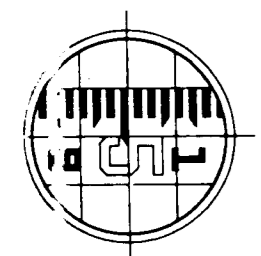


LEGEND

- STREET MONUMENT
- PROPERTY MONUMENT (AS NOTED)
- SET 5/8" REBAR + CAP MARKED 15 142765
- ▲ SET NAIL AND WASHER MARKED 1.44'
- ▲ SET RIVER
- MONUMENT LINE
- PROPERTY LINE
- LOT LINE
- FENCE LINE
- EASEMENT LINE
- GAS LINE
- OVERHEAD POWER LINE
- SEWER LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND POWER LINE
- WATER LINE

DATE:	APRIL 26, 1997
BY:	D.K.
CHECKED:	H.C.L.
SCALE:	1" = 20'
PROJECT NO.:	108 04-64-975
DATE:	JAN 27, 1997



LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1424 WEST 1700 SOUTH
SALT LAKE CITY, UTAH 84146

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR: GSA INC.
150 BOX 10881
1700 SOUTH
SALT LAKE CITY, UTAH 84146

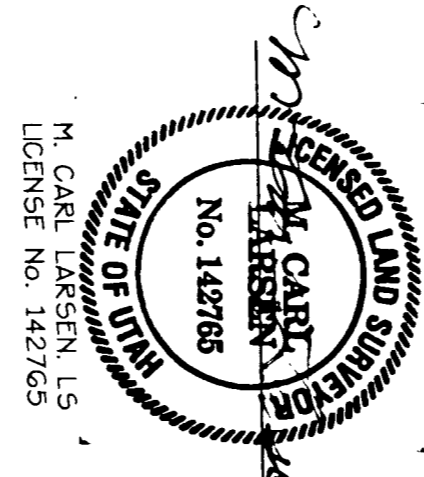
SURVEYORS' CERTIFICATE

TO PAUL W. MILLER AND ARNOLD B. MILLER FIRST AMERICAN TITLE COMPANY OF UTAH AND FIRST AMERICAN TITLE INSURANCE COMPANY AND WISBY'S OLD FASHIONED MARSH SALES LANE CITY UTAH DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 142765 AS REGISERED BY THE LAWS OF THE STATE OF UTAH IN THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. PUBLIC LANDS, BEING SOUTH OF THE SOUTH LINE OF 12th STREET, AND RUNNING THENCE NORTH ALONG WASHINGTON AVENUE 725 FEET, THENCE WEST 726 FEET, THENCE SOUTH 725 FEET, THENCE EAST 546 FEET TO THE PLACE OF BEGINNING.

ALSO PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. PUBLIC LANDS, BEING SOUTH OF THE SOUTH LINE OF 12th STREET, AND RUNNING THENCE NORTH ALONG WASHINGTON AVENUE 725 FEET, THENCE WEST 726 FEET, THENCE SOUTH 725 FEET, THENCE EAST 546 FEET TO THE PLACE OF BEGINNING.

I FURTHER CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF UTAH AND ADOPTED BY ALTA AND ACSM IN 1982, AND METS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY AS DEFINED THEREIN.



5/12/97

NARRATIVE

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN EXTENDED COVERAGE ALTA OWNERS' POLICY.

- REFERENCE SURVEYS:
- 1. HANSEN ENGINEERING, INC. JOB NO. 94467 DATE: MARCH 6, 1989
- TITLE DOCUMENTS:
- 1. COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE COMPANY OF UTAH ORDER NO. 0803-10008 DATE: APRIL 2, 1987 AT 5:00 PM

2. DEEDS AND OWNERSHIP OF ADJOINING PROPERTIES AS SHOWN ON THIS SURVEY WERE PROVIDED BY THE WISBY COUNTY RECORDER TITLE POLICY EXCEPTIONS.

THE FOLLOWING IS A LIST OF EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B - SECTION 2 OF THE ABOVE REFERENCED COMMITMENT. NONE OF THE EXCEPTIONS LISTED PHYSICALLY AFFECT SUBJECT PROPERTY.

ENCLOSUREMENTS:

ENCLOSUREMENT 1: AN OVERHEAD POWER AND TELEPHONE LINE CROSSES SUBJECT PROPERTY IN A NORTH-SOUTH DIRECTION NEAR THE CENTER OF THE PARCEL AS SHOWN ON THIS SURVEY.

GENERAL NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BETWEEN MONUMENTS LOCATED AT 12th STREET AND AT 13th STREET ON WASHINGTON BOULEVARD AS SHOWN ON THIS SURVEY.
2. ALL CORNERS SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM REED DEEDS OF RECORD. ALL OTHER CORNERS ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
3. THE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE TO BE FIELD VERIFIED BEFORE ANY CONSTRUCTION TAKES PLACE.
4. SUBJECT PROPERTY CONTAINS 276,630.070 SQUARE FEET OR 6.300 ACRES.
5. SUBJECT PROPERTY IS LOCATED WITHIN ZONE C ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48019A OOD4 DATED JANUARY 19, 1983. ZONE C IS NOT A FLOOD HAZARD AREA.
6. SUBJECT PROPERTY IS LOCATED IN A CP-2 ZONE WHICH REQUIRES A 20 FOOT FRONT YARD BUILDING SETBACK. NO SIDE YARD OR REAR YARD SETBACKS IS REQUIRED.
7. SUBJECT PROPERTY CONTAINS 31 PARKING STALLS INCLUDING 2 STALLS RESERVED FOR THE HANDICAPPED.

RECEIVED
JUN 27 1998
Wasatch County Survey