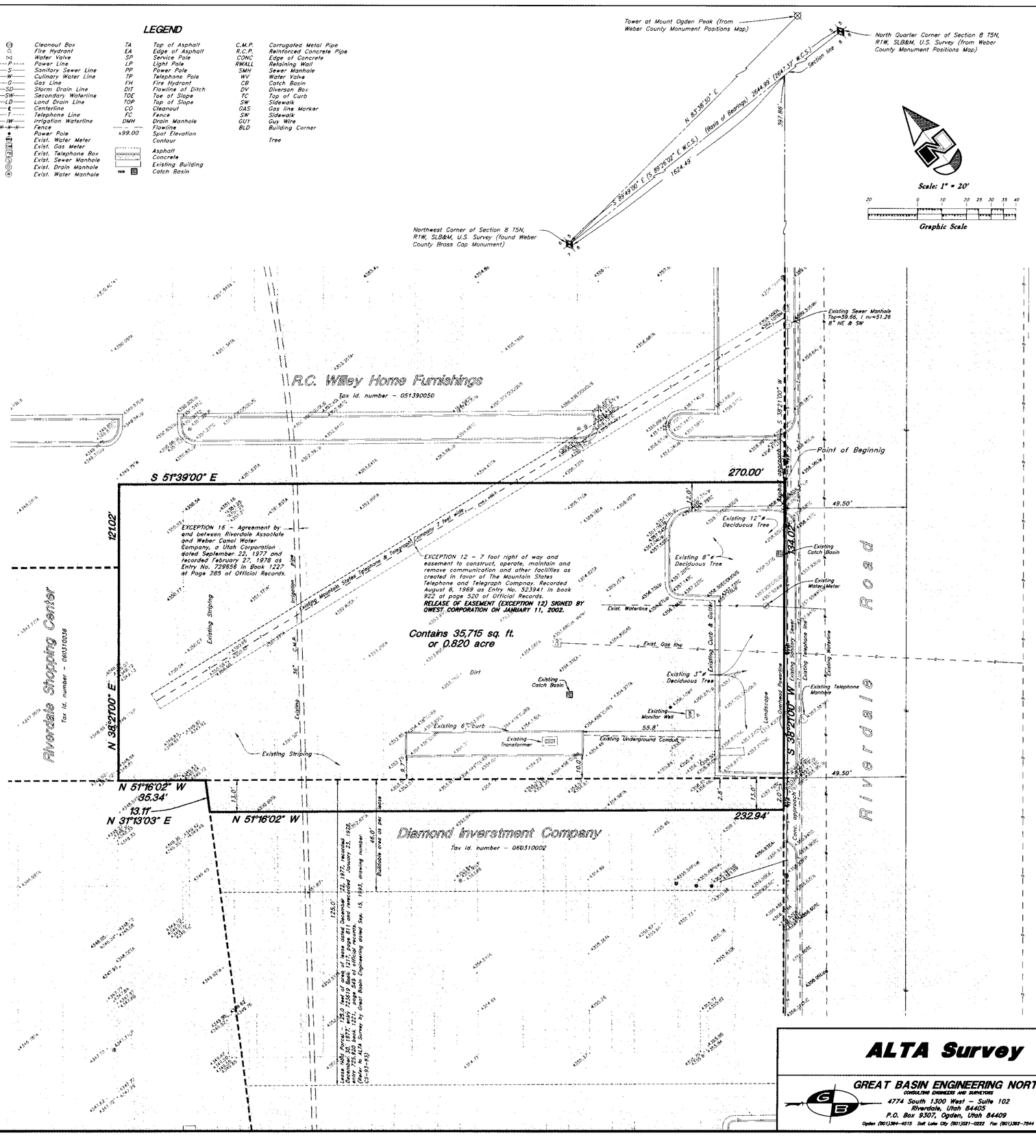
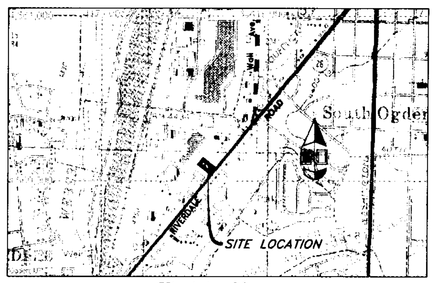
003172

LEGEND

	Cleanout Box	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
	Fire Hydrant	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
	Water Valve	SP	Service Pole	COMC	Edge of Concrete
—P—	Power Line	LP	Light Pole	RWALL	Retaining Wall
—S—	Sanitary Sewer Line	PP	Power Pole	SMH	Sewer Manhole
—W—	Culinary Water Line	TP	Telephone Pole	WV	Water Valve
—G—	Gas Line	FH	Fire Hydrant	CB	Catch Basin
—SD—	Storm Drain Line	DIT	Flowline of Ditch	DV	Diverson Box
—SW—	Secondary Waterline	TOE	Toe of Slope	TC	Top of Curb
—LD—	Land Drain Line	TOP	Top of Slope	SW	Sidewalk
—℄—	Centerline	CO	Cleanout	GAS	Gas line Marker
—T—	Telephone Line	FC	Fence	SW	Sidewalk
—IW—	Irrigation Waterline	DMH	Drain Manhole	GUY	Guy Wire
—x—x—x—	Fence	— — —	Flowline	BLD	Building Corner
	Power Pole	x99.00	Spot Elevation		
	Exist. Water Meter		Contour		Tree
	Exist. Gas Meter				
	Exist. Telephone Box		Asphalt		
	Exist. Sewer Manhole		Concrete		
	Exist. Drain Manhole		Existing Building		
	Exist. Water Manhole		Catch Basin		





