

ALTA/ACSM LAND TITLE SURVEY

(LOT LINE ADJUSTMENT)

A PART OF THE EAST HALF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, CITY OF SOUTH OGDEN, COUNTY OF WEBER, STATE OF UTAH

EXCEPTIONS FROM TITLE REPORT

- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEAVES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)
- ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (ANY MATTERS THAT AFFECT THE SUBJECT PROPERTY AS FOUND BY THIS SURVEY ARE PLOTTED AND SHOWN HEREON.)
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (ANY MATTERS THAT AFFECT THE SUBJECT PROPERTY AS FOUND BY THIS SURVEY ARE PLOTTED AND SHOWN HEREON.)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS AND ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS. (ANY MATTERS THAT AFFECT THE SUBJECT PROPERTY AS FOUND BY THIS SURVEY ARE PLOTTED AND SHOWN HEREON.)
- UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER. (NOT A SURVEY MATTER.)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER.)
- TAXES FOR THE YEAR 2004 NOW A LIEN, NOT YET DUE. TAX PARCEL NO. 07-631-0004. (AFFECTS A PORTION OF THE LAND) (NOT A SURVEY MATTER.)
- TAXES FOR THE YEAR 2003 ARE NOT PAID, AND ARE IN THE AMOUNT OF \$4,602.94, PLUS INTEREST AND PENALTY. TAX PARCEL NO. 07-516-0007. (AFFECTS A PORTION OF THE LAND) (NOT A SURVEY MATTER.)
- TAXES FOR THE YEAR 2003 HAVE BEEN PAID, IN THE AMOUNT OF \$7,497.72. TAX PARCEL NO. 07-545-0004. (NOT A SURVEY MATTER.)
- ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN UTAH HIGHLANDS WATER & SEWER DISTRICT CENTRAL WEBER SEWER DISTRICT AND SOUTH OGDEN CITY. (NOT A SURVEY MATTER.)
- AN EASEMENT FOR A DRAINAGE PIPE AND INCIDENTAL PURPOSES AS GRANTED TO WEBER COUNTY BY INSTRUMENT RECORDED APRIL 2, 1997, AS ENTRY NO. 1463489, IN BOOK 1855 AT PAGE 621 OF OFFICIAL RECORDS. (AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.)
- AN EASEMENT FOR SANITARY SEWER PIPELINES, MANHOLES, LATERALS AND OTHER COLLECTION AND TRANSMISSION STRUCTURES AND FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO UTAH HIGHLANDS IMPROVEMENT DISTRICT BY INSTRUMENT RECORDED FEBRUARY 4, 1998, AS ENTRY NO. 1519608, IN BOOK 1905 AT PAGE 2196 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.)
- AN EASEMENT FOR SANITARY SEWER PIPELINES, MANHOLES, LATERALS AND OTHER COLLECTION AND TRANSMISSION STRUCTURES AND FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO UTAH HIGHLANDS IMPROVEMENT DISTRICT BY INSTRUMENT RECORDED FEBRUARY 4, 1998, AS ENTRY NO. 1519609, IN BOOK 1905 AT PAGE 2198 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.)
- AN EASEMENT FOR CULINARY WATER PIPELINES, VALVES, LATERALS, AND OTHER COLLECTION AND TRANSMISSION STRUCTURES AND FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO UTAH HIGHLAND IMPROVEMENT DISTRICT, BY INSTRUMENT RECORDED FEBRUARY 4, 1998, AS ENTRY NO. 1519610, IN BOOK 1905 AT PAGE 2200 OF OFFICIAL RECORDS. (AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED NOVEMBER 19, 1999 AS ENTRY NO. 1674978, IN BOOK 2044 PAGE 2314, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 360A(C), OF THE UNITED STATES CODE OR SECTION 1226 OF THE CALIFORNIA GOVERNMENT CODE. UNLAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. CONSENT, EXECUTED BY TETON INVESTMENTS HOLDING, L.P., RECORDED NOVEMBER 19, 1999, AS ENTRY NO. 1674980, IN BOOK 2044 AT PAGE 2335 OF OFFICIAL RECORDS. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.)
- EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN AND/OR DEDICATED UPON THE FINAL MAP OF FASHION POINTE PHASE NO. 4. (AFFECTS SUBJECT PARCEL AND ARE PLOTTED AND SHOWN HEREON.)
- NO ACCESS TO US HIGHWAY 89, AS SHOWN ON THE FINAL MAP OF FASHION POINTE PHASE NO. 4. (AFFECTS A PORTION OF THE LAND, TOGETHER WITH OTHER LAND NOT INCLUDED HEREIN) (AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.)
- A REVOLVING CREDIT DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,000,000.00 RECORDED MAY 25, 2001 AS ENTRY NO. 1772761, IN BOOK 2141 AT PAGE 2050 OF OFFICIAL RECORDS. DATED MAY 23, 2001; TRUSTOR: LANDSTAR DEVELOPMENT, L.L.C.; TRUSTEE: BARNES BANKING COMPANY; BENEFICIARY: BARNES BANKING COMPANY. (NOT A SURVEY MATTER.)

