

**INTERNATIONAL LAND SURVEY, INC.**

**International**  
821 24th Avenue S.W.  
Norman, Oklahoma 73069  
(405) 564-7502

Project Location  
Ogden, Utah

Project Address  
336 East 12th Street  
PROVO GROUP PROJECT

Job Order Number: 98-06-10-049

Date: 7/6/98  
App'd. By: WJM  
Drawn By: RJM  
Scale: 1" = 20'  
Date: 7/27/98  
Date: 8/3/98

**ALTA/ACSM LAND TITLE SURVEY**

- NOTES:
- 1. THE PROPERTY IS LOCATED IN ZONE "CP-2", COMMUNITY - PLANNED COMMERCIAL ZONE, MINIMUM FRONT YARD SETBACK IS 30 FEET, NO MINIMUM SIDE OR REAR YARD SETBACK, 50% OF LOT FOR MAXIMUM BUILDING COVERAGE; NO HEIGHT MAXIMUM RESTRICTION.
  - 2. THE DESCRIPTION CONTAINED HEREON DESCRIBES ALL PROPERTY DESCRIBED IN FOUNDERS TITLE COMPANY COMMITMENT NO. P.D. 1139, DATED APRIL 28, 1998.
  - 3. THE PROPERTY IS LOCATED IN FOOD ZONE "C", AREAS OF MINIMAL FLOODING PER F.E.M.A. COMMUNITY PANEL NO. 99018900A, DATED JANUARY 19, 1998.
  - 4. ALL CALLS ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
  - 5. THE PROPERTY HAS 11 REGULAR PARKING SPACES AND 1 HANDICAP PARKING SPACE MARKED AS SHOWN.
  - 6. THERE IS NO VISIBLE EVIDENCE OF ENCUMBRANCES OR BURIAL GROUNDS ON THE PROPERTY AT THE TIME OF THE SURVEY.
  - 7. THE BASIS OF BEARINGS IS THE CENTER LINE OF 1200 SOUTH STREET.
  - 8. MONUMENT LINE - N 89°09'45" W (SECTION 20 PLAT)

