

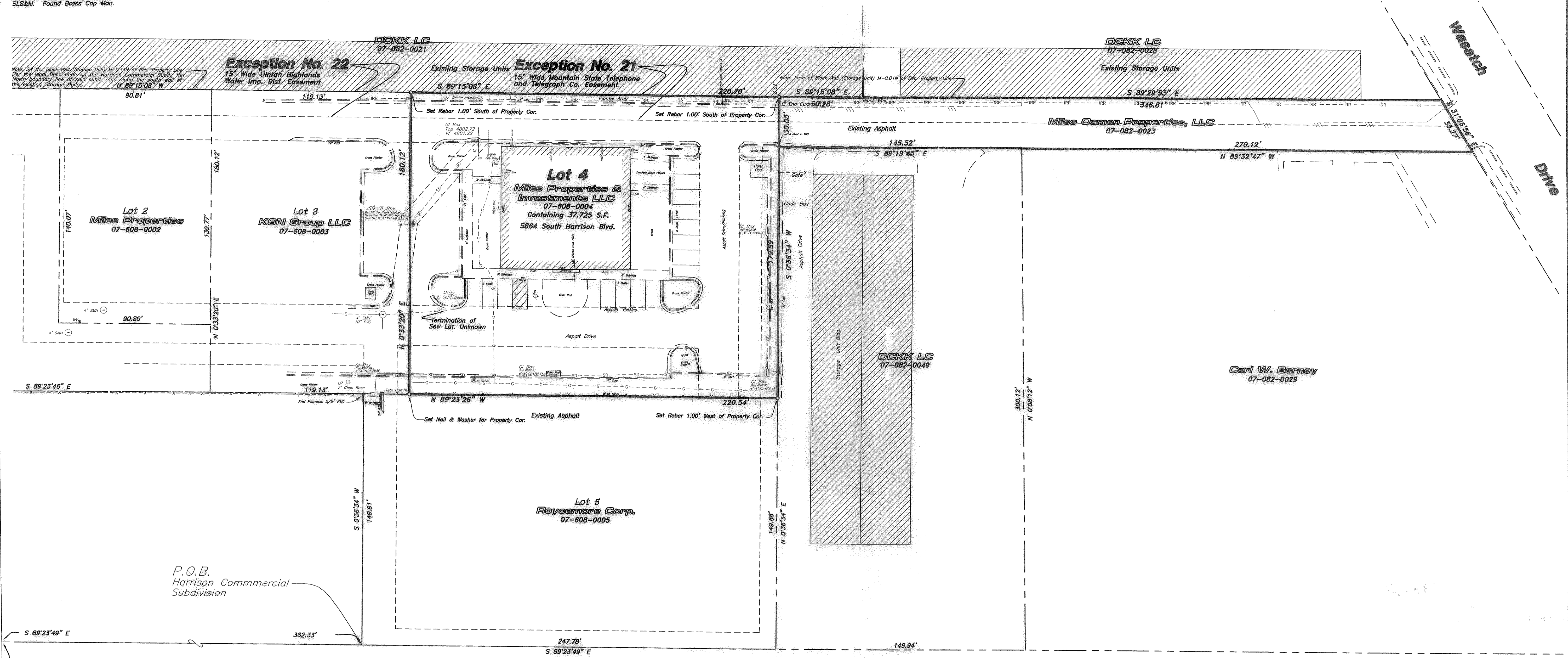
North Quarter Corner of Sec. 22, Township 5 North, Range 1 West, SLB&M. Found Brass Cap Mon.

2641.15' W.C.S.

Section Line - Basis of Bearing

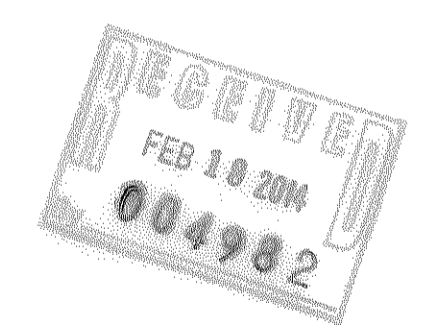
N 00°36'34" E W.C.S.

