

**SURVEYOR'S CERTIFICATE**

TO THE UTAH STATE DEPARTMENT OF FINANCE AND CONSTRUCTION MANAGEMENT, LANDMARK TITLE COMPANY, AND SECURITY UNION TITLE INSURANCE COMPANY, AND THE UNITED STATES OF AMERICA

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM L.T.A. TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1985, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11 OF TABLE "A" THEREOF, AND (U) PRESUMED TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY.

Security Union Title Insurance Company  
 Founders Title Company  
 Commitment for Title Insurance  
 Order No. F-D-16091

- Effective Date August 1, 1997 at 8:00 A.M.
- The estate or interest in the land described or referred to in this Commitment and covered herein is: Fee Simple
- Title to the Fee Simple estate or interest in said land is at the effective date hereof vested in: STATE OF UTAH, DEPARTMENT OF ADMINISTRATION SERVICES, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
- The land referred to in this Commitment is described as follows: Situated in the County of Weber, State of Utah:  
 Part of Northwest Quarter of Section 19, Township 6 North, Range 1 West of the Salt Lake Base and Meridian, United States Survey, Beginning at a point South 0°46'27" West 1540.37 feet and North 89°03'15" West 258.89 feet along the North line of 12th Street in Ogden City, Weber County, Utah, and North 3°57'30" West 800.00 feet from the Northeast corner of said quarter Section, said point also being North 59°03'15" West 253.25 feet and North 3°57'30" West 867.25 feet from Ogden City Survey Monument at the intersection of the monument line on 12th and the East line of said quarter Section, and running thence North 89°03'15" West 601.45 feet; thence North 0°35'34" East 620.66 feet; thence North 86°02'30" East 550.00 feet; thence South 3°57'30" East 670.12 feet to the point of beginning.

Order No. F-D-16223 issued by Founders Title Company

1 Effective Date August 26, 1997 at 8:00 A.M.

3 The estate or interest in the land described or referred to in this Commitment and covered herein is: Fee Simple

4 Title to the Fee Simple estate or interest in said land is at the effective date hereof vested in: STATE OF UTAH, DEPARTMENT OF ADMINISTRATION SERVICES, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT

5 The land referred to in this Commitment is described as follows: Situated in the County of Weber, State of Utah:  
 Part of Northwest Quarter of Section 19, Township 6 North, Range 1 West of the Salt Lake Base and Meridian, United States Survey, Beginning at a point South 0°46'27" West 1540.37 feet and North 89°03'15" West 258.89 feet along the North line of 12th Street in Ogden City, Weber County, Utah, and North 3°57'30" West 800.00 feet from the Northeast corner of said quarter Section, said point also being North 59°03'15" West 253.25 feet and North 3°57'30" West 867.25 feet from Ogden City Survey Monument at the intersection of the monument line on 12th and the East line of said quarter Section, and running thence North 89°03'15" West 601.45 feet; thence North 0°35'34" East 620.66 feet; thence North 86°02'30" East 550.00 feet; thence South 3°57'30" East 670.12 feet to the point of beginning.

Together with a right-of-way and easement for ingress and egress, and easements for the construction, operation, maintenance, repair and replacement of below ground utilities from the 12th Street to the above described land, said right-of-way and easements being 50 feet wide 25 feet on each side of the following described center line: Beginning at a point on the North line of 12th Street in Ogden City, Weber County, Utah; said point being South 0°46'27" West 1540.37 feet and North 89°03'15" West 258.89 feet from the Northeast corner of said quarter Section, and running North 3°57'30" West 800.00 feet, as created by Easement recorded March 30, 1978 as Entry No. 753405, in book 1233 at page 99.

