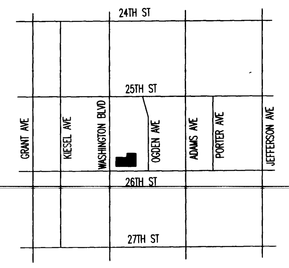
McNEIL ENGINEERING & LAND SURVEYING, L.C. McNEIL CONSULTING ENGINEERING, L.C. McNEIL ENGINEERING STRUCTURAL, L.C. 002040

LEGEND

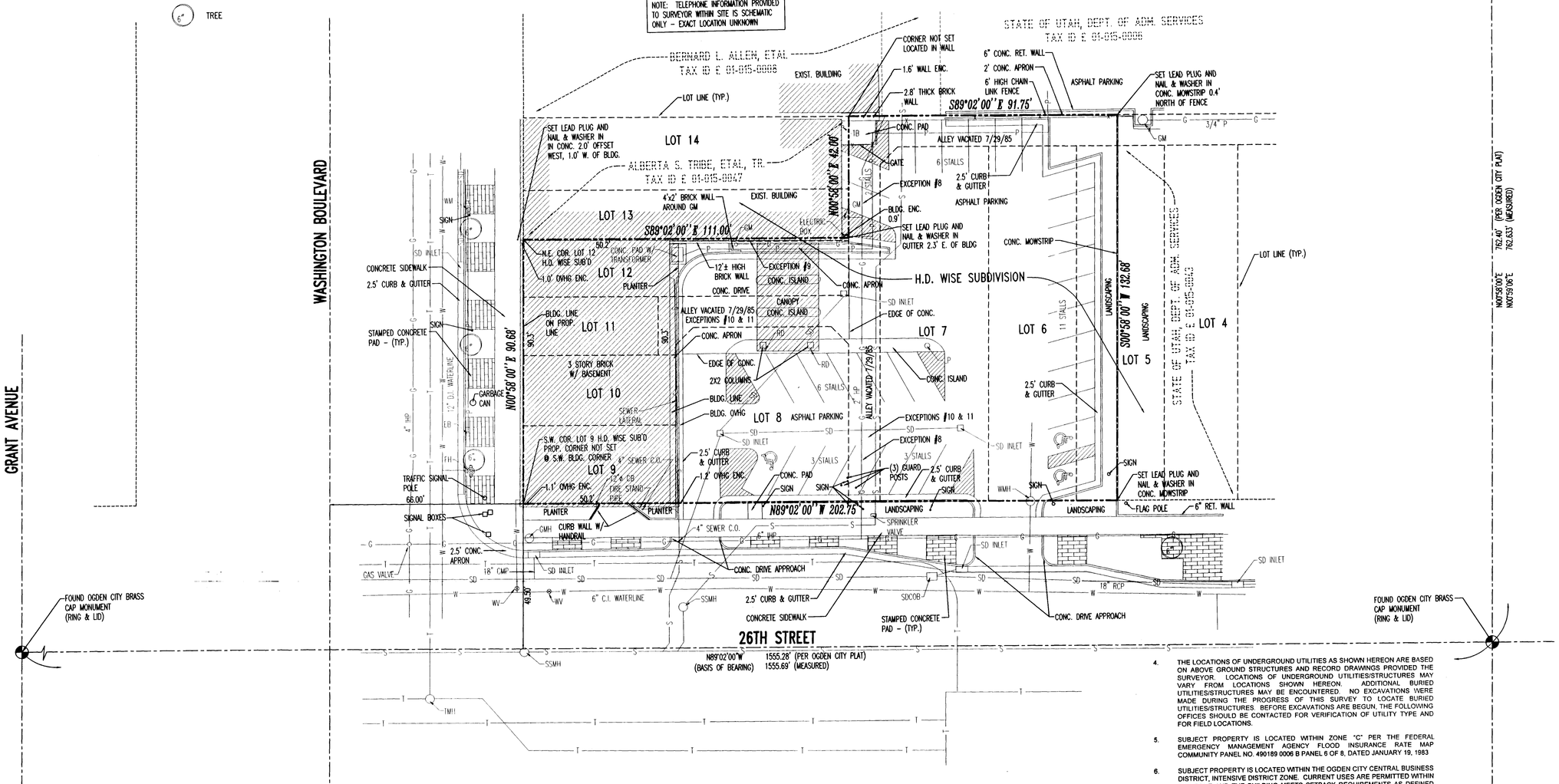
WATER VALVE	
FIRE HYDRANT	
LIGHT POLE	
—P—	OVERHEAD AND/OR UNDERGROUND POWER LINE
—T—	OVERHEAD AND/OR UNDERGROUND TELEPHONE LINE
—X—	FENCE
—W—	WATER LINE
—S—	SEWER LINE
—SD—	STORM DRAIN LINE
—G—	GAS LINE
	PROPERTY LINE
	FOUND BRASS CAP MONUMENT
6"	TREE

