

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 property.

Pertaining to ALTA requirement No. 6: No zoning information was supplied for review, information provided was found on the Ogden City Zoning Website.

ALTA requirements do not mention trees or vegetation. Trees from Adjoining Parcels may canopy over the property which does not show on this survey.

Pertaining to ALTA requirement No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans are based on records of the various utility companies, design plans, and where possible measurements taken in the field. No underground explorations were performed. According to Bluestakes of Utah the following companies have Utilities in the area: Allwest Communications, Comcast, Lumen, Dinsdale Water Company, Inc., Verizon, Ogden City, Enbridge Gas Utah, Rocky Mountain Power, Syringa, UDOT, and Utopia Fiber. The Surveyor has requested maps and received no response from Dinsdale Water Company, Verizon, and Rocky Mountain Power.

Title Information

This survey was completed using Title Report File No. 240757 dated January 6, 2025 from Old Republic Title Insurance Company and issued by Lincoln Title Insurance Agency:

The following survey related items circled (Solid) from Schedule B, Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B, Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B, Part II of the title report could not be plotted:

- 10) Notice of Creation of the Northern Utah Environmental Resource Agency, and the terms and conditions there of, and any charges and/or assessments levied thereunder, recorded January 20, 2015 as Entry No. 2718461, records of Weber County, Utah. Blankets Weber County along with more land but contains nothing to plot.
 - 14) Easement, terms, conditions, and limitations contained there in in favor of Mountain States Telephone and Telegraph Company recorded on October 14, 1915 in Book L of Leases at Page 423, records of Weber County, Utah. Contains two descriptions with the first affecting a parcel in Section 17 and not affecting this site. The second blankets Lot 19 Block 7 Ogden City Five Acre Plat A, which includes this site along with more land but contains nothing to plot.
 - 15) Easement, terms, conditions, and limitations contained there in, in favor of LMRK PROPCO LLC, recorded on June 30, 2021 as Entry No. 3164745, records of Weber County, Utah. This document discloses a negative easement affecting the Easterly 35 feet of the MACU Parcel located South of 18th Street. This easement benefits the billboard easement outlined in Exceptions 16 and 19 below and prohibits vertical obstructions exceeding 45 feet. It will remain in effect as long as the billboard easement is maintained.
 - 16) Easement, and the terms, conditions, and limitations contained therein, in favor of LMRK PROPCO LLC, recorded on August 12, 2021 as Entry No. 3175256, records of Weber County, Utah. Prohibits vertical obstructions exceeding 45 feet over the Easterly 48 feet of Parcels 2, 3 and 6 and will remain in effect as long as the billboard easement is maintained.
 - 17) Non-exclusive access rights to others as their interests may appear regarding Rights-of-Way in and to Parcel 1 (03-017-0010) as referenced herein. No document provided for review.
 - 18) Land Swap Agreement, and the terms and conditions there of, recorded March 8, 2019, as Entry No. 2968952, records of Weber County, Utah. This document reveals provisions for the relocation of a billboard, which took place with the location of the billboard easement contained in Exception 16. This document also included an option for a land swap if the relocation did not take place, affecting this site along with more land but contains nothing to plot.
 - 19) Notice of Interest where in YESCO Outdoor Media LLC asserts and claims an interest in and to said property recorded November 30, 2021 as Entry No. 3200676, records of Weber County, Utah. Contains the same Easement for the Billboard contained in Exception 16 above.
- * Exception No.'s 1-9, 11-13 and 20 are general and/or standard exceptions that are not survey matters.
- ** Exception No.'s 21-22 describe and affect this site but do not reveal matters of survey.

