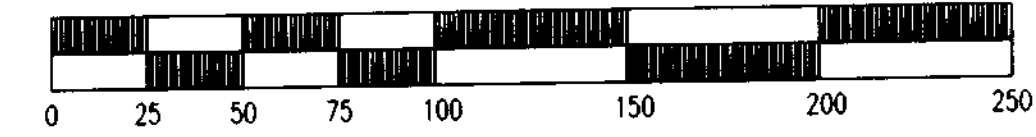


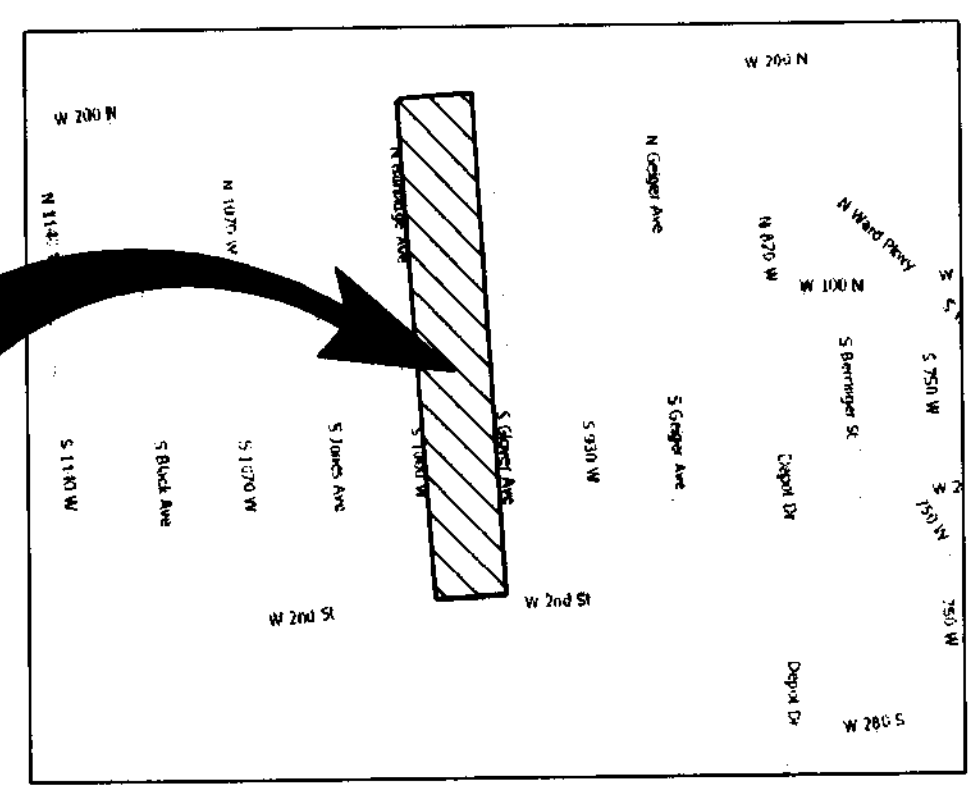
NORTH  
SCALE: 1" = 50'



LEGEND

- ADJOINING PROPERTY LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- FENCE
- P --- POWER LINE
- T --- TELEPHONE LINE
- W --- WATER LINE
- S --- SEWER LINE
- SD --- STORM DRAIN LINE
- G --- GAS LINE
- ASPHALT
- CONCRETE
- BUILDING
- OVERHANG
- GRAVEL
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- GAS METER
- LIGHT POLE
- WATER METER
- SIGN
- GUY WIRE
- ELECTRICAL BOX
- ROOF DRAIN
- BOLLARD
- GAS VALVE
- ELECTRICAL METER
- GROUND LIGHT
- FIRE DEPT CONNECTION
- TRANSFORMER
- SET REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"

UTILITY COMPANY	CONTACT	CONTACT NUMBER	STATUS
CENTRAL WEBER SYSTEM	LANCE WOOD	801-731-3011	N/A
BINGHAM ENGINEERING	AARON SWENSON	801-629-8325	SHOWN
QUEST	ARLENE COMSTOCK	Arlene.Comstock@Quest.com	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	Joel.Simmons@PacifiCorp.com	SHOWN
QUESTAR GAS	RON EAVENSON	801-324-3970	SHOWN



