

Items Corresponding to Schedule B

SCHEDULE B ITEMS

- Parcel 1
10. An easement over, across or through the land for telephone and telegraph lines and incidental purposes, as granted to The Mountain States Telephone and Telegraph Co. by instrument recorded November 15, 1918 in Book N at Page 198, as recorded the Weber County recorder's office. (Affects entire parcel - Non-plottable.)
 11. This item has been intentionally deleted.
 12. An easement over, across or through the land for electric transmission and incidental purposes, as granted to Utah Power and Light Company, a corporation its successors in interest and assigns by instrument recorded August 23, 1966 as Entry No. 477774 in Book 844 at Page 186 of Official Records. NOTE: The exact location of the herein-above described easement cannot be determined because of an incomplete legal description. (affects parcel as shown.)
 13. This item has been intentionally deleted.
 14. This item has been intentionally deleted.
 15. This item has been intentionally deleted.
 16. This item has been intentionally deleted.
 17. Effects of a Boundary Line Agreement by and between BK Partnership, L.L.C. and Shirley Rae Hansen Thompson, Raymond John Hansen, Mary Carolyn Hansen Holmes, wherein the parties thereto agree that a common fence line shall be the boundary between their respective properties, recorded April 24, 2001 as Entry No. 1766157 in Book 2133 at Page 1576 of Official Records. Reference is made to the original document for the exact legal descriptions. (affects parcel as shown.)
 18. This item has been intentionally deleted.

- Parcel 2
10. This item has been intentionally deleted.
 11. Effects of a Boundary Line Agreement by and between BK Partnership, L.L.C. and Shirley Rae Hansen Thompson, Raymond John Hansen, Mary Carolyn Hansen Holmes, wherein the parties thereto agree that a common fence line shall be the boundary between their respective properties, recorded April 24, 2001 as Entry No. 1766157 in Book 2133 at Page 1576 of Official Records. Reference is made to the original document for the exact legal descriptions. (affects parcel as shown.)
 12. This item has been intentionally deleted.
 13. This item has been intentionally deleted.
 14. This item has been intentionally deleted.
 15. This item has been intentionally deleted.
 16. Boundary Line Agreement by and between BK Partnership, L.L.C. and Shirley Rae Hansen Thompson, Raymond John Hansen and Mary Carolyn Hansen recorded April 24, 2001 as Entry No. 1766157 in Book 2133 at Page 1576 of Official Records. (affects parcel as shown.)

- Parcel 3
11. This item has been intentionally deleted.
 12. This item has been intentionally deleted.
 13. This item has been intentionally deleted.
 14. This item has been intentionally deleted.
 15. This item has been intentionally deleted.
 16. Boundary Line Agreement by and between BK Partnership, L.L.C. and Shirley Rae Hansen Thompson, Raymond John Hansen and Mary Carolyn Hansen recorded April 24, 2001 as Entry No. 1766157 in Book 2133 at Page 1576 of Official Records. (affects parcel as shown.)

Statement of Encroachments

NO OBSERVABLE ENCROACHMENTS

Miscellaneous Notes

NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NO CHANGES TO STREET RIGHT OF WAY LINES

NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SANITARY LANDFILL

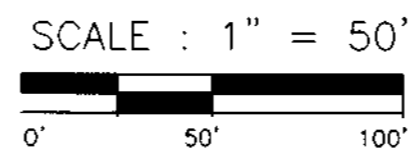
ADDRESSES TO SITE, ARE OBSERVED TO BE THE SAME ON THE BUILDINGS, WHERE BUILDINGS EXIST. PARCEL 3 - NONE OBSERVED.