LEGAL DESCRIPTIONS

PARCEL A
THE SOUTH EAST 300 FEET OF LOT 404, FASHION POINTE PHASE NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, AS SHOWN HEREON.

PARCEL B
ALL OF LOT 404, FASHION POINTE PHASE NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, EXCEPTING THE SOUTHEAST 300 FEET OF SAID LOT 404; AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO: SFP-B LIMITED PARTNERSHIP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 1, 2, 3, 4, 5, 7A, 7B2, 8, 9, 10, 11B, 12, 13, AND 14 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. I FURTHER CERTIFY THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

EXECUTED THIS 14TH DAY OF JANUARY 2005

BRAD T. MORTENSEN
PROFESSIONAL LAND SURVEYOR #271154
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.
350 S. 400 E. SUITE 304
SLC, UT 84111

CALL UTILITY NOTIFICATION CENTER OF BLUE STAKES 800-662-4111
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO VERIFY THE LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTES

- FOR ALL TITLE RELATED MATTERS, CLC ASSOCIATES, INC. RELIED UPON THE FOLLOWING COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE: ORDER NO. NCS-100961-WA1; EFFECTIVE DATE-AUGUST 12, 2004 AT 7:30 A.M.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
- COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE. MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999727883 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.
- FLOOD ZONE: THIS PROPERTY IS IN ZONE C: AREAS OF MINIMAL FLOODING (NO SHADING), PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 490187 0443 B, WHICH BEARS A MAP EFFECTIVE DATE OF JULY 19, 1982; COMMUNITY PANEL NO. 490187 0439 B, WHICH BEARS A MAP EFFECTIVE DATE OF JULY 19, 1982; AND COMMUNITY PANEL NO. 490191 0001 B, WHICH BEARS A MAP EFFECTIVE DATE OF MARCH 1, 1982.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND TO GATHER THE NECESSARY DATA TO DETERMINE THE TOPOGRAPHIC CONFIGURATION OF THE GROUND AND THE PLANIMETRIC LOCATION OF EXISTING IMPROVEMENTS AND OCCUPATIONS FOR DEVELOPMENT PURPOSES. THE INTENDED USE OF THIS PLAT IS TO CREATE A 1.52 ACRE COMMERCIAL PARCEL BY A LOT LINE ADJUSTMENT AND TO DEVELOP A COMMERCIAL RETAIL FACILITY ON THE PROPERTY.

