

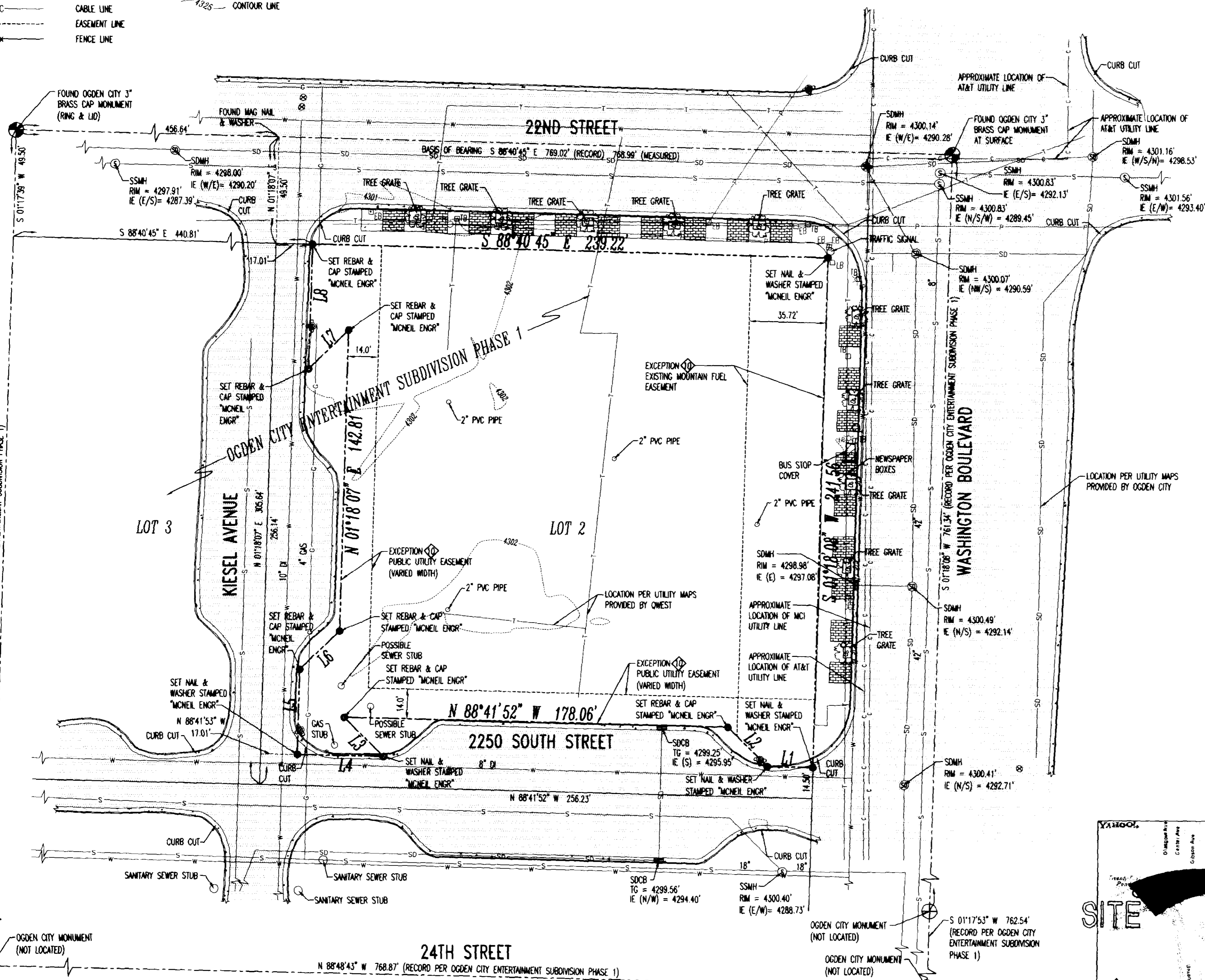
003640

SCALE: 1" = 30'



LEGEND

- MONUMENT (NOT FOUND)
- FOUND OGDEN CITY BRASS CAP MONUMENT (RING & LID)
- MONUMENT LINE
- BOUNDARY LINE
- WATER LINE
- SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- POWER LINE
- CABLE LINE
- EASEMENT LINE
- FENCE LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- LIGHT POLE
- POWER POLE
- TRAFFIC SIGNAL BOX
- STREET LIGHTING BOX
- ELECTRIC BOX
- CONTOUR LINE
- SIGN
- TREE
- MANHOLE
- ASPHALT
- CONCRETE
- BRICK



