

ALTA/ACSM CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999 AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

SIGNED: VON R. HILL, REGISTRATION NO. 166385



DESCRIPTION AS PER TITLE REPORT TALON GROUP ORDER # NCS 132258-SLC

8 DEC 2004
PARCEL 1
PART OF LOT 4, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 AND RUNNING THENCE SOUTH 2.0 FEET; THENCE WEST 36.7 FEET; THENCE SOUTH 23.5 FEET; THENCE WEST 10.0 FEET; THENCE SOUTH 19.5 FEET; THENCE WEST 82.5 FEET TO CANAL ALLEY; THENCE NORTH 45.0 FEET ALONG CANAL ALLEY; THENCE EAST 116.2 FEET TO THE POINT OF BEGINNING.

EXCEPTION
10. EASEMENT AND RIGHT-OF-WAY GRANTED TO UTAH POWER AND LIGHT FOR AN UNDERGROUND DUCT RECORDED IN BOOK 830 PAGE 30

NARRATIVE
THE PROPOSE OF THE SURVEY WAS TO IDENTIFY THE PARCEL DESCRIPTION AS THEY RELATE TO IMPROVEMENTS. THIS WAS DONE USING THE MONUMENTS SHOWN. SURVEY #217 & 825 BY BINGHAM ENGINEERING, AUGUST 1995 & JANUARY 1993 WERE USED IN CONNECTION WITH THIS SURVEY. BASIS OF BEARING IS AS SHOWN. THE PLAT OF OGDEN CITY, DRAWING 2870 WAS ALSO USED.
ALL BEARINGS AND DISTANCES SHOWN INDICATE MEASURED VALUES. ANY DISCREPANCY WITH RECORD BEARINGS AND DISTANCES ARE DUE TO EXCESSES AND DEFICIENCIES IN EXISTING MONUMENTS FOUND AND DELINEATING LOCATIONS FOR BLOCK 26, PLAT "A".

PARCEL 2
PART OF LOTS 6 AND 7, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH:
BEGINNING 50 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 6; THENCE EAST 130 FEET; THENCE NORTH 50 FEET; THENCE EAST 25 FEET; THENCE SOUTH 100 FEET; THENCE WEST 155 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

PARCEL 3
PART OF LOT 6, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6; THENCE EAST 130 FEET; THENCE NORTH 50 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE WEST 130 FEET TO THE PLACE OF BEGINNING, SAID PARCEL OF LAND BEING SITUATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WASHINGTON AVENUE AND TWENTY-FOURTH STREET, HAVING A FRONTAGE OF NOT LESS THAN 130 FEET ON TWENTY-FOURTH STREET AND 50 FEET ON WASHINGTON AVENUE.

PARCEL 4:
PART OF LOT 7, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH:
BEGINNING AT A POINT ON THE SOUTH LINE OF 24TH STREET 233.34 FEET EAST (233.2 FEET EAST, RECORD) OF THE NORTHWEST CORNER OF SAID BLOCK 26 AND RUNNING THENCE SOUTH 00'00"10" WEST 120.01 FEET (SOUTH 120 FEET, RECORD); THENCE EAST 25.01 FEET (25 FEET, RECORD); THENCE NORTH 00'00"10" EAST 20.00 FEET, (NORTH 20 FEET, RECORD); THENCE EAST 6.19 FEET TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH 00'00"10" WEST 105.77 FEET ALONG SAID EAST LINE (SOUTH, RECORD) TO A POINT WHICH IS 128 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 89'59"07" WEST 99.86 FEET (WEST 99.6 FEET, RECORD) TO THE EASTERLY LINE OF CANAL ALLEY; THENCE NORTH 01'42"57" EAST 205.87 FEET (NORTHEASTERLY, RECORD) ALONG THE EAST LINE OF CANAL ALLEY TO THE NORTH LINE OF LOT 7, SAID NORTH LINE BEING ALSO THE SOUTH LINE OF 24TH STREET; THENCE EAST 61.71 FEET TO THE POINT OF BEGINNING.

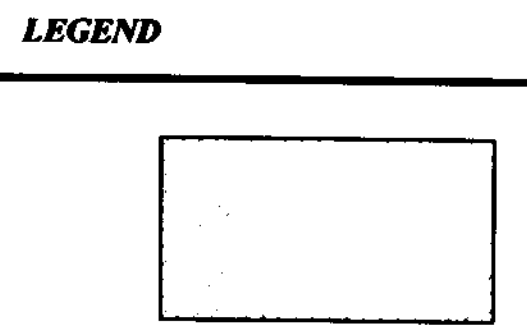


Table with 2 columns: AREA, ACRES. Rows: PARCELS 2 AND 3 = 0.356 ACRES, PARCELS 1 AND 5 = 0.255 ACRES, PARCELS 4 AND 6 = 0.670 ACRES

RECEIVED JUN 27 2005 Weber County Surveyor

BOYER COMPANY/IST SECURITY BANK

ALTA/ACSM SURVEY REQUESTED BY BOYER COMPANY/IST SECURITY BANK PARTS OF LOT 4, 6, 7, AND 8, BLOCK 26, PLAT "A" OGDEN CITY SURVEY WEBER COUNTY, UTAH

Table with columns: DRAWN, SHM, DATE, 1/18/05, APPROVED, VRI, DATE, 2/9/05, REVISION, DATE. Includes SHEET OF 1 OF 1, SHEET NAME, DRAWING NAME ALTA, PROJECT NO. 04-348