DATE: 8-4-98

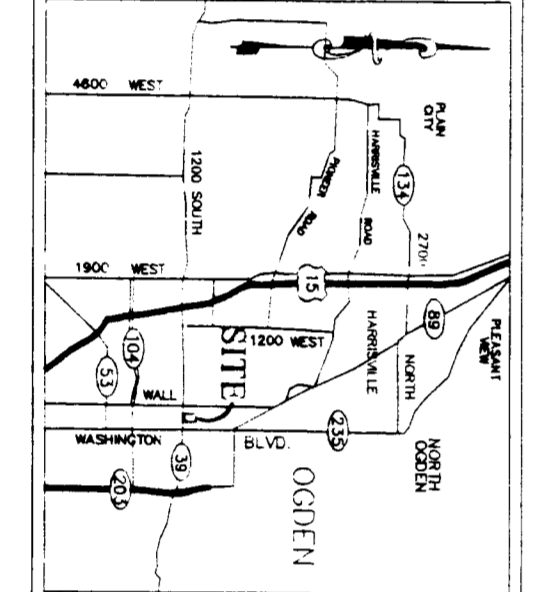
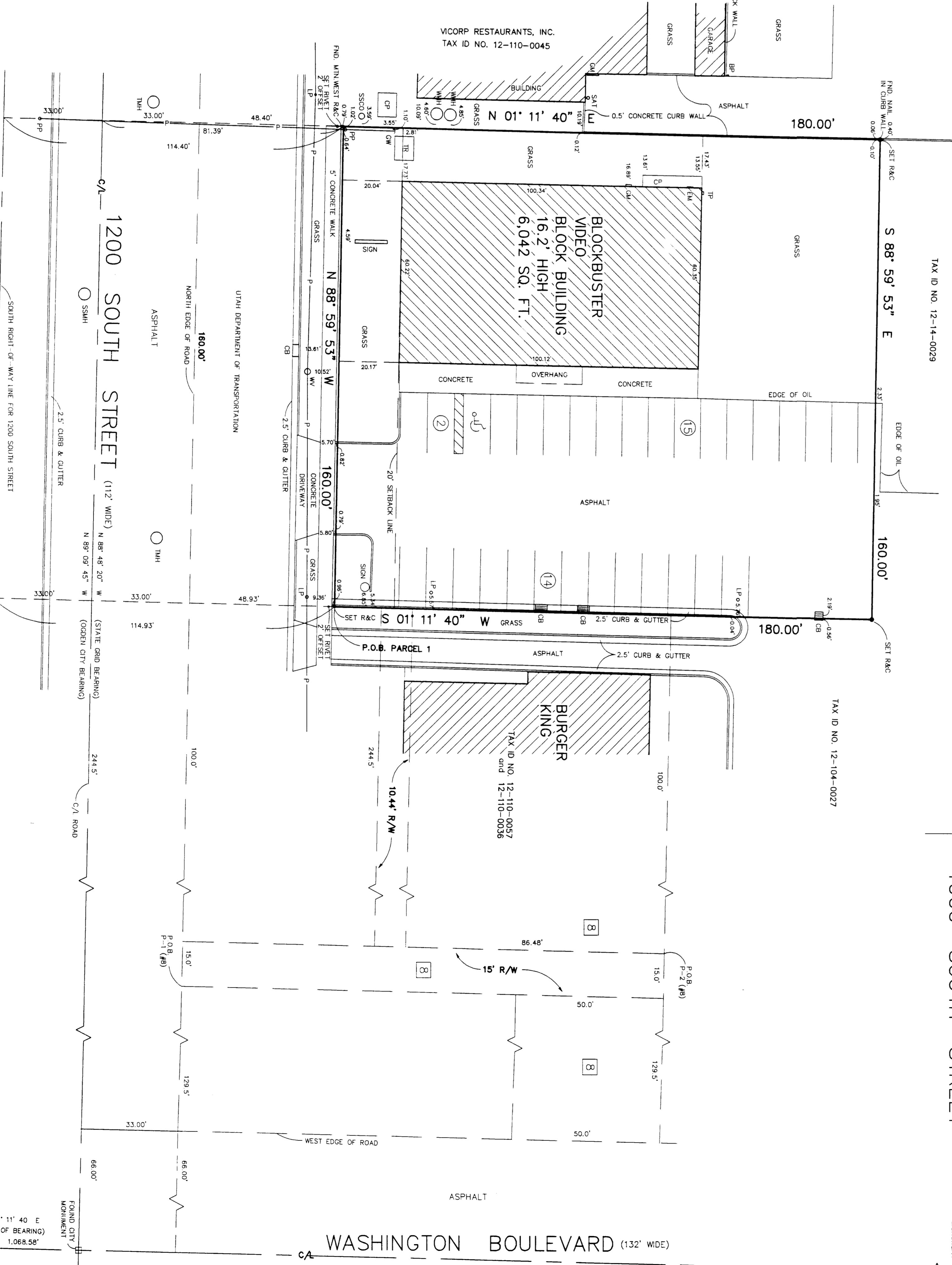


TO: DVAL INSURED INCOME PROPERTIES 21, P. CHICAGO TITLE INSURANCE COMPANY, AND THE PROVO GROUP. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSRS IN 1997, AND INCLUDES ITEMS 1-4, 6-11 & 13 (2) AS A CONDITION OF THE CONTRACT OF SURVEYING, AND (3) AS A CONDITION OF THE CONTRACT OF TITLE INSURANCE, AS SET FORTH IN THE CONTRACT OF SURVEYING AND THE CONTRACT OF TITLE INSURANCE, AS SET FORTH IN THE CONTRACT OF SURVEYING, AND (4) OF THIS CERTIFICATION OF AN "URBANA" SURVEY.

