

02644

SURVEYOR'S CERTIFICATION  
The undersigned, being a registered surveyor of the State of Utah certifies to Fannie Mae and/or KeyCorp Real Estate Capital Markets, Inc., their successors and/or assigns, as their interests may appear.

- This map is filed and the survey on which it is based was made in accordance with the Uniform Standard Detail requirements for ALTA / ACSM Land Title Surveys as established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1977 and this survey meets the requirements for an Urban Survey as defined therein.
- The survey was made on the ground between JUNE 15, 2000 & JULY 5, 2000 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property undersigned has been advised.
- Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
- Except as shown on the survey, there are no encroachments, above ground encroachments (c) by the improvements on the subject property or adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated MAY 3, 2000 issued by [redacted] with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is subject to the same conditions and restrictions as are shown on the title insurance commitment referenced in such title commitment.
- The subject property has access to and from a duly dedicated and accepted public street or highway.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utility, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Except as shown on the survey, no portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. The survey correctly indicated the zone designated of any area shown as being within a Special Hazard Area.

The parties listed below are acknowledged to rely on the survey and this certificate as being true and accurate.

[Signature]

K. [redacted]  
DATE: 02/19/00



SCHEDULE B - Section 2  
Exceptions

- Item No. 18. An Easement Agreement for a gas pipeline granted to Ogdenville Gas Company dated December 4, 1989 and recorded December 7, 1989 as Entry No. 1295316 in Book 1976 of Page 182 of Official Records. (The description for "Line No. 1" appears to have an error in its described alignment).
- Item No. 20. An Easement Agreement granted to Ogdenville Gas Company, dated February 17, 1989 and recorded Item No. 26, as Entry No. 1613 in Book 1976 of Page 183 of Official Records. (This easement agreement is for the purpose of installing and operating gas pipelines for the area designated as structures (buildings, pools, storage buildings, parking structures and similar structures) as shown on the "Washington Park" drawing as shown on the exhibit filed with said entry).
- Item No. 21. The terms and conditions contained in that certain Right-of-Way Easement and Contract granted to 1864285 in Book 2035 of Page 1560 of Official Records.

PROPERTY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN U.S. SURVEY, BEGINNING AT A POINT SOUTH 00°48'40" WEST 165.01 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, AND RUNNING THENCE NORTH 89°29'45" WEST 670.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD, THENCE SOUTH 87°00'00" WEST 87.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF PROPERTY OF OSCAR SODERBERG, ETAL TRUSTEES; THENCE SOUTH 89°29'45" EAST 150.00 FEET; THENCE SOUTH 00°50'15" WEST 45.53 FEET; THENCE SOUTH 89°00'18" WEST 6.00 FEET; THENCE SOUTH 00°50'15" WEST 144.36 FEET; THENCE NORTH 00°50'15" WEST 116.00 FEET TO AN EXISTING RIGHT-OF-WAY LINE; THENCE NORTH 87°00'00" EAST 503.56 FEET TO THE FOLLOWING TWO COURSES: (1) NORTH 79°16'00" EAST 11.00 FEET; THENCE NORTH 87°00'00" EAST 503.56 FEET TO THE POINT OF BEGINNING, CONTAINING 7.049 ACRES OR 307,504.4 SQUARE FEET.

TOGETHER WITH AND INCLUDING AN IRRIGATION EASEMENT DATED AUGUST 10, 1989, RECORDED SEPTEMBER 24, 1989 AS ENTRY NO. 1864285 IN BOOK NO. 2035 AT PAGE 1560 OF OFFICIAL RECORDS FOR THE INSTALLATION, MAINTENANCE, OPERATION AND REPAIR OF AN EXISTING IRRIGATION PIPE AND ITS APPURTENANCES THEREON WITH THE REVISED DESCRIPTION OF SAID EASEMENT AS DESCRIBED BELOW:

