

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
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OGDEN SCHOOL DEVELOPMENT 2, LLC PARCEL
VETRA BANK COLORADO, NATIONAL ASSOCIATION
22ND STREET & LINCOLN AVENUE
OGDEN, UTAH 84401
PART OF LOTS 6 & 7, BLOCK 38, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH

REVISIONS		
REV	DATE	DESCRIPTION
1	11/31/06	REVISE CERTIFICATE

PROJECT NO: 260042
CAD DWG FILE: 260042AL.T
DRAWN BY: KSH/DBD
CALC BY: MW
FIELD CREW: MW/MIP
CHECKED BY: MDH
DATE: 01/25/2005

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY

1 OF 1

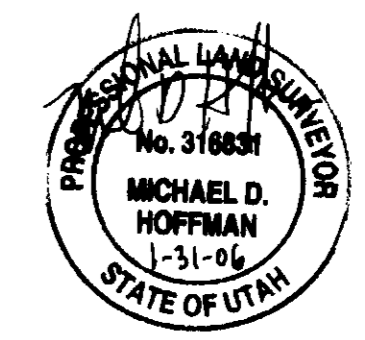
LEGAL DESCRIPTION PER TITLE REPORT

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 38, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH SAID POINT BEING SOUTH 07°54' WEST 49.50 FEET, AND SOUTH 89°22' EAST 49.50 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF 22ND STREET AND LINCOLN AVENUE, AND RUNNING THENCE SOUTH BY 02° EAST ALONG THE NORTH LINE OF SAID BLOCK 38 A DISTANCE OF 250.17 FEET; THENCE SOUTH 07°56' WEST 136.00 FEET; THENCE NORTH 89°22' WEST 250.17 FEET TO THE WEST LINE OF SAID BLOCK 38; THENCE NORTH 07°56' EAST ALONG SAID WEST LINE 136.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED CERTIFIES TO CHRYLER FACILITIES FINANCING, L.L.C., A MINNESOTA LIMITED LIABILITY COMPANY, VETRA BANK COLORADO, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AND PAHR, WOODLIPS, BROWN, GEE & LOVELESS, A UTAH PROFESSIONAL CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS FOLLOWS: THIS SURVEY WAS PREPARED BY THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF UTAH, WHO HAS MADE BY AN INSTRUMENT SURVEY ON THE GROUND, THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD ACTUAL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1990, AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, CONTAINS ALL OF THE INFORMATION REQUIRED BY SAID REQUIREMENTS AND ALSO INCLUDES ITEMS 1, 3, 4, 6, 7(b)(1), 8, 9, 10, 11, 13, 14, 15 AND 16 OF TABLE A OF SAID REQUIREMENTS, PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL, WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ACTUAL REQUIREMENTS AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"; THIS SURVEY AND ALL MATTERS SHOWN ARE CORRECT AND COMPLETE, EXCEPT AS SHOWN AND SPECIFICALLY LABELED ON THIS SURVEY, NO ENCROACHMENT BY AN IMPROVEMENT LOCATED ON ADJOINING PROPERTY EXISTS AND NO ENCROACHMENT OF AN IMPROVEMENT LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTY EXISTS; NO VIOLATION OF ZONING ORDINANCES OR RESTRICTIONS EXISTS WITH RESPECT TO THE SIZE, LOCATION OR HEIGHT OF THE IMPROVEMENTS ON THE PROPERTY, ALL UTILITIES SHOWN IN THE OPERATION OF THE PROPERTY ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS OR PURSUANT TO EASEMENTS OVER ADJOINING PRIVATE LAND; NONE OF SUCH UTILITIES RUNS THROUGH OR UNDER ANY IMPROVEMENTS ON THE PROPERTY; EXCEPT AS SHOWN AND SPECIFICALLY LABELED ON THIS SURVEY, THE PROPERTY DOES NOT APPEAR TO SERVE ADJOINING PROPERTY FOR DRAINAGE, ACCESS, BUT NOT FOR ANY OTHER PURPOSE; THE PROPERTY IS CONVEYED WITH, AND HAS ACCESS TO, AND INGRESS AND EGRESS ACROSS, LINCOLN STREET AND 22ND STREET, DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY OGDEN CITY, BOUNDARIES OF THE PROPERTY ABUT, AND NO GAP EXISTS AT ANY POINT BETWEEN SAID BOUNDARIES AND SAID ROADS ADJACENT TO SAID BOUNDARIES; THE PROPERTY IS SUBJECT TO THE ZONING JURISDICTION OF OGDEN CITY AND IS IN ZONE CBD (CENTRAL BUSINESS DISTRICT); AND THERE ARE NO "WETLANDS" LOCATED ON THE PROPERTY.