THE FOLLOWING PLATS OF RECORD WERE ALSO USED IN PREPARING THIS PLAT:
FASHION POINTE PHASE NO. 4, RECORDED AS ENTRY NO. 1993823 IN BOOK 58 AT PAGE 93 OF OFFICIAL RECORDS.
FASHION POINTE PHASE NO. 3, RECORDED AS ENTRY NO. 1661753 IN BOOK 50 AT PAGE 48 OF OFFICIAL RECORDS.
FASHION POINTE PHASE NO. 1, RECORDED AS ENTRY NO. 1519346 IN BOOK 46 AT PAGE 22 OF OFFICIAL RECORDS.
AN ALTA SURVEY OF THE CROSSPOINTE SHOPPING CENTER RECORDED AS RECORD OF SURVEY #001007.
AN ALTA SURVEY OF THE NE½ AND THE SE¼ OF SEC. 22, T.5N., R.1W., RECORDED AS RECORD OF SURVEY #000545.
COUNTY SURVEYOR'S CURRENT COUNTY MONUMENT POSITIONS PLAT FOR TOWNSHIP 5 NORTH RANGE 1 WEST SLB&M.

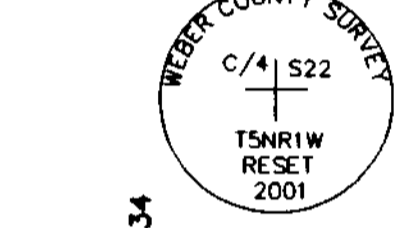
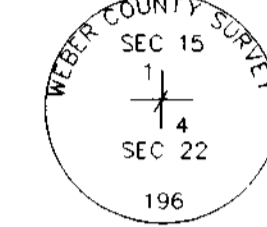
BENCH MARK

THE BENCHMARK FOR THIS SURVEY IS THE NGS FIRST ORDER CLASS II BENCH MARK NO. J134, DESCRIBED AS A STANDARD US COAST AND GEODETIC SURVEY BRASS CAP, MARKED "J 134 1987" SET IN THE TOP OF A CONCRETE MONUMENT FLUSH WITH THE GROUND AT THE ENTRANCE OF THE UTAH CENTER, AND HAS A PUBLISHED NAVOBS ELEVATION PER NGS DATA SHEETS PID# WRO3822 OF 1380.828 METERS OR 4530.267 US SURVEY FEET.

