Cross Pointe Center
South Ogden, Utah

Descriptions

Parcel 1:

Lot 1, 3, and 7, CROSS POINTE SHOPPING CENTER, according to the official plat thereof on file and of record in the office of the Weber County Recorder.
Contains 136,766 sq ft

LESS AND EXCEPTING THEREFROM :

A part of Lot 3, CROSS POINTE SHOPPING CENTER, a Commercial Subdivision in South Ogden City, Weber County, Utah :
Beginning at the Southwest corner of said Lot 3 being 2006.86 feet South 89°08'56" East along the Section Line and 943.81 feet South from the Northwest corner of Section 22, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; and running thence South 89°29'38" East 161.00 feet along the South line of said Lot 3; thence North 0°30'22" East 30.00 feet; thence North 89°29'38" West 265.73 feet; thence North 0°30'22" East 82.69 feet to the Southeast corner of an existing building; thence North 89°29'52" West 160.33 feet along the South line of said existing building and said line extended to the Southwesterly line of said Lot 3; thence South 29°29'38" East 130.11 feet along said Lot line to the point of Beginning.
Contains 22,373 sq ft

Total Contains 114,393 sq ft
or 2.626 acres

Parcel 2:

Lot 2, CROSS POINT SHOPPING CENTER, according to the official plat thereof on file and of record in the office of the Weber County Recorder.

Beginning at a point on the westerly right-of-way of Harrison Blvd. (S.R. 203), (Utah Department of Transportation (U.D.O.T.), District One, Project No. F-162 (3)) said point being South 89 degrees 08'56" East, along the Section line, 2634.99 feet, to the North Quarter Corner and South 00 degrees 37'15" West, along the Quarter Section line 306.80 feet, and due West 135.83 feet from the Northwest Corner of Section 22, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said point of beginning lies on a 3769.80 foot radius curve to the right (center bears South 79 degrees 51'18" West of which the delta angle is 0 degrees 16'41"); thence along the arc of said curve 18.29 feet; thence North 89 degrees 46'19" West 50.58 feet; thence South 57 degrees 24'53" West 87.46 feet; thence South 07 degrees 25'38" East 204.04 feet; thence South 00 degrees 30'22" West 200.11 feet; thence South 89 degrees 29'38" East 150.37 feet to a point on the aforesaid westerly right-of-way of Harrison Blvd.; thence following said right-of-way along the arc of a 3769.80 foot radius curve to the right (center bears South 87 degrees 01'47" West of which the delta angle is 0 degrees 26'30"); thence along the arc of said curve 29.06 feet; thence North 89 degrees 29'38" West 167.02 feet; thence South 00 degrees 30'22" West 50.81 feet; thence North 89 degrees 29'38" West 261.00 feet; thence North 00 degrees 30'22" East 129.00 feet; thence North 89 degrees 29'38" West 129.92 feet; thence South 00 degrees 30'22" West 6.00 feet; thence North 89 degrees 29'38" West 40.08 feet; thence South 48 degrees 16'59" West 70.41 feet; thence North 41 degrees 40'18" West 144.06 feet to a point on the Easterly right-of-way of 1475 East Street; thence along said right-of-way the following three (3) courses; along the arc of a 200 foot radius curve to the left (center bears North 55 degrees 53'44" West of which the delta angle is 37 degrees 55'55"); thence along the arc of said curve 132.41 feet to a point on a 134.00 foot radius reverse curve to the right (center bears North 86 degrees 10'21" East of which the delta angle is 15 degrees 42'15"); thence along the arc of said curve 36.73 feet; thence North 11 degrees 52'36" East 174.65 feet; thence South 89 degrees 29'38" East 128.35 feet; thence South 0 degrees 30'22" West 127.00 feet; thence South 89 degrees 29'38" East 191 feet; thence North 00 degrees 30'22" East 112.00 feet; thence South 89 degrees 29'38" East 179.51 feet; thence North 57 degrees 24'53" East 85.64 feet; thence South 89°46'19" East 47.09 feet to the point of beginning.
Contains 229,509 sq ft
or 5.269 acres

Parcel A:

Non-exclusive easements for ingress, egress, parking and utilities, for the benefit of Parcels 1 and 2, under, over, through, upon and across the "Shopping Center" as set forth in that certain Declaration of Restrictions and Grant of Easements, by and between Cross Pointe Associates Limited, a Utah limited partnership, and Albertson's, Inc., a Delaware corporation, dated March 15, 1995, and recorded March 17, 1995 as Entry No. 1336961 in Book 1750 at page 533 of official Records.

Parcel B:

Non - exclusive easement for ingress and egress by vehicular and pedestrian traffic, for the benefit of Parcels 1 and 2, upon, over and across the boundaries of the "Parcel C Real Property", as set forth in that certain Declaration of Restrictions and Grant of Easements - Parcel C, by and between R.H.H. Development, Inc., a Utah corporation, and Cross Pointe Associates Limited, a Utah limited partnership, dated March 15, 1995 and recorded March 17, 1995 as Entry No. 1336950 in Book 1750 at page 487 of Official Records.

