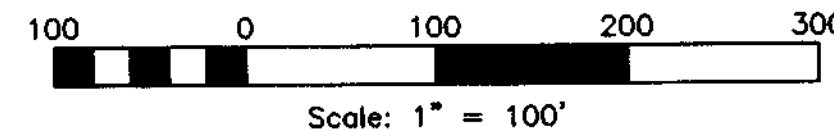


**Vicinity Map**  
NO SCALE

**Basis of Bearings**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 36, T.6N., R.2W., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS N89°50'28"W.



**Legal Description**

LOTS 1 AND 3 (FUTURE WALL COMMERCIAL SUBDIVISION)

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE NORTH LINE OF 3300 SOUTH STREET 1258.33 FEET NORTH 00°09'32" EAST ALONG THE SECTION LINE AND 33.00 FEET NORTH 00°21'53" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 36; AND RUNNING THENCE NORTH 89°50'28" WEST ALONG SAID NORTH LINE 801.56 FEET; THENCE NORTH 02°12'59" EAST 468.07 FEET; THENCE NORTH 89°50'28" WEST 24.47 FEET; THENCE NORTH 01°15'00" EAST 363.50 FEET; THENCE SOUTH 89°50'28" EAST 5.33 FEET; THENCE NORTH 05°52'30" WEST 455.50 FEET TO THE SOUTHERLY LINE OF THE OREGON SHORT LINE RAILROAD RIGHT-OF-WAY, THENCE NORTHEASTERLY ALONG THE ARC OF A 4483.80 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 34.93 FEET (LONG CORD BEARS NORTH 60°45'13" EAST 34.93 FEET) ALONG SAID RAILROAD RIGHT-OF-WAY, THENCE SOUTH 89°11'43" EAST 742.42 FEET TO THE WEST LINE OF THE FMC TECHNOLOGIES INC. PROPERTY, THENCE ALONG SAID PROPERTY THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°01'17" WEST 411.06 FEET; (2) SOUTH 89°50'28" EAST 3.00 FEET; (3) SOUTH 00°21'53" EAST 296.67 FEET; (4) SOUTH 89°50'28" EAST 60.00 FEET; THENCE SOUTH 00°21'53" EAST 585.27 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID STREET AND THE POINT OF BEGINNING.

CONTAINS 995,457 SQ. FT. OR 22.85 ACRES

PART OF 15-099-0006

**Narrative**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/ACSM LAND TITLE SURVEY ON THE SUBJECT PROPERTY PER CLIENT REQUEST. THE 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 THE TRACT SHOWN HEREON WAS GAINED FROM COMMITMENT NO. F-039087 PREPARED BY FOUNDERS TITLE COMPANY EFFECTIVE DATE JUNE 29, 2007 AT 8:00 A.M. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE REFERENCED COMMITMENT. EXCEPTIONS 12 AND 13 CANNOT BE PLOTTED OR SHOWN ON THIS SURVEY. IT IS UNKNOWN IF THEY AFFECT THIS SUBJECT PARCEL OF LAND. REEVE AND ASSOCIATES, 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. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND VISIBLE EVIDENCE. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY EXIST, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY. BEFORE EXCAVATIONS ARE BEGUN NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

**Exceptions**

- VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS, USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAYBE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS, AND DECISIONS OF COURTS AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTEREST THE PREMISES, HEREBY GRANTED, AS PROVIDED BY LAW, AS DISCLOSED WITHIN THAT CERTAIN PATENT RECORDED IN BOOK 798 AT PAGE 19 OF OFFICIAL RECORDS.
- RIGHT OF WAY DATED MARCH 19, 1929 IN FAVOR OF OGDEN GAS COMPANY, A UTAH CORPORATION, RECORDED APRIL 22, 1929 IN BOOK "S" OF LEASES, PAGE 104, (LOCATION OF LINES NOT GIVEN)
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR THE PIPELINE PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF WASATCH GAS COMPANY, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 31, 1968 IN BOOK 907 AT PAGE 235 OF OFFICIAL RECORDS. (EXACT LOCATION NOT DISCLOSED)

