

**SCHEDULE "B" ITEMS**

- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
- ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS AND ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
- UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- (THE FOLLOWING AFFECTS PARCEL 1)  
TAXES FOR THE YEAR 2010 NOW A LIEN, NOT YET DUE. GENERAL PROPERTY TAXES FOR THE YEAR 2009 WERE PAID IN THE AMOUNT OF \$994.07. TAX PARCEL NO. 01-039-0025.
- (THE FOLLOWING AFFECTS PARCEL 2)  
TAXES FOR THE YEAR 2010 NOW A LIEN, NOT YET DUE. GENERAL PROPERTY TAXES FOR THE YEAR 2009 WERE PAID IN THE AMOUNT OF \$66.32. TAX PARCEL NO. 01-039-0071.
- (THE FOLLOWING AFFECTS PARCEL 3)  
TAXES FOR THE YEAR 2010 NOW A LIEN, NOT YET DUE. GENERAL PROPERTY TAXES FOR THE YEAR 2009 WERE PAID IN THE AMOUNT OF \$71.71. TAX PARCEL NO. 01-039-0072.
- ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN CENTRAL WEBER SEWER AND OGDEN CITY.
- A TRUST DEED WITH ASSIGNMENT OF RENTS DATED MAY 08, 2006 BY AND BETWEEN FLORENTINO GARCIA AS TRUSTOR IN FAVOR OF HICKMAN LAND TITLE COMPANY AS TRUSTEE AND TEMPLE VISTA PROPERTIES, LLC ASBENEFICIARY, TO SECURE AN ORIGINAL INDEBTEDNESS OF \$123,000.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED MAY 09, 2006 AS ENTRY NO. 2178683 OF OFFICIAL RECORDS.
- (THE FOLLOWING AFFECTS PARCEL 2)  
A TWO-THIRDS REDUCTION IN THE SPECIAL ASSESSMENT OF UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 1, IN THE PRINCIPAL AMOUNT OF \$2.94, PLUS INTEREST AS EVIDENCED BY THAT CERTAIN ORDINANCE NO. 2009-66, RECORDED DECEMBER 10, 2009 AS ENTRY NO. 2449003 OF OFFICIAL RECORDS.
- (THE FOLLOWING AFFECTS PARCEL 3)  
A TWO-THIRDS REDUCTION IN THE SPECIAL ASSESSMENT OF UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 1, IN THE PRINCIPAL AMOUNT OF \$3.18, PLUS INTEREST AS EVIDENCED BY THAT CERTAIN ORDINANCE NO. 2009-66, RECORDED DECEMBER 10, 2009 AS ENTRY NO. 2449003 OF OFFICIAL RECORDS.

**SCHEDULE "B" NOTE**

ITEMS 1-14 INFORMATION ONLY.

**SURVEYOR'S CERTIFICATE**

TO: SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND INTEGRATED TITLE INSURANCE SERVICES, LLC; 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/ACSM 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 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, ORDER NUMBER NCS-441113-PHX1, DATED JUNE 17, 2010



