

ALTA SURVEY, JOB NO. 05323-04, DATED 06 MAY 2004. PROPERTY LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

THIS ALTA SURVEY WAS MADE FOR THE BENEFIT OF B & B PROPERTIES ('OWNER'), THE UNION CENTRAL MORTGAGE FUNDING, INC., ('LENDER'), FOUNDERS TITLE COMPANY ('TITLE COMPANY') AND BONNEVILLE MORTGAGE.

- 1. HEREBY VERIFY THAT SAID ALTA SURVEY:
1. WAS PREPARED BY ME OR UNDER MY SUPERVISION;
2. WAS MADE ON THE GROUND AND IS CORRECT;
3. DELINEATES ALL LOT LINES AND SHOWS THE LOCATION AND DIMENSION OF ALL IMPROVEMENTS (EXCLUDING PADS, ROADWAYS AND PARKING AREAS) ON THE SUBJECT PROPERTY AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY;

- 4. SHOWS THE LOCATION OF ALL VISIBLE OR RECORDED EASEMENTS, RIGHT-OF-WAY AND OTHER MATTERS OF RECORD AFFECTING OR BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY MORTGAGE TITLE INSURANCE COMMITMENT NO. SLO15435UD ISSUED BY FOUNDER TITLE COMPANY;
5. SHOWS THE MEANS OF ACCESS AND LOCATION AND RIGHTS-OF-WAY BOUNDARIES OF ALL ADJOINING STREETS TOGETHER WITH THE WIDTH AND THE NAME THEREOF;
6. SHOWS ANY AND ALL BUILDING SET-BACK LINES ESTABLISHED BY APPLICABLE ZONING AND/OR OTHER GOVERNMENTAL ORDINANCES OR REGULATIONS;

- 7. THERE ARE NO ENCROACHMENTS UPON THE BOUNDARY LINE OF THE SUBJECT PROPERTY OR UPON ANY EASEMENT AREAS EXCEPT FOR THE FOLLOWING MATTERS SHOWN ON THIS SURVEY;
8. INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY 12TH STREET UPON WHICH PROPERTY FRONTS, THE SAME BEING PAVED AND DEDICATED PUBLIC RIGHT-OF-WAY ACCEPTED AND MAINTAINED BY OGDEN CITY, UTAH;
9. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
10. THE SUBJECT PROPERTY DOES NOT SERVE AND IS NOT SERVICED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE, EXCEPT AS FOLLOWS:
THE SURVEYED PROPERTY HAS DIRECT ACCESS TO 12TH STREET. IN ADDITION THE SURVEYED PROPERTY HAS AN INGRESS AND EGRESS EASEMENT ADJACENT EASTERLY AS SHOWN ON THIS SURVEY PLAT;

11. THE STREET ADDRESS OF THE SUBJECT PROPERTY IS: 1159 EAST 12TH STREET, OGDEN, UTAH 84404;
12. THE SQUARE FOOT AREA OF THE SUBJECT PROPERTY IS: 67,525 SQ/FT
13. THE TOTAL SQUARE FOOT AREA OF THE GROUND BUILDING LOCATED ON THE SUBJECT PROPERTY IS: 13,616 SQ/FT
14. THE TOTAL NUMBER OF PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 64, AND THREE (3) OF WHICH ARE HANDICAPPED SPACES;
15. THE SUBJECT PROPERTY HEREON DOES NOT LIE IN A 100 YEAR FLOOD PLAIN, A FLOOD WAY OR AN AREA THAT HAS BEEN IDENTIFIED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OR ANY OTHER GOVERNMENTAL AUTHORITY AS A FLOOD HAZARD AREA UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (24 USC 1701.1) AS AMENDED (SUCH DETERMINATION HAVING BEEN MADE FROM A PERSONAL REVIEW OF FLOOD MAP NUMBER 490189 0004 B, WHICH IS THE LATEST AVAILABLE FLOOD MAP FOR SUBJECT PROPERTY).

I DO FURTHER CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF THE STATE OF UTAH, AND SUCH OTHER RULES AND REGULATIONS AS MAY BE APPLICABLE TO SURVEYS PERFORMED IN SAID STATE.

