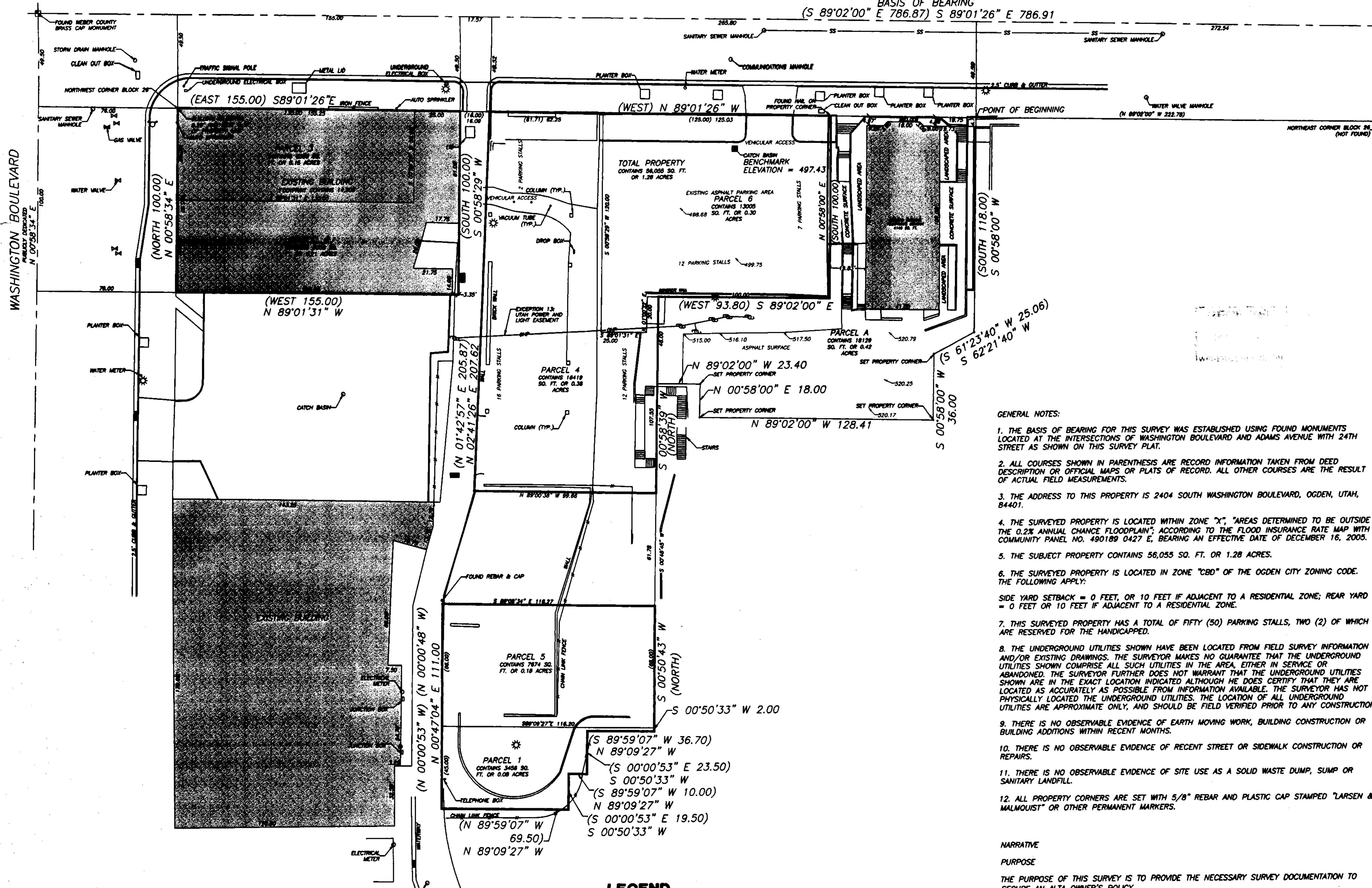


24TH STREET
PUBLICLY DEDICATED
BASIS OF BEARING
(S 89°02'00" E 786.87) S 89°01'26" E 786.91

0' 15' 30"
SCALE: 1" = 30'



