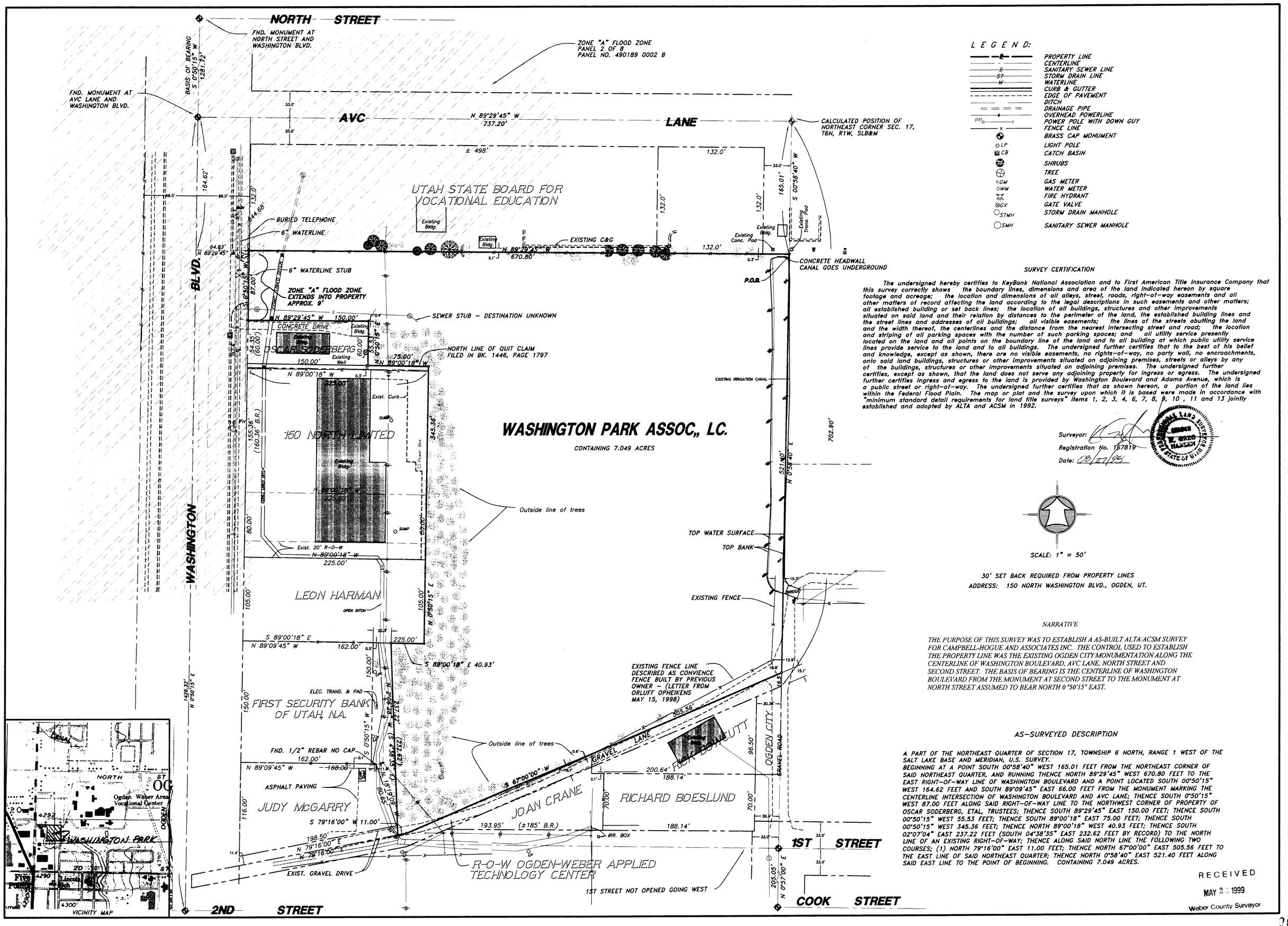
002245



SURVEY CERTIFICATION

The undersigned hereby certifies to KeyBank National Association and to First American Title Insurance Company that this survey correctly shows the boundary lines, dimensions and area of the land indicated hereon by square footage and acreage; the location and dimensions of all alleys, street, roads, right-of-way easements and all other matters of record affecting the land according to the legal descriptions in such easements and other matters; all established building or set back lines; the location of all buildings, structures and other improvements situated on said land and their relation by distances to the perimeter of the land, the established building lines and the street lines and addresses of all buildings; all visible easements; the lines of the streets abutting the land and the width thereof, the centerlines and the distance from the nearest intersecting street and road; the location and striping of all parking spaces with the number of such parking spaces; and all utility service presently located on the land and all points on the boundary line of the land and to all building at which public utility service lines provide service to the land and to all buildings. The undersigned further certifies that to the best of his belief and knowledge, except as shown, there are no visible easements, no rights-of-way, no party wall, no encroachments, onto said land buildings, structures or other improvements situated on adjoining premises, streets or alleys by any of the buildings, structures or other improvements situated on adjoining premises. The undersigned further certifies, except as shown, that the land does not serve any adjoining property for ingress or egress. The undersigned further certifies ingress and egress to the land is provided by Washington Boulevard and Adams Avenue, which is a public street or right-of-way. The undersigned further certifies that as shown hereon, a portion of the land lies within the Federal Flood Plain. The map or plat and the survey upon which it is based were made in accordance with "minimum standard detail requirements for land title surveys" items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11 and 13 jointly established and adopted by ALTA and ACSM in 1992.

Surveyor: [signature]

Registration No. 157819

Date: 08/27/98

