

**THE NEW BRIGHAM BUILDING
A UTAH COMMERCIAL/RESIDENTIAL CONDOMINIUM
"RECORD OF SURVEY MAP"**

A PART OF LOT 5 AND 6, BLOCK 23, PLAT A
OGDEN CITY SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
APRIL 1998

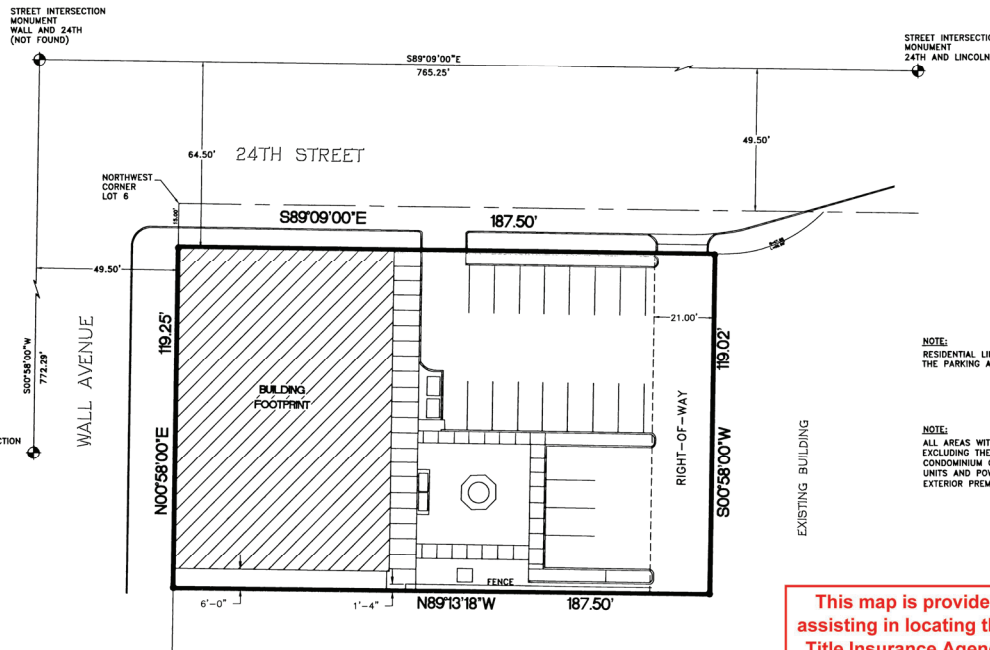
SHEET 1 OF 14

OGDEN

VICINITY MAP



BUILDING LOCATION



NOTE:
RESIDENTIAL LIMITED COMMON AREA CONSISTS OF THE PARKING AREA AND THE GRASS AREA.

NOTE:
ALL AREAS WITHIN THE BOUNDARY DESCRIPTION, EXCLUDING THE BUILDING FOOTPRINT, ARE CONSIDERED CONDOMINIUM COMMON AREAS, INCLUDING THE AIR UNITS AND POWER BOXES THAT ARE LOCATED ON THE EXTERIOR PREMISES.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

I, KEN E. GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154270, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE DIRECTED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS DRAWING AND DESCRIBED BELOW AND THAT THE REFERENCED MARKERS SHOWN ON THIS DRAWING ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR RESTORE THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND THAT THIS "RECORD OF SURVEY MAP" WAS PREPARED IN ACCORDANCE WITH THE "UTAH CONDOMINIUM ACT", AND PRESENTS A TRUE AND ACCURATE MAP OF THE LAND AND BUILDING THEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED THIS 9 DAY OF JUNE, 1998

Ken E. Gardner
KEN E. GARDNER



BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION	
	PART OF LOTS 5 AND 6
	BLOCK 23, PLAT "A"
	OGDEN CITY SURVEY
	BEGINNING AT A POINT S 00°58'00" W
	15.00' FROM THE NORTHWEST CORNER
	OF LOT 6 ON THE SOUTH LINE OF 24TH
	STREET; THENCE AS FOLLOWS:
COURSES:	
S 89°09'00" E	187.50 FT. ALONG THE S. LINE OF 24TH ST. THENCE;
S 00°58'00" W	119.02 FT. THENCE;
N 89°13'18" W	187.50 FT. TO THE EAST LINE OF WALL AVE; THENCE
N 00°58'00" E	119.25 FT. ALONG THE EAST LINE OF WALL AVENUE
	TO THE POINT OF BEGINNING
	CONTAINS: 22,337.50 FT. / .513 ACRES
	BASIS OF BEARING: S 00°58'00" W
	FROM THE 24TH AND WALL INTERSECTION
	MONUMENT TO THE WALL AND 25TH
	MONUMENT

OWNER'S CERTIFICATE AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS, CGC INVESTMENTS, HEREON AND THE NEW BRIGHAM BUILDING RENOVATION PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNERS HAVE CAUSED A SURVEY TO BE MADE AND THIS "RECORD OF SURVEY MAP" PREPARED, THAT SAID OWNERS HAVE CONSENTED TO AND DO HEREBY CONSENT TO THE REPRODUCTION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

SIGNED THIS 9TH DAY OF JUNE, 1998

James W. Stacey

JAMES W. STACEY
GENERAL PARTNER OF THE NEW BRIGHAM BUILDING, A Utah limited partnership,
also part and James W. Stacey as to part

**OGDEN CITY
CITY ENGINEER**

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAILS.

JUNE 10, 1998
DATE

Michael Becker
CITY ENGINEER

**OGDEN CITY
PUBLIC WORKS DIRECTOR**

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE OGDEN CITY MAYOR OF THE FOREGOING PLAT AND DEDICATION HAVE BEEN COMPLIED WITH.

JUNE 10, 1998
DATE

[Signature]
OGDEN CITY
PUBLIC WORKS DIRECTOR

**OGDEN CITY
PLANNING COMMISSION APPROVAL**

APPROVED THIS 10TH DAY OF JUNE, A.D., 1998 BY
THE OGDEN CITY PLANNING COMMISSION.

Carla Maw
CHAIRMAN

**OGDEN CITY
APPROVAL AND ACCEPTANCE**

PRESENTED TO THE OGDEN CITY MAYOR, THIS ___ DAY OF ___, A.D., 1998,
AT WHICH TIME THIS PLAT AND DEDICATION WERE APPROVED AND ACCEPTED.

ATTEST: *[Signature]*
CITY RECORDER MAYOR

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER

ON THIS 09TH DAY OF JUNE, 1998, PERSONALLY APPEARED BEFORE ME, JAMES W. STACEY, THE NEW BRIGHAM BUILDING, A UTAH LIMITED PARTNERSHIP, WHO BEING BY ME DULY SWORN, DID SAY THAT THE FOREGOING "OWNERS CERTIFICATE AND CONSENT TO RECORD" WAS SIGNED ON BEHALF OF SAID LIMITED PARTNERSHIP BY AUTHORITY OF ITS ARTICLES AND SAID JAMES W. STACEY, GENERAL PARTNER OF THE NEW BRIGHAM BUILDING, A UTAH LIMITED PARTNERSHIP, ACKNOWLEDGED TO ME THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.



Stacey K. Hinz
NOTARY PUBLIC

WEBER COUNTY RECORDER

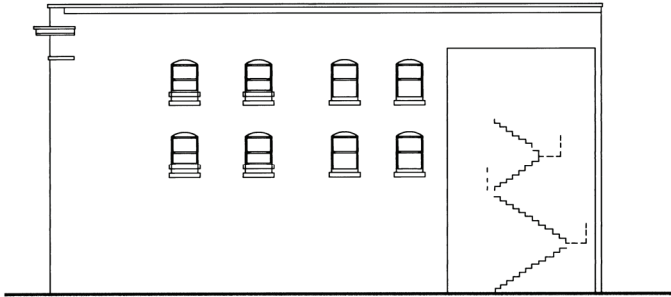
ENTRY NO. 128523, FEE PAID
\$58.00 FILED FOR RECORD AND
RECORDED 17-June-98, AT
1:15 AM, IN BOOK 37, OFFICIAL
RECORDS, PAGE 21. RECORDED
FOR ASSOCIATED TITLE.