**Certification**

TO:  
SANDSTONE SHOPPING CENTER L.L.C.  
FOUNDERS TITLE COMPANY  
EQUITRUST LIFE INSURANCE COMPANY, AN IOWA CORPORATION

THE UNDERSIGNED, A REGISTERED ENGINEER/LAND SURVEYOR IN THE STATE OF UTAH, DOES HEREBY CERTIFY TO FOUNDERS TITLE COMPANY, A UTAH CORPORATION, THAT AS OF THE DATE HEREOF, THIS IS A TRUE AND CORRECT SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREON; IT CORRECTLY SHOWS THE LOCATION AND DIMENSION OF ALL BUILDINGS, STRUCTURES, ALLEYS, PARKING SPACES, STREETS, ROADS, RIGHTS-OF-WAY, EASEMENTS, IMPROVEMENTS AND MATTERS OF RECORD (OF WHICH I HAVE KNOWLEDGE OF) ON OR AFFECTING SUCH PROPERTY (WITH INSTRUMENT, BOOK, AND PAGE INDICATED), THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS FROM ADJOINING LANDS ONTO THE PROPERTY OR FROM THE PROPERTY ONTO ADJOINING LANDS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, WHETHER RECORDED OR VISIBLE, EXCEPT AS SHOWN HEREON; AND AS SHOWN IN THE ATTACHED TABLE OF EASEMENTS, ENCROACHMENTS, DISCREPANCIES OR CONFLICTS; SAID PROPERTY ABUTS AND HAS ACCESS TO AND FROM 3300 SOUTH STREET, WHICH IS A PUBLIC ROADWAY PROPERLY DEDICATED TO THE CITY OF OGDEN OR THE COUNTY OF WEBER; THIS SURVEY CORRECTLY SHOWS THE RELATION OF THE BUILDINGS AND OTHER IMPROVEMENTS AND STRUCTURES TO ALL PROPERTY LINES; THE INTERIOR OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY, ALL AS SHOWN AND MARKED ON THE SURVEY, OF WHICH PARKING SPACES, 2 ARE HANDICAPPED PARKING SPACES, AND NONE ARE COVERED BY A PARKING AWNING OR COVER, AS SHOWN ON THE SURVEY; THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", A OUTSIDE 100 YEAR FLOOD PLAIN, AND IS NOT LOCATED IN AN IDENTIFIED FLOOD HAZARD AREA AS DEFINED IN THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED AND IS NOT LOCATED INSIDE ANY SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE PUBLISHED FLOOD HAZARD BOUNDARY MAP (FHBM) OR FLOOD INSURANCE RATE MAP (FIRM), ZONES AT A-1 THROUGH A-30, AH, AO A99, V-1 THROUGH V-30 OR M, ALL EASEMENTS, RIGHTS-OF-WAY, ETC. FROM THE COMMITMENT FOR TITLE INSURANCE NO. F-039087 ISSUED BY FOUNDERS TITLE INSURANCE COMPANY AND DATED JUNE 29, 2007 ARE IDENTIFIED AND SHOWN ON THIS SURVEY.

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, 2, 3, 4, 6, 7(A), 7(B)(1), 7(B)(2), 7(B)(3), 7(C), 8, 9, 10, 11(B), 13, 16, 17, AND 18 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.

