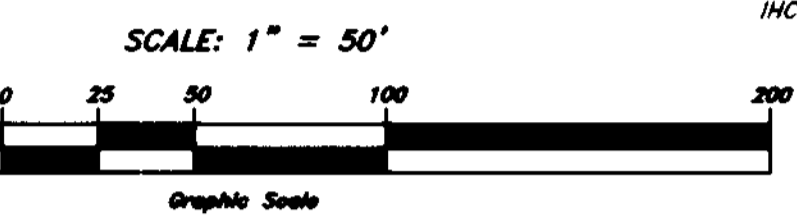
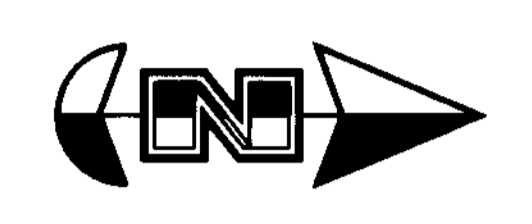


# Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Electrical Manhole
  - Catch Basin
  - Exist. Fire Hydrant
  - Exist. Water Valve
  - Water Valve
  - Sanitary Sewer
  - Culinary Water
  - Gas Line
  - Utility Line
  - Storm Drain
  - Telephone Line
  - Secondary Waterline
  - Power Line
  - Fire Line
  - Land Drain
  - Power pole
  - Power pole w/guy
  - Light Pole
  - Fence
  - Flowline of ditch
  - Overhead Power line
  - Underground Power line
  - Corrugated Metal Pipe
  - Concrete Pipe
  - Reinforced Concrete Pipe
  - Manhole
  - Ductile Iron
  - Polyvinyl Chloride
  - Top of Asphalt
  - Edge of Asphalt
  - Centerline
  - Catch Basin
  - Manhole
  - Finish Floor
  - Top of Curb
  - Top of Wall
  - Top of Walk
  - TCN
  - NG
  - 90
  - 90
  - Handicap Stall



## NARRATIVE

This updated survey was requested by Nadine M Karouzos and General Growth Properties for the purpose of fulfilling the A.L.T.A. Survey requirements. Ogden City Monuments were previously found at Country Hills Drive and Harrison Boulevard and 4000 South and Harrison Boulevard. In 1987 a line bearing North 0°58'00" East between these monuments was used as the basis of bearings. No corners were set.

Survey information shown is based on a previous survey prepared by Jay R. Anderson of Great Basin Engineering Inc. for Country Hills Plaza dated 8 Dec. 1987, two surveys by Mark E. Babbitt of Great Basin Engineering Inc. dated February 18, 1997, & April 21, 1998.

The undersigned, being duly a licensed and qualified surveyor in the state of Utah does hereby certify to General Growth Properties, Inc., U.S. Bank National Association, a national banking association, its successors and/or assigns, Country Hills Plaza, L.L.C. and Lawyers Title Insurance Company, and Heritage West Title Insurance Agency, Inc., as follows:

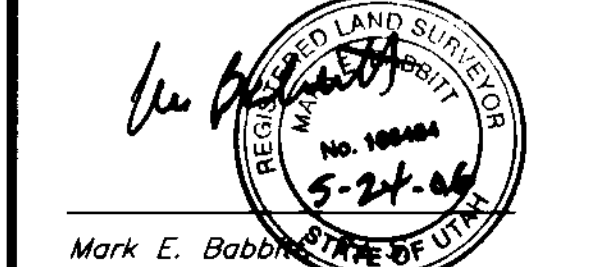
1. this survey was prepared by me and was actually made upon the ground on April 12, 2006 and is based on inspection of the following described real estate; (the "Property");