RD	ROOF DRAIN
WM	WATER METER
CONC	CONCRETE
EB	ELECTRIC BOX
FH	FIRE HYDRANT
SD	STORM DRAIN
CB	CATCH BASIN
CO	CLEANOUT
GMH	GAS MANHOLE
WV	WATER VALVE
SSMH	SANITARY SEWER MANHOLE
BLDG	BUILDING
OVHG	OVERHANG
ENC	ENCROACHMENT
TB	TELEPHONE BOX
LP	LIGHT POLE
RET	RETAINING
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE



VICINITY MAP

NOTE: TELEPHONE INFORMATION PROVIDED TO SURVEYOR WITHIN SITE IS SCHEMATIC ONLY – EXACT LOCATION UNKNOWN



DESCRIPTION FROM TITLE REPORT

PARCEL 1

ALL OF LOT 6 AND 7, AND THE WEST 14 FEET OF LOT 5, H.D. WISE SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH.
ALSO THE VACATED ALLEYS ON THE NORTH AND WEST OF SAID PROPERTY (1472-595).

PARCEL 2

ALL OF LOTS 8, 9, 10, 11 AND 12, H.D. WISE SUBDIVISION, AND A VACATED ALLEY, OGDEN CITY, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, RUNNING THENCE SOUTH 90.7 FEET; THENCE WEST 111 FEET; THENCE NORTH 90.7 FEET; THENCE EAST 111 FEET TO THE POINT OF BEGINNING.

NARRATIVE

1. TITLE DOCUMENTS FOR THIS PROPERTY WERE PREPARED BY:
MOUNTAIN VIEW TITLE AND ESCROW, INC.
COMMITMENT NO: W27943
EFFECTIVE DATE: SEPT. 25, 1997 @ 8:00 AM

SCHEDULE B - SECTION 2 EXCEPTIONS:
EXCEPTION NO:

8. RIGHT OF WAY EASEMENT
DATED JULY 2, 1985
GRANTOR: FAMILY BANK
GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY
PURPOSE: TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES THROUGH AND ACROSS SAID PROPERTY.
LOCATION: IN THE H.D. WISE SUBDIVISION, BLOCK 17, PLAT "A", OGDEN CITY SURVEY, THE CENTER LINE OF SAID RIGHT OF WAY AND EASEMENT SHALL EXTEND THROUGH AND ACROSS THE DESCRIBED LAND AND PREMISES AS FOLLOWS, TO-WIT: BEGINNING AT A POINT SOUTH 89 DEG. 2 MIN. EAST 116.0 FEET FROM THE SOUTHWEST CORNER OF LOT 9, H.D. WISE SUBDIVISION, BLOCK 17, PLAT "A", OGDEN CITY SURVEY, AND RUNNING THENCE NORTH 0 DEG. 58. MIN. EAST 115.26 FEET; THENCE NORTH 24 DEG. 7 MIN. 25 SEC. EAST 18.05 FEET MORE OR LESS TO A POINT ON GRANTOR'S PROPERTY LINE.
ENTRY NUMBER: 945440
BOOK: 1473 PAGE: 2315