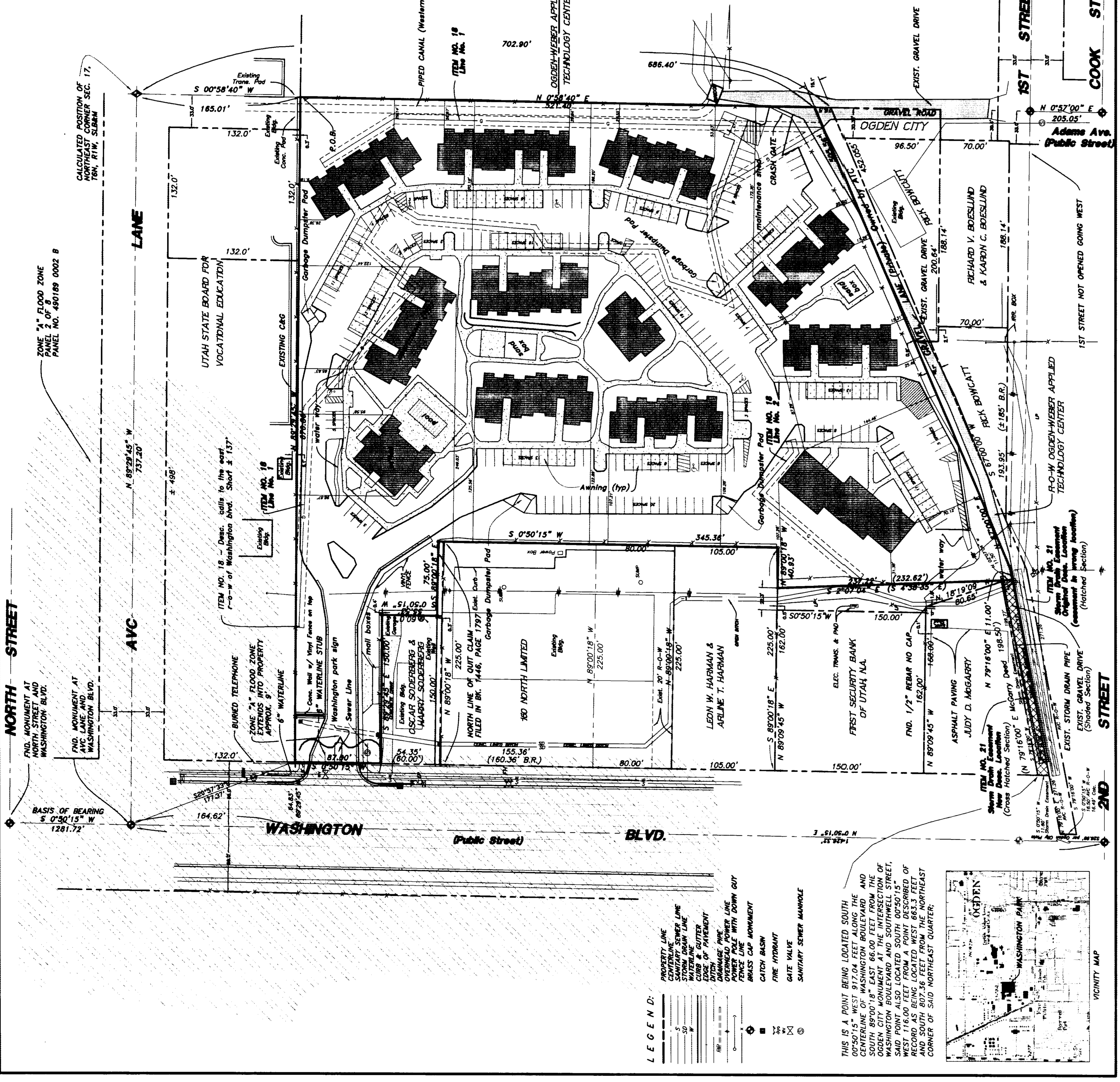
A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN U.S. SURVEY, BEGINNING AT A POINT LOCATED SOUTH 00°50'15" WEST 686.40 FEET AND SOUTH 00°50'15" WEST 116.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°50'15" WEST 40.00 FEET; THENCE SOUTH 00°50'15" WEST 116.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD, SAID POINT BEING LOCATED SOUTH 00°50'15" WEST 917.04 FEET ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AND SOUTH 89°00'18" EAST 86.00 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND SOUTHWELL STREET, SAID POINT ALSO LOCATED SOUTH 80°38'36" FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°50'15" WEST 116.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 79°16'00" EAST 200.37 FEET TO THE POINT OF BEGINNING.

