

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:
 FOUNDERS TITLE COMPANY
 ORDER NO. F-71002W
 EFFECTIVE DATE: JANUARY 31, 2007 @ 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: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: ERNEST A. MOWER
 GRANTEE: STATE ROAD COMMISSION OF UTAH
 RECORDED: DECEMBER 15, 1938
 BOOK-PAGE: "X" OF DEEDS AND LEASES PAGE 192

EXCEPTION 12: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: UNITED STATES OF AMERICA
 BOOK-PAGE: 141-345

EXCEPTION 13: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: CARL SPAULDING AND LILLIE SPAULDING, HUSBAND AND WIFE
 GRANTEE: UNITED STATES OF AMERICA
 RECORDED: APRIL 23, 1941
 BOOK-PAGE: 141-354

EXCEPTION 14: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: UNITED STATES OF AMERICA
 RECORDED: JANUARY 25, 1947
 ENTRY NO: 126474
 BOOK-PAGE: 256-351

EXCEPTION 15: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: ALAN WENDE AND IRENE T. WENDE, HUSBAND AND WIFE
 GRANTEE: UTAH POWER & LIGHT COMPANY
 RECORDED: NOVEMBER 8, 1952
 ENTRY NO: 197485
 BOOK-PAGE: 403-390

EXCEPTION 16: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: REX A. PLYER AND MARION PLYER, HUSBAND AND WIFE
 GRANTEE: UTAH POWER & LIGHT COMPANY
 RECORDED: NOVEMBER 8, 1952
 ENTRY NO: 197484
 BOOK-PAGE: 403-391

EXCEPTION 17: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: HUGH S. SLOAN AND IRENE SLOAN, HUSBAND AND WIFE
 GRANTEE: UTAH POWER & LIGHT COMPANY
 RECORDED: NOVEMBER 8, 1952
 ENTRY NO: 197485
 BOOK-PAGE: 403-392

EXCEPTION 18: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: LEON LATINE AND WANDA LATINE, HUSBAND AND WIFE
 GRANTEE: UTAH POWER & LIGHT COMPANY
 RECORDED: NOVEMBER 8, 1952
 ENTRY NO: 197486
 BOOK-PAGE: 403-393

EXCEPTION 19: NOTICE OF ADOPTION OF THE RIVERDALE ROAD NEIGHBORHOOD DEVELOPMENT PLAN
 RECORDED: OCTOBER 31, 1989
 BOOK-PAGE: 1570-1697

EXCEPTION 20: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: SHOPKO STORES, INC., F.C. STANGL CONSTRUCTION COMPANY, ALAN CARTER, AND TOYS 'R' US, INC.
 RECORDED: MAY 1, 1990
 ENTRY NO.: 1107699
 BOOK-PAGE: 1579-2298

EXCEPTION 21: CROSS-EASEMENT AGREEMENT
 GRANTEE: TOYS 'R' US, A CORPORATION OF THE STATE OF DELAWARE
 GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH
 RECORDED: AUGUST 8, 1990
 ENTRY NO.: 1117579
 BOOK-PAGE: 1585-2433

EXCEPTION 22: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: TOYS 'R' US, A CORPORATION OF THE STATE OF DELAWARE
 GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH
 RECORDED: AUGUST 8, 1990
 ENTRY NO.: 1117579
 BOOK-PAGE: 1585-2433

EXCEPTION 23: EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AND INCIDENTAL PURPOSES ARE RESERVED AS SHOWN ON THE RECORDED PLAN OF SAID SUBDIVISION.
 SURVEY FINDINGS: SAID EASEMENT IS BLANKET AND AFFECTS ALL OF THE SURVEYED PROPERTY.

EXCEPTION 24: EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AND INCIDENTAL PURPOSES ARE RESERVED AS SHOWN ON THE RECORDED PLAN OF SAID SUBDIVISION.
 SURVEY FINDINGS: SAID EASEMENT IS BLANKET AND AFFECTS ALL OF THE SURVEYED PROPERTY.

