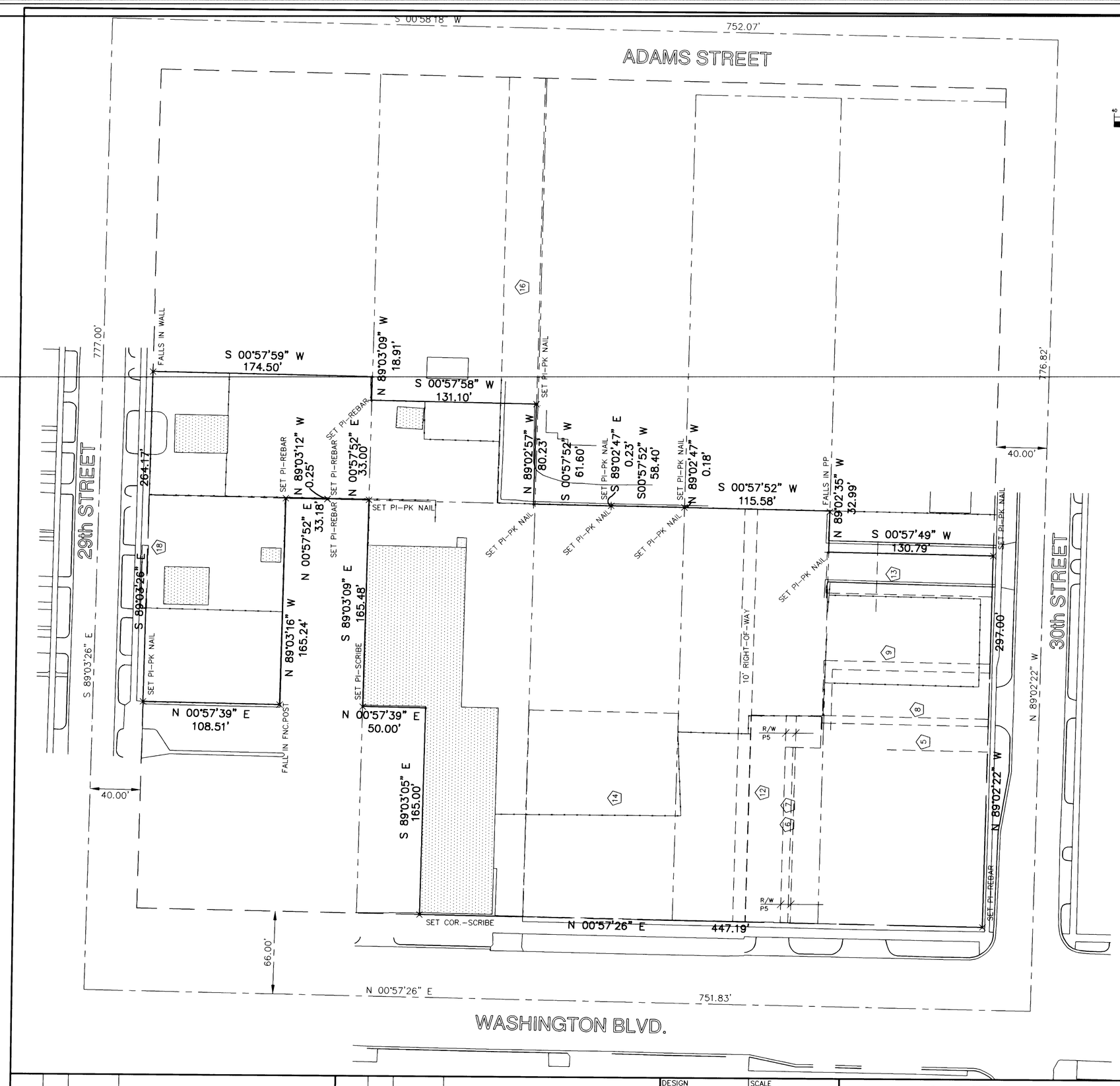

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

LEGEND

BUILDING

PROPERTY CORNER SET

FENCE

EASEMENTS PER COMMITMENT FOR TITLE INSURANCE NUMBER 106718 (4-27-xx)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

5. EASEMENT TO LAY AND MAINTAIN A GAS PIPELINE AND APPURTENANCES
6. THE RIGHTS OF ESTHER HANNAH RAINEY
7. THE RIGHTS OF UTELCU CREDIT UNION
8. EASEMENT TO CONSTRUCT AND MAINTAIN COMMUNICATION ETC. FACILITIES
9. EASEMENT TO CONSTRUCT AND MAINTAIN COMMUNICATION ETC. FACILITIES
12. EASEMENT FOR INGRESS/EGRESS
13. EASEMENT TO CONSTRUCT AND MAINTAIN TELEPHONE/TELEGRAPH EQUIPMENT
14. THE RIGHTS OF MOUNTAIN FUEL SUPPLY COMPANY
16. EASEMENT FOR INGRESS/EGRESS
17. THE RIGHTS TO UTAH POWER AND LIGHT COMPANY TO ACCESS TO EXISTING FACILITIES
18. THE RIGHTS TO RETAIN AND MAINTAIN A FENCE

