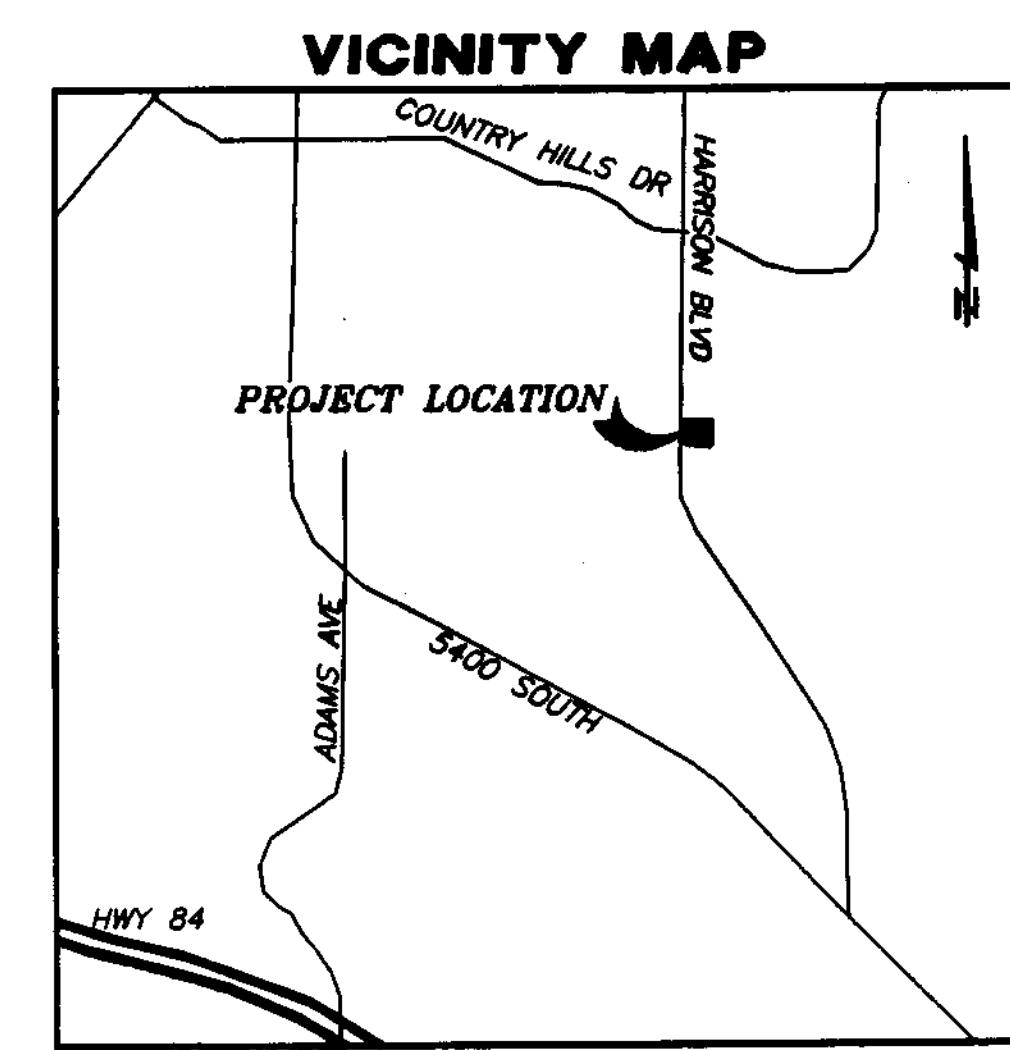
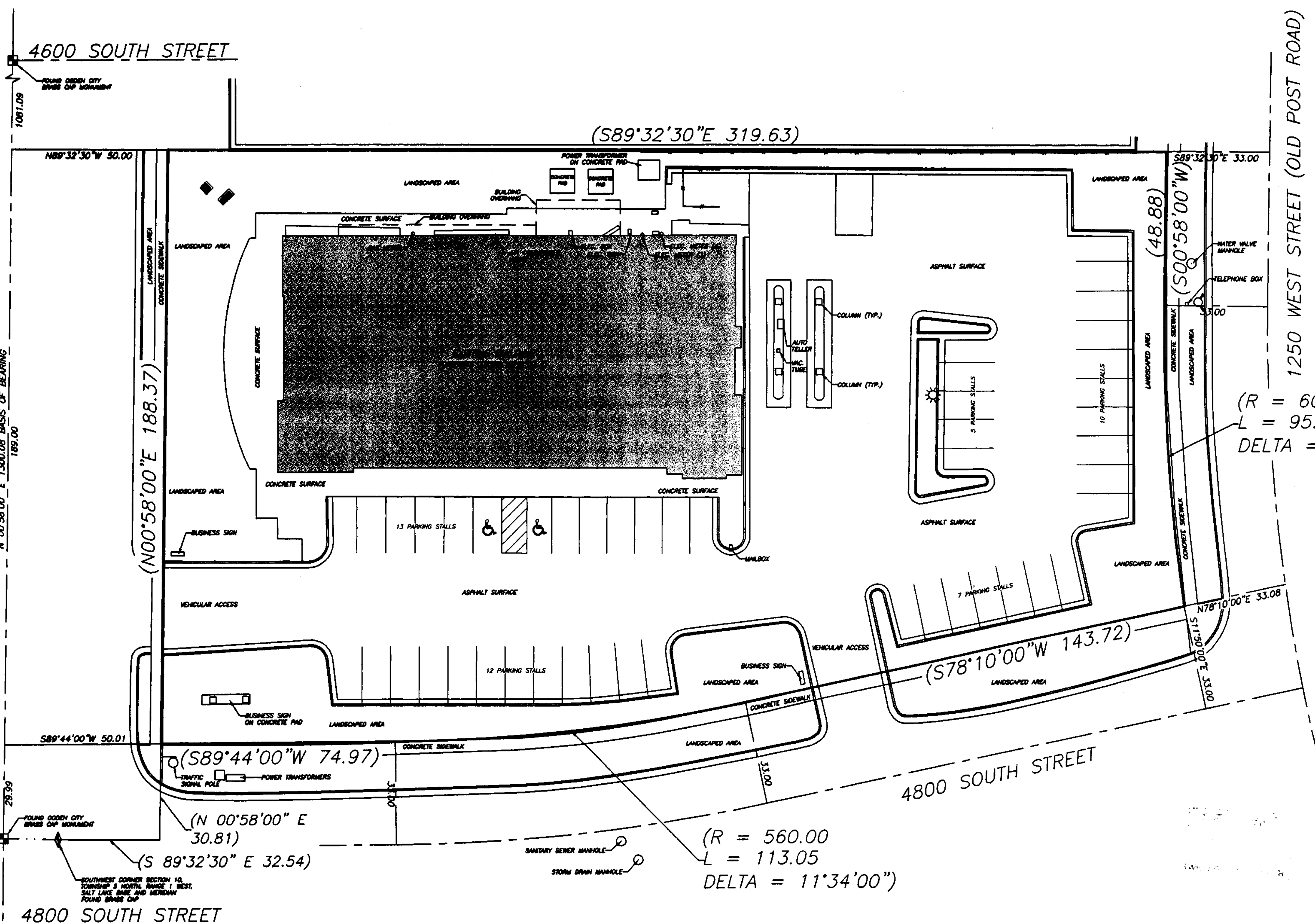


