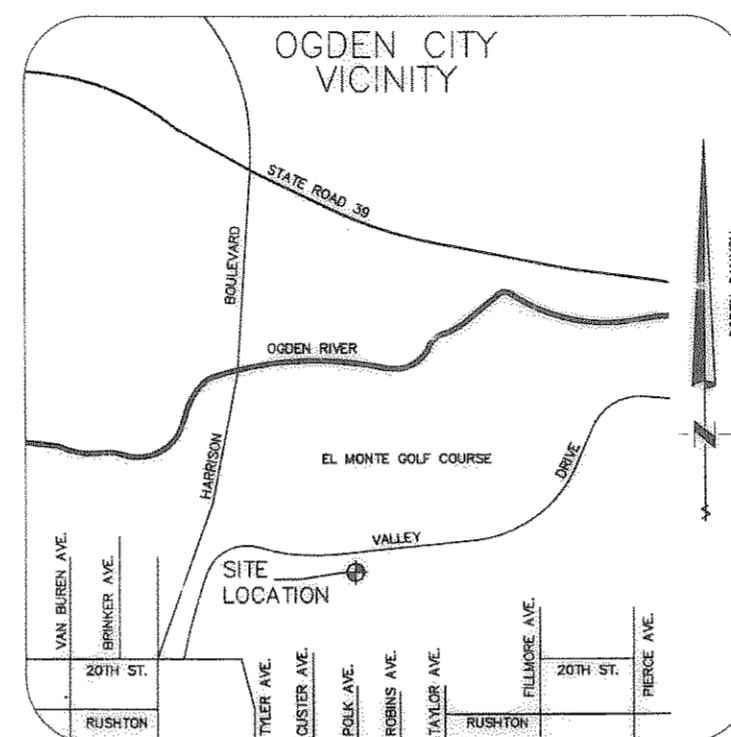
NOTE: ITEMS 1, 2 AND 4-8 ARE NOT APPLICABLE TO THIS ALTA/ACSM LAND TITLE SURVEY.

NOTES

- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- THE FIELD WORK WAS PERFORMED ON DECEMBER 13TH, 2011.

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN
**NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN**
 PREPARED FOR:
Hamilton Zanze & Company



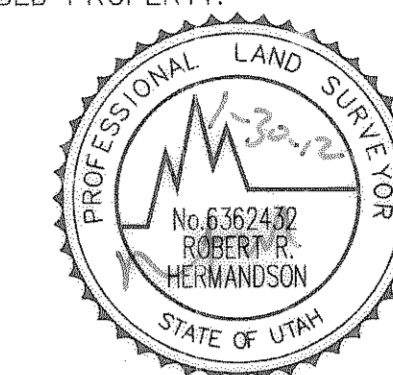
SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF UTAH CERTIFIES TO (I) DEUTSCHE BANK BERKSHIRE MORTGAGE, INC. (II) FANNIE MAE, ITS SUCCESSORS AND ASSIGNS, (III) MWH GATE AT CANYON RIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BS GATE AT CANYON RIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HZ GATE AT CANYON RIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND HZF GATE AT CANYON RIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND (IV) FIRST AMERICAN TITLE INSURANCE COMPANY AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 10(B), 11(A), 11(B), 13, 14, 16, 17, 18, 20(A) AND 20(B) OF TABLE A. THE FIELD WORK WAS COMPLETED ON DECEMBER 13, 2011.

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6362432 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

1-30-12
 DATE:
 BUSH AND GUDGELL INC.



Robert R. Hermandson
 ROBERT R. HERMANDSON
 REGISTERED LAND SURVEYOR
 UTAH LICENSE NUMBER 6362432

BOUNDARY DESCRIPTION

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 ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 82°08' WEST 626.24 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF A 859.00 FOOT RADIUS CURVE TO THE WEST; 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.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 13°52'15" E BETWEEN TWO FOUND PROPERTY CORNERS SET WITH A ALTA SURVEY COMPLETED BY BUSH AND GUDGELL, INC. ON MARCH 30, 1998. THE ORIGINAL BASIS OF BEARING FOR THIS SUBDIVISION NO LONGER EXISTS. SEVERAL PROPERTY CORNERS WERE FOUND THAT SEEMS TO BE CONSISTENT WITH THE BOUNDARY DESCRIPTION, WE THEREFORE PERFORMED A RETRACEMENT OF SAID ALTA SURVEY TO ESTABLISH THE BASIS OF BEARING FOR THIS SURVEY. THE CALCULATED POSITIONS OF THE ORIGINAL CONTROL OF THE SUBDIVISION ARE SHOWN AS A REFERENCE AS NOTED ON SAID ALTA SURVEY.

