Zoning Information

Building Setback Requirements

MU (Mixed Use)

Front yard Back yard

Determined based on use

Side yard

Determined based on potential impact Determined based on potential impact

Height Restrictions

Varies to create visual relief

Record Descriptions

Parcel 1 (03-037-0001):

Lots 1 to 6 inclusive, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 2 (03-037-0002):

Lots 7 and 8, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 3 (03-037-0003):

Lots 9 and 10, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 4 (03-037-0004):

Lots 11 and 11 1/2, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 5 (03-037-0005):

Lots 12 and 13, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 6 (03-037-0006):

Lot 14, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 7 (03-037-0007):

Lot 15 and the South 8 1/3 feet of Lot 16, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 8 (03-037-0008):

The North 16.66 feet of Lot 16 and the South 16.66 feet of Lot 17, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 9 (03-037-0009):

The North 8 $\frac{1}{3}$ feet of Lot 17 and all of Lot 18, and the South 11 feet of Lot 19, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 10 (03-037-0010):

The North 14 feet of Lot 19 and all of Lots 20 and 21, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 11 (03-037-0011):

Lots 62 and 63, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 12 (03-037-0012):

Lots 64 and 65, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 13 (03-037-0013):

Lots 66, 67 and 68, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 14 (03-037-0014):

Lots 69, 70 and 71, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 15 (03-035-0001):

Lots 22 and 23, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 16 (03-035-0002):

Lots 24 and 25, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Parcel 17 (03-035-0020):

The South 10 feet of Lot 57, and all of Lots 58, 59, 60 and 61, Block 1, Riverside Park Addition, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 8. Trees from Adjoining Parcels may canopy over the property which may not show on this survey.

Pertaining to ALTA requirement No. 16: there is no observable evidence of earth moving work, building construction or building additions within recent months.

Pertaining to ALTA requirement No. 17: there is no observable evidence of recent street or sidewalk construction and no evidence of street right-of-way changes from controlling jurisdiction.

Pertaining to ALTA requirement No. 18: there is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

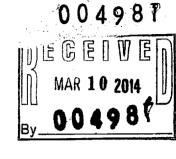
Pertaining to ALTA requirement No. 21: Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$1 million to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

Narrative

This Survey was requested by PEG Development prerequisite to development of

A line between monuments found along Grant Avenue at 20th Street and 18th Street was assigned the Ogden City Engineering Plat bearing of N 0°58'00" E as the Basis of Bearings.

No Property Corners were placed with this Survey.



Title Information

This survey was completed using Title Report Order No. NCS-619249-SLC1 dated July 2. 2013 from First American Title Insurance Company.

The following survey related items from Schedule B - Section 2 of the title report could not be plotted:

- #43 Ogden City, Utah, Central Business District No. 1, special improvement district recorded November 1, 1993 as Entry No. 1255293 in Book 1687 at Page 1110 of Official Records blankets this site along with more land but contains nothing to
- #44 Ordinance No. 2002-52 Ogden River Redevelopment Project Area Plan recorded September 19, 2002 as Entry No. 1875897 in Book 2264 at Page 2941 of Official Records blankets this site along with more land but contains nothing to plot.
- #45 Ogden City, Utah, Central Business Improvement District No. 2 recorded July 12, 2009 as Entry No. 2584776 of Official Records blankets this site along with more land but contains nothing to plot.
- #46 Easements, notes and restrictions as shown on subdivision plat recorded June 26, 1890 in Book 3 of Riats at Page 129 of Official Records reveals nothing to
- #49 Notice of Dangerous Building and Order to Abate recorded October 27, 2008 as Entry No. 2372127 of Official Records blankets lots 24 and 25 but no buildings exist on the site.

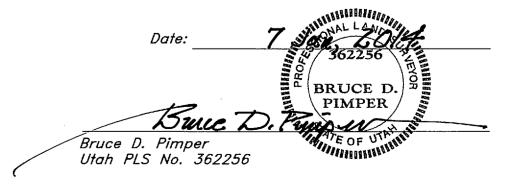
Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0426E dated December 16, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Certification

To Ogden City Redevelopment Agency, Duane C. Carpenter and Patricia L. Carpenter, Ogden 20th Street Investors, LLC, 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 3, 4, 5, 6(a), 7(a), 8, 11(b), 13, 16, 17, 18 and 21 of Table A thereof. The field work was completed on June 22, 2013.