5150 SOUTH WASHINGTON BLVD.
OGDEN, UT 84405
(801)476-0202

Dawn Everts
COUNTY RECORDER
BY: *Joni Rasmussen*
DEPUTY

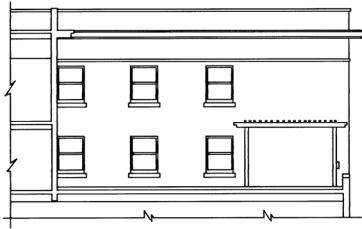
X:\GCC\GCCPLAT.DWG



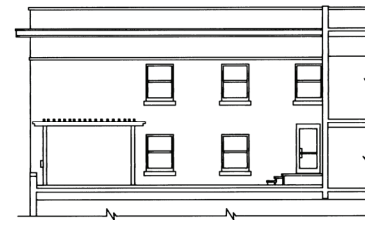
SOUTH ELEVATION



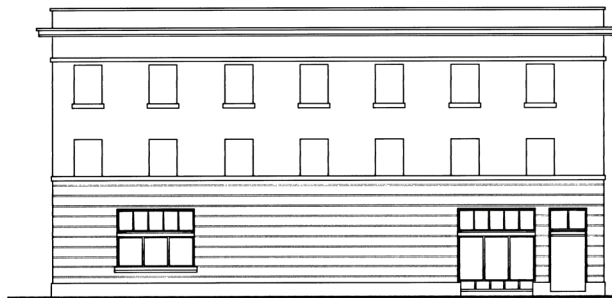
EAST ELEVATION



NORTH ELEVATION-(DECK LEVEL)

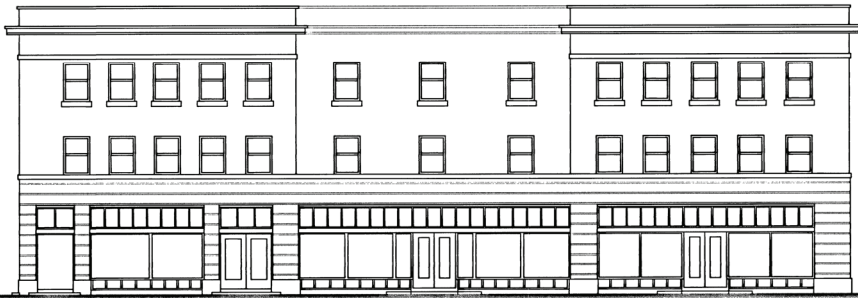


SOUTH ELEVATION-(DECK LEVEL)



NORTH ELEVATION

4317.54 ELEV.	CEILING 3RD FLOOR
4309.74 ELEV.	3RD FLOOR
4308.90 ELEV.	CEILING 2ND FLOOR
4301.10 ELEV.	2ND FLOOR
4300.26 ELEV.	CEILING 1ST FLOOR
4290.26 ELEV.	1ST FLOOR



WEST ELEVATION

NOTE:
CONDOMINIUM COMMON AREA CONSISTS OF CEILING, ROOF, CONCRETE, AND THE EXTERIOR AREA.

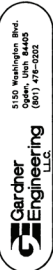
NOTE:
ELEVATION WAS TAKEN FROM THE MONUMENT LOCATED AT THE NORTHWEST CORNER OF INTERSECTION 24TH & GRANT AVE. BRASS CAP IS SET VERTICALLY IN THE SOUTH GRANITE FOUNDATION WALL OF THE OLD POST OFFICE BUILDING. CAP FALLS 0.9 FEET EAST OF THE SOUTHWEST CORNER OF THE BUILDING AND 1.7 FEET ABOVE THE GROUND. ELEVATION 4301.017.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

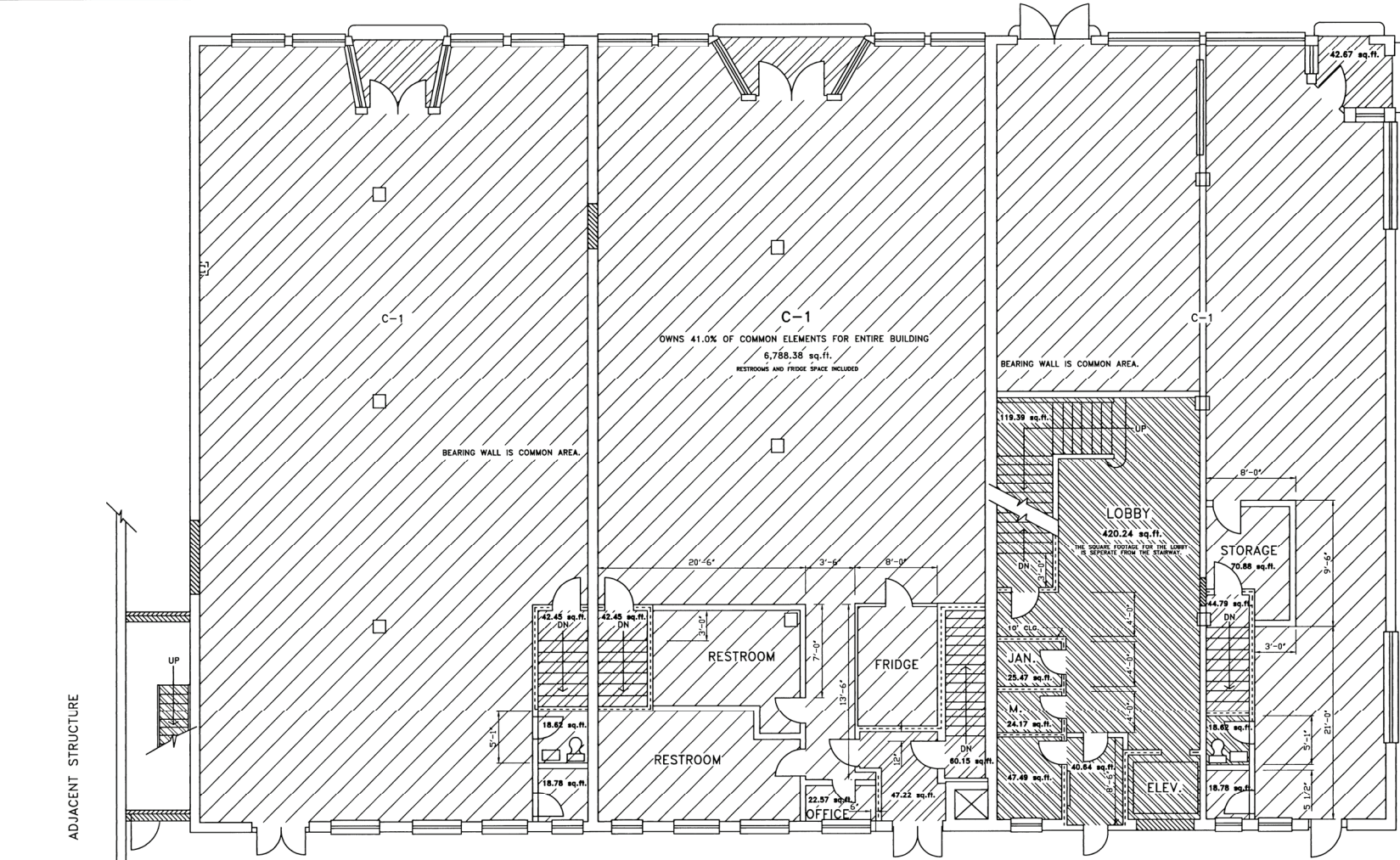
SCALE	1/8"=1'
DATE	FEB. 98
DESIGN	K.L.G.
DRAWN	J.B.
CHECKED	D.W.C.
DWG. NO.	0001

REVISIONS	DATE	DESCRIPTION

CYBERSTATE INC.
ELEVATION PLAN
THE NEW BRIGHAM BUILDING
OGDEN, UTAH

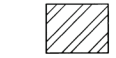

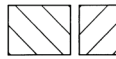


2 / 14



MAIN LEVEL FLOOR PLAN

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

-  COMMERCIAL LIMITED COMMON AREA
-  RESIDENTIAL LIMITED COMMON AREA
-  PRIVATE AREA (UNITS)

NOTE:
BEARING WALLS ARE COMMON AREA.