NO RECORDED SETBACKS THAT SURVEYOR IS AWARE OTHER THAN THOSE LISTED IN ZONE INFORMATION

Zoning Information

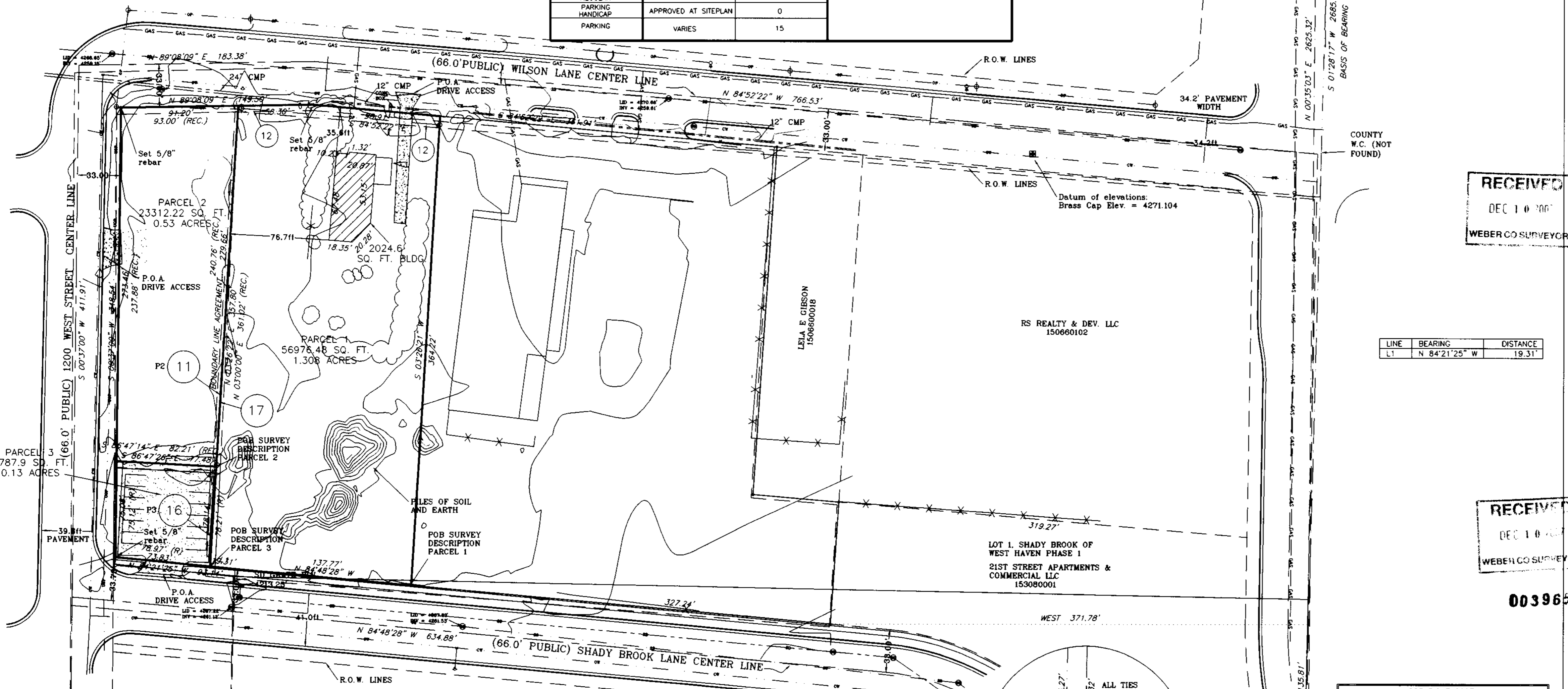
STATUS	C3 CURRENT, ZONING DATED NOVEMBER 2007	STATUS	REGIONAL COMMERCIAL
PERMITTED USE	C3	C3	ADDRESS 2440 SOUTH 2050 WEST
MINIMUM LOT AREA	NONE	86,076.60 SQ FT	PERSON CONTACTED STEVE ANDERSON
MINIMUM FRONTAGE	NONE	200+	DATE CONDUCTED 11/5/2007
MINIMUM LOT WIDTH	NONE	200+	PHONE/FAX NUMBER 801.731.4519 (TEL)
MAX. BUILDING COVERAGE	NONE	NONE	EMAIL ADDRESS www.westhavencity.com
MINIMUM SETBACKS FRONT	15 FEET	VARIED	NOTES:
MINIMUM SETBACKS SIDE	10' ADJ TO RESIDENCE	VARIED	
MINIMUM SETBACKS REAR	10' ADJ TO RESIDENCE	VARIED	
MAX. BUILDING HEIGHT	NONE	NONE	
PARKING REGULAR	1 SPACE PER UNIT	15	
PARKING HANDICAP	APPROVED AT SITEPLAN	0	
PARKING	VARIES	15	

Vicinity Map



North
South
East
West
Degrees
Feet or Minutes
Inches or Seconds
Square
Feet
Volume
Page
Official Record
Calculated
Record
Right of Way
Centerline

