

CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Utah, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1993, and includes items 1 through 10 of the said Minimum Standard Detail Requirements. My office and I have complied with the said Minimum Standard Detail Requirements and the effect on the date of this certification, proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Area Measurements for ALTA/ACSM Land Title Surveys" Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."
 Date: 9-17-2000



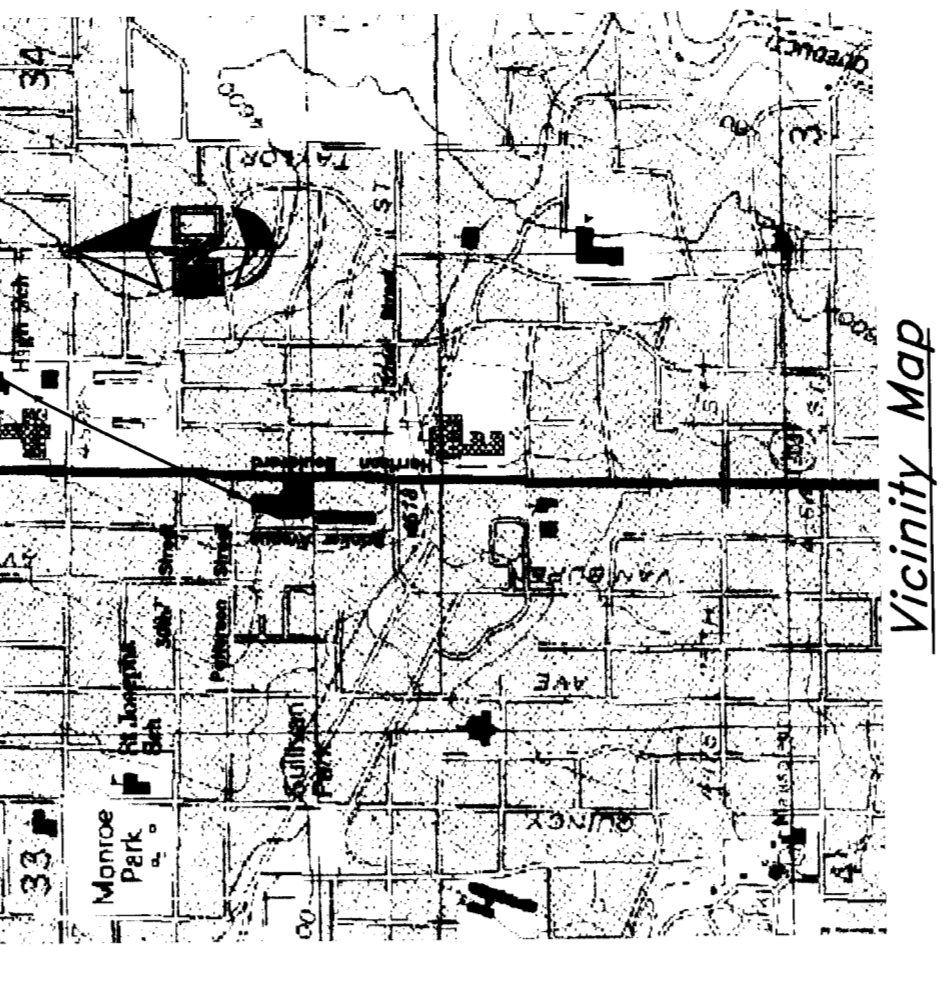
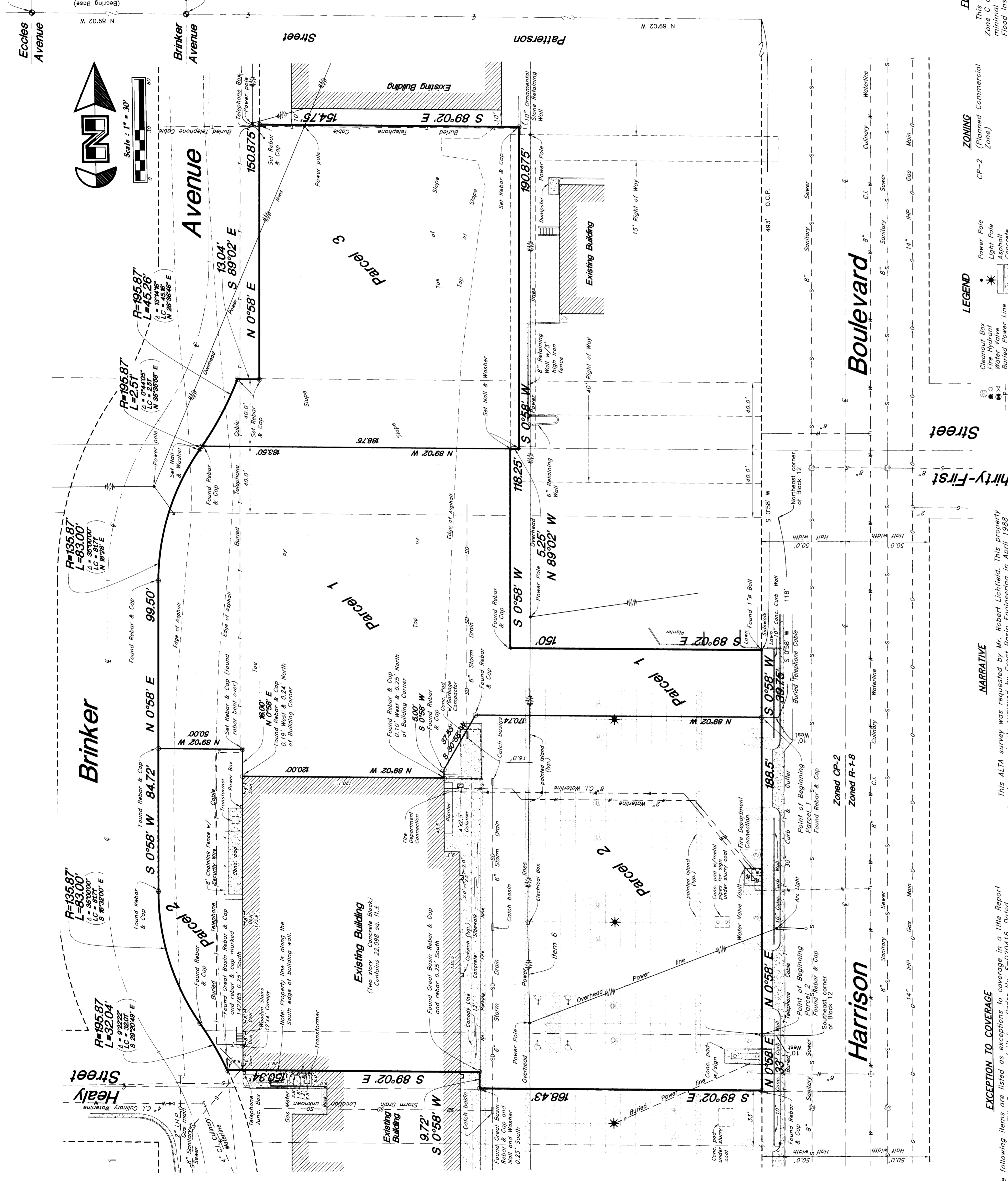
Mark E. Biabbii # 166484

