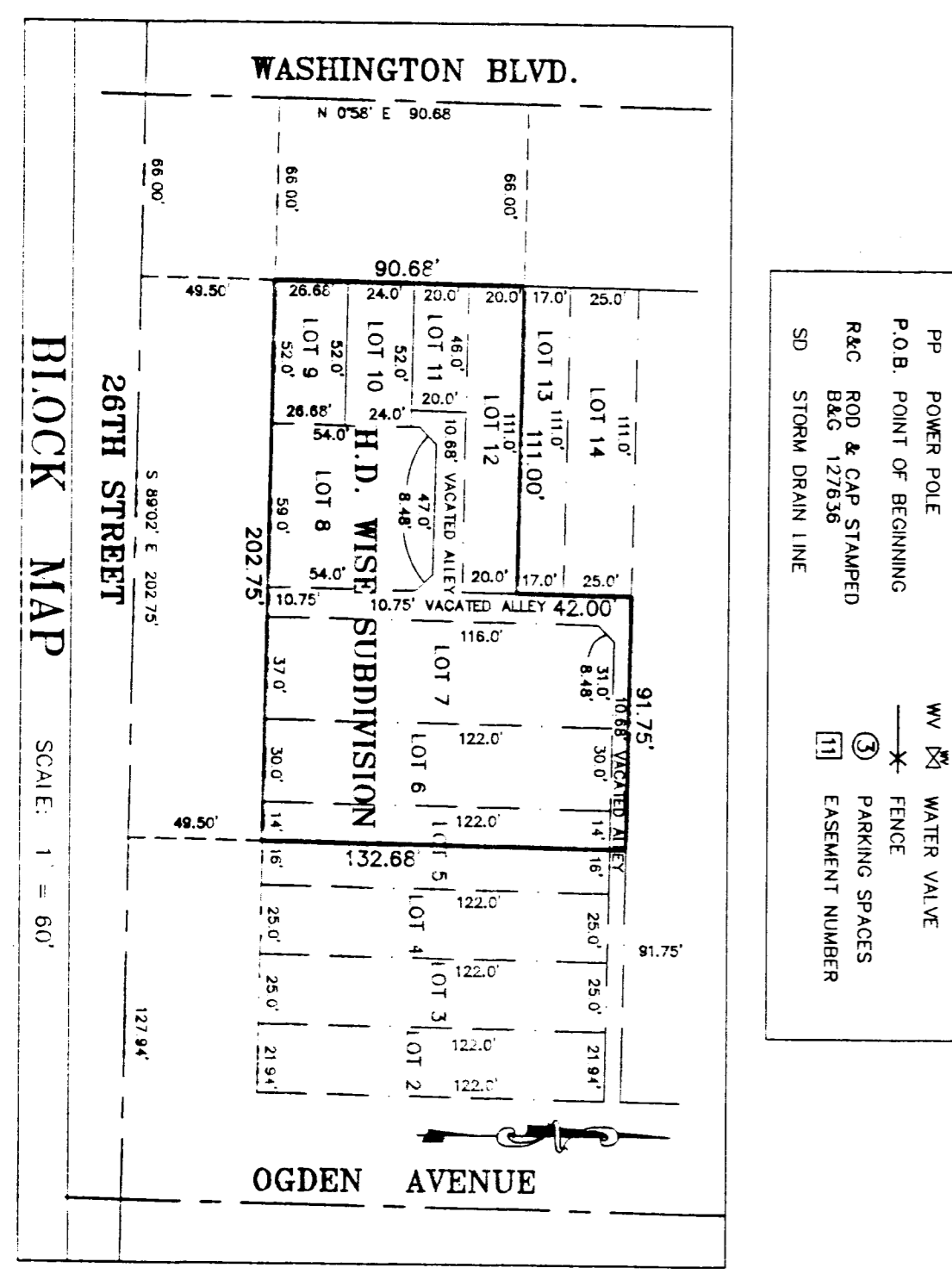


- ALTA/ACSM TABLE "A" NOTES:**
- Rod & Con Nail & Washer, Rivet or Hub was set at all property corners, as shown.
 - This property is in FLOOD ZONE "C". Area of Minimal Flooding, per Flood Insurance Rate Map for Weber County, Utah, Community Panel No. 430199 0008 is, dated January 15, 1993.
 - Land Area: Parcel 1 = 12,173 sq. ft. or 0.2795 ac. Parcel 2 = 10,068 sq. ft. or 0.2311 ac.
 - This property is in BUILDING ZONE "CB". General Business District. Front Yard setback is 20 feet. Corner Yard setback is 15 feet. Interior Side Yard setback is 6 feet and Rear Yard setback is 30 feet. Building Height is minimum 1 story, no maximum. Bulk restrictions are 60 percent maximum building coverage.
 - Exterior dimensions of all buildings at ground level as shown.
 - Square Footage of buildings, as shown.
 - Exterior Footprint of all buildings, at ground level, as shown.
 - Substantial visible improvements, signs, parking structures and utilities, as shown.
 - There are 31 marked Regular Parking spaces on this property. Parking requirements are 1 space per 300 sq. ft. of building or 151 spaces.
 - Access to and from 26th Street, which is asphalt, maintained and dedicated public right of way.
 - All visible utilities are as shown. Sanitary Sewer, Water and Storm Drain pipes were plotted from City Utility plans. Natural Gas lines are plotted from Quester Gas plots. Electric Power and telephone lines are as shown.
 - Governmental agency survey related requirements have not been specified by client.
 - There are NO Cemeteries or Burial Grounds or other structures on this property as shown on this recorded documents.
 - There is NO observable evidence of earth changes within recent months.