VICINITY MAP  
SCALE: N.T.S.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

**Call Digs**  
BEFORE YOU

1-800-662-4111

NOTICE!  
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RECEIVED  
MAR 17 2008  
WEBER CO SURVEYOR

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 280027  
 CAD DWG FILE: 280027AL.T  
 DRAWN BY: KSL/KES  
 CALC BY: DBD  
 FIELD CREW: SB/SG  
 CHECKED BY: MDH  
 DATE: 01-29-08

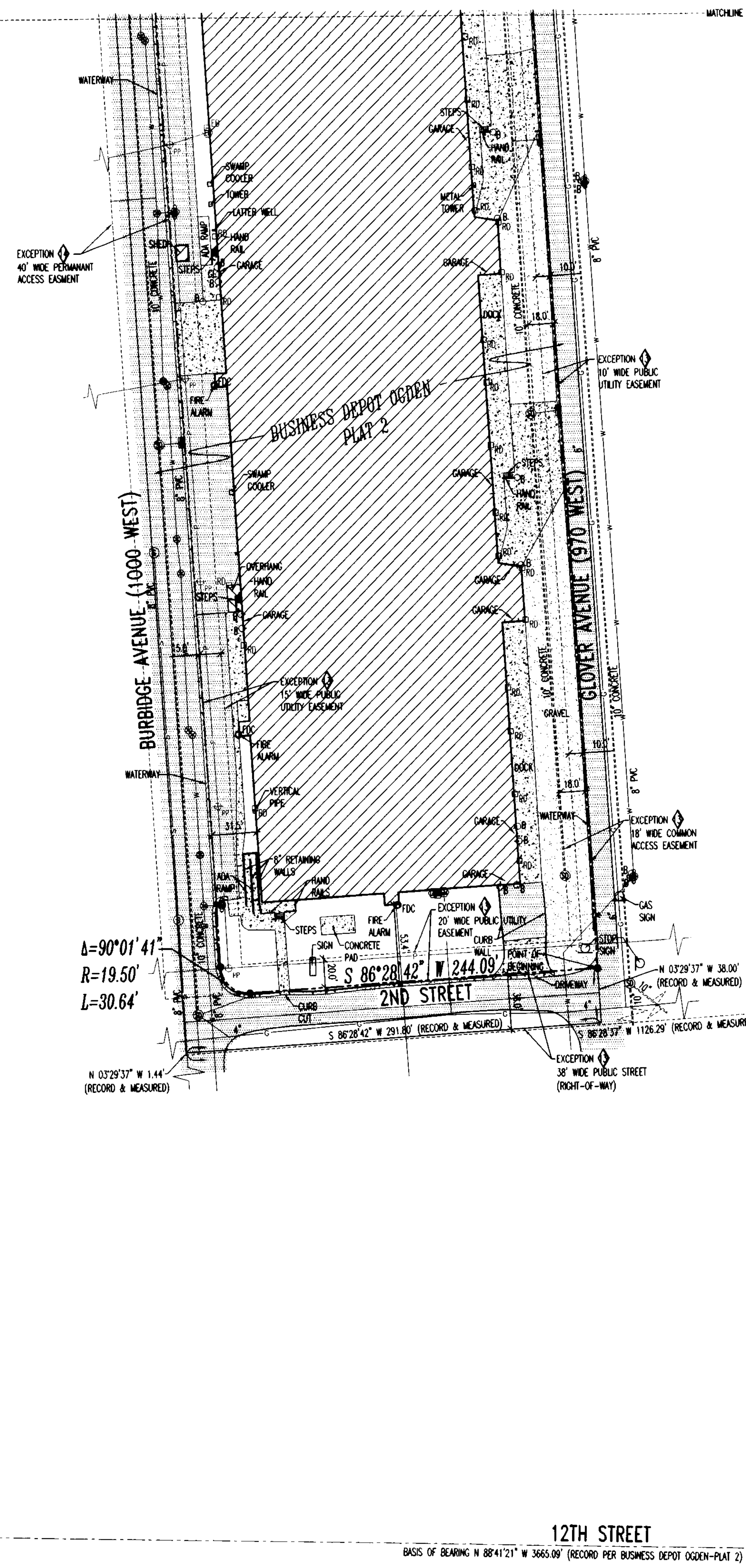
SHEET TITLE:  
**"ALTA/ACSM  
 LAND TITLE  
 SURVEY"**

LOT 3 OF THE BUSINESS DEPOT OGDEN - PLAT 2  
 WESTERN CAPITOL REALTY ADVISORS

986 WEST 2nd STREET  
 OGDEN, UTAH

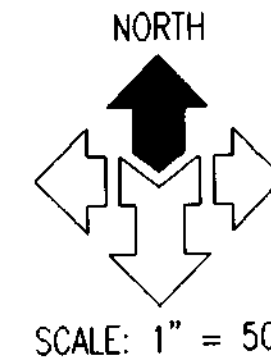
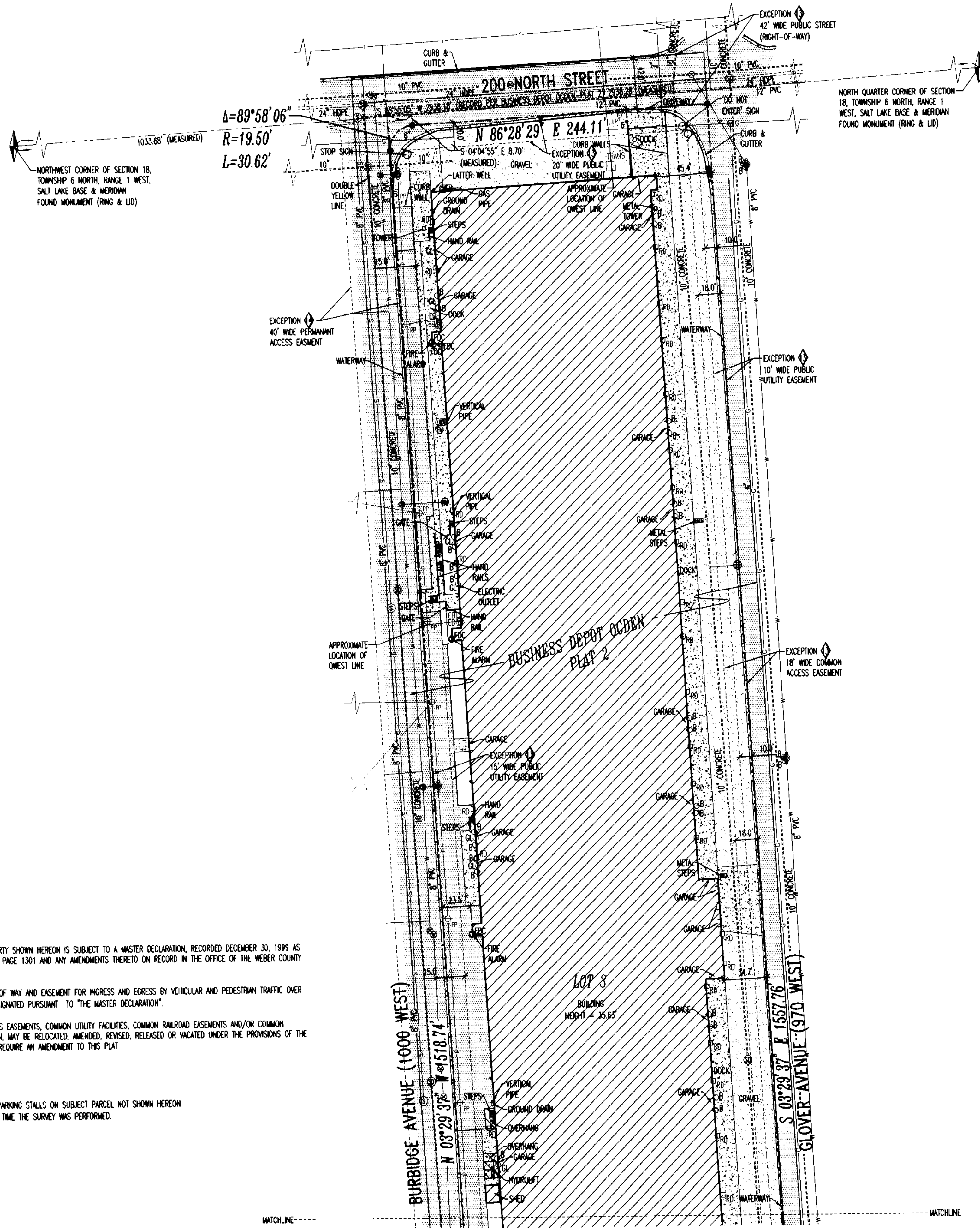
LOCATED IN THE SW 1/4 OF SECTION 7, AND THE NW 1/4 OF SECTION 18, T6N, R1W, SALT LAKE BASE & MERIDIAN

**McNEIL ENGINEERING  
 - SURVEYING, L.C.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 6885 SOUTH 900 EAST MIDVALE, UTAH 84047  
 TEL: (801) 255-7700 FAX: (801) 255-8071  
 E-MAIL: info@mcneileng.com WEB SITE: AT www.mcneileng.com





McNEIL ENGINEERING-CIVIL, L.C. McNEIL ENGINEERING-STRUCTURAL, L.C. McNEIL ENGINEERING-SURVEYING, L.C. McNEIL ENGINEERING-ST. GEORGE, L.C. McNEIL ENGINEERING-11-14-08m



LEGAL DESCRIPTION PER TITLE REPORT

LOT 3, BUSINESS DEPOT OGDEN PLAT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

TO: FIRST UNUM LIFE INSURANCE COMPANY, FIRST AMERICAN TITLE INSURANCE AGENCY, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON 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 AND NSPS IN 2005. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

*[Signature]*

1/29/08

MICHAEL D. HOFFMAN  
LICENSE NO. 316831

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 013-4986177 PREPARED BY FIRST AMERICAN TITLE INSURANCE AGENCY, LLC. EFFECTIVE DATE: DECEMBER 10, 2007, AT 7:30 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.
  - ALL PLOTTABLE SCHEDULE B-2 EXCEPTIONS:
    - MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (DEFENSE DEPOT OGDEN) RECORDED DECEMBER 30, 1999 AS ENTRY NO. 1682125 IN BOOK 2051 AT PAGE 1301 OF OFFICIAL RECORDS. (DOCUMENT INCLUDES EASEMENTS, CONDITIONS AND RESTRICTIONS THAT AFFECT SUBJECT PARCEL.) THERE DOES NOT EXIST ANY SPECIFIC PLOTTABLE EASEMENTS THAT AFFECTS SUBJECT PARCEL. EASEMENTS RESTRICTIONS IN DOCUMENT ARE BLANKET IN NATURE.
    - SUPPLEMENTAL DECLARATION ADDING ADDITIONAL PROPERTY-NO. 1 TO THE SUBJECT PROPERTY UNDER THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (BUSINESS DEPOT OGDEN, F.K.A. DEFENSE DEPOT OGDEN) RECORDED NOVEMBER 15, 2000 AS ENTRY NO. 1737491 IN BOOK 2101 AT PAGE 1885 OF OFFICIAL RECORDS.
    - AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (BUSINESS DEPOT OGDEN, F.K.A. DEFENSE DEPOT OGDEN) RECORDED MARCH 31, 2006 AS ENTRY NO. 2170211 OF OFFICIAL RECORDS.
    - SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, EASEMENTS, EXCEPTIONS AND/OR RESERVATIONS CONTAINED WITHIN THAT CERTAIN QUIT CLAIM DEED, BY AND BETWEEN THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE SECRETARY OF THE ARMY, ACTING BY AND THROUGH THE DEPUTY ASSISTANT SECRETARY OF THE ARMY, AS GRANTOR, AND OGDEN CITY, A UTAH MUNICIPAL CORPORATION, ACTING AS THE OGDEN LOCAL REDEVELOPMENT AUTHORITY, AS GRANTEE RECORDED JULY 28, 2000 AS ENTRY NO. 1718216 IN BOOK 2083 AT PAGE 2190 OF OFFICIAL RECORDS. (DOCUMENT INCLUDES EASEMENTS, CONDITIONS AND RESTRICTIONS THAT AFFECT SUBJECT PARCEL.) THERE DOES NOT EXIST ANY SPECIFIC PLOTTABLE EASEMENTS THAT AFFECTS SUBJECT PARCEL. EASEMENTS RESTRICTIONS IN DOCUMENT ARE BLANKET IN NATURE.
    - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED OCTOBER 20, 2000 AS ENTRY NO. 1732828 IN BOOK 53 OF PLATS AT PAGE 4.
    - SUBJECT TO TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, EASEMENTS, EXCEPTIONS AND/OR RESERVATIONS CONTAINED WITHIN THAT CERTAIN SPECIAL WARRANTY DEED, BY AND BETWEEN OGDEN CITY CORPORATION, A UTAH MUNICIPAL CORPORATION, ACTING AS THE OGDEN LOCAL REDEVELOPMENT AUTHORITY, AS GRANTOR AND USA PROPERTIES AND MANAGEMENT, L.L.C., A UTAH LIMITED LIABILITY COMPANY, AS GRANTEE RECORDED DECEMBER 19, 2000 AS ENTRY NO. 1742943 IN BOOK 2106 AT PAGE 2496 OF OFFICIAL RECORDS. THERE DOES NOT EXIST ANY SPECIFIC PLOTTABLE EASEMENTS THAT AFFECTS SUBJECT PARCEL (THAT ARE NOT SHOWN HEREON). EASEMENTS RESTRICTIONS IN DOCUMENT ARE BLANKET IN NATURE.
3. McNEIL ENGINEERING, INC., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
4. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 88°41'21" WEST ALONG THE MONUMENT LINE OF 12TH STREET, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN AS SHOWN ON THIS SURVEY.
5. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "McNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAT.
6. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL UTILITY COMPANIES AND BLUE STAKES SHOULD BE CONTACTED FOR ACTUAL LOCATIONS. ALL APPLICABLE UTILITY COMPANIES WERE CONTACTED AND REQUESTS WERE MADE FOR MAPS OF SUBJECT AREA. ALL MAPS RECEIVED TO THIS DATE ARE SHOWN HEREON. UTILITIES SHOWN AS THE STATUS "WAITING" MAY EXIST AND HAVE NOT BEEN RECEIVED AND ARE NOT DEPICTED ON THIS SURVEY.