BOUNDARY DESCRIPTION

Parcel 1:
 Part of Block 12, LUFF COLLEGE HILL ADDITION, and part of vacated Brinker Avenue on the West and vacated 31st Street on the North. Beginning at a point 171.9 feet South 0°58' West and West 10 feet of the Northwest corner of Block 12, thence running thence South 0°58' West 170.74 feet, thence North 89°02' West 120 feet, thence South 0°58' West 16 feet, thence North 89°02' West 50 feet, thence North 0°58' East 99.50 feet, thence along the arc of a 135.87 foot radius curve to the right 83.00 feet, thence along the arc of a 195.87 foot radius curve to the left 2.51 feet, thence South 89°02' East 183.50 feet, thence South 0°58' West 35.72 feet to the place of beginning.

Parcel 2:
 Part of Block 12, LUFF COLLEGE HILL ADDITION, Ogden City, Weber County, Utah; and part of vacated Brinker Avenue adjacent to said Block 12 on the West and part of the vacated Healy Street adjacent to said Block 12 on the Southeast. Beginning at the Southeast corner of said Block 12, thence North 0°58' West 120.00 feet, thence South 0°58' West 5.00 feet, thence North 89°02' West 120.00 feet, thence North 0°58' East 16.00 feet, thence North 89°02' West 50.00 feet, thence South 0°58' West 84.72 feet, thence along the arc of a 135.87 foot radius curve to the left 83.00 feet, thence along the arc of a 195.87 foot radius curve to the right 32.04 feet, thence South 89°02' East 150.34 feet, thence South 0°58' West 9.72 feet, thence South 89°02' East 168.43 feet, thence North 0°58' East 33 feet to the point of beginning.