Designed by: ---

13-60PH1-AS

Drafted by: kh Client Name:

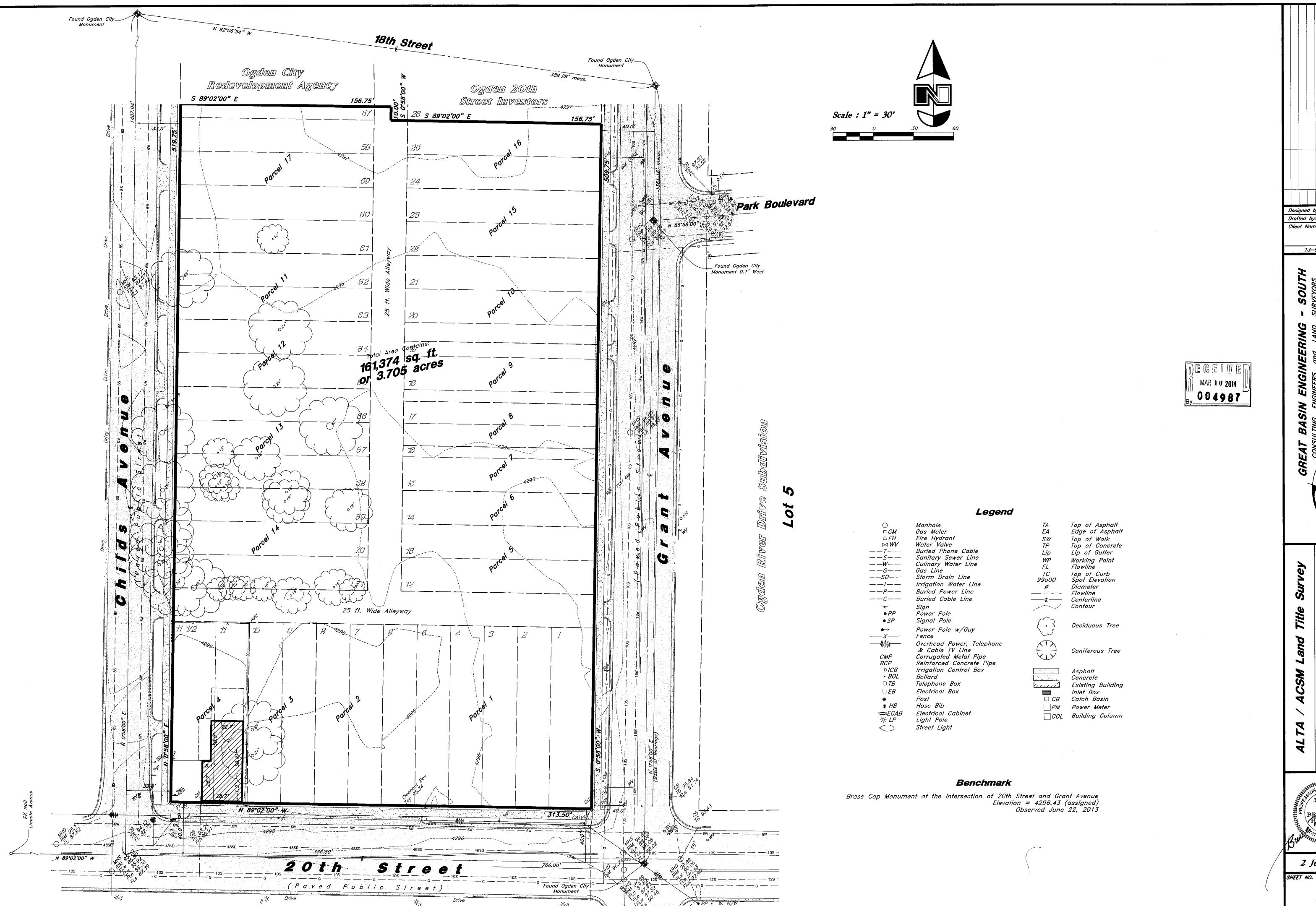
BA

Ogden20th Stre

2 Jul, 2013

SHEET NO.

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Designed by: --Drafted by: kh 13-60PH1-AS

2 Jul, 2013