

Scale: 1" = 50'



Narrative

This survey update was requested by Janet Workman of Bridge Investment Group, LLC, in order to reveal as-built conditions of this site. This property is a portion of a previous survey performed by Great Basin Engineering - South in November 1997 and staked out as Acre's Subdivision. Due to construction only one of the original subdivision lot corners near the Northwesterly corner of the subdivision was recovered.

A line between recovered monuments at the intersection of 2625 North Street and 250 East Street and a Right-of-way marker along Pleasant View Drive was assigned a calculated bearing of N 0°49'33" E as the basis of bearing for this survey to be compatible with the original 1997 survey and subdivision.

The Utility Easements shown through the site are shown per the official recorded Acre's Subdivision Plat.

No property corners were placed with this Survey.

Record Descriptions

- Parcel 1: Lot 3, Acre's Subdivision, a subdivision of part of Lots 42, 44, 45, 46 and 47, Plat "B" North Ogden Survey which is a part of the Southeast Quarter of Section 29 and the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, according to the official plat thereof, recorded in the office of the County Recorder of Weber County, Utah.
- Parcel 2: Lot 4, Acre's Subdivision, a subdivision of part of Lots 42, 44, 45, 46 and 47, Plat "B" North Ogden Survey which is a part of the Southeast Quarter of Section 29 and the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, according to the official plat thereof, recorded in the office of the County Recorder of Weber County, Utah.
- Parcel 3: A portion of Lot 5, Acre's Subdivision, according to the official plat thereof, recorded in the office of the County Recorder of Weber County, State of Utah, described as follows:
Beginning at the Southwest Corner of said Lot 5 and running thence North 1°08'50" West 85.00 feet, thence North 88°51'10" East 157.50 feet, thence South 1°08'50" East 85.00 feet, thence South 88°51'10" West 157.50 feet to the point of beginning.
Total Contains 216,782 sq. ft. or 4.976 acres

Title Information

This survey was completed using Title Report Order No. 311-4614434 dated November 25, 2005 from First American Title Insurance Company. The following survey related items from Schedule B - Section 2 of the title report could not be plotted:
#12 Reservations as described in Warranty Deed recorded January 15, 1998 as Entry No. 1515570 in Book 1901 at Page 2998 of Official Records includes water and well rights, but contains nothing plottable.
#13 Easement and Common Facilities Maintenance Agreement recorded January 15, 1998 as Entry No. 1515578 in Book 1902 at Page 7 of Official Records blankets the common area of the entire shopping center but contains nothing more plottable.
#15 Reciprocal Easement Agreement recorded August 20, 1998 as Entry No. 1567898 in Book 1949 at Page 2424 of Official Records blankets the entire shopping center for parking and access and surface water runoff but contains nothing more plottable.

Certification

The undersigned hereby certifies, as of January 20, 2006, to Wachovia Bank, National Association and its successors and assigns, Acre's, L.L.C., and First American Title Insurance Company that he is a duly registered land surveyor of the State of Utah; that this plat of survey is made at least in accordance with the minimum standards established by said state for surveys and land surveyors and with the minimum detail requirements for land title surveys as adopted by The American Land Title Association and American Congress on Surveying and Mapping; that this survey correctly shows the location of all buildings, structures and other improvements situated on the subject premises; and that, except as shown, there are no visible easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises.

Date: 2 Feb. 2006

003625
RECEIVED
MAY 02 2006
WEBER CO SURVEYOR

BRUCE D. PIMPER
STATE OF UTAH
BRUCE D. Pimper
Utah RLS No. 362256

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16247
Salt Lake City, Utah 84116
Salt Lake City (801)351-8829 Ogden (801)394-7288 Fax (801)351-9551

ALTA / ACSM Land Title Survey
Acre's Market
2600 North & Washington Boulevard, North Ogden, Weber County, Utah
A part of the SE 1/4 of Section 29, and the NE 1/4 of Section 32, T7N, R1W, SLB&M, U.S. Survey

20 Jan, 2006
SHEET NO. 1

Notes

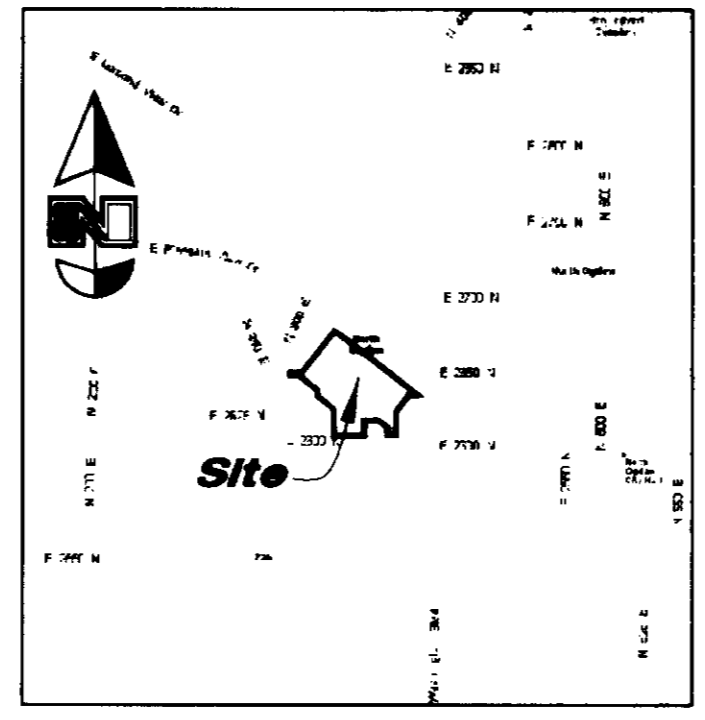
The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies, design plans and, where possible, measurements taken in the field. No as-constructed utility plans were available. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefitting the property.

