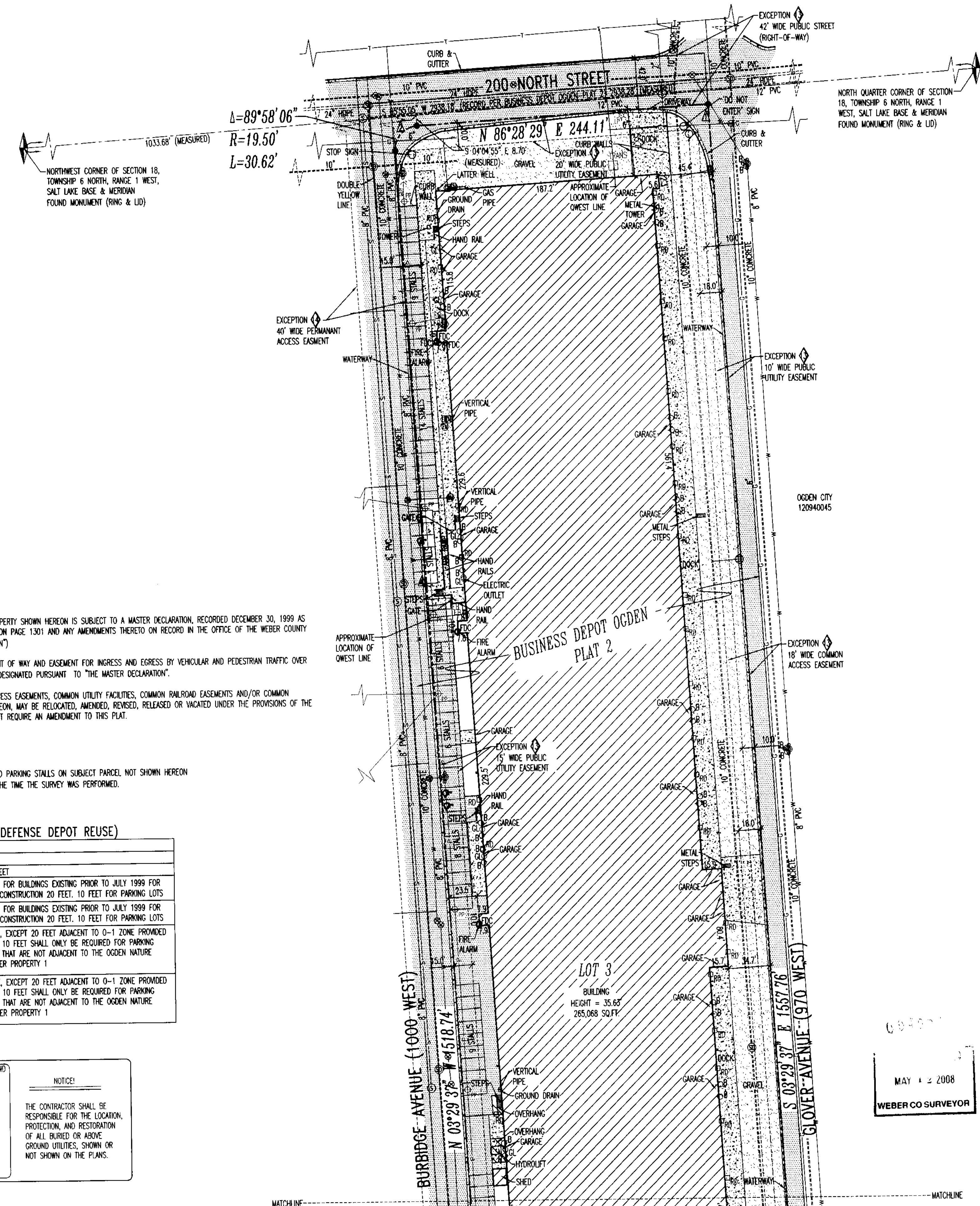
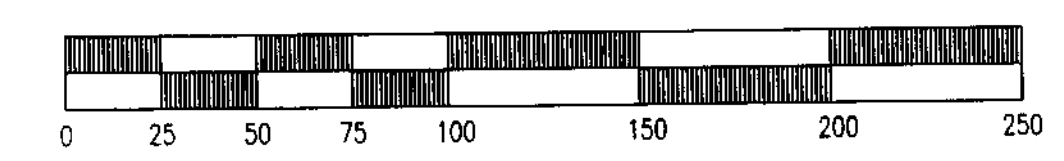


NORTH  
SCALE: 1" = 50'



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 UNION LIFE INSURANCE COMPANY, AND/OR ITS SUBSIDIARIES AS THEIR INTEREST MAY APPEAR, AND FIRST AMERICAN TITLE INSURANCE AGENCY, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY AND THE SUCCESSORS AND ASSIGNS OF EACH.

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, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 16, 17 AND 18 OF TABLE A THEREOF. 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.

ADDITIONALLY, (1) ALL UTILITIES SERVING THE SUBJECT PROPERTY, INCLUDING ELECTRIC, GAS, WATER, SANITARY SEWER AND STORM SEWER, CONNECT TO LINES LOCATED IN PUBLIC ROADWAYS, WITHOUT CROSSING THE PROPERTY OF OTHERS, AS SHOWN ON THIS SURVEY. (UTILITY MAPS OF SUBJECT AREA DO NOT SHOW UTILITIES COMING FROM EASTERLY PARCEL DUE TO UTILITIES BEING UNDERGROUND AND NOT VISIBLE, THERE MAY EXIST UTILITY LOCATIONS NOT SHOWN HEREON.)

(2) EXCEPT AS SET FORTH BELOW, THERE ARE NO (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, (ii) ENCROACHMENTS ON ANY EASEMENTS OR ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (iii) PARTY WALLS, (iv) CONFLICTS OR PROTRUSIONS. THE EXCEPTIONS TO THE ABOVE STATEMENTS ARE AS FOLLOWS:

Table with 3 columns: ENCROACHMENT #, DISTANCE, DESCRIPTION. Includes entries for existing road encroachments and concrete pad encroachments.

(3) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE REPORT COMMITMENT NO. 013-4986177 WITH AN EFFECTIVE DATE OF DECEMBER 10, 2007, AT 7:30 AM. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

(4) SAID DESCRIBED PROPERTY IS LOCATED WITH AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 49057C, WITH A DATE OF IDENTIFICATION OF DECEMBER 16, 2005, FOR COMMUNITY NO. 0200E, IN WEBER COUNTY, STATE OF UTAH, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

(5) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO BURBRIDGE AVENUE (1000 WEST), 2ND STREET, AND 200 NORTH, DEDICATED PUBLIC STREETS.

(6) THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 90, INCLUDING 5 DESIGNATED HANDICAP SPACES.

DATE: 3/11/08  
[Signature]

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, L.L.C. 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:

(1) 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 EFFECT 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.

(2) 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 2198 OF OFFICIAL RECORDS. (DOCUMENT INCLUDES EASEMENTS, CONDITIONS AND RESTRICTIONS THAT EFFECT SUBJECT PARCEL.) THERE DOES NOT EXIST ANY SPECIFIC PLOTTABLE EASEMENTS THAT AFFECTS SUBJECT PARCEL. EASEMENTS RESTRICTIONS IN DOCUMENT ARE BLANKET IN NATURE.

(3) 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.

(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 JSA 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 AND 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.

7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTIONS WITHIN RECENT MONTHS.

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.

BUILDING ZONE DDR (DEFENSE DEPOT REUSE)

Table with 2 columns: MINIMUM LOT AREA, MINIMUM LOT DIMENSIONS, MAXIMUM BUILDING HEIGHT, FRONT YARD SETBACK, SIDE YARD SETBACK, REAR YARD SETBACK. Values include 'NONE' and '40 FEET'.

Call before you dig logo with phone number 1-800-662-4111 and a notice about underground utilities.

MAY 12 2008  
WEBER CO SURVEYOR

McNEIL ENGINEERING - SURVEYING, L.C.  
PROFESSIONAL LAND SURVEYING SERVICES  
6895 SOUTH 900 EAST MIDVALE, UTAH 84047  
TEL: (801) 285-7700 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, R1W, SALT LAKE BASE & MERIDIAN

REVISIONS table with columns: REV, DATE, DESCRIPTION.

Project information table: 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-CIVIL, L.C. McNEIL ENGINEERING-STRUCTURAL, L.C. McNEIL ENGINEERING-SURVEYING, L.C. McNEIL ENGINEERING-ST. GEORGE, L.C. McNEIL ENGINEERING-SURVEYING, L.C.

