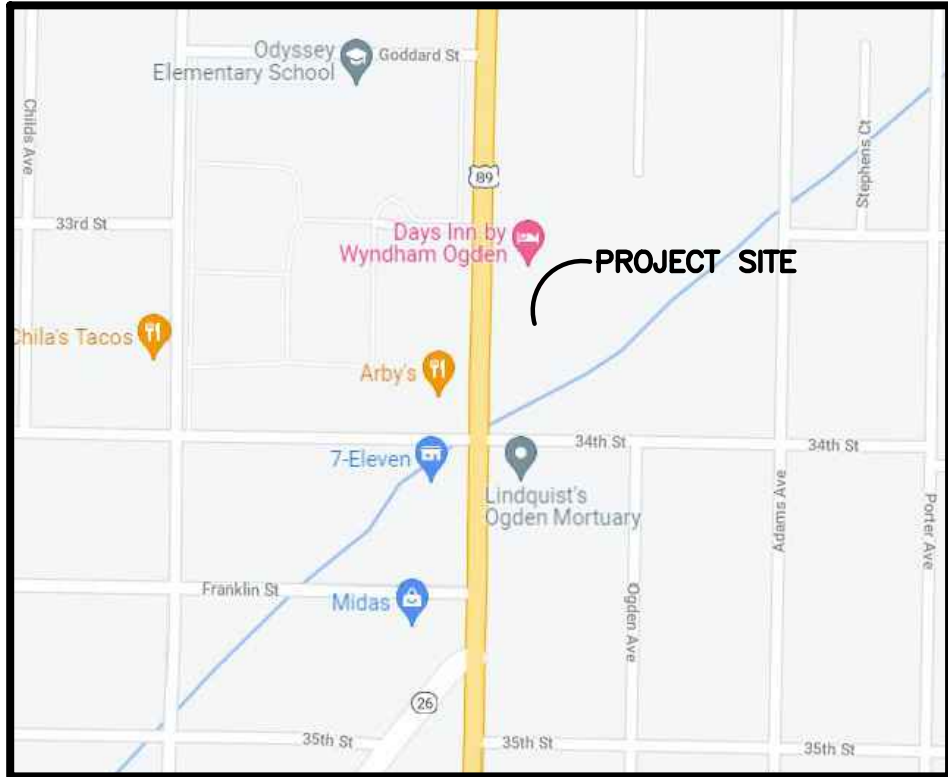




VICINITY MAP
NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
AUGUST, 2025

TITLE DESCRIPTION

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 2594576MLH, DATED MAY 28, 2025.

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BOULEVARD, 1848.37 FEET NORTH 0°58' EAST FROM THE SOUTH LINE OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 89°15' EAST 242 FEET; THENCE SOUTH 0°58' WEST 86 FEET; THENCE SOUTH 89°15' EAST 150 FEET; THENCE SOUTH 0°15' WEST 55 FEET; THENCE NORTH 89°15' WEST 392 FEET TO THE EAST LINE OF WASHINGTON BOULEVARD; THENCE NORTH 0°58' EAST ALONG SAID LINE 141 FEET TO THE PLACE OF BEGINNING.

AS SURVEYED DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON BOULEVARD, SAID POINT BEING N01°28'39"E ALONG THE CENTERLINE OF WASHINGTON BOULEVARD, 207.71 FEET AND S88°31'21"E 66.00 FEET FROM A FOUND OGDEN CITY MONUMENT IN THE INTERSECTION OF WASHINGTON BOULEVARD AND 34TH STREET (SAID MONUMENT BEING N88°42'02"W 404.54 FEET FROM A FOUND OGDEN CITY MONUMENT IN THE INTERSECTION OF OGDEN AVENUE AND 34TH STREET); THENCE N01°28'39"E ALONG THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON BOULEVARD, 149.56 FEET; THENCE TO AND ALONG AN EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) S88°42'10"E 240.64 FEET; (2) S00°51'29"W 85.11 FEET; (3) S88°30'14"E 148.89 FEET; AND (4) S01°44'40"W 63.94 FEET; THENCE N88°42'10"W 390.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,635 SQUARE FEET OR 1.048 ACRES

ZONING INFORMATION

PER ZONING REPORT PREPARED BY ARMADA ANALYTICS, PREPARED FOR GREYSTONE SERVICING COMPANY LLC AND FANNIE MAE, ARMADA JOB REFERENCE NO.: 0287515, DATED JUNE 4, 2025:

ZONING JURISDICTION: CITY OF OGDEN, UT
ZONING DISTRICT: CP-3, REGIONAL COMMERCIAL

	REQUIRED	SUBJECT
DENSITY— UNITS (MAX.)	39	39
LOT AREA (MIN.)	32,750 S.F.	45,635 S.F.
WASHINGTON BLVD. PROPERTY LINE SETBACK (MIN.)	SEE PAGE 4	11'
INTERIOR SIDE PROPERTY LINE SETBACK (MIN.)	0'	>0'
REAR SETBACK LINE (MIN.)	30'	~78'
BUILDING COVERAGE (MAX.)	60%	<60%
OPEN GREEN SPACE AND AMENITY AREA (MIN.)	20%	≥20%
OFF—STREET PARKING	51—68	51

PARKING REQUIREMENTS	
USE	NUMBER OF SPACES REQUIRED
DWELLING UNITS:	
MORE THAN 4 UNITS:	2 STALLS PER UNIT.
IF DEDICATED LOW TO MODERATE INCOME HOUSING IN THE C-2/CP-2 OR C-3/CP-3 ZONES	MINIMUM OF 0.8 STALLS PER UNIT AND MAXIMUM OF 1.4 STALLS PER UNIT
IF DEDICATED LOW TO MODERATE INCOME HOUSING IN THE RESIDENTIAL R ZONES, R-1 TO R-9	MINIMUM OF 1 STALL PER UNIT AND MAXIMUM OF 1.4 STALLS PER UNIT
IF IN THE C-2/CP-2 OR C-3/CP-3 ZONE	MINIMUM OF 1.75 STALLS PER UNIT AND MAXIMUM OF 2.1 STALLS PER UNIT
IF WITHIN 660 FEET (1 BLOCK) OF DOWNTOWN COMMERCIAL ZONES	MINIMUM OF 1.5 STALLS PER UNIT AND MAXIMUM OF 2 STALLS PER UNIT
IF WITHIN 660 FEET (1 BLOCK) OF MASS TRANSIT STOPS/ STATIONS, MEASURED BY LEGAL PUBLIC WALKING DISTANCE FROM PROPERTY LINE TO TRANSIT STOP, AND PROVIDING AT LEAST 45 STOPS PER DAY	MINIMUM OF 1.3 STALLS PER UNIT AND A MAXIMUM OF 1.75 STALLS PER UNIT
MULTIPLE—UNIT HOUSING FOR SENIORS:	1 SPACE PER UNIT FOR THE FIRST 30 UNITS, 0.75 SPACE PER ELDERLY UNIT FOR THE NEXT 20 UNITS, AND 0.5 SPACE PER UNIT FOR EACH UNIT IN EXCESS OF 50 IN THE DEVELOPMENT

TITLE EXCEPTIONS

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 2594576MLH, SCHEDULE B — II — EXCEPTIONS, DATED MAY 28, 2025.

EXCEPTIONS #1-10, 12, AND 14-15 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #11 — SUBJECT TO ALL EXISTING ROADS, STREET, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER POLES, TELEPHONE, SEWER, GAS OR WATER LINES AND RIGHTS OF WAY AND EASEMENTS THEREOF.
(SURVEYOR'S NOTE: ANY KNOWN ROADS, STREET, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER POLES, TELEPHONE, SEWER, GAS OR WATER LINES AND RIGHTS OF WAY AND EASEMENTS HAVE BEEN IDENTIFIED AND SHOWN ON SURVEY.)

EXCEPTION #13 — GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS BY AND BETWEEN ASPEN HEIGHTS, LLC AND LIBERATION DEVELOPMENT INVESTMENTS, LLC
RECORDED: OCTOBER 28, 2019
ENTRY NO.: 3012601, OF THE OFFICIAL RECORDS
(SURVEYOR'S NOTE: AFFECTS THE SOUTHWEST CORNER OF SUBJECT PARCEL)

FLOOD ZONE CLASSIFICATION

THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0428F, EFFECTIVE DATE NOVEMBER 30, 2023. ZONE X (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY SARAH WEST OF DIG DEEP EXCAVATING FOR TITLE PURPOSES.