CURRENT LOCATION OF NORTHEAST CORNER OF SECTION 25.
NORTHEAST CORNER OF SECTION 25 PRIOR TO 1998

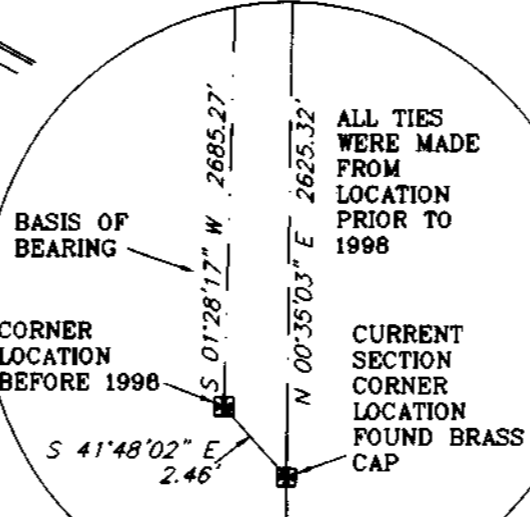


RECEIVED
DEC 10 2007
WEBER CO SURVEYOR

LINE	BEARING	DISTANCE
LT	N 84°21'25" W	19.31'

RECEIVED
DEC 10 2007
WEBER CO SURVEYOR

003965



COPYRIGHT 2007
by Bock & Clark, Corp.
This product style and format is protected by Copyright and all rights are reserved. The use of this style and format is strictly prohibited without the written consent and permission of Bock & Clark, Corp.

Legend of Symbols & Abbreviations

- = SETS/B" IRON PIN W/CAP
- - - = SURVEYED BOUNDARY
- - - = ADJOINING PROPERTIES
- - - = FENCE LINE
- ⊕ = SECTION CORNER
- ⊕ = STORM DRAIN
- ⊕ = SANITARY SEWER
- ⊕ = CLAYLINE WATER
- ⊕ = OVERHEAD POWER
- ⊕ = UNDERGROUND POWER
- ⊕ = GAS LINE
- ⊕ = WATER METER
- ⊕ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊕ = SEWER MANHOLE
- ⊕ = STORM MANHOLE
- ⊕ = UTILITY POLE
- P.O.A. = POINT OF ACCESS

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 49057C0407E, WHICH BEARS AN EFFECTIVE DATE OF AUG 13, 2003, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED AUG 28, 2007 TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) AT WWW.NFIP.GOV. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGAL DESCRIPTION

PARCEL 1
Beginning at a point N 00°35'03" E along the Section line 135.81 feet and West 371.78 feet and N 84°48'28" W, 327.24 feet from the current East one Quarter Corner of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian; Said point falling on the North right of Way line of Shady Brook Lane; thence N 84°48'28" W 137.77 feet along said right of way; thence N 84°21'25" W 19.31 feet along said right of way line to a boundary line agreement line; thence N 03°26'22" E 357.80 feet along said agreement line to the South right of Way of Wilson Lane; thence N 89°08'09" E 58.30 feet along said Wilson Lane; thence S 84°52'22" E 98.91 feet along said Wilson Lane; thence S 03°26'21" W 364.22 feet to the point of beginning, having an area of 56976.48 square feet, 1.308 acres.

DESCRIPTION AS FOUND IN THAT CERTAIN FIRST AMERICAN TITLE INSURANCE COMPANY NCS-303483-KCTY, DATED NOVEMBER 2, 2007, WITH AN EFFECTIVE DATE SEPTEMBER 6, 2007.

PARCEL 2
PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING NORTH 1°28'29" EAST 153.66 FEET ALONG THE EAST LINE OF SAID SECTION 25 AND NORTH 88°31'41" WEST 836.09 FEET AND NORTH 83°45'54" WEST 14.51 FEET AND NORTH 3°12'46" EAST 79.21 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 25, RUNNING THENCE NORTH 03° EAST 240.76 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE RELOCATION OF WILSON LANE, THENCE NORTH 88°23'22" WEST 93 FEET, MORE OR LESS, THENCE SOUTH 237.88 FEET, MORE OR LESS, THENCE SOUTH 86°47'14" EAST 82.21 FEET, MORE OR LESS, TO BEGINNING.

DESCRIPTION AS FOUND IN THAT CERTAIN FIRST AMERICAN TITLE INSURANCE COMPANY NCS-305789-KCTY, DATED NOVEMBER 2, 2007, WITH AN EFFECTIVE DATE SEPTEMBER 6, 2007.