LEGAL DESCRIPTION PER TITLE REPORT

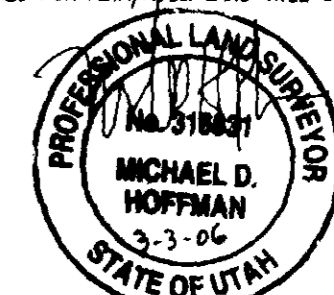
LOT 2, OGDEN CITY ENTERTAINMENT SUBDIVISION - PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AUGUST 9, 2004 AS ENTRY NO. 2049021 IN PLAT BOOK 60 AT PAGE 19 OF OFFICIAL WEBER COUNTY RECORDS.

SAID PROPERTY IS ALSO KNOWN BY THE STREET ADDRESS OF 373 22ND STREET, OGDEN, UT 84401

SURVEYOR'S CERTIFICATE

TO: ZIONS SECURITIES, FIRST AMERICAN GROUP, THE TALON GROUP;

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, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 5, 11(B) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

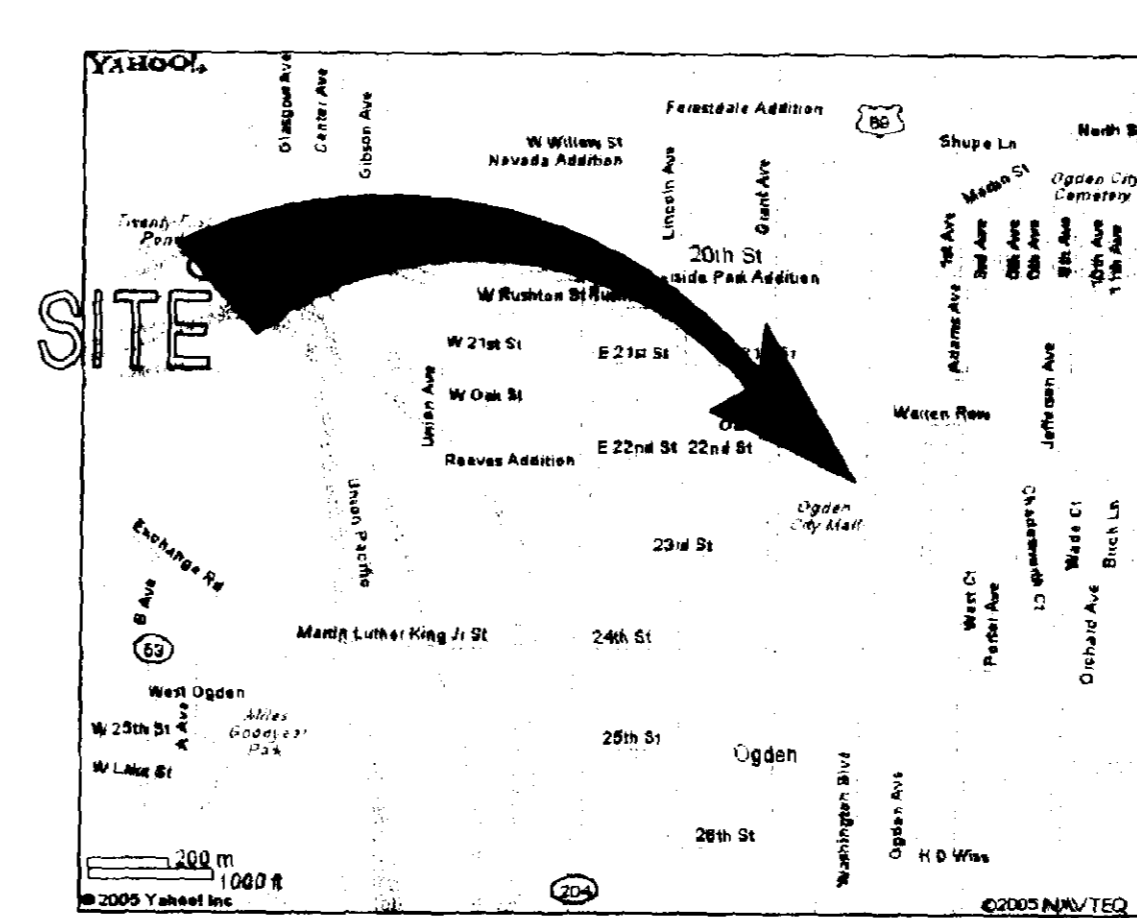


MICHAEL D. HOFFMAN LICENSE NO. 316831

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 14, 1999... ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 19, 1989... ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 19, 1989... NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, 5410 GROSVENOR LANE, BETHESDA, MD 20814