AGGREGATE PROPERTY DESCRIPTION

BEGINNING at the Southwest corner of Lot 17, Block 4, SOUTH OGDEN SURVEY, Ogden City Survey, Weber County, Utah, said point being the Northeast corner of the street intersection of 30th Street and Washington Boulevard and running thence North 00°57'26" East, along the Easterly sideline of Washington Boulevard (132 feet wide), 447.19 to a point which bears North 00°57'26" East, 82.00 feet from the Southwest corner of Lot 20 of said SOUTH OGDEN SURVEY; thence South 89°03'05" East, 165.00 feet; thence North 00°57'39" East, 50.00 feet; thence South 89°03'09" East, 165.48 feet; thence North 0°57'52" East 33.00 feet; thence N 89°03'12" W 0.25 feet to the Westerly line of Lot 8 of said SOUTH OGDEN SURVEY; thence North 00°57'52" East, along the Westerly line of Lot 8 of said SOUTH OGDEN SURVEY, 33.18 feet; thence North 89°03'16" West, 165.24 feet; thence North 00°57'39" East, 108.51 feet to the Southerly sideline of 29th Street (80 feet wide), said point bears South 89°03'26" East, 165.00 feet from the Southeast corner of the street intersection of 29th Street and Washington Boulevard; thence South 89°03'26" East along said sideline, 264.17 feet to a point which bears North 89°03'26" West, 16.00 feet from the Northeast corner of Lot 7 of said SOUTH OGDEN SURVEY; thence South 00°57'59" West, 174.50 feet; thence North 89°03'09" West, 18.91 feet; thence South 00°57'58" West, 131.10 feet; thence North 89°02'57" West, 80.23 feet; thence South 00°57'52" West, 61.60 feet; thence South 89°02'47" East, 0.23 feet to the East line of Lot 19 of said SOUTH OGDEN SURVEY; thence South 00°57'52" West, along said East line of Lot 19, 58.40 to the Southeast corner of Lot 19 of said SOUTH OGDEN SURVEY; thence North 89°02'47" West, along the South line of said Lot 19, 0.18 feet; thence South 00°57'52" West, 115.58 feet to the South line of Lot 18 of said SOUTH OGDEN SURVEY; thence North 89°02'35" West, along said South line of Lot 18, 32.99 feet; thence South 00°57'49" West, 130.79 feet to the Northerly sideline of 30th Street (80 feet wide); thence North 89°02'22" West, along said Northerly sideline, 297.00 feet to the POINT OF BEGINNING.

BASIS OF BEARINGS:

The bearing North 00°58'00" East between the monuments located at 29th and 30th Streets on Jefferson Street, Ogden, Utah, was used as the basis of bearings for this survey.

NARRATIVE OF BOUNDARY:

The Centerline of 29th, 30th and Adams Streets and Washington Boulevard have been determined by assuming the center of the existing street improvements. The resultant block within these bounds is determined by street widths of 80 feet for 29th, 30th and Adams Streets and 132 feet for Washington Boulevard. Original lots of this block are subsequently determined through the Proration of Record Distances vs. the Resultant Measured Distances around the perimeter of the block and then protracting said lot lines between these points. Parcels 1-21, as described with metes and bounds within the Commitment For Title Insurance, are then surveyed within these boundaries.

GENERAL NOTES:

Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Application Number 106718, dated June 3, 1996, along with supporting documents as enclosed within said Commitment were utilized in the performance of this survey and are therefore the basis of this map.

The purpose of this map is to depict the exterior boundary of the Aggregate of Parcels described within said Title Report. It should be noted that numerous gaps and overlaps of descriptions interior to the Aggregate exist, therefore, resulting in questions as to underlying Fee, Junior and Senior Rights of Ownership. These issues are not addressed by this map.

Documents of Adjoining Property Owners or other documents not furnished within said Title Report have not been utilized in the performance of this survey. Therefore, issues that may exist regarding gaps and overlaps of descriptions and questions as to Underlying Fee, Junior and Senior Rights of Ownership in regards to adjoining properties are not addressed by this map. The influence of the other documents could result in the variance of property lines.

SURVEYORS CERTIFICATION

THIS MAP WAS PREPARED UNDER THE DIRECT SUPERVISION OF ROBERT R. SMELTZER, L.S. 4104

REGISTERED LAND SURVEYOR 4104 ROBERT R. SMELTZER STATE OF UTAH

NOT VALID WITHOUT ORIGINAL SIGNATURE

ROBERT R. SMELTZER
REGISTRATION No. 4104

RECEIVED
AUG 21 1997
Weber County Surveyor

Lot 17, Block 4, SOUTH OGDEN SURVEY

REV	BY	DATE	DESCRIPTION
0	M.W.S.	8/6/96	RELEASE TO CLIENT

REV	BY	DATE	DESCRIPTION

DESIGN	SCALE 1" = 40'
DRAWN J.SHEP	ACCT. NO. 40-13654
CHECKED	F.B. NO.
CHECKED	DATE AUG. 1996

CPS
CONSULTING ENGINEERS, INC.
CALDWELL RICHARDS SORENSEN
265 EAST 100 SOUTH, SUITE 240
SALT LAKE CITY, UTAH 84111
PHONE 801/359-5565
FAX 801/359-4272

MOUNTAIN FUEL
OGDEN, UTAH

SHEET 1 OF 1
DRWG. NO. 13654

DRAWING NUMBER 001672
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 0175AR
POSTAGE COST OF PRINT ON THIS LINE

G:\PROJECTS\40\40-13654\13654 Wed Jul 9 10:24:50 1997 R.COOKS