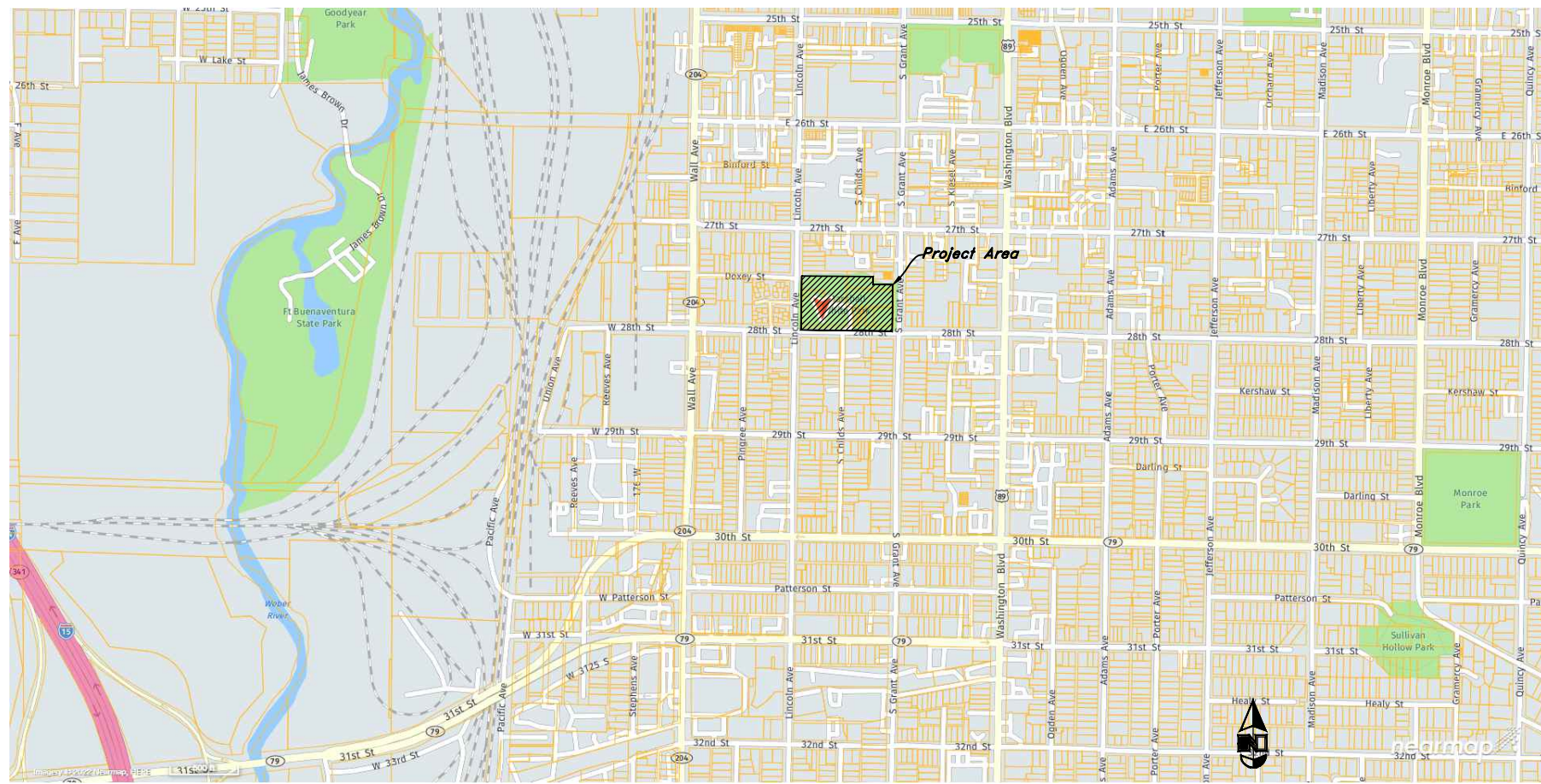
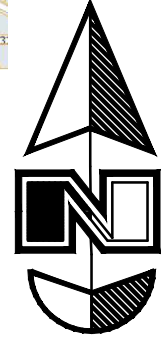
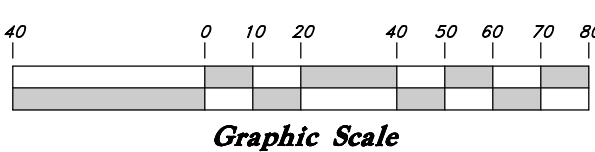