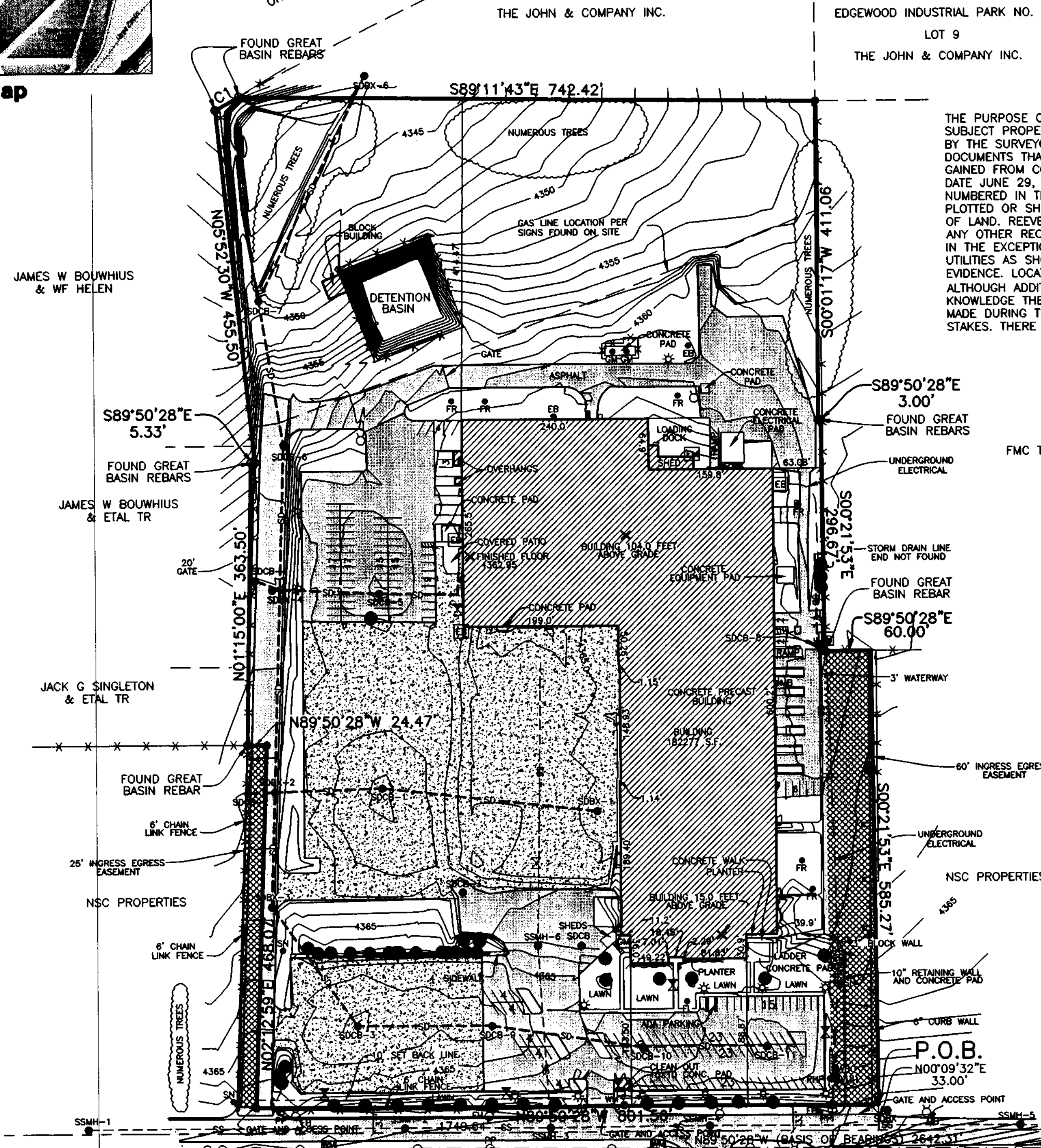
SIGNED ON THIS 30<sup>TH</sup> DAY OF AUGUST, 2027.



312770  
REGISTRATION NO.

**Legend**

◆	= SECTION CORNER	●	= SIGN
○	= FOUND REBAR	●	= WATER BLOW OUT PIPE
●	= SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"	●	= GAS METER
●	= STORM DRAIN BOX	●	= FLAG POLE
●	= STORM DRAIN CATCH BASIN	●	= ELECTRIC METER
⊗	= WATER VALVE	—	= BOUNDARY LINE
⊙	= LIGHT POLE	—	= LOT LINE
⊙	= VERTICAL PVC PIPE	—	= ADJOINING PROPERTY
⊙	= FIRE HYDRANT	—	= EASEMENTS
⊙	= POWER POLE	—	= SECTION TIE LINE
⊙	= IRRIGATION CONTROL VALVE	—	= POWER LINE
●	= SANITARY SEWER MANHOLE	—	= SEWER LINE
●	= WATER METER	—	= STORM DRAIN LINE
●	= MAIL BOX	—	= EXISTING FENCELINE
●	= FIRE RISER	■	= EXISTING BUILDING
●	= ELECTRIC BOX	■	= EXISTING PAVEMENT
●	= PHONE PEDISTAL	■	= EXISTING GRAVEL
●	= WATER MANHOLE		



