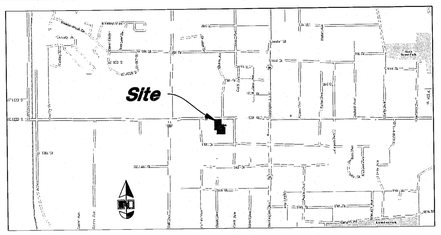


VICINITY MAP
Not to Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Edge of Asphalt	EA	Spill
Water Manhole	Centerline	CL	Curb & Gutter
Storm Drain Manhole	Flowline	FL	Gas Meter
Gas Manhole	Finish Floor	FF	Telephone Box
Electrical Manhole	Top of Curb	TC	Power Line
Catch Basins	Electrical Box	EB	Fiber Optic Line
Exist. Fire Hydrant	Catch Basin	CB	Power Pole
Fire Hydrant	Sewer Manhole	SEW	Centerline
Exist. Water Valve	Roof Drain	RD	Existing Building
Water Valve	Fire Hydrant	FH	Set Nail & Washer
Sanitary Sewer	Water Valve	WV	Set Rebar & Cap
Culinary Water	Storm Drain	SD	Set Hub & Tack
Gas Line	Water Manhole	WMH	Found Monument
Irrigation Line	Storm Drain Manhole	DMH	Found Section Corner
Storm Drain	Sewer Manhole	SMH	Radial Line
Telephone Line	Irrigation Manhole	IMH	Non-Radial Line
Secondary Waterline	Top of Wall	TWL	Public Utility Easement
Power Line	Top of Walk	TW	Ogden City Surveyor
Fire Line	Top of Concrete	TCN	Weber County Surveyor
Land Drain	Natural Ground	NG	
Utility Pole	Finish Grade	FG	
Utility Pole w/guy	Fire Department Connection	FDC	
Light Pole	Finish Contour	90	
Fence	Exist. Contour	90	
Flowline of ditch	Finish Grade	95.331A	
Overhead Power line	Exist. Grade	95.721A	
Corrugated Metal Pipe	Ridge Line	R	
Concrete Pipe	Direction of Flow		
Reinforced Concrete Pipe	Existing Asphalt		
Ductile Iron	Concrete		
Polyvinyl Chloride			
Top of Asphalt	Wetlands Area		

(Rad.)
(N/R)
P.U.E.
O.C.S.
W.C.S.

EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title Report prepared by Stewart Title Insurance Agency of Utah, Inc.: File No. 01459-29287, Effective Date: July 25, 2017 at 8:00 A.M.

EXCEPTION NO. 1-13 (NOTHING TO PLOT): *Not a Survey related matter.*

EXCEPTION NO. 14 (NOTHING TO PLOT. AFFECTS ALL OF SUBJECT PROPERTY):
Agreement for Development of Land at the South Side of 12th Street between Lincoln and Grant Street, Ogden City, Utah and the terms, conditions and limitations contained therein:
Recorded: January 10, 2008
Entry No.: 2314918

First Amendment to Agreement for Development of Land at the South Side of 12th Street between Lincoln and Grant Street, Ogden, Utah and the terms, conditions and limitations contained therein:
Recorded: October 8, 2014
Entry No.: 2705873

EXCEPTION NO. 15 (NOT PLOTTED. EXACT LOCATION OF EASEMENT UNCLEAR FROM PROVIDED DOCUMENTS. DESCRIBED, AFFECTED PROPERTY COVERS PART OF THE EAST HALF OF SUBJECT PROPERTY, BUT EASEMENT DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.):
EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: PacifiCorp, an Oregon corporation, d/b/a Rocky Mountain Power
Dated: December 3, 2010
Recorded: February 4, 2011
Entry No.: 2514314

EXCEPTION NO. 16 (PLOTTED. AFFECTS EAST LINE AND THE NORTHERLY PORTION OF SUBJECT PROPERTY):
Cross Easement Agreement and the terms, conditions and limitations contained therein:
Recorded: February 14, 2011
Entry No.: 2515627

Amended and Restated Cross Easement Agreement and the terms, conditions and limitations contained therein:
Recorded: October 15, 2014
Entry No.: 2706579

EXCEPTION NO. 17 (PLOTTED. AFFECTS THE NORTH LINE, A PORTION OF THE SOUTH LINE, AND PORTIONS THROUGH THE MIDDLE OF SUBJECT PROPERTY):
Easement, Notes and other matters, and rights incidental thereto, as shown on the Woodbury 12th Street Subdivision Plat recorded October 8, 2014 as Entry No. 2705874.

EXCEPTION NO. 18 (PLOTTED. AFFECTS ALL OF SUBJECT PROPERTY):
Covenants, Conditions, Restrictions and/or Easements, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument:
Recorded: October 15, 2014
Entry No: 2706640