TO: LANDMARK TITLE COMPANY, COMMERCE CRG, BOYER 24TH STREET, LLC, JOEL HEWSON

I, RANDY D. SMITH, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152708 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
PART OF LOT 4, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, AND RUNNING THENCE SOUTH 2.0 FEET; THENCE WEST 36.7 FEET; THENCE SOUTH 23.5 FEET; THENCE WEST 10.00 FEET; THENCE SOUTH 19.5 FEET; THENCE WEST 69.5 FEET TO CANAL ALLEY; THENCE NORTH 45.0 FEET ALONG CANAL ALLEY; THENCE EAST 116.2 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF LOTS 6 AND 7, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS: BEGINNING 50 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 6, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, AND RUNNING THENCE EAST 130 FEET; THENCE NORTH 50 FEET; THENCE EAST 25 FEET; THENCE SOUTH 100 FEET; THENCE WEST 155 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
PART OF LOT 6, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, AND RUNNING THENCE SOUTH 50 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE EAST 130 FEET; THENCE NORTH 50 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE WEST 130 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:
PART OF LOT 7, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF 24TH STREET 233.34 FEET EAST (233.2 FEET PER PRIOR DEEDS OF RECORD) OF THE NORTHWEST CORNER OF BLOCK 26, PLAT "A", OGDEN CITY SURVEY, AND RUNNING THENCE SOUTH 0°00'10" WEST 120.01 FEET (SOUTH 120 FEET PER PRIOR DEEDS OF RECORD); THENCE EAST 25.01 FEET (25 FEET PER PRIOR DEEDS OF RECORD); THENCE NORTH 0°00'10" EAST 20.00 FEET (NORTH 20 FEET PER PRIOR DEEDS OF RECORD); THENCE EAST 6.19 FEET TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH 0°00'10" WEST (SOUTH PER PRIOR DEEDS OF RECORD) 107.55 FEET ALONG EAST LINE TO A POINT WHICH HAS BEEN DESCRIBED AS BEING 128 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89°59'07" WEST 99.66 FEET (WEST 99.6 FEET PER PRIOR DEEDS OF RECORD) TO THE EASTERLY LINE OF CANAL ALLEY; THENCE NORTH 01°42'57" EAST 205.87 FEET (NORTHERLY PER PRIOR DEEDS OF RECORD) ALONG THE EAST LINE OF SAID CANAL ALLEY TO THE NORTH LINE OF SAID LOT 7; SAID NORTH LINE BEING ALSO THE SOUTH LINE OF 24TH STREET; THENCE EAST 61.71 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
THE SOUTH 66 FEET OF LOT 7, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH, EXCEPTING THEREFROM THE PORTION LYING WITHIN THE BOUNDS OF CANAL ALLEY.

(SAID PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, AND RUNNING THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 7 TO THE EAST LINE OF CANAL ALLEY; THENCE NORTH 0°00'05" EAST 66 FEET, MORE OR LESS, TO A POINT 66 FEET NORTH FROM THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 89°59'07" EAST 116.27 FEET TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH 0°00'10" WEST 68.01 FEET TO THE POINT OF BEGINNING.)

PARCEL 6:
PART OF LOTS 7 AND 8, BLOCK 26, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT 233.2 FEET EAST FROM THE NORTHWEST CORNER OF BLOCK 26, PLAT "A", OGDEN CITY SURVEY, AND RUNNING THENCE EAST 125 FEET; THENCE SOUTH 100 FEET; THENCE WEST 100 FEET; THENCE SOUTH 20 FEET; THENCE WEST 25 FEET; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B), 8, 10, 11(A), 11(B), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

RANDY D. SMITH P.L.S. #5152708 DATE 2/5/07

- GENERAL NOTES:
- THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE INTERSECTIONS OF WASHINGTON BOULEVARD AND ADAMS AVENUE WITH 24TH STREET AS SHOWN ON THIS SURVEY PLAT.
 - 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.
 - THE ADDRESS TO THIS PROPERTY IS 2404 SOUTH WASHINGTON BOULEVARD, OGDEN, UTAH, 84401.
 - THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 490189 0427 E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005.
 - THE SUBJECT PROPERTY CONTAINS 56,055 SQ. FT. OR 1.28 ACRES.
 - THE SURVEYED PROPERTY IS LOCATED IN ZONE "CBD" OF THE OGDEN CITY ZONING CODE. THE FOLLOWING APPLY:
SIDE YARD SETBACK = 0 FEET, OR 10 FEET IF ADJACENT TO A RESIDENTIAL ZONE; REAR YARD = 0 FEET OR 10 FEET IF ADJACENT TO A RESIDENTIAL ZONE.
 - THIS SURVEYED PROPERTY HAS A TOTAL OF FIFTY (50) PARKING STALLS, TWO (2) OF WHICH ARE RESERVED FOR THE HANDICAPPED.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - 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 OWNER'S POLICY.

TITLE DOCUMENTS
COMMITMENT FOR TITLE INSURANCE ISSUED BY:
STEWART TITLE GUARANTY COMPANY
COMMITMENT NO.: 41555-B
EFFECTIVE DATE: AUGUST 24, 2006 AT 6:59 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 10: SAID PROPERTY LIES WITHIN THE BOUNDARIES OF THE "WASHINGTON BOULEVARD REDEVELOPMENT PROJECT", AS DISCLOSED BY THAT CERTAIN NOTICE OF ADOPTION OF REDEVELOPMENT PLAN ENTITLED "WASHINGTON BOULEVARD REDEVELOPMENT PROJECT" AND DATED 9-1-83, RECORDED AUGUST 16, 1985 AS ENTRY NO. 944935, IN BOOK 1473, AT PAGE 1273 OF THE OFFICIAL RECORDS, AND IS SUBJECT TO ANY AND ALL PROVISIONS, REQUIREMENTS, CHARGES AND ASSESSMENTS OF THE REDEVELOPMENT PLAN FOR THE SAID WASHINGTON BOULEVARD REDEVELOPMENT PROJECT.

