

**RECORD PARCEL DESCRIPTIONS**

PARCEL 2: A RIGHT OF WAY FOR INGRESS AND EGRESS AS DISCLOSED BY WARRANTY DEED RECORDED MAY 16, 2006 AS ENTRY NO. 2180064 OF OFFICIAL RECORDS, BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE EAST LINE OF LINCOLN AVENUE, AS MONUMENTED, SAID POINT BEING NORTH 01°00'34" EAST 175.00 FEET AND SOUTH 89°02'43" EAST 49.50 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 24TH STREET; RUNNING THENCE SOUTH 89°02'43" EAST 2.31 FEET; THENCE 70.43 FEET THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND A DELTA ANGLE OF 50°26'24", LONG CHORD BEARS NORTH 53°44'05" EAST 58.18 FEET; THENCE NORTH 40°30'53" EAST 8.91 FEET; THENCE 24.74 FEET THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND A DELTA ANGLE OF 20°14'51", LONG CHORD BEARS NORTH 50°38'18" EAST 24.61 FEET TO A POINT NORTH 01°00'34" EAST 226.84 FEET AND SOUTH 89°02'43" EAST 137.88 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF LINCOLN AND 24TH STREET. ENTRY NO. 2180064 OF OFFICIAL RECORDS

PARCEL 3: A RIGHT OF WAY FOR INGRESS AND EGRESS AS DISCLOSED BY WARRANTY DEED RECORDED MAY 16, 2006 AS ENTRY NO. 2180064 OF OFFICIAL RECORDS, BEING 10.50 FEET NORTHERLY AND 10.00 FEET SOUTHERLY FROM THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE EAST LINE OF LINCOLN AVENUE, AS MONUMENTED, SAID POINT BEING NORTH 01°00'34" EAST 226.84 FEET AND SOUTH 89°02'43" EAST 137.88 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 24TH STREET; RUNNING THENCE 24.74 FEET THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND A DELTA ANGLE OF 20°14'51", LONG CHORD BEARS NORTH 70°33'09" EAST 24.61 FEET; THENCE NORTH 81°00'34" EAST 55.18 FEET TO A POINT NORTH 01°00'34" EAST 244.81 FEET AND SOUTH 89°02'43" EAST 215.32 FEET FROM SAID OGDEN CITY SURVEY MONUMENT; THENCE NORTH 81°00'34" EAST 53.73 FEET; THENCE 67.20 FEET THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET AND A DELTA ANGLE OF 35°00'00", LONG CHORD BEARS NORTH 63°09'04" EAST 66.16 FEET; THENCE NORTH 46°00'34" EAST 45.92 FEET; THENCE 47.01 FEET THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A DELTA ANGLE OF 44°53'16", LONG CHORD BEARS NORTH 68°31'05" EAST 45.94 FEET; THENCE SOUTH 89°06'10" EAST 72.25 FEET TO THE END WHICH POINT IS ON THE EAST BOUNDARY OF OGDEN CITY PROPERTY.

PARCEL 4: A RIGHT-OF-WAY FOR INGRESS AND EGRESS AS DISCLOSED BY WARRANTY DEED RECORDED MAY 16, 2006 AS ENTRY NO. 2180064 OF OFFICIAL RECORDS, BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT NORTH 01°00'34" EAST 244.81 FEET AND SOUTH 89°02'43" EAST 215.32 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF LINCOLN AVENUE AND 24TH STREET; RUNNING THENCE SOUTH 89°07'34" EAST 167.08 FEET TO THE WESTERLY LINE OF LOT 10, BLOCK 33, PLAT A, OGDEN CITY SURVEY.