NOTE:
TOTAL SQUARE FOOTAGE FOR THE COMMON ELEMENTS IS 3,946.78 sq.ft.

NOTE:
CONDOMINIUM COMMON AREA CONSISTS OF CEILINGS, ROOF, CONCRETE AND THE EXTERIOR AREA.

NOTE:
C-1 MAINTAINS 100% OF THE COMMERCIAL LIMITED COMMON AREA.

NOTE:
BASEMENT AREA UNDER COMMERCIAL AREA IS COMMERCIAL LIMITED AREA.
BASEMENT AREA DESIGNATED FOR RESIDENTIAL USE IS RESIDENTIAL LIMITED AREA.

NOTE:
C-1 WILL MAINTAIN THEIR PERCENTAGE OF THE COMMON ELEMENTS.

NOTE:
RESIDENTIAL WILL MAINTAIN THE RESIDENTIAL LIMITED COMMON AREA.
COMMERCIAL WILL MAINTAIN THE COMMERCIAL LIMITED COMMON AREA.

SCALE: 1/8"=1'-0"	DATE: FEB. 08	DESIGN: J.E.G.	DRAWN: N.D.	CHECKED: _____	DWG: 050A.0033
PERSONS:	DATE:	DESCRIPTION:			
CYBERSTATE INC. MAIN LEVEL FLOOR PLAN THE NEW BRIGHAM BUILDING OGDEN, UTAH					
1155 Washington Blvd. Ogden, Utah 84403 (801) 478-0025 Gardner Engineering LLC					
3					14

