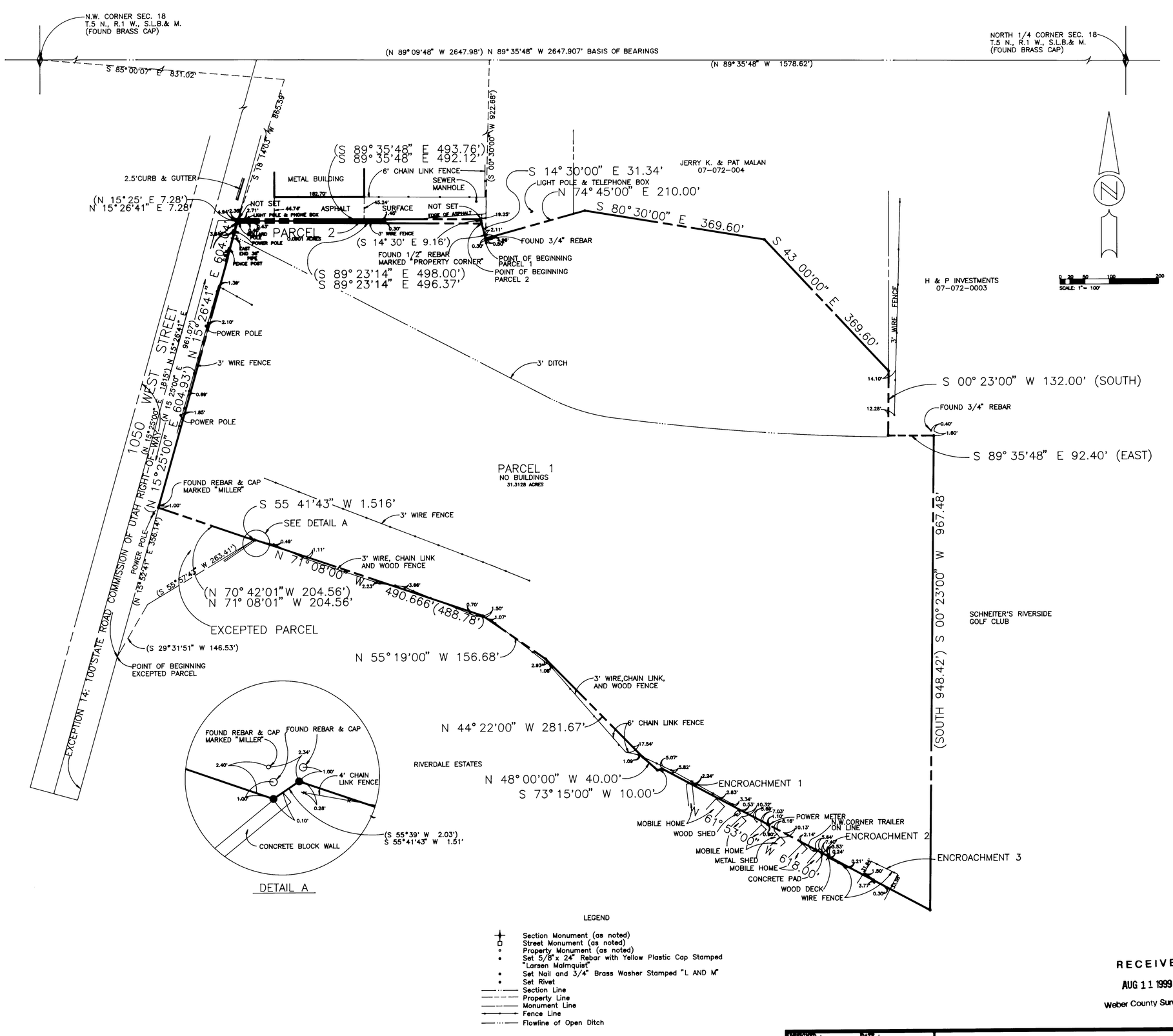
003074 002303 003074



LEGEND

- Section Monument (as noted)
- Street Monument (as noted)
- Property Monument (as noted)
- Set 5/8"x 24" Rebar with Yellow Plastic Cap Stamped "Larsen Malmquist"
- Set Nail and 3/4" Brass Washer Stamped "L AND M"
- Set Rivet
- Section Line
- Property Line
- Monument Line
- Fence Line
- Flowline of Open Ditch

RECEIVED
AUG 11 1999
Weber County Surveyor

SURVEYOR'S CERTIFICATE

To Hermes Associates, LTD, Riverdale Associates and Title West Title Company:

I, M. Carl Larsen, Salt Lake City, Utah, do hereby certify that I am a Licensed Land Surveyor and that I hold License No. 142765 as prescribed by the laws of the State of Utah and that I have made a survey of the following described property:

Parcel 1
A part of the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U S Survey;

BEGINNING at a point which is North 89°35'48" West 1578.62 feet along the section line and South 0°30' West 922.68 feet from the North Quarter corner of said Section 18; running thence North 74°45' East 210.00 feet; thence South 80°30' East 369.60 feet; thence South 43°00' East 369.60 feet; thence South (South 0 23' West) 132.00 feet; thence East (South 89° 35'48" East) 92.40 feet; thence South (South 0 23' West) 948.42 feet;(967.48) feet; thence North 61° 53' West 618.00 feet; thence South 73° 15' West 10.00 feet; thence North 48°00' West 40.00 feet; thence North 44° 22' West 281.67 feet; thence North 55°19' West 156.68 feet; thence North 71 08' West 488.78 feet; thence South 55°39' West 265.44 feet; thence South 29°48' West 148.20 feet to the East line of 1050 West Street; thence North 15°25' East 961.07 feet along said East line to an existing fence; thence South 89 23'14" East 498.00 feet along said existing fence; thence South 14°30' East 31.34 feet to the point of BEGINNING.