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH A AS-BUILT ALTA/ACSM SURVEY FOR CAMPBELL-HOGUE AND ASSOCIATES INC. THE CONTROL USED TO ESTABLISH THE PROPERTY LINE WAS THE EXISTING OGDEN CITY MONUMENTATION ALONG THE CENTERLINE OF WASHINGTON BOULEVARD, AVC LANE, NORTH STREET AND SECOND STREET. THE BASIS OF BEARING IS THE CENTERLINE OF WASHINGTON BOULEVARD FROM THE MONUMENT AT SECOND STREET TO THE MONUMENT AT NORTH STREET ASSUMED TO BEAR NORTH 0°50'15" EAST.

AS-SURVEYED DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
BEGINNING AT A POINT SOUTH 00°58'40" WEST 165.01 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, AND RUNNING THENCE NORTH 89°29'45" WEST 670.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD AND A POINT LOCATED SOUTH 00°50'15" WEST 164.62 FEET AND SOUTH 89°09'45" EAST 66.00 FEET FROM THE MONUMENT MARKING THE CENTERLINE INTERSECTION OF WASHINGTON BOULEVARD AND AVC LANE; THENCE SOUTH 0°50'15" WEST 87.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF PROPERTY OF OSCAR SODERBERG, ETAL, TRUSTEES; THENCE SOUTH 89°29'45" EAST 150.00 FEET; THENCE SOUTH 00°50'15" WEST 55.53 FEET; THENCE SOUTH 89°00'18" EAST 75.00 FEET; THENCE SOUTH 00°50'15" WEST 345.36 FEET; THENCE NORTH 89°00'18" WEST 40.93 FEET; THENCE SOUTH 02°07'04" EAST 237.22 FEET (SOUTH 04°38'35" EAST 232.62 FEET BY RECORD) TO THE NORTH LINE OF AN EXISTING RIGHT-OF-WAY; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO COURSES; (1) NORTH 79°16'00" EAST 11.00 FEET; THENCE NORTH 67°00'00" EAST 505.56 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 0°58'40" EAST 521.40 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 7.049 ACRES.

RECEIVED
MAY 2 1999
Weber County Surveyor

No.	Date	By	Revision
4	08/27/98	KGH	UPDATE ON CERT.
3	08/21/98	KGH	UPDATE ON CERT. & REMOVE AS-RECORD DESC.
2	06/05/98	KGH	UPDATE ON AS-SURVEYED DESC.
1	4-10/98	KGH	ADDED 5' TO NORTH LINE OF 150 NO. PROP. UPDATE ON AS-SURVEYED DESC.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Brigham City, Utah 84302 — 723-3491
Brigham City
Ogden 399-4905
Logan 752-8272

Drawn By: KGH Date: 04/08/98
Designed By:
Checked By:
Approved By:
Scale: 1" = 50'
Drawing File: 98-3-48.DWG
JOB NUMBER: 98-3-48

ALTA/ACSM SURVEY FOR
WASHINGTON PARK ASSOC., L.C.
OGDEN, WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.& M.

SHEET 1 OF 1 SHEETS

DRAWING NUMBER 002245

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