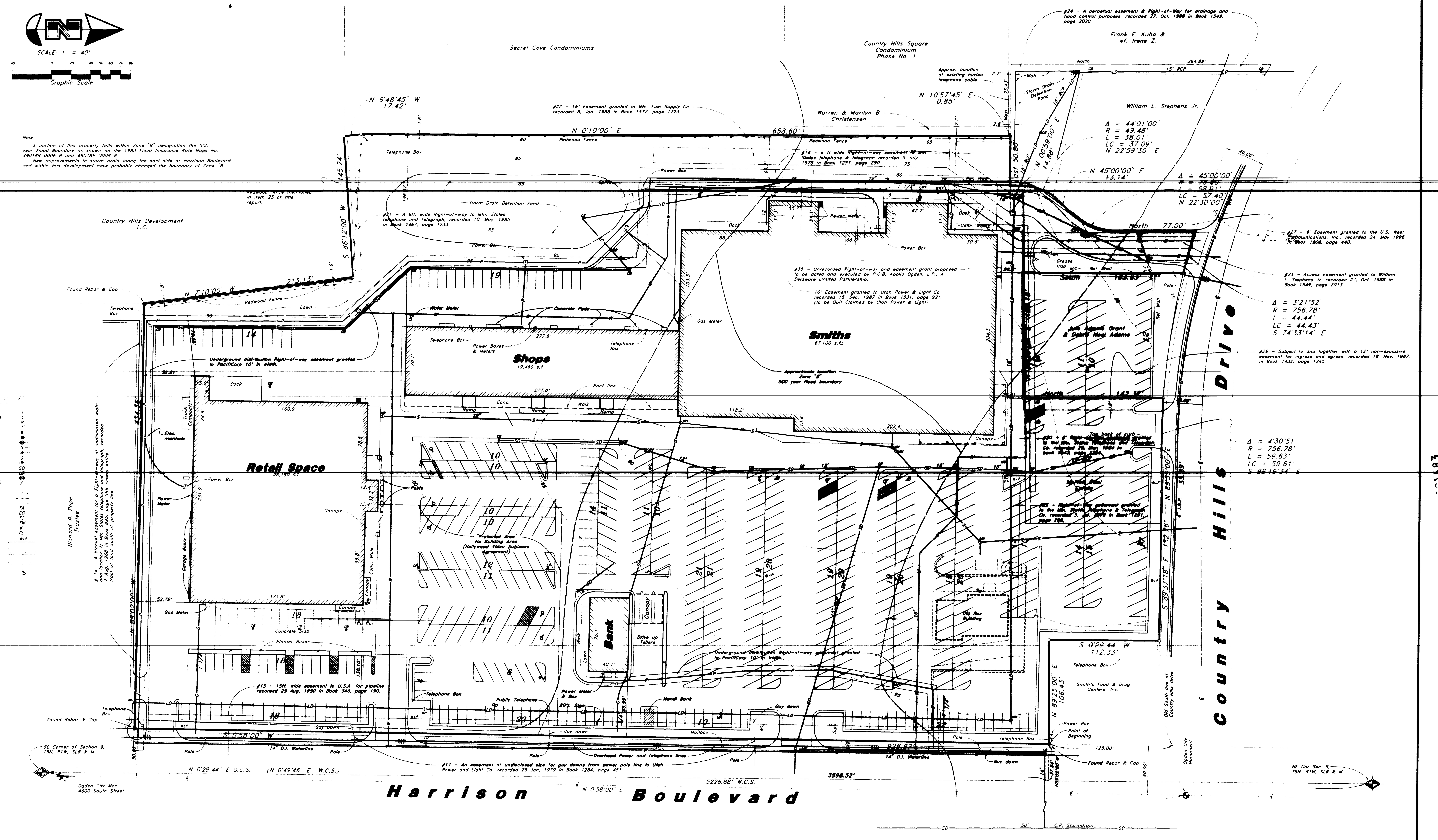

DESCRIPTION

Parcel 1

A part of the Northeast 1/4 of Section 9, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point on the West line of Harrison Boulevard, which is North 0°29'44" East 3598.52 feet and North 89°02'00" West 37.84 feet from the Southeast Corner of said Section 9, said point is also South 0°58'00" West 125.00 feet from the intersection of the South line of Country Hills Drive (as previously located prior to its widening) and the West line of Harrison Boulevard; running thence South 0°58'00" West along said West line of Harrison Boulevard 928.87 feet; thence North 89°02'00" West 434.36 feet; thence North 7°10'00" West 213.13 feet; thence South 86°12'00" West 145.24 feet; thence North 6°48'45" West 17.42 feet; thence North 0°10'00" East 658.60 feet; thence North 10°57'45" East 0.85 feet; thence East 50.80 feet; thence North 0°59'00" East 14.88 feet; thence Northeasterly along the arc of a 49.48 foot radius curve to the right a distance of 38.01 feet (long chord bears North 22°59'30" East 37.09 feet); thence North 45°00'00" East 13.14 feet; thence Northeasterly along the arc of a 75.00 foot radius curve to the left a distance of 58.91 feet (long chord bears North 22°30'00" East 57.40 feet); thence North 77.00 feet to the South line of Country Hills Drive; thence Southeasterly along the arc of a 756.78' radius curve to the left a distance of 44.44 feet (long chord bears South 74°33'14" East 44.43') along said South line to the Northwest Corner of the property of Jule Adams Grant & Debra Noe Adams; thence three (3) courses along the Westerly, Southerly and Easterly line of said Jule Adams Grant & Debra Noe Adams property as follows: South 163.63 feet, more or less to the Southwest Corner thereof; thence North 89°25'00" East 128.18 feet to the Southeast corner thereof; thence North 142.37 feet, more or less, to the South