

Surveyor's Certificate

To: Chicago Title Insurance Company, Heritage Wasatch Properties, L.L.C., Bank of America, N.A., and their successors and assigns.

Boundary Description

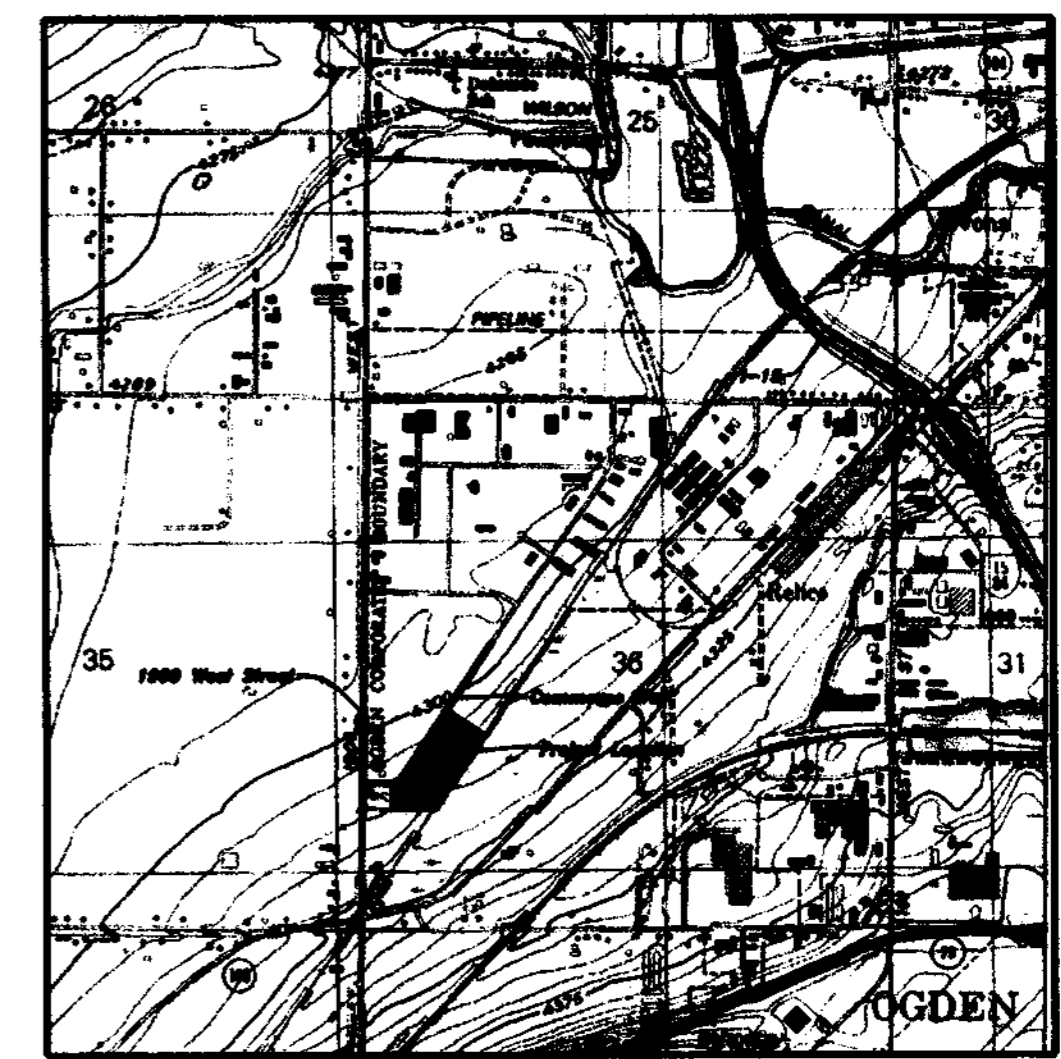
LOTS 89 AND 90, OGDEN COMMERCIAL & INDUSTRIAL PARK-PLAT "F", OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "31" OF PLATS, AT PAGE 52 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0°31'00" WEST 25.601 FEET ALONG THE SECTION LINE AND EAST 1149.805 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 53°59'00" EAST 350.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE SOUTH 34°01'00" WEST 1302.14 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE NORTH 89°32'00" WEST 395.94 FEET; THENCE NORTH 00°08'00" EAST 300.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COMMERCE WAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) TO THE LEFT ALONG THE ARC OF A 329.84 FOOT RADIUS CURVE A DISTANCE OF 323.05 FEET, CHORD BEARS NORTH 62°04'30" EAST 310.29 FEET; (2) NORTH 34° 01' 00" EAST 1000.00 FEET TO THE POINT OF BEGINNING. CONTAINING 12.03 ACRES.

