

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN BLOCKS 8 AND 9, CENTRAL PARK ADDITION
WITHIN THE SE 1/4 SECTION 32 T6N.,R1W., SLB&M
OGDEN CITY, WEBER COUNTY, UTAH.

MAY 2009
SCALE 1"=30'
PAGE 1 OF 2

NARRATIVE

The purpose of this survey was to define the boundaries of the Screencraft Outdoor Advertising INC. and JPL investments LC. properties. Also to show any incumbrances upon the property. Survey was requested by Rocky Mountain Power.

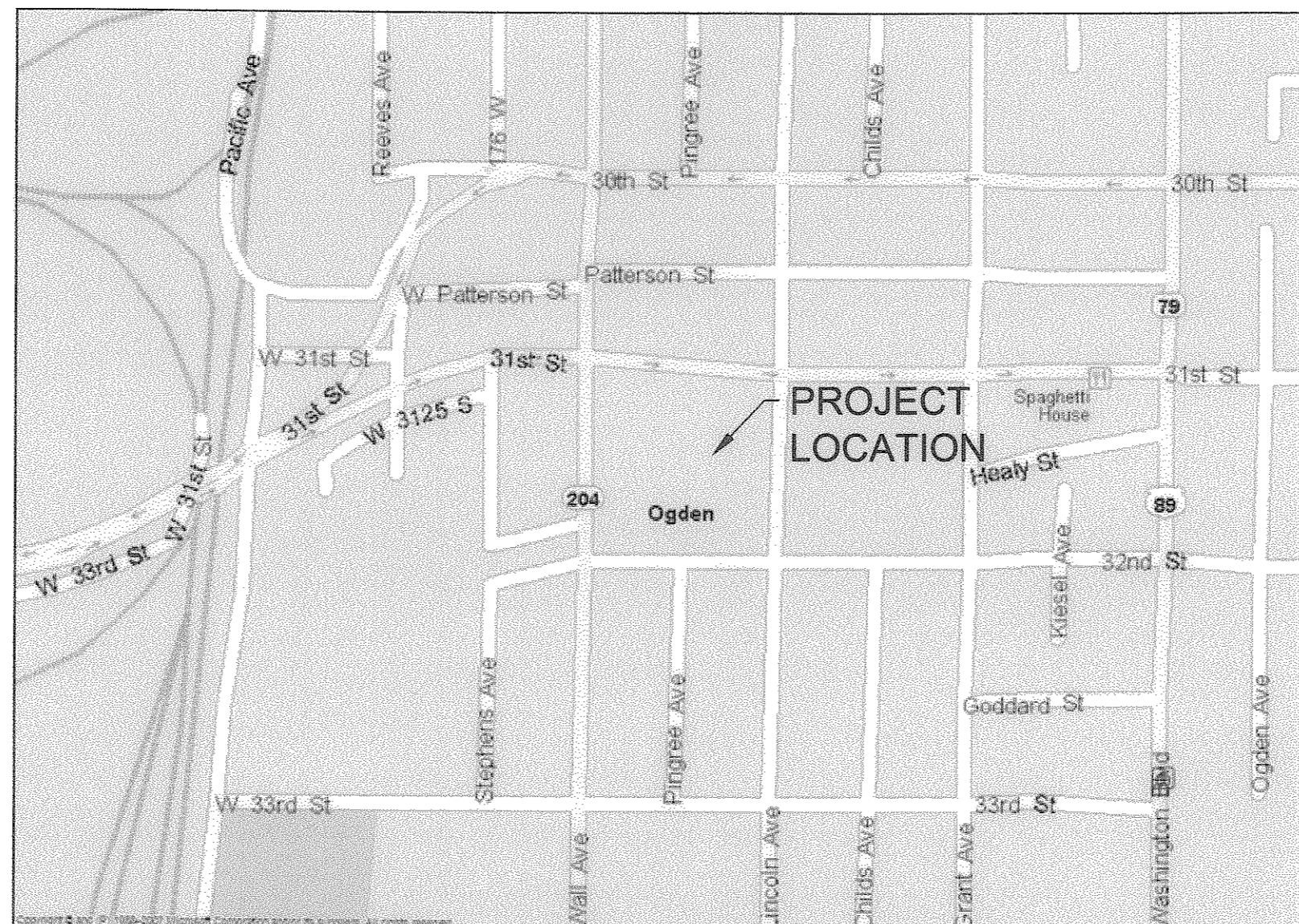
CURRENT LEGAL DESCRIPTIONS AS PER TITLE REPORT

Parcel # 04-062-0001
PART OF BLOCKS 8 AND 9, CENTRAL PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH; AND PART OF VACATED HEALY AVENUE; DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°02' EAST 5.9 FEET AND SOUTH 0°28' WEST 159.75 FEET FROM THE NORTHWEST CORNER OF LOT 13, BLOCK 8, SAID CENTRAL PARK ADDITION; RUNNING THENCE SOUTH 89°02' EAST ALONG THE SOUTH LINE OF ALLEY 117.71 FEET TO THE NORHTEAST CORNER OF LOT 4, SAID BLOCK 8; THENCE SOUTH 0°58' WEST 6.0 FEET; THENCE SOUTH 89°02' EAST 89.5 FEET TO THE WEST LINE OF LINCOLN AVENUE; THENCE SOUTH 0°58' WEST