EXCEPTION 25: NOTES, AS DISCLOSED ON THE OFFICIAL RECORDED PLAN.
 SURVEY FINDINGS: SAID SUBDIVISION PLAN CREATES BLANKET EASEMENTS FOR INGRESS AND EGRESS AND UTILITIES AS NOTED THEREON.

REV	DATE	DESCRIPTION
1	05/02/07	REVISIONS PER CLIENT REQUEST
2	5/29/07	SQUARE FOOTAGE, NORTHWESTERN DISTANCES REVISED
3	5/30/07	REVISED METES AND BOUNDS DESCRIPTION



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

LEGEND

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

SURVEYOR'S CERTIFICATE

TO: TOYS 'R' US DELAWARE, INC., A DELAWARE CORPORATION, MAP 2005 REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLEY ALSTIN LLP, VNO SURPLUS 2008 LLC, A DELAWARE LIMITED LIABILITY COMPANY, WINDWARD REALTY, L.P., RIKER DANZIG SCHIEFER HYLAND AND PENNETTI LLP AND CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION.

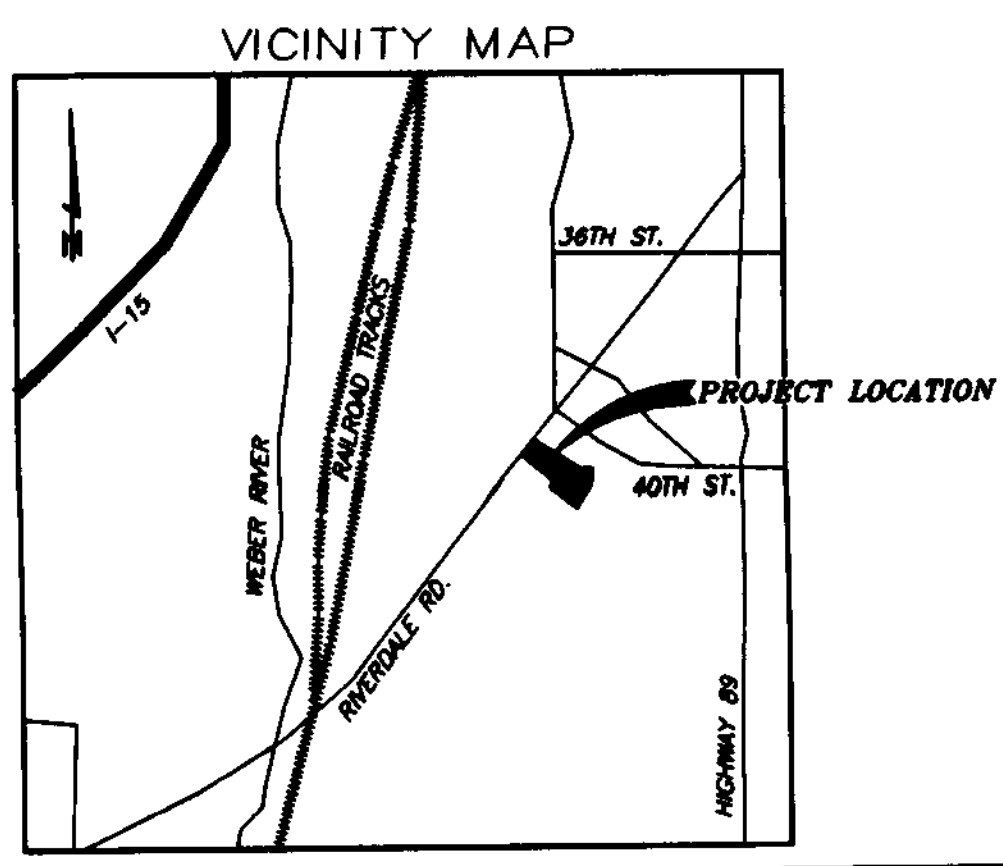
I, RANDY D. SMITH, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152708 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
 LOT 101, TOYS 'R' US SUBDIVISION, A COMMERCIAL SUBDIVISION ACCORDING TO THE OFFICIAL PLAN THEREOF RECORDED JANUARY 8, 2007, AS ENTRY NO. 2233861, IN BOOK 65, AT PAGE 30, IN THE OFFICE OF THE WEBER COUNTY RECORDER.