Parcel C:

Non-exclusive easement for ingress and egress by vehicular and pedestrian traffic, the benefit of Parcels 1 and 2, upon, over and across the south boundary of the "Theatre Property", via three (3) designated driveway areas, as set forth in that certain Declaration of Restrictions and Grant of Easements - Theatre Property, by and between Robert H. Hinckley, Inc., a Utah corporation, and Cross Pointe Associates Limited, a Utah limited partnership, dated March 15, 1995, and recorded March 17, 1995 as Entry No. 1339654 in Book 1750 at page 506 of Official Records.

Scale : 1" = 40'

Narrative

This survey was ordered by Woodbury Amsource to provide an "as-built" survey of the site.

Monuments were found for the North 1/4 Corner and the Center of Section 22, T5N, R1W, SLB & M U.S. Survey and the Bearing of S 0°37'15" W was applied to this line as shown on the on the official recorded Subdivision Plat for Bearing Basis.

The monument for the Northwest Corner of this Section was not checked - location was calculated from the Survey Information on the Subdivision Plat.

No points have been set with this survey.

Notes :

This property is Zoned CP-2 (Commercial Planned) and has Building Setbacks :

Front Yard = 10 feet

Side Yard = 0 feet
except when adjacent to Residential and then must be 10 feet.

Back Yard = 0 feet
except when adjacent to Residential and then must be 10 feet.

Parking Requirement:
1 stall per 200 sq. ft. of building floor space = 355 stalls

Legend

San. Sewer Manhole	
Telephone Box	T
Fire hydrant	
Water Valve	W
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Secondary waterline	IW
Utility marker	
Power pole	
Power pole w/guy	
Fence	
Flowline of ditch	
Power line	P
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Top of Asphalt	TA
Edge of Oil	EO
Centerline	CL
Flowline	FL
Road	RD