NOTES:  
30' SET BACK ARE TYPICALLY REQUIRED FROM PROPERTY LINES. THESE REQUIREMENTS SET BACK REQUIREMENTS ARE SUBJECT TO OGDEN CITY AND WERE APPROVED BY OGDEN CITY WITH THE BUILDING LAYOUT AS SHOWN HEREON.  
THIS SITE CONTAINS 228 PARKING STALLS  
ADDRESS: 170 NORTH WASHINGTON BLVD., OGDEN, UT.  
SCALE: 1" = 30'



RECEIVED  
FEB 09 2001  
Wasatch County Surveyors

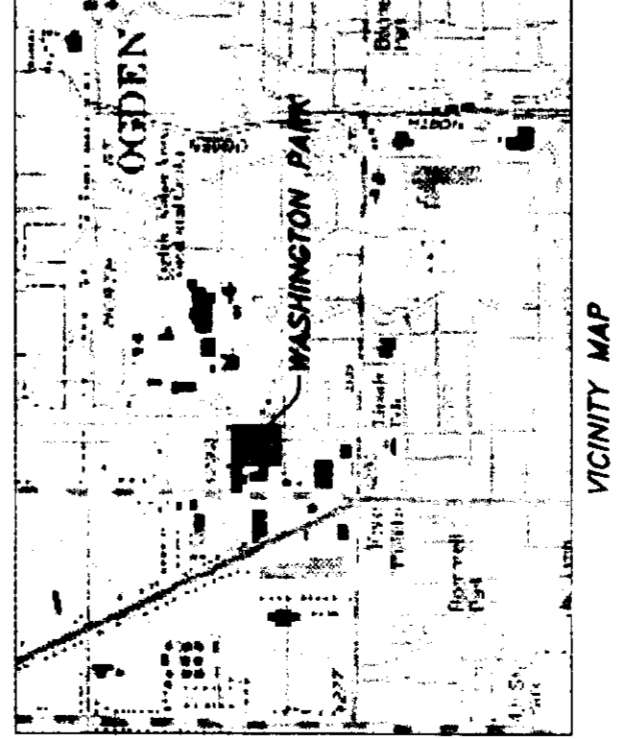
02644



LEGEND:

- PROPERTY LINE
- CENTERLINE
- CONCRETE DRIVE
- STORM DRAINAGE
- WATERLINE
- SEWER LINE
- EDGE OF PAVEMENT
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- FENCE LINE
- BRASS CAP MONUMENT
- CATCH BASIN
- FIRE HYDRANT
- GATE VALVE
- SANITARY SEWER MANHOLE

THIS IS A POINT BEING LOCATED SOUTH 00°50'15" WEST 917.04 FEET ALONG THE SOUTH 89°00'18" EAST 86.00 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND SOUTHWELL STREET, WEST 116.00 FEET FROM A POINT DESCRIBED OF RECORD AS BEING LOCATED WEST 683.3 FEET CORNER OF SAID NORTHEAST QUARTER.



VICINITY MAP

02644

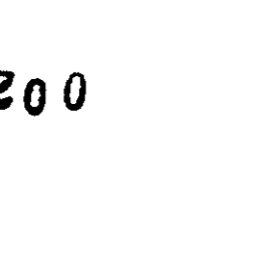
SURVEYOR'S CERTIFICATION

- This map is filed and the survey on which it is based was made in accordance with the Uniform Standard Detail requirements for ALTA / ACSM Land Title Surveys as established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1977 and this survey meets the requirements for an Urban Survey as defined therein.
- The survey was made on the ground between JUNE 15, 2000 & JULY 5, 2000 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property undersigned has been advised.
- Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
- Except as shown on the survey, there are no encroachments, above ground encroachments (c) by the improvements on the subject property or adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated MAY 3, 2000 issued by [redacted] with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is subject to the same conditions and restrictions as are shown on the title insurance commitment referenced in such title commitment.
- The subject property has access to and from a duly dedicated and accepted public street or highway.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utility, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Except as shown on the survey, no portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. The survey correctly indicated the zone designated of any area shown as being within a Special Hazard Area.

The parties listed below are acknowledged to rely on the survey and this certificate as being true and accurate.