PARCEL 5: A PERMANENT BUT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY WARRANTY DEED RECORDED MAY 16, 2006 AS ENTRY NO. 2180064 OF OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED TRACT OF LAND IN SAID BLOCK 33: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, IN SAID BLOCK 33, RUNNING THENCE EAST 4.95 FEET, MORE OR LESS TO THE CENTERLINE OF LOT 9, IN SAID BLOCK 33, RUNNING THENCE NORTH 229.2 FEET TO A POINT 36.8 FEET SOUTH OF THE NORTH LINE OF LOT 8, IN SAID BLOCK 33, THENCE WEST 38.1 FEET, THENCE SOUTH 22.8 FEET, THENCE WEST 11.9 FEET, THENCE SOUTH 156.6 FEET TO A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID LOT 9; THENCE WEST 44.5 FEET, MORE OR LESS TO THE WEST LINE OF SAID LOT 4; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 4, 50 FEET MORE OR LESS TO THE PLACE OF BEGINNING. LESS AND EXCEPTING THEREFROM ANY INTEREST IN THAT PORTION OF THE EASEMENT LYING WITHIN THE PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED TO OGDEN CITY, A MUNICIPAL CORPORATION, RECORDED MAY 21, 1997 AS ENTRY NO. 1472905 IN BOOK 1863 AT PAGE 369 OF OFFICIAL RECORDS, BUT NOT EXCLUDING ANY PORTION OF PARCEL 5 DESCRIBED HEREIN AS IT WAS SUBSEQUENTLY CONVEYED.

PARCEL 6: RESERVING UNTO THE GRANITOR FOR INGRESS AND EGRESS AS DISCLOSED BY WARRANTY DEED RECORDED MAY 16, 2006 AS ENTRY NO. 2180064 OF OFFICIAL RECORDS, THE FOLLOWING DESCRIBED RIGHT-OF-WAY: BEGINNING AT A POINT 94 FEET SOUTH AND WEST 157 FEET WEST OF THE NORTHEAST CORNER OF LOT 9, BLOCK 33, PLAT A, OGDEN CITY SURVEY, RUNNING THENCE NORTH 87.2 FEET; THENCE WEST 41.6 FEET; THENCE NORTH 21.9 FEET; THENCE WEST 16.4 FEET; THENCE SOUTH 38.2 FEET; THENCE EAST 50 FEET; THENCE SOUTH 10.8 FEET; THENCE EAST 8 FEET TO THE POINT OF BEGINNING.

PARCEL 7: A RIGHT-OF-WAY AS DISCLOSED BY WARRANTY DEED RECORDED MAY 16, 2006 AS ENTRY NO. 2180064 OF OFFICIAL RECORDS, HEREBY ESTABLISHED OVER THE FOLLOWING DESCRIBED PORTION OF THE SAID PROPERTY, TO WIT: BEGINNING 56 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 33, PLAT A, OGDEN CITY SURVEY, AND RUNNING THENCE WEST 125 FEET; THENCE NORTH 10 FEET; THENCE EAST 125 FEET; THENCE SOUTH 10 FEET TO THE PLACE OF BEGINNING.

PARCEL 8: A RIGHT OF WAY AS DISCLOSED BY WARRANTY DEED RECORDED MAY 16, 2006 AS ENTRY NO. 2180064 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 165 FEET WEST AND 46 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 8 AND RUNNING THENCE NORTH 20 FEET; THENCE EAST 40 FEET; THENCE SOUTH 20 FEET; THENCE WEST 40 FEET TO THE PLACE OF BEGINNING.

**EXCEPTIONS**

**SCHEDULE B PART ONE**

ITEM NUMBERED 1 DOES NOT AFFECT THE SURVEY PLAT.

**SCHEDULE B PART TWO**

ITEMS NUMBERED 1 AND 2 DO NOT AFFECT THE SURVEY PLAT.

3) TERMS AND CONDITIONS CONTAINED IN BOOK 0 OF LEASES AT PAGE 610, AFFECTS THIS PROPERTY AND IS INCLUDED WITHIN PARCEL 7 AND PARCEL 8 RIGHT-OF-WAYS.