Flood Plain Data

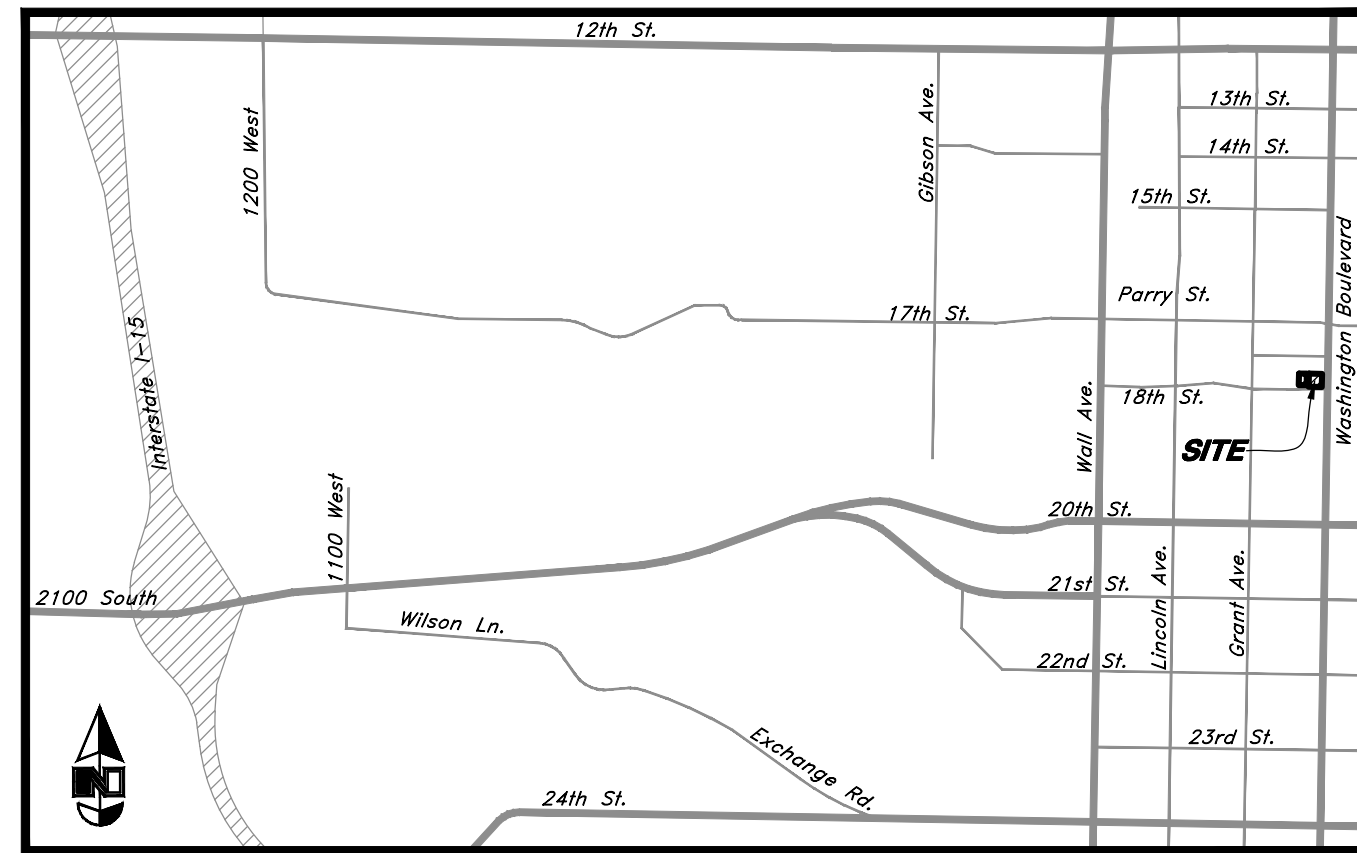
This property lies within Flood Zones X and X (shaded) as designated on FEMA Flood Map Panel Number 49057C0426F dated 30 November, 2023 for Weber County, Utah. Flood Zone X is defined as "Area of Minimal Flood Hazard" and Flood Zone X (shaded) is defined as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile"