**Parcel 1**  
DESCRIPTION  
A part of the Northeast 1/4 of Section 9, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.  
Beginning at a point on the West line of Harrison Boulevard, which is North 37°09'23" East and West 4.85 feet from the Southeast Corner of said Section 9; said point being the Southwest intersection of Country Hills Drive and Harrison Boulevard, Weber County, Utah; running thence South 0°58'00" West along said West line of Harrison Boulevard 1039.10 feet; thence North 89°02'00" West 434.36 feet; thence North 7°10'00" West 213.13 feet; thence South 86°12'00" West 145.24 feet; thence North 6°48'45" West 17.42 feet; thence North 0°10'00" East 658.60 feet; thence North 10°57'45" East 0.85 feet; thence East 50.80 feet; thence North 0°59'00" East 14.88 feet; thence North easterly along the arc of a 49.48 foot radius curve to the right a distance of 38.01 feet (long chord bears North 22°59'30" East 37.09 feet); thence North 45°00'00" East 13.14 feet; thence North easterly along the arc of a 75.00 foot radius curve to the left a distance of 58.91 feet (long chord bears North 22°30'00" East 57.40 feet); thence North 77°00'00" to the South line of Country Hills Drive; thence four (4) courses along said South line as follows: Southeasterly along the arc of a 756.78' radius curve to the left a distance of 233.94 feet (long chord bears South 81°43'39" East 233.01'); North 89°35'00" East 35.89 feet; South 89°37'18" East 152.76 feet; and South 89°27'18" East 107.31 feet to the point of beginning.

**Parcel 2**  
DESCRIPTION  
Contains 13.654 acres  
An easement estate in the following described property as created by Grant of Easement dated October 26, 1988 executed by and between William L. Stephens, Jr., as Grantor, and McNeil Real Estate Fund XIV, LTD., a California limited partnership, as Grantee, as recorded October 27, 1988 in Book 1549 of Records, Page 2020. Easement Property Description: Part of the Northeast Quarter of Section 9, Township 5 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey, Weber County, State of Utah, described as follows:  
Beginning at a point on the South line of Country Hills Drive which is 1405.66 feet South 0°29'44" West along the Section line and 734.66 feet West from the Northeast Corner of said Section 9; and running thence Easterly along said South line of Country Hills Drive and along the arc of a 756.78 foot radius curve to the left a distance of 11.65 feet (long chord bears South 59°08'45" East 11.65 feet; thence South 185.66 feet; thence South 76°33'00" East 127.74 feet; thence Southwesterly along the arc of a 49.48 foot radius curve to the left a distance of 30.77 feet (long chord bears South 18°48'00" West 30.28 feet); thence South 0°59'00" West 14.88 feet to the North line of Country Hills Square Condominium Project Phase No. 1 extended; thence West 124.23 feet along said North line; thence North 264.89 feet to the point of beginning.

2. that it and the information, courses and distances shown thereon have been measured and calculated within the precision and positional tolerance requirements stated in ALTA/ACSM Minimum Standard Detail Requirements;
3. that the title lines and lines of actual possession are the same, except as shown;
4. that the size, location of buildings and improvements are as shown and are within the boundary lines and applicable set-back lines of the Property, except as shown;
5. that the Property described in hereon is the same as the property described in the Title Company's Commitment No. SL063082HW, dated March 15, 2006 (the "Commitment");
6. that the location and recording data of all easements, rights-of-way and other matters of record located on (or otherwise affecting) the Property and shown in the Commitment, of apparent from a physical inspection of the Property or otherwise known to me, have been plotted hereon or otherwise noted as to their effect on the Property;
7. that there are no viable party walls, encroachments or overhangs affecting the Property, except as shown;
8. that all utility services required for the operation of the Property either enter the property through adjoining streets, or the survey shows the point of entry and the location of any utilities which pass through or are located on adjoining private land;
9. that the Property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within "other flood areas Zone X" and "other areas Zone X" of the Flood Insurance Rate Map identified as Community Panel No. 49057C0437E, bearing and effective date of December 16, 2005;
10. that the Property has direct access to Harrison Blvd. a dedicated public highway and Country Hills Dr., a dedicated public street;
11. that the total number of striped parking spaces on the property is 576, including 24 designated handicapped parking spaces, all of which have been properly located and shown on the survey.