THE UNDERSIGNED EXPRESSLY UNDERSTANDS AND AGREES THAT (a) THIS CERTIFICATE IS MADE TO INDUCE LENDER TO EXTEND CREDIT SECURED BY A MORTGAGE COVERING THE SUBJECT PROPERTY AND TO INCLUDE THE TITLE COMPANY TO ISSUE A POLICY OF TITLE INSURANCE INSURING THE VALIDITY AND PRIORITY OF SUCH MORTGAGE; (b) BOTH LENDER AND TITLE COMPANY ARE ENTITLED TO REPLY ON THIS PLAT OF SURVEY AS BEING TRUE AND ACCURATE IN ALL RESPECTS AND UPON THIS CERTIFICATE AS BEING TRUE AND ACCURATE; AND (c) THE CONSIDERATION PAID TO THE UNDERSIGNED FOR THE PREPARATION AND CERTIFICATION OF SUCH SURVEY HAD BEEN PAID, IN PART, FOR THE BENEFIT OF LENDER AND TITLE COMPANY AND IN ANTICIPATION OF THEIR RELIANCE.

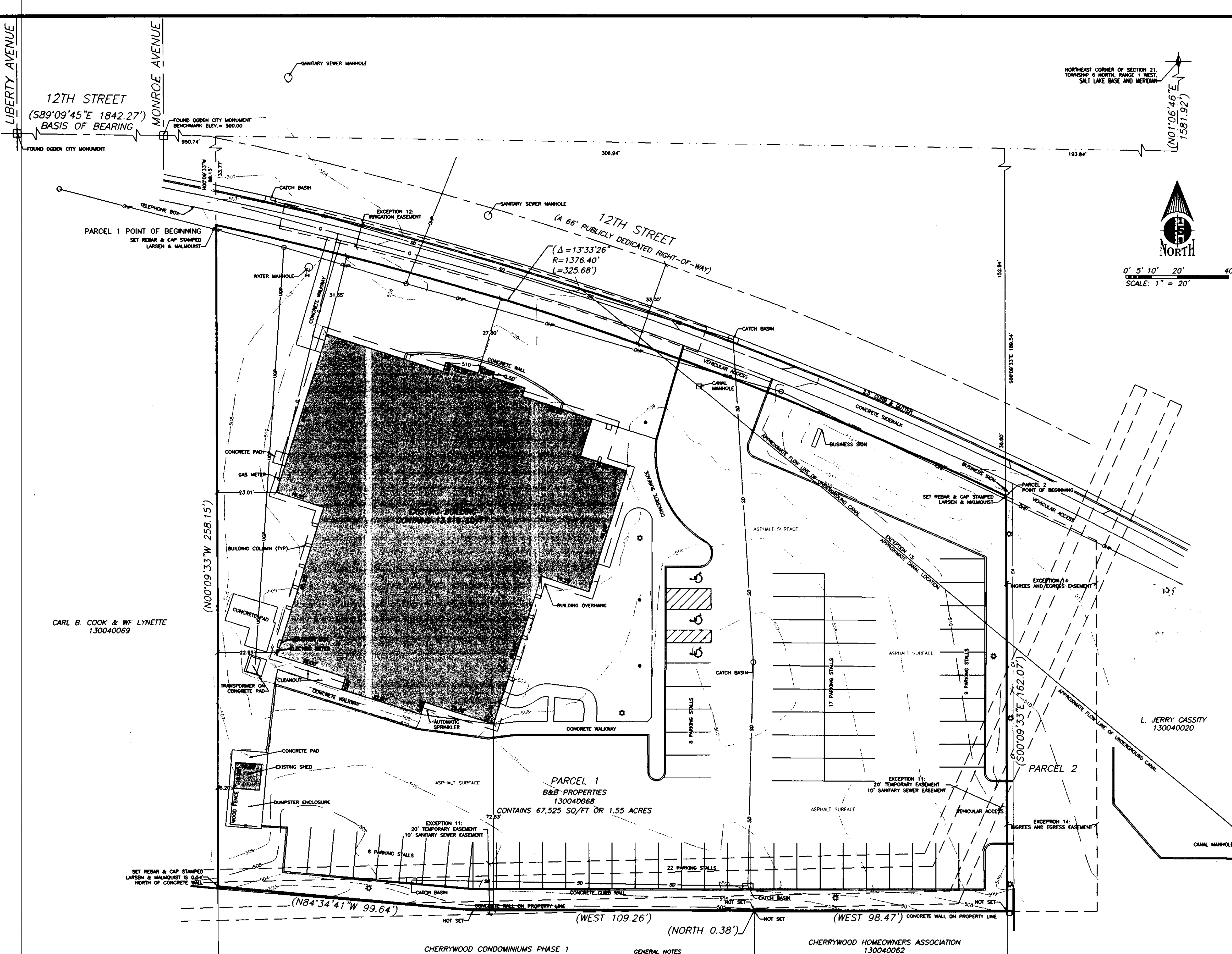
Randy D. Smith L.S. #5152708 LARSEN & MALMQUIST INC. 5/6/04 DATE



