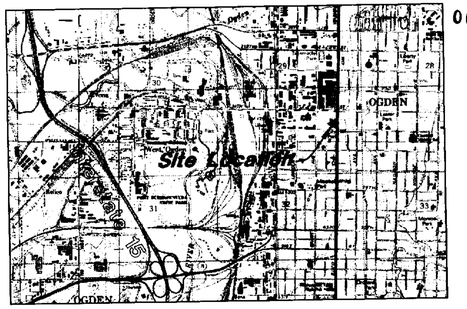

EXCEPTIONS

EXCEPTION #22 (Affects Parcel 3)
Any Existing Easements for Utilities which may have been constructed through, over or under that portion of the herein described property shown as being a portion of vacated streets/alleys (Merchants Alley). Said street/alley was vacated in that certain Ordinance recorded February 15, 1995, as Entry No. 1332886, in Book 1746, at Page 2882, in the Weber County Recorder's Office.

NARRATIVE:

This survey was requested by Mr. Eric Lofthouse of Wasatch Acquisitions and Capital, Inc. for the purpose of refinancing this property. This Survey honors a previous 1994 survey by Great Basin Engineering, Inc. Ogden City Monuments were found at Washington Boulevard, & Grant Avenue, along Twenty-Fifth Street and Washington Boulevard & Grant Avenue along Twenty-Forth Street. A line bearing N 89°09' W between the monuments along Twenty-Forth Street was used as the basis of bearings. Recent construction has obliterated the centerline Monuments of Washington Boulevard. No monumentation was found along Kiesel Avenue. No property corners have been monumented.

DESCRIPTIONS

Parcel 1: (Fee Simple Interest)
Part of Lots 1 and 10, Block 25, Plat "A", Ogden City Survey: Beginning at a point on the West line of Washington Boulevard, said point being 66.06 feet North 0°58' East along said West line from the Southeast corner of said Lot 1; running thence North 89°06'42" West 84.86 feet along an existing building wall to a building corner; thence North 1°56'53" East 14.75 feet along an existing building wall to a building corner; thence North 88°54'59" West 81.21 feet to the East line of Merchants Alley extended; thence North 0°58' East 144.00 feet along said East line extended and East line; thence South 89°04'12" East (South 89°04'22" East to close) 165.82 feet to the West line of Washington Boulevard; thence South 0°58' West 158.92 feet along said West line to the point of beginning.
Contains 25,154 sq.ft.

Parcel 1A: (Easement Estate Interest)
Together with an easement and right-of-way appurtenant to said property for ingress and egress for vehicular and pedestrian traffic over and across the following described real property contiguous thereto: Part of Lot 1, Block 25, Plat "A", Ogden City Survey: Beginning at a point on the East line of Kiesel Avenue; said point being 301.65 feet North 89°02' West and 91.75 feet North 0°58' East from the Southeast corner of Lot 1, running thence North 0°58' East 24.01 feet along said East line, thence South 87°49'04" East 135.86 feet to the East line of Merchants Alley; thence South 0°58' West 24.01 feet along said East line; thence North 87°49'04" West 135.86 feet along the North line of existing building and building line extended to the point of beginning.

Parcel 2: (Fee Simple Interest)
Part of Lot 10, Block 25, Plat "A", Ogden City Survey, Weber County, Utah: Beginning on the West line of Washington Boulevard, said point being 224.98 feet North 0°58' East along the West line of Washington Boulevard from the Southeast corner of Lot 1 of said Block 25, North 89°04'22" West 165.82 feet to the East line of Merchants Alley, thence North 13.86 feet, thence East 34 feet, thence North 10.64 feet, thence South 89°04'22" East 99.86 feet, thence South 6.58 feet, thence East 31.25 feet to the West line of Washington Boulevard, thence South 0°58' West 17.92 feet to the point of beginning.
Contains 3,599 sq.ft.

Parcel 3: (Leasehold Interest as shown in Exhibit "B")
A part of Lots 9 and 10, Block 25, Plat "A", Ogden City Survey, Weber County, Utah:
Beginning at a point 30.00 feet South 89°04'48" East along the North line of said Lot 10 to the East right of way line of Kiesel Avenue and 87.85 South 0°58'00" West along said East right of way line from the Northwest corner of said Lot 10; running thence South 89°05'53" East 128.33 feet to the center of Merchants Alley; thence North 0°58'00" East 59.77 feet along said center of Merchants Alley; thence North 89°04'22" West 27.37 feet to the East line of an existing parking structure; thence North 0°57'44" East 161.43 feet along said East line to the North line of said Lot 9; thence North 89°06'12" East 100.95 feet along said North line to said East right of way line of Kiesel Avenue; thence South 0°58'00" West 221.20 feet along said East right of way line to the point of beginning.

