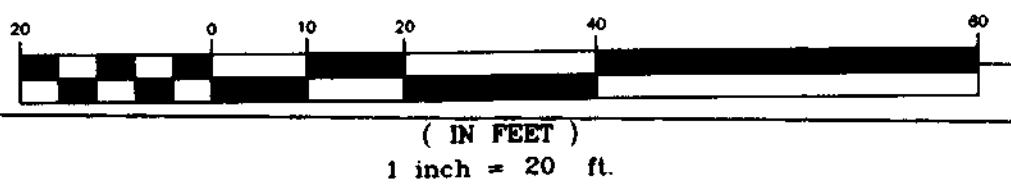


GRAPHIC SCALE



LEGAL DESCRIPTION

All of Units 1, 2A, 2B and 3 of Building "A", and all of Units 4 and 5 of Building "B", as shown on the Record of Survey Map of Weber Club, a Condominium, appearing in the records of the County Recorder of Weber County, Utah, in Book 26, Pages 82 through 87 of Plats, as defined and described in the declaration for Weber Club (a Condominium Project) appearing in such records as Entry No. 931593, in Book 1463, at Page 900, Together with the undivided Ownership interest in and to the common area and facilities specified in the Declaration. (Contains 31,979 sq. ft. or 0.73 acres)

Also Part of Lot 2, KERSHAW'S SUBDIVISION of Block 31, Plat "C", Ogden City Survey, Weber County, Utah; Beginning at a point 186 feet West and 187.3 feet North from the Southeast corner of said Block 31, running thence North 8.7 feet; more or less, to a point 128 feet South of the South line of Capitol Avenue; thence West 41.2 feet; thence North 128 feet; thence West 24.8 feet; thence South 102.0 feet; thence East 23.46 feet; thence South 0'11"56" East 32.42 feet; thence South 87'15"11" East 42.48 feet to the point of beginning, together with and subject to a right of way, over the East and South 10 feet of above described property. (Contains 27,427 sq. ft. or 0.63 acres)

CAPITOL STREET 003425

SURVEYOR'S CERTIFICATION

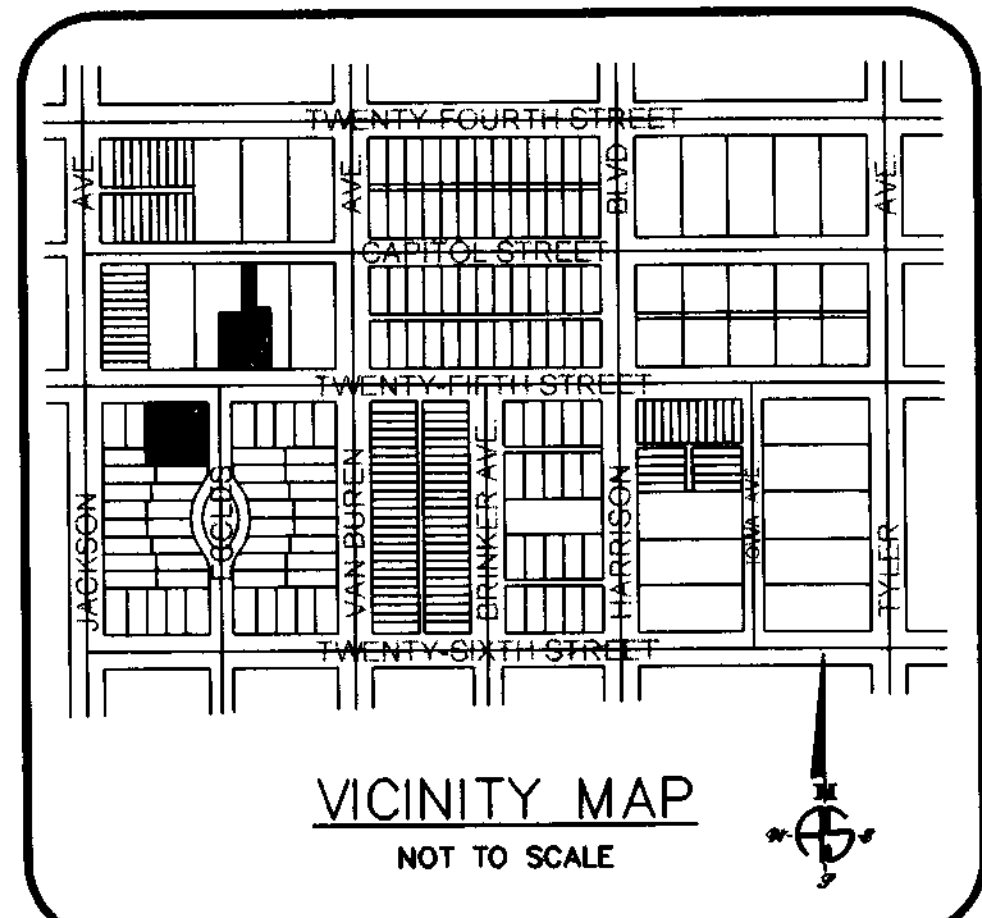
TO: BLC Capital Corporation; and Founders Title Company;

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 1985, and includes items 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13 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).