Center of Sec. 22, Township 5 North, Range 1 West, SLB&M. Found Brass Cap Mon.



P.O.B. Harrison Commercial Subdivision

Carl W. Barney
07-082-0029

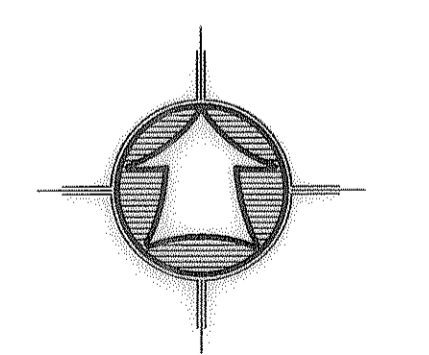


Parcel 1
Miles Properties & Investments LLC

ALL OF LOT 4, HARRISON COMMERCIAL SUBDIVISION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.
PARCEL NO. 07-608-0004

Parcel 2
Miles Osman Properties LLC

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEGINNING AT THE NORTHEAST CORNER OF LOT 4, HARRISON COMMERCIAL SUBDIVISION; RUNNING THENCE SOUTH 89°15'08" EAST 50.28; THENCE SOUTH 89°29'53" EAST 346.81 FEET; THENCE SOUTH 31°08'56" EAST 35.27 FEET; THENCE NORTH 89°32'47" WEST 270.12 FEET; THENCE NORTH 89°19'45" WEST 145.52 FEET; THENCE NORTH 00°36'34" EAST 30.05 FEET, MORE OR LESS TO BEGINNING.
PARCEL NO. 07-208-0023



Scale: 1" = 30'

Scale in Feet

Legend

--- (Solid)	Subject Property Line	⊕	Telephone Pedestal
- - - (Dashed)	Secondary Property Line	⊙	Fire Hydrant
⋯ (Dotted)	Centerline	⊗	Water Meter
⋯ (Dotted)	Easement/Right-of-Way Line	⊕	Water Valve
⋯ (Dotted)	Section Line	⊕	Sewer Manhole
⋯ (Dotted)	Fence Line	⊕	Power Pole
⋯ (Dotted)	Storm Drain Existing	⊕	Set 24"x5/8" Rebar with Cap
⋯ (Dotted)	Water Line Existing	⊕	Survey Point
⋯ (Dotted)	Sewer Line Existing	⊕	Street Monument
⋯ (Dotted)	Power Line Existing	⊕	Section Corner
⋯ (Dotted)	Telephone Line Existing	⊕	
⋯ (Dotted)	Gas Line Existing	⊕	
⋯ (Dotted)	Fiber Optic Line Existing	⊕	
⋯ (Dotted)	Edge of Asphalt Paving	⊕	
⋯ (Dotted)	Existing Curb and Gutter	⊕	

Narrative

The purpose of this ALTA/ACSM survey was to establish and stake on the ground the parcel as shown and described hereon. The survey was ordered by Kurt Larsen of Prudential Real Estate for Ed Miles. This ALTA/ACSM survey was prepared using First American Title Insurance Company's Title Commitment Report Number 6-057025 with an effective date of August 01, 2013. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 22, T5N, R1W, SLB&M along with the found property corner monumentation within and around the Harrison Commercial Subdivision. The basis of bearing is the west line of the southeast quarter of said Section 22, bears North 00°36'34" East Weber Co. Grid Bearing.

Exceptions
Schedule B - Section 2

- 21. Right of Way Easement, and the terms and conditions thereof for Mountain States Telephone and Telegraph Company for a Right of Way and the right to construct, operate, maintain and remove such communication line facilities. Recorded March 15, 1978 as Entry No. 731707 in Book 1230 at Page 543.
- 22. Easement, and the terms and conditions thereof for Uintah Highlands Water Improvement District for a Easement and the right to reconstruction, operate & maintain a waterline and appurtenant facilities on over, across and through the subject property. Recorded April 21, 1978 as Entry No. 736159 in Book 1237 at Page 460.

