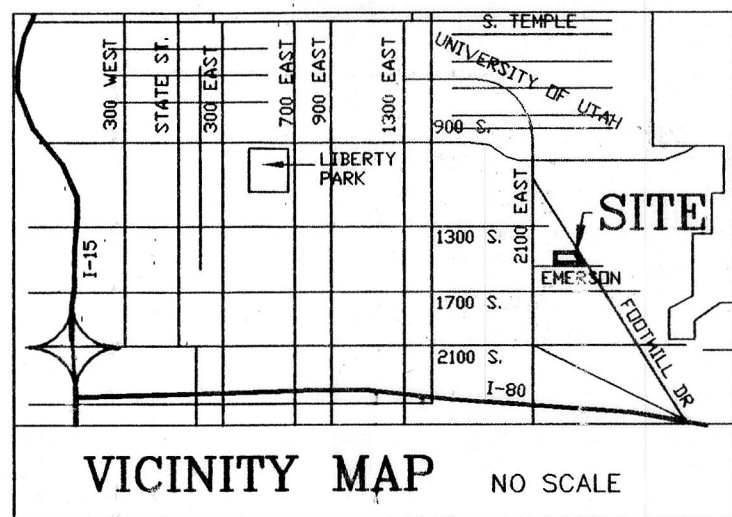


ALTA/ACSM TABLE "A" NOTES :

- Rod & Cap, Nail & Washer or Rivet was set at all property corners, as shown.
- Subject property area is 14,971 sq. ft. or 0.3437 acres.
- This property is in FLOOD ZONE "X", Area of Minimal Flooding, per Flood Insurance Rate Map for Salt Lake City, Salt Lake County, Utah, Community Panel No. 49035C 0302 E, dated September 21, 2001.
- This property is in BUILDING ZONE "CB", Community Business District. Front and Corner Yard setback is 15 feet, Interior Side Yard setback is not required, Rear Yard setback is 10 feet. Building Height maximum is 30 feet or 2 stories. Bulk restrictions are not noted.
- There are 12 marked Regular Parking spaces and 0 marked Handicap Parking spaces on this property. Parking requirements for this property are 3 spaces per 1,000 sq. ft. of main floor area.



Exceptions per ASSOCIATED TITLE INSURANCE AGENCY Order No. 071-4304487, dated May 28, 2004.

- Subject to terms, conditions, provisions and restrictions as set forth in that certain "Warranty Deed", by and between J.E. Lach and Helen G. Lach, his wife, as Grantors and J.M. Sorenson and Mary G. Sorenson, his wife, as Grantees, a provision for 20 percent of the area hereby conveyed for off-street parking, recorded March 22, 1950, as Entry No. 1193005 in Book 750 at Page 232 of Official Records. (Surveyor certifies that the parking restriction has been met)
- A perpetual Easement and Right of Way, in favor of Utah Power & Light Company, for electrical utility lines and facilities, as disclosed by that certain "Pole Line Easement", recorded January 3, 1964 as Entry No. 1970355 in Book 2140 at page 98 of Official Records.
- Subject to a Right of Way 10 feet in width, for ingress and egress of pedestrian and motor vehicles and incidental purposes therewith, as disclosed by that certain "Quit Claim Deed", recorded July 3, 1980 as Entry No. 3450103 in Book 5119 at Page 533 of Official Records.

SURVEYOR'S CERTIFICATION

To: CLARK LEAMING INVESTMENT COMPANY, a Utah limited partnership, U.S. BANK, NA, FOOTHILL ORIENTAL RUG, a Utah corporation, FIRST AMERICAN TITLE INSURANCE COMPANY and ASSOCIATED TITLE INSURANCE AGENCY, LLC:

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, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16 and 17 of Table "A" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

The survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

I, Robert Byron Jones, do hereby certify that I am a professional land surveyor and that I hold License No. 127636 as prescribed by the laws of the State of Utah and that I have supervised a survey of the following described property:

DEED DESCRIPTION

BEGINNING at a point North 89°49'34" West 5.00 feet and North 0°03'00" West 110.55 feet and South 89°49'34" East 41.66 feet from the Southeast corner of Lot 1, Block 4, Wasatch Heights Subdivision located in Block 16, 5 Acre Plat "C" Big Field Survey, and running thence North 33°15'54" West 92.92 feet; thence North 0°03'00" West 34.36 feet; thence North 89°49'34" West 8.00 feet; thence North 0°03'00" West 31.23 feet; thence North 56°44'06" East 58.27 feet to the West line of Foothill Drive; thence South 33°15'54" East along said West line 210.00 feet; thence North 89°49'34" West 104.87 feet to the point of beginning. Contains 0.464 acres.

