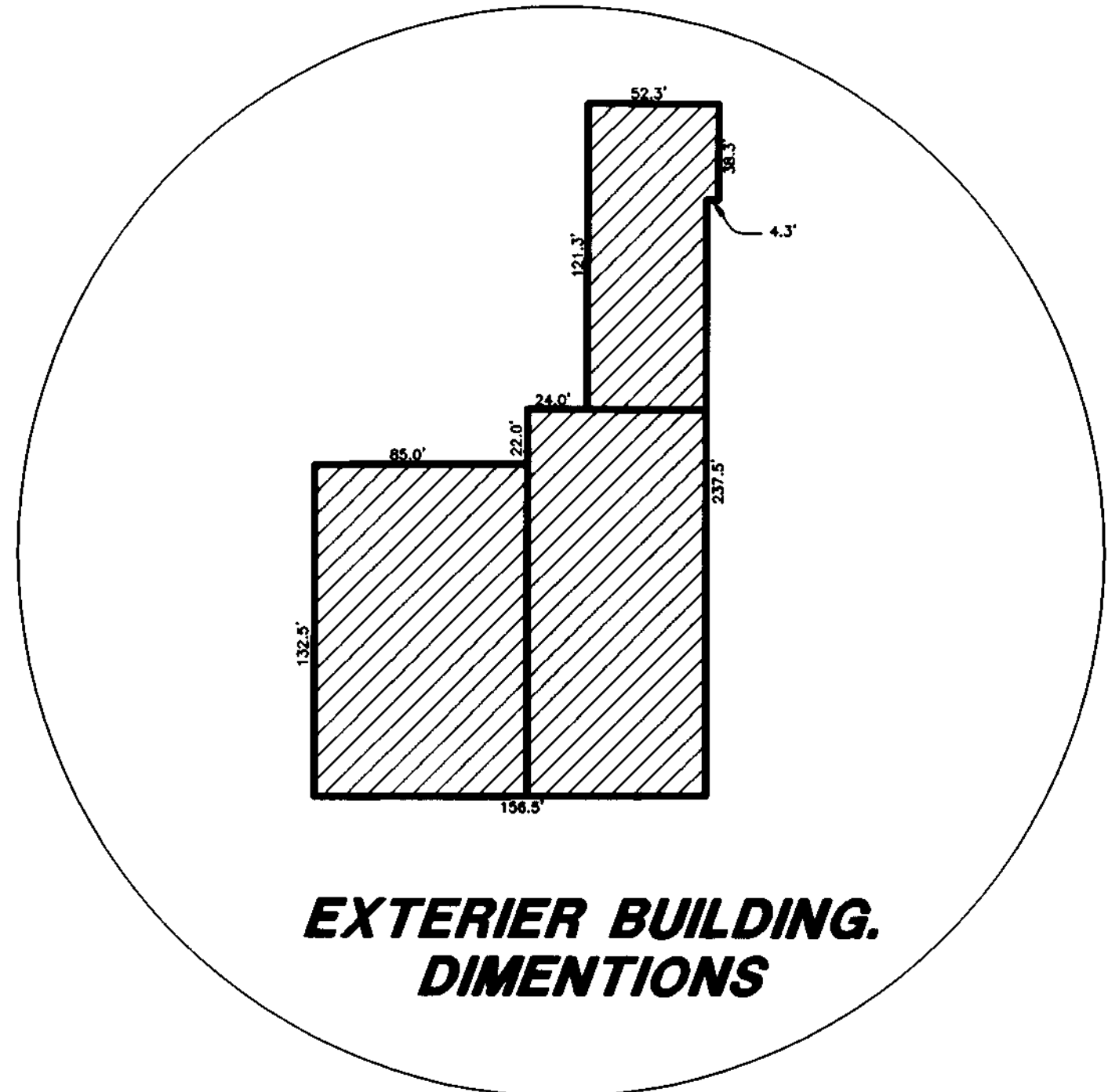


Description of Alley

PART OF BLOCK 1, WEST OGDEN HEIGHTS, OGDEN CITY, UTAH. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 OF SAID BLOCK 1; THENCE N89°02'35"W ALONG THE SOUTH LINE OF LOTS 1 THROUGH 16 408.91 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 1; THENCE S1°25'12"W ALONG THE WEST LINE OF SAID BLOCK 1 16.00 FEET TO NORTHWEST CORNER OF LOT 32 OF SAID BLOCK 1; THENCE S89°02'35"E ALONG THE NORTH LINE OF LOTS 17 THROUGH 32 408.49 FEET TO THE NORTHEAST CORNER OF LOT 17; THENCE N0°00'13"E 16.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO A RIGHT-OF-WAY BEING THAT PORTION OF ABOVE DESCRIBED PROPERTY LYING SOUTH OF LOTS 1 THROUGH 9 AND THE WEST 16.00 FEET OF LOT 10. CONTAINING 0.15 ACRES.



EXTERIER BUILDING DIMENTIONS

ALTA Certification

CERTIFY TO WILBER ELLIS COMPANY, AND INTEGRATED TITLE INSURANCE SERVICES, LLC:

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 1-4, AND 7-13 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.

DATE 10-2-2006 SIGNED #3551527

Basis of Bearings

THE BASIS OF BEARING FOR THIS PLAT IS S89°02'00"E ALONG THE CENTER LINE OF 24TH STREET ACCORDING TO THE OGDEN CITY RECORD.

Surveyed Boundary Description

ALL OF LOTS 7 THRU 32 OF BLOCK 1, WEST OGDEN HEIGHTS, OGDEN CITY, UTAH. ALSO ALL OF LOTS 1 THRU 7 OF BLOCK 2, WEST OGDEN HEIGHTS, OGDEN CITY, UTAH.

Quit Claim Deed Description (Noted in Title Report Schedule B Item 12)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED WITHIN OGDEN CITY, WEBER COUNTY, STATE OF UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

ALL OF LOTS 17 TO 22, INCLUSIVE, AND A PART OF THE ABANDONED ALLEY ADJACENT THERETO, IN BLOCK 1, WEST OGDEN HEIGHTS TO OGDEN CITY, UTAH DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17, AND RUNNING THENCE NORTH 89 DEGREES 02 MINUTES WEST 154.97 FEET TO THE SOUTHWEST CORNER OF LOT 22; THENCE NORTH 156.30 FEET ALONG THE WEST LINE OF SAID LOT 22; THENCE EAST 73.7 FEET ALONG A COMMON WALL; THENCE SOUTH 89 DEGREES 02 MINUTES EAST 81.26 FEET TO THE WEST LINE OF "G" STREET; THENCE SOUTH 157.54 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Narrative

