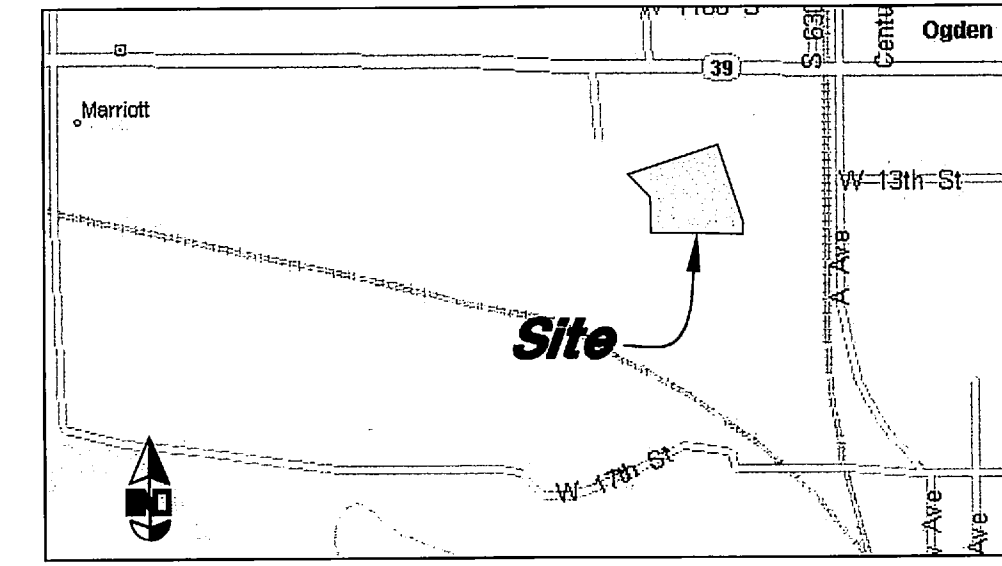


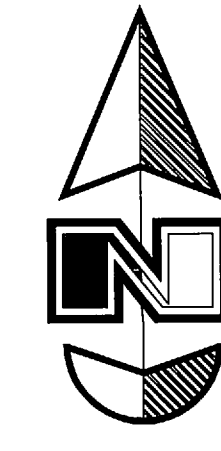
Legend

(Note: All items may not appear on drawing)

- | | | | |
|---------------------|-----------------------|--------------------|---------|
| San. Sewer Manhole | Power pole | Finish Contour | 90- |
| Water Manhole | Power pole w/guy | Exist. Contour | 90- |
| Storm Drain Manhole | Light Pole | Finish Grade | 95.33TA |
| Electrical Manhole | Fence | Exist. Grade | 85.72TA |
| Catch Basins | Flowline of ditch | Ridge Line | R |
| Exist. Fire Hydrant | Overhead Power line | Direction of Flow | |
| Fire Hydrant | Corrugated Metal Pipe | Existing Asphalt | |
| Water Valve | Concrete Pipe | New Asphalt | |
| Sanitary Sewer | Polyvinyl Chloride | Heavy Duty Asphalt | |
| Culinary Water | Top of Asphalt | Concrete | |
| Gas Line | Edge of Asphalt | | |
| Irrigation Line | Caststone | | |
| Storm Drain | Flowline | | |
| Telephone Line | Finish Floor | | |
| Secondary Waterline | Top of Curb | | |
| Power Line | Top of Wall | | |
| Fire Line | Top of Walk | | |
| Land Drain | Top of Concrete | | |
| Fiber Optics | Natural Ground | | |



VICINITY MAP
Not to Scale



Scale: 1" = 50'
Graphic Scale

DESCRIPTION

The Land referred to herein below is situated in the County of Weber, State of Utah, and is described as follows:

A parcel of land being a part of an entire tract of land, situated in Section 19, Township 6 North, Range 1 West, Salt Lake Base and Meridian, in Weber County, in the State of Utah, the boundaries of said parcel of land are described follows, having a Basis of Bearing using the State plane coordinate system as maintained by the Weber County surveyor of South 01 Deg 32 Min 37 Sec West between the monumented West quarter corner and the witness Southwest corner of said section 19, said West quarter corner having Weber county NAD1927 State plane coordinates of X=1861056.303 and Y=331311.612; beginning at a point located the following five (5) courses; 1) 1473.13 feet North 40 Deg 22 Min 06 Sec West to the existing monument at the intersection of 12th street and 1200 West street which is identified on U.D.O.T. drawing of project number nt-9999(37) sheet 13 as being station 54+66.2 Weber County monument, and 2) 3665.00 feet South 88 Deg 41 Min 21 Sec East to the Ogden City monument at approximately 760 West 12th street, said Ogden city monument being located at U.D.O.T. Station 18+01.10 as referenced on drawings of project number NT-999(37) sheet 13, and 3) 40.00 feet South 01 Deg 16 Min 38 Sec West to the South Right Of Way line of 12th street as referenced on U.D.O.T. drawings of project number S-0568(9) sheet 4, and 4) 3.98 feet South 88 Deg 43 Min 30 Sec East along said Right Of Way line, and 5) 627.22 feet South 01 Deg 06 Min 20 Sec West said line being located at a point 5.00 feet perpendicularly distant Easterly from the Northeast corner of a certain building shown on filed survey plat having Weber County surveyor record of survey number 002242 said plat being referenced and being made a part hereof, from the West quarter corner of said section 19; running thence South 44 Deg 11 Min 54 Sec East 218.82 feet along a line as deeded in warranty deed recorded as entry number 1557464 book 1939 page 1575, thence South 01 Deg 15 Min 59 Sec East 247.07 feet along a line as deeded in warranty deed recorded as entry number 1557464 book 1939 page 1575, to a point being the extension of an existing chain link fence, thence South 89 Deg 09 Min 56 Sec East 639.76 feet along said chain link fence and fence extended, thence leaving said fence line North 00 Deg 50 Min 04 Sec East 79.37 feet, thence North 18 Deg 06 Min 41 Sec West 564.00 feet, thence South 72 Deg 01 Min 55 Sec West 655.50 feet to the point of beginning.

NOTES

1. Utilities shown are from observed evidence on the site and records provided at the time of the survey.
2. There is no observed evidence of any current or recent earth moving work, building construction, or building additions.
3. There is no evidence of any proposed or recent changes of street right-of-way affecting the subject property.
4. No Government Agency, survey-related requirements were provided by Client.
5. There is no observed evidence of any wetland areas affecting subject property.
6. There is no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.

NARRATIVE

This Survey was requested by Mr. Lee Fairbourn of Utah State Real Estate and Debt Manager for Title purposes.

A line bearing N 88°41'21" E between Brass Cap Monuments located in the intersection of 1200 West and 12th Street and Intersection of 750 West and 12th Street was used as the basis of bearings for this survey.

Property Corners were placed as indicated on the Survey.

ZONING INFORMATION

As per Optional Item 6 of Table A, No zoning information was provided at the time of the survey.

