



NARRATIVE
PURPOSE
 THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS POLICY.
TITLE DOCUMENTS
 COMMITMENT FOR TITLE INSURANCE ISSUED BY:
 CHICAGO TITLE INSURANCE COMPANY
 ORDER NO. T-4387118
 EFFECTIVE DATE: SEPTEMBER 8, 2006 @ 8:00 A.M.
TITLE POLICY EXCEPTIONS
 THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B- SECTION 2, OF THE ABOVE REFERENCED TITLE COMMITMENT:

REV	DATE	DESCRIPTION
1	4/19/05	GENERAL REVISIONS PER CLIENT REQUEST
2	9/19/06	UPDATE SURVEY ACCORDING TO NEW TITLE REPORT
3	10/6/06	REVISED PER UPDATED TITLE REPORT

EXCEPTION 13: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: ERNEST A. MOYER
 GRANTEE: STATE ROAD COMMISSION OF UTAH
 RECORDED: DECEMBER 15, 1938
 BOOK-PAGE: "Y" OF LIENS AND LEASES-192
 SURVEY FINDINGS: SAID DOCUMENT DOES NOT DISCLOSE THE EXACT LOCATION OF SAID EASEMENT, SURVEYOR IS UNABLE TO DETERMINE EXACT LOCATION.
 EXCEPTION 14: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: UNITED STATES OF AMERICA
 BOOK-PAGE: 141-345
 SURVEY FINDINGS: SAID EASEMENT AFFECTS A SOUTHERLY PORTION OF THE SURVEYED PROPERTY.
 EXCEPTION 15: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: CARL SPAULDING AND LILLIE SPAULDING, HUSBAND AND WIFE
 GRANTEE: UNITED STATES OF AMERICA
 RECORDED: APRIL 23, 1941
 BOOK-PAGE: 141-354
 SURVEY FINDINGS: SAID PERPETUAL EASEMENT AFFECTS THE SOUTHEASTERLY PORTION OF THIS SUBJECT PROPERTY AND ALSO THE EXISTING BUILDING AS SHOWN ON THIS SURVEY PLAT.
 EXCEPTION 16: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: UNITED STATES OF AMERICA
 RECORDED: JANUARY 25, 1947
 ENTRY NO.: 126474
 BOOK-PAGE: 256-351
 SURVEY FINDINGS: SAID 20 FOOT SEWER LINE EASEMENT AFFECTS A SOUTHEASTERLY PORTION OF THIS SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.
 EXCEPTION 17: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: ALVIN R. VENABLE AND IRENE T. VENABLE, HUSBAND AND WIFE
 GRANTEE: UTAH POWER & LIGHT COMPANY
 RECORDED: NOVEMBER 8, 1952
 ENTRY NO.: 197483
 BOOK-PAGE: 403-390
 SURVEY FINDINGS: SAID POLE LINE EASEMENT, WITH AN UNDISCLOSED WIDTH, RUNS IN A NORTHEASTERLY/SOUTHWESTERLY DIRECTION THROUGH A NORTHWESTERLY PORTION OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.
 EXCEPTION 18: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: REX A. FLYER AND MARION FLYER, HUSBAND AND WIFE
 GRANTEE: UTAH POWER & LIGHT COMPANY
 RECORDED: NOVEMBER 8, 1952
 ENTRY NO.: 197484
 BOOK-PAGE: 403-391