THIS SURVEY WAS DONE TO MEET THE ACCURACY STANDARDS OF ALTA/ACSM LAND TITLE SURVEY. CONTROL FOR THIS SURVEY WAS MONUMENTS FOUND FROM THE OGDEN CITY RESURVEY OF THE WEST OGDEN HEIGHTS AND CALCULATED FROM RECORD USING THE PLAT THEREOF. PHYSICAL EVIDENCE ALONG 24TH STREET WAS USED ALONG WITH 2 FOUND MONUMENTS TO THE EAST TO REESTABLISH THE CENTERLINE THEREOF. RECORD DISTANCE WAS USED FROM MONUMENTS IN F AVE. TO ESTABLISH CENTERLINE IN G AVE. ALSO ALONG G AVE FROM 24TH STREET FOR CENTERLINE OF CAPITAL ST. AND 25TH STREET FROM G AVE. WEST ALONG 25TH ST. IS A PROJECTED LINE FROM THE MONUMENT IN F AVE. TO THE RECORD CALCULATION ON G AVE FROM 25TH ST. THE CENTER LINE OF CAPITAL WEST OF G AVE. IS FROM THE CALCULATED POINT FROM 25TH ON G AVE. TO A PRORATED POINT ON THE WEST LINE OF BLOCKS 1 AND 2 USING RECORD DISTANCE ALONG THE SOUTH LINE OF BLOCK 2 AND THE NORTH LINE OF BLOCK 1 AS SHOWN. THERE ARE NO OVERLAPS OR CONFLICTS WITH ADJOINING DEEDS, WITH THE EXCEPTION OF THE QUIT CLAIM DEED NOTED IN THE TITLE REPORT IN SCHEDULE B - SECTION II, ITEM NUMBER 12. THE FENCE LINE ON THE WEST LINE OF LOT 7 OF BLOCK 1 ENCLOSES ON THE NORTHERN PORTION OF SAID LINE AS SHOWN. THE ALLEY THROUGH BLOCK 1 DOES NOT APPEAR TO BE OFFICIALLY VACATED BY OGDEN CITY AS STATED IN THE TITLE REPORT ON THIS PROPERTY. SO THE QUIT CLAIM DEED STATED AS ITEM 12 IN THE EXCEPTIONS ON SCHEDULE B OF SAID REPORT MAY EXCLUDE THE ALLEY. THEREFORE THE BUILDING AREA UPON AND ACROSS THE ALLEY IS ENCRACHING ON OGDEN CITY (PUBLIC RIGHT-OF-WAY) PROPERTY. THIS DETERMINATION IS BASED UPON THE INFORMATION PROVIDED IN THE TITLE REPORT DATED NOVEMBER 25, 2005. ALSO THE SOUTHWEST CORNER OF MAIN BUILDING ENCRACHES OVER THE RIGHT OF WAY OF CAPITAL STREET BY 0.9 FEET.