PARCEL 2:
 A NON-EXCLUSIVE EASEMENT ESTATE WHICH AFFECTS LOT 102, TOYS 'R' US SUBDIVISION, A COMMERCIAL SUBDIVISION ACCORDING TO THE OFFICIAL PLAN THEREOF RECORDED JANUARY 8, 2007, AS ENTRY NO. 2233861, IN BOOK 65, AT PAGE 30, IN THE OFFICE OF THE WEBER COUNTY RECORDER.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY UPON 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, ACSM, AND NSPS IN 1998, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7A, 7B1, 8, 9, 10, 11A, 13, 14, 15, AND 16 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.



METES AND BOUNDS LEGAL DESCRIPTION OF LOT 101: (THIS LEGAL DESCRIPTION IS PROVIDED AS INFORMATION ONLY AND IS NOT TO BE USED FOR PROPERTY TRANSFER)

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 02°02'18" WEST 104.97 FEET TO A POINT ON A 175.00 FOOT RADIUS CURVE TO THE RIGHT (BEARING TO THE CENTER OF CURVE BEARS NORTH 84°58'41" WEST AND HAS A CENTRAL ANGLE OF 28°48'00"); THENCE 87.96 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 33°49'18" WEST 196.88 FEET; THENCE NORTH 52°08'41" WEST 368.02 FEET; THENCE NORTH 38°07'22" EAST 70.17 FEET; THENCE NORTH 51°52'58" WEST 341.30 FEET; THENCE SOUTH 38°07'22" WEST 31.49 FEET; THENCE NORTH 52°08'13" WEST 110.94 FEET; THENCE NORTH 38°11'41" EAST 175.36 FEET; THENCE SOUTH 57°38'44" EAST 599.80 FEET; THENCE SOUTH 89°26'02" EAST 146.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 183,124.69 SQ. FT. OR 4.20 ACRES

- GENERAL NOTES:**
- THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE INTERSECTION OF CHIMES VIEW DRIVE AND RIVERDALE ROAD AND THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAN.
 - ALL COURSES SHOWN IN PARENTHESES 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 LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 - THE ADDRESS TO THIS PROPERTY IS 4040 RIVERDALE ROAD & 40TH STREET, RIVERDALE, UTAH, 84405.
 - THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X," AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 48019D 0001 D, BEARING AN EFFECTIVE DATE OF SEPTEMBER 8, 1986.
 - THIS SURVEYED PROPERTY HAS A TOTAL OF 176 PARKING STALLS, SIX (3) OF WHICH ARE RESERVED FOR THE HANDICAP, RIVERDALE CITY ORDINANCE REQUIRES 5 PARKING SPACES PER 1000 SQUARE FEET OF RETAIL FLOOR AREA.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THE SURVEYED PROPERTY IS LOCATED IN ZONE C-3 OF THE RIVERDALE CITY ZONING CODE. THE FOLLOWING APPLY:
 FRONT YARD SET BACK = 30 FEET; SIDE YARD SETBACK = NONE; REAR YARD = NONE
 MAXIMUM BUILDING HEIGHT = NONE; MAXIMUM BUILDING COVERAGE = NONE.
 - 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 PLAN. THERE IS NO OBSERVABLE EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.
 - ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED 'LARSEN & MALMQUIST' OR OTHER PERMANENT MARKERS.

Randy Smith
 RANDY D. SMITH P.L.S. #5152708

5/30/07
 DATE

ALTA/ACSM LAND TITLE SURVEY
 TOYS 'R' US STORE NO. 5687 - RIVERDALE, UTAH

PREPARED FOR: CASCO-MIDWEST REGION
 CARL R. MUSIAL
 10877 WATSON ROAD
 ST. LOUIS, MO 63127

LOCATION: SW 1/4, SEC. 5, T5N, R1W, S18E4

JOB NO: 06062-06
 DATE: 3/28/07
 SCALE: 1" = 40'
 DESIGNED: RDS
 DRAWN: RDS
 CHECKED: RDS

SHEET
 1 OF 1