Vincinity Map
NTS

Legend

- Set Nail in Curb
- Set Rebar & Cap w/ Fencepost
- Centerline
- Existing Asphalt
- Section corner

LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West right of way line of Riverdale Road which is 1624.49 feet South 89°49'00" East along the Section line to said West right of way line and 397.86 feet South 38°21'00" West along said West right of way line from the Northwest corner of said Section 8; and running thence South 38°21'00" West 134.02 feet along said West right of way line; thence North 51°39'00" West 232.94 feet; thence North 30°50'05" East 13.11 feet; thence North 51°39'00" West 35.34 feet; thence North 38°21'00" East 121.02 feet; thence South 51°39'00" East 270.00 feet to the point of beginning.

Contains 35,715 sq. ft
or 0.820 Acre

SURVEYORS CERTIFICATE

I hereby certify to: First American Title Insurance Company, Riverdale Center, L.C., a limited liability company, Riverdale Shopping Center Associates LTD., a Utah Limited Partnership, and Boyer-Gardner Properties Partnership, that this map or plat and survey on which it is based were made (i) in accordance with "Minimum Standards Detail Requirements for ALTA/ASTM, and NSPS in 1999, and includes Items 2,3,4,5,6,8,9,10,11(b) of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey. The undersigned further certifies that 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 Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

166484
Registration No.

Date 1-22-02 (seal)

NARRATIVE

This ALTA Survey was requested by Mr. Nate Swain of The Boyer Company in order to .

Monuments were found at the Northwest and the North 1/4 corner of Section 8, T5N, R1W, SLB&M, U.S. Survey. A line bearing S 89°49'00" E between these monuments was used as the basis of bearing.

EXCEPTIONS TO COVERAGE

The Title report for this Survey was issued by First American Title Insurance Agency, Inc., with Commitment No. 00116231 with an effective date of October 22, 2001 8:00 a.m.

EXCEPTION 10 - A right of way and easement granted to The Mountain State Telephone and Telegraph Company to construct, operate and maintain lines of Telephone and Telegraph including the necessary poles, wire and fixtures. recorded November 15, 1918 in book "N" at page 183 of Official Records. (undisclosed width)
RELEASE OF EASEMENT (EXCEPTION 10) SIGNED BY OWEST CORPORATION ON JANUARY 11, 2002.

EXCEPTION 11 - An easement granted to Mountain Fuel Supply Company dated June 2, 1948 and recorded June 4, 1948 in Book 292 at page 162 of Official Records. (exact location not disclosed)

EXCEPTION 13 - Declaration of Restrictions and Reciprocal Easements dated November 16, 1976 and recorded December 10, 1976 as Entry no. 683163 in book 1154 at page 154 of official records.

EXCEPTION 14 - Covenants, Conditions and Restrictions and/or Easements, except those based on race, color, creed or national origin, contained in Declaration of restrictions and Reciprocal Easement recorded November 1, 1977 as entry no. 716563 in book 1206 at page 650 of official records

FLOOD ZONE MAP

Property is located in Zone Z - Areas of 500 year flood; areas of 100-year flood with average depths of less than 1' or with drainage areas less 1 square mile; and areas protected by levees in the 100-year flood (no shading). According to Flood Insurance Rate Maps (FIRM) for Riverdale City; Community Panel 4901900001 D with the effective date of September 6, 1995.

BENCHMARK

Benchmark - Brass Cap Monument is located approx. 1.95 miles Southerly along U.P.R.R. from the Union Station in Ogden. Brass Cap is set in the top of footing on the East side of a small concrete pier of Bridge #990.53, 100 feet South of Power pole #L-20 CM. Cap falls below arrow painted vertical on the Center of the 20 foot North-South Structure, 5 feet East of the near rail of the track, one foot East of the East headwall, and about 3.5 feet below the level of the track. Elevation 4434.424

ZONING

This Property is located in Zone C-3
SETBACKS
Front Yard = None
Side Yard (interior) = None - except 10' adjacent to a residential Zone.
Rear Yard = None - Except 10' where building rears on a residential Zone.

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurement taken from the field. The information is not to be relied on as being exact of complete.

NOTE: Property Corners not found or reset at time of survey update.

ALTA Survey

Boyer Company
300 West Riverdale Road
A part of the Northwest 1/4 of Section 8, T5N ,R1W, SLB&M, U.S. Survey
Riverdale City, Weber County, Utah

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West - Suite 102
Riverdale, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

SCALE : 1" = 20'	DATE : 17 Dec, 2001	DRWG. NO. 003172
DRAWN : ESL	REVISIONS : 17 Jan, 2002 5 Feb, 2002	
01N235P		

04

W:\Marks Mylars\Olive Garden - 01n235\01n235p.dwg, 1/22/2004 4:39:10 PM, 1:20, ESL