

LEGEND

	SEWER MANHOLE
	POWER POLE
	PROPERTY CORNER
	WATER METER
	CATCH BASIN
	CABLE TV BOX
	POWER METER
	GAS METER
	TELEPHONE BOX
	FENCELINE
	OVERHEAD POWER LINE
	PARKING LAMP
	CURB INLET
	ELECTRICAL MANHOLE
	STORM DRAIN MANHOLE
	POWER BOX
	CLEAN OUT

- ### APPLICABLE EXCEPTIONS
- 10 RIGHT OF WAY EASEMENT DESCRIBED BY VARIOUS DEEDS OF RECORD SUBJECT TO A 25 FOOT RIGHT OF WAY DESCRIBED IN COMMITMENT.
 - 11 AGREEMENT DATED JUNE 16, 1978 AND RECORDED JUNE 16, 1978 AS ENTRY No. 742772 IN BOOK 1248 AT PAGE 459 OF OFFICIAL RECORDS. NOT SHOWN ON PLAT, DOCUMENTS NOT PROVIDED
 - 12 EASEMENT AND CONDITIONS CONTAINED THEREIN, DATED MARCH 21, 1990 AND RECORDED SEPTEMBER 24, 1990 AS ENTRY No. 1119569 IN BOOK 1587 AT PAGE 267 OF OFFICIAL RECORDS. NOT SHOWN ON PLAT, DOCUMENTS NOT PROVIDED

- ### ENCROACHMENTS & GAPS
- A BUILDING ENCROACHMENT OF 6.54 FEET WITH OVERHANGE 11.19 FEET ONTO RECORDED RIGHT-OF-WAY EASEMENT. SEE EXCEPTION 10
 - B BUILDING ENCROACHMENT OF 8.50 FEET WITH OVERHANGE 13.30 FEET ONTO RECORDED RIGHT-OF-WAY EASEMENT. SEE EXCEPTION 10

NARRATIVE

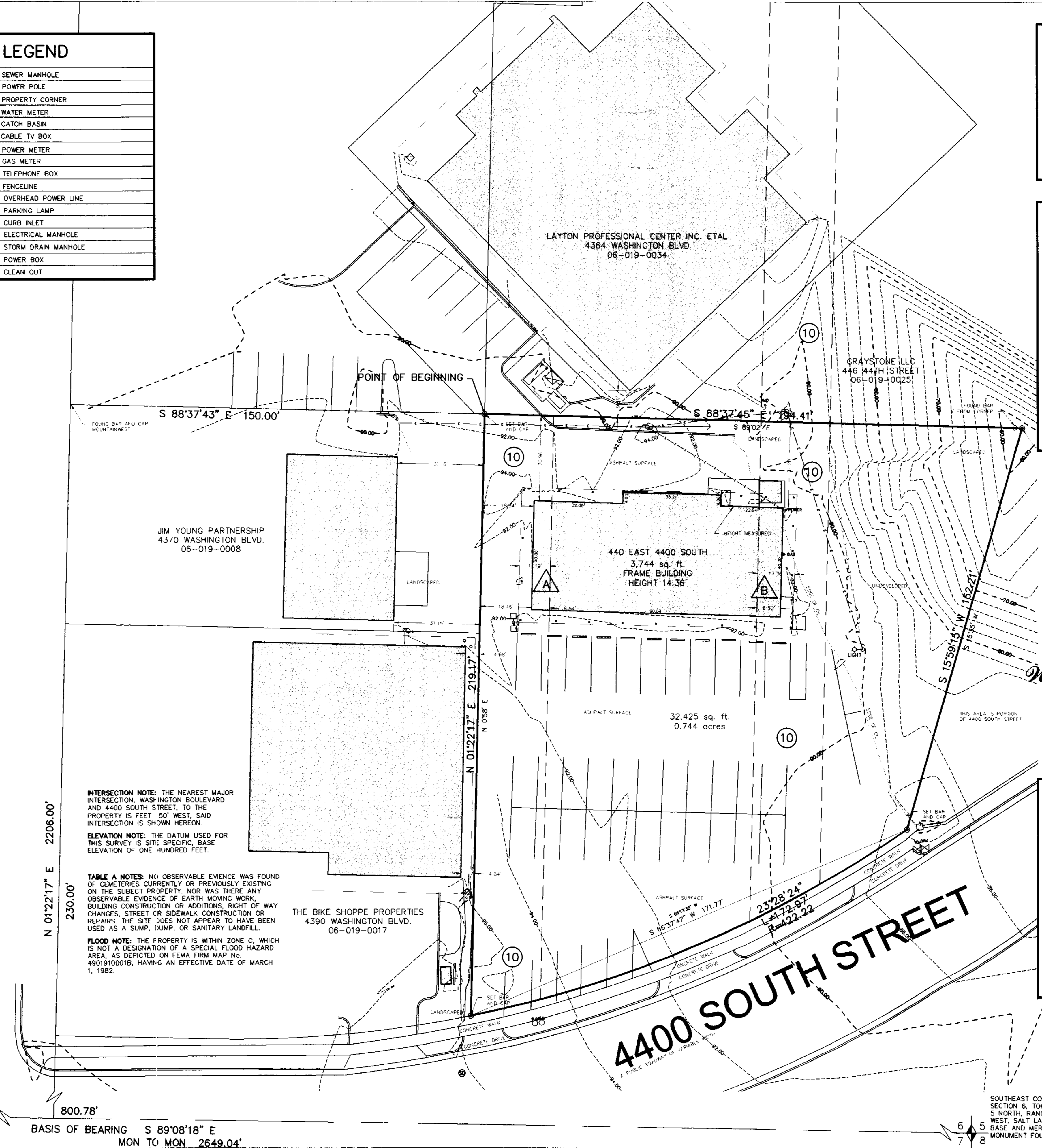
PURPOSE:
THIS SURVEY WAS REQUESTED BY MARC D. ROOP PRIOR TO A TRANSACTION ON THE SUBJECT PROPERTY.

