

PART OF LOT 8 AND ALL OF LOT 9, BLOCK 11, PLAT B, OGDEN CITY SURVEY; WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9, AND RUNNING THENCE WEST 330 FEET; THENCE NORTH 132 FEET; THENCE EAST 165 FEET; THENCE NORTH 71 FEET; THENCE EAST 185 FEET; THENCE SOUTH 203 FEET TO BEGINNING.

As Surveyed Description

PART OF LOT 8 AND ALL OF LOT 9, BLOCK 11, PLAT B, OGDEN CITY SURVEY; WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9, SAID POINT BEING LOCATED SOUTH 00°00'24" EAST 446.96 FEET AND NORTH 89°59'58" WEST 49.50 FEET FROM THE INTERSECTION MONUMENT LOCATED AT 22ND STREET AND MONROE AVENUE; RUNNING THENCE NORTH 89°59'58" WEST 336.09 FEET (330.0 FEET RECORD) TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE NORTH 00°00'08" EAST 132.49 FEET (132.0 FEET RECORD) TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 89°59'59" EAST 188.03 FEET (185.0 FEET RECORD); THENCE SOUTH 00°00'09" WEST 71.00 FEET; THENCE SOUTH 89°59'59" EAST 168.03 FEET (165.0 FEET RECORD) TO THE SAID RIGHT-OF-WAY LINE; THENCE SOUTH 00°00'24" EAST 203.49 FEET (203.0 FEET RECORD) ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.296 ACRES.

Property is in a R-JCE Zone.

Minimum Lot Width: Minimum lot width, fifty feet (50') Minimum Yard Setbacks: Front: Front, twenty feet (20') except average where fifty percent (50%) frontage is developed, but not less than fifteen feet (15'). Side: ...

SCHEDULE B - Section 2 Exceptions

- 11. An easement over, across or through a portion of said land to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, as granted to Mountain Fuel Supply Company by instrument recorded February 11, 1971 as Entry No. 546223 in Book 960 at Page 192 of Official Records. 12. An easement over, across or through a portion of said land to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, as granted to Mountain Fuel Supply Company by instrument recorded January 7, 2004 as Entry No. 2003412 of Official Records.

Note:

The exact location of the sewer laterals serving the existing buildings and the gas line serving the north building are unknown at this time.

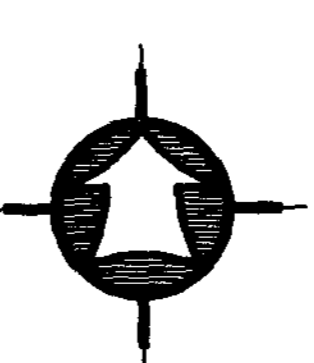
26% of the Property is in "Green Space".

Surveyor's Certificate

TO: Utah Community Reinvestment Corporation, First American Title Insurance Agency, LLC, and Kingstowne Associates, LLC., each of their successors and assigns.

- 1. The survey reflected by this plat was actually made upon the ground, that the attached plot of survey is made at least in accordance with the minimum standards established by the State of Utah for surveys and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1999 and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11 and 13 of Table A thereto.