Vicinity Map

Scale: 1" = 40'



LEGEND

(Note: Not all items may appear on plat)

Found Section Monument

Street Monument

Set 5/8"x 24" Long
Rebar & Cap w/ Lathe

Public Utility Easement

Record

Measured

Lot Line

Boundary Line

Centerline Road

Exist. Survey Monument Line

Exist. Contour Major

Exist. Contour Minor

Exist. Top/Toe Line

Exist. Fence Line

Exist. Concrete

- Exist. Overhead Power Line
- Exist. Underground Storm Drain Line
- Exist. Underground Water Line
- Exist. Underground Sewer Line
- Exist. Edge of Pavement Line
- Exist. Underground Fiber Optic
- Exist. Underground Power Line
- Exist. Underground Gas Line
- Exist. Underground Telco Line
- Exist. Landscaping
- Exist. Gas Meter
- Exist. Power Meter
- Exist. Water Valve
- Exist. Tree
- Exist. Fire Hydrant
- Exist. Communications Manhole
- Exist. Water Meter
- Exist. Post
- Exist. Irrigation Box
- Exist. Electrical Box
- Ogden City Plat

ZONING INFORMATION

Per Letter from James Tanner (Ogden City Attorney) Dated, March 28, 2025 The subject property, 222 28th Street Ogden, Utah (Parcel IDs 01-005-0047), is located in the 0-1 Open Space zoning district.

The use; Public Facility-Recreational facility and Park, is a permitted use.

The Subject property complies with applicable open space regulations.

According to zoning ordinances and reulations of this district, the subject property and structures are in compliance.

Existing Parking: 112 Spaces

No Open Zoning, Building Code, or Fire Violations.

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Title Insurance from Fidelity National Title Insurance Company, under File No. NCSUT00085-JS dated January 17, 2025 at 08:00 AM

EXCEPTION NO. 1-3, 5-11, and 15-17 (NOT A SURVEY MATTER)

EXCEPTION NO. 4 (SEE SIGNIFICANT OBSERVATIONS) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

EXCEPTION NO. 12 (SEE SIGNIFICANT OBSERVATIONS) Easements including, but not limited to, trails, rights-of-way, utility lines, cable lines, street lights, overhead power lines and their supporting structures located over and across the property, as disclosed by a visual inspection of the subject property.

EXCEPTION NO. 13 (AFFECTS THE NORTH 6 FEET OF SUBJECT PARCEL) Terms and conditions contained in that certain Easement Agreement recorded March 16, 1999 as Entry No. 1620764, in Book 1998, at Page 2208, of Official Records.

EXCEPTION NO. 14 (CERTIFICATE OF NON-COMPLIANCE IS BLANKET IN NATURE, DESCRIPTION MENTIONS A RIGHT OF WAY EASEMENT WHICH IS LOCATED ON THE EAST SIDE OF SUBJECT PARCEL) Certificate of Non-Compliance recorded December 21, 1979 as Entry No. 799276, in Book 1338, at Page 343, of Official Records.

RECORD DESCRIPTION

All of Lots 1, 2, 3, 4 and 10 and part of Lot 9, Block 5, Plat "A", Ogden City Survey, Weber County, State of Utah, described as follows:

Beginning at the Southeast corner of said Lot 1 and running thence North 88°41'00" West 660.0 feet (667.46 feet prorated) along the North right-of-way line of 28th Street to the Southwest corner of said Lot 2; thence North 1°18'47" East 396.0 feet (399.43 feet prorated) to the Northwest corner of said Lot 4; thence South 88°40'37" East 330.0 feet (333.76 feet prorated) along the North line of said Lot 4 to the Northwest corner of said Lot 9; thence South 88°40'37" East 190.0 feet (193.76 feet measured) along the North line of said Lot 9 to the Northwest corner of condos on Grant, Ogden City, Weber County, Utah; thence two courses along the West and South boundaries of said condos as follows: South 1°19'10" West 55.0 feet and South 88°40'40" East 140.00 feet to the West right-of-way line of Grant Avenue; thence South 1°19'10" West 341.0 feet (344.35 feet prorated) along said West line to the point of beginning.