SCALE	DATE	DESIGN	CHECKED
1/8"=1'	FEB. 98	K.L.G.	N.D.
DRAWN			
DWG	6603	6604	6605

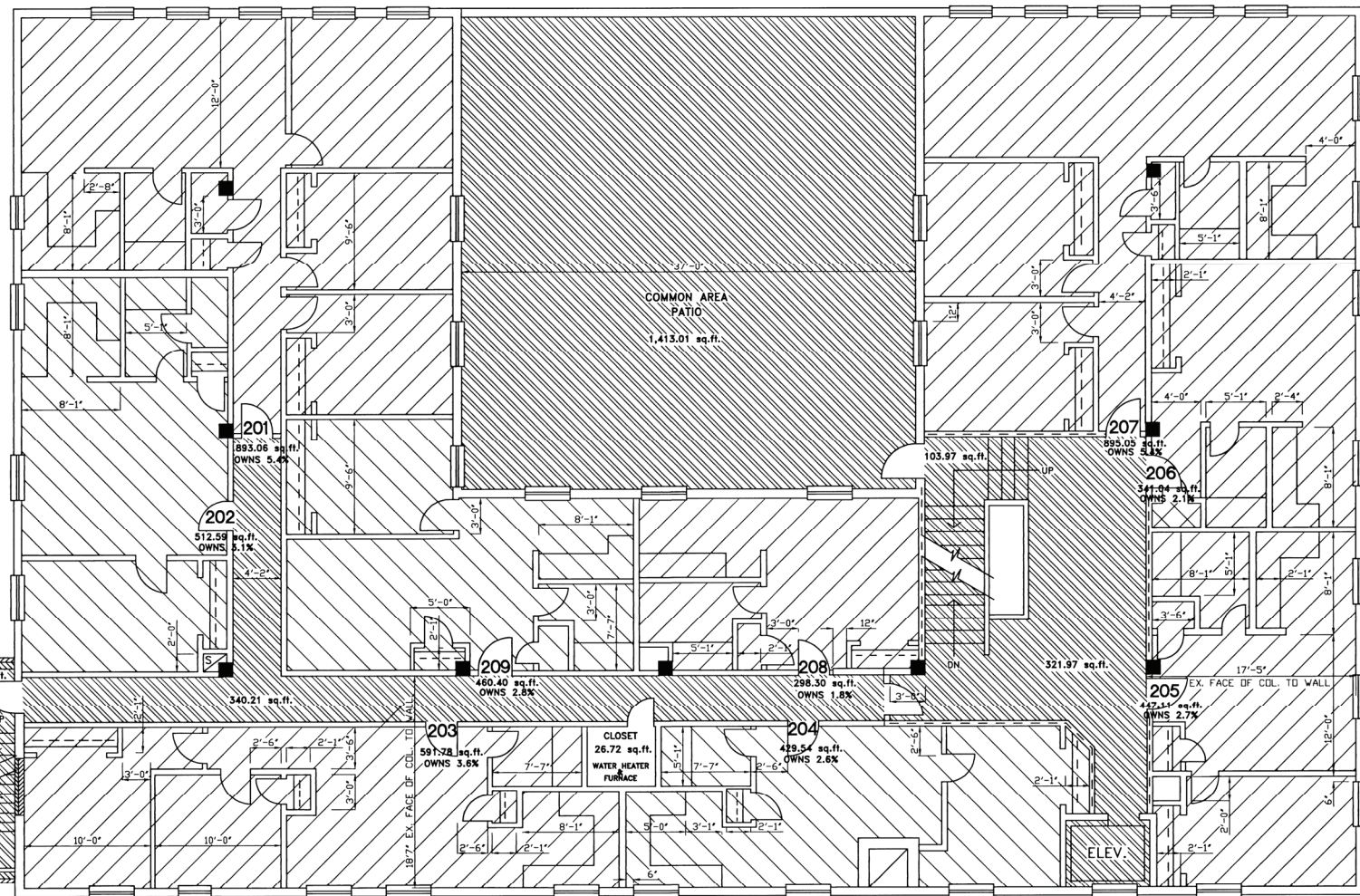
REVISIONS	DATE	DESCRIPTION

CYBERSTATE INC.
 SECOND LEVEL FLOOR PLAN
 THE NEW BRIGHAM BUILDING
 OGDEN, UTAH

5150 Washington Blvd.
 Ogden, UT 84403
 (801) 478-0202

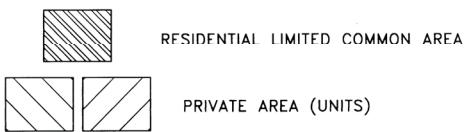
Gardner Engineering LLC

4
 14



SECOND LEVEL FLOOR PLAN

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



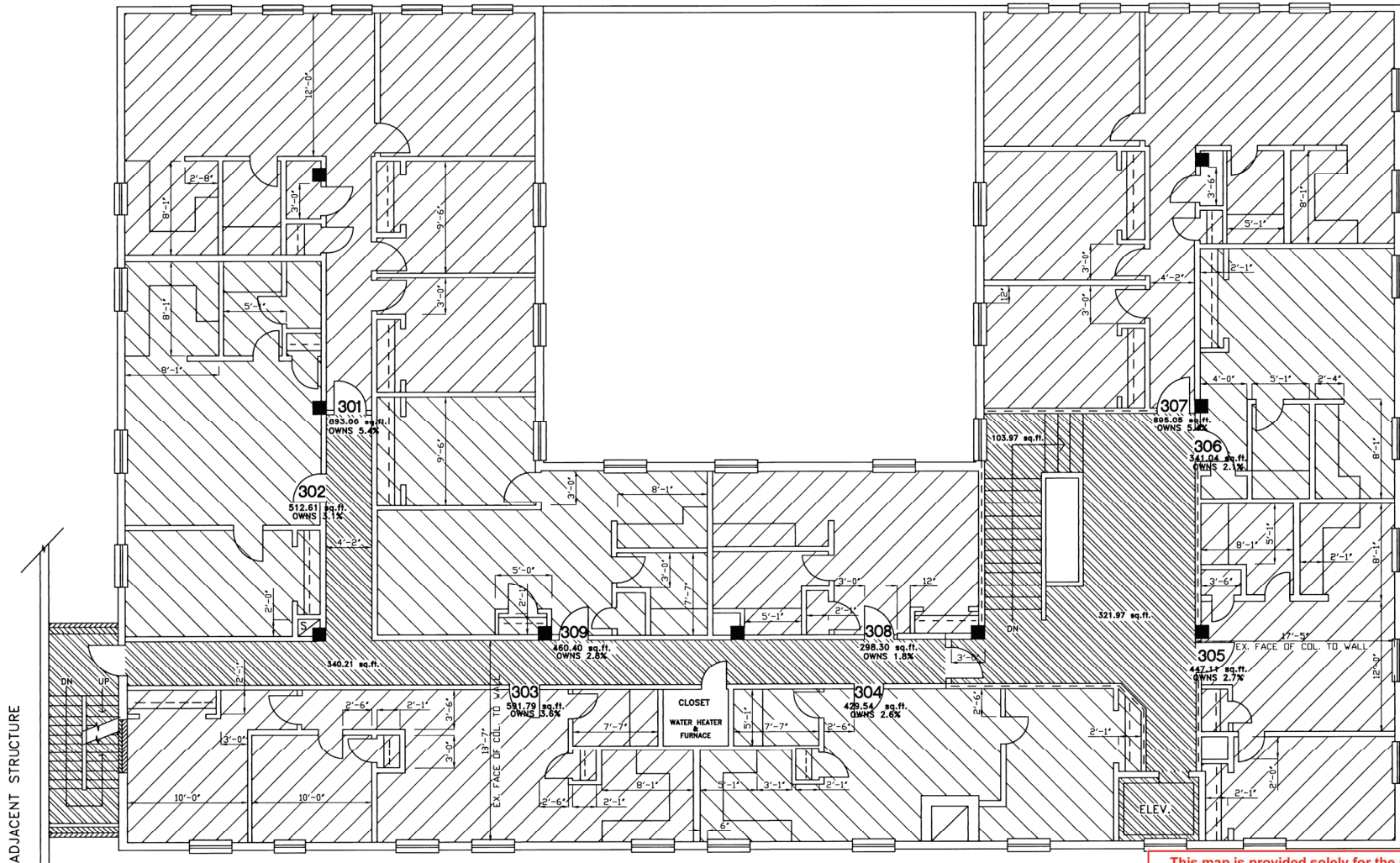
NOTE:
 ALL INDIVIDUAL RESIDENTIAL UNITS WILL MAINTAIN THEIR PERCENTAGE OF THE COMMON ELEMENTS.

NOTE:
 THE PERCENTAGE OWNED BY EACH UNIT IS LABELED BY EACH INDIVIDUAL RESIDENTIAL UNIT.

MAINTENANCE PERCENTAGES FOR RESIDENTIAL UNITS

TOTAL RESIDENTIAL SQUARE FOOTAGE FOR THE 2ND & 3RD FLOORS: 9,737.74 sq.ft.

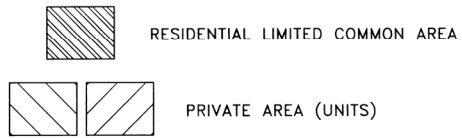
UNITS	EACH	TOTAL	UNITS	EACH	TOTAL
UNITS 201 & 301:	9.1%	= 18.2%	UNITS 206 & 306:	3.5%	= 7.0%
UNITS 202 & 302:	5.3%	= 10.6%	UNITS 207 & 307:	9.2%	= 18.4%
UNITS 203 & 303:	6.1%	= 12.2%	UNITS 208 & 308:	3.1%	= 6.2%
UNITS 204 & 304:	4.4%	= 8.8%	UNITS 209 & 309:	4.7%	= 9.4%
UNITS 205 & 305:	4.6%	= 9.2%	TOTAL		= 100.0%



ADJACENT STRUCTURE



THIRD LEVEL FLOOR PLAN



NOTE:
ALL INDIVIDUAL RESIDENTIAL UNITS WILL MAINTAIN THEIR PERCENTAGE OF THE COMMON ELEMENTS.
NOTE:
THE PERCENTAGE OWNED BY EACH UNIT IS LABELED BY EACH INDIVIDUAL RESIDENTIAL UNIT.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

MAINTENANCE PERCENTAGES FOR RESIDENTIAL UNITS

TOTAL RESIDENTIAL SQUARE FOOTAGE FOR THE 2ND & 3RD FLOORS: 9,737.74 sq.ft.

UNITS	EACH	TOTAL	UNITS	EACH	TOTAL
UNITS 201 & 301:	9.1%	= 18.2%	UNITS 206 & 306:	3.5%	= 7.0%
UNITS 202 & 302:	5.3%	= 10.6%	UNITS 207 & 307:	9.2%	= 18.4%
UNITS 203 & 303:	6.1%	= 12.2%	UNITS 208 & 308:	3.1%	= 6.2%
UNITS 204 & 304:	4.4%	= 8.8%	UNITS 209 & 309:	4.7%	= 9.4%
UNITS 205 & 305:	4.6%	= 9.2%	TOTAL		= 100.0%

