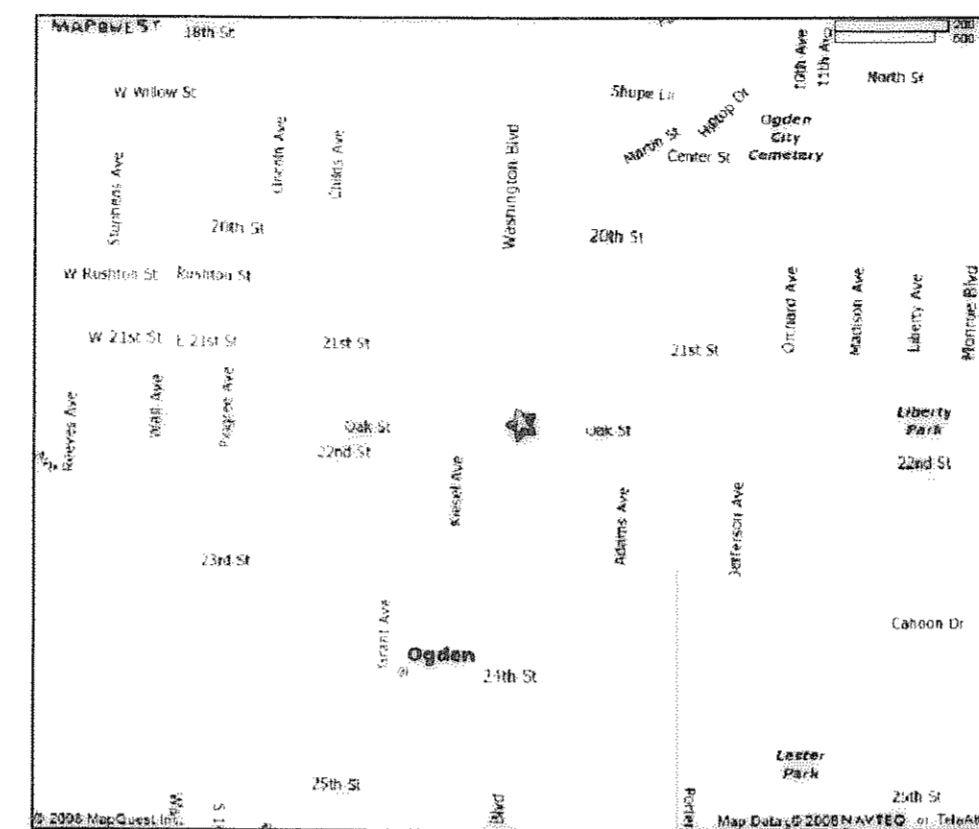


ALTA / ASCM LAND TITLE SURVEY

AS PROVIDED DESCRIPTION

SCHEDULE "B" ITEMS

FOR
SUBURBAN LAND RESERVE, INC.
BEING A PORTION OF THE NORTHEAST
QUARTER OF SECTION 29, TOWNSHIP 6
NORTH, RANGE 1 WEST, S.L.B.&M, WEBER
COUNTY, UTAH



VICINITY MAP

AREA

PARCEL 1 0.318 ACRES OR 13,840 SQUARE FEET MORE OR LESS.
PARCEL 2 0.380 ACRES OR 16,543 SQUARE FEET MORE OR LESS.