Zoning Information

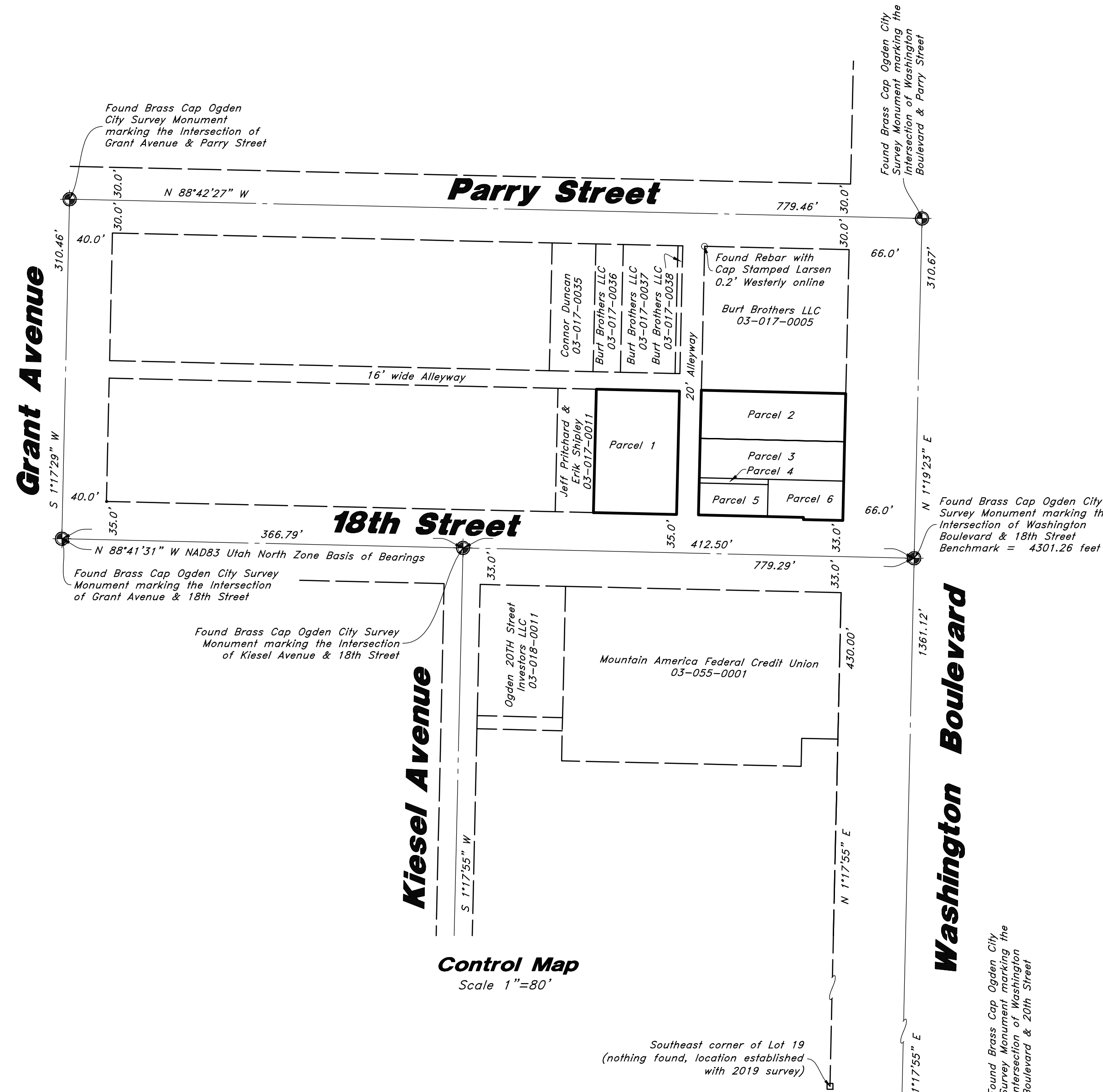
Zone	=	CP-2 (Community Commercial)
Building Setback Requirements	=	
Front yard	=	20'
Back yard	=	none
Side yard	=	20'
Height Restrictions	=	50'
Building Coverage	=	50%

Benchmark

Ogden City Brass Cap Monument marking the intersection of 18th Street & Washington Boulevard
Assigned Elevation = 4301.26 feet
Observed 4 February, 2025



Vicinity Map
Not to Scale



Control Map
Scale 1"=80'

Narrative

This Survey was requested by Mountain America Credit Union prerequisite to the development of this site.

This Survey retraces and honors the underlying Five Acre Plat "A" of the Ogden City Survey (Previously established control from 2019 AWA survey and control along 20th Street from an earlier 2006 AWA survey).

A line between Ogden City Survey monuments recovered along 18th Street in the intersections of Grant Avenue, Kiesel Avenue and Washington Boulevard was assigned the bearing of North 88°41'31" West as the Basis of Bearings which places the survey on the State Plane Datum. Record Ogden City Survey bearings have been rotated 0°21'23" Clockwise to match the State Plane Datum.