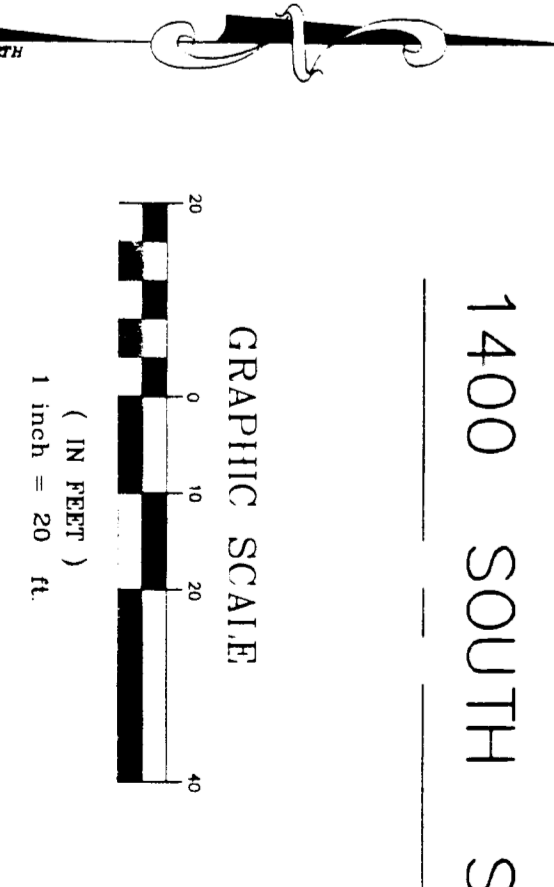
LEGAL DESCRIPTION  
PARCEL 1:  
PART OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH IS NORTH 88°42'00" WEST 74.5 FEET AND NORTH 01°11'40" EAST 48.91 FEET FROM THE INTERSECTION OF THE WEST LINE OF WASHINGTON BOULEVARD AND THE NORTH LINE OF 1200 SOUTH STREET AS PREVIOUSLY EXISTED, SAID POINT OF BEGINNING BEING NORTH 88°42'00" WEST 310.50 FEET AND NORTH 01°11'40" EAST 81.92 FEET FROM THE OGDEN CITY SURVEY MONUMENT SITUATED AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 1200 SOUTH STREET, AND RUNNING THENCE NORTH 89°59'55" WEST ALONG THE RESISTANT NORTH AND PARALLEL WITH THE PRESENT NORTH LINE OF 1200 SOUTH STREET 160.00 FEET; THENCE SOUTH 01°11'40" WEST 180.00 FEET TO THE POINT OF BEGINNING. CONTAINS 28,800 SQ. FT. OR 0.6612 ACRES.

EASEMENTS PER TITLE COMMITMENT NO. P.D. 17299, DATED APRIL 21, 1998, BY FOUNDERS TITLE COMPANY:

- 1. SUBJECT TO A RIGHT-OF-WAY OVER AND ACROSS THE PROPERTY PER WARREN DEED RECORDED FROM DOCUMENT DESCRIPTION NO. 98-06-10-049.
- 2. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVATIONS, UTILITIES, CANALS & PIPE LINES, EASEMENTS, EASEMENTS, AND RIGHTS OF WAY AND EASEMENTS'S INTERESTS (NOT PLOTTABLE - LOCATIONS NOT DISCLOSED).
- 3. EASEMENT FOR COMMUNICATION FACILITIES IN FAVOR OF MONTANA STATES TELEPHONE AND TELECOM DISCLOSED).
- 4. EASEMENT BY AND BETWEEN TITUS FOODS, INC. AND RONALD A. OBE FOR INGRESS AND EGRESS RECORDED APRIL 30, 1995, IN BOOK 1466, PAGE 280 OF RECORDS (AFFECTS THE EAST BOUNDARY).



- LEGEND
- WV = WATER VALVE
  - WH = WATER HUT
  - WM = WATER METER
  - WMH = WATER METER HOUSE
  - RM = REINFORCING METER
  - TP = TELEPHONE PEDIESTAL
  - GM = GAS METER
  - IP = LIGHT POLE
  - CP = CONCRETE PAD
  - THM = THE ERRORE MAXIMOLE
  - P = POWER LINE
  - H = HANDICAP PARKING
  - R&C = ROAD & CURB
  - CB = CURB
  - CBT = CURB TIE
  - SCRO = CURB WALK
  - BP = BARRIER POST
  - PP = POWER POLE
  - TR = TRANSFORMER & PAD
  - SAT = SATELLITE POLE
  - SSMH = SANITARY SEWER MANHOLE
  - P = POWER LINE
  - H = HANDICAP PARKING



Prepared By: BRUSH & GUDGETT, INC.  
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BY: WJM

DATE: 7/6/98  
B&G No. 44971

SHEET 1 OF 1