This survey and any survey upon which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly adopted by the American Land Title Association on October 5, 2005, and the National Society of Professional Surveyors on October 24, 2005, and meets the requirements contained therein, including Table A, Optional Items 2-4, 7(a), 8-10, 11(b), and 13.



## EXEMPTION TO COVERAGE

The following items are listed as exceptions to coverage in the commitment for Title Insurance No. SL063082HW, Ref. No. 21917 issued by Heritage West Title Insurance, Inc. with an effective date of March, 15, 2006 at 8:00 AM. Schedule A.

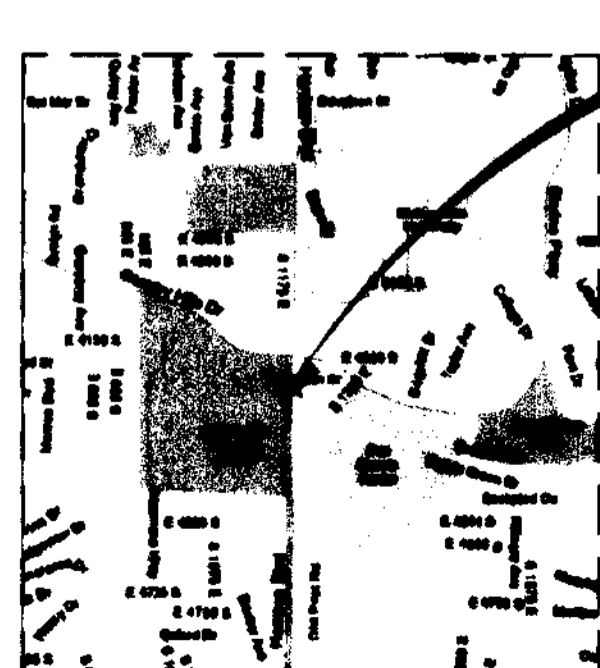
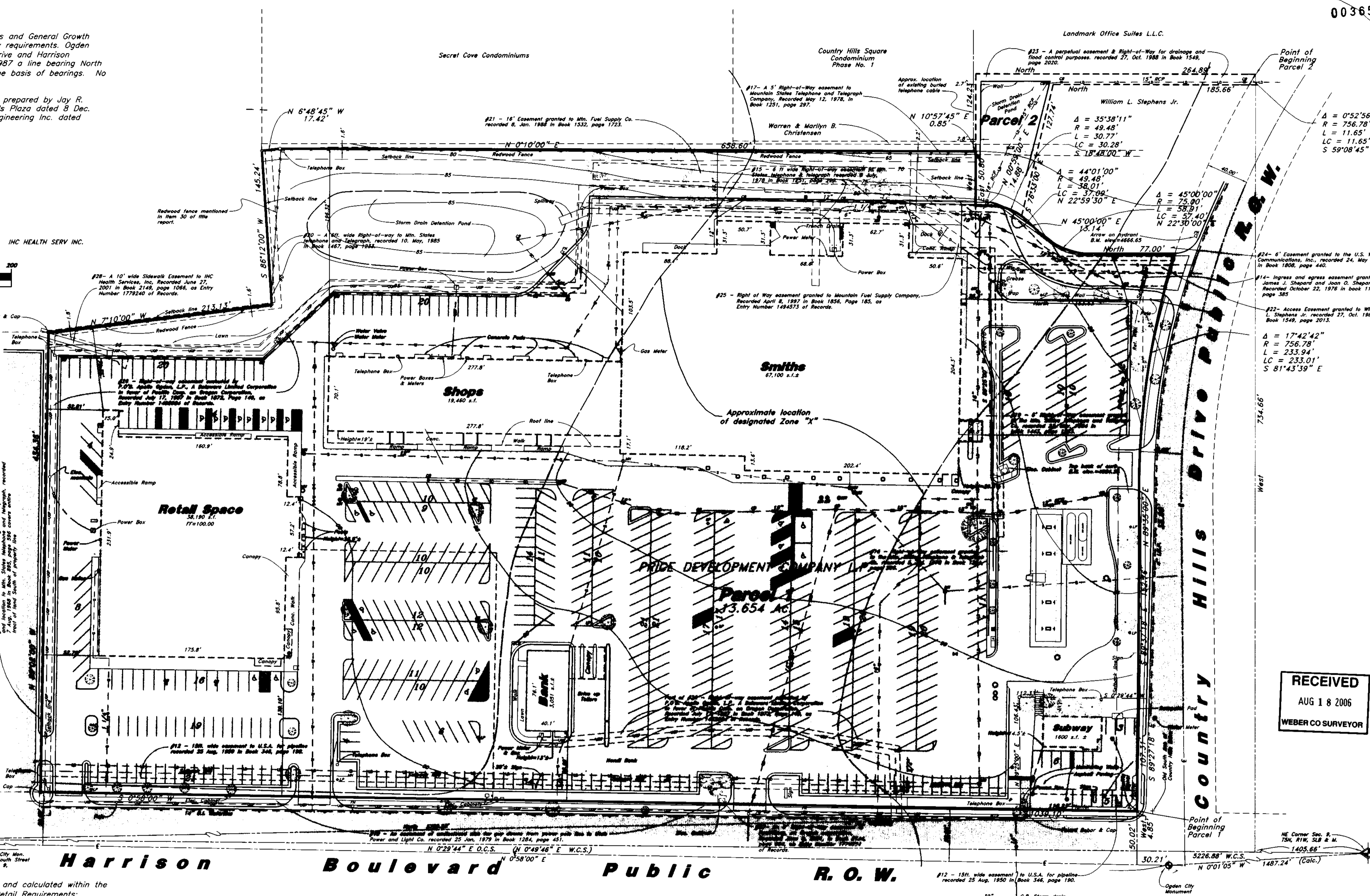
Exemptions: All B-2 exceptions which affect the property and are plottable, are shown on the face of the Survey.

