

LEGAL DESCRIPTION
 A PARCEL OF LAND BEING LOCATED IN BLOCK 38, PLAT 'A', OGDEN CITY SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 ALL OF LOT 1, OGDEN CITY PLAZA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MAY 29, 2008 AS ENTRY NUMBER 2344587 IN BOOK 68 AT PAGE 44 OF OFFICIAL RECORDS, WEBER COUNTY RECORDER.

SURVEYOR'S CERTIFICATE

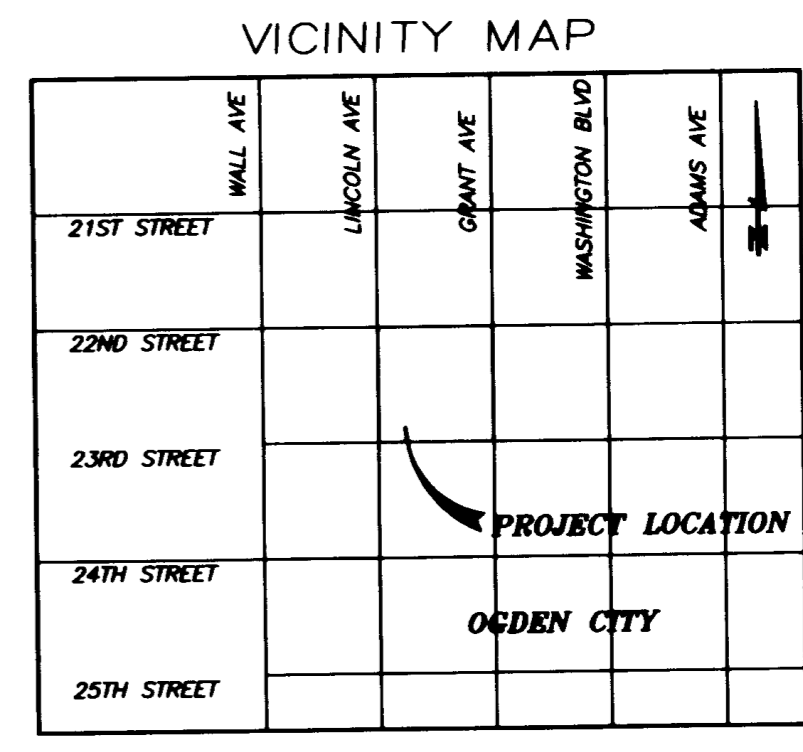
THE UNDERSIGNED HEREBY CERTIFIES, AS OF APRIL 2, 2008, TO SCF ARIZONA C/O PHOENIX CHASE AND ITS SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY AND OGDEN CITY PLAZA INVESTORS, LTD., THAT HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF UTAH; THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYORS AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING FOR URBAN SURVEYS, INCLUDING ITEMS NO. 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11 AND 13 OF TABLE A THERETO; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

Michael L. Wangemann
 MICHAEL L. WANGEMANN, PLS #6431156

11/03/07
 DATE

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND BRASS CAP MONUMENTS AT THE INTERSECTIONS OF 22ND STREET AND 23RD STREET ALONG LINCOLN AVENUE, OGDEN, UTAH AS SHOWN ON THIS SURVEY PLAT.
2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
4. THE ADDRESS TO THIS PROPERTY IS 2250 GRANT AVENUE, OGDEN, UTAH, 84401.
5. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 490570426E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005.
6. THIS SURVEYED PROPERTY HAS A TOTAL OF 338 PARKING STALLS, TWELVE (12) OF WHICH ARE RESERVED FOR THE HANDICAP; THAT ARE LOCATED WITHIN THE PROPERTY LINES. THERE ARE A TOTAL OF 62 PARKING STALLS LOCATED ON THE PUBLICLY DEDICATED STREETS AROUND THIS BLOCK.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
9. THE SURVEYED PROPERTY IS LOCATED IN CENTRAL BUSINESS DISTRICT ZONE CBD OF THE OGDEN CITY ZONING CODE. THE FOLLOWING APPLY:
 FRONT YARD SET BACK = 15 FEET; SIDE YARD SETBACK = NONE; REAR YARD = 30 FEET; MAXIMUM BUILDING HEIGHT = NONE; MAXIMUM BUILDING COVERAGE = 60%;
10. THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
11. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.
13. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS.



LEGEND

- Street Monument
- Property Corner
- Fire Hydrant
- Handicap Parking
- Light Pole
- Tree
- Water Meter
- Center Line
- Property Line
- Easement Line
- Curb & Gutter
- Curb Wall
- Fence Line
- Fiber Optics Line w/Manhole
- Gas Line w/ Valve
- Irrigation Line w/ Valve
- Overhead Power Line w/ Pole
- Underground Power Line w/ Box
- Storm Drain Line w/ Catch Basin
- Sanitary Sewer Line w/ Manhole
- Telephone Line w/ Box
- Water Line w/ Valves

NARRATIVE

PURPOSE
 THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS POLICY.

TITLE DOCUMENTS
 COMMITMENT FOR TITLE INSURANCE ISSUED BY:
 FIRST AMERICAN TITLE INSURANCE COMPANY
 ORDER NO. ACS-345789-SLC1
 EFFECTIVE DATE: MAY 16, 2008 AT 7:30 A.M.