SCALE	1/8"=1'
DATE	FEB. 98
DESIGN	J.L.G.
DRAWN	N.D.
CHECKED	
DWG. NO.	003/009

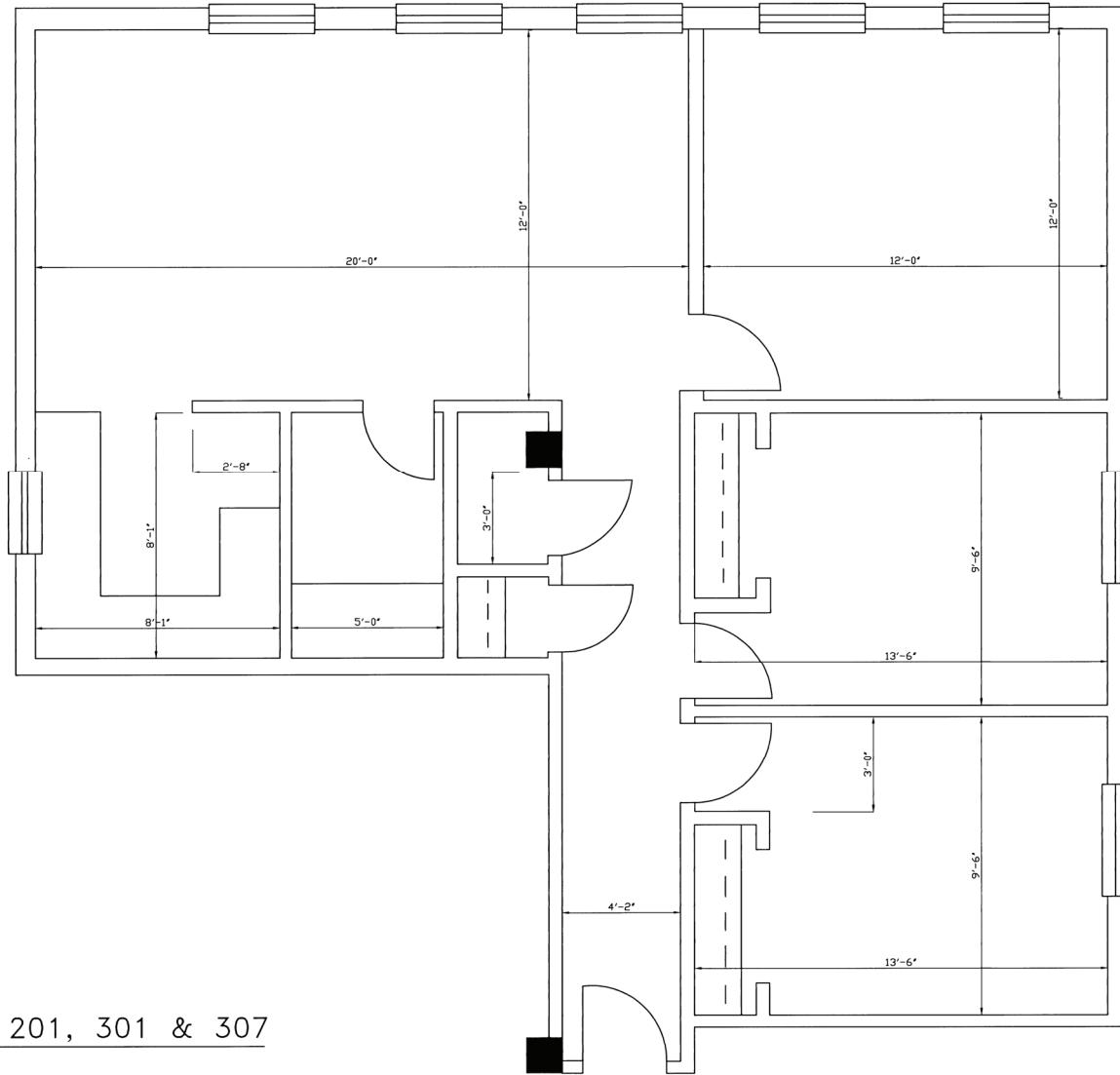
REVISIONS	DESCRIPTION

CYBERSTATE INC.
THIRD LEVEL FLOOR PLAN
THE NEW BRIGHAM BUILDING
OGDEN, UTAH

5150 Washington Blvd.
Cottonwood, UT 84303
(801) 474-5022

Gardner Engineering LLC

5
14



UNITS 201, 301 & 307

893.06 sq.ft. FOR EACH UNIT
 EACH OF THE THREE UNITS OWN 5.4% OF BUILDING
 EACH OF THE THREE UNITS MAINTAIN 9.1% OF RESIDENTIAL AREA

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

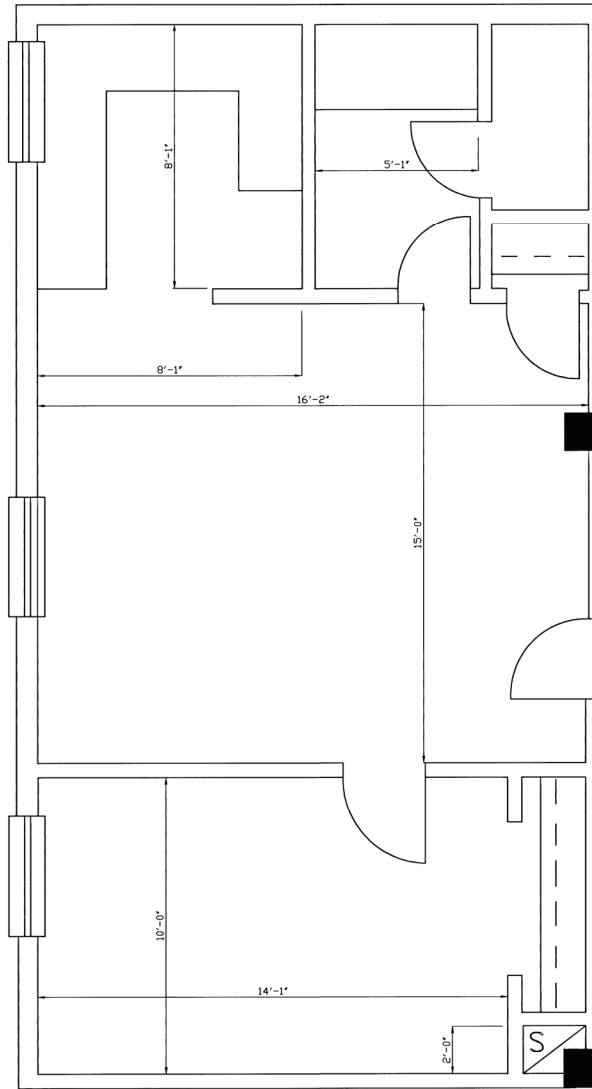
SCALE	FEB. 98
DATE	K.L.G.
DESIGN	N.D.
DRAWN	
CHECKED	
DWG#	9803A.0006

REV#	DATE	DESCRIPTION

CYBERSTATE INC.
 FLOORPLANS
 THE NEW BRIGHAM BUILDING
 OGDEN, UTAH

Gardner Engineering LLC
 1150 Washington Blvd.
 Ogden, Utah 84403
 (435) 744-2022

6
 14



UNITS 202 & 302

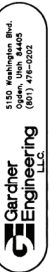
512.59 sq.ft. FOR EACH UNIT
 EACH OF THE TWO UNITS OWNS 3.1% OF BUILDING
 EACH OF THE TWO UNITS MAINTAINS 5.3% OF RESIDENTIAL AREA

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

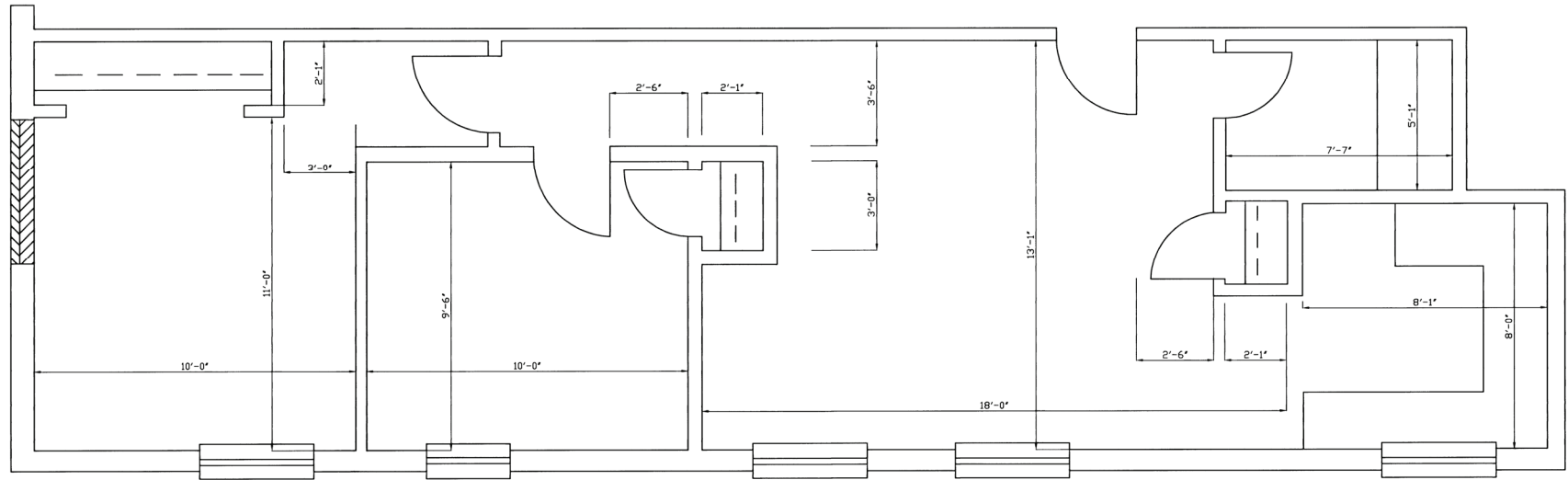
SCALE	FEB. 98
DATE	K.L.G.
DESIGN	N.D.
DRAWN	
CHECKED	
DWG#	1660.0602

REVISIONS	DATE	DESCRIPTION

CYBERSTATE INC.
 FLOORPLANS
 THE NEW BRIGHAM BUILDING
 OGDEN, UTAH



7
 14



UNITS 203 & 303

591.78 sq.ft. FOR EACH UNIT
 EACH OF THE TWO UNITS OWNS 3.6% OF BUILDING
 EACH OF THE TWO UNITS MAINTAINS 6.1% OF RESIDENTIAL AREA