OGDEN CITY, BRASS CAP MONUMENTS WERE FOUND IN 34TH STREET AT THE INTERSECTIONS OF WASHINGTON BOULEVARD AND OGDEN AVENUE

A LINE BEARING SOUTH 88°42'02" EAST BETWEEN SAID BRASS CAPS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE BOUNDARY WAS DETERMINED BY ESTABLISHING THE CENTERLINE OF THE ROAD WASHINGTON BOULEVARD USING FOUND MONUMENTS AND RECORD DATA. THE NORTH LINE ADJACENT TO PARCEL 05-107-0006 WAS PLACED ALONG A LINE SURVEYED AND FILED AS RECORD OF SURVEY #2831. THE NORTH AND EAST LINES ADJACENT TO PARCELS 05-107-0004 AND 05-108-0031 WERE PLACED ALONG AN EXISTING ANCIENT FENCE LINE USING THE PRINCIPAL OF BOUNDARY BY ACQUIESCENCE. THE SOUTH LINE WAS PLACED ALONG THE SURVEYED NORTH LINE AS PER RECORD OF SURVEY #3894 AND ITS EXTENSION EAST.

PROPERTY CORNERS NOT FOUND ARE SET WITH A ½" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

NOTES

1 STRUCTURE WAS FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 7)

SUBJECT PROPERTY IS AN IMPROVED MULTIFAMILY DEVELOPMENT WITH PARKING LOT AND LANDSCAPE AREAS. NO SIGNS, BILLBOARDS, SWIMMING POOLS, LANDSCAPE AREAS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

THERE WERE 48 MARKED PARKING STALLS OBSERVED AND 3 MARKED ADA PARKING STALLS ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

NO PARTY WALLS APPLICABLE WITH RESPECT TO ADJOINING BUILDINGS. (SEE TABLE A, ITEM 10)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

NO KNOWN, PLOTTABLE OFFSITE EASEMENTS DISCLOSED OR PROVIDED. (SEE TABLE A, ITEM 18)

NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND DURING COURSE OF SURVEY.

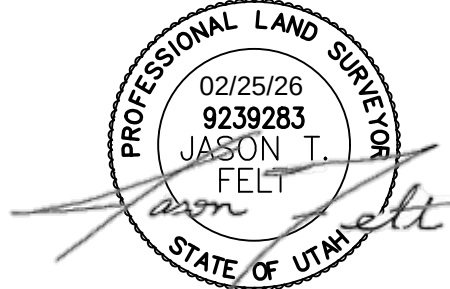
BUILDING IS A 4 STORY BRICK AND MASONRY FACADE STRUCTURE WITH ARCHITECTURAL HIGHLIGHTS.

SURVEYOR'S CERTIFICATE

TO OLD REPUBLIC NATIONAL TITLE INSURANCE AGENCY, GREYSTONE SERVICING COMPANY LLC, ITS SUCCESSORS AND ASSIGNS; FANNIE MAE, ITS SUCCESSORS AND ASSIGNS; AND CITY FLATS L.C., 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 10, 13, 16, AND 18 OF TABLE A THEREOF.

DATE OF SURVEY: 8/8/2025
DATE SIGNED:
JASON T. FELT, P.L.S.
UTAH NUMBER: 9239283



REVISIONS	DATE	DESCRIPTION
	7-17-25	ZONING/CERT. — AM
	8-5-25	ZONING/CERT. — AM

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH

CITY FLATS LC

3360 WASHINGTON BOULEVARD, OGDEN, UTAH

Project Info.

Surveyor: J. FELT
Designer: J. FELT
Begin Date: 6/19/25
Name: CITY FLATS
ALTA SURVEY
Scale: 1"=20'
Checked:
Number: 7797-02