Special Exceptions:  
 2. Said property is included within the boundaries of Weber County, Ogden City Schools, Weber Basin Water - Ogden, and Central Weber Sewer, and is subject to the charges and assessments thereof.  
 3. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

5 Subject to but not limited to the following reservations as contained in Deed without Warranty recorded December 14, 1973, in book 1042 at page 51:  
 Prior reservation in the United States of America, on its assigns, in and to all the right, title and interest of the oil, gas and other minerals underlying the land conveyed, together with the right of the United States of America, and its assigns, to enter upon the land at any time and prospect for and/or mine and remove such minerals.  
 Prior reservation in the United States of America, on its assigns, of water and sewer line located within the above-described land extending from the main depot to the housing areas North of said land for the purpose of supplying service to said housing areas, together with the right to enter on said lands, repair, construction operate and maintain said water and sewer lines, provided auxiliary water and sewer lines not required to supply service to the above-said housing areas may be relocated and/or removed by Grantee if such relocation and/or removal does not interfere with services which the depot provided to said housing areas. Anticipated modifications of water and sewer lines which may create interference must be approved by the Facilities Engineer, Ogden Defense Depot, Ogden, Utah, prior to such modifications.

Prior reservation in the United States of America, and its assigns, of a drainage easement on, over and across a strip of land 20 feet in width embracing 10 feet of land on each side of the following described center line: Beginning at a point North 1°36'12" East 3256.45 feet along the Section Line and South 87°16'37" West 989.87 feet from the Quarter Section Corner common to Section 19, Township 6 North, Range 1 West, and Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, and running thence North 0°10'23" West 1022.90 feet; thence North 16°57'59" East 308.80 feet to Mill Creek. Said easement lying parallel with and adjacent to the Central Weber Improvement District Outfall Sewer Easement in Section 13, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

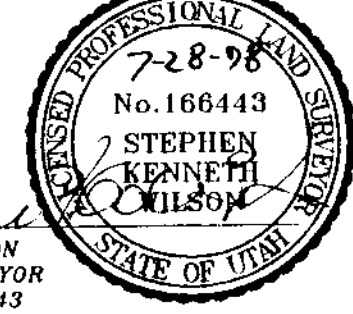
All existing easements for public roads and highways, public utilities, transmission lines, railroads, pipelines, water lines, telephone lines, ditches and conduits of record in use.  
 Existing easements for irrigation ditches or canals for the flow of water represented by irrigation shares of stock to lands outside the lands conveyed herein, reserving the right in the United States of America to change the course of the flow of water through irrigation ditches or canals without changing the point at which the water now enters or leaves the lands conveyed herein.

Surface drainage over said lands from adjacent lands.  
 It is agreed and understood by and between the Grantor and Grantee, and the Grantee by its acceptance of this Deed, does acknowledge its understanding of the agreement, and does covenant and agree for itself, and its successors and assigns, forever, as follows:  
 This Property shall be used and maintained exclusively for a Youth Secure Facility to at least January 1, 1993. It shall never be used for an Adult Secure Facility.

In the Event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether covered by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to the said premises shall revert to and become the property of the Ogden City at its option, which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any belonging.

Subject to the effects of that certain Relinquishment and Release dated March 12, 1990 and recorded March 23, 1990 as Entry No. 1104305, in book 1577 at page 2114.

- Special Exceptions:  
 2. Said property is included within the boundaries of Weber County, Ogden City Schools, Weber Basin Water - Ogden, Grand Vista Water, Central Weber Sewer, and Ogden City, and is subject to the charges and assessments thereof.  
 3. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.  
 5. The fact that subject property, by itself, appears to be unencumbered.  
 NOTE: PARCEL CAN BE REACHED BY USING THE ROADS INSIDE THE DEFENSE DEPOT.