TOGETHER WITH a right of way over the following:

BEGINNING at a point on the East line of 2300 East Street, said point being South 89°49'34" East 8.00 feet from the Southwest corner of Lot 7, Block 16, 5 Acre Plat "C", Big Field Survey and running thence North 0°03'00" West along said East line 16.00 feet; thence South 89°49'34" East 131.18 feet; thence South 33°15'54" East 15.00 feet; thence North 89°49'34" West 141.66 feet to the point of beginning.

ALSO, TOGETHER WITH a right of way over the following:

BEGINNING at a point North 89°49'34" West 5.00 feet from the Northwest corner of Lot 5, Block 4, Wasatch Heights, a Subdivision of Lots 4, 5, 6, 17 and 18 of Block 16, 5 Acre Plat "C", Big Field Survey and running thence South 0°03'00" East 16.00 feet; thence South 89°49'34" East 157.01 feet to the West line of Foothill Drive; thence North 33°15'54" West along said West line 19.125 feet; thence North 89°49'34" West 146.53 feet to the point of beginning.

ALSO, TOGETHER WITH a right of way for purposes of ingress, egress, loading and unloading over grantor's property as disclosed in that certain Warranty Deed dated April 28, 1960, by and between John E. Lach and Helen G. Lach, his wife, Grantors, and George A. Clark and Edward S. Clark, Grantees, recorded May 3, 1960 as Entry No. 1714024, in Book 1707 at Page 280 in the Office of the Salt Lake County Recorder, said property being adjacent on the South to the following described property:

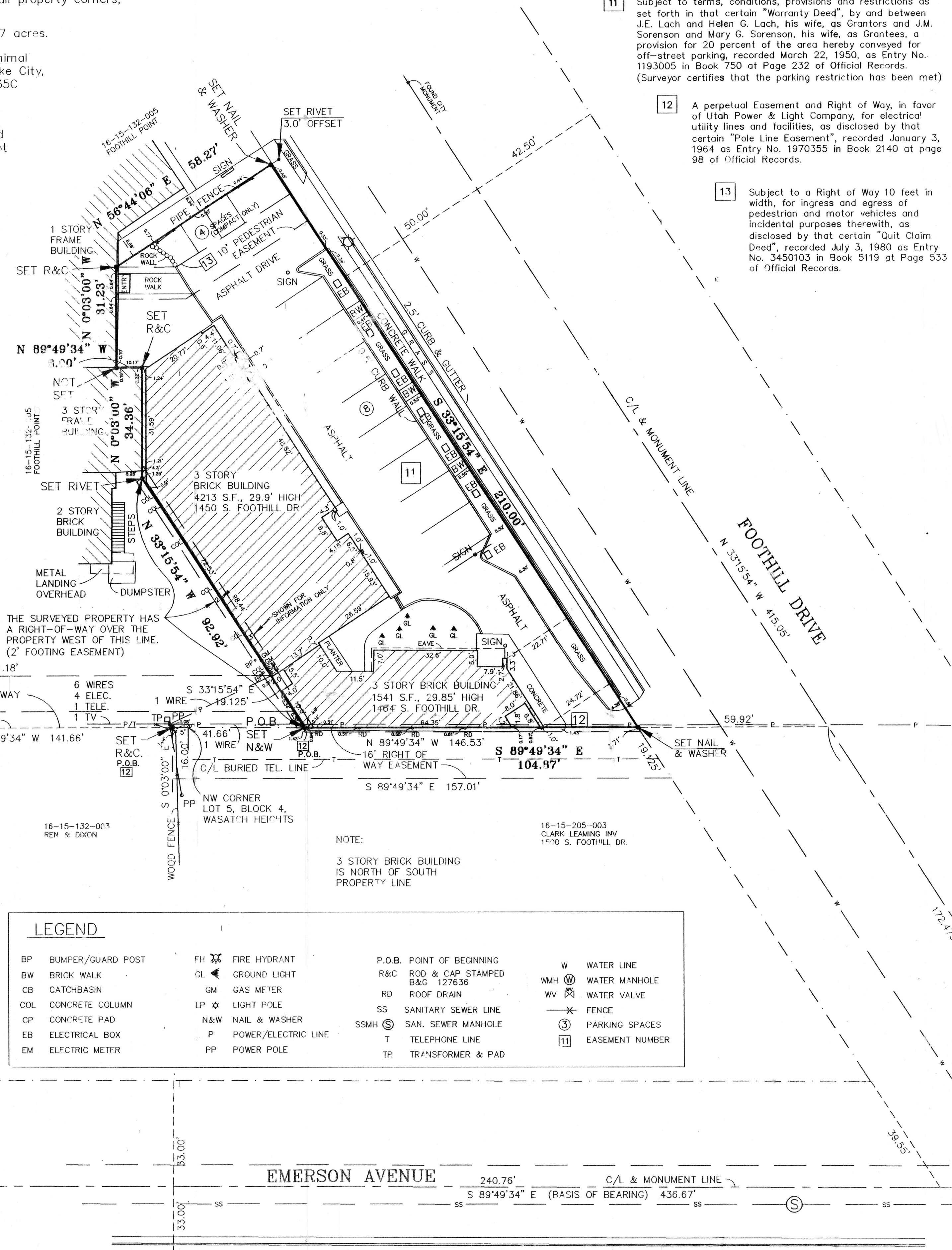
COMMENCING 152.66 feet East from the Southwest corner of Lot 7, Block 16, Five Acre Plat "C", Big Field Survey, and running thence West 7.00 feet; thence North 33°15'54" West 92.98 feet; thence North 4.56 feet to grantor's property; thence South 33°15'54" East 93.44 feet to the place of beginning.

