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Weber County Surveyor
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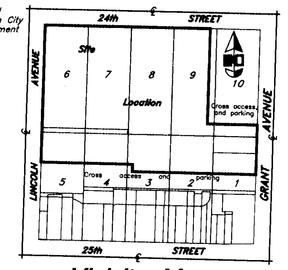

Vicinity Map
Not To Scale

Scale: 1" = 30'

Graphic Scale

NARRATIVE

This ALTA Survey was requested by Heidi Torr of Sunstone OP Properties LLC for financing.

This was previously surveyed for Smith-Roberts National Corp. – Ogden Marriott, work order number 98N427A dated November 24, 1999.

Property corners were found as depicted on this survey.

SURVEYOR'S CERTIFICATE

Gary L. Newman a registered land surveyor, License No. 4778, in and for the State of Utah and legally doing business in Weber County, does hereby certify to UBS WARBURG REAL ESTATE INVESTMENTS INC., Fidelity National Title Insurance Company, SNH Ogden LLC and their respective successors and assigns:

(1) the accompanying survey "ALTA Survey" represents a true and correct survey made by me on 27 February, 2002 of the land therein particularly described;
(2) the Survey and the information, courses and distances shown thereon are correct;
(3) the title lines and lines of actual possession are the same;
(4) the land described in the Survey is the same as described in the title insurance commitment described below;
(5) the area of the subject property and the size, location and type of buildings and improvements and any other matters situated on the subject property are as shown and all buildings and improvements are within the boundary lines and applicable set-back lines of the property;
(6) there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements;
(7) there are no easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey;
(8) there are no encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and improvements, other than as shown on the Survey;
(9) there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the Survey;
(10) all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities that pass through or are located on adjoining land;
(11) the Survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage;
(12) any discharge into streams, rivers or other conveyance system is shown on the Survey;
(13) the subject property "DOES NOT" lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone C of the Flood Insurance Rate Map identified as Community Panel No. 490189 0004 B, bearing an effective date of January 19, 1983.
(14) the subject property has access to and from a duly dedicated and accepted public street or highway.
(15) the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress; except as otherwise noted.
(16) the record description of the subject property forms a mathematically closed figure.

The undersigned has received and examined a copy of Fidelity National Title Insurance Company's Commitment No. MAT 9752126; and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

This Survey is made in accordance with the [1999] "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") and meets the requirements of an Urban Survey, as defined in the current accuracy standards jointly adopted by ALTA and ACSM and includes items 2, 3, 4, 6, 8, 9, 10, 11 and 13 of Table A thereof.

Gary L. Newman
No. 4778 REGISTERED LAND SURVEYOR
Gary L. Newman
Registered Utah Land Surveyor
Date: 28 Feb 2002

BOUNDARY DESCRIPTION

PARCEL A:

A part of Block 24, Plat "A" in Ogden City, Weber County, Utah:

Beginning at the Northwest corner of said Block 24, and running thence along the North line of said Block 24, South 89°09' East 513 feet; thence South 0°58' West 295 feet; thence South 89°09' East 154 feet to a point on the East line of said Block 24; thence South 0°58' West 88.48 feet along said East line; thence North 89°05'31" West 133.4 feet; thence North 0°58' East 50.575 feet to the Southeast corner of Lot 9 in said Block 24; thence along the South line of Lots 9 and 8, North 89°05'31" West 270.6 feet; thence North 0°58' East 14.75 feet; thence North 89°05'31" West 263 feet to a point on the West line of said Block 24; thence North 0°58' East 317.48 feet to the point of beginning.

Contains 4.115 Acres

PARCEL C:

A part of Block 24, Plat "A" in Ogden City, Weber County, Utah:

Beginning at a point on the West line of said Block 24, said point being South 0°58' West 317.48 feet from the Northwest corner of said Block 24, and running thence South 89°05'31" East 263 feet; thence South 0°58' West 14.75 feet to a point on the South line of Lot 8 in said Block 24; thence along the South line of Lots 8 and 9, South 89°05'31" East 270.6 feet to the Southeast corner of Lot 9 in said Block 24; thence South 0°58' West 50.575 feet; thence South 89°05'31" East 133.4 feet to a point on the East line of said Block 24; thence South 0°58' West 65.33 feet along said East line; thence North 89°02' West 385 feet; thence North 0°58' East 22.65 feet; thence North 89°02' West 282 feet to a point on the West line of said Block 24; thence North 0°58' East 107.33 feet to the point of beginning.

Contains 1.557 Acres

247 24th Street

Building Height
Minimum-One Story
Maximum-None

Building Setback
Front yard: Main Building and Accessory Building-None
Parking Structure or Parking Lot-15'
Side yard: None, except 10' adjacent to residential Zone boundary.
Rear yard: None, except 10' adjacent to residential Zone boundary.
Minimum Lot Area: None
Maximum Lot Area: None
Lot Coverage: Building Shall no exceed 50% of entire Lot

Parking Summary

Regular Stalls:	277
Compact Car Stalls:	75
Handicap Stalls:	10
Total Stalls:	362 as shown on survey.

Does not show parking covered under cross-parking agreement.

Zoning
Commercial Business District (CBD)-Intensive District
Parcel A:
Tax Identification No. 01-020-0008
Parcel 2:
Tax Identification No. 01-020-0006

EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title report Prepared by Fidelity National Title Company – File No. MAT 9752126. Dated January 6, 2002. at 8:00 a.m..

Exception 7: 12' wide Easement to Mountain Fuel Supply Company, dated 19 November, 1981 and recorded December 8, 1981 as Entry No. 848462 in Book 1394, Page 336.

Exception 8: 5' wide easement to the Mountain States Telephone & Telegraph Company, dated 24 December, 1981 and recorded 4 January, 1982 as Entry No. 849765 in Book 1395, Page 1067.

Exception 9: Parking and Access Agreement by and Between the Ogden City Neighborhood Development Agency, and Ogden Hotel Associates, A Utah Limited Partnership, dated 25 June,1983 and recorded 21 June, 1984 as Entry No. 911875, in Book 1448, Page 1444.

Exception 10: Declaration of Easement and Restrictions by and Ogden Hotel Associate, a Utah Limited Partnership and Mountain States-24th Street, LTD., a Utah Limited Partnership, dated July 25, 1986, and recorded July 29, 1986, as Entry No. 976875., in Book 1495, at Page 1471. (BLANKET EASEMENT)

LEGEND

(C)	Communication Manhole	FO	Buried Fiber Optic
(E)	Electric Manhole	T	Buried Telephone Cable
(W)	Water Manhole		Sign
(S)	San. Sewer Manhole		Trunk of Tree
	Gas Meter		18"ø Tree
	Fire Hydrant		Tree Spread
	Water Valve		Asphalt Paving
P	Buried Power Cable		Concrete
S	Sanitary Sewer Line		Building
W	Culinary Water Line		Catch Basin
G	Gas Line		Lights
SD	Storm Drain Line		

ALTA Survey

Sunstone OP Properties LLC - Ogden Marriott
Block 24, Plat "A"
Ogden City Survey, Weber County, Utah
A part of the Southeast 1/4 of Section 29, T 6 N, R 1 W.

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West – Suite 102
Riverdale, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

SCALE :	1" = 30'	DATE :	28 Feb, 2002
DRAWN :	ESL	REVISIONS :	25 Mar, 2002
	02N406A		002847

DRWG. NO. 1