PARKING

31 PARKING SPACES PARCEL 2, NO VISIBLE STRIPING ON PARCEL 1.
31 TOTAL PARKING SPACES

SURVEYORS COMMENTS

1. THE CERTIFYING SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED SOLELY ON SUPPLIED DOCUMENTATION SHOWN IN A PRELIMINARY TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-357668-PHX1, AMENDMENT 4, DATED JANUARY 18, 2010 AND SPECIFICALLY DISCLAIMS ANY ITEMS NOT SHOWN WHICH MAY OR MAY NOT BE OF PUBLIC RECORD THAT MIGHT AFFECT THE PROPERTY SHOWN ON THIS SURVEY.
2. ADDRESS: 2186 WASHINGTON BOULEVARD, OGDEN, UTAH 84401 AND 440 22ND STREET, OGDEN, UTAH 84401
3. TOTAL AREA OF SUBJECT PROPERTY: PARCEL 1 0.318 AND PARCEL 2 0.380 ACRES MORE OR LESS.
4. ASSESSOR'S PARCEL NUMBERS: 01-039-0014 AND 01-039-0017
5. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF RECENT CONSTRUCTION
6. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF BEING USED AS A SOLID WASTE DEPOSITORY, DUMP, OR LANDFILL.
7. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
8. THE SURVEYOR RELIED ON A COMMITMENT FOR TITLE INSURANCE, ORDER # NCS-357668-PHX1, AMENDMENT 4 FROM FIRST AMERICAN TITLE INSURANCE COMPANY AND DID NOT RESEARCH CHAIN OF TITLE OR SENIOR RIGHTS.
9. THE SURVEYOR MADE A PRUDENT ATTEMPT TO DISCLOSE ALL RECORD EASEMENTS SHOWN ON SAID COMMITMENT FOR TITLE INSURANCE AS WELL AS LOCATING VISIBLE UTILITY STRUCTURES AND OTHER STRUCTURES BUT DOES NOT WARRANT THEM TO BE ALL INCLUSIVE.

NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A ALTA/ASCM SURVEY TO SHOW ALL IMPROVEMENTS AND STRUCTURES RELATIVE TO BOUNDARY LINES.

PARCEL 1:

PART OF LOT 2, BLOCK 45, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 3 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 2; RUNNING THENCE NORTH 100 FEET; THENCE WEST 138 FEET; THENCE SOUTH 100 FEET; THENCE EAST 138 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

PART OF LOT 2, BLOCK 45, PLAT "A", OF OGDEN CITY SURVEY:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE NORTH 100 FEET; THENCE EAST 165 FEET; THENCE SOUTH 100 FEET; THENCE WEST 165 FEET TO THE PLACE OF BEGINNING.

SAID PROPERTY IS ALSO KNOWN BY THE STREET ADDRESS OF:
PARCEL 1, 440 22ND ST. AND PARCEL 2, 2186 WASHINGTON BLVD.
OGDEN, UT 84401

AS SURVEYED DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH, ALSO BEING A PORTION OF LOT TWO (2) OF BLOCK 45, PLAT "A" OGDEN CITY SURVEY AND BEING DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 45; THENCE NORTH 89°59'56" WEST, ALONG THE SOUTHERLY LINE OF SAID BLOCK 45, COINCIDENT WITH THE NORTHERLY LINE OF 22ND STREET, 3.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'04" WEST, 100.03 FEET; THENCE NORTH 89°59'56" WEST, 138.36 FEET; THENCE SOUTH 00°00'02" EAST, 100.03 FEET TO SAID NORTHERLY LINE OF 22ND STREET; THENCE SOUTH 89°59'56" EAST, ALONG SAID NORTHERLY LINE, 138.36 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.318 ACRES OR 13,840 SQUARE FEET MORE OR LESS.

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 45; THENCE SOUTH 89°59'56" EAST, ALONG THE SOUTHERLY LINE OF SAID BLOCK 45, COINCIDENT WITH THE NORTHERLY LINE OF 22ND STREET, 165.38 FEET; THENCE NORTH 00°00'02" WEST, 100.03 FEET; THENCE NORTH 89°59'56" WEST, 165.38 FEET TO THE EASTERLY LINE OF WASHINGTON AVENUE; THENCE SOUTH 00°00'00" WEST, ALONG SAID EASTERLY LINE, 100.03 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.380 ACRES OR 16,543 SQUARE FEET MORE OR LESS.

FLOOD INSURANCE DATA

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0426E DATED DECEMBER 16, 2005.

ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

ZONING

ZONE CBDI	CENTRAL BUSINESS DISTRICT INTENSIVE
FRONT SETBACK	0 FEET/15 FEET FOR PARKING STRUCTURES
REAR SETBACK	0 FEET/10 FEET ADJACENT TO RESIDENTIAL
SIDE SETBACK	0 FEET/10 FEET ADJACENT TO RESIDENTIAL
BUILDING HEIGHT	NONE

BASIS OF BEARING

NORTH 00°00'00" EAST - BEING THE MONUMENT LINE ON WASHINGTON AVE. BETWEEN MONUMENTS FOUND AT 22ND ST. AND 21ST ST., AS SHOWN ON A SURVEY IN THE OGDEN CITY SURVEYOR'S OFFICE.

SCHEDULE "B" NOTE

ITEMS 1-18 NOT SURVEY RELATED INFORMATION ONLY.

SURVEYOR'S CERTIFICATE

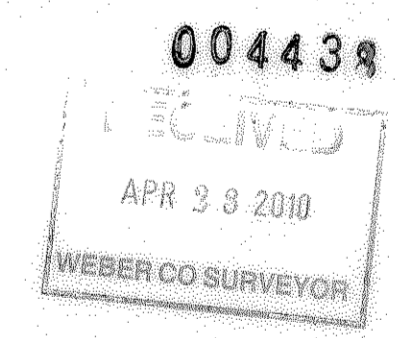
TO: SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-4, 6, 7(A)-(C), 8-10, 11(A), 13, 14 AND 16-18 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 REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS MAP OR PLAT OF SURVEY OF THE PREMISES SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER NCS-357668-PHX1, AMENDMENT 4, DATED JANUARY 18, 2010

160206
MARK A. BYRD
BYRD AND ASSOCIATES, L.L.C.
505 SOUTH MAIN STREET
BOUNTIFUL, UTAH 84010

4/20/10
DATE



REV	BY	DATE	DESCRIPTION
1.	MB	2-24-10	UPDATED SURVEY PER AMENDMENT 3
2.	MB	3-15-10	REVISED PER COMMENTS BY JEB
3.	MB	4-22-10	UPDATED SURVEY PER AMENDMENT 4

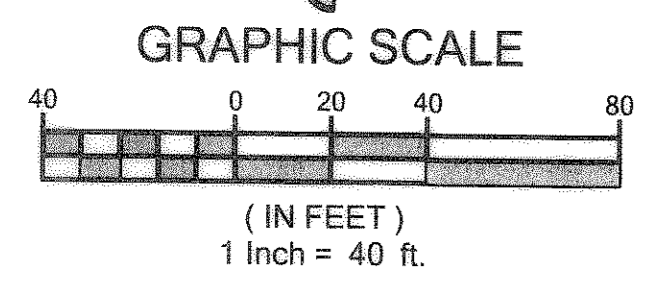
REV	BY	DATE	DESCRIPTION

Designed By: MAB
Drawn By: Mark
Checked By:
Checked By:
Account #: 725-01
Creation Date: 2/10/10

Byrd & Associates L.L.C.
Engineers & Land Surveyors
505 South Main Street
Bountiful, Utah 84010
Phone (801)-292-0400
Fax (801)-292-8216