4) THE EASEMENT DESCRIBED IN THE EXCEPTION FROM BOOK P OF LEASES PAGE 371-373 OF OFFICIAL RECORDS, AFFECT THIS PROPERTY AND ARE ALSO REPRESENTED AS PARCEL 7 AND PARCEL 8. EXCLUSIVE RIGHTS TO THOSE SUBSURFACE AREAS AS REFERENCED IN THE ABOVE DOCUMENT ARE SHOWN ON THE BODY OF THIS PLAT. ACCESS TO THE DESCRIBED AREAS WAS NOT AVAILABLE TO THE SURVEYOR, BUT TESTIMONY HELD THAT THE BASEMENT AREAS OF THE PROPERTIES IN THE AGREEMENT, EXTENDED INTO THOSE AREAS DESCRIBED. THIS AREA IS ALSO RESTRICTED CONSTRUCTION BELOW THE SECOND FLOOR OF THE SUBJECT BUILDING.

5) THE EASEMENT DESCRIBED IN BOOK 803 AT PAGE 605 AFFECTS THIS PROPERTY AND IS REPRESENTED AS PARCEL 5.

6) AN EASEMENT AND AGREEMENT IN BOOK 805 PAGE 140 AFFECTS THIS PROPERTY AND IS SHOWN AS PARCEL 5.

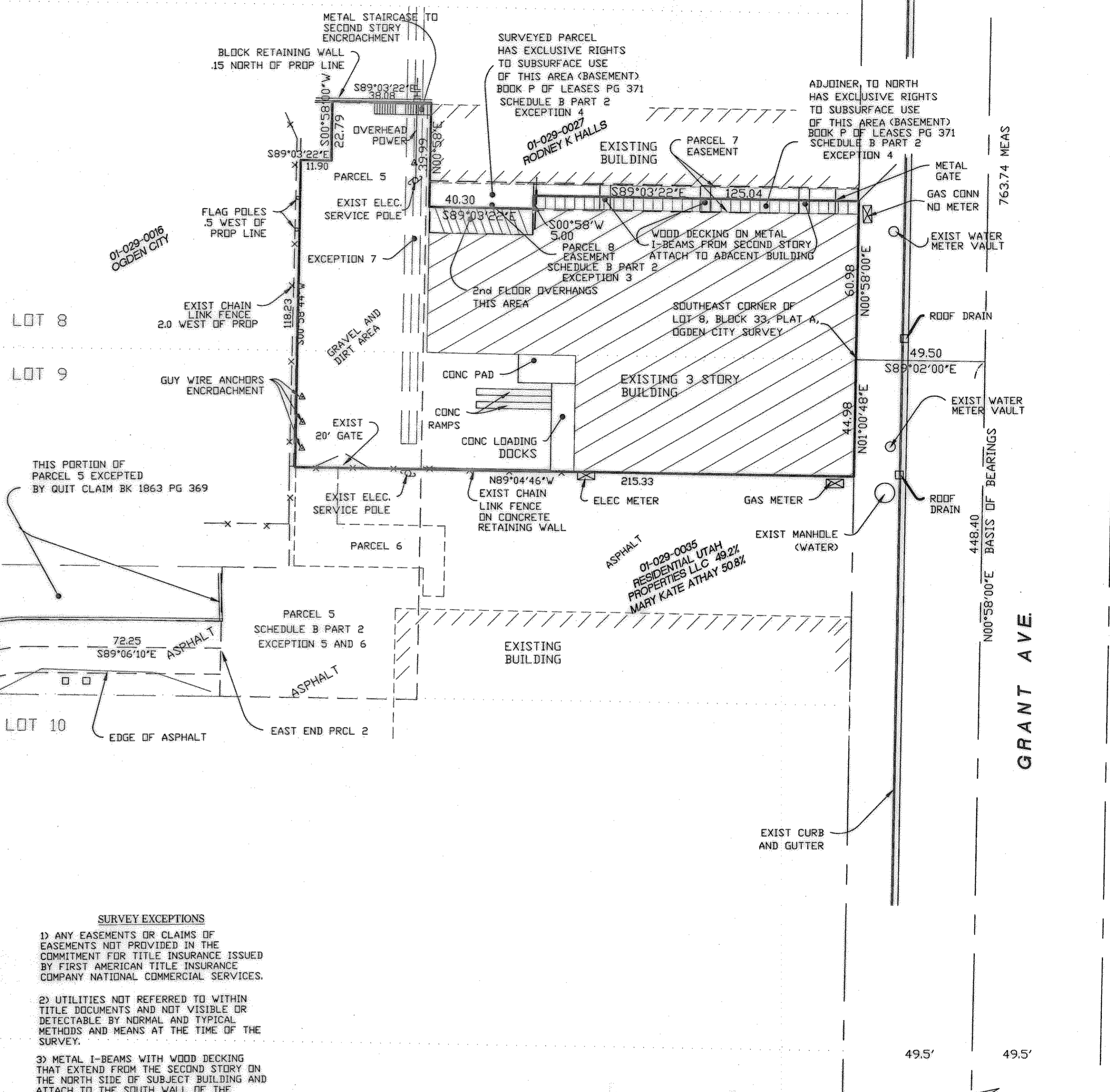
7) AN EASEMENT TO MAINTAIN COMMUNICATION EQUIPMENT AFFECTS THIS PARCEL AND IS SHOWN APPROXIMATELY (DUE TO AN ILLEGIBLE DOCUMENT) AS EXCEPTION 7. AN EXISTING UTILITY POLE LIES WITHIN THIS EASEMENT.