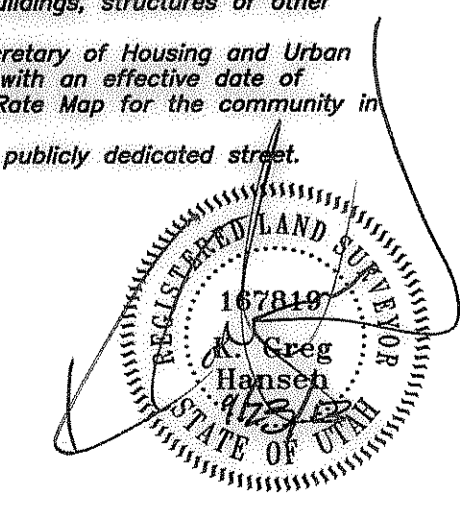
ALTA/ACSM Certification

I hereby certify to Miles Properties & Investments LLC, Miles Osman Properties, LLC and to First American Title Company, LLC and to their successors and assigns, that:

- The survey reflected by this plot was actually made upon the ground, that the attached plot of survey is made at least in accordance with the minimum standards established by the State of Utah for surveys and with the Minimum Standard Detail Requirements for an ALTA/ACSM Land Title Survey, jointly established and adopted by ALTA and ACSM in 2011 and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, and contains and correctly shows items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(b), 13, 16, 17 and 18 of Table A thereto.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the Property.
- Except as shown, all utilities serving the Property enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements or rights of way across said Property; that the Property is the same as the Property described in Title Commitment Report issued, Order Number 6-057025 with an effective date of August 1, 2013 and that all easements, covenants and restrictions referenced in said title commitment, or easements of which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the Property.
- Except as shown, there are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Property by buildings, structures or other improvements situated on adjoining premises.
- The Property is located within an area having a zone Designation X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 49057C0437E, Panel 437 of 600, with an effective date of December 16, 2005, in Weber County, Utah which is the current Flood Insurance Rate Map for the community in which the Property is situated.
- The Property has direct physical access to Harrison Blvd and Wasatch Drive, a publicly dedicated street.
- The Property comprises of two single, separate tax lots.
- The property Lot 4 contains 37,725 square feet.
- The record description of the Property forms a mathematical closed figure.

Signed this 25th day of December, 2013.

Utah Land Surveyor License No. 167819
K. Greg Hansen
HA# 13-3-136



Notes:

- 1- The Address of the Property is 5864 South Harrison Blvd.
- 2- All of the property falls within FEMA Zone X, per graphical interpolation, which is: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. This information was based on FEMA Map Panel 490570437E, Panel 437 of 600, with an effective date of December 16, 2005.
- 3- The location and/or elevation of the utility lines as shown on this survey are based on observed evidence and information provided to us from various utility companies. The information we received, on utility locations, has a questionable accuracy, correctness, and reliability. The said utilities are shown based on a practical fit or graphical scale of the records received from the various utility companies. The information is not to be relied upon as being exact or complete. Contractor shall field verify utilities and contact the appropriate authorities having jurisdiction for their locations.
- 4- There was no evidence of recent earth moving as of 09/10/13.
- 5- There is no evidence that the site was used as a sump or sanitary landfill.
- 6- Project Vertical Datum - Weber County C-50 Bench Mark - Elev= 4816.79



Revision table with columns for No., Date, and By.

HANSEN & ASSOCIATES, INC.
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Logan, Ogden, Provo, and Salt Lake City
(435) 399-4905 (601) 399-4905 (435) 752-2272

Drawn By: kah Date: 09/11/13
Checked By: Approved By: Scale: 1" = 30'
Drawing File: 13-3-163/12
JOB NUMBER: 13-3-3-163

ALTA/ACSM SURVEY FOR Ed Miles
5864 South Harrison Blvd.
South Ogden, Weber County, Utah
A Part of the Northeast Quarter of Section 22, Township 5 North, Range 1 West, S.L.B.&M.

Sheet 1 of 1
Sheets