

Northeast Corner of Section 32, T7N, R1W, SLB&M, U.S. Survey (found monument) used as Benchmark, Elevation = 4405.02

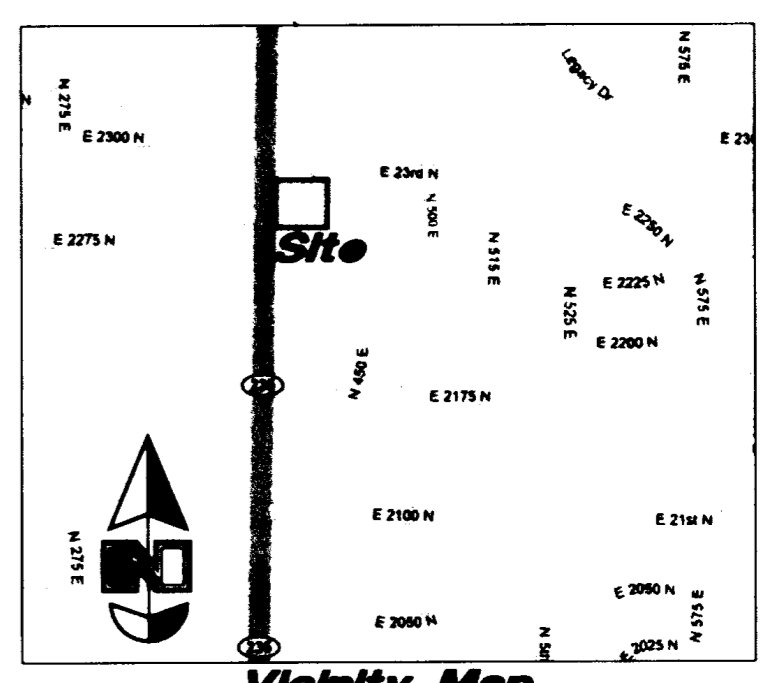
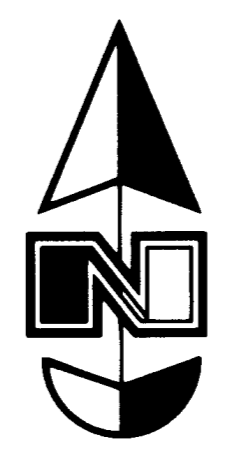
Notes

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. 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 benefiting the property.

Due to the temporary status of buildings, typical building dimensions have been purposefully omitted.

Scale: 1" = 20'



Narrative

This Survey was requested by Mr. Larry Orton of Prescott Muir Architects prerequisite to development of this property.

Monuments along Washington Boulevard at 17th Street and Elberta Street were assigned the Ogden City Engineering Plat bearing of N 0°15' E as the Basis of Bearings.

No Surrounding deeds were supplied for the surveyor to review.

Property Corners were placed as noted on this Survey.

Title Information

This survey was completed using Title Report File No. 120530 dated July 25, 2007 from Old Republic National Title Insurance Company.

The following survey related item from Schedule B - Section 2 of the title report could not be plotted:

#6 Terms and conditions of that certain Resolution No. 23-2005 creating and establishing the Weber Area Dispatch 911 and Emergency Services District recorded January 24, 2006 as Entry No. 2156401, records of Weber County, Utah blankets the entire site, 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 49057C0212 E dated 16 Dec 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Legend

- | | | | |
|------|---|-----|---------------------|
| ○ | Manhole | FL | Flowline |
| □ | Gas Meter | — — | Centerline |
| △ | Fire Hydrant | — — | Flowline |
| ▽ | Water Valve | — — | Contour |
| —S— | Buried Phone Cable | ○ | Deciduous Tree |
| —S— | Sanitary Sewer Line | ▨ | Asphalt |
| —W— | Culinary Water Line | ▨ | Concrete |
| —G— | Gas Line | ▨ | Existing Building |
| —SD— | Storm Drain Line | ▨ | Inlet Box |
| — | Sign | ▨ | Catch Basin |
| ● | Power Pole | ▨ | Power Meter |
| ● | Power Pole w/Guy | ▨ | Hose Bib |
| —X— | Fence | ▨ | Electrical Cabinet |
| — | Overhead Power, Telephone & Cable TV Line | ▨ | Ogden City Plat |
| □ | Irrigation Control Box | ▨ | Weber County Survey |
| □ | Telephone Box | | |
| □ | Electrical Box | | |
| ● | Post | | |

Record Description

A part of the Northeast Quarter of Section 32, Township 7 North, Range 1 West of the Salt Lake Base and Meridian.

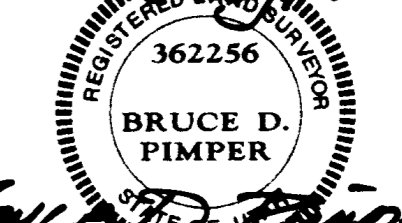
Beginning at the Northwest Corner of Lot 7, Plat "B" of the North Ogden, Weber County, Utah Survey, said point being located 4092.71 feet North 0°15'00" East and 66.00 feet South 89°45'00" East from the Ogden City Survey Monument at the intersection of Washington Boulevard and 1700 North Street; running thence South 0°15'00" West 200.00 feet; thence South 89°45'00" East 217.80 feet; thence North 0°15'00" East 200.00 feet to the South Right-of-Way Line of 2300 North Street; thence North 89°45'00" West 217.80 feet along said Right-of-Way Line and the North Line of said Lot 7 to the point of beginning.

Certification

To Zions Bank, a Utah Corporation and Old Republic National 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 "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, 5, 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: 25 July 2008



Bruce D. Pimper
Utah RLS No. 362256

Designed by: ---
Drafted by: jf
Client Name: Zions Bank
08-0824S

GREAT BASIN ENGINEERING - SOUTH
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ALTA / ACSM Land Title Survey

Zions Bank - North Ogden
2300 North and Washington Boulevard
North Ogden City, Weber County, Utah
A Part of the NE 1/4 of Section 32, T7N, R1W, SLB&M

FEI
OCT 27 2008
WEBER CO SURVEYOR

004161
3 Jul, 2008
SHEET NO.