ALONG SAID WEST LINE 162.10 FEET; MORE OR LESS, TO A POINT 28.35 FEET DISTANT SOUTHERLY AT RIGHT ANGLE FROM THE SOUTH LINE OF SAID BLOCK 8; THENCE NORTH 89°02' WEST ALONG LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 8, 60 FEET; MORE OR LESS; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT OF A 453.34 FOOT RADIUS ALONG AN ARC FOR A DISTANCE OF 184.6 FEET, MORE OR LESS, PARALLEL TO AND 25 FEET DISTANT FROM THE CENTER LINE OF SAID TRACT (THE LONG CHORD OF SAID ARC EXTENDING SOUTH 38°41' WEST FOR 313.12 FEET); THENCE NORTH 59°26' WEST 47.5 FEET, MORE OR LESS, TO A POINT 10 FEET DISTANT AT RIGHT ANGLE FROM THE CENTER LINE OF A SPUR TRACK NOW SERVING THIS PROPERTY AND THE RICHARDSON COMPANY; THENCE ON A CURVE TO THE LEFT OF A 260 FOOT RADIUS FOR A DISTANCE OF 137 FEET, MORE OR LESS, ALONG AN ARC PARALLEL TO AND 10 FEET DISTANT FROM THE CENTERLINE OF SAID SPUR TRACK (THE LONG CHORD OF THIS ARC EXTENDING NORTH 12°28' EAST FOR A DISTANCE OF 135.4 FEET) TO A POINT 8.51 FEET EAST OF THE SOUTHWEST CORNER OF LOT 8, SAID BLOCK 8; THENCE NORTH 0° 28' EAST 139.27 FEET TO THE POINT OF BEGINNING