FLOOD ZONE

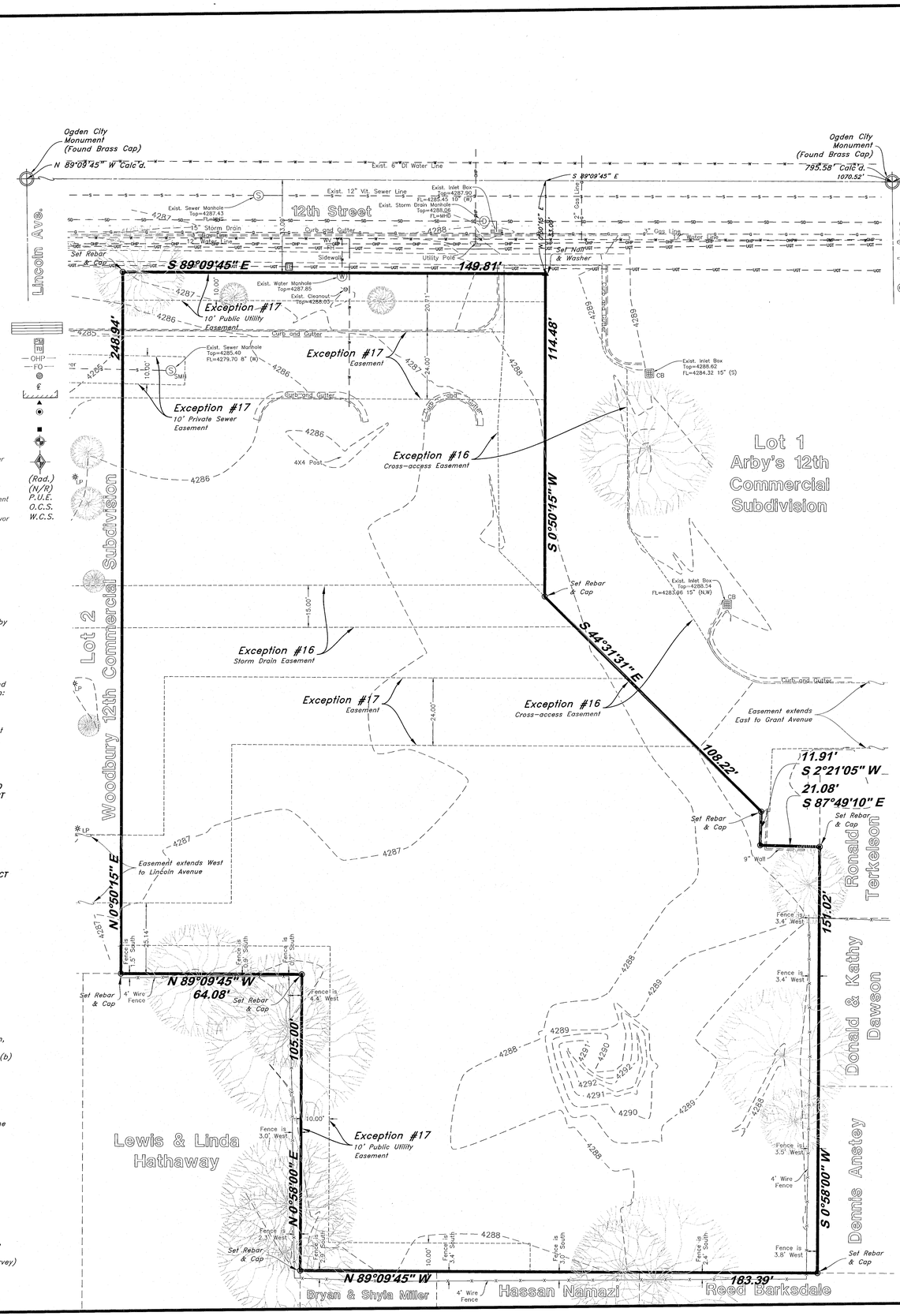
The property lies entirely within flood zone 'X' (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map No. 49057C0426E dated December 16 2005, (Community Panel No 4901890426E). Flood Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% Annual Chance Floodplain".

ZONING

As per Optional Item 6 of Table B no information was provided.

BENCHMARK

Weber County Surveyor Benchmark #Y-370. Located at the Northwest corner of the Intersection of Washington Boulevard. and 12th Street.
Elevation 4298.025' (NGVD '29 Weber County Survey)



DESCRIPTION FROM TITLE REPORT

Parcel (12-260-0003)

Lot 3, WOODBURY 12TH STREET SUBDIVISION, a Utah Commercial Subdivision, located in a portion of the Southwest Quarter of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah.

NARRATIVE

This ALTA/ASCM Land Title Survey was requested by Chris Samples of Hawkins Companies for Title Purpose.

Ogden City Brass Cap monuments were found at the intersections of 13th Street and Washington Boulevard, 12th Street and Washington Boulevard, 11th Street and Washington Boulevard, and 10th Street and Washington Boulevard.

A line bearing North 0°50'15" East between the monuments along Washington Boulevard between 13th Street and 11th Street was used as the basis of bearings.

A Boundary Survey by Reeve & Associates, Inc., Dated August 07, 2014, Recorded October 08, 2014.

Property Corners are set as indicated.

NOTES

1. *There are no structures currently on the Subject Property.*
2. *No identifiable parking spaces currently exist on Subject Property.*
3. *There is no evidence of any recent changes in street right of way lines, either completed or proposed, and provided from the controlling jurisdiction.*

SURVEYOR'S CERTIFICATE

To Stewart Title Insurance Agency of Utah, Inc.; Hawkins Companies LLC; Lincoln Place, LLC, a Utah limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b1), 7(b2), 8, 9, 11, 13, 17, 19, 20, and 21 of Table A thereof.

9-27-17
PROFESSIONAL LAND SURVEYOR
No. 9239283
JASON R. FELT
STATE OF UTAH

Jason R. Felt, PLS #9239283

RECEIVED
OCT 13 2017
BY: 5939

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey

Hawkins Companies LLC

253, 12th Street
Ogden City, Weber County, Utah
A part of the Northeast Quarter, Section 20, T6N, R1W, SLB&M, U.S. Survey

27 Sep, 2017

SHEET NO. 1

17N820