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

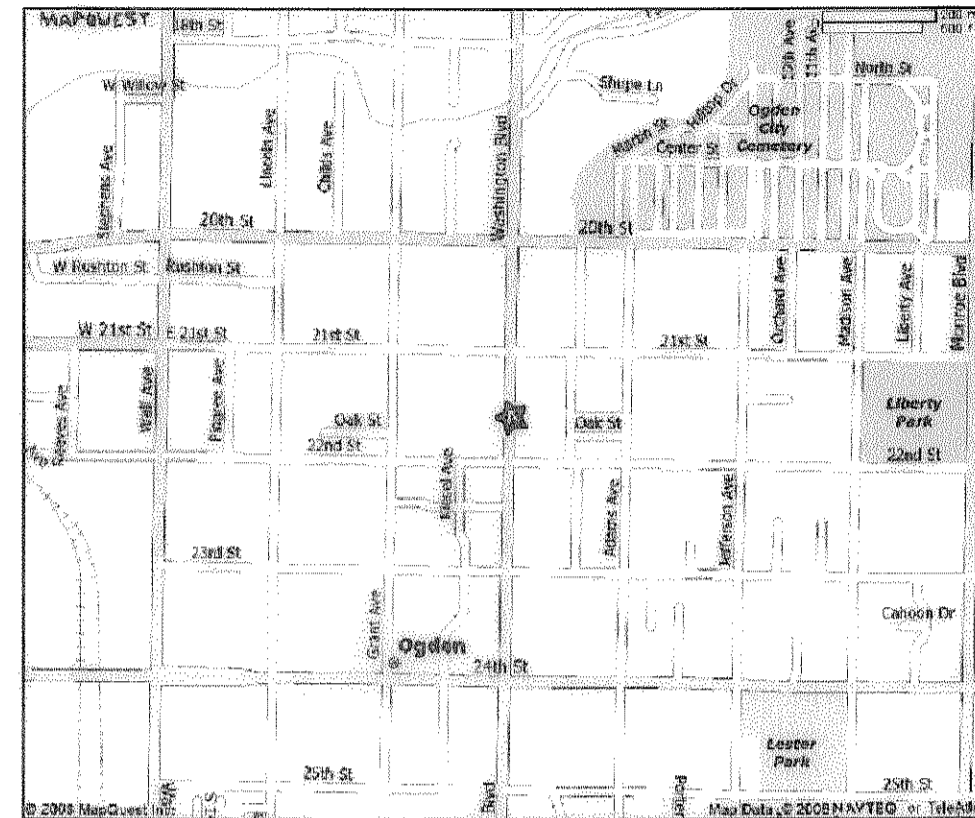
3/2/11  
DATE

**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



VICINITY MAP

**AREA**

0.578 ACRES, 25192 SQUARE FEET MORE OR LESS.

**PARKING**

0 PARKING SPACES  
0 TOTAL PARKING SPACES

**SURVEYORS COMMENTS**

- 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 NUMBER NCS-441113-PHX1, DATED JUNE 17, 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.
- ADDRESS: 2137 OGDEN AVENUE, OGDEN, UTAH 84401
- TOTAL AREA OF SUBJECT PROPERTY: 0.578 ACRES, MORE OR LESS.
- ASSESSOR'S PARCEL NUMBERS: 01-039-0025, 01-039-0071 AND 01-039-0072
- SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF RECENT CONSTRUCTION
- SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF BEING USED AS A SOLID WASTE DEPOSITORY, DUMP, OR LANDFILL.
- SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- THE SURVEYOR RELIED ON A COMMITMENT FOR TITLE INSURANCE, FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER NCS-441113-PHX1, DATED JUNE 17, 2010 AND DID NOT RESEARCH CHAIN OF TITLE OR SENIOR RIGHTS.
- 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.
- THE PROPERTY ABUTS AND HAS ACCESS TO OGDEN AVENUE.

**NARRATIVE:**

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

**AS PROVIDED DESCRIPTION**

PARCEL 1:

PART OF LOTS 4 AND 5, BLOCK 45, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 4, EAST 250.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 4, RUNNING THENCE NORTH 17.00 FEET; THENCE EAST 75.00 FEET; THENCE SOUTH 103.28 FEET TO A POINT 4.94 CHAINS NORTH OF THE SOUTH LINE OF SAID BLOCK 45, THENCE WEST 75 FEET, THENCE NORTH 86.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF LOTS 4 AND 5, BLOCK 45, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 269.75 FEET NORTH AND 250 FEET EAST AND NORTH 40.00 FEET OF THE SOUTHWEST CORNER OF BLOCK 45; THENCE NORTH 103.28 FEET; THENCE WEST 68 FEET TO THE EAST LINE OF CONCRETE RETAINING WALL; THENCE SOUTH ALONG SAID LINE 103.28 FEET; THENCE EAST 68.49 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PART OF LOT 5, BLOCK 45, PLAT A, OGDEN CITY SURVEY; BEGINNING AT A POINT SOUTH 89°02' EAST 250 FEET FROM THE NORTHWEST CORNER OF SAID LOT 5, AND RUNNING THENCE SOUTH 89°02' EAST 75 FEET TO THE WEST LINE OF ROADWAY; THENCE SOUTH 0°58' WEST 115 FEET; THENCE NORTH 89°02' WEST 94.40 FEET; THENCE NORTH 0°58' EAST 81.8 FEET; THENCE EAST 22.4 FEET; THENCE NORTH 37.2 FEET TO POINT OF BEGINNING.

