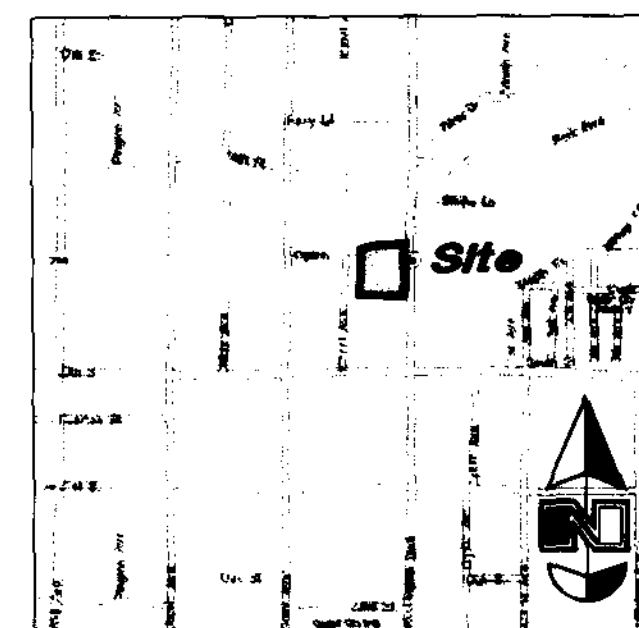


Scale: 1" = 30'



Vicinity Map
No Scale

Legend

- Manhole
- FH Fire Hydrant
- WV Water Valve
- G Gas Line
- SD Storm Drain Line
- PP Power Pole
- W Water Line
- S Sewer Line
- P Underground Power
- Overhead Power, Telephone & Cable TV Line
- ICB Irrigation Control Box
- EB Electrical Box
- Post
- ECAB Electrical Cabinet
- Inlet Box
- CB Catch Basin
- TA Top of Asphalt
- SW Top of Walk
- TP Top of Concrete
- Lip of Gutter
- WP Working Point
- TC Top of Curb
- ⌀ Diameter
- 99+00 Spot Elevation
- Contour
- Caniferous Tree
- Asphalt
- Concrete

Zoning Information

- | | | |
|---------------------|---|---------------------------------|
| Zone | = | CBD (Central Business District) |
| Front yard | = | 10' |
| Rear yard | = | none |
| Side yard | = | none |
| Height Restrictions | = | One Story |

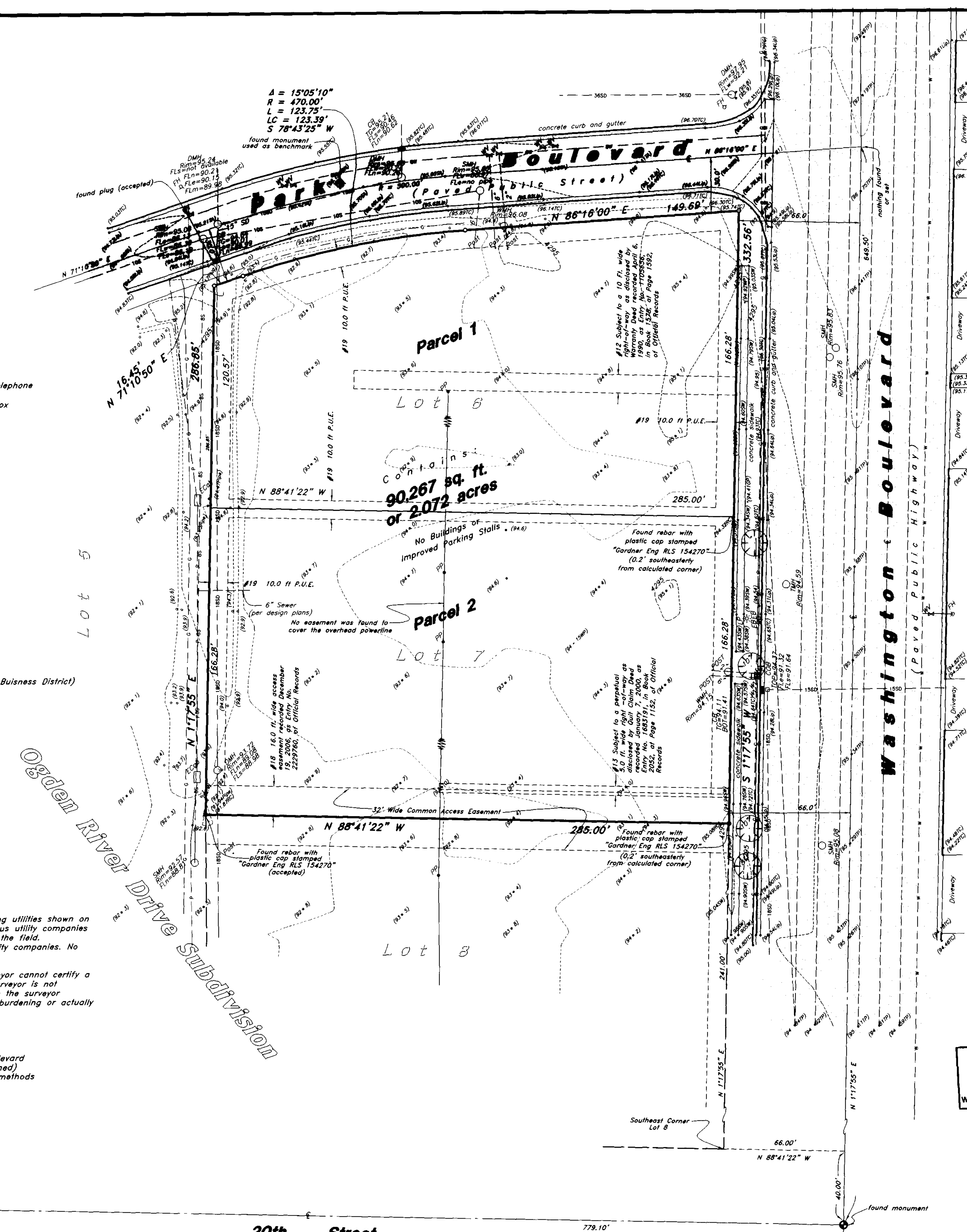
Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. Information was also provided by various utility companies. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefitting the property.