City coordinates for the Ogden City Survey Monuments found in Parry Street and 18th Street along Washington Boulevard calculated a bearing of North 1°19'23" East which verified the measured bearing between the recovered monuments.

The Centerline monuments recovered could not be reconciled with the original Ogden City Engineering Plat bearings.

Cardinal directions called within the surrounding deed descriptions were held to the Ogden City standard of being parallel to the controlling monument and Lot lines.

Overages and shortages found North-South within this block have been prorated into the deed dimensions.

A 0.03' calculated gap exists at the East end of Parcels 2 and 3 along Washington Boulevard, but the West end along the 20 foot alleyway matches due to the bearing difference of the North and South Block lines.

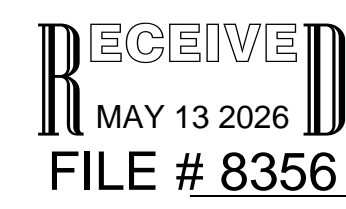
No Property Corners were placed with this Survey.

Descriptions

- Parcel 1:
Part of Lot 19, Block 7, Ogden Five Acre Plat "A", Ogden City Survey, Weber County, Utah: Beginning at a point on the North line of 18th Street, Ogden City, Weber County, Utah, 498 feet North - and 152 feet West of the Southeast corner of said Lot 19, and running thence West 76 feet; thence North 113 feet, more or less, to a 16 foot alley; thence East 76 feet to a 20-foot Alley; thence South 113 feet, more or less, to the place of beginning, together with and subject to existing Right-of-Way.
- Parcel 2:
Part of Lot 19, Block 7, Ogden Five Acre Plat "A" Ogden City Survey: Beginning at a point on the West line of Washington Blvd., which is South 0°58' West 205.62 feet and North 89°02' West 66 feet from Ogden City Survey Monument #434 at the Intersection of the Center Lines of Parry Street and Washington Blvd., running thence North 0°58' East 44 feet; thence North 89°02' West 132 feet to the East line of Alley; thence South 0°58' West 44 feet; thence South 89°02' East 132 feet to the place of beginning.
- Parcel 3:
Part of Lot 19, Block 7, Ogden Five Acre Plat "A" of Ogden City Survey: Beginning at a point 34 rods and 7 feet North from the Southeast Corner of said Lot 19, running thence West 135 feet, more or less, to the East line of a 20 foot Alley; thence South 36 feet; thence East 135 feet, more or less, to the West line of Washington Avenue; thence North 36 feet to the place of beginning.
- Parcel 4:
Part of Lot 19, Block 7, Ogden Five Acre Plat "A", Ogden City survey, Weber County, Utah: Beginning at a point 532 feet North and 69 feet West from the Southeast Corner of said Lot 19, running thence West 66 feet, more or less, to the East line of a 20 foot Alley; thence South 29.25 feet, more or less, to the North line of 18th street; thence East 66 feet, more or less; thence North 29.25 feet, more or less, to the place of beginning.
- Parcel 5:
Part of Lot 19, Block 7, Ogden Five Acre Plat "A", Ogden City, Weber County, Utah: Beginning at a point 32 rods 4 feet North from the Southeast Corner of said Lot 19; thence West 69 feet; thence South 34 feet; thence East 33 feet; thence South 2 feet; thence East 36 feet; thence North 36 feet to the point of beginning.
- Parcel 6:
Part of Lot 19, Block 7, Ogden Five Acre Plat "A", Ogden City, Weber County, Utah: Beginning at a point 32 rods 4 feet North from the Southeast Corner of said Lot 19; thence West 69 feet; thence South 34 feet; thence East 33 feet; thence South 2 feet; thence East 36 feet; thence North 36 feet to the point of beginning.

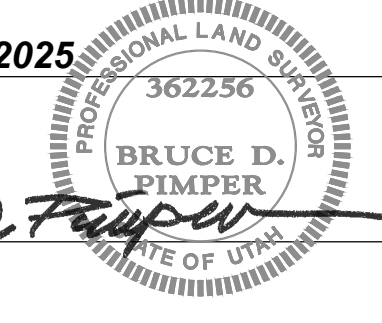
Certification

To Mountain America Federal Credit Union, Ogden City Redevelopment Agency, a Utah Political Entity, Lincoln Title Insurance Agency, and Old Republic 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 and NSPS, and includes Items 2, 3, 4, 5, 8, 11(a) and 13 of Table A thereof. The field work was completed on 4 February, 2025.