**AS SURVEYED DESCRIPTION**

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 5, BLOCK 45, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, SAID POINT LYING NORTH 89°58'46" EAST 250.19 FEET ALONG SAID NORTH LINE FROM THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING THENCE NORTH 89°58'46" EAST 75.55 FEET WEST OF THE EAST LINE OF SAID LOT 5; THENCE SOUTH 00°00'04" EAST 221.17 FEET ALONG A LINE 5.00 FEET WEST OF THE EAST LINES OF SAID LOT 5 AND LOT 4 OF SAID BLOCK 45; THENCE SOUTH 89°59'27" WEST 143.37 FEET TO THE EAST LINE OF A CONCRETE RETAINING WALL; THENCE NORTH 00°00'02" WEST 103.37 FEET ALONG SAID EAST LINE; THENCE NORTH 89°59'06" EAST 68.05 FEET; THENCE NORTH 00°00'02" WEST 2.72 FEET; THENCE SOUTH 89°59'06" WEST 19.15 FEET; THENCE NORTH 00°00'02" WEST 77.85 FEET; THENCE NORTH 89°58'46" EAST 18.91 FEET; THENCE NORTH 00°00'02" WEST 37.20 FEET TO THE POINT OF BEGINNING. PROPERTY CONTAINS 0.578 ACRES, 25192 SQUARE FEET.

**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.

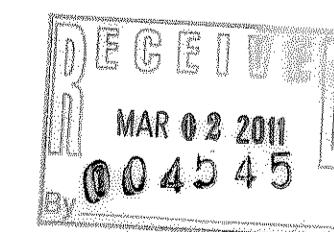
(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

**ZONING**

ZONE	OBDI	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.



REV	BY	DATE	DESCRIPTION

REV	BY	DATE	DESCRIPTION

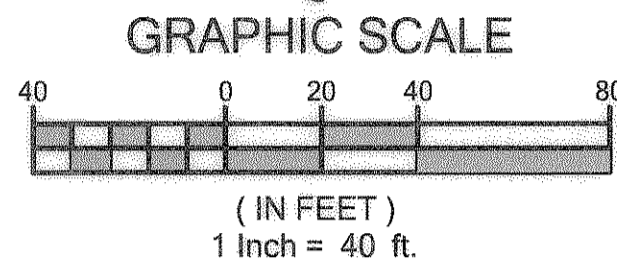
Designed By:	MDB
Drawn By:	MDB
Checked By:	MAB
Account #:	725-03
Survey Date:	8/23/10