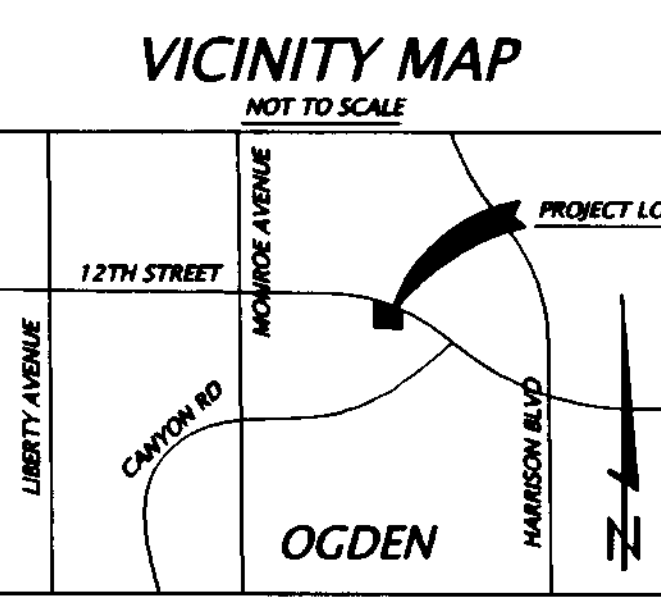
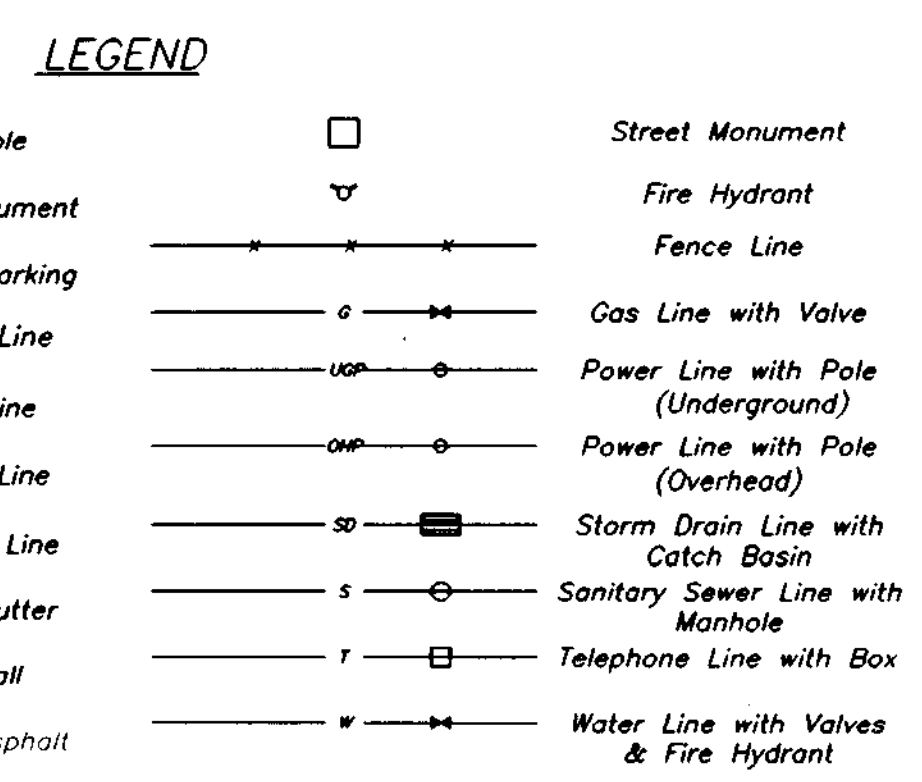
EXHIBIT A
LEGAL DESCRIPTION:
PARCEL 1:
PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 12TH STREET, SAID POINT BEING SOUTH 01°06'46" WEST 1581.92 FEET, NORTH 89°09'45" WEST 500.78 FEET, AND SOUTH 07°09'33" WEST 88.15 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 21 (BASIS OF BEARING BEING THE OGDEN CITY SURVEY DATA), SAID BEGINNING POINT IS ALSO SOUTH 89°09'45" EAST 950.74 FEET, AND SOUTH 07°09'33" EAST 88.15 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 12TH STREET AND MONROE AVENUE AND RUNNING THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF 12TH STREET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1376.40 FEET A DISTANCE OF 325.68 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 70°58'59" EAST 324.93 FEET, THENCE SOUTH 07°09'33" EAST 162.07 FEET TO THE NORTH BOUNDARY OF CHERRYWOOD CONDOMINIUMS PHASE 1, THENCE ALONG THE NORTH BOUNDARY OF SAID CHERRYWOOD CONDOMINIUMS PHASE 1, THE FOLLOWING 4 COURSES: WEST 98.47 FEET, NORTH 0.38 FEET, WEST 109.26 FEET, AND NORTH 84°34'41" WEST 99.64 FEET, THENCE NORTH 07°09'33" WEST 258.15 FEET TO THE SOUTH RIGHT OF WAY LINE OF 12TH STREET AND THE POINT OF BEGINNING.

