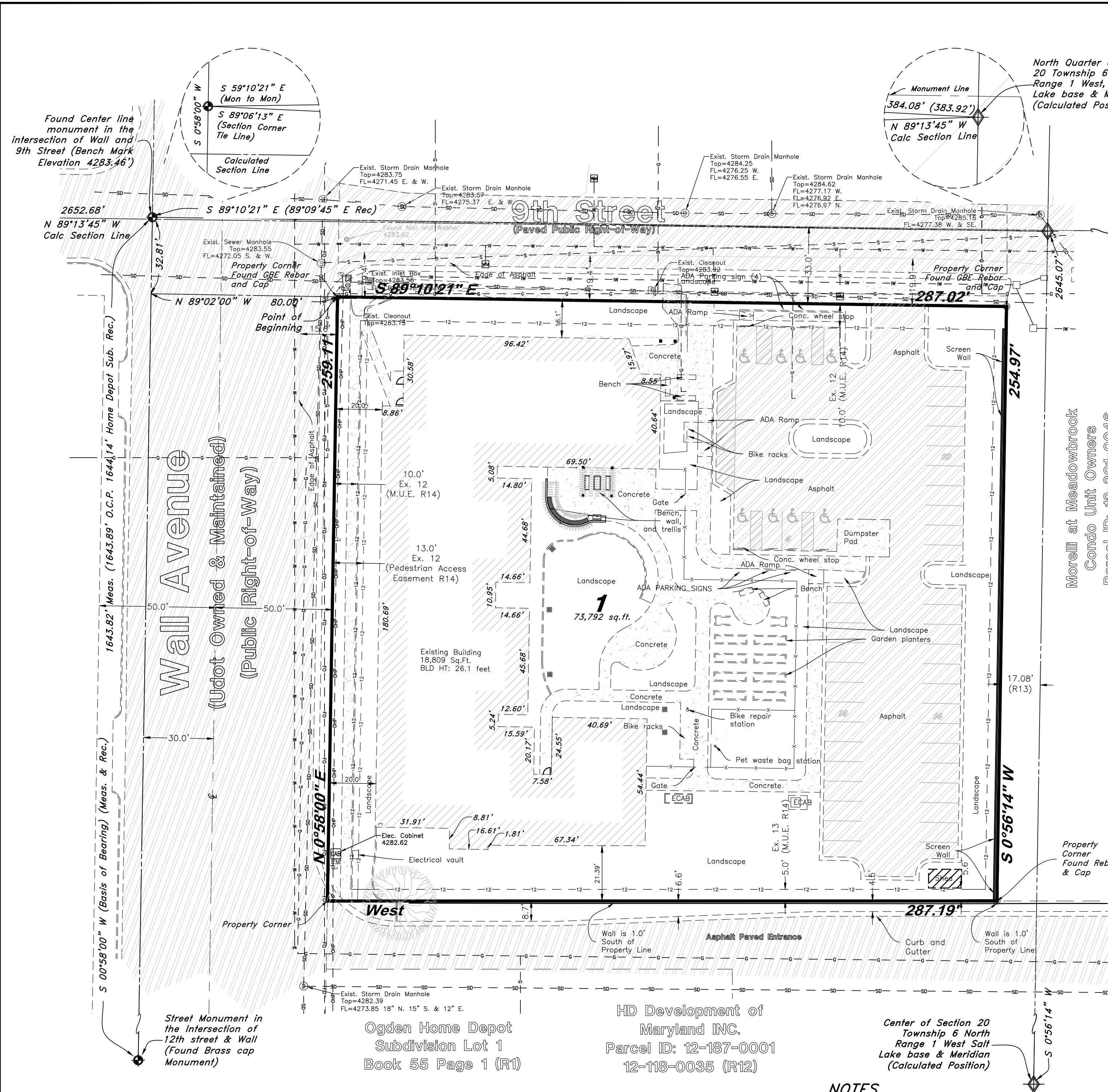




Legend
(Note: All items may not appear on drawing)