ALSO, TOGETHER WITH an easement 2 feet in width, to be utilized only for footings in connection with a structure built in the aforesaid described property with the express condition that the use of said easement shall be restricted to structural members located below the surface of the ground, over the property adjacent to the West of the following described line:

BEGINNING at a point North 89°49'34" West 5.00 feet and North 0°03'00" West 110.55 feet and South 89°49'34" East 41.66 feet from the Southeast corner of Lot 1, Block 4, Wasatch Heights Subdivision located in Block 16, 5 Acre Plat "C", Big Field Survey and running thence North 33°15'54" West 92.98 feet.

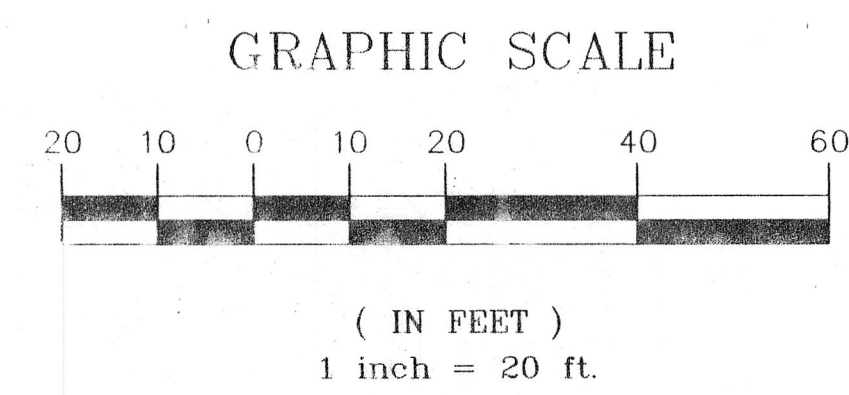
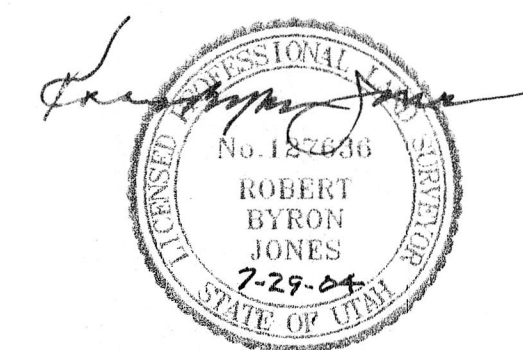
ALSO, TOGETHER WITH an Easement for plaster and stucco to be used on the northerly boundary of subject land.

I further certify that this plat correctly shows the true dimensions of the property surveyed, and that the visible improvements affecting the boundary line of the above described property are as shown.



LEGEND

BP BUMPER/GUARD POST	FH FIRE HYDRANT	P.O.B. POINT OF BEGINNING	W WATER LINE
BW BRICK WALK	GL GROUND LIGHT	R&C ROD & CAP STAMPED B&G 127636	WMH WATER MANHOLE
CB CATCHBASIN	GM GAS METER	RD ROOF DRAIN	WV WATER VALVE
COL CONCRETE COLUMN	LP LIGHT POLE	SS SANITARY SEWER LINE	FENCE
CP CONCRETE PAD	N&W NAIL & WASHER	SSMH SAN. SEWER MANHOLE	PARKING SPACES
EB ELECTRICAL BOX	P POWER/ELECTRIC LINE	T TELEPHONE LINE	EASEMENT NUMBER
EM ELECTRIC METER	PP POWER POLE	TP TRANSFORMER & PAD	



S2004-08-0542
Vaughn E. Butler, L.S.
 SALT LAKE COUNTY SURVEYOR

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 555 South 300 East, Salt Lake City, Utah 84111
 (801) 364-1212 Fax (801) 364-1225
 Office: St. George, Utah

Drawn: WAM Date: 8/21/04
 Checked: BRJ
 Approved: BRJ
 Scale: 1" = 20'
 Job No.: 46979 (NORTH)

ALTA/ACSM LAND TITLE SURVEY
 1450-64 SOUTH FOOTHILL DRIVE, SALT LAKE CITY, UTAH 84108
 LOCATION: BLOCK 16, FIVE ACRE PLAT "C", BIG FIELD SURVEY
 PREPARED FOR
CLARK-LEAMING PROPERTIES

DATE FILED FOR RECORDING:
 FILE: 46979A