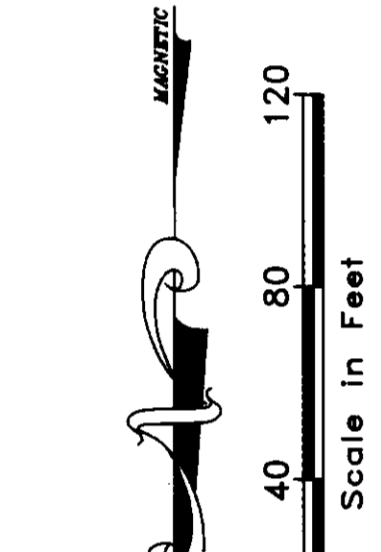


- LEGEND**
- SET REBAR AND YELLOW PLASTIC CAP
 - SET RIVET
 - ▬ CURB AND GUTTER
 - ▬ COMMUNICATIONS MANHOLE
 - MANHOLE NOT LABELED
 - ▬ UTILITY POLE
 - ▬ POWER LINE
 - ▬ GUY TO POLE
 - ▬ CATCH BASIN
 - ▬ GAS VALVE
 - ▬ WATER METER



TITLE REPORT DESCRIPTION

All of Lots 1 and 16, Block 3, Ogden Five Acre Plat "A", Ogden City, Weber County, Utah, according to the official plat thereof, on file and of record in the Weber County Recorder's Office.

NEW PARCEL DESCRIPTION

Beginning at the Northeast corner of Lot 1, Block 3, Ogden Five Acre Plat "A", as recorded in the Weber County Recorder's Office, said point being South $89^{\circ}01'24''$ West 49.50 feet from the Southeast corner of said Lot 1, Block 3, Ogden Five Acre Plat "A", bearing $S00^{\circ}58'00''W$ West $1,528.58$ feet between said Ogden City monument of the intersection of 23rd Street and Wall Avenue and the Ogden City monument of the intersection of 25th Street and Wall Avenue; thence South $09^{\circ}58'00''$ West 717.67 feet along the easterly boundary line of said Lot 1; thence North $89^{\circ}09'26''$ West 229.61 feet along the southerly boundary line of said Lot 1; thence North $89^{\circ}09'26''$ West 229.61 feet along the southerly boundary line of said Lot 1; thence North $11^{\circ}16'00''$ West 406.00 feet to a concrete monument on the northern boundary line of said Lot 1 and North $09^{\circ}55'00''$ West 49.86 feet from the Northwest corner of said Lot 1; thence South $89^{\circ}01'24''$ East 361.96 feet along a line being on the westerly extension of the northerly right of way line of 23rd Street from Wall Street to the westerly extension of the northerly right of way line of 25th Street, containing 5.281 acres, more or less.

NOTES

- The title commitment used for this survey is that one by Associated Title Company dated January 3, 2000 @ 6:00 AM, Commitment No. W-00-644050.
- Only above ground utilities are shown hereon except for the approximate location of an underground gas line as mentioned in note Number 4 below. (Exception No. 9)
- Only easements and rights of way disclosed in the above title commitment are shown hereon.
- Exception #9: Considered to be the Ogden Union Railway and Depot Company's Mainline Fuel Supply Company for gas pipeline crossing. It is difficult to ascertain from the document where the exact gas line location is on the ground. Quester has supplied an as-built drawing that shows the gas line being overhead on the viaduct and entering the ground at the intersection of Wall Avenue and 24th Street. The location of the gas line is visible and the gas line vents were field filed and used to give the best available evidence of its location. Recorded September 11, 1975, Book 1103, Page 44, Entry No. 649182.
- Exception #10: This property is affected by Resolution Number 93-57 creating the Ogden Central Business District. Recorded January 11, 1993, Book 1687, Page 1110, Entry No. 1255293.
- The ownership in the area shown as 24th Street adjacent to the surveyed property is still in question. The Ogden Five Acre Plat was platted in 1872. Brigham Young conveyed the Blocks within the said Plat to the railroad in 1874. The blocks were conveyed but there is no mention of the railroad in the deed. The railroad was later abandoned and the blocks were abandoned. The deed further to the West that has mention to the vacant 24th Street. There has been no vocation documents found to date. There are parking lot improvements planned to be constructed in this area. This survey is treating this property as still being street right of way until further notice from the title company.

NARRATIVE

The purpose of this survey is to show improvements, monument new boundary lines and perform ALTA/ACSM survey for property transaction. The basis of bearing is the monument line on Wall Avenue between the monument at 23rd Street and 25th Street and is shown hereon.

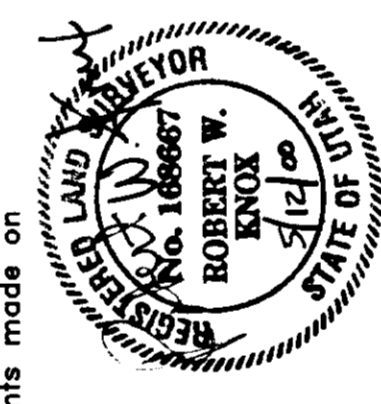
The northerly edge of the surveyed property is the westerly extension of the line of 24th Street from Wall Avenue to Lincoln Street. The bearing of 24th Street was derived by extending the monument line on 24th Street from Wall Avenue to Lincoln Street.

See note Number 4, pertaining to the ownership of the property shown as 24th Street on the survey.

CERTIFICATION

To Ogden City and Associated Title Company:

This is to certify that this map or plat and survey on which it is based were made by me or under my direct supervision and that I am a duly Licensed Professional Land Title Surveyor, duly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 4, 8, 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.



Knorr & Associates, Inc.
Professional Land Surveyors
1480 South Orchard Drive
Bountiful, Utah 84010
Phone: (801) 295-5200
Fax: (801) 298-5102

OGDEN CITY
ALTA/ACSM LAND TITLE SURVEY
2355 WALL AVENUE
LOT 1 AND A PORTION OF LOT 16
BLOCK 3, OGDEN FIVE ACRE PLAT "A"
SW 1/4 SECTION 29, TEN, R1W, S18&M

DESIGN	BY	DATE
DRAWN	TRK	
CHECKED	RNK	
REVIEWED		4/5/00
PROJECT NO.	99060	
SHEET	1	OF 1

CHANGED WESTERLY BOUNDARY LINE AND NEW PARCEL DESCRIPTION

RECEIVED
JUN 1 2000
Weber County Surveyor

UNION PACIFIC AND CENTRAL PACIFIC RAIL ROAD COMPANIES

UNION PACIFIC AND CENTRAL PACIFIC RAIL ROAD COMPANIES