505 South Main Street  
Bountiful, Utah 84010  
Phone (801)-292-0400  
Fax (801)-292-8216

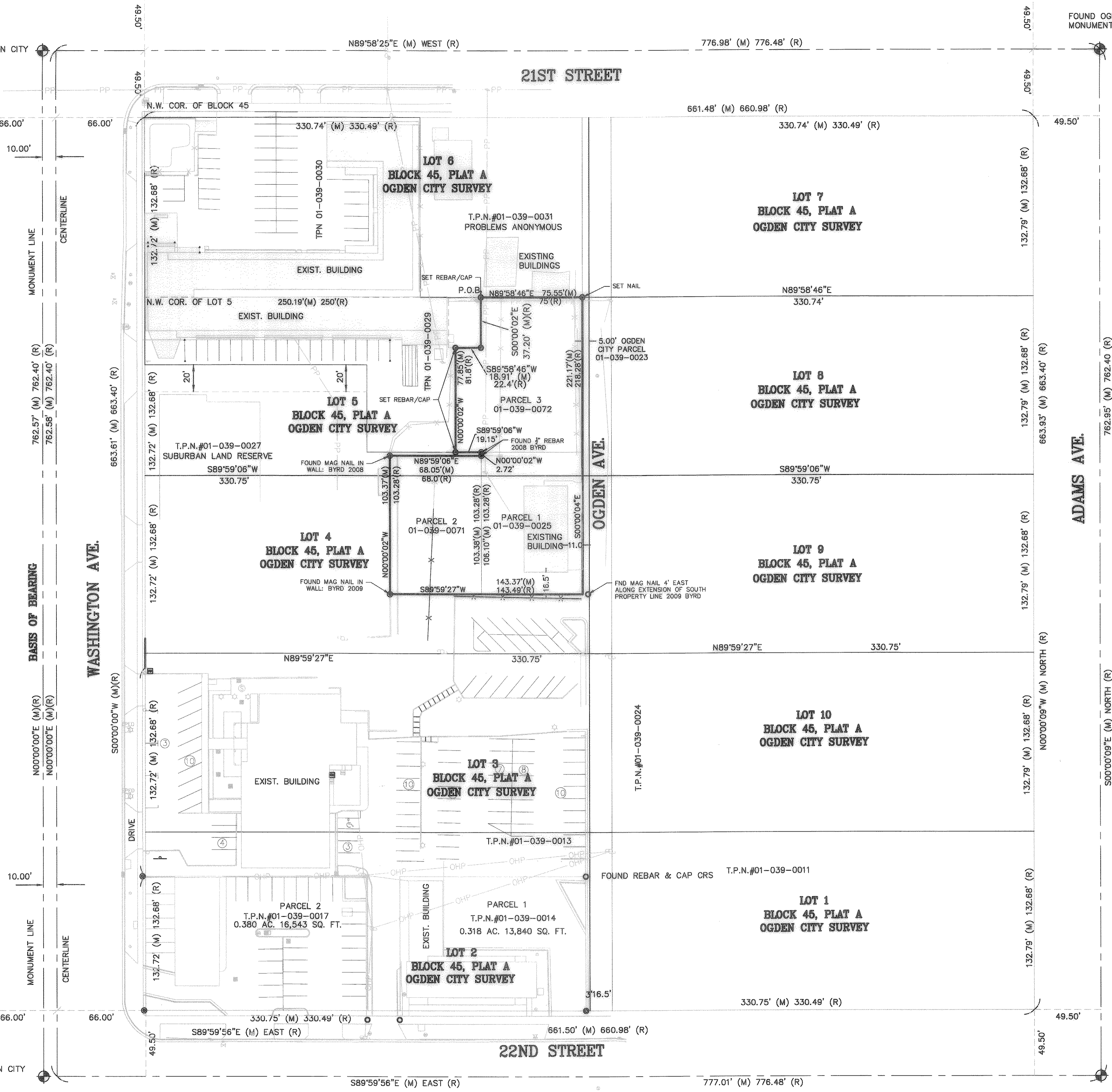
ALTA/ACSM LAND TITLE SURVEY  
FOR  
SUBURBAN LAND RESERVE, INC., A UTAH CORP.  
OGDEN CITY UTAH



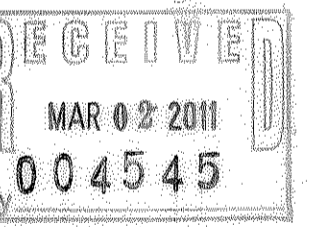


AS PROVIDED DESCRIPTION

LEGEND		LEGEND	
☆	LIGHT POLE	TPN	TELEPHONE PEDESTAL
⊙	SEWER MANHOLE	ELEC	ELECTRICAL BOX
⊙	WATER METER	TSP	TRAFFIC SIGNAL POLE
⊙	WATER VALVE	GM	GAS METER
⊙	REBAR FOUND	•	BOLLARD
⊙	FOUND MONUMENT	EPP	ELECTRICAL PEDESTAL
OHP	OVERHEAD POWER	T	TRANSFORMER PAD
⊙	SEE NOTE SHEET 2	SSCO	SEWER CLEAN OUT
—	SIGN	⊙	TELEPHONE MANHOLE
PUE	PUBLIC UTILITY EASEMENT	⊙	POWER POLE
POB	POINT OF BEGINNING	—	GUY WIRE
SLCC	SALT LAKE COUNTY RECORDER'S OFFICE	—	SIGN
⊙	FIRE HYDRANT	IRR	IRRIGATION BOX
(R)	RECORD	POB	POINT OF BEGINNING
(M)	MEASURED	POC	POINT OF COMMENCEMENT
PLT	PLANTER	TPN	TAX PARCEL NUMBER



VICINITY MAP SCALE N.T.S.



**ALTA / ASCM 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

REV	BY	DATE	DESCRIPTION

REV	BY	DATE	DESCRIPTION

Designed By:  
 Drawn By: MDB  
 Checked By: MAB  
 Account #: 725-03  
 Surveyed Date: 8/23/10

**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 UTAH

Sheet: 2  
 Of: 2  
 DRAWING  
 725-03