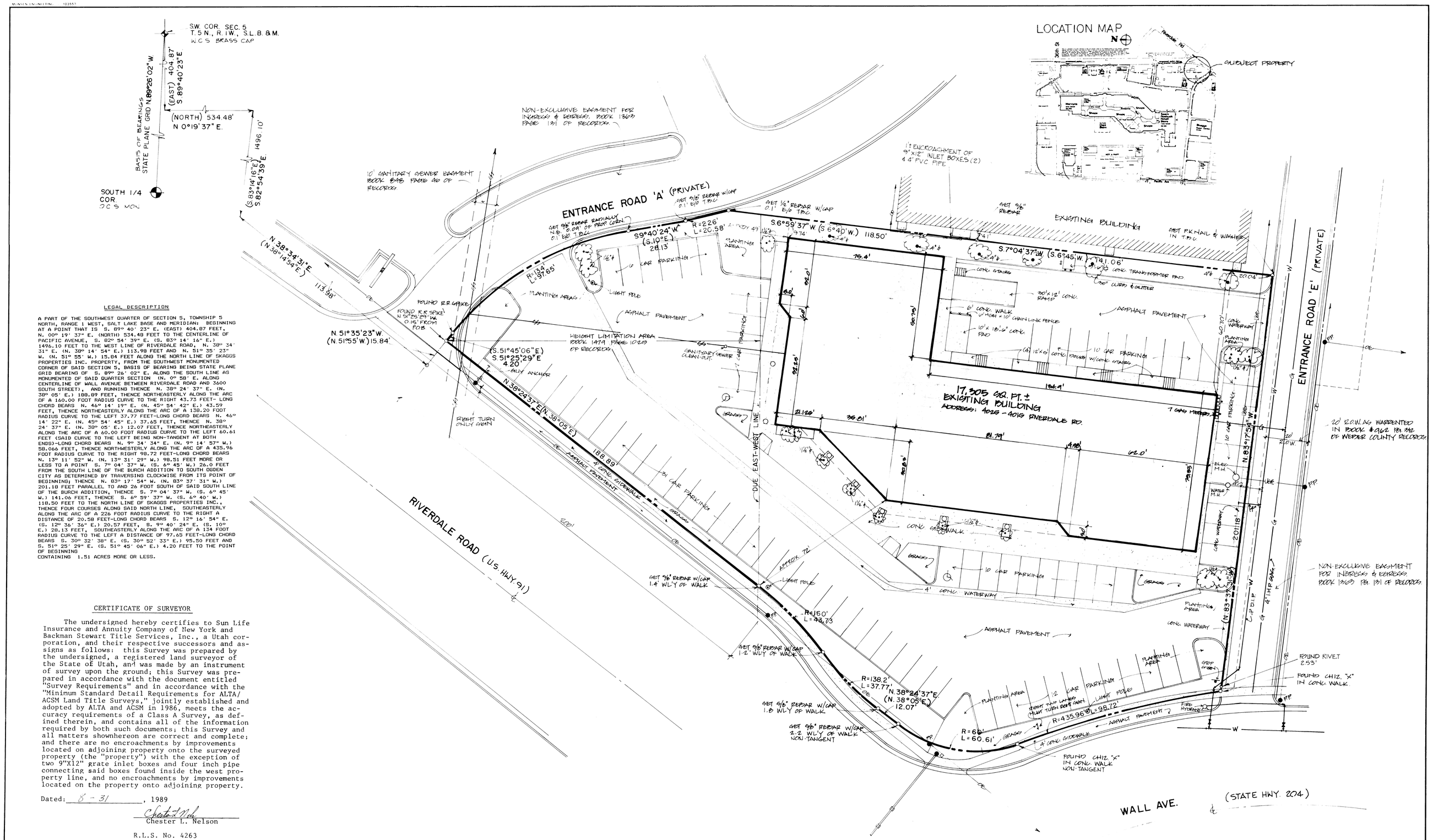

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT THAT IS S. 89° 40' 23" E. (EAST) 404.87 FEET, N. 00° 19' 37" E. (NORTH) 534.48 FEET TO THE CENTERLINE OF PACIFIC AVENUE, S. 82° 54' 39" E. (S. 83° 14' 16" E.) 1496.10 FEET TO THE WEST LINE OF RIVERDALE ROAD, N. 38° 34' 31" E. (N. 38° 14' 54" E.) 113.98 FEET AND N. 51° 35' 23" W. (N. 51° 55' W.) 15.84 FEET ALONG THE NORTH LINE OF SKAGGS PROPERTIES INC. PROPERTY, FROM THE SOUTHWEST MONUMENTED CORNER OF SAID SECTION 5, BASIS OF BEARING BEING STATE PLANE GRID BEARING OF S. 89° 26' 02" E. ALONG THE SOUTH LINE AS MONUMENTED OF SAID QUARTER SECTION (N. 0° 58' E. ALONG CENTERLINE OF WALL AVENUE BETWEEN RIVERDALE ROAD AND 3600 SOUTH STREET), AND RUNNING THENCE N. 38° 24' 37" E. (N. 38° 05' E.) 188.89 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE RIGHT 43.73 FEET- LONG CHORD BEARS N. 46° 14' 19" E. (N. 45° 54' 42" E.) 43.59 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A 138.20 FOOT RADIUS CURVE TO THE LEFT 37.77 FEET-LONG CHORD BEARS N. 46° 14' 22" E. (N. 45° 54' 45" E.) 37.65 FEET, THENCE N. 38° 24' 37" E. (N. 38° 05' E.) 12.07 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT 60.61 FEET (SAID CURVE TO THE LEFT BEING NON-TANGENT AT BOTH ENDS)-LONG CHORD BEARS N. 9° 34' 34" E. (N. 9° 14' 57" W.) 58.066 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF A 435.96 FOOT RADIUS CURVE TO THE RIGHT 98.72 FEET-LONG CHORD BEARS N. 13° 11' 52" W. (N. 13° 31' 29" W.) 98.51 FEET MORE OR LESS TO A POINT S. 7° 04' 37" W. (S. 6° 45' W.) 26.0 FEET FROM THE SOUTH LINE OF THE BURCH ADDITION TO SOUTH OGDEN CITY AS DETERMINED BY TRAVERSING CLOCKWISE FROM ITS POINT OF BEGINNING; THENCE N. 83° 17' 54" W. (N. 83° 37' 31" W.) 201.18 FEET PARALLEL TO AND 26 FOOT SOUTH OF SAID SOUTH LINE OF THE BURCH ADDITION, THENCE S. 7° 04' 37" W. (S. 6° 45' W.) 141.06 FEET, THENCE S. 6° 59' 37" W. (S. 6° 40' W.) 118.50 FEET TO THE NORTH LINE OF SKAGGS PROPERTIES INC., THENCE FOUR COURSES ALONG SAID NORTH LINE, SOUTHEASTERLY ALONG THE ARC OF A 226 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.58 FEET-LONG CHORD BEARS S. 12° 16' 54" E. (S. 12° 36' 36" E.) 20.57 FEET, S. 9° 40' 24" E. (S. 10° E.) 28.13 FEET, SOUTHEASTERLY ALONG THE ARC OF A 134 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 97.65 FEET-LONG CHORD BEARS S. 30° 32' 38" E. (S. 30° 52' 33" E.) 95.50 FEET AND S. 51° 25' 29" E. (S. 51° 45' 06" E.) 4.20 FEET TO THE POINT OF BEGINNING