TITLE POLICY EXCEPTIONS
 THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B- SECTION 2, OF THE ABOVE REFERENCED TITLE COMMITMENT.

EXCEPTION 11: ACCESS EASEMENT AGREEMENT, DATED JANUARY 10, 1979, BY AND BETWEEN OGDEN CITY PLAZA ASSOCIATES, A UTAH LIMITED PARTNERSHIP IN WHICH HAHN DEVCORP, A CALIFORNIA CORPORATION AND ERNEST W. HAHN, INC. A CALIFORNIA CORPORATION RECORDED FEBRUARY 13, 1979 AS ENTRY NO. 767049 IN BOOK 1287 AT PAGE 68 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID ACCESS EASEMENT AFFECTS THE NORTHEASTERLY LINE OF SAID LOT 1. THE ACCESS EASEMENT IS 30 FEET IN WIDTH.

EXCEPTION 12: AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR UNDERGROUND ELECTRIC TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED MARCH 27, 1980 AS ENTRY NO. 807171 IN BOOK 1350 AT PAGE 458 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID POWER EASEMENT AFFECTS THE SOUTHERLY, WESTERLY AND NORTHERLY PORTIONS OF LOT 1, AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 13: AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR UNDERGROUND ELECTRIC TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED FEBRUARY 24, 1981 AS ENTRY NO. 830644 IN BOOK 1376 AT PAGE 1779 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID POWER EASEMENT AFFECTS THE NORTHEASTERLY PORTION OF SAID LOT 1 AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 15: DECLARATION OF CROSS-EASEMENTS OGDEN CITY PLAZA, DATED JUNE 25, 1987 BY AND BETWEEN OGDEN CITY PLAZA INVESTORS, LTD., A UTAH LIMITED PARTNERSHIP RECORDED JULY 29, 1987 AS ENTRY NO. 148462 IN BOOK 1873 AT PAGE 1314 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID DECLARATION OF CROSS-EASEMENTS CREATES A BLANKET EASEMENT OVER THE ENTIRE SUBJECT PARCEL.

EXCEPTION 17: THE FOLLOWING MATTERS DISCLOSED ON THE OFFICIAL PLAT OF OGDEN CITY PLAZA SUBDIVISION RECORDED MAY 29, 2008 AS ENTRY NO. 2344587 IN BOOK 68 AT PAGE 44 OF OFFICIAL RECORDS, WEBER COUNTY RECORDER, SURVEY OF SAID PLAT WAS MADE BY UTAH LAND SURVEYING, LLC ON MAY 14, 2008, DESIGNATED JOB NO. 0131-07:
 a. UP/LP EASEMENT UNKNOWN WIDTH.
 b. 15' RIGHT OF WAY.
 c. 30' RIGHT OF WAY.
 d. 10' UP/LP EASEMENT

SURVEY FINDINGS: THE FOLLOWING AFFECT SAID LOT 1 AS FOLLOWS BELOW:
 a. SAID UP/LP EASEMENT OF UNKNOWN WIDTH, ALSO THE SAME AS MENTIONED IN EXCEPTION 12 ABOVE, AFFECTS THE SOUTHERLY, WESTERLY AND NORTHERLY PORTIONS OF SAID LOT 1 AS SHOWN ON THIS SURVEY PLAT.
 b. SAID 15' RIGHT OF WAY AFFECTS THE NORTHERLY AND WESTERLY LINES IN THE MOST NORTHWESTERLY CORNER OF SAID LOT 1 AS SHOWN ON THIS SURVEY PLAT.
 c. SAID 30' RIGHT OF WAY RUNS NORTH/SOUTH JUST EAST OF THE BUILDING LOCATED ON SAID LOT 1 AND ALSO ALONG THE EASTERLY PROPERTY LINE AS SHOWN ON THIS SURVEY PLAT.
 d. SAID 10' UP/LP EASEMENT, WHICH IS ALSO THE SAME AS MENTIONED IN EXCEPTION 13 ABOVE, AFFECTS THE EASTERLY PROPERTY LINE AS SHOWN ON THIS SURVEY PLAT.

UTAH LAND SURVEYING, LLC
 A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
 2302 West 2100 South
 Syracuse, UT 84075
 Phone 801-725-8458 or 801-725-8395
 Fax 801-728-0818
 www.utahlandsurveying.com

REV	DATE	DESCRIPTION
1	4/18/08	CHANGED SUBTITLE ON TITLE BLOCK TO LOT 1
2	6/10/08	UPDATED LEGAL DESCRIPTION TO CURRENT LEGAL COMMITMENT
3	6/11/08	UPDATED ALTA PER NEW TITLE COMMITMENT

ALTA/ACSM LAND TITLE SURVEY
 LOT 1, OGDEN CITY PLAZA SUBDIVISION
 PREPARED FOR: OGDEN CITY PLAZA INVESTORS, LTD.
 RAJU SHAH
 424 WEST 33RD STREET, SUITE 540
 NEW YORK, NY 10001-2614
 LOCATION: BLOCK 38, PLAT 'A', OGDEN CITY SURVEY, WEBER COUNTY, UTAH

RECEIVED
 NOV 03 2008
 WEBER COUNTY SURVEYOR

JOB NO: 0186-07
 DATE: 11/01/2007
 SCALE: 1" = 40'
 DRAWN: MLW
 CHECKED: TRG
 DESIGNED:

SHEET
 1 OF 1