DATE: JANUARY 25, 2006.



MICHAEL D. HOFFMAN
REGISTRATION NO. 31688

NARRATIVE

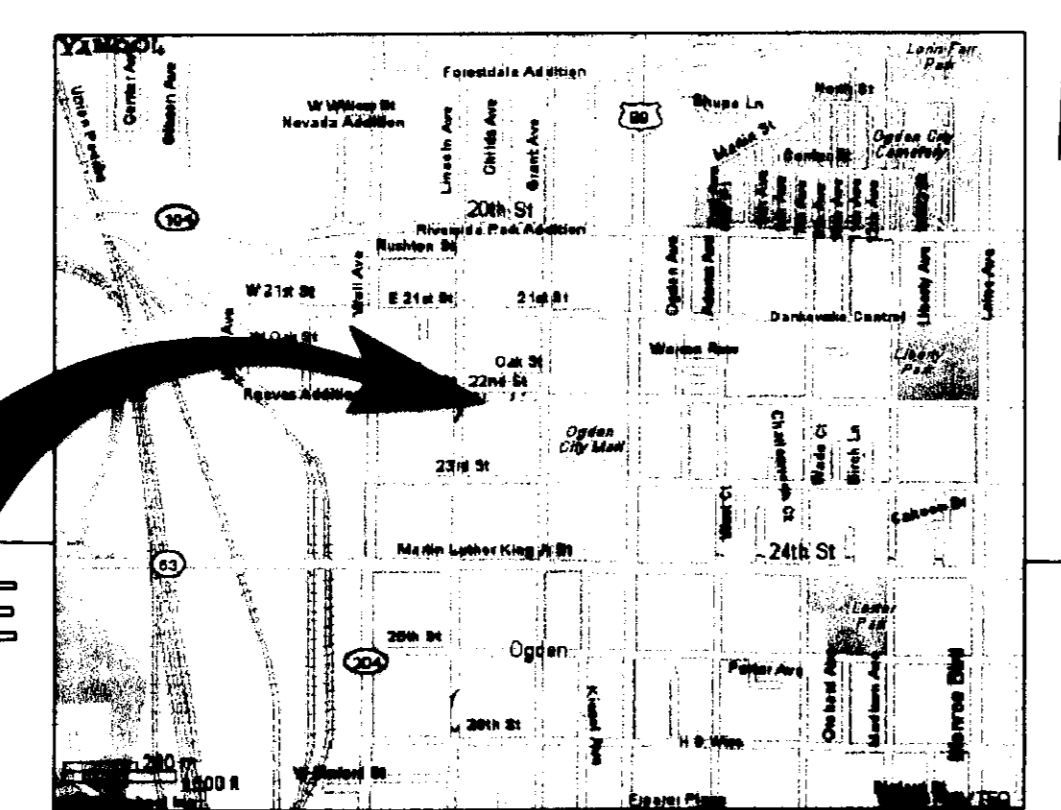
1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/ACSM LAND TITLE SURVEY ON THE SUBJECT PROPERTY PER CLIENT REQUEST.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 448-482213, PREPARED BY THE TALON GROUP, EFFECTIVE DATE: JANUARY 3, 2006, AT 7:30 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.
SCHEDULE B-2, EXCEPTION NO:
B-2-1. PERMITS AND PROVISIONS AS SET FORTH IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 13, 1979 AS ENTRY NO. 767040 IN BOOK 1287 AT PAGE 68 OF OFFICIAL RECORDS, (NOT SHOWN, DOES NOT AFFECT SUBJECT PARCEL).
B-2-2. EASEMENT OVER, ACROSS, AND THROUGH THE LAND FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE, REPAIR, ALTERATION, INSPECTION, RELOCATION AND REPLACEMENT OF THE UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION CIRCUITS OF THE GRANITE, WITH THE NECESSARY TRANSFORMERS, TRANSFORMER PADS, PULL BOXES, SERVICE PEDESTALS AND OTHER FACILITIES RELATED THEREIN, ON OVER, UNDER AND ACROSS A TRACT OF LAND AND INCORPORAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT COMPANY, A CORPORATION BY INSTRUMENT RECORDED FEBRUARY 24, 1981 AS ENTRY NO. 830644 IN BOOK 1376 AT PAGE 1779 OF OFFICIAL RECORDS, (NOT SHOWN, DOES NOT AFFECT SUBJECT PARCEL).
B-2-3. REDECLARATION OF CROSS-EASEMENTS EXECUTED BY OGDEN CITY PLAZA INVESTORS, LTD., A UTAH LIMITED PARTNERSHIP BETWEEN CONSOLIDATED REALTY MANAGEMENT GROUP RECORDED JULY 28, 1997 AS ENTRY NO. 1484482 IN BOOK 1873 AT PAGE 1314 OF OFFICIAL RECORDS, (BLANKETS ALL OF BLOCK 38).
B-2-4. INSTRUMENT OF DECLARATION OF CROSS-EASEMENTS, EXECUTED BY OGDEN CITY PLAZA INVESTORS, LTD., A UTAH LIMITED PARTNERSHIP BETWEEN OGDEN PHO, LLC, A UTAH LIMITED LIABILITY COMPANY RECORDED APRIL 28, 2005 AS ENTRY NO. 2096573 OF OFFICIAL RECORDS, (BLANKETS ALL OF BLOCK 38).