PARCEL 2:
AN EASEMENT AS CREATED BY GRANT OF EASEMENT FOR INGRESS AND EGRESS RECORDED NOVEMBER 12, 1996 AS ENTRY NO. 1439725 IN BOOK 1834 AT PAGE 1429 OF THE OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS: PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 12TH STREET, SAID POINT BEING SOUTH 01°06'46" WEST 1581.92 FEET, NORTH 89°09'45" WEST 193.84 FEET, AND SOUTH 07°09'33" WEST 189.54 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 21, SAID BEGINNING POINT IS ALSO SOUTH 89°09'45" EAST 1257.84 FEET, AND SOUTH 07°09'33" EAST 189.54 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 12TH STREET AND MONROE AVENUE AND RUNNING THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF 12TH STREET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1376.40 FEET A DISTANCE OF 39.20 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 63°23'18" EAST 39.20 FEET, THENCE SOUTH 07°09'33" EAST 144.51 FEET, THENCE WEST 35.00 FEET, THENCE NORTH 07°09'33" WEST 162.07 FEET TO THE SOUTH RIGHT OF WAY LINE OF 12TH STREET AND THE POINT OF BEGINNING.

NARRATIVE PURPOSE:
THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS AND LOAN POLICY.
TITLE DOCUMENTS:
COMMITMENT FOR TITLE INSURANCE ISSUED BY:
FOUNDERS TITLE COMPANY
POLICY NO. SLO15435UD
EFFECTIVE DATE: APRIL 15, 2004 AT 8:00 A.M.
TITLE POLICY EXCEPTIONS:
THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B - SECTION 2, OF THE ABOVE REFERENCED TITLE COMMITMENT:
EXCEPTION 11: SUBJECT TO THE CONDITIONS OF THAT CERTAIN EASEMENT CONTRACT, WHEREIN A WELLS MACFARLANE AND HELEN W. MACFARLANE APPEAR AS GRANATORS AND OGDEN CITY A MUNICIPAL CORPORATION APPEAR AS GRANTEE. DATED DECEMBER 20, 1972, RECORDED DECEMBER 20, 1972, ENTRY NO. 584449, BOOK 1012, PAGE 400.
SURVEY FINDINGS: AT THE TIME OF THE ACTUAL SURVEY THERE WAS NO VISIBLE EVIDENCE OF A SANITARY SEWER LINE ALONG THE SOUTHERLY PORTION OF THIS SURVEYED PROPERTY. SAID EASEMENT BEING 10 FEET IN WIDTH FOR THE ACTUAL SANITARY SEWER LINE AND ALSO WITH A 20 FOOT TEMPORARY EASEMENT THAT AFFECT THE SOUTHERLY PORTION OF THIS SURVEYED PROPERTY AS SHOWN ON THIS SURVEY PLAT.
EXCEPTION 12: EASEMENT AND CONDITIONS CONTAINED THEREIN: DATED MAY 7, 1985, RECORDED MAY 20, 1985, ASS ENTRY NO. 938264 IN BOOK 1468 AT PAGE 1204.