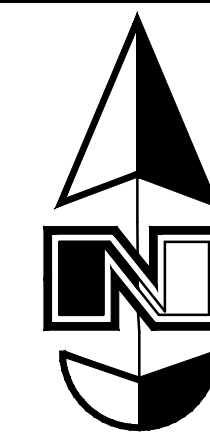


Date: 7 Feb, 2025

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256



<p>2010 North Redwood Road, Salt Lake City, Utah 84116 (801) 521-8629 - AWAEngineering.net</p>	<p>ALTA / NSPS Land Title Survey</p> <p>MACU Ogden</p> <p>Northwest corner, 18th Street & Washington Boulevard Ogden City, Weber County, Utah A Part of Lot 19, Block 7, Five Acre Plat "A", Ogden City Survey</p>
<p>Designed by: BDP Drafted by: LPCjr, TC Client Name: MACU 25-025 MACU Ogden 3 AS</p>	<p>7 Feb, 2025</p> <p>SHEET NO. 1</p> <p style="text-align: right;">of 2</p>



Scale: 1" = 10'

Burt Brothers LLC
03-017-0036

Burt Brothers LLC
03-017-0037

Burt Brothers LLC
03-017-0038

Burt Brothers LLC
03-017-0005



Total Area Contains:
23,693 sq. ft.
or **0.544 acre**
No Buildings or
Improved Parking Stalls
(10, 14, 15, 18)

Parcel 1
8,573 sq. ft.
or 0.197 acre
03-017-0010

Parcel 2
5,808 sq. ft.
or 0.133 acre
03-017-0061

Parcel 3
4,752 sq. ft.
or 0.109 acre
03-017-0062

Parcel 4
299 sq. ft.
or 0.007 acre
03-017-0004

Parcel 5
1,843 sq. ft.
or 0.042 acre
03-017-0003

Parcel 6
2,418 sq. ft.
or 0.056 acre
03-017-0001

18th Street
(Paved Public Street)

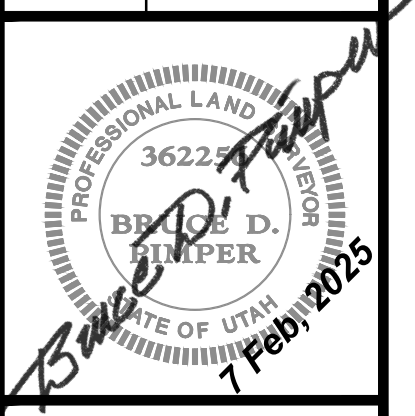
Legend

- | | | | |
|---------------------------|-------------------|-----------------------|-----------------------------|
| — Property Line | ○ MH Manhole | □ CB/CBOX Catch Basin | □ CB/CBOX Communication Box |
| - - - Easement Line | □ CB Catch Basin | □ FB Fire Hydrant | □ FB Telecom Box |
| - - - Adjoiner Line | □ FH Fire Hydrant | □ EB Electrical Box | □ EB Electrical Box |
| - - - Sanitary Sewer Line | □ WV Water Valve | □ Asphalt | □ Asphalt |
| - - - Culinary Water Line | □ GM Gas Meter | □ Concrete | □ Concrete |
| - - - Storm Drain Line | □ PP Power Pole | — Contour | — Contour |
| - - - Gas Line | □ GUY Guy Wire | - - - Fence Line | - - - Fence Line |
| - - - Overhead Power | □ Sign | ○ Centerline Monument | ○ Centerline Monument |
| - - - Underground Power | □ IB Inlet Box | | |
| - - - Telecom Line | □ LP Light Pole | | |

Designed by: BDP
Drafted by: LPCjr, TC
Client Name: MACU
25-025 MACU Ogden 3 AS



ALTA / NSPS Land Title Survey
MACU Ogden
Northwest corner, 18th Street & Washington Boulevard
Ogden City, Weber County, Utah
A Part of Lot 19, Block 7, Five Acre Plat "A", Ogden City Survey



7 Feb, 2025

SHEET NO. **2**

Found Brass Cap Ogden City Survey Monument marking the intersection of Washington Boulevard & 18th Street