TABLE "A" REQUIREMENTS

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES ARE AS SHOWN.
- THE SURVEYED PROPERTY ADDRESS IS: 1455 VALLEY DRIVE, OGDEN, UT 84401.
- THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49057C0427E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- GROSS LAND AREA = 471,000 SQUARE FEET OR 10.81 ACRES.
- THIS PROPERTY IS IN BUILDING ZONE "R-4", R-4/CO, MULTIPLE-FAMILY RESIDENTIAL CONDITIONAL OVERLAY.
- THIS PROPERTY IS IN BUILDING ZONE "R-4", R-4/CO, MULTIPLE-FAMILY RESIDENTIAL CONDITIONAL OVERLAY. MINIMUM YARD REQUIREMENTS: FRONT: FRONT, TWENTY FEET (20'), EXCEPT AVERAGE WHERE FIFTY PERCENT (50%) FRONTAGE IS DEVELOPED, BUT NOT LESS THAN FIFTEEN FEET (15'). SIDE: A. FOR ANY DWELLING, NURSERY SCHOOL, OFFICE, CLINIC, FRATERNITY, SORORITY, BOARDING HOUSE OR LODGING HOUSE, SIX FEET (6') WITH TOTAL OF TWO (2) SIDE YARDS NOT LESS THAN SIXTEEN FEET (16'), PLUS ONE FOOT (1') EACH SIDE FOR EACH ONE FOOT (1') ANY MAIN BUILDING IS OVER THIRTY FIVE FEET (35') HIGH. B. OTHER MAIN BUILDING, TWENTY FEET (20') EACH SIDE, PLUS ONE FOOT (1') EACH SIDE FOR EACH ONE FOOT (1') MAIN BUILDING IS OVER THIRTY FIVE FEET (35') HIGH. C. ACCESSORY BUILDING, EIGHT FEET (8'), EXCEPT ONE FOOT (1') IF LOCATED AT LEAST SIX FEET (6') FROM REAR OF MAIN BUILDING, BUT NOT CLOSER THAN EIGHT FEET (8') TO DWELLING ON ADJACENT LOT. REAR: A. MAIN BUILDING THIRTY FEET (30'). B. ACCESSORY BUILDING, ONE FOOT (1'), EXCEPT SIX FEET (6') WHERE ACCESSORY BUILDING REARS ON SIDE YARD OF ADJACENT CORNER LOT.
- (A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN.
 (B). SQUARE FOOTAGE OF BUILDINGS, AS SHOWN.
 (B1). EXTERIOR FOOTPRINT OF ALL BUILDINGS, AT GROUND LEVEL, AS SHOWN.
 (C). BUILDING HEIGHTS, AS SHOWN.
- OBSERVED SUBSTANTIAL VISIBLE IMPROVEMENTS, SIGNS, PARKING, STRUCTURES AND UTILITIES, AS SHOWN.
- THERE ARE 111 REGULAR, 168 COVERED AND 5 HANDICAP PARKING STALLS ON SITE, AS SHOWN.
- (A). OBSERVED IMPROVEMENTS ALONG ALL PROPERTY LINES ARE AS SHOWN.
- (B). DETERMINATION OF WHETHER CERTAIN WALLS DESIGNATED BY THE CLIENT ARE PLUMB: NO PARTY WALLS WERE OBSERVED.
- (A). OBSERVED EVIDENCE OF UTILITIES ARE AS SHOWN.
- (B). OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES ARE AS SHOWN.
- NOTE - WITH REGARD TO TABLE A, ITEM 11(B), SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS WITH SIDWELL NO. AND/OR RECORDING DATA, AS SHOWN.
- DISTANCE TO THE INTERSECTION OF CUSTER AVENUE AND 21ST STREET IS 1,031.13 FEET FROM THE P.O.B.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION. OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NONE OBSERVED.
- NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP.
- (A). LOCATE IMPROVEMENTS WITHIN ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND THAT ARE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY (CLIENT TO OBTAIN NECESSARY PERMISSIONS). NONE OBSERVED.
- (B). MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR (CLIENT TO OBTAIN NECESSARY PERMISSIONS). NONE OBSERVED.

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 656 E. 1450 S. Ste. 1100
 Salt Lake City, Utah 84107
 Phone (801) 885-6194 Fax (801) 885-6185
 www.bushandgudgell.com

Drawn : MDR Date : 1-30-12
 Designer :
 Checked : BRH
 Approved : BRH
 Scale : NTS
 Job No : 112139

ALTA/ACSM LAND TITLE SURVEY
 NW 1/4 OF SECTION 27, T-6-N, R-1-W, SLB&M
 1455 VALLEY DRIVE, OGDEN, UT 84401
 PREPARED FOR: Hamilton, Zanze & Company

SHEET
1
 SHEETS
2
 FILE: 112139ALTA

PARCEL NO. 13-113-0031