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

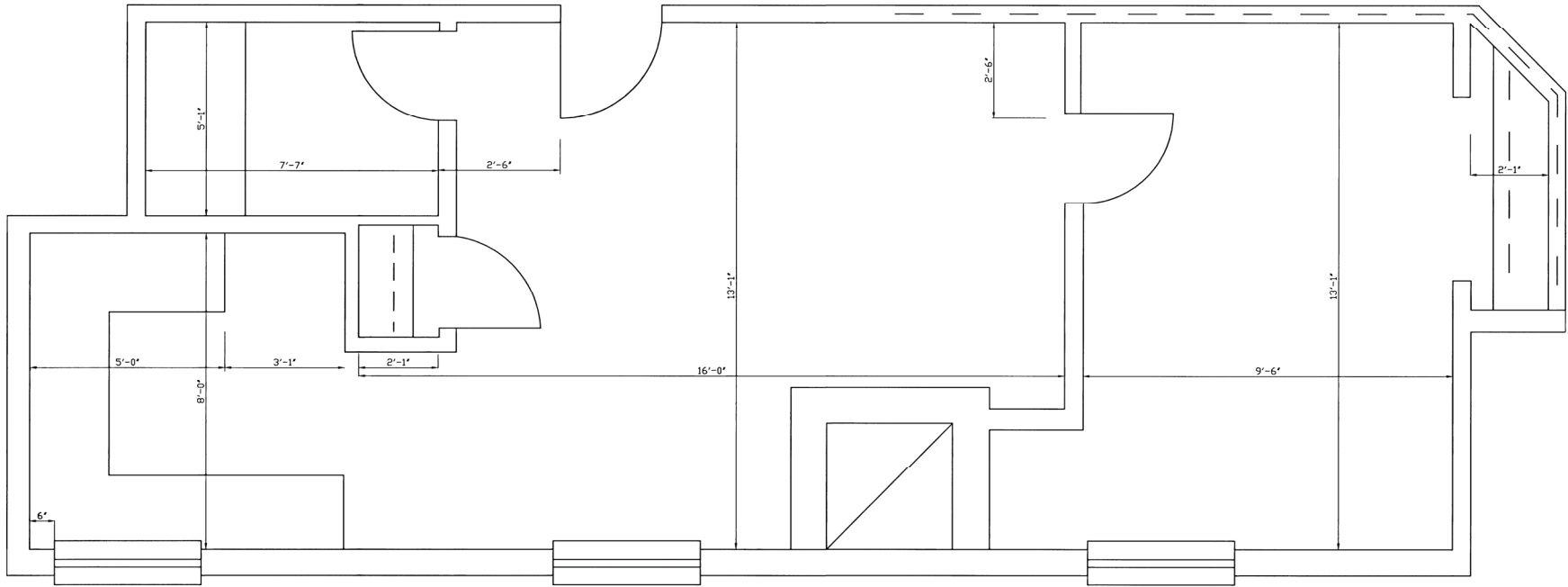
SCALE:	FEB_08
DATE:	K.E.G.
DESIGN:	N.D.
DRAWN:	
CHECKED:	
DWG. NO.:	000A/000B

REVISIONS	DATE	DESCRIPTION

CYBERSTATE INC.
FLOORPLANS
THE NEW BRIGHAM BUILDING
OGDEN, UTAH

Gardner Engineering LLC
 200 W. 1000th St., Ste. 200
 Ogden, UT 84403
 (801) 791-0025

8
14



UNITS 204 & 304

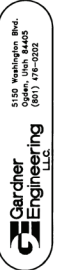
429.54 sq.ft. FOR EACH UNIT
 EACH OF THE TWO UNITS OWNS 2.6% OF BUILDING
 EACH OF THE TWO UNITS MAINTAINS 4.4% OF RESIDENTIAL AREA

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

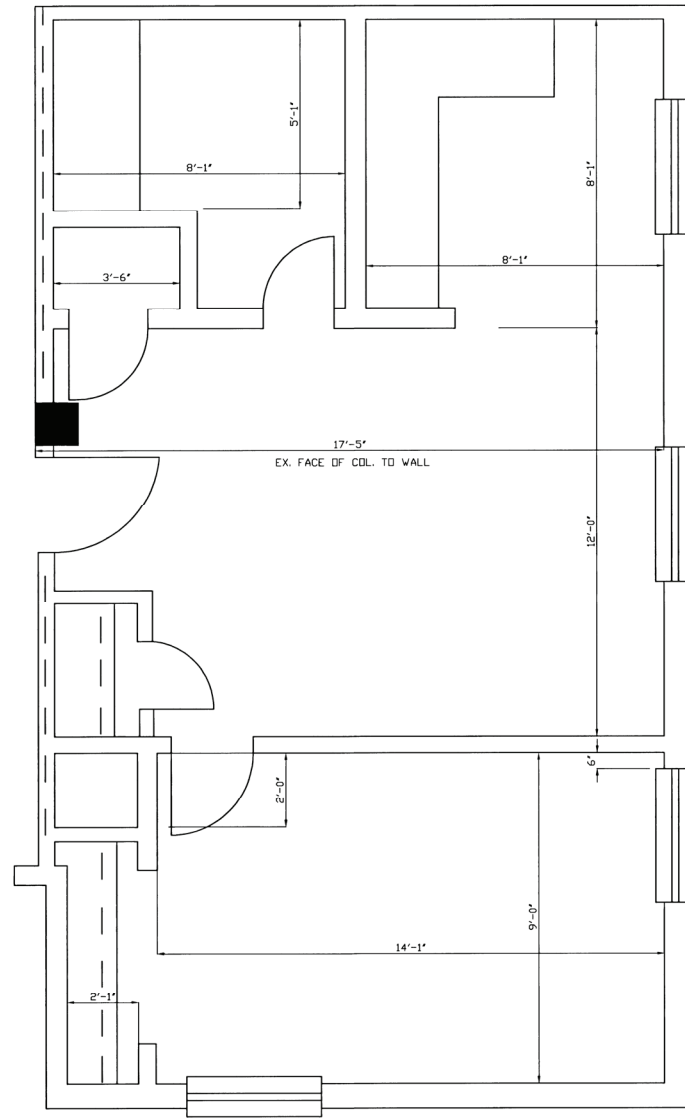
SCALE:	FEB. 98
DATE:	..K.C.O.
DESIGN:	N.C.
DRAWN:	CHECKED
DWG:	6500\6508

REVISIONS	DESCRIPTION
DATE	

CYBERSTATE INC.
 FLOORPLANS
 THE NEW BRIGHAM BUILDING
 OGDEN, UTAH



19
14



UNITS 205 & 305

447.11 sq.ft. FOR EACH UNIT
 EACH OF THE TWO UNITS OWNS 2.7% OF BUILDING
 EACH OF THE TWO UNITS MAINTAINS 4.6% OF RESIDENTIAL AREA