 SURVEY FINDINGS: SAID POLE LINE EASEMENT, WITH AN UNDISCLOSED WIDTH, RUNS IN A NORTHEASTERLY/SOUTHWESTERLY DIRECTION THROUGH A NORTHWESTERLY PORTION OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.
 EXCEPTION 19: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: HUGH S. SLOAN AND IRENE SLOAN, HUSBAND AND WIFE
 GRANTEE: UTAH POWER & LIGHT COMPANY
 RECORDED: NOVEMBER 8, 1952
 ENTRY NO.: 197485
 BOOK-PAGE: 403-392
 SURVEY FINDINGS: SAID POLE LINE EASEMENT, WITH AN UNDISCLOSED WIDTH, RUNS IN A NORTHEASTERLY/SOUTHWESTERLY DIRECTION THROUGH A NORTHWESTERLY PORTION OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.
 EXCEPTION 20: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: LEON LAYNE AND WANDA LAYNE, HUSBAND AND WIFE
 GRANTEE: UTAH POWER & LIGHT COMPANY
 RECORDED: NOVEMBER 8, 1952
 ENTRY NO.: 197486
 BOOK-PAGE: 403-393
 SURVEY FINDINGS: SAID POLE LINE EASEMENT, WITH AN UNDISCLOSED WIDTH, RUNS IN A NORTHEASTERLY/SOUTHWESTERLY DIRECTION THROUGH A NORTHWESTERLY PORTION OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.
 EXCEPTION 21: NOTICE OF ADOPTION OF THE RIVERDALE ROAD NEIGHBORHOOD DEVELOPMENT PLAT RECORDED OCTOBER 31, 1988
 BOOK-PAGE: 1570-1697
 SURVEY FINDINGS: SAID EASEMENT IS SOUTHWEST OF AND DOES NOT AFFECT THE SUBJECT PROPERTY.
 EXCEPTION 22: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: CLARADEAN G. SCHULTE
 GRANTEE: SOUTH OGDEN CITY, RIVERDALE CITY
 RECORDED: APRIL 17, 1990
 ENTRY NO.: 1106500
 BOOK-PAGE: 1579-165
 SURVEY FINDINGS: SAID STORM DRAINAGE RIGHT OF WAY EASEMENT AFFECTS THE NORTHEASTERLY BOUNDARY LINE AS SHOWN ON THIS SURVEY PLAT.
 EXCEPTION 23: CROSS-EASEMENT AGREEMENT BETWEEN: SHOPKO STORES, INC., F.C. STANGL CONSTRUCTION COMPANY, ALAN CANTER, AND TOYS "R" US, INC.
 RECORDED: MAY 1, 1990
 ENTRY NO.: 1107899
 BOOK-PAGE: 1579-2288
 SURVEY FINDINGS: SAID CROSS-EASEMENT AGREEMENT CREATES A BLANKET EASEMENT OVER THE ENTIRE PROPERTY TO PROVIDE RECIPROCAL EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, PARKING, PASSAGE AND TRAFFIC AND FOR UTILITIES OVER, IN, UPON, ACROSS AND THROUGH ALL COMMON AREAS.
 EXCEPTION 24: EASEMENTS AND CONDITIONS CONTAINED THEREIN
 GRANTEE: TOYS "R" US, A CORPORATION OF THE STATE OF DELAWARE
 GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH
 RECORDED: AUGUST 8, 1990
 ENTRY NO.: 1117578
 BOOK-PAGE: 1585-2433
 SURVEY FINDINGS: SAID 16 FOOT RIGHT OF WAY EASEMENT AFFECTS THE SOUTHEASTERLY PORTION OF THIS SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