IMPROVED AS-SURVEYED DESCRIPTION

All of Lots 1, 2, 3, 4 and 10 and part of Lot 9, Block 5, Plat "A", Ogden City Survey, Weber County, State of Utah, further described as follows:

Beginning at the Southeast corner of said Lot 1 and running thence North 88°41'00" West 667.47 (667.0 Rec.) along the North right-of-way line of 28th Street to the Southwest corner of said Lot 2; thence North 1°18'47" East 399.43 (399.3 Rec.) feet to the Northwest corner of said Lot 4; thence South 88°40'37" East 527.41 (527.0 Rec.) along the North line of said Lot 4 and Lot 9 to the Northwest corner of condos on Grant, Ogden City, Weber County, Utah (Entry #: 3185820); thence two courses along the West and South boundaries of said condos as follows: (1) South 1°19'10" West (S 0°58'00" W Rec.) 55.01 (55.00 Rec.) feet; and (2) South 88°40'37" (89°02'00 Rec.) East 140.10 (140.00 Rec.) feet to the West right-of-way line of Grant Avenue; thence South 1°19'10" West 344.34 (344.3 Rec.) feet along said West line to the point of beginning.

NOTES

- Gross land area for subject parcel is 258,900 sq.ft or 5.944 acres.
- There is evidence of recent earth moving work, and Site grading apparent during the field investigation.
- There was no evidence of recent street or sidewalk repairs observed at time of field visit.
- There was no evidence of recent and proposed changes of street right of way lines at time of field visit.
- Address for Subject Parcel is know as 222 28th Street Ogden Utah, 84401
- 112 Parking Stalls, 6 of which are ADA Stalls.
- In regards to Item 10, no party walls with adjoining properties were found
- In regards to Item 14, the nearest intersection is shown on the map here-in.

FLOOD PLAIN

This property lies within flood Zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Ogden City, Utah Map Number 49057C0428F. Effective Date 30 November, 2023. Flood Zone X is defined as "Area of Minimal Flood Hazard".

SIGNIFICANT OBSERVATIONS

- Fence along the North boundary encroaches on subject parcel 0.80'

NARRATIVE

This survey was requested by Eric Peng from VCBO Architects for the purpose of preparing an ALTA/NSPS Land Title Survey.

Basis of Bearing for this survey is North 88°41'00" West measured between two found Centerline street monuments. Found at the intersection of 28th Street and Grant Avenue, and found at 28th Street and Lincoln Avenue.

All Boundaries were established using found Street monuments at intersections and Block 5 Plat A from Weber County. Overages found both directions in the block have been prorated into the lots.

Property corners were monumented as shown here-on.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and site plan design drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pertaining to table A item 11(b) no private utility locate request was obtained.

CERTIFICATION

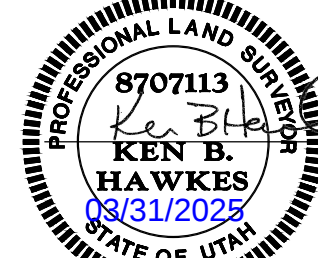
To Community Development Finance Alliance, Alliance Finance fund 10, LLC, And Ogden City a Utah Municipal corporation and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, 19, 20(a), 20(b), 20(c), 20(d), and 20(e) of Table A thereof.

Field work was completed on 3-12-2025.

Date of plat map 3-17-2025.

RECEIVED
APR 23 2025
FILE # 8039



Ken B. Hawkes

GREAT BASIN ENGINEERING

ALTA/NSPS Land Title Survey

Marshall White Property

222 28th Street
Ogden, Weber County, Utah
A part of Section 32, T8N, R1W, SLB&M, U.S. Survey

March 2025

SHEET NO.

ALTA

22N222-ALTA