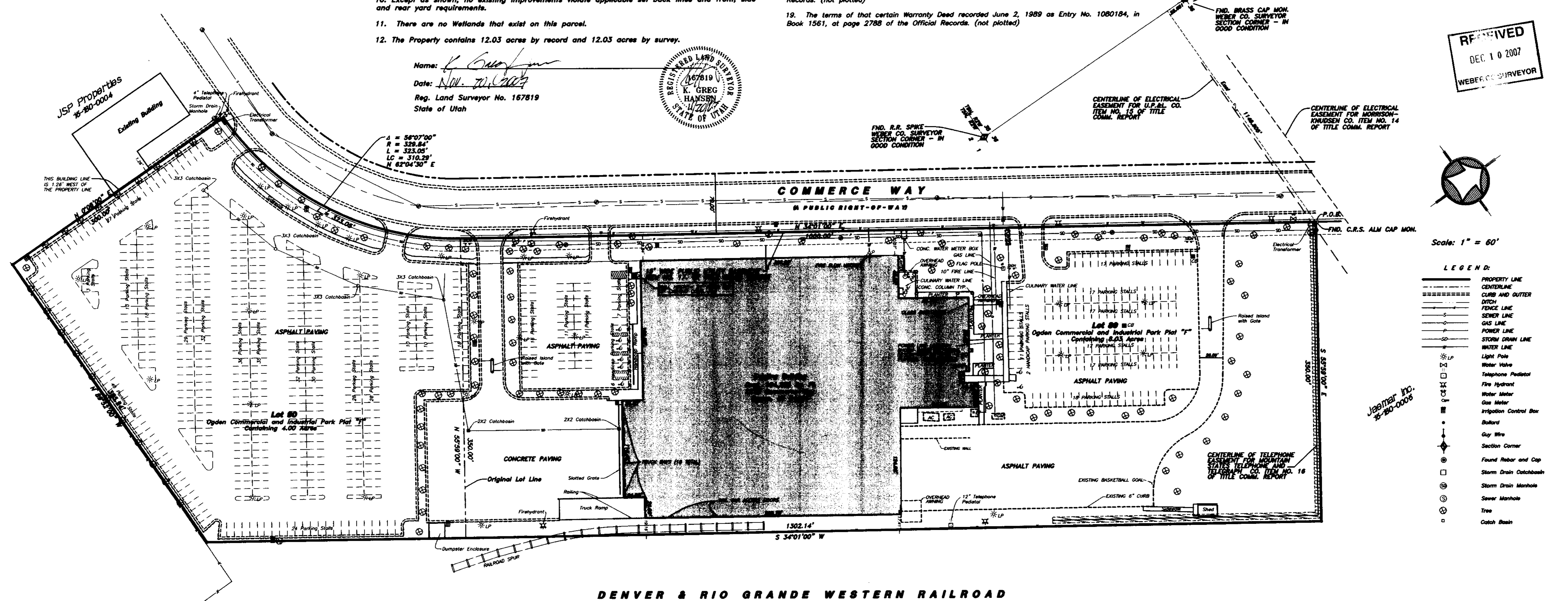
- The survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the Minimum Standards established by the State of Utah for surveys and with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and ACSM in 1999 and meet the Accuracy Standards (as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11a, 13 and 15 of Table A thereto.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the Property.
- Except as shown, all utilities serving the Property enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easement or rights of way across said Property; that the property described hereon is the same as the property described in Chicago Title Company Order No. 43990, Commitment No. 43990 and that all easements, covenants and restrictions referenced in said title commitment, or easement, which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;
- Except as shown, there are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining premises;
- Said described property is located within the OCIP Zone as designated by the City of Ogden. Any building shall have setbacks as follows: 20.00 feet from the front property line, 10.00 feet from the side and 10.00 feet from the rear property line. There are no maximum or minimum building height requirements. Buildings located within this zone must encompass at least 20,000 square feet.
- Said described property is located within Floodzone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map Panel No. 409 of 600, Map Number 49057C0409E with an effective date of December 16, 2005.
- The property has direct physical access to Commerce Way.
- The Property comprises tax parcels 15-180-0002 and 15-180-0003.
- There are 571 designated parking stalls and 8 handicap parking stalls on the property.
- Except as shown, no existing improvements violate applicable set back lines and front, side and rear yard requirements.
- There are no Wetlands that exist on this parcel.
- The Property contains 12.03 acres by record and 12.03 acres by survey.

SCHEDULE B - Section 2, Exceptions (Chicago Title Insurance Company Commitment No. 43990)