line of Country Hills Drive; thence three (3) courses along said South line as follows: Southeasterly along the arc of a 756.78 foot radius curve to the left a distance of 59.63 feet (long chord bears South 88°19'34" East 59.61 feet); North 89°35'00" East 35.89 feet and South 89°37'18" East 152.76 feet; thence South 0°29'44" West 112.33 feet, more or less, to a point South 89°25'00" West from the point of beginning; thence North 89°25'00" East 106.43 feet, more or less, to the point of beginning.

Contains 12.936 acres

DESCRIPTION

Parcel 2

An easement estate in the following described property as created by Grant of easement dated October 26, 1988 executed by and between William L. Stephens, Jr., as Grantor, and McNeil Real Estate Fund XIV, LTD., a California limited partnership, as Grantee, as recorded October 27, 1988 in Book 1549 of Records, Page 2020.

Easement Property Description:
Part of the Northeast Quarter of Section 9, Township 5 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey, Weber County, State of Utah, described as follows: Beginning at a point on the South line of Country Hills Drive which is 1405.66 feet South 0°29'44" West along the Section line and 734.66 feet West from the Northeast Corner of said Section 9, and running thence Easterly along said South line of Country Hills Drive and the arc of a 756.78 foot radius curve to the left a distance of 11.65 feet (long chord bears South 59°08'45" East 11.65 feet); thence South 185.66 feet; thence South 76°33'00" East 127.74 feet; thence Southwesterly along the arc of a 49.48 foot radius curve to the left a distance of 30.77 feet (long chord bears South 18°48'00" West 30.28 feet); thence South 0°59'00" West 14.88 feet to the North line of Country Hills Square Condominium Project Phase No. 1 extended; thence West 124.23 feet along said North line; thence North 264.89 feet to the point of beginning.