Commitment for Title Insurance Exceptions - Schedule B - Section II pertaining to survey

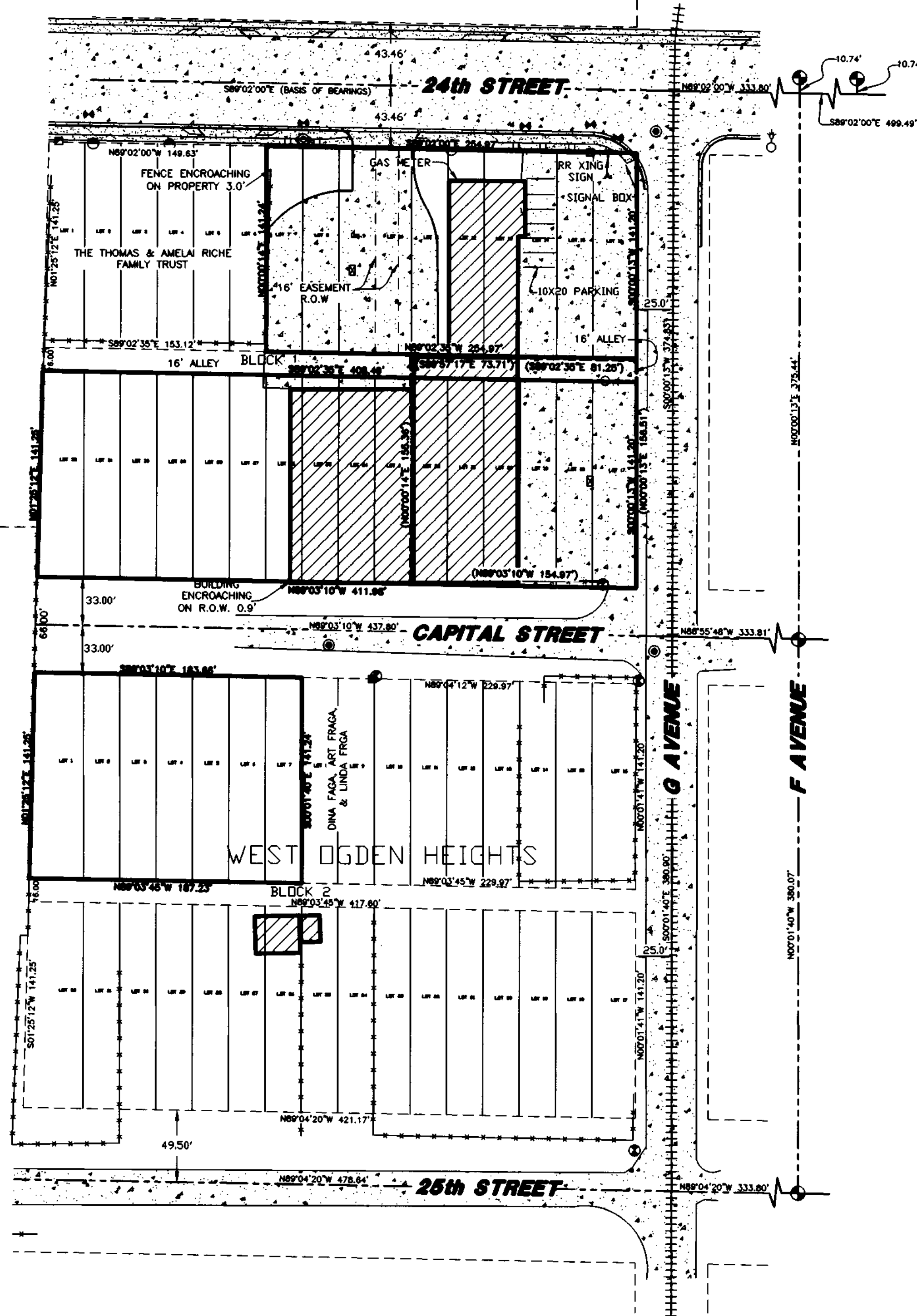
11. AN EASEMENT AND RIGHT OF WAY APPURTENANT TO LOTS 12 TO 22 INCLUSIVE, OF BLOCK 1, WEST OGDEN HEIGHTS ADDITION, OVER AND ACROSS THE WEST 16 FEET OF LOT TEN (10), BLOCK 1, WEST OGDEN HEIGHTS ADDITION AS GRANTED TO R.J. WIGHT ASSOCIATES BY INSTRUMENT RECORDED APRIL 24, 1972 AS ENTRY NO. 569587 IN BOOK 992 AT PAGE 28 OF OFFICIAL RECORDS. (AFFECTS PARCEL 2)