Parcel # 04-062-0018
AN IRREGULAR SHAPED PARCEL OF LAND BEING A PORTION OF LOTS 8, 9, 12 AND 13, AND THE ALLEY ABUTTING THERETO, OF BLOCK 8 AND LOTS 11 THROUGH 20, INCLUSIVE, OF BLOCK 9, ALL IN CENTRALPARK ADDITION OF OGDEN CITY SURVEY AND OF VACATED HEALEY STREET, ALL IN THE SOUTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN IN THE CITY OF OGDEN, WEBER COUNTY, UTAH, BEING APORTION OF THAT CERTAIN PARCEL NO. 4 AS DESCRIBED IN WARRANTYDEED DATED DECEMBER 31, 1958, FILED FOR RECORD JUNE 2, 1959, IN BOOK 614 OF RECORDS, PAGE 397 OF THE RECORDS OF SAID COUNTY AND STATE, WHEREBY THE UNION PACIFIC RAILROAD COMPANY ACQUIRED CERTAIN PROPERTY IN WEBER AND DAVIS COUNTIES, UTAH, FROM BAMBERGER RAILROAD COMPANY SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 20 OF BLOCK 9 OF SAID CENTRAL PARK ADDITION, WHICH IS A SOUTHEAST CORNER OF SAID DEEDED PARCEL NO. 4; THENCE NORTH 0D58' EAST ALONG THE EAST LINE OF SAID DEEDED PARCEL NO. 4 AND THE EAST LINE OF SAID LOT 20, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 191.4 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND HERE TO FORE CONVEYED FROM UNION PACIFIC RAILROAD COMPANY TO UNITED STATES PLYWOOD CORPORATION BY QUIT CLAIM DEED DATED APRIL 9, 1963, FILED IN SAID RAILROAD COMPANY RECORDS AS C.D. NO. 47265, C.E. NO. 18213; THENCE NORTH 89D02' WESTALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND CONVEYED BY SAID DEED DATED APRIL 9, 1963, A DISTANCE OF 58.70 FEET(60 FEET, MORE OR LESS, PER DEED), MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID DEEDED PARCEL OF LAND AND A POINT IN THE NORTHWESTERLY LINE OF SAID DEEDED PARCEL NO. 4; THENCE ALONG THE BOUNDARY OF SAID PARCEL NO. 4, THE FOLLOWING COURSES: SOUTHWESTERLY ALONG A NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 453.34 FEET, A LONG CHORD THAT BEARS SOUTH 47D08'35" WEST A DISTANCE OF 184.54 FEET, THROUGH A CENTRAL ANGLE OF 23D29'13" A DISTANCE OF 185.86 FEET, MORE OR LESS; THENCE NORTH 59D26' WEST A DISTANCE OF 47.5 FEET TO THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 260 FEET, MORE OR LESS, AND A LONG CHORD THAT BEARS NORTH12D28' EAST A DISTANCE OF 135.4 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30D11'09" A DISTANCE OF 136.97 FEET (137 FEET PER DEED), TO A POINT 8.51FEET EAST OF THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 8; THENCE NORTH 0D28' EAST A DISTANCE OF 60.47 FEET; THENCE NORTH 89D02' WEST 17.20 FEET; THENCE SOUTH 0D28' WEST A DISTANCE OF 45.33 FEET; THENCE SOUTH 3D17' WEST A DISTANCE OF 15 FEET, MORE OR LESS, TO THE NORTH LINE OF VACATED HEALEY STREET; THENCE NORTH 89D02' WEST ALONG SAID VACATED STREET LINE A DISTANCE OF 29.68 FEET, MORE OR LESS, TO THE WEST BOUNDARY LINE OF CENTRAL PARK ADDITION; THENCE SOUTH 1D20' WEST ALONG THE BOUNDARY LINE BETWEEN SAID CENTRAL PARK ADDITION AND CENTRAL PARK ANNEX AND ALONG A WESTERLY LINE OF SAID DEEDED PARCEL NO. 4 AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 219.75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 9; THENCE SOUTH 89D02' EAST ALONG THE NORTH LINE OF A 20 FOOT ALLEY IN SAIDBLOCK 9, A DISTANCE OF 115.47 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK 9 AND A SOUTHEAST CORNER OF SAID DEEDED PARCEL NO. 4; THENCE CONTINUING SOUTH89D02' EAST ALONG SAID NORTH LINE OF A 20 FOOT ALLEY IN SAID BLOCK 9 AND ALONG A SOUTHERLY LINE OF SAID DEEDED PARCEL NO. 4, A DISTANCE OF 139.5 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING AN AREA OF 0.976 OF AN ACRE, MORE OR LESS.

Parcel # 04-062-0019
PART OF BLOCK 8 OF CENTRAL PARK ADDITION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 8 AND RUNNING THENCE NORTH 1°20'00" EAST 60.04 FEET ALONG THE WEST LINE OF CENTRAL PARK ADDITION; THENCE SOUTH 89°36'42" EAST 29.51 FEET; THENCE SOUTH 0°28'00" WEST 45.32 FEET; THENCE SOUTH 3°17'00" WEST 15.03 FEET; THENCE NORTH 89°02'00" WEST 29.68 FEET TO THE POINT OF BEGINNING.