PARCEL 3
A PARCEL OF LAND IN FEE FOR THE CONSTRUCTION OF THE COMMUTER PARKING LOT FACILITY FOR AN EXISTING FREEWAY KNOWN AS PROJECT NO. 15-8, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE EAST HALF OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT AT A POINT NORTH 01°28'29" EAST 153.66 FEET (46.836 METER) ALONG THE EAST LINE OF SAID SECTION 25 AND NORTH 88°31'41" WEST 836.09 FEET (254.841 METER) AND NORTH 83°45'54" WEST 14.51 FEET (4.423 METER) FROM THE EAST QUARTER CORNER OF SAID SECTION 25; AND RUNNING THENCE NORTH 83°45'54" WEST 78.97 FEET (24.070 METER) TO THE EAST RIGHT-OF-WAY LINE OF THE 1200 WEST STREET; THENCE NORTH 00°39'17" EAST 75.12 FEET (22.896 METER) ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 86°47'14" EAST 82.21 FEET (25.058 METER); THENCE SOUTH 03°12'46" WEST 79.21 FEET (24.123 METER) TO THE POINT OF BEGINNING.

DESCRIPTION AS FOUND IN THAT CERTAIN FIRST AMERICAN TITLE INSURANCE COMPANY NCS-301831-KCTY, DATED NOVEMBER 2, 2007, WITH AN EFFECTIVE DATE SEPTEMBER 6, 2007.

AS SURVEYED LEGAL (Represents the Same property as Parcels 1, 2 and 3 combined.)

Beginning at a point N 00°35'03" E along the Section line 135.81 feet and West 371.78 feet and N 84°48'28" W, 327.24 feet from the current East one Quarter Corner of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian; thence N 84°48'28" W 137.77 feet along the North line of Shady Brook Lane; thence N 84°21'25" W 19.31 feet along said right of way; thence N 00°37'00" E 348.54 feet along the East right of way line of 1200 West Street; thence N 89°08'09" E 149.50 feet along the South right of way line of Wilson Lane; thence S 84°52'22" E 98.91 feet along said South line; thence S 03°26'21" W 364.22 feet to the point of beginning, having an area of 86076.60 square feet, 1.968 acres.

ALTA/ACSM Land Title Survey

Value Place Hotel
Ogden, Utah
B&C Project No. 20071304, 1
1211 West 2100 South, 1233 West 2100 South, and UDOT NEC Shady Brook Lane-Wilson Lane, Ogden, UT 84401
October 26, 2007
Surveyor's Certification
This survey is made for the benefit of Liberty VP Ogden, LLC, Liberty GS Holdings, LLC, Goldman Sachs Mortgage Company, its successors and assigns, First American Title Insurance Company, Akerman Senterfitt and Bock & Clark Corporation:

1. Stephen L. Ludlow, a Professional Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth below, that I have made a careful survey of a tract of land described herein.
2. 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, 5, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a), 11(b), 13, 14, 15, 16, 17 and 18 of said Manual. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the 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.
3. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with the laws and/or Minimum Standards of the State of Utah.
4. The property described hereon is the same as the property described in First American Title Insurance Company Commitment No. NCS-303483-KCTY, dated November 2, 2007, with an effective date of SEPTEMBER 6, 2007 and Commitment No. NCS-305789-KCTY, dated November 2, 2007, with an effective date of SEPTEMBER 6, 2007 and Commitment No. NCS-301831-KCTY, dated November 2, 2007, with an effective date of SEPTEMBER 6, 2007 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
5. Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 49057C0407E, with a date of identification of Dec. 16, 2005, for Community Panel No. 407, in WEBER County, State of UTAH, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
6. The property has direct physical access to 1200 WEST STREET, SHADY BROOK LANE AND WILSON LANE, each a dedicated public street or highway.
7. The total number of striped parking spaces located on the subject property is 15, including 0 designated as handicapped spaces.

Registration No. 152774
in the State of UTAH
Date of Survey: AUGUST 24, 2007
Date of Last Revision: November 8, 2007
Network Project No. 20071304-1
Survey Performed By:
Ludlow Engineering & Land
645 North Main Street
Nephel, UT 84648
Phone: 435-823-0887
Fax: 435-823-0381
E-mail: ludlow@ludlow.com

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland - Massillon Road
Akron, Ohio 44333
Phone: (800) SURVEYS, Fax: (330) 666-3608 www.1800surveys.com