3. McNEIL ENGINEERING, INC., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL, OTHER THAN THOSE SHOWN IN THE EXCEPTIONS B-2 AS SHOWN HEREON.
4. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 01°17'39" WEST ALONG THE MONUMENT LINE OF GRANT AVENUE FROM THE FOUND OGDEN CITY BRASS CAP MONUMENT AT 22ND STREET TO 24TH STREET, BEING PART OF LOTS 9 & 10, BLOCK 38, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH AS SHOWN ON THIS SURVEY.
5. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8" HIGH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "McNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAN.
6. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON AS-BUILT RECORDS AND FIELD BULLETIN MARKS ON SITE ONLY. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAINES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
7. ACCORDING TO THE OGDEN CITY PLANNING AND ZONING OFFICE THE SUBJECT PARCEL DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 49053 C 0428 D DATED DECEMBER 16, 2005.
8. ACCORDING TO OGDEN CITY MUNICIPAL CODE SETBACK, HEIGHT, AND FLOOR SPACE RESTRICTIONS ARE AS FOLLOWS:
A. SETBACKS: FRONT-SETBACK 10' OR 10' SETBACK FOR UP TO SOLE OF THE LOT FRONTAGE, PROVIDED THAT THE REARWARD FRONT SETBACK BE DEVELOPED AS A PLAZA EQUAL IN AREA TO THAT DEFINED BY THE 10' SETBACK. (LOT WIDTH X 10)
SIDE-HOME EXCEPT 10' ADJACENT TO RESIDENTIAL ZONE BOUNDARY.
REAR-HOME EXCEPT 10' ADJACENT TO RESIDENTIAL ZONE BOUNDARY.
B. HEIGHT: NONE
C. FLOORSPACE: NONE
9. ACCORDING TO OGDEN CITY MUNICIPAL CODE PARKING REQUIREMENTS FOR SCHOOLS ARE AS FOLLOWS:
A. GRADES K-2: 25 STALLS PER CLASSROOM
B. HIGH SCHOOL=10 STALLS PER CLASSROOM
10. PARKING SPACES FOUND ON SITE INCLUDE 16 REGULAR STALLS AND 2 ADA STALLS. NUMEROUS ADDITIONAL OFFSITE PARKING STALLS (NOT LOCATED) ARE FOUND EAST AND SOUTH OF SUBJECT PARCEL.