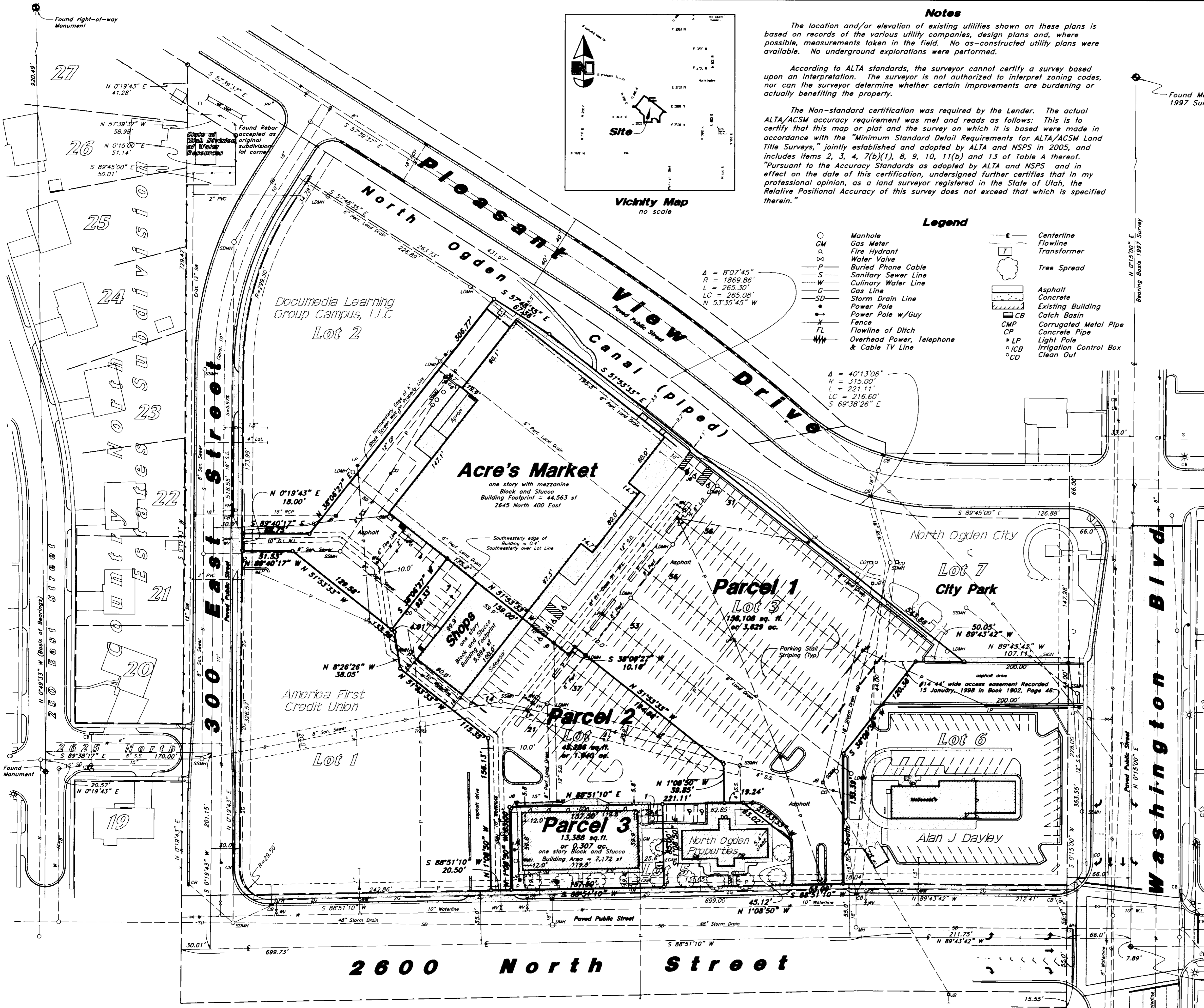
The Non-standard certification was required by the Lender. The actual ALTA/ACSM accuracy requirement was met and reads as follows: This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 2, 3, 4, 7(b)(1), 8, 9, 10, 11(b) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Legend

- Manhole
- Gas Meter
- Fire Hydrant
- Water Valve
- Buried Phone Cable
- Sanitary Sewer Line
- Culinary Water Line
- Gas Line
- Storm Drain Line
- Power Pole
- Power Pole w/Guy
- Fence
- Flowline of Ditch
- Overhead Power, Telephone & Cable TV Line
- Centerline
- Flowline
- Transformer
- Tree Spread
- Asphalt
- Concrete
- Existing Building
- Catch Basin
- Corrugated Metal Pipe
- Concrete Pipe
- Light Pole
- Irrigation Control Box
- Clean Out



Vicinity Map
no scale



Parking Data

This site lies within a planned commercial zone (CP-2) which requires 1 parking stall per 250 sq. ft. of gross leaseable space. There are 279 total parking stalls including 7 handicap stalls on the site.

Flood Plain Data

This property lies entirely within Flood Zone X (unshaded) as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0211 E dated December 16, 2005. Flood Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain."