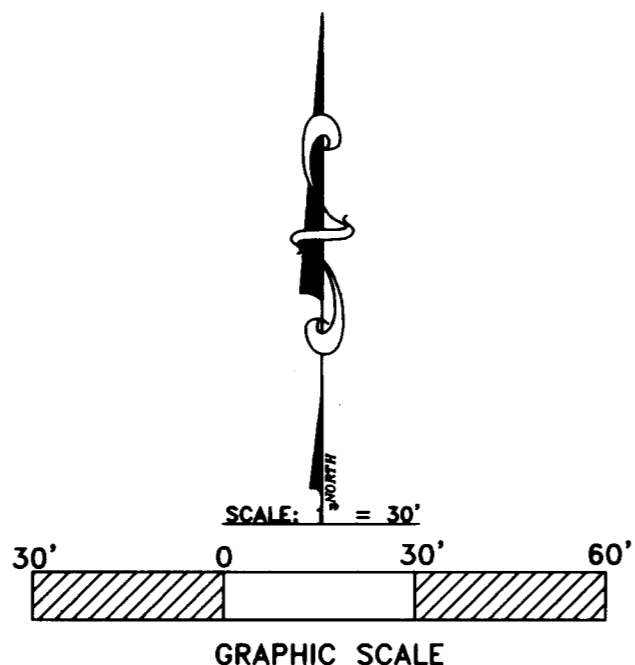


**SURVEYORS CERTIFICATE**

TO OLD PELICAN L.L.C. AND FIRST AMERICAN TITLE 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.

DATE: JULY 8, 2008 signed \_\_\_\_\_

REGISTRATION NUMBER 172757



**RECORD PROPERTY PARCEL 1:**

A PART OF LOT 1, BLOCK 23, PLAT 'A', OGDEN CITY SURVEY, WEBER COUNTY, UTAH, BEGINNING AT A POINT 2.6 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1, AND RUNNING THENCE EAST 65.5 FEET; THENCE NORTH 132 FEET; THENCE WEST 65.5 FEET; THENCE SOUTH 132 FEET TO THE PLACE OF BEGINNING.

**RECORD PROPERTY PARCEL 2:**

PARTS OF LOT 1 AND 2, BLOCK 23, PLAT 'A', OGDEN CITY SURVEY, WEBER COUNTY, UTAH, BEGINNING AT A POINT 2.6 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1, AND RUNNING THENCE WEST 52 FEET 6 INCHES; THENCE NORTH 132 FEET; THENCE EAST 52 FEET 6 INCHES; THENCE SOUTH 132 FEET TO THE POINT OF BEGINNING.

**PROPERTY DESCRIPTION FROM SURVEY**

A PART OF LOTS 1 AND 2, BLOCK 23, PLAT 'A' OGDEN CITY SURVEY, BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING NORTH 89°02' WEST 382.95' AND NORTH 0°58' EAST 49.50 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 25TH STREET, RUNNING THENCE NORTH 89°02' WEST 50.00 FEET; THENCE NORTH 00°57'04" EAST 132.00 FEET; THENCE SOUTH 89°02' EAST 118.00 FEET; THENCE SOUTH 00°57'04" WEST 132.00 FEET; THENCE NORTH 89°02' WEST 68.00 FEET TO THE PLACE OF BEGINNING.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARIES OF THE PARCEL SHOWN AND TO DEPICT VISIBLE IMPROVEMENTS THAT EXIST ON THE PROPERTY AND THE RELATION OF THOSE IMPROVEMENTS TO THE PROPERTY LINES. DURING THE COURSE OF THE SURVEY IT WAS DISCOVERED THAT A STREET RECONSTRUCTION ALONG WALL AVENUE HAD REMOVED THE SURVEY MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 25TH STREET AS WELL OTHER MONUMENTS ALONG THE WALL AVENUE CORRIDOR. FIELD MEASUREMENTS TO OTHER MONUMENTS AND INFORMATION FROM PRIOR SURVEYS DETERMINED THAT THE MONUMENT HAD BEEN INSTALLED IN A POSITION THAT WAS NOT AT THE PRIOR LOCATION, WHEREAS MANY SURVEYS AND IMPROVEMENTS ALONG THE STREET HAD BEEN CONDUCTED FROM THE PREVIOUS LOCATION, THAT LOCATION WAS USED TO DETERMINE THE BOUNDARY OF THE PARCEL SHOWN.

**NOTES:**

1) THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF OGDEN CITY, THE WEBER BASIN WATER CONSERVANCY DISTRICT, THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, THE 25TH STREET REDEVELOPMENT PROJECT, PROJECT NO. 2, AND THE WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES DISTRICT, AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS MADE THEREBY.

2) A RESOLUTION NO. 30-81 DESIGNATING AS AN HISTORIC DISTRICT ALL PROPERTY FRONTING ON TWENTY-FIFTH STREET BETWEEN GRANT AND WALL AVENUES AND ALSO INCLUDING UNION STATION, RECORDED MAY 20, 1981 AS ENTRY NO. 836202 IN BOOK 1382 AT PAGE 409 OF OFFICIAL RECORDS.

AN AMENDED RESOLUTION NO. 30-81 DESIGNATING AS AN HISTORIC DISTRICT ALL PROPERTY FRONTING ON TWENTY-FIFTH STREET BETWEEN GRANT AND WALL AVENUES AND ALSO INCLUDING UNION STATION, RECORDED MAY 28, 1981 AS ENTRY NO. 836669 IN BOOK 1382 AT PAGE 1210 OF OFFICIAL RECORDS.

