

Secret Cove Condominiums

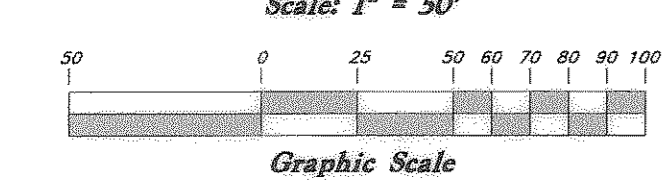
Country Hills Square Condominium Phase No. 1

Landmark Office Suites L.L.C.

Legend

(Note: All items may not appear on drawing)

- San Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Water Valve
- Sanitary Sewer
- Culinary Water Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Long Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Underground Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Manhole
- MH
- PVC
- DI
- TA
- EA
- CL
- CB
- FL
- FF
- TC
- TW
- TL
- NG
- TC
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$N 6^{\circ}48'45'' W$
 $17.42'$

#19 - 16' Easement granted to Min. Fuel Supply Co. recorded 9 Jan, 1968 in Book 1532, page 1725.

Warren & Marilyn B. Christensen

$0.85'$
 $N 10^{\circ}57'45'' E$
 $658.60'$

William L. Stephens Jr.

$\Delta = 35^{\circ}38'11''$
 $R = 49.48'$
 $L = 30.77'$
 $LC = 30.28'$

$\Delta = 0^{\circ}52'56''$
 $R = 756.78'$
 $L = 11.65'$
 $LC = 11.65'$

IHC HEALTH SERVICES INC.

Redwood Fence mentioned in item 30 of title report.

#18 - A 6ft. wide Right-of-way to Min. Stokes Telephone and Telegraph, recorded 10 May, 1985 in Book 1467, page 1253.

Smiths
67,100 s.f.

Approximate location of designated Zone "X"

PRICE DEVELOPMENT COMPANY L.P.

Parcel 1
13.654 Ac.

#22 - 6' Easement granted to the U.S. West Communications, Inc. recorded 24 May 1986 in Book 1806, page 440.

#12 - Ingress and egress easement granted to James J. Shepard and Joan D. Shepard. Recorded October 22, 1976 in Book 1147, page 385.

#20 - Access Easement granted to William L. Stephens Jr. recorded 27 Oct., 1988 in Book 1549, page 2015.
 $\Delta = 17^{\circ}42'42''$
 $R = 756.78'$
 $L = 233.94'$
 $LC = 233.01'$
 $S 81^{\circ}43'39'' E$

Parcel 1
A part of the Northeast 1/4 of Section 9, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey;
Beginning at a point on the West line of Harrison Boulevard, which is North 3709.23 feet and West 4.85 feet from the Southeast Corner of said Section 9; said point being the Southwest intersection of Country Hills Drive and Harrison Boulevard, Weber County, Utah; running thence South 0'58'00" West along said West line of Harrison Boulevard 1039.10 feet; thence North 89'02'00" West 434.36 feet; thence North 71'01'00" West 213.13 feet; thence South 86'12'00" West 145.24 feet; thence North 6'48'45" West 17.42 feet; thence North 0'10'00" East 658.60 feet; thence North 10'57'45" East 0.85 feet; thence East 50.80 feet; thence North 0'59'00" East 14.88 feet; thence Northeasterly along the arc of a 49.48 foot radius curve to the right a distance of 38.01 feet (long chord bears North 22'59'30" West 37.09 feet); thence North 45'00'00" East 13.14 feet; thence Northeasterly along the arc of a 75.00 foot radius curve to the left a distance of 58.91 feet (long chord bears North 22'30'00" East 57.40 feet); thence North 77.00 feet to the South line of Country Hills Drive; thence four (4) courses along said South line as follows: Southeasterly along the arc of a 756.78' radius curve to the left a distance of 233.94 feet (long chord bears South 81'43'39" East 233.01'); North 89'35'00" East 35.89 feet; South 89'37'18" East 152.76 feet; and South 89'27'18" East 107.31 feet to the point of beginning.

Contains 13.654 acres

Parcel 2
An Easement Estate in the following described property as created by Grant of Easement dated October 26, 1988 executed by and between William L. Stephens, Jr., as Grantor, and McNeil Real Estate Fund XIV, LTD., a California Limited Partnership, as Grantee, as recorded October 27, 1988 as entry No. 1061582 in Book 1549 of Records, Page 2020.

Easement Property Description: Part of the Northeast Quarter Section 9, Township 5 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey, Weber County, State of Utah, described as follows:
Beginning at a point on the South line of Country Hills Drive which is 1405.66 feet South 0'29'44" West along the Section line and 734.66 feet West from the Northeast Corner of said Section 9; and running thence Easterly along said South line of Country Hills Drive and along the arc of a 756.78 foot radius curve to the left a distance of 11.65 feet (long chord bears South 59'08'45" East 11.65 feet) thence South 185.66 feet; thence South 76'33'00" East 127.74 feet; thence Southwesterly along the arc of a 49.48 foot radius curve to the left a distance of 30.77 feet (long chord bears South 18'48'00" West 30.28 feet); thence South 0'59'00" West 14.88 feet to the North line of Country Hills Square Condominium Project Phase No. 1 extended; thence West 124.25 feet along said North line; thence North 264.89 feet to the point of beginning.

