

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO SKYMAR CAPITAL CORPORATION, ITS SUCCESSORS AND/OR ITS ASSIGNS, AS THEIR INTEREST MAY APPEAR, AND WILCOX ANGELES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY THE TALON GROUP TITLE AND SETTLEMENT SERVICES, AND FIRST AMERICAN TITLE INSURANCE COMPANY AS OF APRIL 20, 2007, THAT (A) THIS SURVEY WAS MADE ON THE GROUND, (B) IN RELIANCE UPON THE COMMITMENT FOR TITLE INSURANCE NO. NCS-284399-SLC DATED JANUARY 31, 2007, ISSUED BY THE TALON GROUP TITLE AND SETTLEMENT SERVICES COVERING THE PREMISES DESCRIBED HEREIN (THE "COMMITMENT") AS TO MATTERS OF RECORD AND EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, AND THERE ARE NO ENCROACHMENTS ON, ABOVE OR UNDER ADJOINING PROPERTY, EASEMENTS, STREETS OR ALLEYS BY ANY OF THE BUILDINGS, STRUCTURES OR IMPROVEMENTS LOCATED ON THE HEREIN DESCRIBED PREMISES, AND THERE ARE NO ENCROACHMENTS ON, ABOVE, AND UNDER SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, AND THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, OR BOUNDARY LINE CONFLICTS, (C) THIS DRAWING CORRECTLY SHOWS (I) THE FACTS FOUND AT THE TIME OF THE SURVEY, (II) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES, (III) THE COURSES AND MEASURED DISTANCES ON OR AFFECTING THE SAID PREMISES, (IV) THE SCALE, THE NORTH DIRECTION, POINT OF REFERENCE FROM WHICH THE PREMISES ARE MEASURED, THE WIDTH OF THE STREET OR STREETS ON WHICH THE SAID PREMISES ABUT, THE LOT AND BLOCK NUMBER SHOWN ON ANY MAP OR PLAT TO WHICH REFERENCE IS MADE IN THE LEGAL DESCRIPTION OF THE PREMISES, TOGETHER WITH THE RECORDING REFERENCES FOR SAID MAP OR PLAT, (V) THE LOCATION AND NUMBER OF PARKING SPACES AND THE TOTAL SQUARE FOOT AREA OF THE PREMISES AND ANY EASEMENTS LOCATED ON OR AFFECTING THE PREMISES, (VI) THE DIMENSIONS OF ALL IMPROVEMENTS ON SAID PREMISES AT GROUND SURFACE LEVEL AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF SAID PREMISES, TO ALL APPLICABLE BUILDING SET BACK LINES, AND TO OTHER IMPROVEMENTS ON SAID PREMISES AND (VII) BASED UPON THE COMMITMENT, AN ACCURATE REFERENCE TO THE REAL ESTATE RECORDS OF WEBER COUNTY IDENTIFYING ALL EASEMENTS OF RECORD CROSSING OR AFFECTING THE SAID PREMISES AND (D) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS INCLUDING "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS." THE UNDERSIGNED FURTHER CERTIFIES THAT (I) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY AND ALL STREETS ABUTTING THE SAID PREMISES AND ALL MEANS OF INGRESS AND EGRESS FOR THE SAID PREMISES HAVE BEEN COMPLETED, DEDICATED AND ACCEPTED FOR PUBLIC MAINTENANCE BY THE SOUTH OGDEN CITY (II) THE PREMISES ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT THIS SURVEY WAS MADE (I) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005; (II) AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11 AND 13 OF TABLE A AS SPECIFICALLY DEFINED THEREIN, AND (III) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