[Signature]

K. [redacted]  
DATE: 02/19/00



SCHEDULE B - Section 2  
Exceptions

- Item No. 18. An Easement Agreement for a gas pipeline granted to Ogdenville Gas Company dated December 4, 1989 and recorded December 7, 1989 as Entry No. 1295316 in Book 1976 of Page 182 of Official Records. (The description for "Line No. 1" appears to have an error in its described alignment).
- Item No. 20. An Easement Agreement granted to Ogdenville Gas Company, dated February 17, 1989 and recorded Item No. 26, as Entry No. 1613 in Book 1976 of Page 183 of Official Records. (This easement agreement is for the purpose of installing and operating gas pipelines for the area designated as structures (buildings, pools, storage buildings, parking structures and similar structures) as shown on the "Washington Park" drawing as shown on the exhibit filed with said entry).
- Item No. 21. The terms and conditions contained in that certain Right-of-Way Easement and Contract granted to 1864285 in Book 2035 of Page 1560 of Official Records.

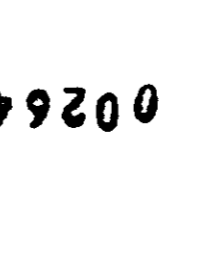
PROPERTY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN U.S. SURVEY, BEGINNING AT A POINT SOUTH 00°48'40" WEST 165.01 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, AND RUNNING THENCE NORTH 89°29'45" WEST 670.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD, THENCE SOUTH 87°00'00" WEST 87.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF PROPERTY OF OSCAR SODERBERG, ETAL TRUSTEES; THENCE SOUTH 89°29'45" EAST 150.00 FEET; THENCE SOUTH 00°50'15" WEST 45.53 FEET; THENCE SOUTH 89°00'18" WEST 6.00 FEET; THENCE SOUTH 00°50'15" WEST 144.36 FEET; THENCE NORTH 00°50'15" WEST 116.00 FEET TO AN EXISTING RIGHT-OF-WAY LINE; THENCE NORTH 87°00'00" EAST 503.56 FEET TO THE FOLLOWING TWO COURSES: (1) NORTH 79°16'00" EAST 11.00 FEET; THENCE NORTH 87°00'00" EAST 503.56 FEET TO THE POINT OF BEGINNING, CONTAINING 7.049 ACRES OR 307,504.4 SQUARE FEET.

TOGETHER WITH AND INCLUDING AN IRRIGATION EASEMENT DATED AUGUST 10, 1989, RECORDED SEPTEMBER 24, 1989 AS ENTRY NO. 1864285 IN BOOK NO. 2035 AT PAGE 1560 OF OFFICIAL RECORDS FOR THE INSTALLATION, MAINTENANCE, OPERATION AND REPAIR OF AN EXISTING IRRIGATION PIPE AND ITS APPURTENANCES THEREON WITH THE REVISED DESCRIPTION OF SAID EASEMENT AS DESCRIBED BELOW:

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN U.S. SURVEY, BEGINNING AT A POINT LOCATED SOUTH 00°50'15" WEST 686.40 FEET AND SOUTH 00°50'15" WEST 116.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°50'15" WEST 40.00 FEET; THENCE SOUTH 00°50'15" WEST 116.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD, SAID POINT BEING LOCATED SOUTH 00°50'15" WEST 917.04 FEET ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AND SOUTH 89°00'18" EAST 86.00 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND SOUTHWELL STREET, SAID POINT ALSO LOCATED SOUTH 80°38'36" FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°50'15" WEST 116.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 79°16'00" EAST 200.37 FEET TO THE POINT OF BEGINNING.

NOTES:  
30' SET BACK ARE TYPICALLY REQUIRED FROM PROPERTY LINES. THESE REQUIREMENTS SET BACK REQUIREMENTS ARE SUBJECT TO OGDEN CITY AND WERE APPROVED BY OGDEN CITY WITH THE BUILDING LAYOUT AS SHOWN HEREON.  
THIS SITE CONTAINS 228 PARKING STALLS  
ADDRESS: 170 NORTH WASHINGTON BLVD., OGDEN, UT.  
SCALE: 1" = 30'



RECEIVED  
FEB 09 2001  
Wasatch County Surveyors

02644

19200

02644