

Scale: 1" = 50'

DESCRIPTION

LOT 2

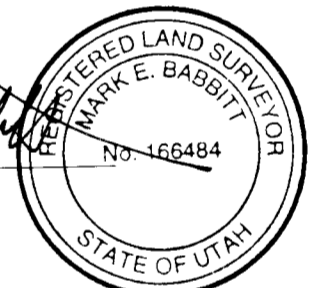
Lot 2, AMENDED PLAT OF WASATCH EXECUTIVE PARK, PHASE 1, according to the official plat thereof, on file in the office of the Weber County Recorder.

CERTIFICATE

This is to certify to: AEGON USA Realty Advisors, Inc. and AUSA Life Insurance Company, Inc. Bayer Iomega II, L.C. and Stewart Title Company and any of its affiliates, successors or assigns that this map 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 American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") and NSPS in 1997, and meets the accuracy requirements of a Class A Survey, as defined therein and includes items 2, 3, 4, 6 through 11, 13 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" survey.

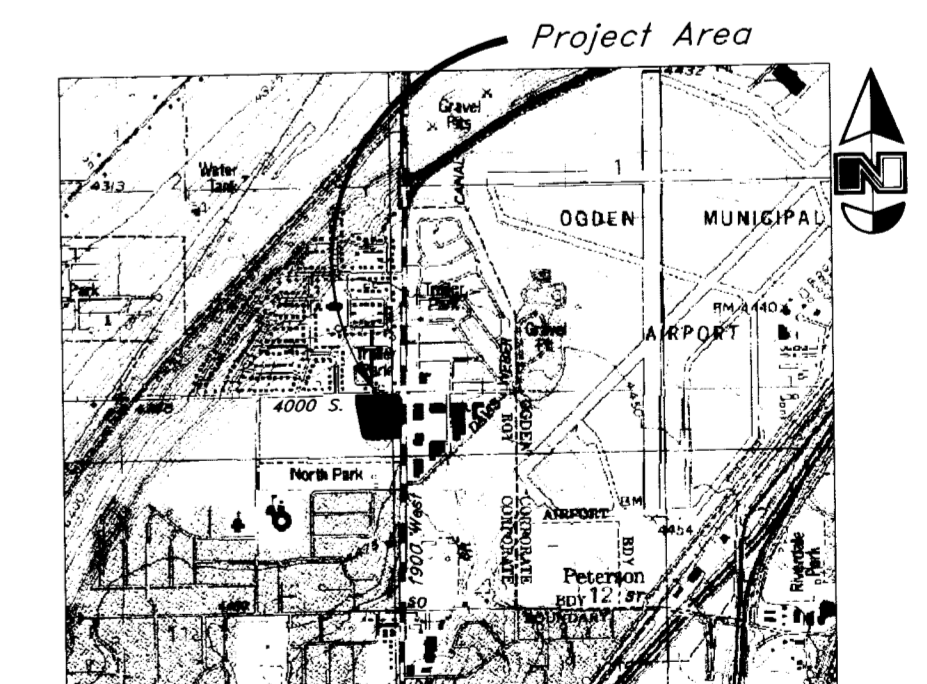
Dated this 2nd day of December, 1999.

Mark E. Bobbitt



Note: Commitment for Title Insurance No. 23056-A issued by Landmark Title Company, dated October 26, 1999 at 7:59 a.m.

Exceptions: No. 14 Non-exclusive easement across the traffic lanes and driveways as well as exclusive rights and easements for parking, appurtenant to Parcel 1, as established by that certain Declaration of Easements recorded September 2, 1997 as Entry No. 1490803 in Book 1579 at Page 515 of the records of the Weber County Recorder over, along and across Parcel 2.



Vicinity Map

RECEIVED

DEC 17 1999

Weber County Surveyor

4059 South 1900 West

Iomega Corporation Headquarters

Roy City, Weber County, Utah
A part of the Northeast 1/4 of Section 11
Township 5 North, Range 2 West, Salt Lake Base & Meridian

ALTA Survey

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West - Suite 102
Riverton, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)244-0215 Salt Lake City (801)251-0222 Fax (801)244-7544

SCALE: 1" = 50'
DRAWN: ESL/CT
97N130T

DATE: 2 Dec, 1999
REVISIONS:

DRWG. NO. 1

DRAWING NUMBER
002364

DRAWING NUMBER
002364

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002364

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002364

PARKING SUMMARY
Lot 2 Regular Stalls= 388
Lot 2 Accessible Stalls= 8
Total= 396

Note: Parking Requirements were Predicated upon Roy City MP-1 Zoning Ordinance not less than 1 space for each employee on the highest workshift!

ZONING
MP-1 (Planned Manufacturing Zone)

FLOOD ZONE
Flood Zone designation Zone C, areas of minimal flooding per Federal Flood Insurance Rate Map 1-04, Effective Date 10/24/78

BUILDING FOOTPRINT
Parcel 2 Building: 46,202 sq.ft.
Connecting corridor: 1,619 sq.ft.

BUILDING SETBACK
Front yard: 50'
Side yard: None, except 50' adjacent to a residential zone boundary.
Rear yard: None, except 50' where building rear on residential zone.
Minimum Lot Area: 3,000 sq. ft., except when determined by the Planning Commission.
Maximum Lot Area: None
Lot Coverage: Building shall not exceed 80% of lot area.

BUILDING HEIGHT
Minimum: One story
Maximum: 50'
Note: As built building Height at its highest point is 45 feet, the average parapet height is 30 feet, from finish floor.

- San Sewer Manhole
Gas Meter
Fire Hydrant
Water Valve
Buried Phone Cable
Sanitary Sewer Line
Culinary Water Line
Gas Line
Storm Drain Line
Irrigative Water Line
Roof Drain
Utility marker w/ Sign
Power Pole w/ Guy
Fence
Flowsite of Ditch
Overhead Power, Telephone & Cable TV Line
- Centerline
Conifer Tree
Deciduous Tree
- No Parking
Street Asphalt
Parking Lot Asphalt
Concrete
Existing Building
Catch Basin
Light Pole

Δ = 10°46'03"
R = 150.00'
L = 28.19'
LC = 28.15'
N 5°41'34" W

Δ = 91°05'51"
R = 84.50'
L = 134.35'
LC = 120.64'
S 44°45'37" E

Δ = 79°13'57"
R = 80.00'
L = 110.63'
LC = 102.02'
N 50°41'34" W

PLAN FIELD CORPORATION • IRVINE, CALIFORNIA
REGISTERED NUMBER 07348
RECEIVED BY NUMBER 07348
DATE: 02-15-03 15:03:45 1999 CT
K: 1974130130743301.dwg Thu Dec 02 15:03:45 1999 CT