Randy Smith
 NAME: Randy Smith
 REG. PUBLIC SURVEYOR NO. 5152708

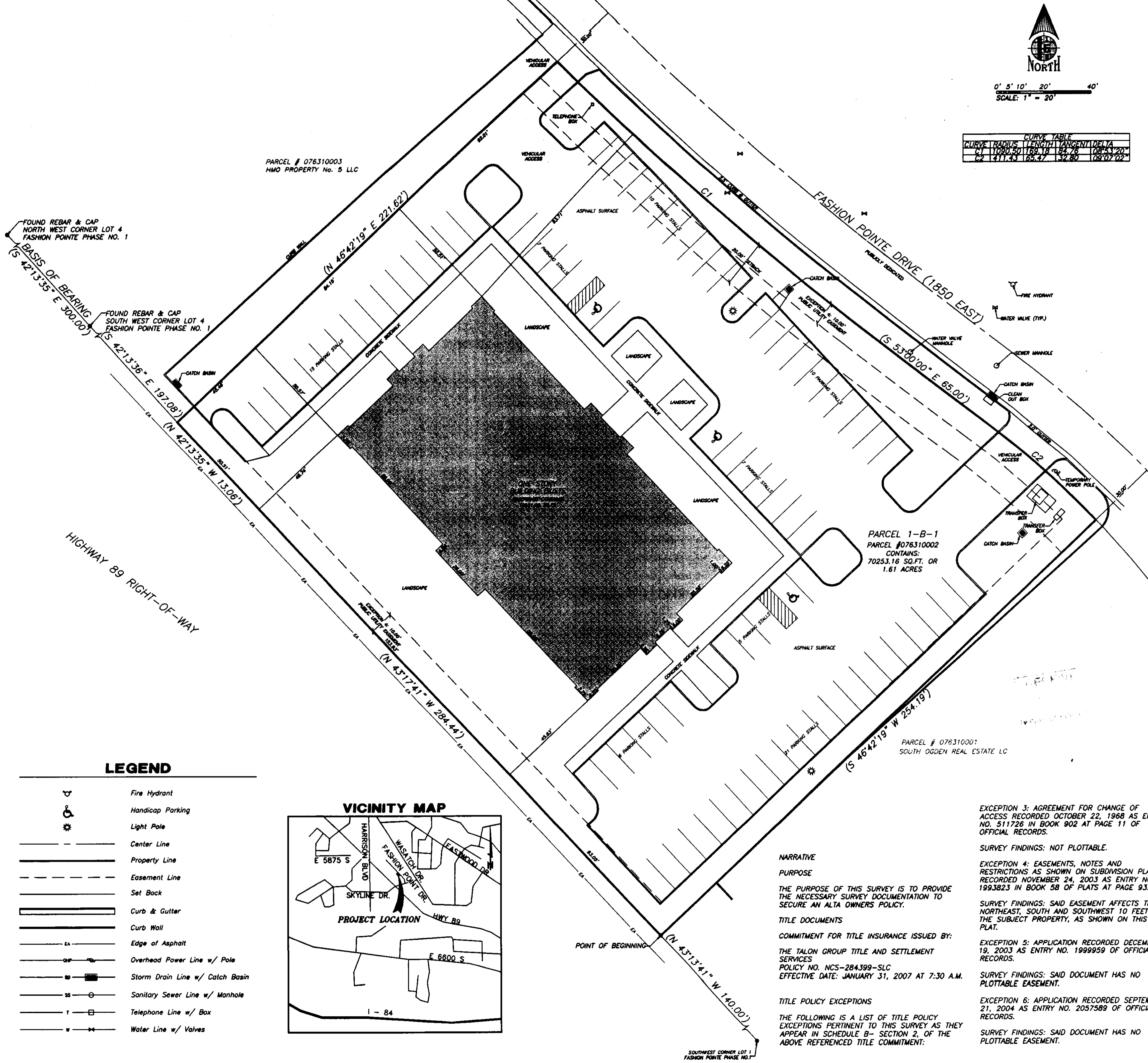
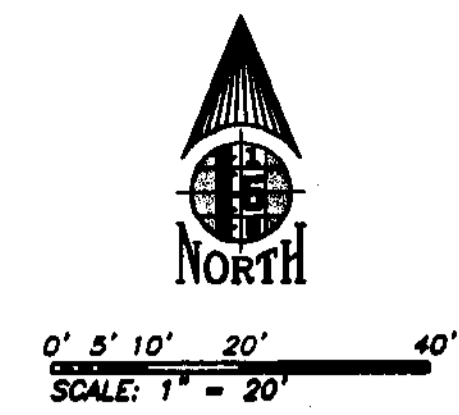
LEGAL DESCRIPTION:

LOT 402, FASHION POINTE PHASE NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND REBAR AND CAP LOCATED AT THE NORTHWEST CORNER OF LOT 4 FASHION POINTE PHASE NO.1 AND THE SOUTHWEST CORNER OF LOT 4 FASHION POINTE PHASE NO.1 AS SHOWN ON THIS SURVEY PLAT.
2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS. ALL CURVES ARE RECORD INFORMATION.
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 6033 SOUTH FASHION POINTE DRIVE, SOUTH OGDEN CITY, UTAH 84403.
5. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X". "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN", ACCORDING TO FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 490187 0443 B, BEARING AN EFFECTIVE DATE SEPTEMBER 21, 2001, SOUTH OGDEN, WEBER COUNTY, UTAH.
6. THIS SURVEYED PROPERTY HAS A TOTAL OF EIGHTY-ONE (81) PARKING STALLS, THREE (3) OF WHICH ARE RESERVED FOR THE HANDICAP. THE CURRENT PARKING REQUIREMENT IS 46 STALLS FOR THE SUBJECT PROPERTY.
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 C-2 OF THE SOUTH OGDEN CITY ZONING CODE. THE FOLLOWING APPLY:
 FRONT YARD SET BACK = 20 FEET; SIDE YARD SETBACK = NONE, EXCEPT 10 FEET ADJACENT TO RESIDENTIAL; REAR YARD = NONE, EXCEPT 10' WHERE BUILDING REARS ON A RESIDENTIAL; MAXIMUM BUILDING HEIGHT = 2 1/2 STORIES;
10. THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES. NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
11. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.
13. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "LARSEN & MALMQUIST" OR OTHER PERMANENT MARKERS.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	1090.50	189.19	184.76	108°33'20"
C2	411.43	65.47	132.80	108°07'02"



FOUND REBAR & CAP NORTH WEST CORNER LOT 4 FASHION POINTE PHASE NO. 1
 (S 42°13'35" E 300.00')

FOUND REBAR & CAP SOUTH WEST CORNER LOT 4 FASHION POINTE PHASE NO. 1
 (S 42°13'36" E 197.08')

HIGHWAY 89 RIGHT-OF-WAY
 (S 42°13'35" E 13.08')

PARCEL 1-B-1
 PARCEL #076310002
 CONTAINS:
 70253.16 SQ.FT. OR
 1.61 ACRES

PARCEL # 076310001
 SOUTH OGDEN REAL ESTATE LC

EXCEPTION 3: AGREEMENT FOR CHANGE OF ACCESS RECORDED OCTOBER 22, 1988 AS ENTRY NO. 511726 IN BOOK 902 AT PAGE 11 OF OFFICIAL RECORDS.

SURVEY FINDINGS: NOT PLOTTABLE.

EXCEPTION 4: EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED NOVEMBER 24, 2003 AS ENTRY NO. 1993823 IN BOOK 58 OF PLATS AT PAGE 93.

SURVEY FINDINGS: SAID EASEMENT AFFECTS THE NORTHEAST, SOUTH AND SOUTHWEST 10 FEET OF THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT.

EXCEPTION 5: APPLICATION RECORDED DECEMBER 19, 2003 AS ENTRY NO. 1999959 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID DOCUMENT HAS NO PLOTTABLE EASEMENT.

EXCEPTION 6: APPLICATION RECORDED SEPTEMBER 21, 2004 AS ENTRY NO. 2057589 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID DOCUMENT HAS NO PLOTTABLE EASEMENT.

NARRATIVE

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS POLICY.

TITLE DOCUMENTS

COMMITMENT FOR TITLE INSURANCE ISSUED BY:
 THE TALON GROUP TITLE AND SETTLEMENT SERVICES
 POLICY NO. NCS-284399-SLC
 EFFECTIVE DATE: JANUARY 31, 2007 AT 7:30 A.M.