GRANT AVENUE
761.81' (CALCULATED)
BASIS OF BEARING: S 01°17'39" W 136.00' (RECORDED)
S 01°17'39" W 136.00' (RECORDED)

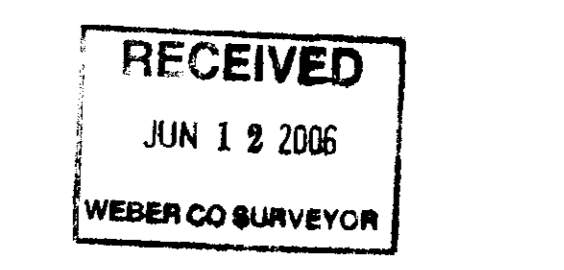
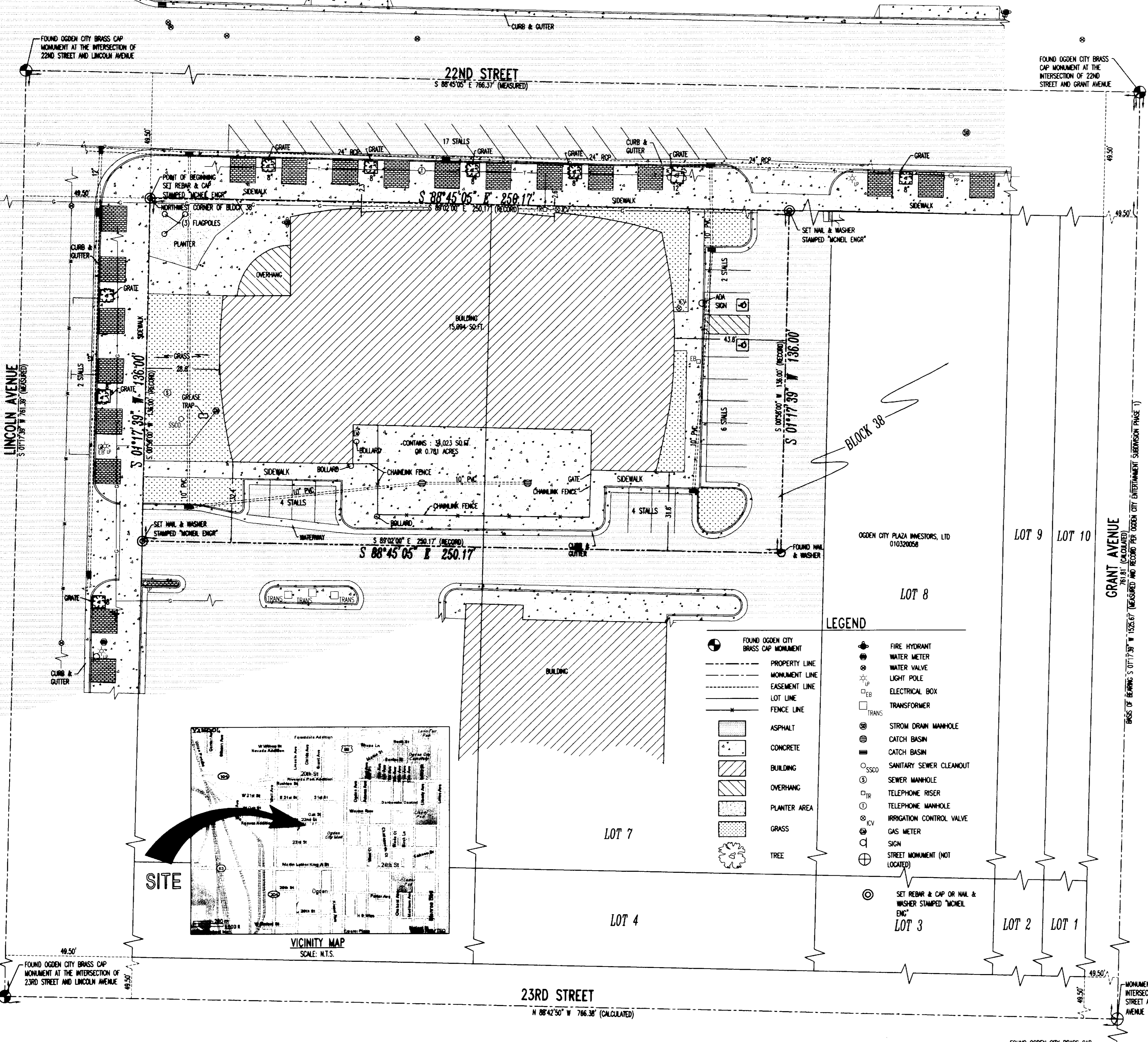
OGDEN CITY PLAZA INVESTORS, LTD
010320058

LEGEND

- FOUND OGDEN CITY BRASS CAP MONUMENT
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- LOT LINE
- FENCE LINE
- ASPHALT
- CONCRETE
- BUILDING
- OVERHANG
- PLANTER AREA
- GRASS
- TREE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- LIGHT POLE
- ELECTRICAL BOX
- TRANSFORMER
- TRANS
- STORM DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN
- SANITARY SEWER CLEANOUT
- SEWER MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- IRRIGATION CONTROL VALVE
- GAS METER
- SIGN
- STREET MONUMENT (NOT LOCATED)
- SET REBAR & CAP OR NAIL & WASHER STAMPED "McNEIL ENGR."



VICINITY MAP
SCALE: N.T.S.



003637