VICINITY MAP
NO SCALE

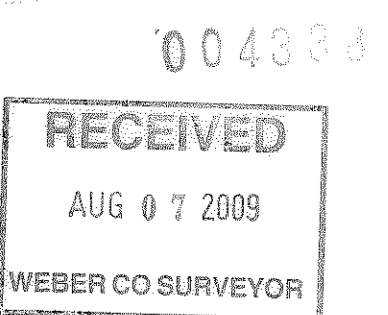
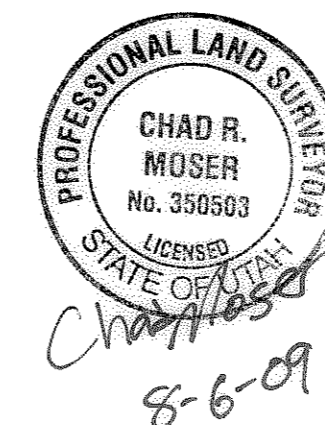


**EXCEPTIONS FROM SCHEDULE B, COMMITMENT FOR TITLE INSURANCE
FIRST AMERICAN TITLE INSURANCE COMPANY file # 13773
SCREENCRAFT OUTDOOR ADVERTISING INC.**

9. (AS SHOWN AFFECTS A EAST PORTION OF -0001) Reservations contained within that certain Warranty Deed by and between Bamberger Railroad Company and Union Pacific Railroad Company Recorded June 2, 1959, Book 614, Page 397, Entry No. 189915.
10. (AS SHOWN, Affects parcel -0019) Subject to a Right of Way and Easement in favor of Utah Power & Light Company, to construct, maintain, operate, repair, inspect, protect, remove and replace electric distribution systems and facilities of the Grantee, under, upon and across a portion of the subject property, dated May 26, 1948, recorded March 13, 2000, Book 292, Page 225, Entry No. not disclosed.
11. (AS SHOWN, DOES NOT AFFECT PARCELS) Subject to a Right of Way and Easement in favor of Utah Power & Light Company, to construct, maintain, operate, repair, inspect, protect, remove and replace electric distribution systems and facilities of the Grantee, under, upon and across a portion of the subject property, dated June 7, 1948, recorded June 24, 1948, Book 292, Page 288, Entry No. 144010
12. (AS SHOWN, AFFECTS PARCEL -0001) Subject to a Right of Way and Easement in favor of Utah Power & Light Company, to construct, maintain, operate, repair, inspect, protect, remove and replace electric distribution systems and facilities of the Grantee, under, upon and across a portion of the subject property, dated August 1, 1958, recorded September 19, 1958, Book 610, Page 122, Entry No. 312498
13. Notwithstanding those items described herein-above, the land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which and ALTA/ACSM Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (ACSM) American Congress on Surveying and Mapping) may disclose.
14. Any existing easements for utilities which my have been constructed through, over or under that portion of the land shown as being a portion of vacated street and / or alley.

**EXCEPTIONS FROM SCHEDULE B, COMMITMENT FOR TITLE INSURANCE
FIRST AMERICAN TITLE INSURANCE COMPANY file #15016
JPL INVESTMENTS, L.C.**

9. (AS SHOWN, Affects parcels -0018,-0019) Reservations contained in that certain Warranty Deed by and between Merchants Lights and Power Company Corp and Utah Power and Lights Company recorded July 8, 1913, Book 71, Page 588.
10. (DOES NOT AFFECT PARCELS) Reservations contained in that certain Warranty Deed dated June 28, 1939 as Entry No. 45641
13. (AS SHOWN, Affects parcel -0019) Subject to a Right of Way and Easement in favor of Utah Power & Light Company, to construct, maintain, operate, repair, inspect, protect, remove and replace electric distribution systems and facilities of the Grantee, under, upon and across a portion of the subject property, dated May 26, 1948, recorded June 9, 1948, Book 292, Page 225, Entry No. not disclosed.
14. (AS SHOWN, DOES NOT AFFECT PARCELS) Subject to a Right of Way and Easement in favor of Utah Power & Light Company, to construct, maintain, operate, repair, inspect, protect, remove and replace electric distribution systems and facilities of the Grantee, under, upon and across a portion of the subject property, dated June 7, 1948, recorded June 24, 1948, Book 292, Page 288, Entry No. 144010
15. (AFFECTS ALL OF PARCEL -0018 AND A EAST PORTION OF -0001) Reservations as contained in that certain Bargain and Sale Deed by and Between Bamberger Railroad Company and Union Pacific Railroad Company dated December 31, 1958, Recorded December 31, 1958, Book 599, Page 311, Entry No. 184534.
16. (AS SHOWN, AFFECTS PARCEL -0001) Pole Line Easement in favor of Utah Power and Light Company dated August 1, 1958, Recorded April 27, 1959, Book 610, Page 122, Entry No. 312498
17. (AFFECTS ALL OF PARCEL -0018 AND A EAST PORTION OF -0001) Reservations and conditions as contained in that certain Warranty Deed for Union Pacific Railroad Company dated December 31, 1958, Recorded June 12, 1959, Book 614, Page 397, Entry No.
18. (AFFECTS ALL OF PARCEL -0019) Reservations as contained in tat certain Warranty Deed by for Capitol Industries, Inc. dated May 2, 1964, Recorded May 7, 1964, Book 773, Page266, Entry No. 125918
25. (Affects parcels -0018,-0019) Any existing easements for utilities which my have been constructed through, over or under that portion of the herein described property shown as being a portion of a vacated alley.
26. (Affects parcels -0018,-0019) Subject to siscrepancies, conflicts in boundary lines, shortage in area, encroachments, easements, rights of way, or any other facts that an A.L.T.A. Survey would disclose.



