

SURVEYOR'S NARRATIVE

I, Keith R. Russell do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 164386 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The purpose of this survey is to provide an ALTA/ACSM Land Title Survey of the property for use by the client. I further represent that (a) this map of survey and the property description with respect thereto are true and correct and represent an actual field survey of the real property shown hereon; (b) such survey was conducted under the direct supervision of the undersigned Registered Land Surveyor; (c) such map of survey shows the premises specifically described in the Title Report from Michael L. Hendy (Mountain View Title & Escrow) under Commitment No. W66090, dated effective April 26, 2006; and (d) such map of survey was made in accordance with minimum standard details for ALTA/ACSM Land Title Surveys, (see ALTA certification below)

PROPERTY DESCRIPTIONS

Deed Parcels
Parcel 1:
A PART OF LOTS 7, 8, AND 9, BLOCK 23, FLAT A, OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8 AND RUNNING THENCE SOUTH 0 DEG 58 MIN WEST 161.68 FEET ALONG THE EAST LINE OF SAID BLOCK, THENCE NORTH 84 DEG 00 MIN 16 SEC WEST 137.00 FEET, THENCE SOUTH 0 DEG 58 MIN WEST 22.00 FEET, THENCE NORTH 84 DEG 00 MIN 16 SEC WEST 196.35 FEET TO THE WEST LINE OF LOT 9, THENCE NORTH 0 DEG 58 MIN EAST 315.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 84 DEG 01 MIN EAST 86.85 FEET ALONG THE NORTH LINE OF SAID LOT 7, THENCE SOUTH 0 DEG 58 MIN WEST 19.80 FEET, THENCE SOUTH 84 DEG 01 MIN 54 SEC EAST 130.00 FEET, THENCE SOUTH 0 DEG 52 MIN 12.95 FEET TO THE SOUTH LINE OF LOT 7, THENCE SOUTH 84 DEG 01 MIN 36 SEC EAST 116.50 FEET ALONG THE SOUTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PART OF LOTS 9 AND 10, BLOCK 23, FLAT A, BEGINNING AT A POINT 104.46 FEET NORTH 0 DEG 58 MIN EAST OF THE NORTHWEST CORNER OF LOT 10; RUNNING THENCE SOUTH 84 DEG 00 MIN 16 SEC EAST 20 FEET; THENCE SOUTH 0 DEG 58 MIN WEST 143.31 FEET; THENCE NORTH 84 DEG 00 MIN 16 SEC WEST 20 FEET; THENCE NORTH 0 DEG 58 MIN EAST 143.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT SHALL TERMINATE AND REVERT TO JAMES H. STACEY AND THOMAS E. NORMAN, OR THEIR ASSIGNS, AT SUCH TIME AS THE EASEMENT NO LONGER JOINS WITH OR CONNECTS TO PUBLIC USE PROPERTY TO THE SOUTH OF SAID EASEMENT.

ALSO SUBJECT TO A NO BUILD EASEMENT DESCRIBED AS FOLLOWS: A PART OF LOT 9, BLOCK 23, FLAT A, OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT A POINT WHICH IS NORTH 0 DEG 58 MIN EAST 104.02 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE NORTH 84 DEG 00 MIN 16 SEC WEST 147.00 FEET, THENCE NORTH 0 DEG 58 MIN EAST 10.00 FEET, THENCE SOUTH 84 DEG 00 MIN 16 SEC EAST 147.00 FEET, THENCE SOUTH 0 DEG 58 MIN WEST 10.00 FEET TO THE POINT OF BEGINNING, THIS NO BUILD EASEMENT IS TO BE INTERPRETED SO AS TO COMPLY WITH EXISTING BUILDING CODE REQUIREMENTS FOR AN EXISTING BUILDING LOCATED IMMEDIATELY TO THE SOUTH OF SAID EASEMENT AND SHALL TERMINATE IF AND WHEN SUCH BUILDING IS DEMOLISHED OR REMOVED.

Parcel 2:
PART OF LOT 7, BLOCK 23, FLAT "A", OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7 AND RUNNING THENCE SOUTH 0 DEG 58 MIN WEST 132.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, THENCE NORTH 84 DEG 01 MIN 36 SEC WEST 116.50 FEET, ALONG THE SOUTH LINE OF SAID LOT 7, THENCE NORTH 0 DEG 52 MIN 12.95 FEET, THENCE NORTH 84 DEG 01 MIN 54 SEC WEST, 130 FEET, THENCE NORTH 0 DEG 58 MIN EAST, 149.50 FEET TO THE NORTH LINE OF SAID LOT 7, THENCE SOUTH 84 DEG 01 MIN EAST 246.50 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

Surveyed Description
A part of Lots 7, 8, and 9, Block 23, Flat A, Ogden City Survey, Ogden City, Weber County, Utah, more particularly described as follows:

Beginning at the Northeast Corner of said Lot 7, Block 23, Flat A, Ogden City Survey said point being at the intersection of the south line of 24th Street and the west line of Lincoln Avenue; running North 84°00'16" West 137.00 feet along the west line of Lincoln Avenue; Thence South 00°58'00" West 244.53 feet along the west line of Lincoln Avenue; Thence North 84°00'16" West 137.00 feet; Thence South 00°58'00" West 22.00 feet; Thence North 84°00'16" West 16.35 feet; Thence North 00°58'00" East 315.68 feet to the south line of 24th Street; Thence South 84°01'00" East 333.35 feet along the south line of 24th Street to the Northeast Corner of Lot 7, Block 23, Flat A, Ogden City Survey, being the point of beginning.

