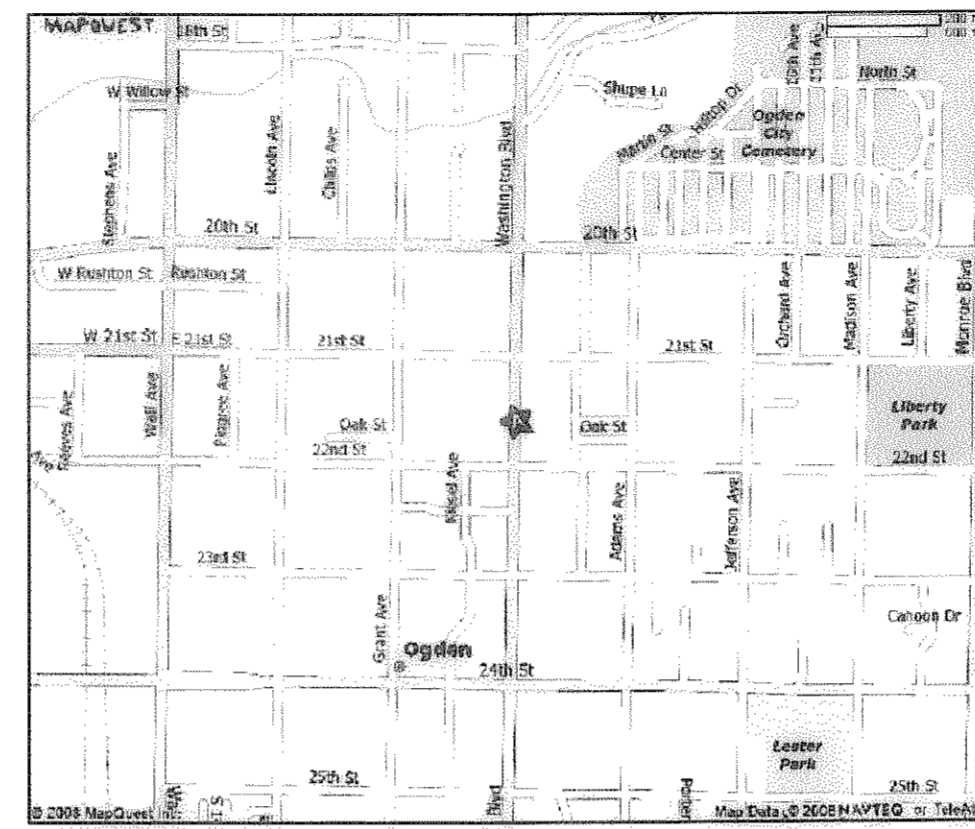


ALTA / ASCM LAND TITLE SURVEY

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



VICINITY MAP

AREA

PARCEL 1-3 1.005 ACRES OR 43,778 SQUARE FEET MORE OR LESS.

PARKING

52 PARKING SPACES  
52 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 INTEGRATED TITLE INSURANCE SERVICES, LLC, ORDER NO. 50287 1ST AMD, DATED MAY 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: 2110 WASHINGTON BOULEVARD, OGDEN, UTAH 84404
- TOTAL AREA OF SUBJECT PROPERTY: PARCEL 1-3 1.005 ACRES MORE OR LESS.
- ASSESSOR'S PARCEL NUMBERS: 01-039-0028, 01-039-0029 AND 01-039-0030
- 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, ORDER # 50287 1ST AMD, FROM INTEGRATED TITLE INSURANCE SERVICES, LLC 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 BOTH WASHINGTON AVENUE AND 21ST STREET. THE WIDTHS ARE SHOWN ON SHEET 2.