BASIS OF BEARING:
THE BASIS OF BEARING WAS BETWEEN THE SOUTH QUARTER AND SOUTHEAST CORNERS OF SECTION 8, AS IS DEPICTED GRAPHICALLY HEREON.

SURVEY FINDINGS:
A BAR & CAP WAS FOUND AT THE SOUTHWEST CORNER OF THE GRAYSTONE LLC PROPERTY WHICH APPEARS TO HAVE BEEN SET DURING A SURVEY OF THE THAT PROPERTY IN 1993 BY MARTIN MOORE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY TITLED FROERER REALTY WITH A JOB NO. OF 93-1035 A RECORD OF WHICH IS RECORDED WITH THE WEBER COUNTY SURVEYOR'S OFFICE. A BAR & CAP WITH A 3" PIPE AROUND IT WAS FOUND 0.73 FEET NORTH AND 2.51 FEET WEST OF THE MATHEMATICAL CORNER. THIS CORNER IS ON A STEEP GRADE WHICH IS ALSO HEAVILY FORESTED. BECAUSE OF SUCH CONDITIONS IT IS POSSIBLE THAT THE BAR & CAP IS AT THE CORNER OR MORE LIKELY THERE WAS ERROR IN SETTING THE BAR & CAP AND THERE IS ALSO ERROR IN OUR MEASUREMENT OF ITS LOCATION. IN ORDER TO DEFINE THIS CORNER BETTER IT WOULD BE NECESSARY TO BLAZE A LINE OF SITE INTO THE CORNER FROM A MORE STABLE LOCATION. BECAUSE OF THE TYPE OF TERRAIN WE HAVE ACCEPTED THE BAR & CAP AS MONUMENTING THE CORNER WITH THIS NOTE THAT THERE IS SOME ERROR IN ITS LOCATION.

JOB # 030701 DRAWN BY: JLS CHECKED BY: DBG DATE: 07-18-03

WASHINGTON BLVD.
ALSO KNOWN AS STATE HIGHWAY 89



INTERSECTION NOTE: THE NEAREST MAJOR INTERSECTION, WASHINGTON BOULEVARD AND 4400 SOUTH STREET, TO THE PROPERTY IS FEET 150' WEST, SAID INTERSECTION IS SHOWN HEREON.

ELEVATION NOTE: THE DATUM USED FOR THIS SURVEY IS SITE SPECIFIC, BASE ELEVATION OF ONE HUNDRED FEET.

TABLE A NOTES: NO OBSERVABLE EVIDENCE WAS FOUND OF CEMETERIES CURRENTLY OR PREVIOUSLY EXISTING ON THE SUBJECT PROPERTY. NOR WAS THERE ANY OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, RIGHT OF WAY CHANGES, STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THE SITE DOES NOT APPEAR TO HAVE BEEN USED AS A SUMP, DUMP, OR SANITARY LANDFILL.