12. THE EFFECTS, IF ANY, OF THAT CERTAIN QUIT CLAIM DEED DATED DECEMBER 30, 1991 AND RECORDED JANUARY 13, 1992 AS ENTRY NO. 1163289 IN BOOK 1615 AT PAGE 2751 OF OFFICIAL RECORDS, WHEREIN THE ALLEY ABUTTING PROPERTY ON THE NORTH IS CLAIMED.

NOTE: THE ALLEY HAS NOT BEEN VACATED, WHICH IS SHOWN BY THE OFFICIAL PLAT AND THE WEBER COUNTY TAX RECORD.

THE COMPANY SPECIFICALLY EXCLUDES THE ALLEY FROM ANY COVERAGE IN POLICY OF THIS TITLE INSURANCE ISSUED UNDER THIS COMMITMENT. (AFFECTS PARCEL 4)

(SEE TITLE REPORT)



Legend

- = OGDEN CITY MONUMENT
- = WATER METER
- = FIRE HYDRANT
- = WATER VALVE
- = SANITARY SEWER MANHOLE
- = POWER POLE
- = LIGHT POLE
- = PHONE MAINTENANCE BOX
- = STORM DRAIN / SUMP
-
- = BOUNDARY LINE
- = QUIT CLAIM DEED LINE
- = EXISTING FENCE
- = STREET CENTER LINE
- = EASEMENT
- = ADJOINING PROPERTY
- = POWER LINE
- = CONCRETE
- = EXISTING BUILDING
- = ASPHALT
- = CURB AND GUTTER
- = CENTER LINE OF RAILROAD TRACKS
- = QUIT CLAIM DEED BEARING & DISTANCE (TYP.)

FLOOD ZONE

PROPERTY IS LOCATED WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Reeve & Associates, Inc.
4155 S. INNSBROOK BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-1100 FAX: (801) 621-5868 www.reeve-assoc.com

DATE	REVISIONS DESCRIPTION
3-18-2006	ADD ALLEY DESCRIPTION

WILBER - ELLIS COMPANY
ROY CITY, WEBER COUNTY, UTAH

ALTA Survey

Project Info.

Surveyor:	D. PENROD
Designer:	N. ANDERSON
Begin Date:	02-10-06
Name:	WILBER - ELLIS COMPANY
Scale:	1"=60'
Checked:	
Number:	5238-01

Sheet	1
1	Sheets