NARRATIVE:

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

SCHEDULE "B" ITEMS

- A SALE TO WEBER COUNTY FOR TAXES FOR THE YEAR 2009; AMOUNT OF SALE \$86.77, PLUS INTEREST, PENALTY AND COSTS. TAX SERIAL NO. 01-039-0028. (AFFECTS PARCEL 1)
- A SALE TO WEBER COUNTY FOR TAXES FOR THE YEAR 2009; AMOUNT OF SALE \$1,519.54, PLUS INTEREST, PENALTY AND COSTS. TAX SERIAL NO. 01-039-0029. (AFFECTS PARCEL 2)
- A SALE TO WEBER COUNTY FOR TAXES FOR THE YEAR 2008; AMOUNT OF SALE \$2,538.38, PLUS INTEREST, PENALTY AND COSTS. TAX SERIAL NO. 01-039-0030.
- A SALE TO WEBER COUNTY FOR TAXES FOR THE YEAR 2009 WERE ASSESSED IN THE AMOUNT OF \$10,215.76 AND PARTIALLY PAID IN THE AMOUNT OF \$2,292.34. THE REMAINING BALANCE IS DELINQUENT IN THE PRINCIPAL AMOUNT OF \$7,923.42 PLUS INTEREST, PENALTY AND COSTS. TAX PARCEL NO. 01-039-0030 (AFFECTS PARCEL 3)
- SAID PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF OGDEN CITY, AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF.
- SAID PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF CENTRAL WEBER SEWER, AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF.
- DEED OF TRUST  
TRUSTOR: SHOKOUH IMANI, HEDA IMANI AND MANUTCHER S. SAYSSAN  
TRUSTEE: BARNES BANKING COMPANY  
BENEFICIARY: BARNES BANKING COMPANY  
AMOUNT: \$524,580.00, PLUS INTEREST  
DATED: MAY 5, 2000  
RECORDED: MAY 10, 2000  
ENTRY NO.: 1704770  
BOOK/PAGE: 2071/1503  
NOTE: ABOVE SAID DEED OF TRUST CONTAINS AN ERRONEOUS LEGAL DESCRIPTION.
- REQUEST FOR NOTICE WHEREIN NORTHERN UTAH CAPITAL, INC. REQUESTS A COPY OF ANY NOTICE OF DEFAULT AND A COPY OF ANY NOTICE OF SALE FOR THE DEED OF TRUST SHOWN HEREIN AS EXCEPTION NO. 14, SAID REQUEST DATED AUGUST 9, 2000, AND RECORDED AUGUST 10, 2000, AS ENTRY NO. 1720505, IN BOOK 2085, AT PAGE 2880 OF OFFICIAL RECORDS.
- TRUST DEED WITH ASSIGNMENT OF RENTS  
TRUSTOR: HEDA IMANI, SHOKOUH IMANI AND MANUTCHER SOLTAN-SAYSSAN  
TRUSTEE: U.S. SMALL BUSINESS ADMINISTRATION  
BENEFICIARY: NORTHERN UTAH CAPITAL, INC.  
AMOUNT: \$273,000.00, PLUS INTEREST  
DATED: AUGUST 9, 2000  
RECORDED: AUGUST 10, 2000  
ENTRY NO.: 1720504  
BOOK/PAGE: 2085/2870  
THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED TO U.S. SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE UNITED STATES.
- TRAVELODGE HOTELS, INC. DECLARATION OF LICENSE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF TRAVELODGE HOTELS, INC. AND THE HEDA IMANI AND MANUCHEHR SAYSSAN RECORDED APRIL 19, 2001 AS ENTRY NO. 1765092 IN BOOK 2132 AT PAGE 424 OF OFFICIAL RECORDS. (AFFECTS PARCEL 3)
- DEED OF TRUST  
TRUSTOR: MNF REAL ESTATE GROUP, LLC  
TRUSTEE: BARNES BANKING COMPANY  
BENEFICIARY: BARNES BANKING COMPANY  
AMOUNT: \$258,534.38, PLUS INTEREST  
DATED: MARCH 6, 2006  
RECORDED: MARCH 13, 2006  
ENTRY NO.: 2165828
- A TWO-THIRDS REDUCTION IN THE SPECIAL ASSESSMENT OF UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 1, IN THE PRINCIPAL AMOUNT OF \$3.84, 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 1)
- A TWO-THIRDS REDUCTION IN THE SPECIAL ASSESSMENT OF UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 1, IN THE PRINCIPAL AMOUNT OF \$67.28, 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 2)
- A TWO-THIRDS REDUCTION IN THE SPECIAL ASSESSMENT OF UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 1, IN THE PRINCIPAL AMOUNT OF \$452.31, PLUS INTEREST AS EVIDENCED BY THAT CERTAIN ORDINANCE NO. 2009-66 RECORDED DECEMBER 10, 2009 AS ENTRY NO. 2449003 OF OFFICIAL RECORDS.
- A NOTICE OF LEIN DATED APRIL 30, 2010 FILED BY SAYED MOGHADDAM IN THE AMOUNT OF \$500,000.00 RECORDED APRIL 30, 2010 AS ENTRY NO. 2470393 OF OFFICIAL RECORDS.
- MATTERS DISCLOSED BY THAT CERTAIN ALTA/ASCM LAND TITLE SURVEY, DATED MAY 24, 2010, PREPARED BY BYRD & ASSOCIATES, L.L.C., AS JOB NO. 725-02, CERTIFIED BY MARK A. BYRD, LICENSE NO. 160206.