Sanitary Sewer	—S—	Existing Asphalt	[Symbol]
Culinary Water	—W—	Existing Concrete	[Symbol]
Gas Line	—G—	Existing Building	[Symbol]
Irrigation Line	—IR—	Existing Building Overhang	[Symbol]
Storm Drain	—SD—	Deed overlap or gap	[Symbol]
Telephone Line	—T—	Coniferous Tree	[Symbol]
Secondary Waterline	—SW—	Deciduous Tree	[Symbol]
Over Head Power	—OWP—	Found Section Monument	[Symbol]
Under-Ground Power	—UHP—	Calculated Section Monument	[Symbol]
Fiber Optic	—FO—	Found Center Line Monument	[Symbol]
Power pole	—PP—		
Power pole w/guy	—PPG—		
Fence	—F—		
Centerline	—CL—		
Record	—R—		
Reference Table	—RT—		
Ogden City Plat	—OCP—		
Exception	—EX—		

RECORD DESCRIPTIONS

Parcel 12-296-0001

Lot 1, Wall Avenue Subdivision, according to the official plat thereof and of record in the office of the Weber County Recorder's office.

ZONING

Zoning data shown here are is completed from a zoning certificate issued from Ogden City Community & Economic Development PLANNING DIVISION dated April 21, 2023

- Current Zoning – R4
- Conditional Use
- Parking Requirements – 38 Regular and 8 Handicapped
- Complies with or is otherwise exempt from, applicable subdivision requirements.
- In the event of casualty the project may be rebuilt.
- According to the zoning ordinances and regulations of this district applicable to this property the structure is legally conforming.

Set back lines are not shown here on due to the zoning certificate not specifying the setbacks that were required for the site as a "Conditional Use" zoning designation. The data shown below was provided to the surveyor as a print out of Ogden Cities R4 zoning code. No research to the correctness of the provided data was performed by surveyor. With respect to

- Front setback line:
 - Is "Twenty feet (20), except average where fifty percent (50%) frontage is developed, but not less than fifteen feet (15'.)
- Side setback lines:
 - For any dwelling, nursery school, office, clinic, boarding house or lodging house, six feet (6') with total of two (2) side yards not less than sixteen feet (16'), plus one foot (1') each side for each one foot (1') any main building is over thirty five feet (35') high. For any single-family dwelling in the area between 27th Street and 31st Street and Wall Avenue to Grant Avenue, five feet (5') on one side and nine feet (9') on the other side with total of two (2) side yards not less than fourteen feet (14'.)
 - Other main building, twenty feet (20') each side, plus one foot (1') each side for each one foot (1') main building is over thirty five feet (35') high.
 - Accessory building, eight feet (8'), except one foot (1') if located at least six feet (6') from rear of main building, but not closer than eight feet (8') to dwelling on adjacent lot.
- Corner lot setback lines:
 - Side facing street on corner lot, fifteen feet (15'), except average where fifty percent (50%) frontage is developed, but not less than ten feet (10'.)
- Rear setback lines:
 - Main building, thirty feet (30'.)
 - Accessory building, one foot (1'), except six feet (6') where accessory building rear on side yard of adjacent corner lot.
- Building Height:
 - Minimum, one story – Maximum, none.

FLOOD PLAIN

This property lies within flood Zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for City of Ogden, Utah Map Number 49057C0426F. Effective Date 30 November, 2023. Flood Zone X is defined as "Area of Minimal Flood Hazard" and is defined as less than a 0.2% chance of annual Flood Hazard.