IHC HEALTH SERVICES INC. #6/7

Ogden City Mon. 1600 South Street SE Corner of Section 9, T5N, R1W, SLB & M.

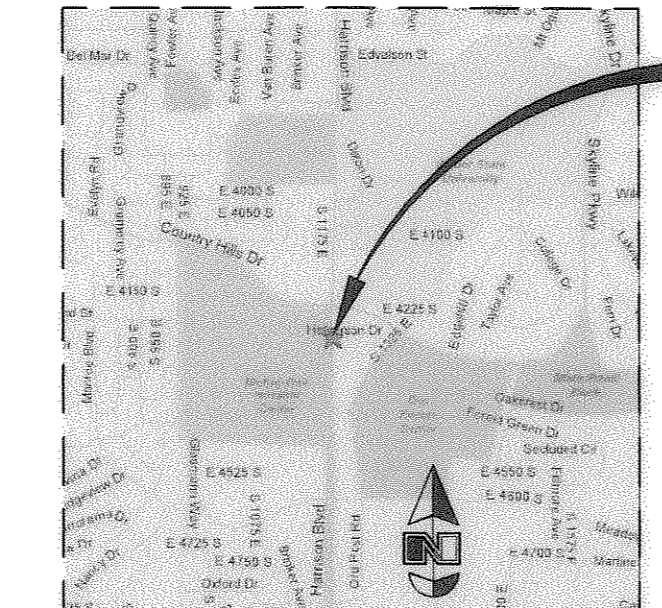
Harrison Boulevard Public R.O.W.

EXCEPTION TO COVERAGE
The following items are listed as exceptions to coverage in the commitment for Title Insurance No. 23968B, Ref. No. 21917 issued by Metro National Title Insurance Company with an effective date of June, 9, 2011 at 7:45 AM.

- Exceptions: All schedule B, Section 2 exceptions which affect the property and are plottable, are shown on the face of the Survey.
- Exceptions: Non-Plottable or Blanket Descriptions
- # 9- The land described herein is located within the boundaries of the Weber Basin Water Conservancy District, Weber Area Dispatch 911 and Emergency Services District and the Central Weber Sewer Improvement District, and is subject to any assessments levied thereby.
 - # 29- The property is subject to Restrictive Covenants dated September 13, 1979 and recorded September 13, 1979 in Book 1323, of Records, Page 99 and re-recorded as Amended Restrictive Covenants on October 17, 1979 in Book 1328 of Records, Page 449, Amended Restrictive Covenants recorded on October 27, 1988 in Book 1549 of Records, Page 2032.
 - # 30- Restrictions and Easements Agreement dated July 30, 1998, Recorded August 6, 1998 in Book 1946 of Records Page 2497.

Note:
A portion of this property falls within Zone "X" designation. (Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.)

The remaining portion outside of the designated Zone "X" constitutes an alternate Zone "X" designation "determined to be outside the 0.2% annual chance floodplain."



Project Location

PARKING STALLS:
General commercial and retail sales:
1 parking space per 300 sq. ft. of building.

541 (30 Accessible)
571 Total

ZONING
CP-2 (planned Commercial)
Tax Identification No. 06-081-0010

BUILDING SETBACK
Front yard: 20'
Side yard: None, except 10' adjoining a residential lot.
Rear yard: None, except 10' adjoining a residential lot.
Minimum lot area: None
Maximum lot area: None
Lot coverage: Buildings shall not exceed 50% of entire lot.
Maximum Building Height: 50'

NARRATIVE
This updated survey was requested by for the purpose of fulfilling the A.L.T.A. Survey requirements. Ogden City Monuments were previously found at Country Hills Drive and Harrison Boulevard and 4600 South and Harrison Boulevard. In 1987 a line bearing North 0'58'00" East between these monuments was used as the basis of bearings. No corners were set.

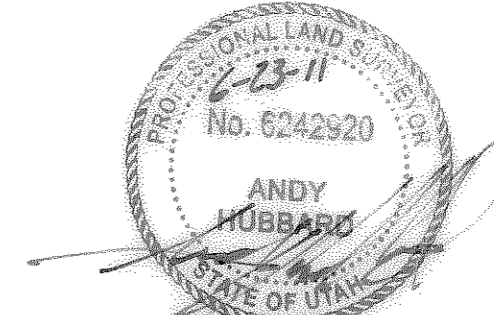
Survey information shown is based on a previous survey prepared by Jay R. Anderson of Great Basin Engineering Inc. for Country Hills Plaza dated 8 Dec. 1987, two Surveys by Mark E. Babbitt of Great Basin Engineering Inc. dated February 18, 1997, & April 21, 1998.

SURVEYORS CERTIFICATE
To: Country Hills Plaza, LLC, a Delaware limited liability company, CCA-Country Hills Plaza, LLC, Chicago Title Insurance Company, and Metro National Title Company, FFPCH, a Delaware limited liability company and UFPCH, a Delaware limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 2, 3, 4, 7a, 8, 9, 10, 11b and 13 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.

WITNESS my hand this the 23rd day of June, 2011.

Andy Hubbard, P.L.S.
Utah Registration No. 6242920



GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
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ALTA/ACSM Land Title Survey
Country Hills Plaza Shopping Center
A part of the North 1/2 of Section 9
T5N, R1W, SLB&M, U.S. Survey
Ogden City, Weber County, Utah

23 June, 2011
SHEET NO.
G1
11N174