Benchmark

Brass Cap Monument in Park Boulevard
Elevation = 4295.12 feet (assigned)
Observed (November 26, 2007) GPS methods



Narrative

This Survey was requested by Mr. Mike Sanders of Sanders Associates Architects prerequisite to development of this property.

A line between monuments found along 20th Street at Grant Avenue and Washington Boulevard was assigned the Bearing of S 88°41'22" E as the basis of Bearings to retrace and honor the Ogden River Drive Subdivision.

Seems odd to this surveyor that the Ogden City standard bearing base of N 0°58'E and N 89°02'W were not reconciled or even mentioned with the Ogden River Drive Subdivision Plat.

It appears that the existing overhead power poles and lines on this site are not covered by an easement.

Property Corners were recovered as shown on this survey.

Title Information

This survey was completed using Title Report Order No. 013-4892398, Amendment No. 1, dated August 20, 2007 from First American Title Insurance Agency.

The following items from Schedule B Section 2 of the title report could not be plotted:

#11 Ogden River Development Project Area recorded September 19, 2002, as Entry Number 1875896, in Book 2264, at Page 2936 of Official Records blankets this site along with more ground, but contains nothing to plot.

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0426E dated 16 December 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Record Descriptions

Parcel 1:
Lot 6, Ogden River Drive Subdivision according to the Official Plat thereof on file and of record in the Weber County Recorder's Office.

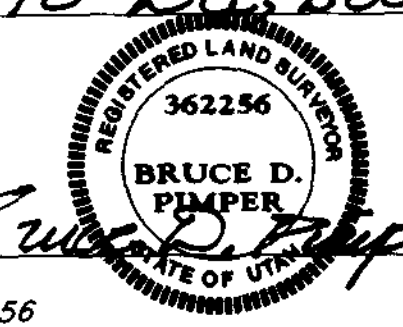
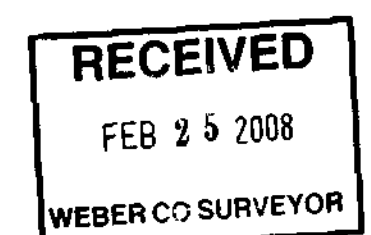
Parcel 2:
Lot 7, Ogden River Drive Subdivision according to the Official Plat thereof on file and of record in the Weber County Recorder's Office.

Certification

To America First Federal Credit Union, Fischer Regan Enterprises, LLC., Ogden City Redevelopment Agency, and First American Title Insurance Agency:

This is to certify that this map or plat and the survey on 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, and NSPS in 2005, and includes Items 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11(b) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 10 Dec 2007



Bruce D. Pimper
Utah RLS No. 362256

Designed by: ---
Drafted by: JF
Client Name:
Sanders Arch.
07-191AS

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ALTA / ACSM Land Title Survey
AFFCU Ogden
1931 & 1953 South Washington Boulevard
Ogden, Weber County, Utah
A Part of the SE 1/4 of Section 29, T6N, R1W, S16&W

30 Nov, 2007
SHEET NO.
1