**EXCEPTIONS**

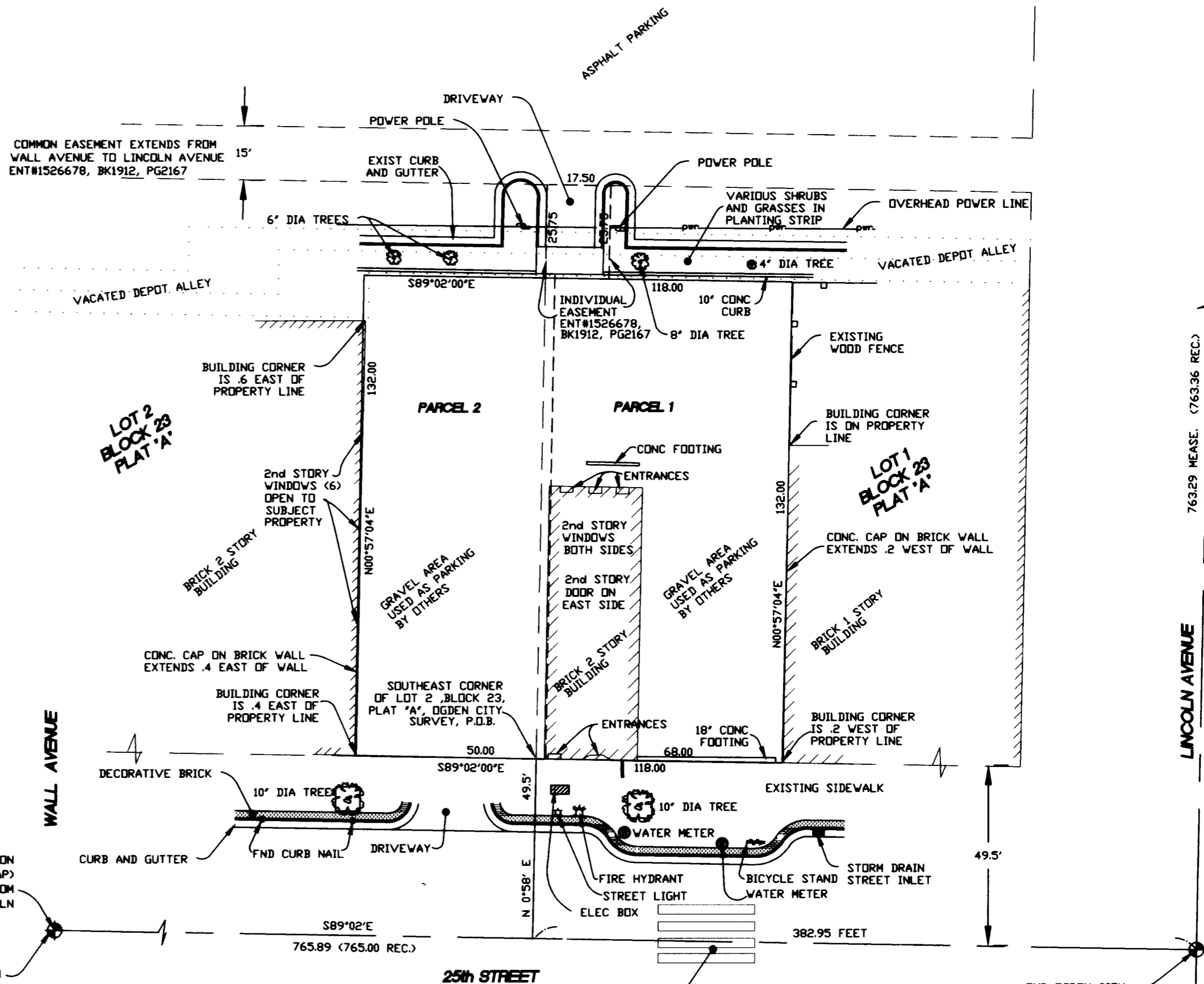
1) AT THE TIME OF SURVEY AND INSPECTION OF THE PARCEL, NUMEROUS VEHICLES WERE PARKED ON THE PROPERTY AND ANY PHYSICAL CHARACTERISTICS LYING BENEATH THOSE VEHICLES WERE UNATTAINABLE AND UNABLE TO BE DEPICTED ON THE MAP. THE MAP ILLUSTRATES STRUCTURES AND APPURTENANCES THAT WERE EXPOSED AT THE TIME OF SURVEY.

2) ANY EASEMENTS OR CLAIMS OF EASEMENTS NOT PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES IN ORDER NUMBER NCS-355067-SLC1.

3) ACCESS TO THE INSIDE OF THE BUILDING WAS UNAVAILABLE AND THE LOCATION OF UTILITIES OR METERS WITHIN THE STRUCTURE WERE NOT DETERMINED.

CURRENT MONUMENT POSITION (CENTER OF BRASS CAP) N89°01'21"W 765.40' FROM 25th and LINCOLN MONUMENT

PRIOR LOCATION OF STREET MONUMENT N89°02'W 765.89' FROM 25th and LINCOLN MONUMENT POSITION USED FOR SUVEY



004111  
**RECEIVED**  
AUG 12 2008  
WEBER CO SURVEYOR

REVISIONS	
1.) 07-09-08	5.)
2.)	6.)
3.)	7.)
4.)	8.)

DRAWN BY: DLG	DATE: 06-18-08
CHECKED BY:	SCALE: AS SHOWN
JOB NO. 3045ALTA	SURVEYED: JUNE 2008



**LANDMARK SURVEYING, INC.**  
A COMPLETE LAND SURVEYING SERVICE  
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401  
PHONE 801-731-4075 FAX 801-731-8506

**ALTA/ACSM LAND TITLE SURVEY**

PREPARED FOR:  
OLD PELICAN L.L.C.  
PROPERTY KNOWN AS: 144 and 150 25th Street, Ogden, Utah

SHEET	1
SHEETS	1