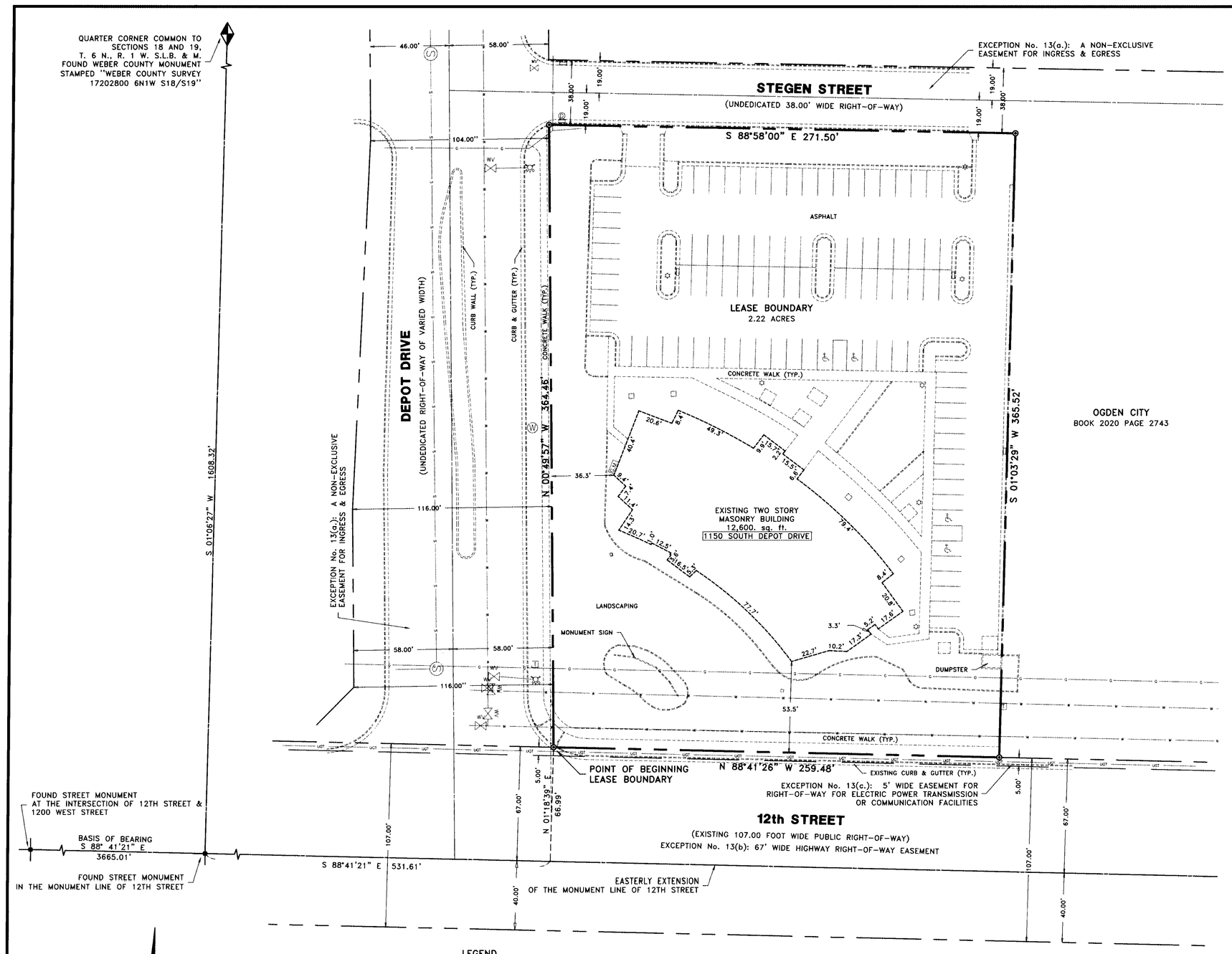
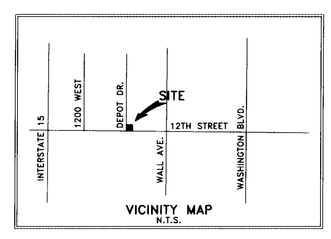


LEGEND

- FOUND QUARTER SECTION MONUMENT
- FOUND STREET MONUMENT
- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- MONUMENT LINE
- EASEMENT LINE
- SET REBAR W/ CAP STAMPED "BINGHAM ENG." (UNLESS OTHERWISE NOTED)
- EDGE OF EXISTING IMPROVEMENTS (AS NOTED)
- EXISTING WATERLINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING FIRE HYDRANT, WATER VALVE, WATER MANHOLE
- EXISTING TELEPHONE BOX
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING GAS METER
- EXISTING STORM DRAIN MANHOLE
- EXISTING LIGHT POLE



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION:

I, Bruce A. Marquis, a Professional Land Surveyor registered in the State of Utah, hereby certify to The Boyer Company, Bonneville Title Company, and Key Bank National Association that this survey made under my supervision on April 16, 2001 correctly shows (i) a fixed and determinable position and location of the land legally described hereon ("Property"); (ii) that there are no encroachments of buildings, structures or improvements located on the Property onto adjoining lands, nor encroachments onto the Property of buildings, structures, or improvements located on adjoining lands, except as shown, noted and described on this survey; (iii) the location and dimensions of all easements, alleys, streets, roads, rights-of-way (with applicable instrument, book and page number indicated as shown); (iv) that the Property has access to dedicated public streets abutting the Property as shown on this plat.