SCHEDULE "B" NOTE

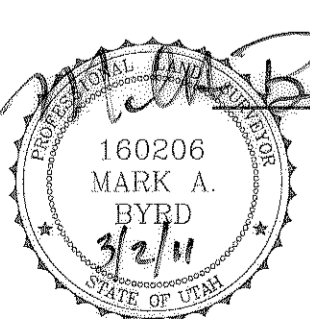
ITEMS 1-11 TAX INFORMATION ONLY.  
ITEMS 1-23 NOT SURVEY RELATED INFORMATION ONLY.

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/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 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 INTEGRATED TITLE INSURANCE SERVICES, LLC, TITLE COMMITMENT NUMBER 50287 1ST AMD, DATED MAY 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

AS PROVIDED DESCRIPTION

PARCEL 1:

PART OF LOT 5, BLOCK 45, PLAT A, OGDEN CITY SURVEY, BEGINNING AT A POINT SOUTH 89°02' EAST 226 FEET FROM THE NORTHWEST CORNER OF SAID LOT 5, AND RUNNING THENCE SOUTH 89°02' EAST 24 FEET, THENCE SOUTH 37.2 FEET; THENCE WEST 24 FEET; THENCE NORTH 37.2 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NO. 01-039-0028.

PARCEL 2:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 45, PLAT A, OGDEN CITY SURVEY; RUNNING THENCE SOUTH 0°58' WEST 50.0 FEET; THENCE SOUTH 89°02' EAST 165.0 FEET; THENCE SOUTH 0°58' WEST 65.5 FEET; THENCE SOUTH 89°02' EAST 65.6 FEET TO THE SOUTHWEST CORNER OF THE CITIZENS NATIONAL BANK PROPERTY AS CONVEYED IN BOOK 1107 OF RECORDS, PAGE 805, THENCE NORTH 0°58' EAST 78.3 FEET; THENCE WEST 4.6 FEET; THENCE NORTH 0°58' EAST 37.2 FEET TO THE NORTH LINE OF SAID LOT 5, THENCE NORTH 89°02' WEST 226.0 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY APPURTENANT TO PARCEL 2, AS CREATED BY EASEMENT AGREEMENT DATED AUGUST 08, 1963 AND RECORDED OCTOBER 09, 1963 AS ENTRY NO. 411718 IN BOOK 755 AT PAGE 321 OF OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 5, BLOCK 45, PLAT "A", OGDEN CITY SURVEY, ON THE WEST LINE OF SAID LOT, AND RUNNING THENCE EAST 165 FEET, THENCE SOUTH 20 FEET, THENCE WEST 165 FEET TO THE WEST LINE OF SAID LOT 5, THENCE NORTH 20 FEET TO THE PLACE OF BEGINNING.