 - There is NO observable evidence of changes in street right-of-way lines or recent street or sidewalk construction or repairs.
 - There is NO observable evidence of waste dumps, surps or sanitary landfills within the subject property.
 - Other survey related requirements have not been specified by client.
 - Perpetual Easement and Right of Way for communications lines and for gas lines and facilities, recorded July 2, 1985, as Entry No. 945440, in December 17, 1985 as Entry No. 363760, in Book 1461, at Page 1813 of Official Records.



ALTA/ACSM LAND TITLE SURVEY
 2590 WASHINGTON BOULEVARD, OGDEN, WEBER COUNTY, UTAH 84401
 LOCATION: BLOCK 17, PLAT "A", H.D. WISE SUBDIVISION OF LOT 2
 PREPARED FOR
U S BANK CORPORATE PROPERTIES

RECEIVED
 FEB 07 2000
 Weber County Surveyor

LEGEND

- CB CATCHBASIN
- C.I.F. CHAIN LINK FENCE
- CP CONCRETE PAD
- C.W. CONCRETE WALK
- C&G CURB & GUTTER
- EM ELECTRIC METER
- H.H. FIRE HYDRANT
- G GAS LINE
- OS GAS VALVE
- OS GAS MARKER
- H.V. HAIL & WASHER
- P POWER POLE
- P.O.B. POINT OF BEGINNING
- RAC RAILROAD CROSSING
- REG. REG. CAP. STAMPED
- SO STONE MARKER
- SS S.D. STAKE
- SS SANITARY SEWER PIPE
- SS S.S. STAKE
- SM SANI. SEWER MANHOLE
- SP SPRINKLER WALK
- ST STAIN PIPE
- T TELEPHONE LINE
- TS TELEPHONE BOX
- TS TRAFFIC SIGNAL POLE
- TR TRANSFORMER & PAD
- W WATER LINE
- W.W. WATER MANHOLE
- WV WATER VALVE
- F FENCE
- P.S. PARKING SPACES
- E EXISTENT NUMBER

SURVEYOR'S CERTIFICATION

I, Robert Byron Jones, do hereby certify that I am a registered land surveyor and that I have supervised a survey of the following described property:

DEED DESCRIPTION

PARCEL 1: (01-015-0045)
 All of Lot 6 and 7, and the West 14 feet of Lot 5, H.D. WISE SUBDIVISION, Ogden City, Weber County, Utah.