FLOOD NOTE: THE PROPERTY IS WITHIN ZONE C, WHICH IS NOT A DESIGNATION OF A SPECIAL FLOOD HAZARD AREA, AS DEPICTED ON FEMA FIRM MAP No. 4901910001B, HAVING AN EFFECTIVE DATE OF MARCH 1, 1982.

BASIS OF BEARING S 89°08'18" E
MON TO MON 2649.04'

LEGAL DESCRIPTION

003419

PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 230 FEET NORTH AND 150 FEET EAST FROM THE INTERSECTION OF THE EAST LINE OF WASHINGTON BLVD AND THE NORTH LINE OF 4400 SOUTH STREET; AND RUNNING THENCE SOUTH 89 DEG 02 MIN EAST 194.41 FEET TO THE NORTHERLY LINE OF 4400 SOUTH STREET; THENCE SOUTH 15 DEG 35 MIN WEST 152.21 FEET AND ALONG A 422.22 FOOT RADIUS CURVE TO THE RIGHT 172.97 FEET (CHORD BEARS SOUTH 66 DEG 13 MIN 38 SEC WEST 171.77 FEET) ALONG THE NORTHERLY LINE OF SAID 4400 SOUTH STREET TO A POINT WHICH IS EAST 150.0 FEET FROM THE EAST LINE OF WASHINGTON BLVD, AND SOUTH FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEG 58 MIN EAST 219.17 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EXISTING RIGHT-OF-WAY OF RECORD.

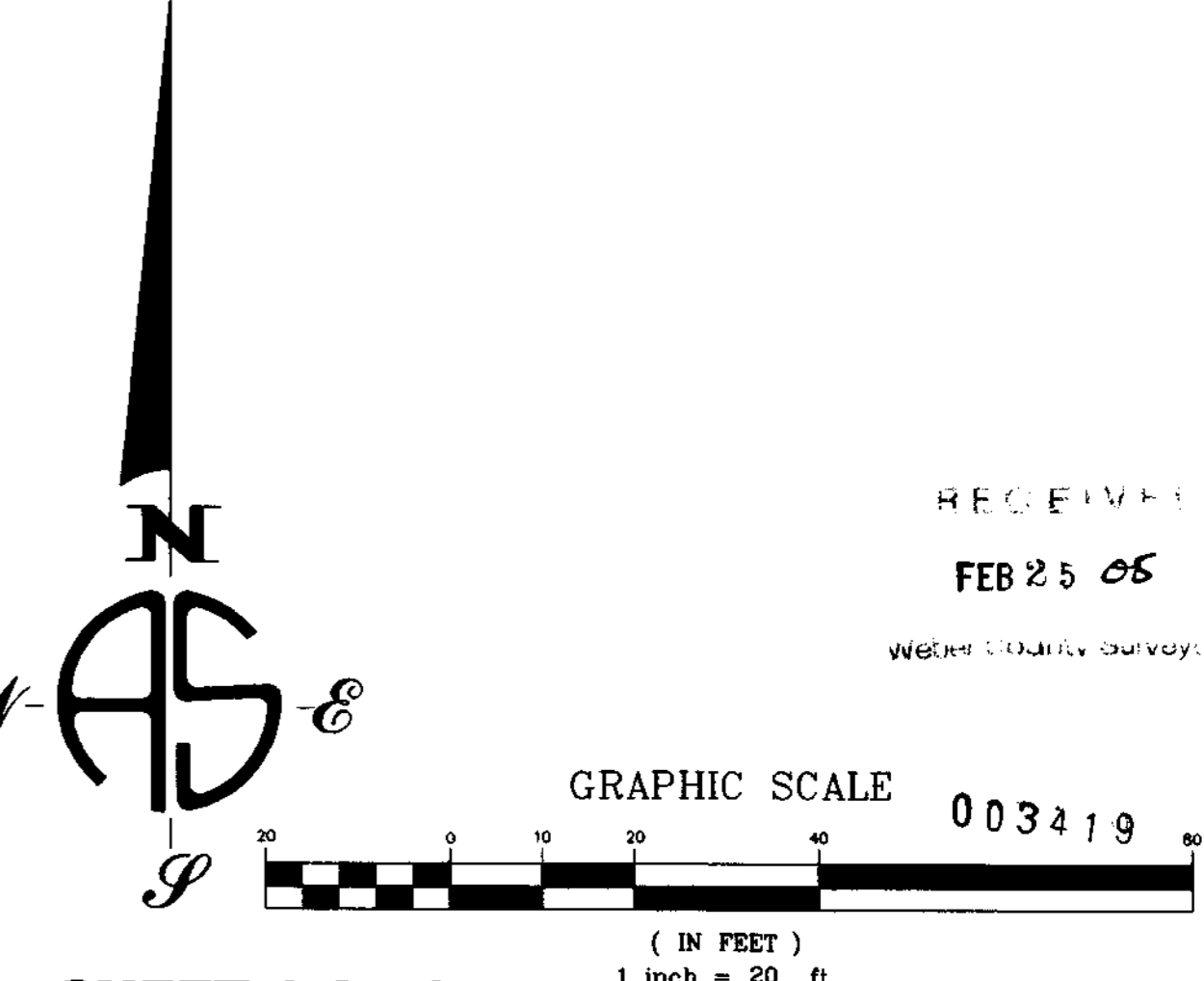
This description describes the same property as contained in Mountain View Title Company Order/Reference No. w50383 with an Effective Date of June 20, 2003 at 8:00 a.m.