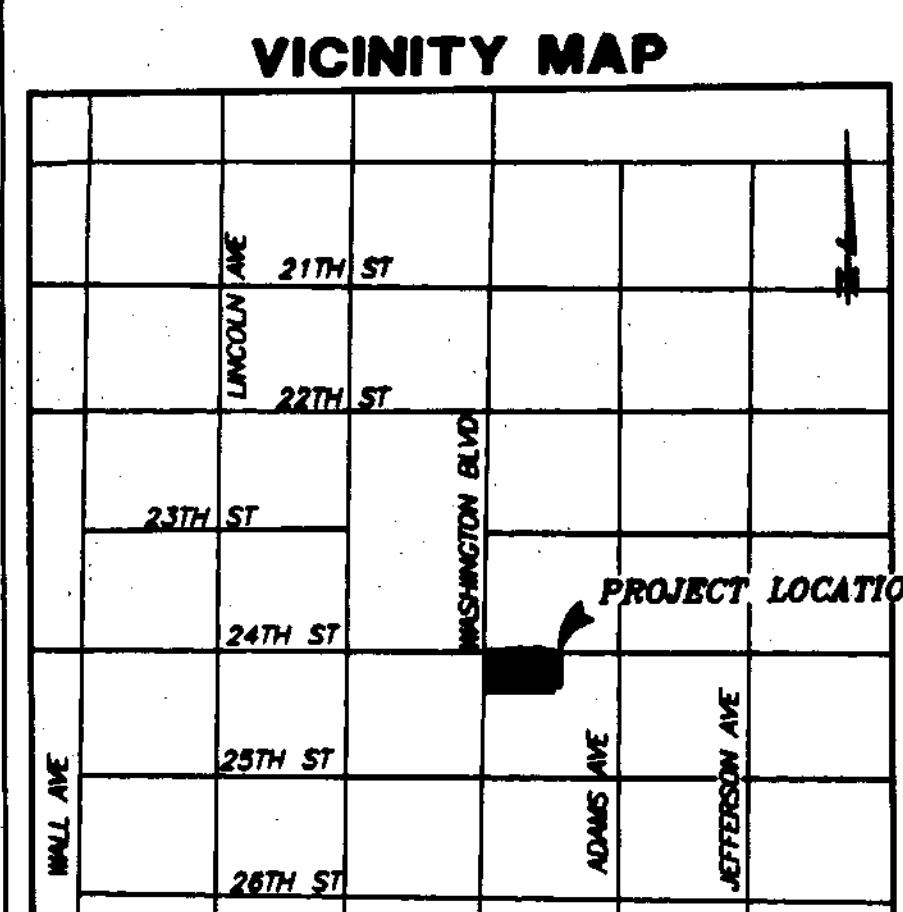
SURVEY FINDINGS: SAID EASEMENT IS A BLANKET EASEMENT AND AFFECTS ALL OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 13: AN EASEMENT AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR AN UNDERGROUND DUCT LINE, WITH OTHER RECITED TERMS AND CONDITIONS, AS CREATED IN FAVOR OF UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, BY INSTRUMENT RECORDED JANUARY 9, 1968 AS ENTRY N. 498891, IN BOOK 680, AT PAGE 30 OF THE OFFICIAL RECORDS, OVER, UNDER AND ACROSS SAID PROPERTY AS PROVIDED FOR AND DESCRIBED IN SAID INSTRUMENT.

SURVEY FINDINGS: SAID EASEMENT AFFECTS A PORTION OF LAND BEGINNING ON THE WEST SIDE AND CONTINUING TO THE EAST, AS SHOWN ON THIS SURVEY PLAT.

LEGEND

	Street Monument
	Fire Hydrant
	Handicap Parking
	Light Pole
	Center Line
	Property Line
	Easement Line
	Curb & Gutter
	Curb Wall
	Edge of Asphalt
	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
	Telephone Line w/ Box
	Water Line w/ Valves



DESCRIPTION

DATE

REV

PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

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: COMMERCE CRG
DELL NICHOLS
175 EAST 400 SOUTH #700
SALT LAKE CITY, UTAH 84111
LOCATION: PART OF LOTS 4, 6, 7, 8, BLOCK 26, PLAT "A", OGDEN CITY SURVEY

JOB NO: 07026-075
DATE: 2/1/07
SCALE: 1" = 30'
DESIGNED:
DRAWN: SLW
CHECKED: RDS

SHEET
1 OF 1