ALTA/ASCM LAND TITLE SURVEY
FOR
SUBURBAN LAND RESERVE, INC., A UTAH CORP.
OGDEN CITY UTAH

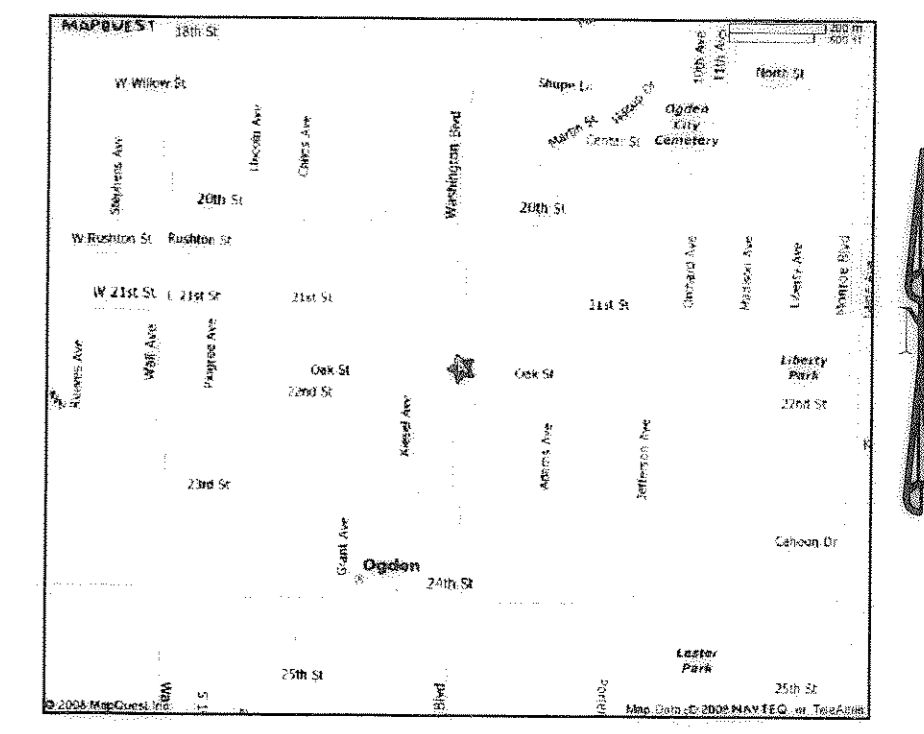
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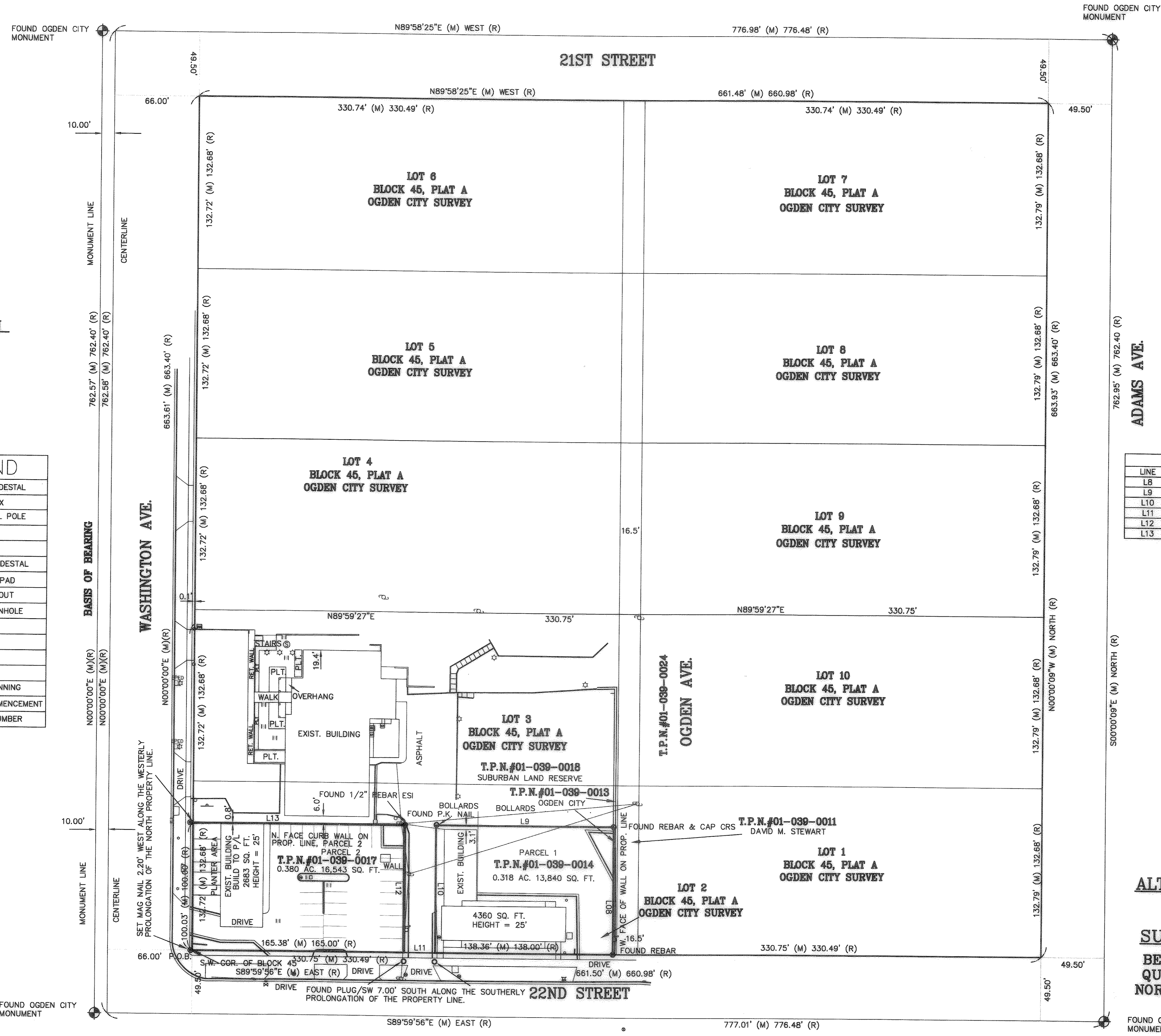
AS PROVIDED DESCRIPTION