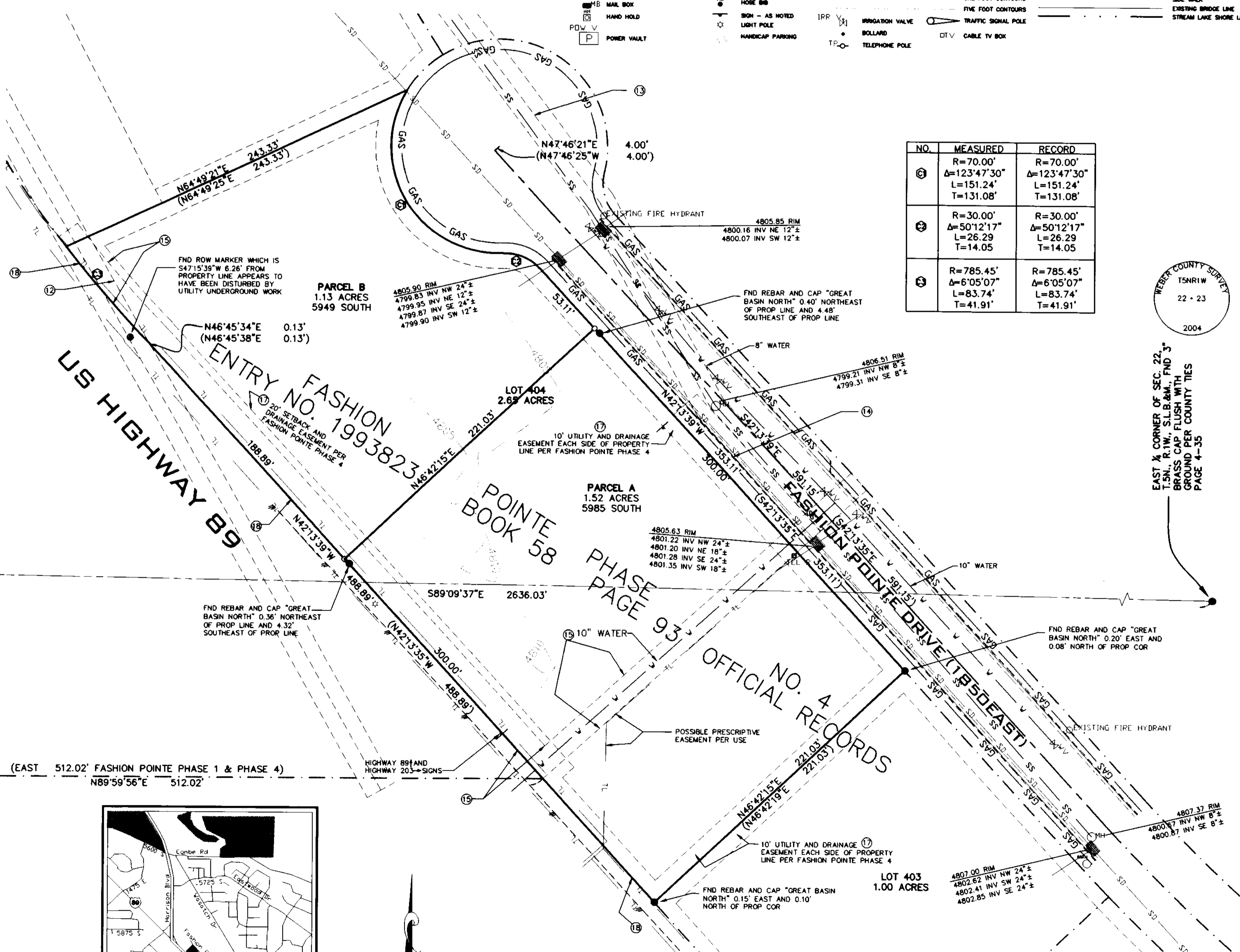
BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE AS DETERMINED BY THE LINE BETWEEN THE NGS HARN STATION "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: A15836) ADJUSTED BY NGS IN JUNE 2000, AND "RED BUTTE CORNERS ARP" (PID: AF9633) ADJUSTED BY NGS IN MARCH 2002, AND THE NGS HARN STATION "EAST OGDEN GPS BASE STATION ARP" (PID: A15833) ADJUSTED BY NGS IN JUNE 2000. THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE LINE BETWEEN THE CENTER CORNER AND THE NORTH ¼ CORNER OF SECTION 22, T.5N., R.1W., SLB&M; SHOWN HEREIN AS N003630°E.

NORTH ¼ CORNER OF SEC. 22, T.5N., R.1W., S.L.B.&M., FND 3" BRASS CAP SET IN CONC. 4" BELOW ASPHALT SURFACE PER COUNTY TIES PAGE 5-34 STATE PLANE COORDS NAD 83 (1994) UTAH NORTH - 4301, US SURVEY FEET N 3582806.116 E 1519366.721 ELEV 4822.968 NAVD 88, US SURVEY FEET CONVERGENCE -0017'23.53474" SCALE FACTOR 0.999958053 COMBINED FACTOR 0.999727421