Less and Excepting therefrom:

BEGINNING at a point on the Easterly right-of-way line of 1050 West Street, said point being North 00°47'37" East 839.49 feet along Section line being the Basis of Bearing for this description and East 312.98 feet from the West Quarter Corner of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian and running thence North 15°52'41" East 356.14 feet along said Easterly right-of-way line of 1050 West Street; thence South 70° 42'01" East 204.56 feet to the Northeast corner of a concrete block wall; thence South 55°57'43" West 263.41 feet along said concrete block wall; thence South 29°31'51" West 146.53 feet continuing along said concrete block wall to the point of BEGINNING.

Parcel 2:
A part of the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U S Survey:

BEGINNING at a point which is North 89°35'48" West 1578.62 feet along the Section line, South 0°30' West 922.68 feet and North 14 West 31.34 feet from the North Quarter corner of said Section 18; running thence North 89°23'14" West 498.00 feet along an existing fence to the East line of 1050 West Street; thence North 15°25' East 7.28 feet along said Street; thence South 89°35'48" East 493.76 feet parallel to the section line; thence South 14°30' East 9.16 feet to the point of BEGINNING.

I further certify that this map or plat and the survey on which it is based were 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.

M. Carl Larsen — 12-14-94
Date

NARRATIVE:

Purpose: The purpose of this survey is to provide the necessary survey documentation to secure an extended coverage ALTA owners policy.

Title Documents:

1. Commitment for Title Insurance by:

   Title West Title Company
   Order No: TW 11248 1st Amended
   Effective Date: November 21, 1994 at 8:00 AM

2. Ownership of adjoining properties as shown on this survey was provided by The Riverdale Ownership Plat

Title Policy Exceptions:

Following is a list of exceptions pertinent to this survey as they appear in Schedule B Section 2 of the above referenced commitment:

Exception 13: A Mountain States Telephone and Telegraph easement recorded November 1, 1918 in Book "N" Page 179 of Official Records.
Survey Findings: The description for said easement does not close. It appears to be a blanket easement affecting all of subject property.

Exception 14: A 100 foot State Road Commission of Utah Right-of-Way and Right-of-Way agreement recorded June 8, 1942 in Book 160, Page 440 of Deeds.
Survey Findings: Said right-of-way describes that right-of-way containing 1050 West Street and reserve the right to enter subject property to construct a sidewalk and to construct and maintain ditches and drainage facilities.

Exception 15: The description contained in instrument recorded July 12, 1988 as Entry No 1051732, Book 1543 Page 726 of Official Records appears to conflict with the description of the subject land.
Survey Findings: The Parcel described by the above document adjoins the North boundary line of Parcel 1 of subject property. The entire Parcel 2 of subject property lies within said parcel.

Encroachment 1: The Northeast corner of a Mobile Home located approximately 548.50 feet Northwesterly from the Southeast corner of subject property as shown on this survey.

Encroachment 2: A concrete pad and wood deck located approximately 237.10 feet Northwesterly from the Southeast corner of subject property as shown on this survey.

Encroachment 3: A wire fence located approximately 92.40 feet Northwesterly from the Southeast corner of subject property as shown on this survey.

General Notes:

1. The basis of bearings for this survey was established along the North line of the Northwest quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian.
2. All courses shown in parenthesis are record information taken from deed descriptions or official maps of record. All other courses are the result of actual field measurements.
3. Parcel 1 Contains 1,363,985.56 square feet or 31.3128 acres and Parcel 2 contains 3923.00 square feet or 0.0901 acres.

DESIGNED :		DATE : NOV. 18, 1994	
DRAWN : D.K.		SCALE : 1" = 100'	
CHECKED : M.C.L.		JOB NO. : 02978-94S	
REV	DATE	DESCRIPTION	
	12.12.94	REVISED NORTHSIDE OF PARCEL 1	

LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2736 SOUTH 2700 WEST WEST VALLEY CITY, UTAH 84119
PHONE : (801) 972-2634 FAX : (801) 972-2698

A.L.T.A.\A.C.S.M. LAND TITLE SURVEY
RIVERDALE ASSOCIATES PARCEL

PREPARED FOR :
CONSOLIDATED REALTY GROUP
ATTN.: JASON NICHOLS
175 EAST 400 SOUTH, SUITE 700
SALT LAKE CITY, UTAH 84111

LOCATION : NW1/4 SEC.18, T.5 N.,R.1 W.,S.L.B.& M.

SHEET 1 of 1

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DRAWING NUMBER 002303
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07SAH

DRAWING NUMBER 002303
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