CONTAINING 1.51 ACRES MORE OR LESS.

CERTIFICATE OF SURVEYOR

The undersigned hereby certifies to Sun Life Insurance and Annuity Company of New York and Backman Stewart Title Services, Inc., a Utah corporation, and their respective successors and assigns as follows: this Survey was prepared by the undersigned, a registered land surveyor of the State of Utah, and was made by an instrument of survey upon the ground; this Survey was prepared in accordance with the document entitled "Survey Requirements" and in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1986, meets the accuracy requirements of a Class A Survey, as defined therein, and contains all of the information required by both such documents; this Survey and all matters shownhereon are correct and complete; and there are no encroachments by improvements located on adjoining property onto the surveyed property (the "property") with the exception of two 9"X12" grate inlet boxes and four inch pipe connecting said boxes found inside the west property line, and no encroachments by improvements located on the property onto adjoining property.

Dated: 8-31, 1989

Chester L. Nelson

R.L.S. No. 4263

NARRATIVE

The purpose of this survey was to resurvey a parcel of land as recorded in book 1482 page 1117. Basis of bearing is state plane grid bearing of S.89°26'02"E. along the South line (as monumented) of the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base & Meridian.

NOTE:
THIS PROPERTY IS NOT IN A FLOOD HAZARD OR FLOOD PRONE AREA.

TOTAL CAR PARKING SPACES - 860
(TOTAL INCLUDES 2 HANDICAPPED SPACES)

SCALE: 1" = 20'-0"

RECEIVED
SEP 12 1989
Weber County Surveyor

REV	BY	DATE	DESCRIPTION
	MK CLN	8/30/89	CERTIFICATE

DESIGN	SCALE 1" = 20'
DRAWN BJ-MK	ACCT. NO.
CHECKED MK	F.B. NO.
SURVEYED	DATE 7-17-89

CALDWELL, RICHARDS & SORENSEN, INC.
CONSULTING ENGINEERS
Salt Lake City, Utah

PROPERTY SURVEY
PERIPHERIAL PARCEL 6 - NEWGATE MALL
SOUTH OGDEN, UTAH 7/18/89

CONSTRUCTION & LAND SURVEYORS INC.
1500 N. 5900 W.
OGDEN, UTAH 84404
(801) 731-1131

CLIENT: SUN LIFE ASSURANCE COMPANY OF CANADA

SURVEY LOCATION:
S.W. 1/4 SEC. 5,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN.

SURVEY DATE: 7-10-89
JOB No. P.S.89-15

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