HARRISON BOULEVARD
PUBLICLY DEDICATED
N 00°58'00" E 1300.00 BASIS OF BEARING
188.00



LEGEND

	Section Monument
	Street Monument
	Fire Hydrant
	Handicap Parking
	Light Pole
	Center Line
	Property Line
	Easement Line
	Section Line
	Curb & Gutter
	Curb Wall
	Fence Line
	Gas Line w/ Valve
	Overhead Power Line w/ Pole
	Underground Power Line w/ Box
	Storm Drain Line w/ Catch Basin
	Sanitary Sewer Line w/ Manhole
	Water Line w/ Valves

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES, AS OF 14 APRIL, 2006, TO COLUMN FINANCIAL, INC. AND ITS SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT HE IS A DULY REGISTERED LAND PROPERTY SURVEYOR OF THE STATE OF UTAH; THAT THIS SURVEY IS MADE IN ATLEAST ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND PROPERTY SURVEYS AND WITH THE MINIMUM DETAIL REQUIREMENTS FOR LAND PROPERTY TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND PROPERTY TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES. THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA," AS DEFINED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL # 490106-0001-C DATED 30 SEPTEMBER 1994, WHICH SAME MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED. THE PROPERTY IS LOCATED WITHIN ZONE "X".