FLOOD PLAIN

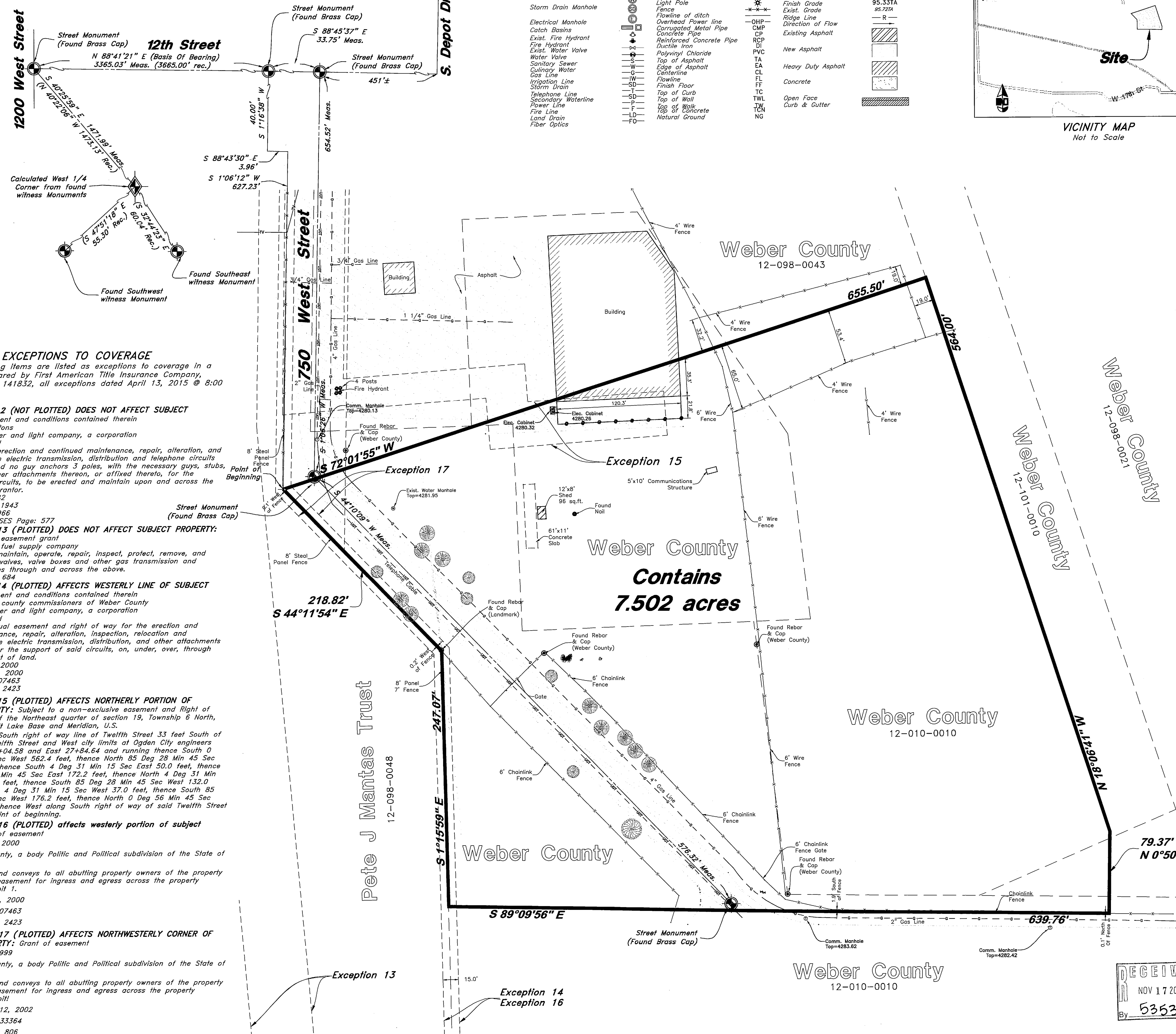
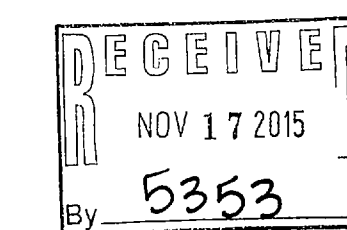
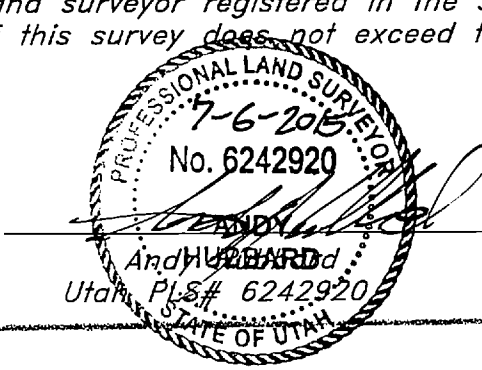
This property lies entirely within flood zone 'X' (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County Utah and Incorporated Areas Map Number 49057C0426E dated December 16, 2005. Flood Zone X (unshaded) is defined as "Areas determined to be outside the 2% Annual change floodplain."

SURVEYOR'S CERTIFICATE

To Weber County, A body Politic, corporate and political subdivision of the State Of Utah 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/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b), 8, 10(a), 11(a), 12, 13, 14, 16, 17, 18, 19, 20, and 21 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.

Date: 7-6-2015



EXCEPTIONS TO COVERAGE
The following items are listed as exceptions to coverage in a Title Report prepared by First American Title Insurance Company, Commitment No. 141832, all exceptions dated April 13, 2015 @ 8:00 a.m.