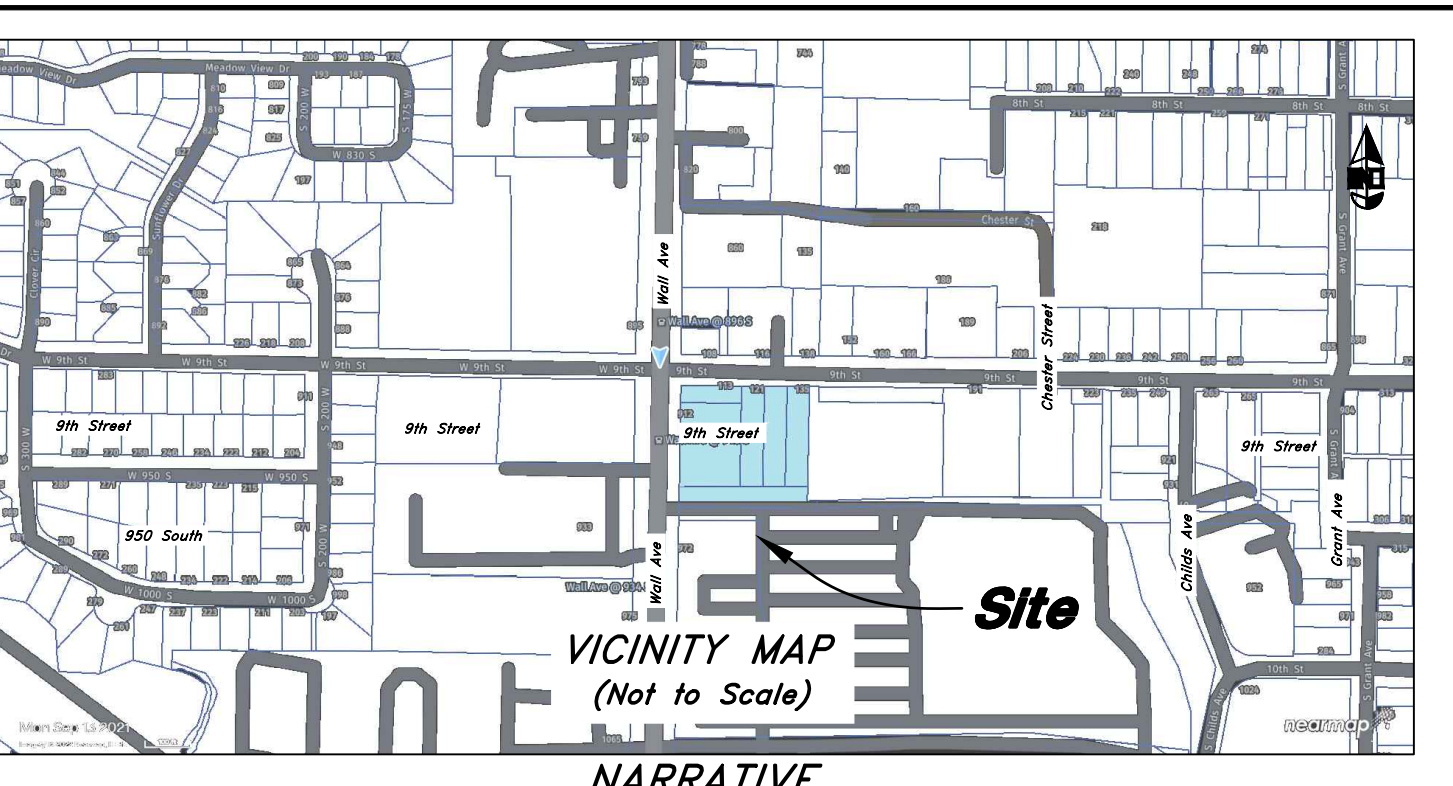
SURVEYORS CERTIFICATION

To Meadowbrook Apartments, LLLP, a Utah Limited Liability Limited Partnership, Fidelity National Title Agency of Utah, LLC. 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 2, 3, 4, 6a, 6b, 7a, 7b1, 7c 8, 9, 11(a), 13, 14, 16, 17, 18, 19, and 20 of Table A thereof.

The field work was completed on July 16, 2025.

Date _____

Ken Hawkes
Utah PLS No. 8707113



NARRATIVE

1. This ALTA/NSPS Land Title Survey was requested by Ashley Grant with BlueLine Development, Inc. to reveal as-built conditions of the site.
2. Basis of bearing for this survey is S 00°58'00" W measured between the centerline monuments at the intersection of Wall Ave and 9th street and Wall and 12th street. The North Quarter Corner of Section 20, Township 6 North, Range 1 West Salt lake Base, and Meridian has been retracted by rotating the station coordinates posted on the Ogden Survey plats (PL6468, PL6469, and PL6480) from their due North origin to match the survey basis of bearing of N 0°58'00" W. A measured distance to said calculated corner has been used agreeing with UDOT Plans (SP-1545_AB-07_Plan & Profile) and the survey principles of proportional measurement.
3. Wall Avenue Subdivision was held for the establishment of 9th street. From which the South Right-of-Way of 9th street was dedicated.
4. East bounds of Parcel 1 held the said Wall Avenue Subdivision which was found to be in agreement with boundary line agreement found at Entry No. 3263949 (R13).
5. The South Bounds of Parcel 1 was found to be in agreement with Wall Avenue Subdivision. No conflict was found with North bounds of Ogden Home Depot Subdivision found in Book 55, Page 001 (R1) or (R12) of Weber County Records Office.
6. The West boundary of Parcel 1 was retraced by using said UDOT Right-of-Way Plans being held at 70 feet Easterly offset from the measured monument line.
7. Property Corners were found or monument as shown here on.