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. MCS-192116-SLC PREPARED BY THE TALON GROUP TITLE COMPANY, EFFECTIVE DATE: SEPTEMBER 12, 2005, AT 7:30 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.
 - SCHEDULE B-2, EXCEPTION NO.:
 - (AFFECTS THIS AND OTHER PROPERTY) EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF OGDEN CITY ENTERTAINMENT SUBDIVISION - PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AUGUST 9, 2004 AS ENTRY NO. 2049021 IN PLAT BOOK 60 AT PAGE 19 OF OFFICIAL WEBER COUNTY RECORDS. (AS SHOWN HEREON)
 - (AFFECTS THIS AND OTHER PROPERTY) NOTICE OF ADOPTION OF REDEVELOPMENT PLAN ENTITLED "CBD MALL REDEVELOPMENT PROJECT," AND THE TERMS AND CONDITIONS THEREOF RECORDED AUGUST 16, 1985 AS ENTRY NO. 944956 IN BOOK 1473 AT PAGE 1276 OF OFFICIAL RECORDS. (BLANKETS SUBJECT PARCEL)
 - (AFFECTS THIS AND OTHER PROPERTY) PRIVATE ACCESS DRIVE AGREEMENT DATED MARCH 4, 2005 BY AND BETWEEN THE UTAH CHILDREN'S MUSEUM A UTAH NON-PROFIT CORPORATION AND PROPERTY RESERVE, INC., A UTAH NON-PROFIT CORPORATION RECORDED MARCH 14, 2005 AS ENTRY NO. 2090809/7975 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)
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 OF SCHEDULE B-2 AS SHOWN HEREON.
4. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°40'45" EAST ALONG THE MONUMENT LINE OF 2200 SOUTH STREET AT THE INTERSECTIONS OF GRANT AVENUE AND WASHINGTON AVENUE, BEING PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.
5. CORNERS MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8" INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "MCNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAT.
6. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES OF THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.



LINE TABLE

LINE	BEARING	LENGTH
L1	N 88°41'52" W	21.16'
L2	N 45°00'00" W	26.05'
L3	S 45°00'00" E	26.05'
L4	N 88°41'52" E	40.00'
L5	N 01°18'07" E	40.00'
L6	N 45°00'00" E	26.05'
L7	S 45°00'00" W	26.05'
L8	N 01°18'07" E	58.82'

BENCHMARK

BENCHMARK = 4299.10'
SET MONUMENT AT THE INTERSECTION OF GRANT AVE AND 22ND STREET PER OGDEN CITY
APPROXIMATE ADDRESS: GRANT AVE 22TH STREET

REC	PANEL	DATE	ZONE	DESCRIPTION
1	490180004	01-19-83	C	OUTSIDE 500 YEAR

UTILITY COMPANY	CONTACT	CONTACT NUMBER	STATUS
AT&T	ROB WILLIAMS	208-338-2816	SHOWN
LEVEL 3 COMMUNICATIONS	MATT WILLIAMS	720-888-3813	N/A
QWEST	ARLENE COMSTOCK	Arlene.Comstock@Qwest.com	SHOWN
MCI	MCI	972-729-6016	SHOWN
UTAH POWER & LIGHT	KRISTOPHER BREMER	Kristopher.Bremer@PacifiCorp.com	SHOWN
QUESTAR GAS	RON EVANSON	801-324-3970	SHOWN
OGDEN CITY	DAVE DANIELS	801-629-8986	SHOWN
UDOT	DALE LAKE	801-620-1606	NO AVAILABLE MAPS

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 900 EAST MOVALE, UTAH 84047
TEL: (801) 245-7700 FAX: (801) 245-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneileng.com

LOT 2 OF OGDEN CITY ENTERTAINMENT SUBDIVISION PHASE 1
ZIONS SECURITIES
373 22ND STREET
OGDEN, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 250824
CAD DWG. FILE: 250824.ALT
DRAWN BY: DLT/KSH
CRACK BY: MDH
FIELD CREW: MW/MP
CHECKED BY: MDH
DATE: 3/03/06

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY

1 OF 1