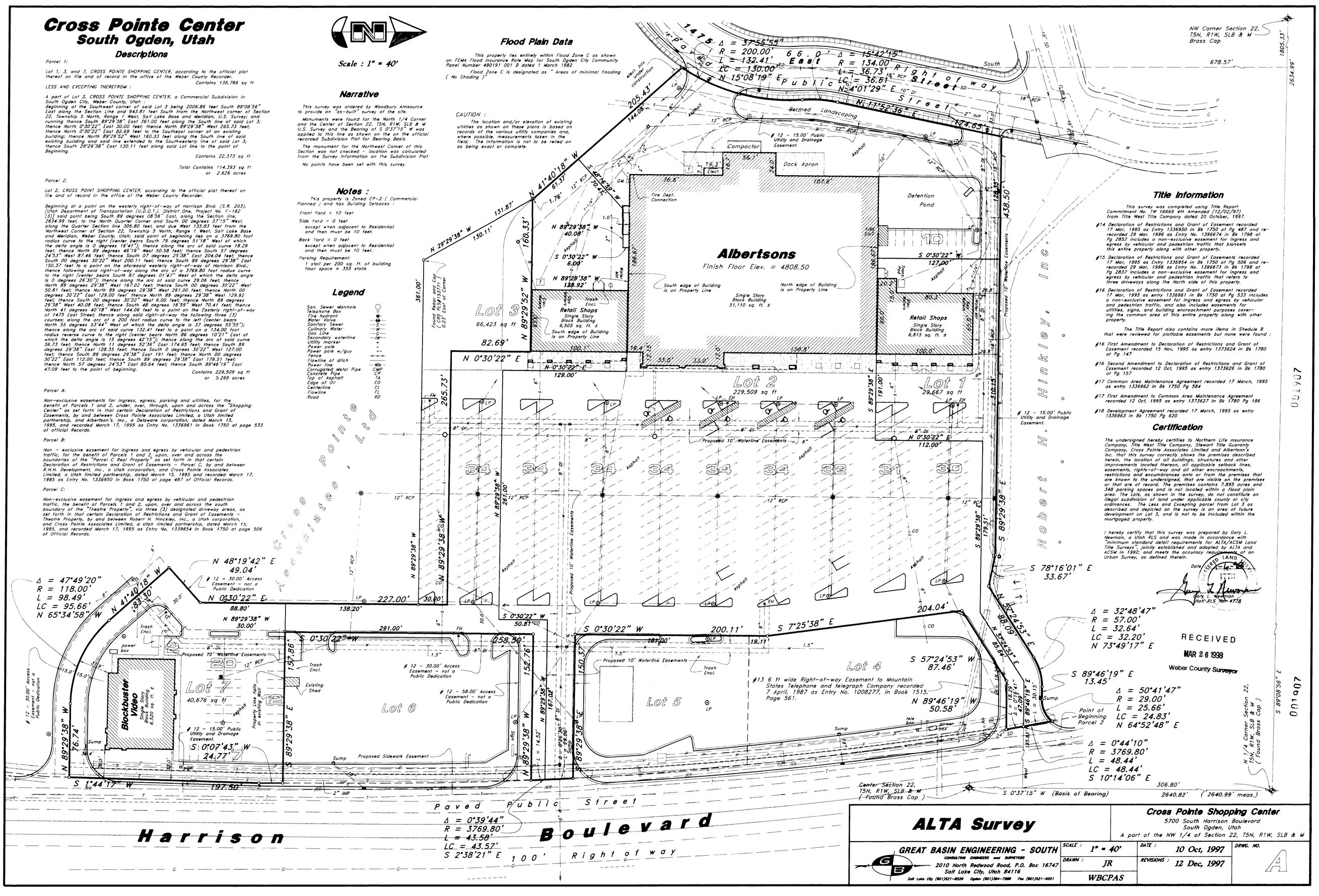
Flood Plain Data

This property lies entirely within Flood Zone C as shown on FEMA Flood Insurance Rate Map for South Ogden City Community Panel Number 490191 001 B dated 1 March 1982

Flood Zone C is designated as " Areas of minimal flooding (No Shading)"

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



Title Information

This survey was completed using Title Report Commitment No. TW 16669 4th Amended (12/02/97) from Title West Title Company dated 20 October, 1997.

#14 Declaration of Restrictions and Grant of Easement recorded 17 Mar, 1995 as Entry 1336950 in Bk 1750 at Pg 487 and re-recorded 29 Mar, 1996 as Entry No. 1396674 in Bk 1798 at Pg 2852 includes a non-exclusive easement for ingress and egress by vehicular and pedestrian traffic that blankets this entire property along with other property.

#15 Declaration of Restrictions and Grant of Easements recorded 17 Mar, 1995 as Entry 1336934 in Bk 1750 at Pg 506 and re-recorded 29 Mar, 1996 as Entry No. 1396673 in Bk 1798 at Pg 2837 includes a non-exclusive easement for ingress and egress by vehicular and pedestrian traffic that refers to three driveways along the North side of this property.

#16 Declaration of Restrictions and Grant of Easement recorded 17 Mar, 1995 as entry 1336951 in Bk 1750 Pg 533 includes a non-exclusive easement for ingress and egress by vehicular and pedestrian traffic, and also includes easements for utilities, signs, and blanket encroachment purposes covering the common area of this entire property along with other property.

The Title Report also contains more items in Shedule B that were reviewed for plottable easements but none were found :

#16 First Amendment to Declaration of Restrictions and Grant of Easement recorded 15 Nov, 1995 as entry 1373624 in Bk 1780 at Pg 147

#16 Second Amendment to Declaration of Restrictions and Grant of Easement recorded 12 Oct, 1995 as entry 1373626 in Bk 1780 at Pg 1577

#17 Common Area Maintenance Agreement recorded 17 March, 1995 as entry 1336962 in Bk 1750 Pg 584

#17 First Amendment to Common Area Maintenance Agreement recorded 12 Oct, 1995 as entry 1373627 in Bk 1780 Pg 186

#18 Development Agreement recorded 17 March, 1995 as entry 1336963 in Bk 1750 Pg 620

Certification

The undersigned hereby certifies to Northern Life Insurance Company, Title West Title Company, Stewart Title Guaranty Company, Cross Pointe Associates Limited and Albertson's Inc. that this survey correctly shows the premises described herein, the location of all buildings, structures and other improvements located thereon, all applicable setback lines, easements, rights-of-way and all other encroachments, restrictions and encumbrances onto or from the premises that are known to the undersigned, that are visible on the premises or that are of record. The premises contains 7.895 acres and 348 parking spaces and is not located within a flood plain area. The lots, as shown in the survey, do not constitute an illegal subdivision of land under applicable county or city ordinances. The Less and Excepting parcel from Lot 3 as described and depicted on the survey is an area of future development on Lot 3, and is not to be included within the mortgaged property.

I hereby certify that this survey was prepared by Gary L. Newman, a Utah RLS and 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 meets the accuracy requirements of an Urban Survey, as defined therein.

Date 2-6-98

REGISTERED LAND SURVEYOR
Gary L. Newman
Utah RLS No. 4778

RECEIVED
MAR 26 1998
Weber County Surveyor

ALTA Survey

Cross Pointe Shopping Center
5700 South Harrison Boulevard
South Ogden, Utah
A part of the NW 1/4 of Section 22, T5N, R1W, SLB & M

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8851

SCALE :	1" = 40'	DATE :	10 Oct, 1997
DRAWN :	JR	REVISIONS :	12 Dec, 1997
	WBCPAS		

DRWG. NO. A

001907