PREPARED BY:
"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILINGS, MT SALT LAKE CITY, UT SANDOZCO, CA TUCSON, AZ
800 West 700 South
WOODS CROSS, UT 84087
801) 282-9884

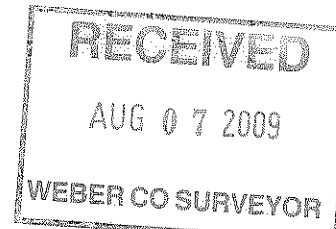
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DRAWN	CHAD	5/13/09
DESIGNED		
CHECKED	GH	5/13/09
APPROVED		
FILE NO :	RMP-080 SCREEN CRAFT OGDEN	
REVISION:	MYLAR 8/06/09	

PROPERTY SURVEY PREPARED FOR:
ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP
LOCATED IN BLOCKS 8 AND 9, CENTRAL PARK ADDITION
WITHIN THE SE 1/4 SECTION 32 T6N.,R1W., SLB&M
OGDEN CITY, WEBER COUNTY, UTAH.
MAY 2009 SCALE 1"=30' **PAGE 1 OF 2**

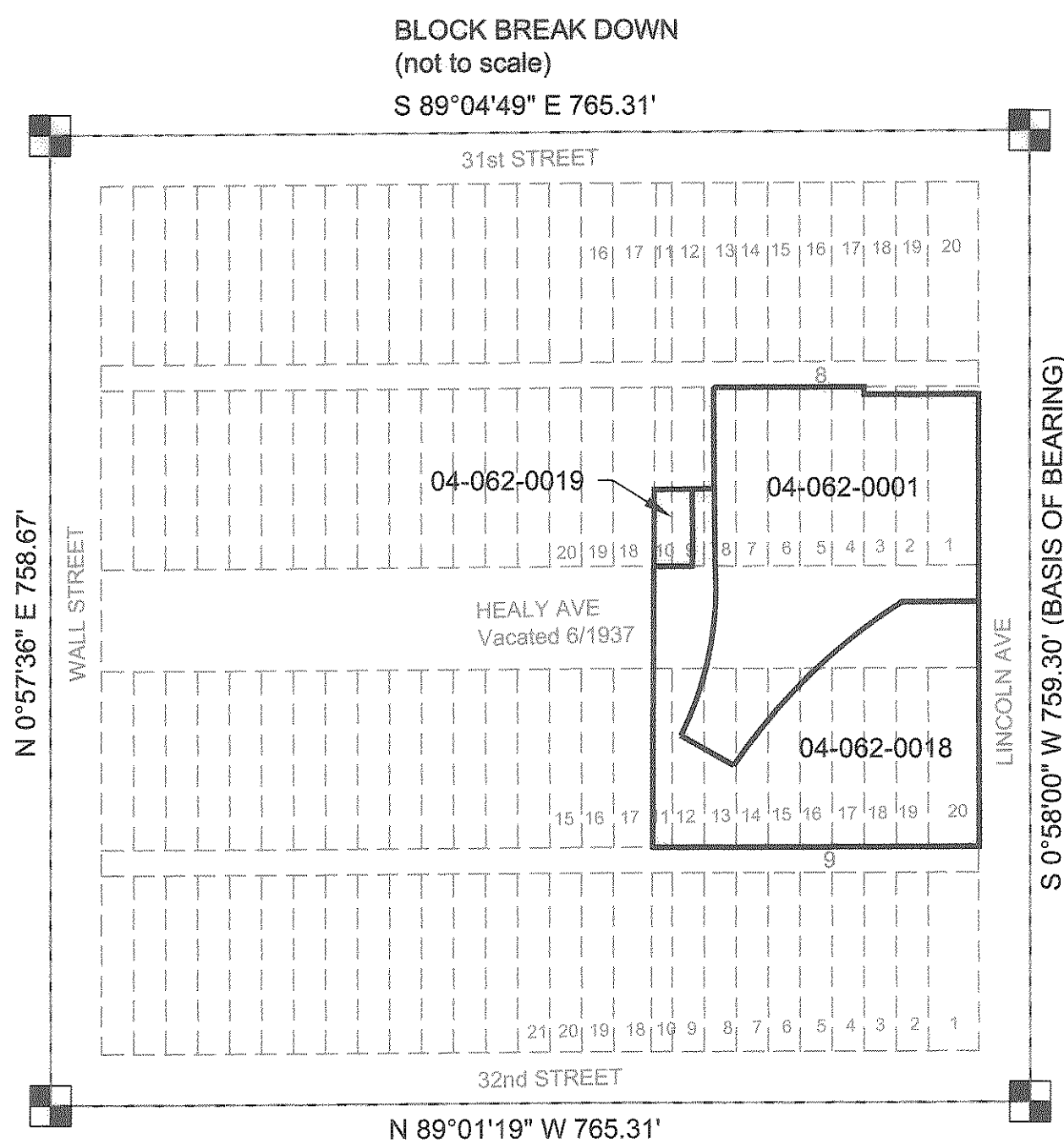
ALTA/ACSM LAND TITLE SURVEY

LOCATED IN BLOCKS 8 AND 9, CENTRAL PARK ADDITION
 WITHIN THE SE 1/4 SECTION 32 T6N.,R1W., SLB&M
 OGDEN CITY, WEBER COUNTY, UTAH.

MAY 2009
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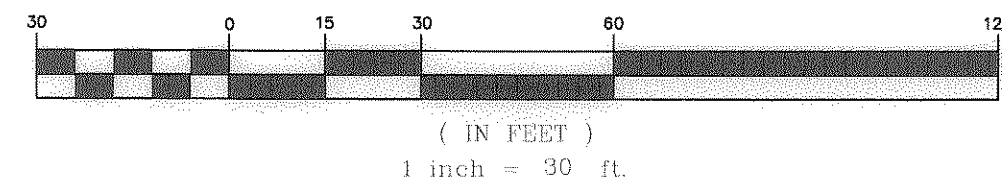
004336



LEGEND

- ⊕ FOUND NAIL & WASHER STAMPED AAA
- FOUND OGDEN CITY MONUMENT
- ⊙ SET REBAR & CAP STAMPED ECI
- ⊗ FIRE HYDRANT
- ◇ POWER POLE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ▨ EDGE OF ASPHALT
- ▨ BUILDINGS
- MONUMENT LINE
- x- 6' CHAIN LINK FENCE
- POWER LINE
- CURB AND GUTTER
- SEWER LINE