LARSEN & MALMQUIST INC.
 CIVIL ENGINEERS & LAND SURVEYORS

1574 West 1700 South, 2D
 Salt Lake City, Utah 84104
 Phone: (801) 972-2634
 Fax: (801) 972-2698

LEGEND

	Handicap Parking		Section Monument
	Light Pole		Fire Hydrant
	Center Line		Easement Line
	Property Line		Fence Line
	Section Line		Overhead Power Line w/ Pole
	Curb & Gutter		Storm Drain Line w/ Catch Basin
	Curb Wall		Sanitary Sewer Line w/ Manhole

SURVEYOR'S CERTIFICATE

TO: WHO SURPLUS 2008 LLC, A DELAWARE LIMITED LIABILITY COMPANY, VORHADO REALTY, L.P., RIKER DANZIG SCHERER HYLAND & PENNETTI LLP, CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION, TOYS "R" US-DELAWARE, INC., A DELAWARE LIMITED LIABILITY COMPANY, MAP 2008 REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SIDLEY AUSTIN LLP.

I, RANDY D. SMITH, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152708 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
 PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EASTERLY LINE OF RIVERDALE ROAD, NORTH 89°48' WEST 135.3 FEET AND NORTH 57°45' WEST 608 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 38°12' WEST 52.2 FEET, MORE OR LESS, ALONG THE EASTERLY LINE OF RIVERDALE ROAD TO THE NORTHEAST CORNER OF THE RAYMOND A. SCHULTE PROPERTY CONVEYED BY WARRANTY DEED RECORDED IN BOOK 748 AT PAGE 462 OF RECORDS; THENCE SOUTH 49°30' EAST 87.07 FEET; THENCE SOUTH 37°45' WEST 36.22 FEET; THENCE SOUTH 57°37' EAST 153.7 FEET; THENCE NORTH 38°12' EAST 100.24 FEET, MORE OR LESS, TO POINT WHICH BEARS SOUTH 57°45' EAST FROM THE PLACE OF BEGINNING; THENCE NORTH 57°45' WEST 241 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
 BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; SAID POINT ALSO BEING THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 02°28'00" WEST 104.97 FEET TO A POINT ON A 175.00 FOOT RADIUS CURVE TO THE RIGHT (BEARING TO THE CENTER OF CURVE BEARS NORTH 84°32'59" WEST AND HAS A CENTRAL ANGLE OF 28°48'00"); THENCE 87.96 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 34°19'00" WEST 298.32 FEET, THENCE NORTH 51°39'00" WEST 375.41 FEET, THENCE NORTH 38°21'00" EAST 71.03 FEET, THENCE NORTH 51°39'00" WEST 450.94 FEET TO THE EAST LINE OF RIVERDALE ROAD, THENCE NORTH 38°21'00" EAST 187.88 FEET ALONG SAID EAST LINE TO THE WESTERN MOST CORNER OF THE YU PARCEL, AND THE FOLLOWING 4 CALLS, BEING ALONG SAID YU PARCEL: THENCE SOUTH 49°03'42" EAST 88.96 FEET, THENCE SOUTH 37°45'00" WEST 36.22 FEET, THENCE SOUTH 57°37'00" EAST 153.70 FEET, THENCE NORTH 38°12'00" EAST 103.34 FEET, THENCE SOUTH 57°45'00" EAST 15 FEET, MORE OR LESS, TO THE RIVERDALE CITY LIMITS LINE, THENCE SOUTH 0°36' WEST ALONG SAID CITY LIMITS TO THE SOUTH LINE OF SAID SECTION 5, THENCE SOUTH 89°48' EAST TO THE POINT OF BEGINNING.

PARCEL 3:
 PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 135.3 FEET WEST FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER SECTION, THENCE NORTH 57°45' WEST 387 FEET, MORE OR LESS, TO THE WEST BOUNDARY LINE OF THE CITY OF SOUTH OGDEN, THENCE SOUTH 0°36' WEST ALONG SAID BOUNDARY LINE TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE EAST TO THE PLACE OF BEGINNING.

PARCEL 4:
 AN EASEMENT ESTATE WHICH AFFECTS PARCELS 2 AND 3 AS PER CROSS EASEMENT AGREEMENT SITE PLAN (1579-2288), (EXHIBIT C)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON 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 1989, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7A, 7B1, 8, 9, 10, 11A, 13, 14, 15, AND 16 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 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."

VICINITY MAP



- GENERAL NOTES:**
- THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE INTERSECTION OF CHIMES VIEW DRIVE AND RIVERDALE ROAD AND THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.
 - ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 - THE ADDRESS TO THIS PROPERTY IS 4040 RIVERDALE ROAD & 40TH STREET, RIVERDALE, UTAH, 84405.
 - THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 490190 0001 G, BEARING AN EFFECTIVE DATE OF SEPTEMBER 6, 1995.
 - THIS SURVEYED PROPERTY HAS A TOTAL OF 307 PARKING STALLS, SIX (6) OF WHICH ARE RESERVED FOR THE HANDICAP. RIVERDALE CITY ORDINANCE REQUIRES 5 PARKING SPACES PER 1000 SQUARE FEET OF RETAIL FLOOR AREA.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 - THE SURVEYED PROPERTY IS LOCATED IN ZONE C-3 OF THE RIVERDALE CITY ZONING CODE. THE FOLLOWING APPLY:
 FRONT YARD SET BACK = 50 FEET; SIDE YARD SETBACK = NONE; REAR YARD = NONE
 MAXIMUM BUILDING HEIGHT = NONE; MAXIMUM BUILDING COVERAGE = NONE.
 - THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.
 - ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "LARSEN & MALMQUIST" OR OTHER PERMANENT MARKERS.
 - IT IS OF THIS SURVEYOR'S OPINION THAT THE INTENTIONS OF THE PROPERTY LINE(S) WAS TO MATCH THE PARTY WALLS BETWEEN THE DIFFERENT TENANTS, WHICH GIVES CAUSE FOR THE ROTATION OF SAID PROPERTY LINES.

Randy D. Smith
 RANDY D. SMITH P.L.S. #5152708
 DATE 10/6/06

ALTA/ACSM LAND TITLE SURVEY
 TOYS "R" US STORE NO. 5687 - RIVERDALE, UTAH

PREPARED FOR: CASCO-MIDWEST REGION
 CARL R. MUISAL
 10677 WATSON ROAD
 ST. LOUIS, MO 63127

LOCATION: SHIP 1/4, SEC. 5, T5N, R1W, S48E

JOB NO: 05501-04
 DATE: 1/26/05
 SCALE: 1" = 40'
 DESIGNED:
 DRAWN: MLW
 CHECKED: RDS

SHEET
 1 OF 1