Parcel 3:
 All of Lots 13 thru 18, Block 5, LUFF COLLEGE HILL ADDITION, Ogden City, Weber County, Utah, together with all right, title and interest, granted to the said Ogden City, Utah, by a recorded plat of said Ogden City, Utah, to the effect that said Ogden City, Utah, together with all right-on-way for vehicular and pedestrian travel 40 feet wide over the South 20.0 feet of the North 1/2 of vacated 31st Street and the North 20.0 feet of the South 20.0 feet of vacated 31st Street, subject to and together with a right-of-way for vehicular and pedestrian travel 40 feet wide over the South 20.0 feet of the North 1/2 of vacated 31st Street and the North 20.0 feet of the South 20.0 feet of vacated 31st Street, subject to and together with a right-of-way for vehicular and pedestrian travel 40 feet wide over the South 20.0 feet of the North 1/2 of the Southeast corner of Lot 7, Block 5, Luff College Hill Addition, and running thence North 15 feet, thence West 159.75 feet, thence South 185 feet, thence East 15 feet to the Southwest corner of the above parcel, thence East 144.25 feet to the point of beginning.



FLOOD ZONE
 This property falls within Zone C designating areas of Flood Insurance Rate Map, on the Community-panel No. 490189 0006 B dated January 19, 1983.

ZONING
 CP-2 (Planned Commercial Zone)

- LEGEND**
- Open Cell
 - Closed Cell
 - △ Triangle
 - ▽ Inverted Triangle
 - ◇ Diamond
 - ◇ Square with Diagonal
 - ◇ Square with X
 - ◇ Square with Circle
 - ◇ Square with Star
 - ◇ Square with Triangle
 - ◇ Square with Circle and Triangle
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NARRATIVE
 This ALTA survey was requested by Mr. Robert Lichfield. This property has been previously surveyed by Great Basin Engineering in April 1988 on the basis of Bearings is N 89°02' W between Ogden City Monuments found on Patterson Avenue at the intersection of Brinker and Eccles Avenue. Property corners were set and found as depicted on the drawing.

EXCEPTION TO COVERAGE
 The following items are listed as exceptions to coverage in a Title Report prepared by Founders Title Company of Utah - Order No. 7-120416, Dated February 15, 1994:
 Item 1. The items shown herein from Schedule B - Section 1, dated 12 June 1971, recorded 18 June 1971 in Book 368, page 786.
 Item 2. A pole line easement (undisclosed) between R. Scott Priest and Robert Eugene Lichfield, et al dated 8 June 1994, recorded 11 August 11, 1994, as Entry No. 1306590, in Book 1726, page 2112, Amended Recordal Document Agreement recorded 21 June 1996, as Entry No. 1415663, in Book 1814, page 1956.

CAUTION
 The location and/or elevation of existing utilities as shown on these plans is based on the best available information and may vary. Please place measurement taken from the field. The information is not to be relied on as being exact or complete.

ALTA Survey
 GREAT BASIN ENGINEERING NORTH
 4774 South 1500 West - Suite 102
 P.O. Box 8507, Ogden, Utah 84409
 Phone: (801) 388-3315 Fax: (801) 388-3320

SCALE: 1" = 30'

DATE: 28 Feb, 2000

REVISIONS:

NO.	DESCRIPTION	DATE
001	ESL	
002	001-402a	

Block 5 and part of Block 12, Luff College Hill Addition, and Lots 13 thru 18, Block 5, Luff College Hill Addition, Ogden City, Weber County, Utah, together with all right, title and interest, granted to the said Ogden City, Utah, by a recorded plat of said Ogden City, Utah, to the effect that said Ogden City, Utah, together with all right-on-way for vehicular and pedestrian travel 40 feet wide over the South 20.0 feet of the North 1/2 of vacated 31st Street and the North 20.0 feet of the South 20.0 feet of vacated 31st Street, subject to and together with a right-of-way for vehicular and pedestrian travel 40 feet wide over the South 20.0 feet of the North 1/2 of the Southeast corner of Lot 7, Block 5, Luff College Hill Addition, and running thence North 15 feet, thence West 159.75 feet, thence South 185 feet, thence East 15 feet to the Southwest corner of the above parcel, thence East 144.25 feet to the point of beginning.

Minimum lot area - None
 Maximum lot area - None
 Minimum yard setbacks:
 Front - 20' for main building, walls, or fences
 Side - None, except 10' adjoining a residential zone
 Building height - None, except 10' adjoining a residential zone
 Minimum - 1 Story
 Maximum - None

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