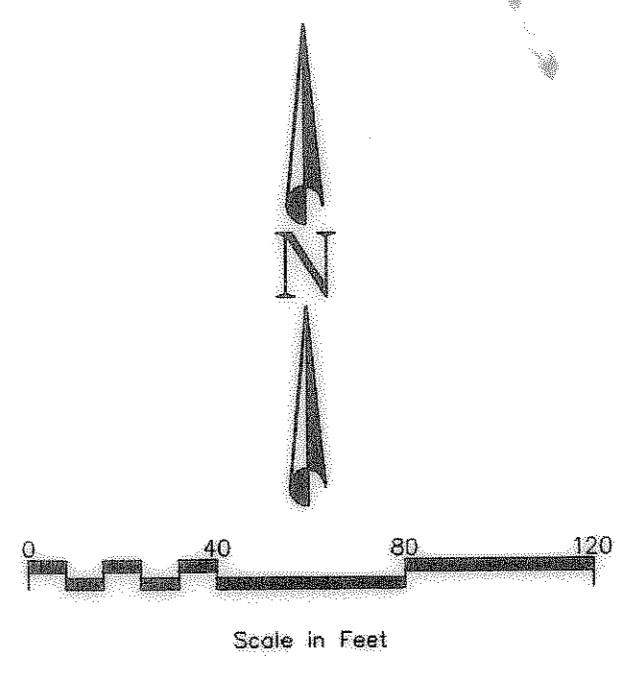


NORTHEAST CORNER SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SLB&M. (THIS MONUMENT HAS NOT BEEN PERPETUATED ACCORDING TO THE WEBER CO. SURVEYOR'S OFFICE. IT'S LOCATION WAS CALCULATED FROM OLD OGDEN CITY MAPS No. 2624, 2625, 2632 & 2633)

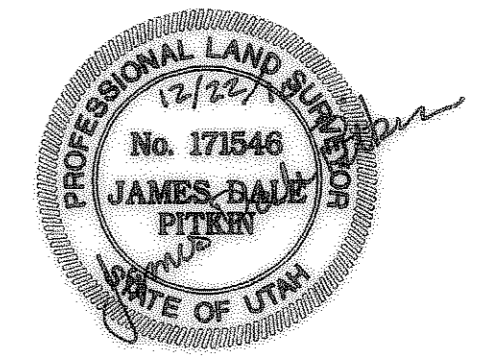


SURVEYOR'S CERTIFICATE

I, James D. Pitkin, a Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 171546, do hereby certify a survey of the described property was made under my direction and the map hereon is a true and correct representation of said survey.

Date: December 22, 2010

James D. Pitkin, PLS.
License No. 171546



DESCRIPTION PROVIDED

(Order No. 2908410, Ref. Fd43836, Policy No. O-9301-001422681)

Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 650.5 feet North and 1377.5 feet North of the Southeast Corner of said Northeast Quarter, and running thence North 252.85 feet, more or less, along the East line of Washington Boulevard to a point 1012.31 feet South from the North line of said Section 20, thence South 89°10'05" East 352.04 feet, thence North 0°49'55" East 57.23 feet, thence South 89°10'05" East 291.20 feet to the West line of Adams Avenue, thence South along said West line 254.75 feet, thence West 379.37 feet to a point 264 feet East from the East line of Washington Boulevard, thence South 54 feet, thence West 264 feet to the point of beginning.

Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey Beginning at a point on the East line of Washington Boulevard and the North line of 12th Street extended South 89°09'45" East 66 feet and North 0°50'15" East 82.99 feet from the Ogden City Survey Monument at the intersection of the center line of Washington Boulevard and the center line of 12th Street, running thence South 88°49'58" East 171 feet, thence South 89°09'45" East 337.61 feet, more or less, to a point West 146.65 feet from the East line of said quarter section, thence South 88°49'58" East 146.78 feet, thence North 132.21 feet, thence North 0°49'58" East 153.5 feet, thence West along North property line 391.71 feet, thence South 0°50'15" West 54 feet, thence West along said North line 235 feet to the East line of Washington Blvd, thence South

DEVELOPER'S SITE - DESCRIPTION

(Book 1194 at Page 2273)

Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey;

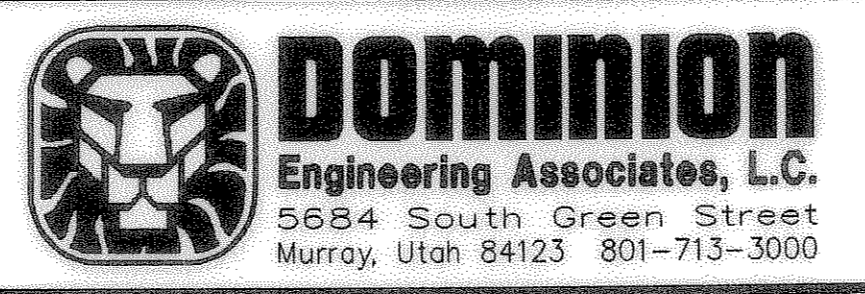
Beginning at the Intersection of the East line of Washington Boulevard and the widened North line of 12th Street, said point is 66.00 feet South 89°09'45" East and 82.99 feet North 0°50'15" East from the Ogden City Monument at the Intersection of the Centerline of Washington Boulevard and Old Centerline of 12th Street (Ogden City "A" Station = 193+54.16; "B" Station = 99+97.61) running thence North 0°50'15" East 488.83 feet along the East line of Washington Boulevard; thence South 89°10'05" East 352.04 feet; thence North 0°49'55" East 57.23 feet; thence South 89°10'05" East 291.20 feet to the West line of Adams Avenue; thence three (3) courses along said West line as follows: South 0°49'55" West 258.57 feet; North 89°10'05" West 5.00 feet and South 0°49'55" West 287.76 feet to the widened North line of 12th Street; thence North 89°08'41" West 638.28 feet along said North line to the point of beginning.

NARRATIVE

- A) This survey was conducted as a part of an ALTA/ACSM Land Title Survey requested by Gordy Ogden Marley, LLC to address design considerations for a proposed development. The information provided for this survey is that certain Policy of Title Insurance, Order No. 2908410, Ref. No. Fd43836, Policy No. O-9301-001422681, Dated October 18, 2010 prepared by Stewart Title Guaranty Company. Other references listed are from the readily available records from Weber County.
- B) The Basis of Bearings for this survey is North 00°50'15" East 1359.90 feet measured along the monument line of Washington Blvd between the Ogden City Survey monuments found marking the intersections with 12th Street and Cross Street.
- C) The descriptions provided of the two parcels making up the subject property appear to contain significant ambiguities. A much more accurate description was found in that certain Cross-Easement Agreement (Title Exception No. 21 as disclosed in the Title Policy and shown hereon) and was utilized as the best and most practical "record" description for the subject property.

DRAWN	JDP	CHECKED	
DATE		DATE	
DESIGNED		PROJECT ENGINEER	
DATE			
APPROVED	JDP	PROJECT MANAGER	
DATE			

GORDY OGDEN MARLEY, LLC.
OGDEN CITY, WEBER COUNTY, UTAH



RECORD OF SURVEY MAP
1170 WASHINGTON BLVD.
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M.

PROJECT NO.		1768-01	
SHEET NO.		1 of 1	
1	FILED IN SURVEYOR'S OFFICE	JDP	12/10
NO.	REVISIONS	BY	DATE



P:\12th STREET PLAZA 1768 SURVEY.dwg 12/22/2010 2:34:56 PM MST