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Fidelity National Title Insurance Company Under Commitment Number FTU12502712-SJ dated July 3, 2025 @ 8:00 A.M.

EXCEPTION NO. 1-2, 5-8, 10-11, AND 14 (NOT A SURVEY MATTER)

EXCEPTION NO. 3 (NONE FOUND) Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

EXCEPTION NO. 4 (SEE SIGNIFICANT OBSERVATIONS AND SURVEYORS NARRATIVE) 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. 9 (NOT PLOTTED BLANKETS THIS AND OTHER PROPERTIES) Said property is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer Improvement District (731-3011), South Ogden Conservation District, Ogden City (629-8321), and Utah Central Business Improvement District No. 1 and is subject to the charges and assessments levied thereunder.

EXCEPTION NO. 12 (PLOTTED AFFECTS THE NORTH, SOUTH, EAST, AND WEST BOUNDS OF THE PROPERTY) Easements, reservations, restrictions, and dedications as shown on the official plat of Wall Avenue Subdivision, recorded on May 17, 2023, in Book 95, page 70. Including but not limited to: 13 foot wide pedestrian access easement, 10 foot wide Municipal Utility and drainage easement, 5 foot wide municipal utility and drainage easement.

EXCEPTION NO. 13 (ITEMS HAVE BEEN REMOVED) The following matters, and any rights, easements, interest or claims which may exist by reason thereof, disclosed by ALTA/NSPS Land Title Survey made by Great Basin Engineering Inc. dated March 8, 2024, designated as job number 23N302. Including but not limited to:

- (a) Six foot temporary Fence 1 and 2 significant observation, as shown on survey
- (b) 4' Chain Link Fence, as shown on survey
- (c) Existing home, as shown on survey
- (d) Existing Shed, as shown on survey
- (e) 5' foot wood plank, as shown on survey
- (f) Note: This has been intentionally deleted
- (g) Note: This has been intentionally deleted
- (h) Electrical Cabinet, as shown on survey
- (i) Note: This has been intentionally deleted.

EXCEPTION NO. 14 (PLOTTED BLANKETS PROPERTY) Underground Right of Way Easement by and between Housing Plus, a Utah nonprofit corporation and Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns Recorded: January 31, 2024 Entry No.: 3312937 Notice of Mortgage wherein PacifiCorp, an Oregon corporation, dba Rocky Mountain Power provides notice that certain easement interests effecting parcels of real property are hereby encumbered to their fullest value to secure indebtedness and the terms and conditions contained therein. Recorded: June 5, 2024 Entry No.: 3328026

EXCEPTION NO. 15 (BLANKETS SUBJECT PARCEL) Low Income Housing Credit Commitment Agreement and Declaration of Restrictive Covenants and the terms and conditions contained therein. Recorded: March 26, 2024 Entry No.: 3319406

EXCEPTION NO. 16 (BLANKETS SUBJECT PARCEL) Deed Restriction for the benefit of Utah Department of Workforce Services and Community Development Division, Olene Walker Housing Loan Fund Recorded: March 26, 2024 Entry No.: 3319407

EXCEPTION NO. 17 (BLANKETS SUBJECT PARCEL) A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby: Amount: \$6,350,000.00 Trustor/Grantor: Meadowbrook Apartments, LLLP Trustee: Fidelity National Title Agency of Utah, LLC Beneficiary: Hilltop National Bank, NA Dated: March 26, 2024 Recorded: March 26, 2024 Entry No.: 3319408