8) A RIGHT-OF-WAY FOR INGRESS AND EGRESS AS RECORDED IN BOOK 1863 AT PAGE 371 AFFECTS THIS PROPERTY AND IS SHOWN AS PARCEL 2 AND PARCEL 3.

9) A RIGHT-OF-WAY FOR INGRESS AND EGRESS AS RECORDED IN BOOK 1864 AT PAGE 1859 AFFECTS THIS PROPERTY AND IS SHOWN AS PARCEL 2 AND PARCEL 3.

9) A CONSTRUCTION EASEMENT RECORDED IN BOOK 2159 AT PAGE 43 IS AN UNDERMINED LOCATION FOR THE CONSTRUCTION OF A WALL AND SIDEWALK.

ITEMS NUMBERED 11 AND 12 OF SCHEDULE B PART TWO DO NOT AFFECT THE PLAT.



- SURVEY EXCEPTIONS**
- 1) ANY EASEMENTS OR CLAIMS OF EASEMENTS NOT PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.
  - 2) UTILITIES NOT REFERRED TO WITHIN TITLE DOCUMENTS AND NOT VISIBLE OR DETECTABLE BY NORMAL AND TYPICAL METHODS AND MEANS AT THE TIME OF THE SURVEY.
  - 3) METAL I-BEAMS WITH WOOD BECKING THAT EXTEND FROM THE SECOND STORY ON THE NORTH SIDE OF SUBJECT BUILDING AND ATTACH TO THE SOUTH WALL OF THE ADJACENT BUILDING EXTENDING INTO THE NEIGHBORING PROPERTY.
  - 4) AN EXISTING GAS AND ELECTRICAL METER ON THE SOUTH FACE OF THE BUILDING THAT CONSTITUTE A TECHNICAL ENCROACHMENT INTO THE NEIGHBORING PARCEL.
  - 5) TWO EXISTING FLAG POLES ON LOCATED 5 WEST OF THE PROPERTY LINE, WHILE NOT AN ENCROACHMENT OVER THE BOUNDARY, WOULD REQUIRE USE AND SERVICE FROM THE SUBJECT PROPERTY.
  - 6) ENCROACHMENTS AS SHOWN ON THE BODY OF THIS PLAT.
  - 7) EASEMENTS SHOWN ARE FROM RECORD DOCUMENTS ONLY AND DO NOT REPRESENT A SURVEY OF THE BOUNDS OF THE EASEMENTS. IMPROVEMENTS WITHIN THE EASEMENTS ARE SHOWN TO CLARIFY CLEAR ACCESS THROUGH THOSE AREAS ONLY.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE PROPERTY LINES, APURTANANCES AND ENCROACHMENTS OF THE PROPERTY SHOWN. THE SURVEY IS BASED ON INFORMATION PROVIDED BY FIRST AMERICAN TITLE COMPANY, SURVEYS OF RECORD, CURRENT DEEDS AND PHYSICAL LOCATIONS FROM A GROUND SURVEY. THE EAST LINE OF THE PARCEL WAS SET BY THE LOCATION OF THE CENTERLINE OF GRANT AVENUE AS DETERMINED BY FOUND OGDEN CITY SURVEY MONUMENTS AND THE RECORD BEARING BETWEEN THESE MONUMENTS. THE BEARINGS OF THE NORTH AND SOUTH LINES OF THE PARCEL WERE SET PARALLEL WITH THE LOT LINES OF LOTS 8 AND 9 AS DETERMINED BY OGDEN CITY SURVEY MONUMENTS AROUND THE PERIMETER OF THE BLOCK. THE EAST LINE WAS SET BASED ON DEED DESCRIPTIONS AND EVIDENCE OF OCCUPATION OF BUILDINGS (ONE PREVIOUSLY LOCATED IN THE NORTHWEST CORNER OF THE PROPERTY AND CALLED FOR IN A PRIOR DEED). SURVEY WERE ADJUSTED TO ACCOUNT FOR EXCESS AND SHORTAGES WITHIN THE BLOCK AND TO AGREE WITH FOUND STREET MONUMENTS.