9. UTAH POWER AND LIGHT COMPANY EASEMENT
DATED: JULY 1, 1985
GRANTOR: FAMILY BANK
GRANTEE: UTAH POWER AND LIGHT COMPANY
PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, INSPECTION, RELOCATION AND REPLACEMENT OF THE UNDERGROUND ELECTRIC TRANSMISSION, DISTRIBUTION AND COMMUNICATIONS CIRCUITS OF THE GRANTEE, WITH THE NECESSARY TRANSFORMERS, TRANSFORMERS PADS, PULL BOXES, SERVICE PEDESTALS AND OTHER FACILITIES RELATED THERETO, ON, OVER, UNDER AND ACROSS THE SAID PROPERTY.
LOCATION: BEGINNING ON THE EAST BOUNDARY LINE OF GRANTOR'S LAND AT A POINT ONE (1) FOOT SOUTH, MORE OR LESS, FROM THE NORTHEAST CORNER OF LOT 12, H.D. WISE SUBDIVISION, THENCE NORTH 88 DEG. 59 MIN. WEST 40.0 FEET IN SAID LOT 12 AND IN LOT 2, BLOCK 17, PLAT "A", OGDEN CITY SURVEY.
RECORDED: DECEMBER 17,1985
ENTRY NUMBER: 955760
BOOK: 1481 PAGE: 1813

10. AGREEMENT
DATED: JANUARY 29, 1985
BY AND BETWEEN: FAMILY BANK, A UTAH CORPORATION, AND ALBERTA S. TRIBE
RECORDED: JANUARY 29, 1985
ENTRY NUMBER: 929137
BOOK: 1461 PAGE 1525
(SEE COPY FOR DETAILS)

11. AGREEMENT AND CONVEYANCE
DATED: JULY 26, 1985
BY AND BETWEEN: FAMILY BANK, A UTAH CORPORATION, ALBERTA S. TRIBE, AND THE STATE OF UTAH, DEPARTMENT OF ADMINISTRATIVE SERVICES, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT.
RECORDED: JULY 29, 1985
ENTRY NUMBER: 943254
BOOK: 1472 PAGE: 959

McNEIL ENGINEERING, INC. MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2.

2. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°02'00" WEST ALONG THE MONUMENT LINE AS SHOWN ON THE SURVEY

3. BOUNDARY CORNERS NOT FOUND WERE SET WITH A 1/2 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP STAMPED "McNEIL ENGR.".

4. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

5. SUBJECT PROPERTY IS LOCATED WITHIN ZONE "C" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 490189 0006 B PANEL 6 OF 8, DATED JANUARY 19, 1983

6. SUBJECT PROPERTY IS LOCATED WITHIN THE OGDEN CITY CENTRAL BUSINESS DISTRICT, INTENSIVE DISTRICT ZONE. CURRENT USES ARE PERMITTED WITHIN THE ZONE AND THE BUILDING MEETS SETBACK REQUIREMENTS AS DEFINED BY THE ZONE.

SURVEYOR'S CERTIFICATE

TO FIRST BANK CORP. PARTNERS, US BANK, TERRA INDUSTRIES AND MOUNTAIN VIEW TITLE AND ESCROW. INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, "JOINTLY" ESTABLISHED AND ADOPTED BY THE ALTA AND ACSM IN 1992, AND (ii) INCLUDES ITEMS 1-4, 6-11, AND 13 FROM TABLE "A", AND (iii) 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: Nov 19, 97

SCOTT E. McNEIL
LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR No. 150788 STATE OF UTAH

ADOPTED BY THE BOARD OF DIRECTION, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON NOVEMBER 11, 1992. ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 17, 1992.

RECEIVED
SEP 03 1998
Weber County Surveyor

McNEIL ENGINEERING AND LAND SURVEYING, L.C.
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 300 EAST, MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071 EMAIL www.mcneileng.com

FIRST BANK CORP. PARTNERS - U.S. BANK
2590 WASHINGTON BOULEVARD OGDEN, UTAH
N.E. 1/4 OF SEC. 33, T6N, R1W, SLB&M PART OF BLOCK 17, PLAT A, OGDEN CITY SURVEY

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

REVISIONS		
REV.	DATE	DESCRIPTION

DRAWING INFORMATION	
DATE:	11/18/97
DRAWN BY:	BP
CALC. BY:	BP
SURVEYED BY:	CM/RM
CHECKED BY:	SEM
SCALE:	1" = 20'
COMP. DWG:	97737ALT.DWG
JOB NO:	97737

SHEET NUMBER
1

McNEIL ENGINEERING & LAND SURVEYING, L.C. McNEIL ENGINEERING STRUCTURAL, L.C. McNEIL CONSULTING ENGINEERING, L.C. 002040
19970926 F:\TITLEBLK\TB-CS-D
97737