PARCEL IDENTIFICATION NO. 01-039-0029.

PARCEL 3: THE WEST 205 FEET OF LOT 6, BLOCK 45, PLAT A, OGDEN CITY SURVEY; ALSO DESCRIBED AS PART OF LOT 6, BLOCK 45, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, AND RUNNING THENCE EAST ALONG THE NORTH LINE OF LOT 6, A DISTANCE OF 205 FEET, THENCE SOUTH 132 FEET, THENCE WEST 205 FEET, THENCE NORTH 132 FEET TO THE PLACE OF BEGINNING.

PARCEL IDENTIFICATION NO. 01-039-0030.

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 LOTS SIX (6) AND FIVE (5) OF BLOCK 45, PLAT "A" OGDEN CITY SURVEY AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 45; THENCE NORTH 89°58'25" EAST, ALONG THE NORTHERLY LINE OF SAID BLOCK 45, COINCIDENT WITH THE SOUTHERLY LINE OF 21ST STREET, 205.15 FEET; THENCE DEPARTING SAID LINE SOUTH 00°00'02" EAST, 132.74 FEET TO THE SOUTHERLY LINE OF SAID LOT SIX (6); THENCE NORTH 89°58'46" EAST, ALONG SAID SOUTHERLY LINE, 45.04 FEET; THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 00°00'02" EAST, 37.20 FEET; THENCE SOUTH 89°58'46" WEST, 18.92 FEET; THENCE SOUTH 00°00'02" EAST, 77.85 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED IN BOOK 1107 OF RECORDS, PAGE 805 ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°59'06" WEST, 65.92 FEET; THENCE NORTH 00°00'02" WEST, 65.03 FEET; THENCE SOUTH 89°58'46" WEST, 165.36 FEET TO THE WESTERLY LINE OF SAID BLOCK 45, COINCIDENT WITH THE EASTERLY LINE OF WASHINGTON BOULEVARD; THENCE NORTH 00°00'00" EAST, ALONG SAID LINES, 182.74 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.005 ACRES OR 43,778 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 CBD1	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
1.	MAB	5-24-10	REVISED PER COMMENTS
2.	MAB	5-26-10	UPDATED PER TITLE REPORT AMD. 1

REV	BY	DATE	DESCRIPTION

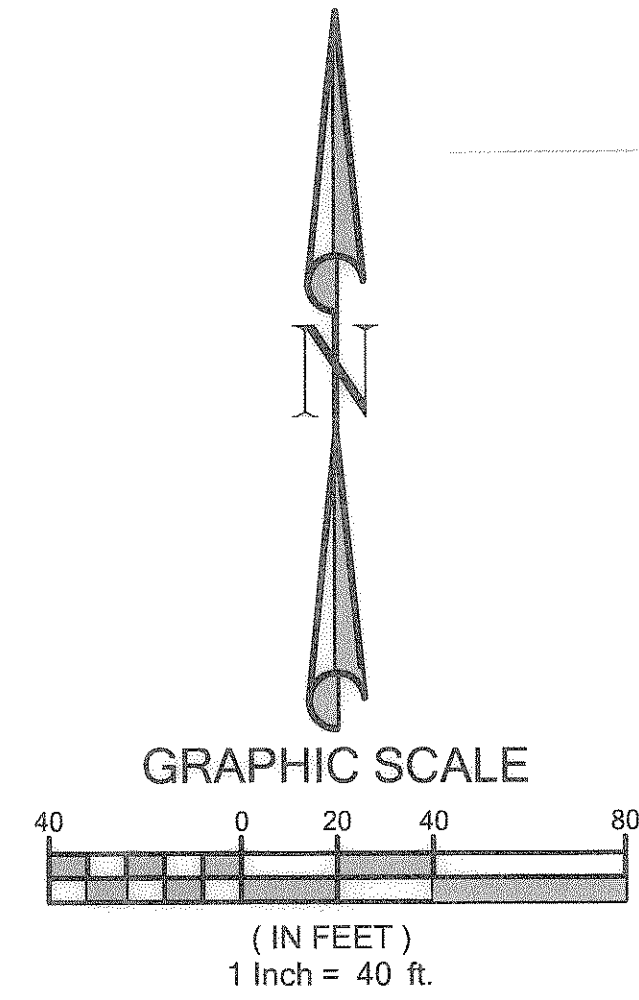
Designed By: MAB
Drawn By: Mark
Checked By:
Account #: 725-02
Creation Date: 5/17/10