I hereby certify that this Survey was made in accordance with the "minimum detail requirements for ALTA/ACSM Land Title surveys," jointly established and adopted by ALTA and ACSM in 1997; and meets the accuracy requirements of the Class A Survey, as defined therein and any and all requirements of the state wherein the property surveyed is located.

LEASE BOUNDARY DESCRIPTION
BEGINNING at a point on the south line of the Sunrise Engineering, Incorporated, Perimeter Boundary Survey, Defense Depot, Ogden, dated February 10, 1997, said point being South 88°41'21" East 531.61 feet and North 01°18'39" East 66.99 feet from a street monument in 12th Street, said monument being South 88°41'21" East 3665.01 feet from the monument at the intersection of said 12th Street and 1200 West Street, said monument also being South 01°06'27" West 1608.32 feet from the North Quarter Corner of Section 19, Township 6 North, Range 1 West, Salt Lake Base and Meridian, and thence North 00°49'57" West 364.46 feet; thence South 88°58'00" East 271.50 feet; thence South 01°03'29" West 365.52 feet to said south line; thence North 88°41'26" West 259.48 feet to the POINT OF BEGINNING. Said parcel contains 2.22 acres, more or less.

September 10, 2001
Date

Bruce Marquis
Bruce A. Marquis
P.L.S. No. 501196

PROFESSIONAL LAND SURVEYOR
LICENSE #501196
BRUCE A. MARQUIS
09/10/01
STATE OF UTAH

SCHEDULE B – SECTION 2:

Bonneville Title Company, Commitment No. 73835-10W, Dated July 19, 2001.

Exception No. 10: Easement for water pipelines, sewer lines, gas lines, electric power lines and existing paved roads and incidental purposes therefor running on, over, across and through subject property.
Survey Findings: Water pipelines and gas lines exist over the southerly portion of the subject property and are shown hereon.
Exception No. 13: Reservations, Restrictions, Easements and other appurtenant details disclosed in Quit Claim Deed by and between the United States of America, acting through the Secretary of the Army, as Grantor and Ogden City, a Utah Municipal Corporation, acting as the Ogden Local Redevelopment Authority, as Grantee recorded June 30, 1999 as Entry No. 1646825 in Book 2020 at Page 2743, records of Weber County, Utah.
Survey Findings:
(a.) Paved roads exist adjacent to the north and west lines of the subject lease boundary and is within the non-exclusive easement for ingress and egress over existing roadways per cited document Section B, Subsection 1a and does not affect subject lease boundary and are shown hereon.
(b.) A portion of the paved surface of 12th Street exists south of the subject lease boundary and is within the 67 foot wide Highway right-of-way easement per cited document Section B, subsection 3b and is shown hereon.
(c.) An underground telephone line exists south of the subject lease boundary and is within the 5 foot wide Easement for right-of-way for electric power transmission or communication facilities per cited document Section B, subsection 3c and is shown hereon.
Exception No. 14: Declaration of Covenants, Conditions and Restrictions recorded December 30, 1999 as Entry No. 1682125 in Book 2051 at Page 1301, records of Weber County, Utah.
Survey Findings: The issues disclosed by said document are not survey related.
Exception No. 19: Rights of way for canals, laterals, ditches, roads and utilities, if any, over, under or across said land including, but not limited to, the following: 12th Street.
Survey Findings: Utilities exist over the southerly portion of the subject property and are shown hereon.

NARRATIVE:

The purpose of this survey was to perform an ALTA/ACSM Land Title Survey on the subject lease boundary. The 12th Street monument found South 88°41'21" East 3665.01 feet from the street monument found in the intersection of said 12th Street and 1200 West Street were used to control the location of subject lease boundary. The south line of subject lease boundary is the south line of that survey by Sunrise Engineering, Incorporated, Perimeter Boundary Survey, Defense Depot, Ogden, dated February 10, 1997.

BASIS OF BEARING:

The basis of bearing for this survey is South 88°41'21" East between the street monument found in the intersection of 12th Street and 1200 West Street and the Street Monument South 88°41'21" East 3665.01 feet from said intersection monument as cited on the Sunrise Engineering, Incorporated, Perimeter Boundary Survey, Defense Depot, Ogden, dated February 10, 1997.

NOTES:

There are 99 parking stalls including 4 Handicap stalls on the subject property.

RECEIVED
MAR 15 2002
Weber County Surveyor

Rev.	By	Date	Remarks
1	BAM	09/10/01	UPDATED TITLE REPORT

THE BOYER COMPANY

1150 SOUTH DEPOT DRIVE, OGDEN
BOYER LEASE SITE
ALTA/ACSM
LAND TITLE SURVEY

BINGHAM ENGINEERING
5160 Wiley Post Way, Salt Lake City, Ut 84116
(801) 532-2520 www.binghamnet.com

Design: ____
Drawn: BAM
Checked: ____
Reviewed: MNG

Date SEPTEMBER 2001 | Proj. # 3750-002 | Sht 1 of 1

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