CERTIFICATION

The undersigned, being a licensed professional surveyor of the State of Utah to: The Shed of Ogden, Inc.; Marc D. Roop; Moss Real Estate, L.L.C.; ASC Group, L.C.; Zions First National Bank; Mountain View Title and Escrow Company; and Transaction Title Insurance Company.

This is to certify that this map or plat and the survey on which it was based were made (i) in accordance with the "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, 7(a), 7(b), 8, 10, 11(a), 13, 14, 15, and 16 of Table A thereof, (ii) and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification), undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerances.

Dannie B. Green
Dannie B. Green
Registration No. 376078
Within the State of Utah
Date of Survey: 07/14/2003
Date of Last Revision: 07/21/2003
Date Printed: 07/21/2003



SURVEY DESCRIPTION

PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 230 FEET NORTH 01 DEG 22 MIN 17 SEC EAST ALONG WASHINGTON BOULEVARD AND 150 FEET NORTH 88 DEG 37 MIN 43 SEC EAST PERPENDICULARLY FROM THE INTERSECTION OF THE EAST LINE OF WASHINGTON BLVD AND THE NORTH LINE OF 4400 SOUTH STREET (SAID INTERSECTION BEING NORTH 01 DEG 22 MIN 17 SEC 1978.00 FEET AND SOUTH 89 DEG 08 MIN 18 SEC 800.78 FEET FROM THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE SOUTH 89 DEG 37 MIN 45 SEC EAST 194.41 FEET TO THE NORTHERLY LINE OF 4400 SOUTH STREET; THENCE SOUTH 15 DEG 59 MIN 15 SEC WEST 152.21 FEET AND ALONG A 422.22 FOOT RADIUS CURVE TO THE RIGHT 172.97 FEET (CHORD BEARS SOUTH 66 DEG 37 MIN 47 SEC WEST 171.77 FEET) ALONG THE NORTHERLY LINE OF SAID 4400 SOUTH STREET TO A POINT WHICH IS EAST 150.0 FEET PERPENDICULARLY FROM THE EAST LINE OF WASHINGTON BLVD, AND SOUTH FROM THE POINT OF BEGINNING; THENCE NORTH 01 DEG 22 MIN 17 SEC EAST 219.17 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EXISTING RIGHT-OF-WAY OF RECORD.

Contains 32,425 square feet or 0.75 acres.

This description describes the same property as contained in Mountain View Title Company Order/Reference No. w50383 with an Effective Date of June 20, 2003 at 8:00 a.m. It is identical to the record legal description, in distance and angle however the description has been rotated and a basis of bearing has been utilized that matches surveys in the area.

ALTA/ACSM LAND TITLE SURVEY

THE SHED
440 EAST 4400 SOUTH
OGDEN, WEBER COUNTY
STATE OF UTAH

PART OF THE SOUTHEAST QUARTER
SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ALTA SURVEYING (801) 268-4445
FAX 288-0354

ALTA/ACSM • BOUNDARY • LAND DEVELOPMENT • PLANNING • TOPOGRAPHIC
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