Also the vacated alleys on the North and West of said property.

PARCEL 2: (01-015-0046)
 All of Lots 8, 9, 10, 11 and 12, H.D. WISE SUBDIVISION, and a vacated alley, Ogden City, Weber County, Utah, described as follows:

Beginning at the Northwest corner of said Lot 12, running thence South 90.7 feet; thence East 111 feet; thence North 50.7 feet; thence East 111 feet to the place of beginning.

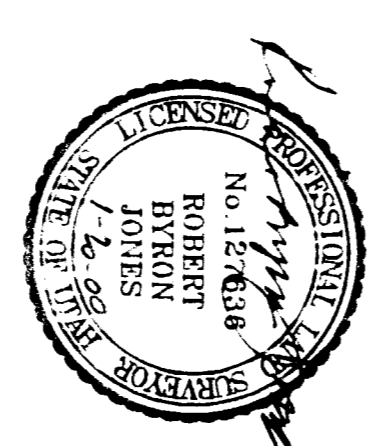
ACTUAL TOTAL BOUNDARY DESCRIPTION:

Beginning at the Northeast corner of Washington Boulevard and 26th Street, said corner being the Southwest corner of Lot 9, H.D. WISE SUBDIVISION, 202.75 feet thence North 058° East along the East line of Washington Boulevard 90.68 feet to the Northwest corner of Lot 12 of said subdivision; thence South 89°02' East 111.00 feet to the Northeast corner of said Lot 12; thence North 058° East 42.00 feet; thence South 89°02' East 91.75 feet; thence South 058° West 132.68 feet to the North line of 26th Street and at a point South 89°02' East 14.00 feet from the Southwest corner of Lot 5 of said subdivision; thence North 89°02' West along the North line of 26th Street 202.75 feet to the point of beginning. Containing 0.5105 acres.

This is to certify that this map or plot and the survey on 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 the American Land Title Association and the American Congress on Surveying and Mapping in 1997, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of said "Standard," and (2) that the accuracy standards (as adapted by ALTA and ACSM and in effect on the date of this certification) of an "Urban Survey."

EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment No. 00047050 151 Update, dated December 20, 1993:

- Regional Office Center, Ground Lease between State of Utah, Dept. of Administrative Services, ground lessor, and Utah State Building Ownership Authority, ground lessee, recorded September 20, 1984 as Entry No. 919281 in Book 1454 at Page 553 of Official Records. (Affects the East 10 feet of Parcel 1 and other property.)
- Regional Office Center Ground Lease among Utah State Building Ownership Authority, lessee, State of Utah, Dept. of Administrative Services, lessor, and The Do-I-ah-Kojojo Bank, limited New York Branch, recorded September 20, 1984 as Entry No. 919283 in Book 1454 at Page 633 of Official Records. (Affects the East 10 feet of Parcel 1 and other property.)
- Agreement and the terms and conditions contained herein, recorded January 29, 1985, as Entry No. 929137 in Book 1461 at Page 1525 of Official Records. (Full Platulae - location not defined.)
- Right of Way and Easement, in favor of KOUQUILU, H.H. SURVEY COMPANY, for gas lines and facilities, recorded July 2, 1985, as Entry No. 945440, in Book 1473, at Page 2315, of Official Records.
- Perpetual Easement and Right of Way for communications lines and for gas lines and facilities, recorded July 2, 1985, as Entry No. 945440, in December 17, 1985 as Entry No. 363760, in Book 1461, at Page 1813 of Official Records.



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

Drawn	WJM	Date	12/04/99
Designer			
Checked			
Approved			
Scale	1" = 20'		
Job No.	45604 B 45658		