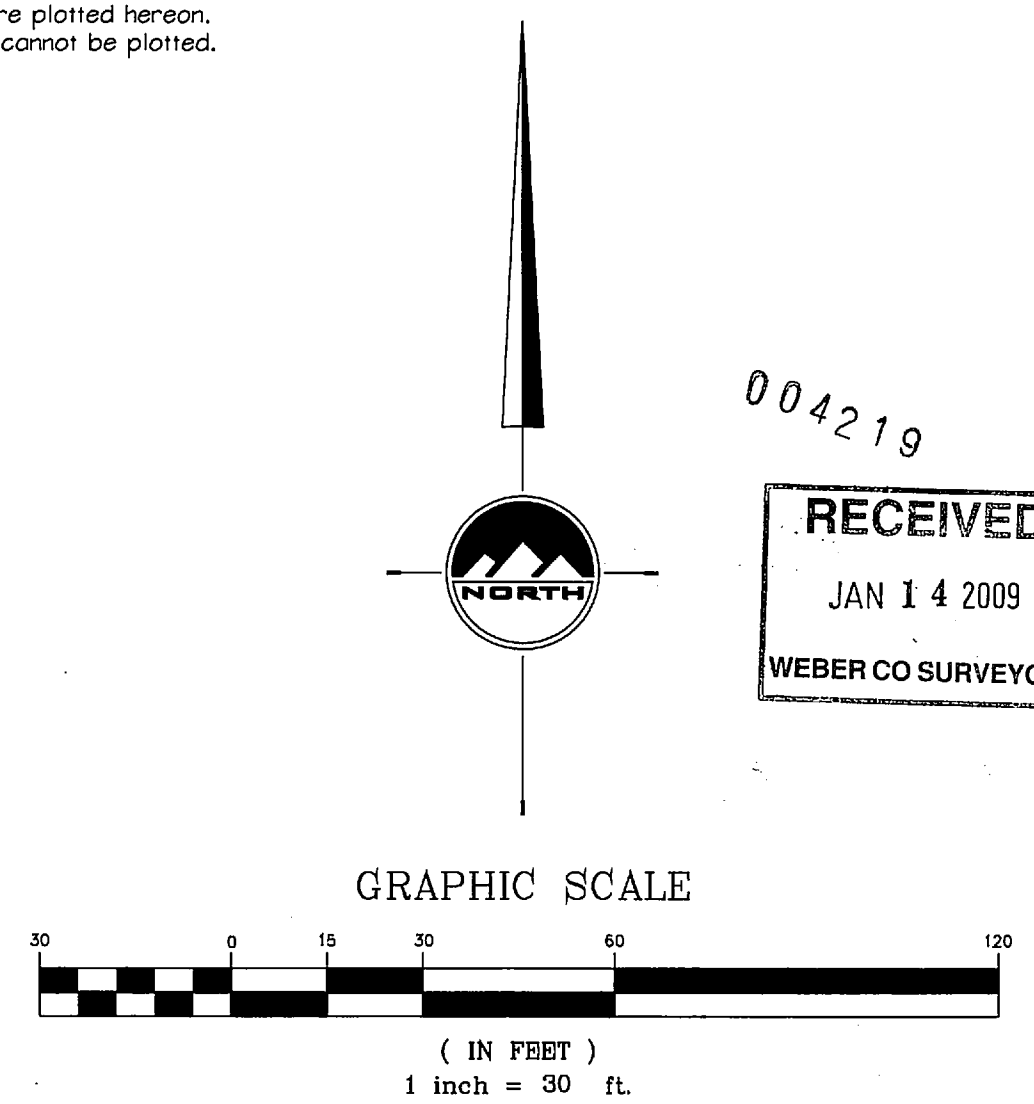
Contains 102,360 square feet, 2.350 acres.

To: Jeffrey D. Clark, Amalgamated Research Inc., An Idaho Corporation, Mountain View Title and Escrow and Transnational Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made (1) 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, 4, 8, 10, and 11(a) 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 in the State of Utah, Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: Jan. 13, 2009
Signature: Keith R. Russell
License No. 164386

- Notes:
- 1) For conditions of record not shown hereon as well as specific references to items in the title report please refer to a title report supplied by Mountain View Title & Escrow of Ogden, Utah under Commitment No. W66090, dated effective April 26, 2006.
 - 2) Schedule B-2, items no. 1-8 are general exceptions that cannot be plotted.
 - 3) Schedule B-2, item no. 9 is general property tax information and cannot be plotted.
 - 4) Schedule B-2, item no. 10 refers to government and service districts that service the property and cannot be plotted.
 - 5) Schedule B-2, items no. 11-16 are plotted hereon.
 - 6) Schedule B-2, items no. 17-22 cannot be plotted.



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN OGDEN, WEBER COUNTY, UTAH

PART OF LOTS 7, 8 AND 9, BLOCK 23, FLAT A OGDEN CITY SURVEY, OGDEN CITY, UTAH

1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449

1346 West State Road
Pleasant Grove UT 84062
Phone: 801.796.8145
Fax: 801.796.8147

WWW.ENSIGNUTAH.COM

FOR:
COLDWELL BANKER COMM
6850 SOUTH MILLROCK DR #200
SALT LAKE CITY, UTAH, 84121

CONTACT:
CLIENT CONTACT
PHONE: 801-560-3551
FAX:

AMALGAMATED RESEARCH INC., AN IDAHO CORPORATION
2427 LINCOLN AVE
OGDEN, UTAH, 84401

NO. DATE REVISION BY
1 100% COMPLETE FOR APPROVAL
2
3
4

ALTA/ACSM LAND TITLE SURVEY

PROJECT NUMBER L-1585 DATE 2006
DRAWN BY C.CARVER CHECKED BY RMKB
PROJECT MANAGER RMKB

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