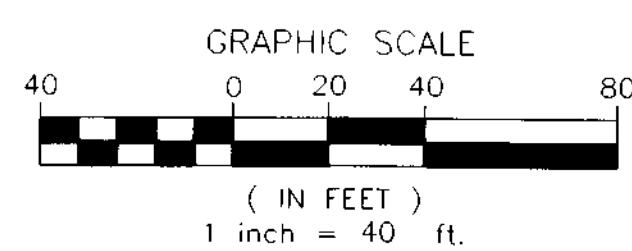
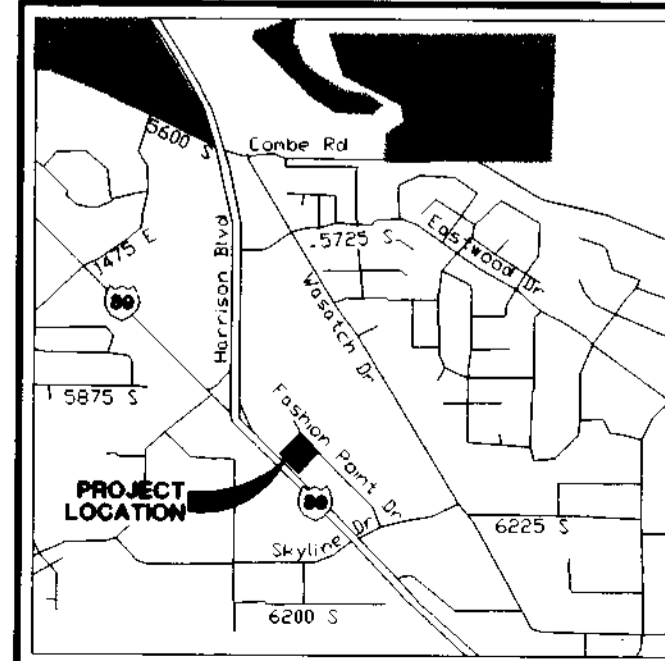
CENTER OF SEC. 22, T.5N., R.1W., S.L.B.&M., FND 3" BRASS CAP BELOW OILED SURFACE IN CONC. BASE PER COUNTY TIES PAGE 4-34 STATE PLANE COORDS NAD 83 (1994) UTAH NORTH - 4301, US SURVEY FEET N 3580165.769 E 1519366.721 ELEV 4807.932 NAVD 88, US SURVEY FEET CONVERGENCE -0017'31.86122" SCALE FACTOR 0.999958053 COMBINED FACTOR 0.999728345



LEGEND

- SET REBAR AND CAP MARKED "PLS 271154"
- UTILITY UNLESS OTHERWISE NOTED
- CONTROL POINT AS NOTED
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRIC METER
- GAS METER
- MAIL BOX
- HAND HOLD
- POWER VAULT
- TELEPHONE RISER
- MANHOLE AS NOTED
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- INLET CATCH BASIN
- CATCH BASIN
- GRATE INLET
- POWER POLE
- GUY WIRE
- IRRIGATION CONTROL BOX
- HOSE BIB
- BOX - AS NOTED
- LIGHT POLE
- HANDICAP PARKING
- 8" CHAINLINK FENCE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- WATER LINE
- POWER LINE
- IRRGATION LINE
- EASEMENT AS NOTED
- IRRIGATION DITCH
- RIGHT OF WAY LINE
- ONE FOOT CONTOURS
- FIVE FOOT CONTOURS
- TRAFFIC SIGNAL POLE
- CABLE TV BOX
- 8" CONCRETE CURB WITH 18" CONCRETE OUTER CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINES
- PROPOSED LOT LINES
- EXISTING BUILDING LINE
- WALL AS NOTED
- EDGE OF ASPHALT
- FLOOD ZONING AS NOTED
- BOX MARK
- EXISTING BRIDGE LINE
- STREAM LAKE SHORE LINE

NO.	MEASURED	RECORD
1	R=70.00' Δ=123°47'30" L=151.24' T=131.08'	R=70.00' Δ=123°47'30" L=151.24' T=131.08'
2	R=30.00' Δ=50°12'17" L=26.29' T=14.05'	R=30.00' Δ=50°12'17" L=26.29' T=14.05'
3	R=785.45' Δ=6°05'07" L=83.74' T=41.91'	R=785.45' Δ=6°05'07" L=83.74' T=41.91'



RECEIVED
JAN 14 05
Weber County Surveyor

CLC ASSOCIATES

350 SOUTH 400 EAST
SUITE 304
SALT LAKE CITY
UTAH 84111
P 801 363 5605
F 801 363 5404
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY GOVERNMENT LAW. STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC.

ALTA/ACSM LAND TITLE SURVEY (LOT LINE ADJUSTMENT)

ALTA/ACSM LAND TITLE SURVEY (LOT LINE ADJUSTMENT)

LES SCHWAB

VACANT LAND SOUTH OGDEN, UTAH 84403

PROJECT #: 040225
DRAWN BY: DM
CHECKED BY: BM