STEPHEN K. WILSON  
 UTAH LAND SURVEYOR  
 LICENSE NO. 166443

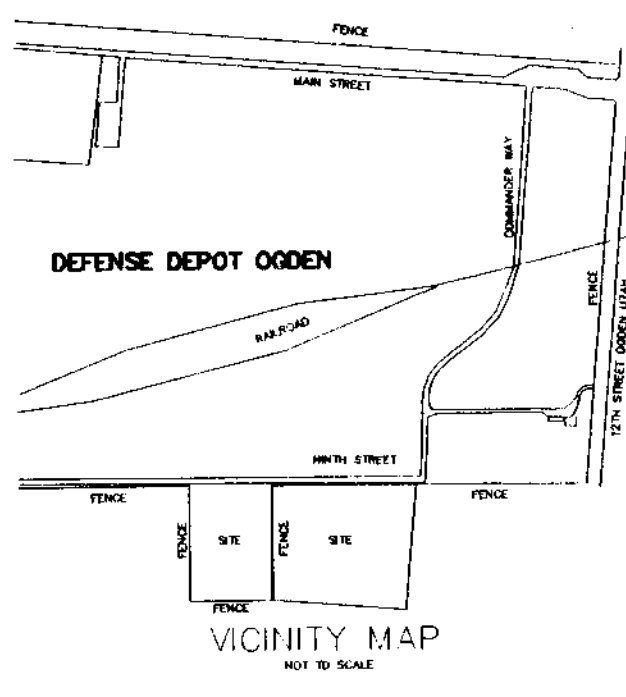
DATE 7-28-98

6 EASEMENT AND CONDITIONS CONTAINED THEREIN:  
 Grantor: BOARD OF EDUCATION OF OGDEN CITY SCHOOL DISTRICT  
 Grantee: UTAH POWER AND LIGHT COMPANY  
 Location: The following described real property located in Weber County, Utah, a right of way 10 feet in width, being 5 feet on each side of the following described survey line:  
 Beginning at the East boundary fence on the Grantor's land at a point 1455 feet South and 510 feet West, more or less, from the North one quarter corner of Section 19, Township 6 North, Range 1 West, Salt Lake Meridian, thence South 86°02' West 5.0 feet; thence North 3°57' East 67.00 feet to a point on the North boundary line of said land and being in the East 1/2 of the Northwest 1/4 of said Section 19.  
 Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon, and across the above.  
 Dated: December 2, 1982  
 Recorded: December 9, 1982  
 Entry No.: 71297  
 Book/Page: 114/1071

7 EASEMENT AND CONDITIONS CONTAINED THEREIN:  
 Grantor: THE UTAH STATE DEPARTMENT OF SOCIAL SERVICES  
 Grantee: UTAH POWER AND LIGHT COMPANY  
 Location: a right of way 10 feet in width, being 5 feet on each side of the following described survey line: Beginning on the South boundary line of the Grantor's land at point 660 feet South and 570 feet West, more or less, from the North one quarter corner of Section 19, Township 6 North, Range 1 West, Salt Lake Meridian, thence North 3°57' West 353.5 feet; thence North 86°02' East 60.0 feet to a pad mount transformer on said land and being in the Northeast 1/4 of said Section 19.  
 Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon, and across the above.  
 Dated: November 23, 1982  
 Recorded: December 9, 1982  
 Entry No.: 869298  
 Book/Page: 141/1072