**Curve Table**

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD DIR	CHD LENGTH
C1	4483.80'	00°26'47"	34.93'	17.47'	N60°45'13"E	34.93'

**Flood Plane Information**

MAP NO.	PANEL NO.	EFFECTIVE DATE	ZONE	DESCRIPTION
49057C0409E	0409E	DECEMBER 16, 2005	"X"	OUTSIDE 100 YEAR FLOOD

**Parking Stalls**

REGULAR	ADA	TOTAL
182	2	184

**Zoning**  
M-2 MANUFACTURING & INDUSTRIAL  
10' FACING STREET  
0' SIDE YARD  
20' SIDE IF ADJOINING RESIDENTIAL OR 0-1  
NO HEIGHT RESTRICTION

15-24-10 AIRPORT OVERLAY ZONE AND AIRPORT AREA SPECIAL REGULATIONS:  
E. HEIGHT RESTRICTIONS: CONSTRUCTION OF BUILDINGS AND OTHER STRUCTURES WITHIN THE AIRPORT VICINITY MUST NOT CONFLICT WITH AIRPORT OPERATIONS. THEREFORE, ALL PROPOSED CONSTRUCTION AND DEVELOPMENT MUST BE REVIEWED IN ACCORDANCE WITH FAR PART 77 REGULATIONS TO ASCERTAIN OBSTRUCTIONS AND/OR POTENTIAL PENETRATION.

MANHOLE	INVERT	GRATE	MANHOLE	INVERT	GRATE	MANHOLE	INVERT	GRATE
SSMH-1	4354.02	4367.02	SSMH-1	4360.18	4365.69	SSMH-1	4356.83	4359.78
SSMH-2	4356.55	4368.91	SDXB-2	4355.82	4361.31	SSMH-2	4356.36	4361.37
SSMH-3	4358.24	4369.35	SDXB-3	4357.50	4362.85	SSMH-3	4358.09	4361.00
SSMH-4	4359.92	4370.33	SDXB-4	4352.59	4359.02	SSMH-4	4353.27	4358.88
SSMH-5	4364.59	4375.16	SDXB-5	4352.59	4359.02	SSMH-5	4354.75	4359.71
SSMH-6	4359.72	4363.33	SDXB-6	4345.13	4347.93	SSMH-6	4355.34	4357.16
						SSMH-7	4346.50	4349.37
						SSMH-8	4358.68	4360.53
						SSMH-9	4360.36	4363.36
						SSMH-10	4361.65	4364.86
						SSMH-11	4362.70	4365.50

**Survey Vertical Datum:** BENCH MARK NUMBER 62136-3-5102 WEBER COUNTY SURVEYORS BENCH MARK (NGVD 29)

**Reeve & Associates, Inc.**  
1458 S. WASHINGTON BLVD. SUITE 310, OGDEN, UTAH 84403  
TEL: (801) 821-3100 FAX: (801) 821-2868 www.reeve-assoc.com

**TRA**

REVISIONS

DATE	DESCRIPTION
07-03-07	LENDER REQUIREMENTS
7-12-07	UPDATE BOUNDARY
7-25-07	NEW PR AND LEGAL
8-25-07	ITEMASTER/GOOD REV
8-30-07	BOUNDARY CHANGE

**ALTA/ACSM LAND SURVEY**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, T.6N., R.2W., S.L.B.&M., U.S. SURVEY

**SANDSTONE SHOPPING CENTER L.L.C.**  
1330 WEST 3300 SOUTH OGDEN, UTAH 84401

**Project Info.**  
Surveyor: D. GREGG MEYERS  
Designer: N. ANDERSON  
Begin Date: 05-23-07  
Name: NEIL WALL  
ALTA/ACSM SURVEY  
Scale: 1"=100'  
Checked:  
Number: 1756-10

1 1