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

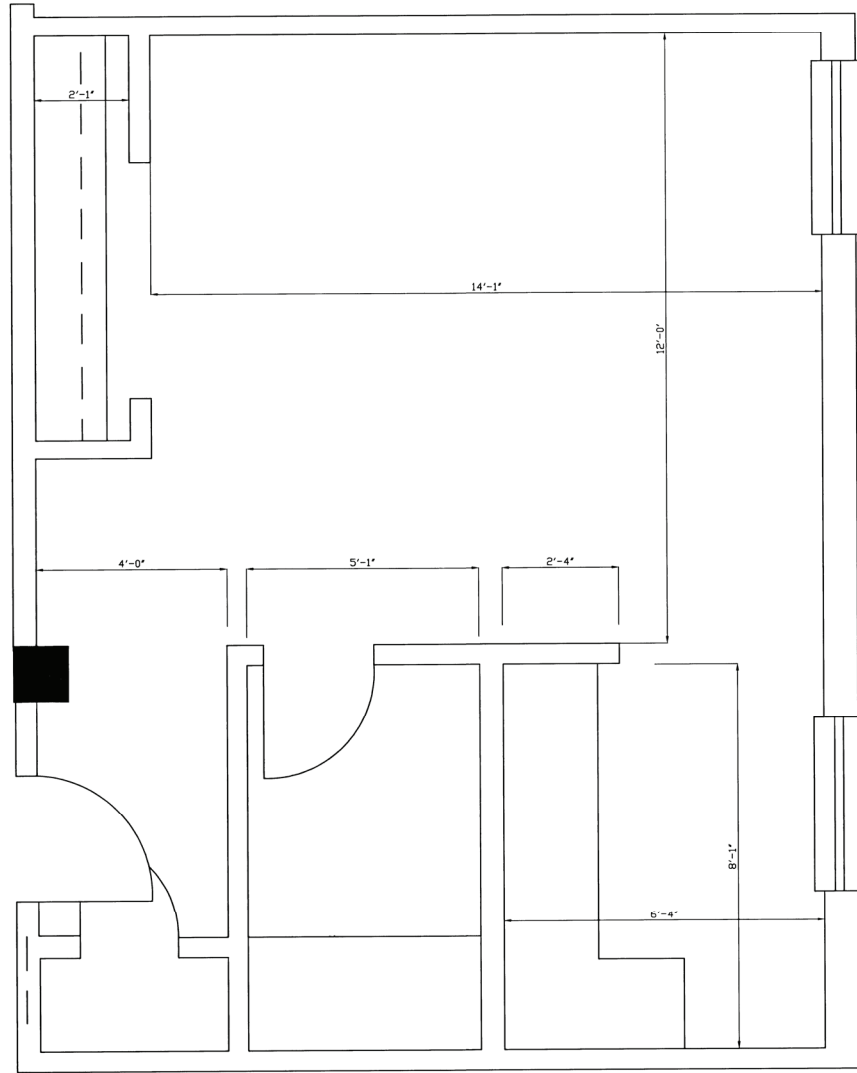
SCALE	FEB. 98
DATE	K.F.G.
DESIGN	N.D.
DRAWN	CHECKED
DWG.	G003.06010

REVISIONS	
DATE	DESCRIPTION

CYBERSTATE INC.
 FLOORPLANS
 THE NEW BRIGHAM BUILDING
 OGDEN, UTAH

Garcher Engineering LLC
 6155 Washington Blvd.
 Ogden, Utah 84403
 (801) 476-0021

10
 14

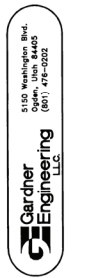


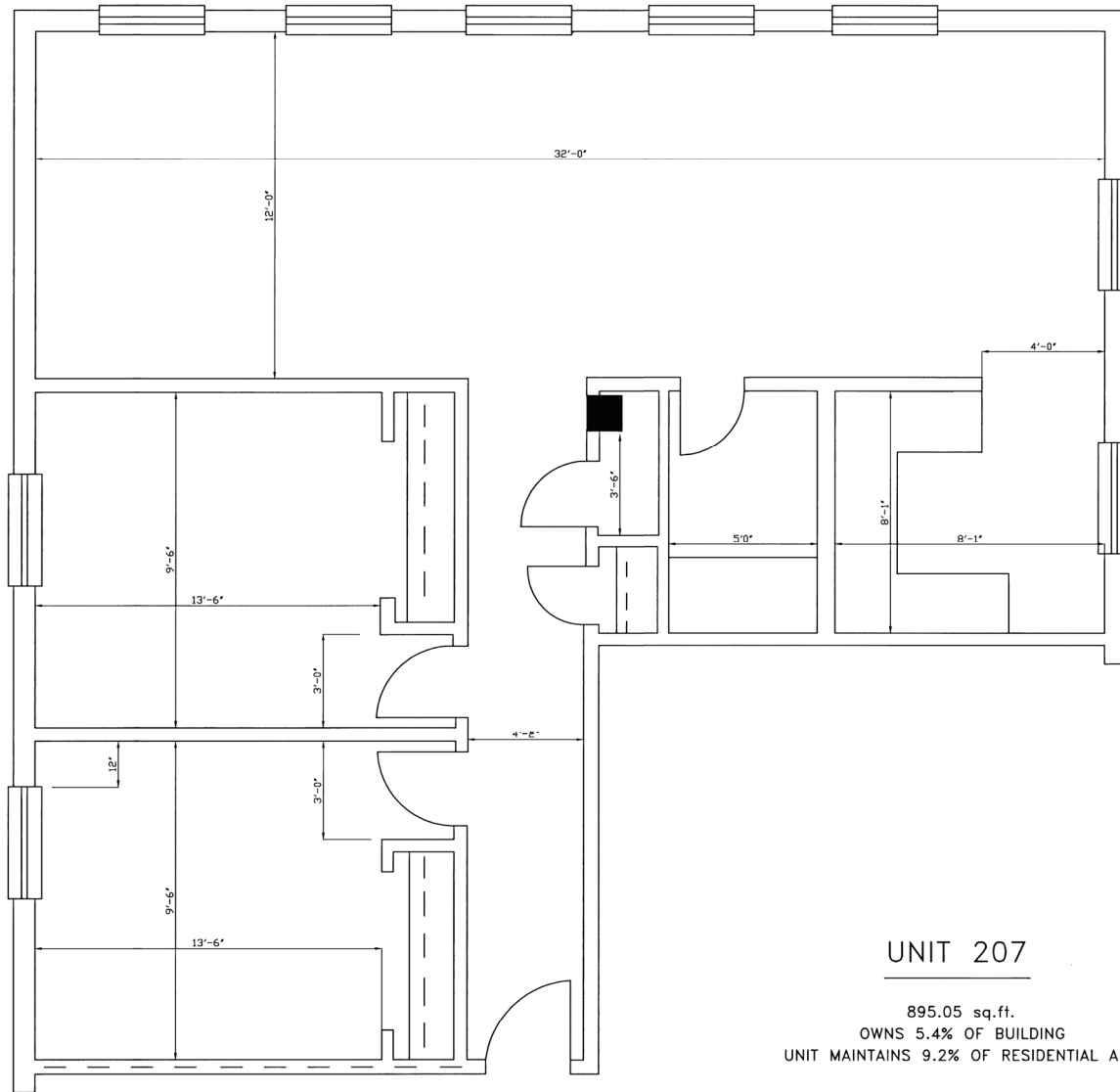
UNITS 206 & 306

341.04 sq.ft. FOR EACH UNIT
 EACH OF THE TWO UNITS OWNS 2.1% OF BUILDING
 EACH OF THE TWO UNITS MAINTAINS 3.5% OF RESIDENTIAL AREA

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SCALE: _____ DATE: _____ DESIGN: _____ DRAWN: _____ CHECKED: _____ DWG#: 603.06011	
REVISIONS DATE DESCRIPTION	CYBERSTATE INC. FLOORPLANS THE NEW BRIGHAM BUILDING OGDEN, UTAH
11 14	





UNIT 207

895.05 sq.ft.
 OWNS 5.4% OF BUILDING
 UNIT MAINTAINS 9.2% OF RESIDENTIAL AREA

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SCALE	FEB. 98
DATE	K.E.G.
DESIGN	N.D.
DRAWN	
CHECKED	
DWG. NO.	550A.02012

REVISIONS

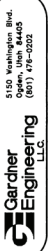
DATE

DESCRIPTION

CYBERSTATE INC.