Also:
Part of Lot 8, Block 25, Plat "A", Ogden City Survey, Weber County, Utah: Beginning on the East line of Kiesel Avenue and the South line of said Lot 8; running thence East 100 feet, more or less: thence North 66 feet; thence West 100 feet, more or less; thence South 65 feet to beginning.

CERTIFICATION

To: AEGON USA Realty Advisors, Inc., Republic Title of Texas, Inc., Transamerica Life Insurance Company, Ogden-Wasatch Holdings, LLC, First American Title Insurance Company, and Equity Title Insurance Agency

This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 13, 14, 15, and 16 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA, NSPS, ACSM and in effect on the date of this certification, the undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance.

Date: 14 June 2004
Signed: [signature]
State of Utah Registration No. 4778

RECEIVED
AUG 3 '04
Weber County Surveyor
003329

Found Monument at the Intersection of 24th Street & Grant Avenue

Found Monument 10.0' West of Centerline Intersection on City Monument Line

Scale : 1" = 20'

LEGEND

℄	Centerline	FH	Fire Hydrant
UGT	Buried Telephone line	WV	Water Valve
OHT	Overhead Telephone line	LP	Light Pole
OHP	Overhead Power line		Power Pole w/guy
UGP	Power line		Coniferous Tree
S	Sanitary Sewer line		Deciduous Tree
W	Culinary Water line		
G	Gas line		Asphalt
SD	Storm Drain line		Building
SW	Secondary Waterline		Catch Basin (CB)
LD	Land Drain line		Drain Manhole
IW	Irrigation Waterline		Water Manhole
	Fence		Cleanout Box
	Power Pole		
	Post		
	Water Meter		
	Gas Meter		
	Telephone Box		
	Sewer Manhole		

NOTES:
1. This ALTA/ACSM Land Title was prepared using a title report with an effective date of June 30, 2004 with Commitment no. 216934, prepared by Equity Title Agency.
2. Property is in the CBDI Zone with 0-foot setback and sideyards required. Ogden City approved the building site plan with 0-foot setback on the East and South, a 20.0' setback on the North and 33.8'± on the West. There are no building height restrictions, nor are there any building foot print size restrictions, in this zone.
3. There is No Visible evidence of Earth moving Work, Building construction or Building addition in recent months.
4. The is No Visible evidence of changes in the Street right of ways or construction within the street right of ways on Kiesel Avenue and 25th Street. Washington Boulevard has recently been resurfaced with asphalt paving there is no evidence to indicate that the street width or right of way has been changed from its previous width.
5. The is No observable evidence of this site being used as a solid waste dump, sump or sanitary landfill.
6. This site has direct access to Washington Boulevard (a public right of way) on the East and also has a 24.0' access easement at the Southwest corner of the property that connects with Kiesel Avenue.
7. Property is Located in Zone C of the FEMA FLOOD Plane according to FIRM Map for the City of Ogden Community Panel no. 490159 0004 B with an effective date of January 13, 1983.
8. Locations of Existing utilities are shown from evidence gathered at the site and from previous Surveys from Great Basin Engineering.
9. The CBDI Zone Parking Requirements are 1 stall per 300 sq.ft. of building floor space. Off-site parking is required to be within 500 feet of the building.

ALTA/ACSM Survey	**Wasatch Acquisitions and Capital, Inc.** A Part of Lots 1,8,9, and 10, Block 25, Plat A, Ogden City Survey Being a part of the Southeast 1/4 of Section 29, T6N, R1W, SLB&M, U.S. Survey Ogden City, Weber County, Utah	
GREAT BASIN ENGINEERING NORTH CONSULTING ENGINEERS AND SURVEYORS 5746 South 1475 East – Suite 200 Ogden, Utah 84403 P.O. Box 150048, Ogden, Utah 84415 Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544	SCALE : 1" = 20'	DATE : 14 Jun, 2004
	DRAWN : AH	REVISIONS : 9 Jul, 2004 29 Jul, 2004
	04N322	DRWG. NO.

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