Exemptions: Non-Plottable or Blanket Descriptions

# 29- The property is subject to Restrictive Covenants dated September 13, 1979 and recorded September 13, 1979 in Book 1323 of Records, Page 99 and re-recorded as Amended Restrictive Covenants on October 17, 1979 in Book 1328 of Records, Page 449. Amended Restrictive Covenants recorded on October 27, 1988 in Book 1549 of Records, Page 2032.

# 30- Restrictions and Easements Agreement dated July 30, 1998, Recorded August 6, 1998 in Book 1946 of Records Page 2497.

Note:  
A portion of this property falls within Zone "X" designation. (Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.)  
The remaining portion outside of the designated Zone "X" constitutes an alternate Zone "X" designation determined to be outside the 0.2% annual chance floodplain.



## Project Location

**PARKING STALLS:**  
General commercial and retail sales:  
1 parking space per 300 sq. ft. of building.  
562 (24 Accessible)  
14 (Subway Parcel)  
576 Total

**ZONING**  
CP-2 (planned Commercial)  
Tax Identification No. 06-081-0010

**BUILDING SETBACK**  
Front yard: 20'  
Side yard: None, except 10' adjoining a residential lot.  
Rear yard: None, except 10' adjoining a residential lot.  
Minimum lot area: None  
Maximum lot area: None  
Lot coverage: Buildings shall not exceed 50% of entire lot.  
Maximum Building Height: 50'

## ALTA/ACSM Land Title Survey

<b>GREAT BASIN ENGINEERING, INC.</b> CONSULTING ENGINEERS AND SURVEYORS 3544 Lincoln Avenue, Ogden, Utah, 84401 P.O. Box 9307, Ogden, Utah, 84409 Ogden (801)394-4615 Salt Lake City (801)321-0229 Pro (801)382-7544		SCALE: 1" = 50' DATE: 30 April, 2002 DRAWN: JRA REVISIONS: 17 May, 2006 CM 24 May, 2006 CM 06N218A	DATE: 30 April, 2002 REVISIONS: 17 May, 2006 CM 24 May, 2006 CM 06N218A	DTWG. NO. 06N218A
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