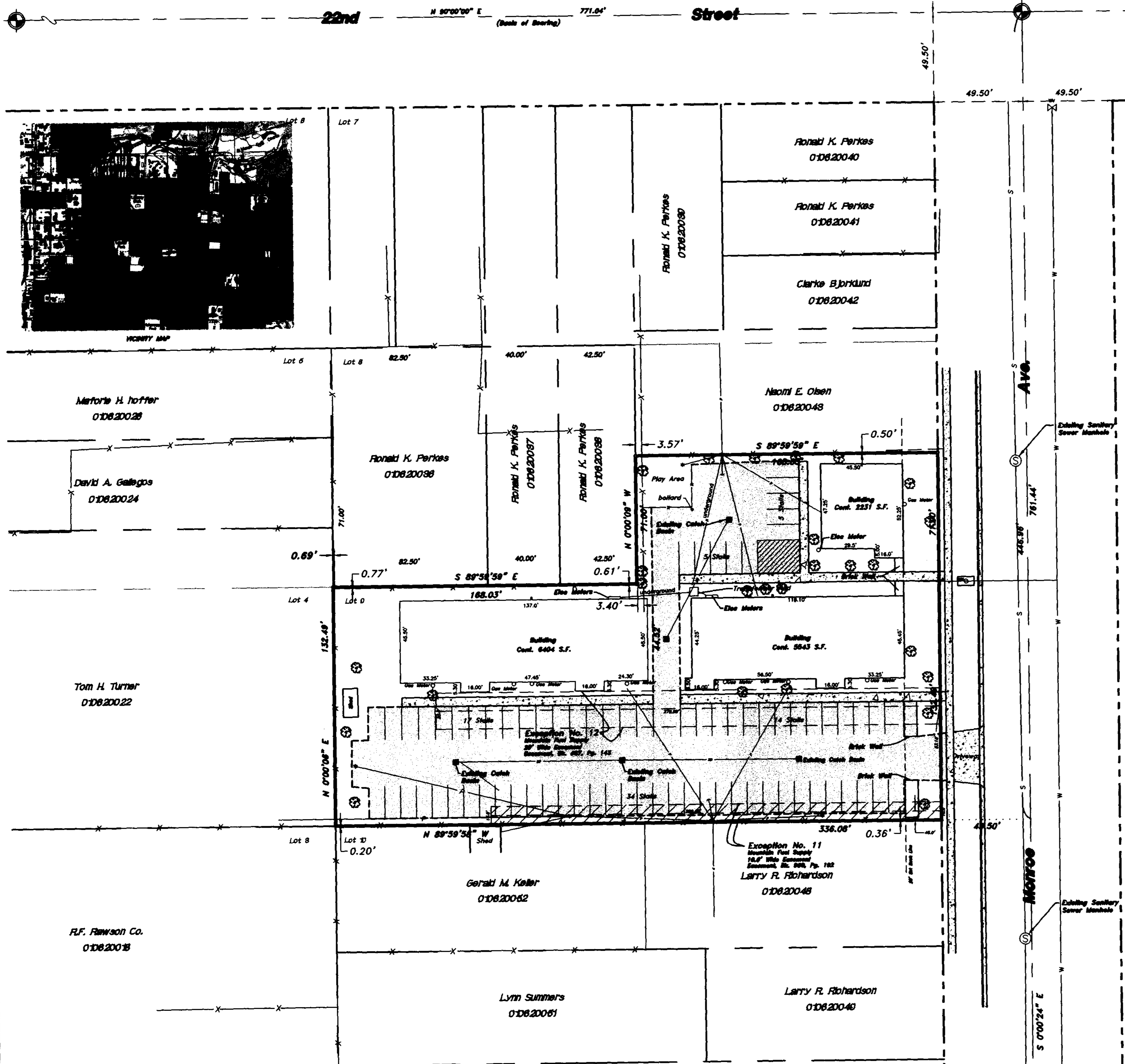
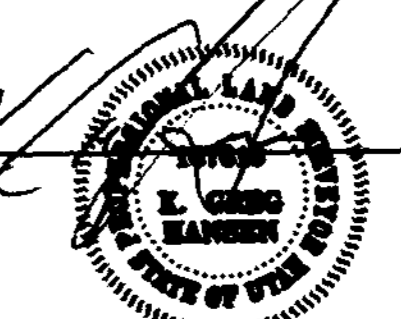
LEGEND: PROPERTY LINE, CURB & GUTTER, SIDE OF PREMISE, FENCE LINE, LIGHT POLE, WATER METER, TELEPHONE BOX, FIRE ALARM, DOUBLE METER, STREET MONUMENT, ASPHALT PARKING, CORNER. SET & B' MARK W/ CP 10' 00/00



Scale: 1" = 30'

RECEIVED MAR 22 2005 Weber County Surveyor

Name: Date: 02/17/05 Reg. Land Surveyor No. 167819 State of Utah



Narrative

The purpose of this survey was to create an ALTA/ACSM Survey and establish and set the property corners of the parcel as shown and described hereon. The survey was ordered by David Baus for the Utah Community Reinvestment Corp. The control used to establish the property corners was the existing Ogden City Survey Monumentation surrounding Block 11, Plat "B" of the Ogden City Survey with the bears of bearing being the centerline of 22nd Street from Madison Ave. to Monroe Ave. assumed to bear North 90°00'00" East.

Vertical sidebar containing: HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors; 538 North Main, Brigham City, Utah; 538 North Main, Ogden, Utah; 725-3481, 752-8272; JOB NUMBER: 05-3-24; SHEET 1 OF 1; 003442.