SURVEY FINDINGS: SAID EASEMENT LIES TO THE NORTH OF THIS SURVEYED PROPERTY.
EXCEPTION 13: SUBJECT TO THE CANAL AS DISCLOSED ON THE ATTACHED PLAT.
SURVEY FINDINGS: SAID APPROXIMATE CANAL LOCATION APPEARS TO AFFECT THE NORTHEAST PORTION OF PROPERTY AS SHOWN ON THIS SURVEY PLAT.
EXCEPTION 14: EASEMENT AND CONDITIONS CONTAINED THEREIN: DATED NOVEMBER 4, 1996, RECORDED NOVEMBER 12, 1996 AS ENTRY NO. 1439725 IN BOOK 1834 AT PAGE 1429.
SURVEY FINDINGS: SAID INGRESS AND EGRESS EASEMENT IS ADJACENT TO THE EAST OF THIS SURVEYED PROPERTY AND GRANTS VEHICULAR ACCESS TO THIS SURVEYED PROPERTY AS SHOWN ON THIS SURVEY PLAT.



CARL B. COOK & WF LYNETTE 130040069



- GENERAL NOTES
1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND OGDEN CITY BRASS CAP MONUMENTS AT THE INTERSECTIONS OF LIBERTY AVENUE AND MONROE AVENUE WITH 12TH STREET AS SHOWN ON THIS SURVEY PLAT.
2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
4. THE ADDRESS TO THIS PROPERTY IS 1159 EAST 12TH STREET, OGDEN, UT 84404.
5. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "C", "AREAS OF MINIMAL FLOODING", ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 490189 0004 B, BEARING AN EFFECTIVE DATE OF JANUARY 19, 1983.
6. THIS SURVEYED PROPERTY HAS A TOTAL OF 64 PARKING STALLS, THREE (3) OF WHICH ARE RESERVED FOR THE HANDICAP.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THE SURVEYED PROPERTY IS LOCATED IN ZONE "P1" OF THE OGDEN CITY ZONING CODE. THE FOLLOWING APPLY:
FRONT YARD SET BACK = 15 FEET;
SIDE YARD SETBACK = 20 FEET;
REAR YARD = 25 FEET;
MAXIMUM BUILDING HEIGHT = 35 FEET;
MAXIMUM BUILDING COVERAGE = 50%;
OPEN GREEN SPACE AREA = 30% OF LOT

Table with columns: DATE (06 MAY 2004), SCALE (1" = 20'), JOB NO. (05323-04), DESIGNED ( ), DRAWN (MLW), CHECKED (RDS), and a revision table with columns REV, DATE, DESCRIPTION.



LARSEN & MALMQUIST, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 1574 WEST 1700 SOUTH SALT LAKE CITY, UTAH 84104 PHONE (801) 972-2634 FAX (801) 972-2698

ALTA/ACSM LAND TITLE SURVEY OGDEN MEDICAL CENTER. PREPARED FOR: BONNEVILLE MORTGAGE CANYON VIEW CLINIC INVESTMENTS 111 EAST BROADWAY #1250 SALT LAKE CITY, UT 84111 LOCATION :NE 1/4, SEC 21, T6N, R1W, SLB&M SHEET 1 OF 1