LEGEND	
☆	LIGHT POLE
⊙	SEWER MANHOLE
⊙	WATER METER
⊙	WATER VALVE
⊙	REBAR FOUND
⊙	FOUND MONUMENT
OHP	OVERHEAD POWER
②	SEE NOTE SHEET 2
→	SIGN
PUE	PUBLIC UTILITY EASEMENT
POB	POINT OF BEGINNING
SLCO	SALT LAKE COUNTY RECORDER'S OFFICE
⊙	FIRE HYDRANT
(R)	RECORD
(M)	MEASURED
PLT	PLANTER

LEGEND	
⊙	TELEPHONE PEDESTAL
⊙	ELECTRICAL BOX
⊙	TRAFFIC SIGNAL POLE
⊙	GAS METER
•	BOLLARD
⊙	ELECTRICAL PEDESTAL
T	TRANSFORMER PAD
SSCO	SEWER CLEAN OUT
⊙	TELEPHONE MANHOLE
⊙	POWER POLE
⊙	GUY WIRE
→	SIGN
⊙	IRRIGATION BOX
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
TPN	TAX PARCEL NUMBER



VICINITY MAP
SCALE N.T.S.



LINE TABLE (M)			LINE TABLE (R)		
LINE	LENGTH	BEARING	RECORD	PROPORTION	
L8	100.03	N00°00'04"W	NORTH	100.00	(R)
L9	138.36	N89°59'56"W	WEST	138.49	(R)
L10	100.03	S00°00'02"E	SOUTH	100.00	(R)
L11	24.02	N89°59'56"W	WEST	24.00	(R)
L12	100.03	N00°00'02"W	NORTH	100.00	(R)
L13	165.38	N89°59'56"W	WEST	165.00	(R)

004438
RECEIVED
APR 3 8 2010
WEBER CO SURVEYOR

ALTA / ACSM LAND TITLE SURVEY
FOR
SUBURBAN LAND RESERVE, INC.
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M, WEBER COUNTY, UTAH

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FOR
SUBURBAN LAND RESERVE, INC., A UTAH CORP.
UTAH

Sheet: 2
Of: 3
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725-01