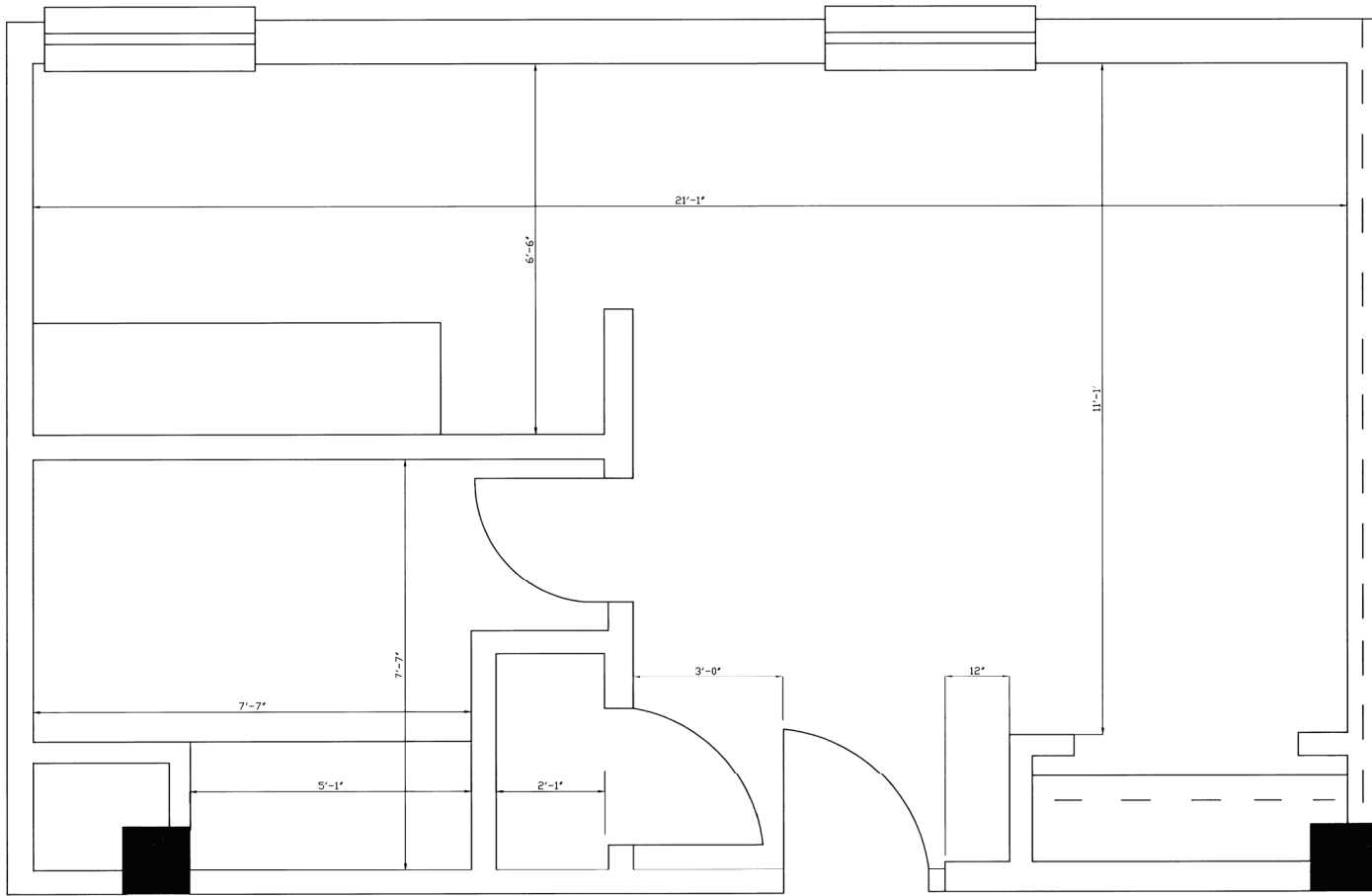
FLOORPLANS
THE NEW BRIGHAM BUILDING

OGDEN, UTAH



12

14



UNITS 208 & 308


298.30 sq.ft. FOR EACH UNIT
 EACH OF THE TWO UNITS OWNS 1.8% OF BUILDING
 EACH OF THE TWO UNITS MAINTAINS 3.1% OF RESIDENTIAL AREA

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

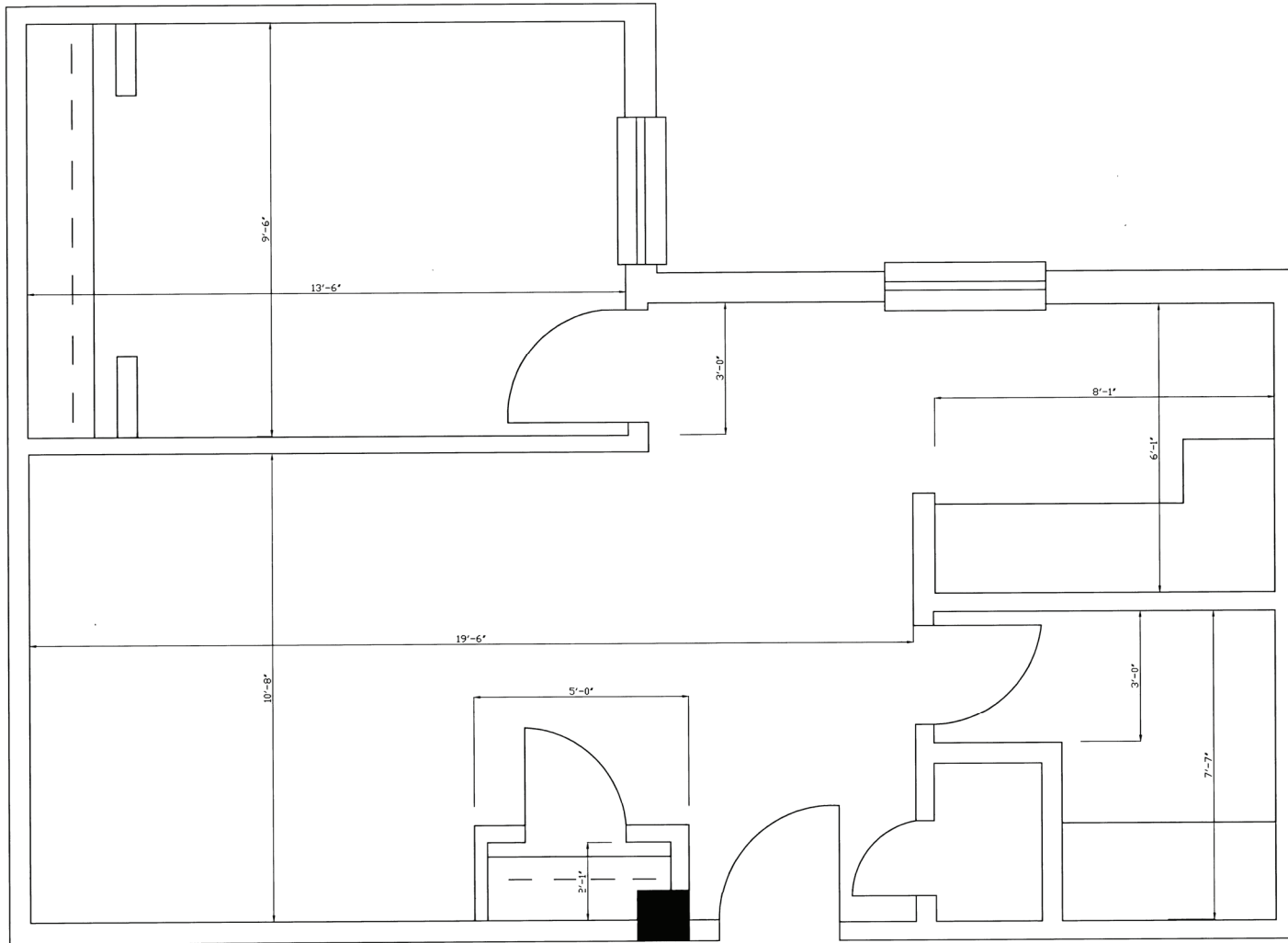
SCALE	FEB. 98
DATE	K.L.G.
DESIGN	N.D.
DRAWN	
CHECKED	
DWG.	6003.05013

REVISIONS	
DATE	DESCRIPTION

CYBERSTATE INC.
 FLOORPLANS
 THE NEW BRIGHAM BUILDING
 OGDEN, UTAH


 8150 Washington Blvd.
 Ogden, Utah 84403
 (801) 476-0022

13
 14



UNITS 209 & 309

460.40 sq.ft. FOR EACH UNIT
 EACH OF THE TWO UNITS OWNS 2.8% OF BUILDING
 EACH OF THE TWO UNITS MAINTAINS 4.7% OF RESIDENTIAL AREA

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SCALE		FEET	INCHES
DATE		DESIGN	DRAWN
REVISIONS		DATE	DESCRIPTION
CYBERSTATE INC.		FLOORPLANS	
THE NEW BRIGHAM BUILDING		OGDEN, UTAH	
Gardner Engineering LLC		5100 Washington Blvd. Ogden, UT 84403 (801) 474-2020	
14	14	DWG: 05030314	