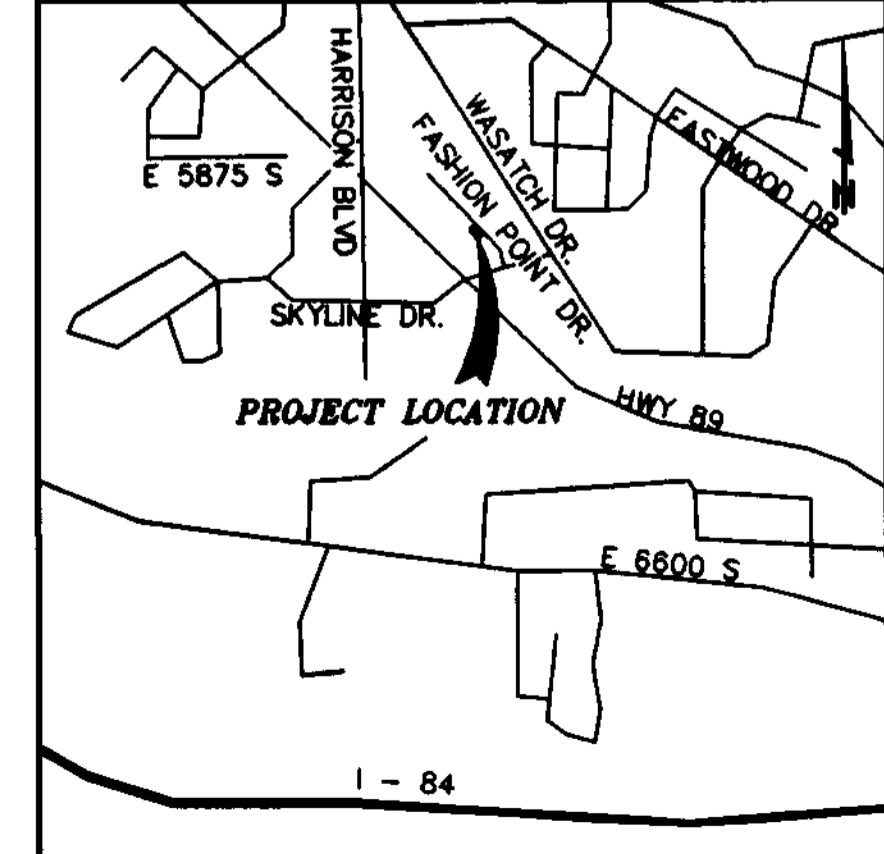
TITLE POLICY EXCEPTIONS

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:

LEGEND

- Fire Hydrant
- Handicap Parking
- Light Pole
- Center Line
- Property Line
- Easement Line
- Set Back
- Curb & Gutter
- Curb Wall
- Edge of Asphalt
- Overhead Power Line w/ Pole
- Storm Drain Line w/ Catch Basin
- Sanitary Sewer Line w/ Manhole
- Telephone Line w/ Box
- Water Line w/ Valves

VICINITY MAP



DESCRIPTION	REVISED PER CLIENT REQUEST	REVISED PER CLIENT REQUEST

DATE	REVISED PER CLIENT REQUEST
4/12/07	
4/20/07	

REV	DATE	DESCRIPTION
1	4/12/07	
2	4/20/07	

LARSEN & MALMQUIST INC.
 CIVIL ENGINEERS & LAND SURVEYORS

1574 West 1700 South, 2D
 Salt Lake City, Utah 84104
 Phone: (801) 972-2634
 Fax: (801) 972-2698

ALTA/ACSM LAND TITLE SURVEY
 6033 SOUTH FASHION POINTE DRIVE, SOUTH OGDEN CITY, UTAH 84403
 PREPARED FOR: THE CLAWSON GROUP
 JULIE BATE
 5107 SOUTH 900 EAST #100
 SALT LAKE CITY, UTAH 84117
 EAST 1/2 SEC. 22, T. 5N., R. 1W., S.L.B.&M. LOCATION:

JOB NO:	07059-07S
DATE:	03/22/07
SCALE:	1" = 20'
DESIGNED:	
DRAWN:	JAW
CHECKED:	RDS

SHEET
 1 OF 1