LEGAL DESCRIPTION:
PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF HARRISON BOULEVARD, SAID POINT BEING (SOUTH 89°32'30" EAST) 32.54 FEET ALONG THE SECTION LINE AND NORTH 0°58' EAST 30.81 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 10 AND RUNNING THENCE NORTH 0°58' EAST 188.37 FEET ALONG THE EAST LINE OF HARRISON BOULEVARD; THENCE SOUTH 89°32'30" EAST 319.63 FEET, MORE OR LESS, TO THE WEST LINE OF 1250 EAST STREET (OLD POST ROAD); THENCE SOUTH 0°58' WEST 48.88 FEET ALONG SAID WEST LINE OF OLD POST ROAD; THENCE SOUTHEASTERLY ALONG THE ARC OF A 606.68 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 95.47 FEET (LONG CHORD BEARS SOUTH 3°32'30" EAST 95.38 FEET) ALONG THE WEST LINE OF OLD POST ROAD; THENCE THREECOURSES ALONG THE NORTH LINE OF 4800 SOUTH STREET SOUTH 78°10' WEST 143.72 FEET, SOUTHWESTERLY ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 113.05 FEET (LONG CHORD BEARS SOUTH 83°57' WEST 112.86 FEET) AND SOUTH 89°44' WEST 74.97 FEET TO THE POINT OF BEGINNING.

Randy D. Smith
RANDY D. SMITH P.L.S. #5152708
4/14/06
DATE

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE INTERSECTIONS OF 4600 SOUTH STREET AND 4800 SOUTH STREET WITH HARRISON BOULEVARD 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.
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 4780 HARRISON BOULEVARD, SOUTH OGDEN, UT., 84403.
5. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 490159 0006 E, BEARING AN EFFECTIVE DATE OF SEPTEMBER 30, 1988.
6. THIS SURVEYED PROPERTY HAS A TOTAL OF FORTY-SEVEN (47) PARKING STALLS, TWO (2) 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 "CG" "COMMERCIAL GENERAL" OF THE SOUTH OGDEN CITY ZONING CODE. THE FOLLOWING APPLY:
FRONT YARD SET BACK = 10 FEET; SIDE YARD SETBACK = 10 FEET; MAXIMUM BUILDING HEIGHT = ACCORDING TO THE MOST RECENT EDITION OF THE UNIFORM BUILDING CODE FEET;
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.

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:
SECURITY UNION TITLE INSURANCE COMPANY
ORDER No. F-D35952
EFFECTIVE DATE: MARCH 16, 2006 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 3: EASEMENT AND CONDITIONS CONTAINED THEREIN AS GRANTED TO FRANK WOLTHUIS AND FRANK BARTLERR, JR. DATED MARCH 28, 1950 AND RECORDED MARCH 30, 1950 AS ENTRY NO. 162938 IN BOOK 334 AT PAGE 231 OF OFFICIAL RECORDS.
SURVEY FINDINGS: THIS SURVEYOR IS UNABLE TO DETERMINE THE EXACT LOCATION OF SAID EASEMENT BUT BELIEVES SAID EASEMENT TO BE A BLANKET EASEMENT AFFECTING THE ENTIRE SUBJECT PROPERTY.

DESCRIPTION	
DATE	
REV	

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

PREPARED FOR: NAI UTAH COMMERCIAL REAL ESTATE
JARED BEAN
343 EAST 500 SOUTH
SALT LAKE CITY, UT. 84111
LOCATION: SW COR. SEC. 10, T.5N., R.1W., S.L.B.84M.

JOB NO: 05955-06S
DATE: 04/14/06
SCALE: 1" = 20'
DESIGNED: RDS
DRAWN: RDS
CHECKED: RDS

SHEET
1 OF 1