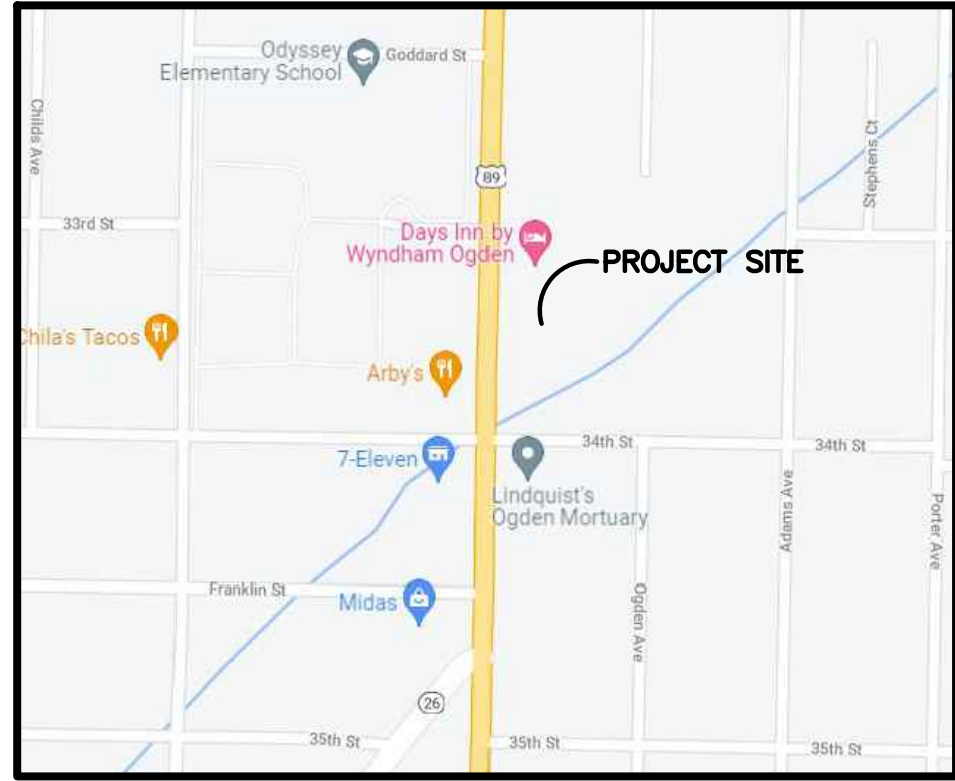
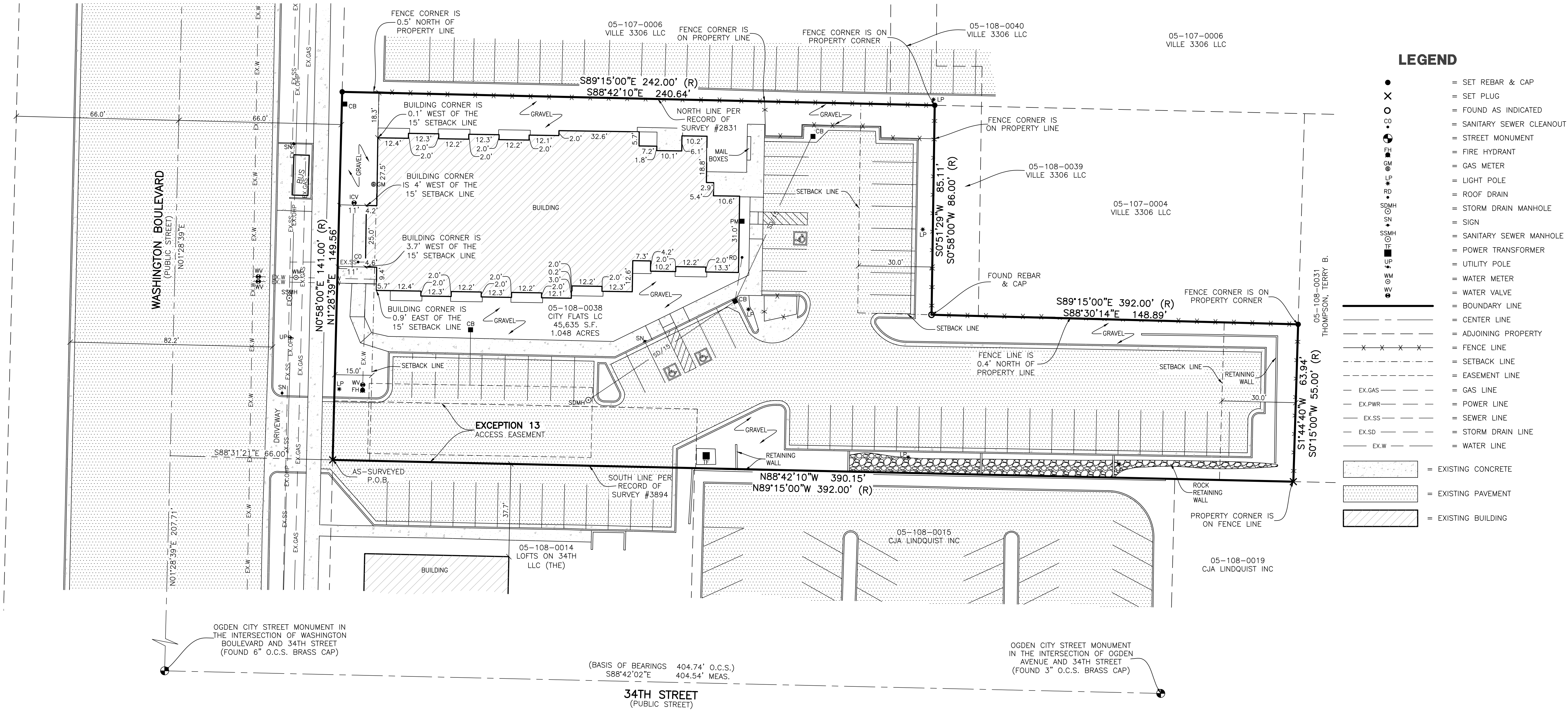
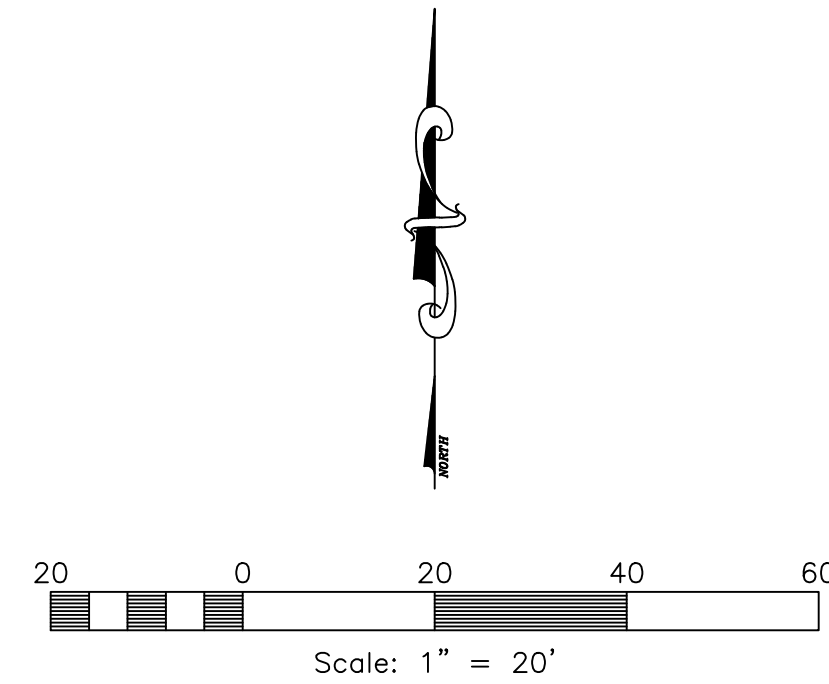
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ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

OGDEN CITY, WEBER COUNTY, UTAH

AUGUST, 2025

VICINITY MAP
NOT TO SCALE

LEGEND

- = SET REBAR & CAP
- = SET PLUG
- = FOUND AS INDICATED
- = SANITARY SEWER CLEANOUT
- = STREET MONUMENT
- = FIRE HYDRANT
- = GAS METER
- = LIGHT POLE
- = ROOF DRAIN
- = STORM DRAIN MANHOLE
- = SIGN
- = SANITARY SEWER MANHOLE
- = POWER TRANSFORMER
- = UTILITY POLE
- = WATER METER
- = WATER VALVE
- = BOUNDARY LINE
- = CENTER LINE
- = ADJOINING PROPERTY
- = FENCE LINE
- = SETBACK LINE
- = EASEMENT LINE
- = GAS LINE
- = POWER LINE
- = SEWER LINE
- = STORM DRAIN LINE
- = WATER LINE
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = EXISTING BUILDING



DATE	DESCRIPTION
7-17-25	ZONING/CERT. - AM
8-5-25	ZONING/CERT. - AM

ALTA/NSPS LAND TITLE SURVEY

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Sheet 2
2 Sheets