NOTES (EXCEPTION 13)

1. NOTICE TO PURCHASERS: THE PROPERTY SHOWN HEREON IS SUBJECT TO A MASTER DECLARATION, RECORDED DECEMBER 30, 1999 AS ENTRY NO. 1682125 IN BOOK 2051 ON PAGE 1301 AND ANY AMENDMENTS THERETO ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER (THE "MASTER DECLARATION")
2. LOT 3 HAS A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC OVER AN ACROSS COMMON ROADWAYS AS DESIGNATED PURSUANT TO "THE MASTER DECLARATION".
3. COMMON ROADWAYS, COMMON ACCESS EASEMENTS, COMMON UTILITY FACILITIES, COMMON RAILROAD EASEMENTS AND/OR COMMON RAILROAD FACILITIES DESIGNATED HEREON, MAY BE RELOCATED, AMENDED, REVISED, RELEASED OR VACATED UNDER THE PROVISIONS OF THE MASTER DECLARATION, AND SHALL NOT REQUIRE AN AMENDMENT TO THIS PLAT.

NOTE:

THERE MAY EXIST IMPROVEMENTS AND PARKING STALLS ON SUBJECT PARCEL NOT SHOWN HEREON DUE TO THE AMOUNT OF SNOW AT THE TIME THE SURVEY WAS PERFORMED.

604055

RECEIVED

MAR 17 2008

WEBER CO SURVEYOR

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call **Dj** BEFORE YOU

1-800-662-4111

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REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 280027

CAD DWG. FILE: 280027/ALT

DRAWN BY: KSL/KES

CALC BY: DBD

FIELD CREW: SB/SG

CHECKED BY: MDH

DATE: 01-29-08

SHEET TITLE:

"ALTA/ACSM LAND TITLE SURVEY"

McNEIL ENGINEERING - SURVEYING, L.C.

PROFESSIONAL LAND SURVEYING SERVICES

6885 SOUTH 900 EAST MIDVALE, UTAH 84047

TEL: (801) 255-7700 FAX: (801) 255-8071

E-MAIL: info@mcneileng.com WEB SITE: AT WWW.MCNEILENG.COM

LOT 3 OF THE BUSINESS DEPOT OGDEN - PLAT 2

WESTERN CAPITOL REALTY ADVISORS

986 WEST 2nd STREET

OGDEN, UTAH

LOCATED IN THE SW 1/4 OF SECTION 7, AND THE NW 1/4 OF SECTION 18, T6N, R17W, SALT LAKE BASE & MERIDIAN