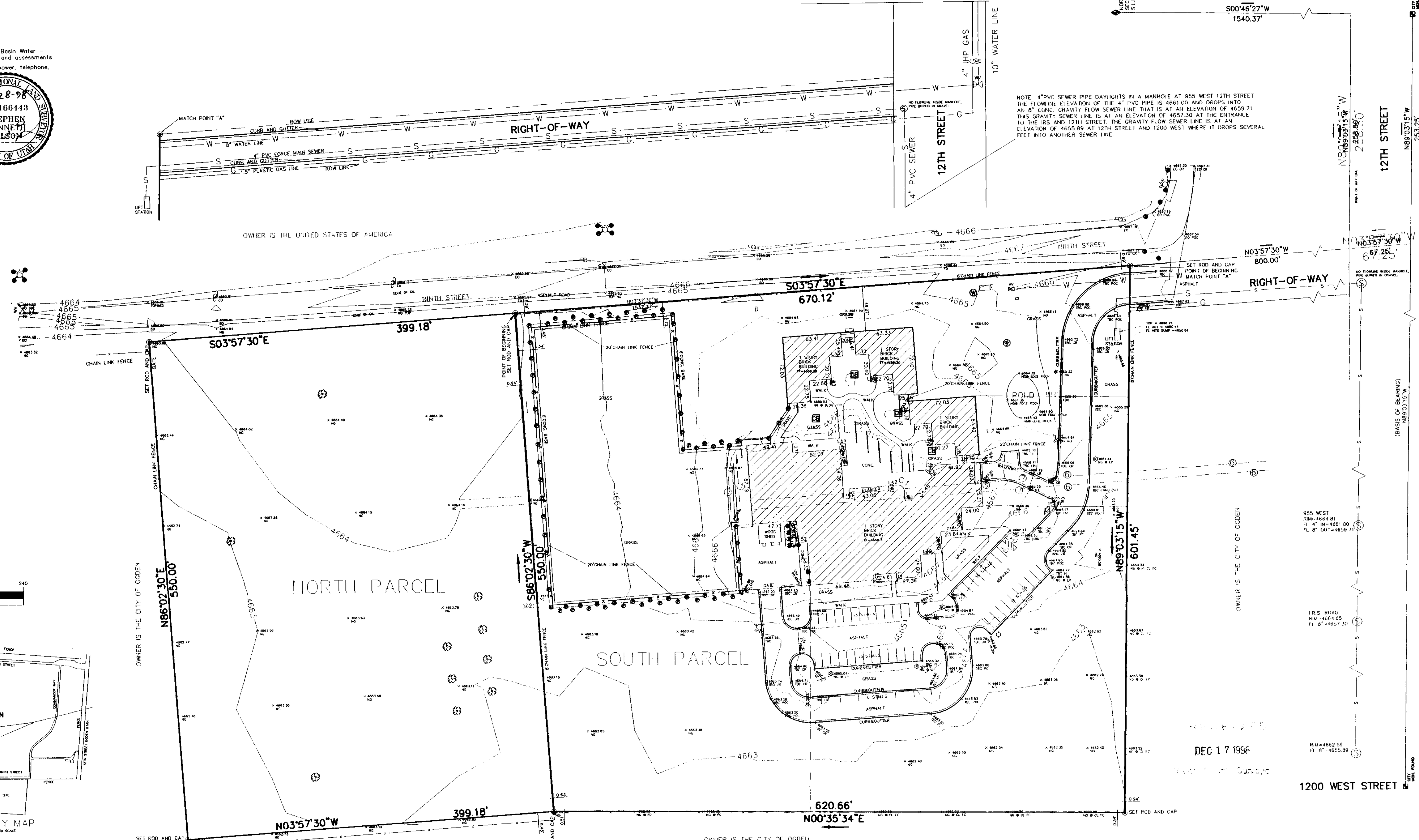
GRAPHIC SCALE

( IN FEET )  
 1 inch = 60 ft.



**SYMBOL LEGEND**

X	FENCE
⊗	FIRE HYDRANT
⊙	BOLLARD
⊕	WATER VALVE
⊖	UTILITY POLE
⊗	WATER MANHOLE
⊙	LIGHT POLE
⊕	SEWER MANHOLE
⊖	FENCE BRACE POLE
+	SIGN
⊕	CATCH BASIN
⊖	TRANSFORMER
⊗	AIR CONDITIONER
⊙	HANDICAP PARKING



NARRATIVE:  
 THE CLIENT NEEDED A SURVEY/CERTIFICATE TO SATISFY ALTA REQUIREMENTS FOR THE TITLE COMPANY.  
 THE BASIS OF BEARING FOR THIS SURVEY WAS THE WEBER COUNTY SURVEYOR'S OFFICE DATUM.

**BUSH & GUDGELL, INC.**  
 Engineers - Planners - Surveyors  
 555 South 300 East, Salt Lake City, Utah 84111  
 (801) 364-1212 Fax (801) 364-1225  
 Offices: St. George, Utah - Page, Arizona



Drawn: SKW Date: 7-28-98  
 Checked: JWC  
 Approved: JWC  
 Scale: 1"=40'  
 Job No.: 44505

**ALTA / ACSM LAND TITLE SURVEY**  
 PREPARED FOR  
 UTAH STATE DEPARTMENT OF FACILITIES AND CONSTRUCTION MANAGEMENT  
 LOCATION - NORTHEAST QUARTER OF SEC. 19, T. 6N, R. 1W, S.L.B. & M.  
 SHEET  
 SHEETS