Dannie B. Green
Dannie B. Green
P.L.S. No. 376078
June 19, 2002
Date

NARRATIVE

This survey was requested by BLC Capital Corporation prior to a transaction on the subject property. The basis of bearing is between two monuments at the intersections of 25th Street with Jackson Avenue and Brinker Avenue. The bearing was taken from the recorded WEBER CLUB, A CONDOMINIUM, a part of Lots 3,4,5,6 & 26, Block 1, ECCLES SUBDIVISION of Block 26, Plat "C", Ogden City Survey, and Lots 2 & 3, KERSHAW'S SUBDIVISION of Block 31, Plat "C", Ogden City, Weber County, Utah. Additional city monuments were found at the intersections of Eccles Ave. with 25th and 26th Streets, of Jackson Ave. with 26th and 24th Streets, of Von Buren Ave with 26th Street, one monument was found within Block 31 along Capitol Street. The condominium project is laid out using the distances and dimensions shown on the ECCLES SUBDIVISION, the monuments controlling said subdivision are not placed upon the ground precisely as shown on said plat. Likewise the monuments controlling Block 31, and Eccles Avenue do not correspond precisely to their plotted location. The survey of the condominium project does not take this into account. This would result in a 0.50' lengthening of the main parcel (shown hereon to the left) to the West, and a 0.35' shortening of the project to the North. The legal descriptions provided by the title company and shown hereon correspond to parcels as described and shown on the condominium plat, they have been related to match the bearings shown on said condominium plat. The 5th coll in the description was lengthened to close the description, as shown hereon. All property corners were monumented with a 5/8" inch rebar with plastic cap marked "ALTA SURVEYING", unless otherwise noted on plat.



STATEMENT OF ENCROACHMENTS

- (A) FENCE LINES DO NOT FOLLOW BOUNDARY LINES
- (B) SHED IS UPON PROPERTY BY UP TO 0.12'
- (C) SHED IS UPON PROPERTY BY UP TO 0.44'
- (D) POWERLINE DEPARTS FROM EASEMENT

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. F-026124 DATED MAY 28, 2002, 7:30 a.m.

- 11 Apparent easement, and right of way therefore, for pole line and overhead wires running North and South approximately 20 feet East of the West line of Parcel 1... AREA SHOWN ON PLAT, WHERE POWER LINE DEPARTS FROM EXCEPTION 15, LABELED AS ENCROACHMENT D
 - 12 Any and all rights of way that may exist over and across [the described land] as excepted in Deed recorded in book 280 of Records, at Page 174, Weber County Recorder's Office.
 - 13 Easement and conditions contained therein as granted November 22, 1917 by Phebe V. Smith to Mountain States Telephone and Telegraph Company as recorded December 12, 1917 within Book M of L&L at an undisclosed page. DESCRIPTION DOES NOT CLOSE. AFFECTED AREA SHOWN ON PLAT
 - 14 Easement and conditions contained therein as granted November 27, 1917 by E.F. Bratz to Mountain States Telephone and Telegraph Company as recorded December 12, 1917 within Book M of L&L at Page 389.
 - 15 Easement and conditions contained therein as granted August 24, 1970 by Weber Club to Mountain States Telephone and Telegraph Company as recorded November 24, 1970 as Entry No. 543069 within Book 954 at page 565. DESCRIPTION NEGLECTS BLOCK No. IN ECCLES SUBDIVISION, ASSUMED TO BE BLOCK 1, SHOWN ON PLAT
 - 16 Subject to Resolution No. 65-81, designating the subject property as falling within a historic district (the Eccles Historic District) dated October 8, 1981 and recorded October 1981 as Entry No. 845476 in Book 1391 at page 814.
 - 17 AFFECTS ALL OF ECCLES SUBDIVISION, INCLUDING SUBJECT PROPERTY, NOT SHOWN ON PLAT. COVENANTS, CONDITIONS, RESTRICTION and or Easements as contained in the Declaration of Condominium, dated January 25, 1949 and recorded as Entry No. 931593 March 6, 1985 within Book 1463 at Page 900.
- THIS DOCUMENT WAS NOT DELIVERED IN ITS ENTIRETY TO THE SURVEYOR, NO ASSESSMENT CAN BE MADE CONCERNING IT.

LEGEND

	FENCING
	OVERHEAD POWER
	SEWER MANHOLE
	POWER POLE
	CURB INLET
	WATER VAULT
	CATCH BASIN
	POWER METER
	GAS METER
	LAMP POST
	POWER BOX
	PROPERTY CORNER

RECEIVED
FEB 25 02
Weber County

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DATE OF ORIGINAL: JUNE 18, 2002
REVISION: US SURVEYOR COMMENTS DATE: JUNE 19, 2002
REVISION: DATE:
REVISION: DATE:

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

U.S. SURVEYOR.COM
U.S. SURVEYOR
1929 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
1-800-TO-SURVEY

PROJECT NAME:
ALTA/ACSM LAND TITLE SURVEY
IVY LANE RECEPTION CENTER

PROJECT ADDRESS:
1029 25TH STREET
OGDEN, UTAH, 84401

U.S. SURVEYOR
JOB NUMBER: 02443-05
FILE: BLC CAPITAL CORP

PROJECT LOCATION:
WEBER COUNTY UTAH

ALTA (801) 268-4445
SURVEYING FAX 288-0354
ALTA/ACSM BOUNDARY LAND DEVELOPMENT PLANNING TOPOGRAPHIC
3855 South 500 West Suite F Salt Lake City, Utah 84115

FLOOD DATA This property is in Zone X (ZONE C) of the Flood Insurance Rate Map, Community Panel No. 490189-004 which has an effective date of JANUARY 19, 1983 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.