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

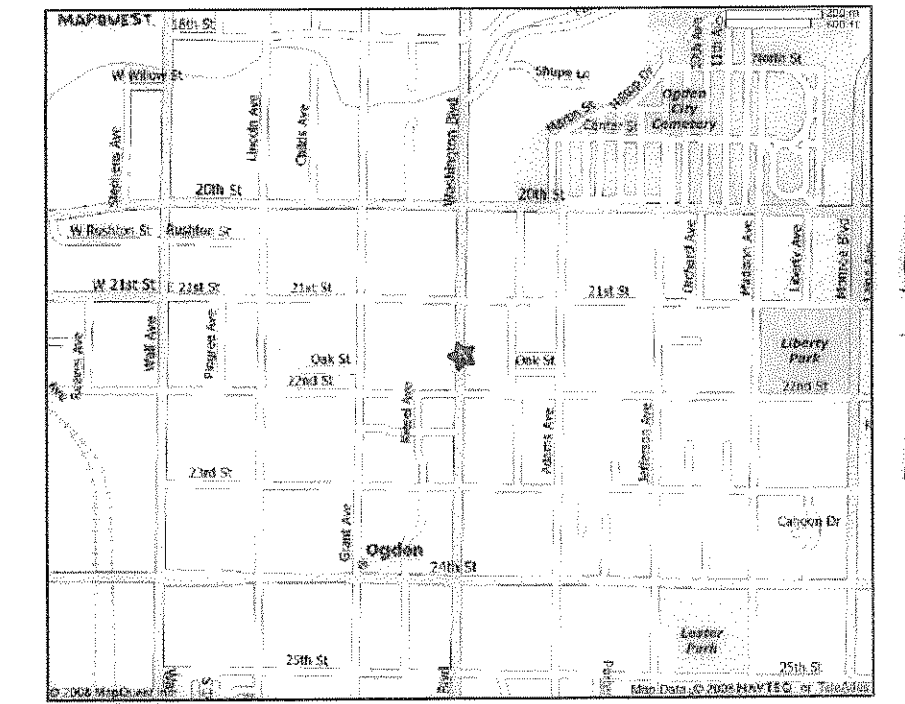
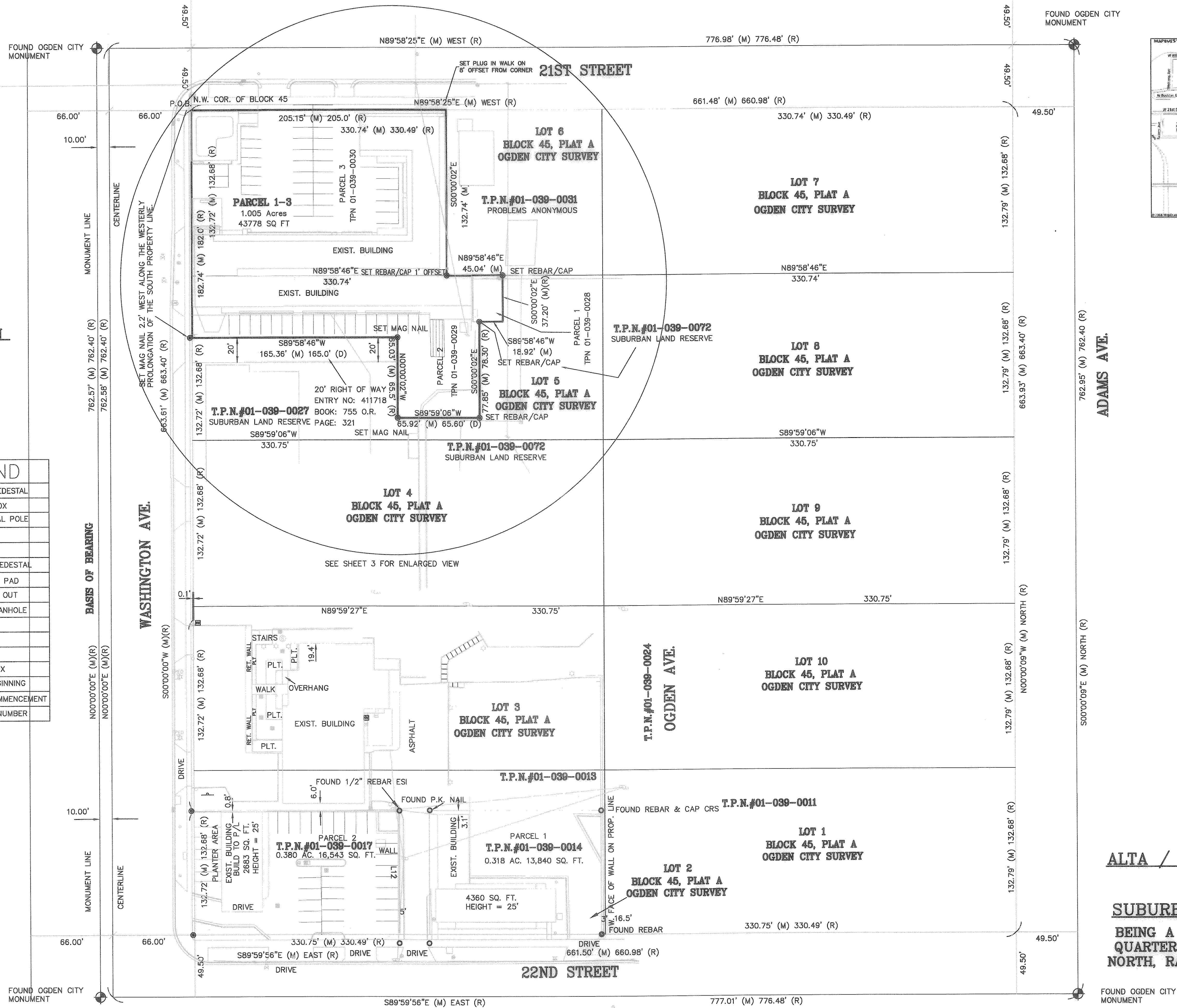
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Of: 3  
DRAWING  
725-02



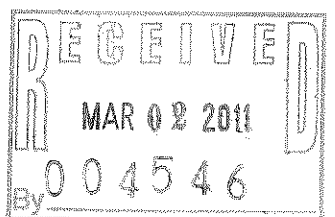
AS PROVIDED DESCRIPTION

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
IRR	IRRIGATION BOX
(R)	RECORD
(M)	MEASURED
PLT	PLANTER

LEGEND	
⊕	TELEPHONE PEDESTAL
⊕	ELECTRICAL BOX
⊕	TRAFFIC SIGNAL POLE
⊕	GAS METER
⊕	BOLLARD
⊕	ELECTRICAL PEDESTAL
⊕	TRANSFORMER PAD
SSCO	SEWER CLEAN OUT
⊕	TELEPHONE MANHOLE
⊕	POWER POLE
←	GUY WIRE
—	SIGN
IRR	IRRIGATION BOX
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
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
1.	MAB	5-24-10	REVISED PER COMMENTS
2.	MAB	5-26-10	UPDATED PER TITLE REPORT AMD. 1

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 UTAH

Sheet: 2
Of: 3
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