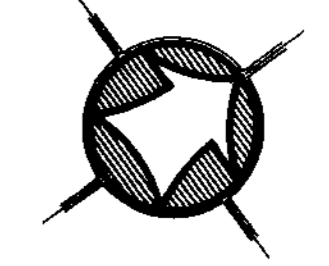
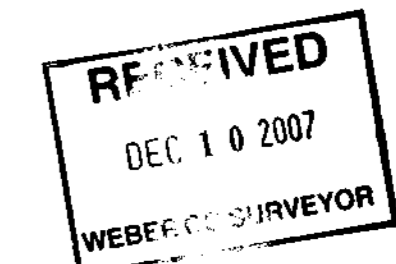
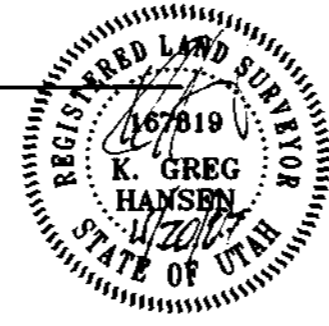
- A right-of-way and easement to construct, operate and maintain lines of telephone and telegraph including the necessary poles, wires, and fixtures, as may be constructed on or across the subject property, but not specifically defined as to exact location, with other recited rights, terms and conditions, as created in favor of The Mountain States Telephone and Telegraph Co., its successors and assigns, by instrument recorded January 29, 1925 in Book 103, Page 291 of the Official Records. (Not Plotted)
- A right-of-way and easement to lay, maintain, operate and remove pipe lines, as may be constructed on or across the subject property, but not specifically defined as to exact location, with other recited rights, terms and conditions, as created in favor of Wasatch Gas Co., a Utah corporation, its successors and assigns, by instrument recorded March 26, 1929 in Book 5 (Of Leases), Page 80 of the Official Records. (Not Plotted)
- A right-of-way and easement for the erection and continued maintenance, repair, alteration and replacement of electric transmission, distribution and telephone circuits, and 5 poles, with the necessary guys, stubs, crossarms and other attachments thereon, or affixed thereto, for the support of said circuits, with other recited rights, terms and conditions as created in favor of Morrison-Knudsen Company, Inc., its successors in interest and assigns, by instrument recorded April 20, 1956 as Entry No. 254897, in Book 511, Page 373 of the Official Records, through and across said property as provided for and described in said instrument.
- Assigned to: UTAH POWER & LIGHT COMPANY
By Instrument Dated: March 11, 1959
And Recorded: April 2, 1959 as Entry No. 311273, in Book 608, at Page 253 of the Official Records.
- A right-of-way and easement for the erection and continued maintenance, repair, alteration and replacement of electric transmission, distribution and telephone circuits and one guy anchor and 6 poles, with the necessary guys, stubs, cross-arms and other attachments thereon, or affixed thereto, for the support of said circuits, with other recited rights, terms and conditions, as created in favor of Utah Power and Light Company, a Colorado corporation, its successors in interest and assigns, by instrument recorded June 7, 1961 as Entry No. 358390, in Book 680, Page 278 of the Official Records, through and across said property as provided for and described in said instrument.
- A right-of-way and easement 7.00 feet in width to construct, operate, maintain and remove communication and other facilities, with other recited rights, terms and conditions, as created in favor of The Mountain States Telephone and Telegraph Company, a Colorado corporation, its successors, assigns, licensees and agents, by instrument recorded December 20, 1989 as Entry No. 1097412, in Book 1573, Page 1062 of the Official Records, through and across said property as provided for and described in said instrument.
- Easements for public utilities and incidental purposes over, along and across the said property as shown on the recorded plat of Ogden Commercial and Industrial Park-Plat "F".
- The terms of that certain instrument entitled "Ogden Commercial And Industrial Park Protective Covenants", recorded April 26, 1979 as Entry No. 774762, in Book 1299, Page 224 of the Official Records. (not plotted)
- The terms of that certain Warranty Deed recorded June 2, 1989 as Entry No. 1060184, in Book 1561, at page 2788 of the Official Records. (not plotted)



Vicinity Map



Name: *K. Greg Hansen*
Date: *Nov. 21, 2007*
Reg. Land Surveyor No. 167819
State of Utah



Scale: 1" = 60'

- LEGEND:**
- PROPERTY LINE
 - CENTERLINE
 - CLUB AND GUTTER
 - DITCH
 - FENCE LINE
 - SEWER LINE
 - GAS LINE
 - POWER LINE
 - STORM DRAIN LINE
 - WATER LINE
 - Light Pole
 - Water Valve
 - Telephone Pedestal
 - Fire Hydrant
 - Water Meter
 - Gas Meter
 - Irrigation Control Box
 - Ballast
 - Guy Wire
 - Section Corner
 - Found Rebar and Cap
 - Storm Drain Catchbasin
 - Storm Drain Manhole
 - Sewer Manhole
 - Tree
 - Catch Basin

Drawn By: <i>CSH</i>	Date: <i>8/15/2007</i>	<p>HERITAGE WASATCH PROPERTIES, L.L.C. Consulting Engineers and Land Surveyors 538 North Main Brigham City, Utah 84302 Logan 752-8272 Ogden 399-4905 Brigham City 725-3491</p>
Designed By: <i>ASH</i>	Checked By: <i>ASH</i>	
Approved By: <i>ASH</i>	Scale: <i>1"=60'</i>	
Drawing File: <i>02-3-172.dwg</i>	JOB NUMBER: <i>02-3-172</i>	
<p>ALTA/ACSM SURVEY FOR: Heritage Wasatch Properties, LLC Ogden Commercial and Industrial Park "Plat F" A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. & M.</p>		<p>SHEET 1 OF 1 SHEETS</p>