GRAPHIC SCALE



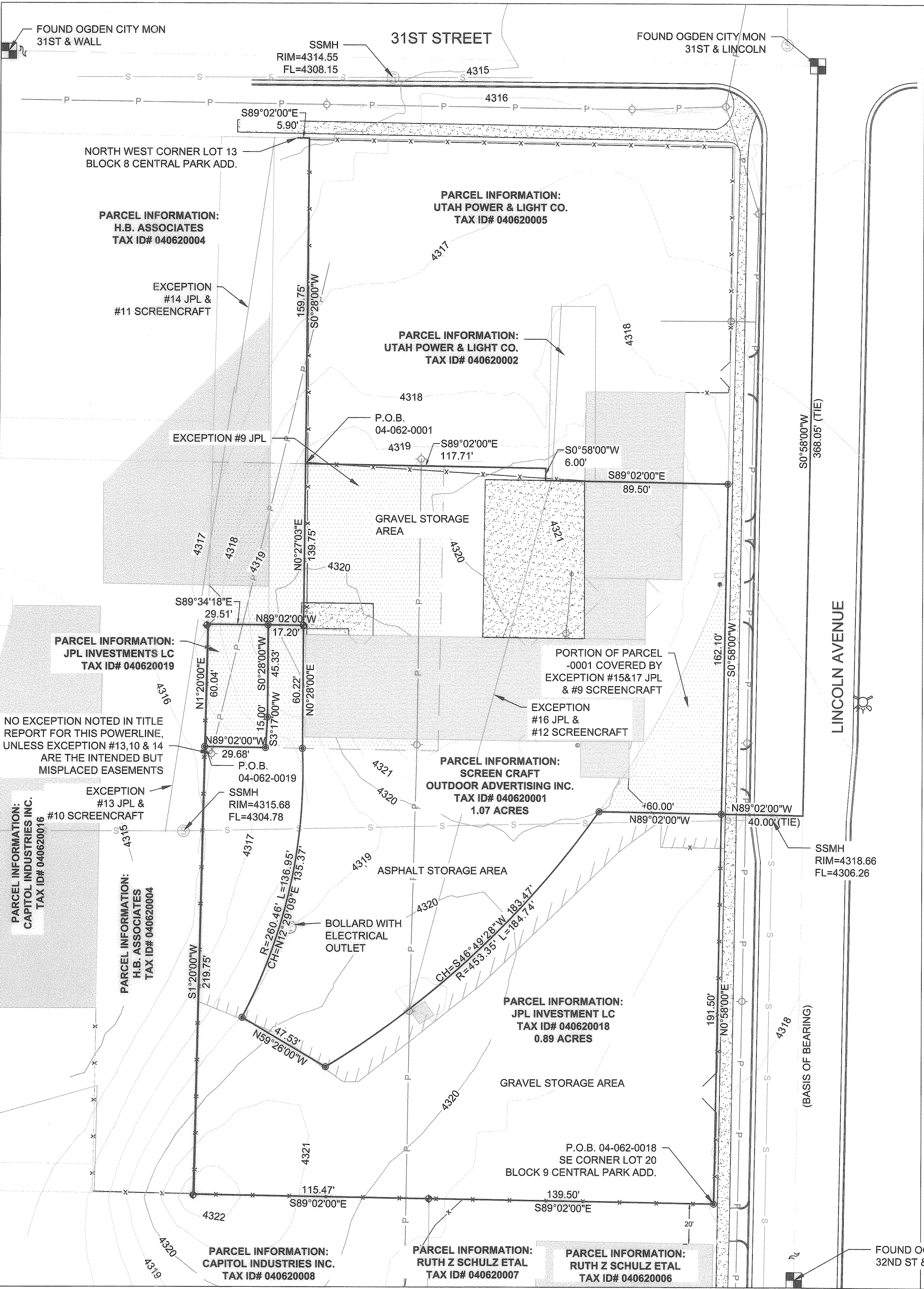
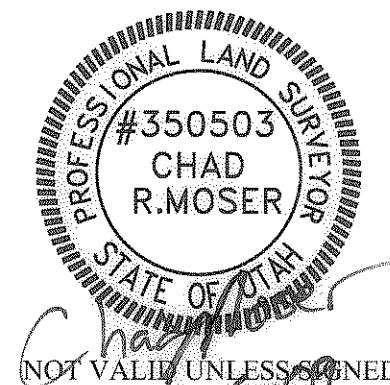
SURVEYOR'S CERTIFICATION

To: PacifiCorp, an Oregon corporation 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, and includes Items 1, 2, 4, 5, 8, 10, 11a, 13, 17, 18, of Table A thereof. Pursuant to 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: 8-6-09

Chad Moser 350503
 Registration No.



LINCOLN AVENUE

(BASIS OF BEARING)

PREPARED BY:
 "Engineering with Distinction"
ECI ELECTRICAL CONSULTANTS, INC.
 BILLINGS, MT SALT LAKE CITY, UT SAN DIEGO, CA TUCSON, AZ
 600 West 700 South
 WOODS CROSS, UT 84087
 (801) 226-9694

ENGINEERING RECORD		
DRAWN	CHAD	5/13/09
DESIGNED		
CHECKED	GH	5/13/09
APPROVED		
FILE NO :	RMP-090 SCREEN CRAFT OGDEN	
REVISION:	MYLAR 8/6/09	

PROPERTY SURVEY PREPARED FOR:
ROCKY MOUNTAIN POWER
 A DIVISION OF PACIFICORP
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