EXCEPTION NO. 18 (BLANKETS SUBJECT PARCEL) A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby: Amount: \$500,000.00 Trustor/Grantor: Meadowbrook Apartments, LLLP, a Utah limited liability limited partnership Trustee: Fidelity National Title Agency, of Utah, LLC Beneficiary: Utah Department of Workforce Services, Housing and Community Development Division, Olene Walker Housing Loan Fund Dated: March 26, 2024 Recorded: March 26, 2024 Entry No.: 3319409

EXCEPTION NO. 19 (BLANKETS SUBJECT PARCEL) A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby: Amount: \$1,000,000.00 Trustor/Grantor: Meadowbrook Apartments, LLLP, a Utah limited liability limited partnership Trustee: Fidelity National Title Agency of Utah, LLC, a Utah limited liability company Beneficiary: Friends of The Weber Housing Authority, a Utah nonprofit corporation Dated: March 26, 2024 Recorded: March 26, 2024 Entry No.: 3319410

REFERENCE TABLE			
Reference No.	Document Type	Name/Grantee	Entry No./ Book Page/ File No.
R1	Subdivision	OGDEN HOME DEPOT SUBDIVISION	B55, P001
R2	Record of Survey	Jenkins Plat	Pg. 34
R3	Record of Survey	Stanley Jensen	1005
R4	Plan And Profile	SP-1545, 1-8, AB01-AB19	UDOT
R5	Ogden Bible Plat	Drawing No. 2623	Ogden City
R6	Ogden Bible Plat	Drawing No.2624	Ogden City
R7	Ogden Bible Plat	Drawing No. 2634	Ogden City
R8	Warranty Deed	Morrelli	2725283
R9	Special Warranty Deed	Home Depot	1657032
R10	Quit-Claim Deed	Douglas Olson	1510702
R11	Warranty Deed	Housing Plus	3221728
R12	Quit-Claim Deed	HD Development of Maryland INC	3269027
R13	Boundary Line Agreement	Housing Plus/ Morrelli Apartments LLC	3263949
R14	Subdivision	Wall Avenue Subdivision	B95, P70
R15	Title Report	Secured Land Title	File No. 23478292
R16	Title Report	Commonwealth	File No. 22461318
R17	Title Report	Old Republic	File No. 2262173SMO

NOTES

1. Total Gross land area for Parcel 1 is 73,792 sq.ft. or 1.6940 Acres.
2. The zoning information shown hereon is a reflection of a zoning certificate issued by Ogden City and an approved site plan.
3. There are 42 Parking Stalls on site, 4 of which are ADA stalls
4. Parcel has an assigned address by Subdivision Plat of 117 9th Street. Title report specifies address as 113-135 9th Street, Ogden, UT 84404.
5. There is evidence observed of recent earthwork during the process of performing the field work throughout the site as the building and site improvements have recently been constructed.
6. There are no proposed changes to Right of Way to the knowledge of the Surveyor.
7. Nearest intersecting street is at the Northwest corner of Parcel one being the intersection of the South Right-of-Way of 9th Street and the East Right of Way of Wall Avenue
8. There were no applicable off site easements disclosed in documents provided to surveyor.
9. The property contained in the referenced title report is the described property shown here on.
10. Table A item 20 has been negotiated as the As Built ALTA survey.
11. Together with Exception 3 and the finding explained in the significant observations surveyor found no other parcels dominant to Parcel 1 for ingress or egress. No utilities were found crossing subject property dominant to Parcel 1 other than that which may be contained within the M.U.E. dedicated in (R14).
12. Parcel 1 has access to the public Right-of-Way of 9th street and Wall Avenue. Wall Avenue is owned and maintained by Utah Department of Transportation or UDOT. Change in current use may be subject to UDOT's review and approval.

UTILITY STATEMENT

The surveyor had contacted 811 to schedule blue stakes, this requested however was for many utilities lines was ignored. Utilities lines shown here on are interpreted by surveyor from above ground data and or maps provided to the surveyor from the respective entities controlling the underground utilities. Some of the lines were located or visible surface of marked by utility locators at the time of survey. 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.

RECEIVED
SEP 03 2025
FILE # 8163

ALTA/NSPS LAND TITLE SURVEY

MEADOWBROOK

July 2025

A1

22N302 ALTA

W:\22N302 - 9th & Wall Avenue, Ogden, UT\DWG\22N302-AsBuilt-ALTA-2025.dwg