EXCEPTION NO. 12 (NOT PLOTTED) DOES NOT AFFECT SUBJECT PROPERTY: Easement and conditions contained therein
Grantor: John D. Pons
Grantee: Utah power and light company, a corporation
Location: See deed
Purpose: For the erection and continued maintenance, repair, alteration, and replacement of the electric transmission, distribution and telephone circuits of the grantee, and no guy anchors 3 poles, with the necessary guys, stubs, crossarms and other attachments thereon, or affixed thereto, for the support of said circuits, to be erected and maintain upon and across the premises of the grantor.
Dated: July 9, 1942
Recorded: July 1, 1943
Entry Number: 76966
Book: 167 OF LEASES Page: 577

EXCEPTION NO. 13 (PLOTTED) DOES NOT AFFECT SUBJECT PROPERTY: Right of way and easement grant
Grantor: Mountain fuel supply company
Purpose: To lay, maintain, operate, repair, inspect, protect, remove, and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across the above.
Book: 1219 Page: 684

EXCEPTION NO. 14 (PLOTTED) AFFECTS WESTERLY LINE OF SUBJECT PROPERTY: Easement and conditions contained therein
Grantor: Board of county commissioners of Weber County
Grantee: Utah power and light company, a corporation
Location: See deed
Purpose: A perpetual easement and right of way for the erection and continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission, distribution, and other attachments affixed thereto, for the support of said circuits, on, under, over, through and across a tract of land.
Dated: March 29, 2000
Recorded: May 24, 2000
Entry Number: 1707463
Book: 2073 Page: 2423

EXCEPTION NO. 15 (PLOTTED) AFFECTS NORTHERLY PORTION OF SUBJECT PROPERTY: Subject to a non-exclusive easement and Right of Way, being part of the Northeast quarter of section 19, Township 6 North, range 1 West, Salt Lake Base and Meridian, U.S. beginning at the South right of way line of Twelfth Street 33 feet South of Ogden city on Twelfth Street and West city limits at Ogden City engineers station North 193°04.58 and East 27°04.64 and running thence South 0 Deg 56 Min 45 Sec West 562.4 feet, thence North 85 Deg 28 Min 45 Sec East 197.7 feet, thence South 4 Deg 31 Min 15 Sec East 50.0 feet, thence North 85 Deg 28 Min 45 Sec East 172.2 feet, thence North 4 Deg 31 Min 15 Sec West 43.0 feet, thence South 85 Deg 28 Min 45 Sec West 132.0 feet, thence North 4 Deg 31 Min 15 Sec West 37.0 feet, thence South 85 Deg 28 Min 45 Sec West 176.2 feet, thence North 0 Deg 56 Min 45 Sec East 528.7 feet, thence West along South right of way of said Twelfth Street 60 feet to the point of beginning.

EXCEPTION NO. 16 (PLOTTED) affects westerly portion of subject property: Grant of easement
Dated: March 29, 2000
Owner: Weber County, a body Politic and Political subdivision of the State of Utah
Wherein: Grants and conveys to all abutting property owners of the property in exhibit 1, an easement for ingress and egress across the property described in exhibit 1.
Recorded: May 24, 2000
Entry Number: 1707463
Book: 2073 Page: 2423

EXCEPTION NO. 17 (PLOTTED) AFFECTS NORTHWESTERLY CORNER OF SUBJECT PROPERTY: Grant of easement
Dated: July 22, 1999
Owner: Weber County, a body Politic and Political subdivision of the State of Utah
Wherein: Grants and conveys to all abutting property owners of the property in exhibit 1 an easement for ingress and egress across the property described in exhibit 1.
Recorded: March 12, 2002
Entry Number: 1833364
Book: 2216 Page: 806

GREAT BASIN ENGINEERING
1475 EAST OGDEN, UTAH 84403
MANAGER: (801) 394-4515
WWW.GREATBASINENGINEERING.COM

ALTA/ACSM Land Title Survey
Weber Youth Center
Approximately 750 West 12th Street
Ogden City, Weber County, Utah
A part of Section 19, T6N, R1W, SLB&M, U.S. Survey