**RECORD PROPERTY DESCRIPTION**

**PARCEL ONE**

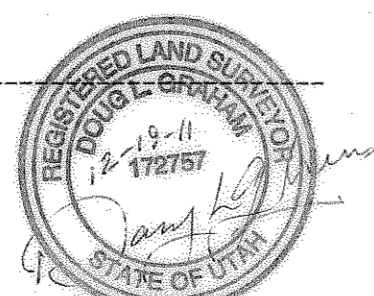
PART OF LOTS 8 AND 9, BLOCK 33, PLAT 'A', OGDEN CITY SURVEY, BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8 AND RUNNING THENCE NORTH 61 FEET; THENCE WEST 125 FEET; THENCE SOUTH 5 FEET; THENCE WEST 40 FEET; THENCE NORTH 40 FEET; THENCE WEST 38.1 FEET; THENCE SOUTH 22.8 FEET; THENCE WEST 11.9 FEET; THENCE SOUTH 118.40 FEET; THENCE EAST 215 FEET; THENCE NORTH 45 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

**SURVEYOR'S CERTIFICATE**

TO GEORGE AND DRAGON L.L.C. AND FIRST AMERICAN TITLE 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 2011 AND INCLUDES ITEMS 1.2.8 and 11a, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON

DATE: 12-19-11 signed \_\_\_\_\_

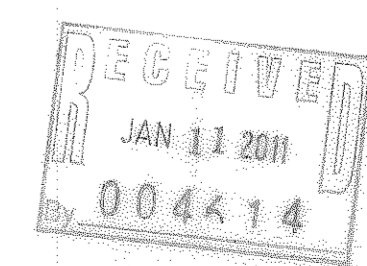
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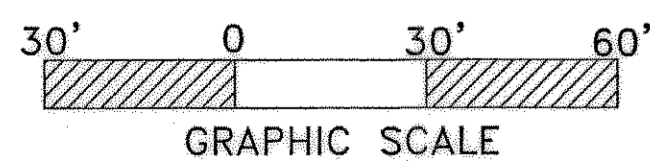
**LANDMARK SURVEYING, INC.**  
A COMPLETE LANDSURVEYING SERVICE  
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401  
PHONE 801-731-4075 FAX 801-731-8506

**ALTA/ACSM LAND TITLE SURVEY**

PREPARED FOR:  
**GEORGE & DRAGON L.L.C.**  
PROPERTY KNOWN AS: 2331 (2333) GRANT AVE, OGDEN, UTAH



SCALE: 1" = 30'



GRAPHIC SCALE

**REVISIONS**

- |                  |     |
|------------------|-----|
| 1.) 06-22-11 DLG | 5.) |
| 2.) 06-23-11 DLG | 6.) |
| 3.)              | 7.) |
| 4.)              | 8.) |

DRAWN BY: DLG  
CHECKED BY:  
JOB NO. 3221ALTA

DATE: 06-19-11  
SCALE: AS SHOWN  
SURVEYED: 06-14-11