SURVEY CERTIFICATION

The undersigned hereby certifies to P.O'B Apollo Ogden, L.P., McNeil Real Estate Fund XIV, LTD., a California Limited Partnership, Cardon Land Title, NationsBank of Texas N.A. its successors and assigns, Lawyers Title Insurance Corporation, and as of 30 Dec. 1996, that: (a) this survey is true and correct, was made on the ground under my supervision and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; (b) this survey correctly shows the size, location, and type of all buildings, structures and other improvements and visible items on the subject property; (c) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument, book and page number indicated); (d) except as shown, there are no (1) visible improvements, visible easements, rights-of-way, party walls, visible uses, visible boundary line discrepancies, or conflicts, (2) visible encroachments on adjoining premises, streets or alleys by any of said building, structures or other improvements, (3) visible encroachments on the subject property by buildings, structures, or other improvements situated on adjoining premises, or (4) encroachments on any easement, building setback line or other restricted area by any buildings, visible structures or other visible improvements situated on the subject property; (e) the distance from the nearest intersecting street or road is as shown hereon; (f) the subject property has direct and free access to a dedicated public street or road as shown hereon; (g) and I have examined the Flood Insurance Rate Maps for Weber County Community Panel Number 490189 0006 B and 490189 0008 B dated Jan 19, 1983, and hereby certify that, no part of the subject property lies in a Special Flood Hazard area of other flood hazard or flood plain area, however designated, as determined in accordance with criteria established by the Federal Insurance Administration or as determined in accordance with criteria established by any city or other governmental authority having jurisdiction, except as shown.

Further, this survey was made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, Jointly established and adopted by ALTA and ACSM in 1992, and includes items 3,4,6,7a,8,9,10 & 11 of table A thereof, and pursuant to the accuracy standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Date 7-18-97

Mark E Babbitt - Registered Professional Land Surveyor

REGISTERED LAND SURVEYOR MARK E. BABBITT No. 166484 STATE OF UTAH

NARRATIVE

This updated survey was requested by Mr. Larry Foster for the purpose of fulfilling the A.L.T.A. Survey requirements. Ogden City Monuments were previously found at Country Hills Drive and Harrison Boulevard and 4600 South and Harrison Boulevard. In 1987 a line bearing North 0°58'00" East between these monuments was used as the basis of bearings. No corners were set.

Survey information shown is based on a previous survey prepared by Jay R. Anderson of Great Basin Engineering Inc. for Country Hills Plaza dated 8 Dec. 1987.

NOTE:

The property is subject to Restrictive Covenants dated September 13, 1979 and recorded September 13, 1979 in Book 1323, of Records, Page 99 and re-recorded as Amended Restrictive Covenants on October 17, 1979 in Book 1328 of Records, Page 449. Amended Restrictive Covenants recorded on October 27, 1988 in Book 1549 of Records, Page 2032

ZONING

CP-2 (planned Commercial)
Tax Identification No. 06-081-0010 & 06-081-0005

BUILDING SETBACK

Frontyard: 20'
Sideyard: None, except 10' ajoining a residential lot.
Rearyard: None, except 10' ajoining a residential lot.
Minimum lot area: None
Maximum lot area: None
Lot coverage: Buildings shall not exceed 50% of entire lot.

Parking Stalls:
557 (14 Handicap)
38 (Adams Parcel)
595 Total

RECEIVED
SEP 19 1997

Street Address: approximately 4250 South Harrison Boulevard.

ALTA / ACSM Survey

Country Hills Plaza Shopping Center
A part of the North 1/2 of Section 9, T5N, R1W, SLB & M.
Ogden City, Weber County, Utah

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS and SURVEYORS
3544 Lincoln Avenue, Ogden, Utah. 84401
P.O. Box 9307, Ogden, Utah. 84409
Ogden (801)394-4515 Salt Lake City (801)521-8529 Fax (801)392-7544

SCALE:	1" = 40'	DATE: 18. Feb. 1997	DRWG. NO.
DRAWN:	BA	REVISIONS: 3-6-97 Revised Parking Count and added Old Rax building; 3-20-97 Revised Survey Cert.; 4-4-97; 6-12-97 Added PacifiCorp Easements	
	CTRYHLS		

001683