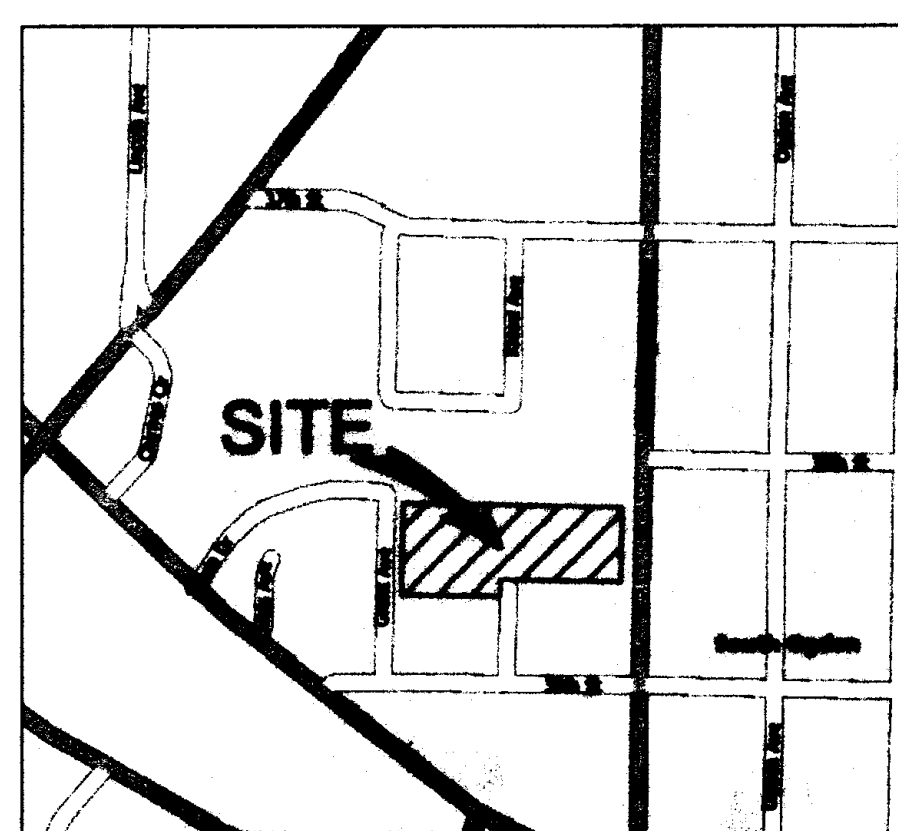


**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 490 191 0428 E, WHICH BEARS AN EFFECTIVE DATE OF Dec. 16, 2005 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED June 12, 2008 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

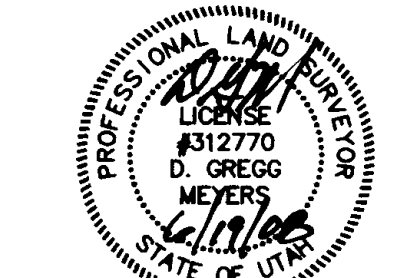


ZONING- C-2 & R-5 (10-BA-2 & 10-7F-4)	
SITE DEVELOPMENT STANDARDS, SOUTH OGDEN CITY	
SETBACKS- C-2	R-5
-FRONT= 10'	-FRONT= 15'
-SIDE= 10'	-SIDE= 6' w/16' Tot.
-REAR= 10'	-REAR= 30'
HEIGHT RESTRICTIONS- NONE NONE	
PARKING STALLS 166	
REGULAR STALLS 8	
ACCESSIBLE STALLS	

**LEGEND**

	STREET MONUMENT FOUND, NOT FOUND
	SET REBAR W/ CAP STAMPED "BINGHAM ENG." (UNLESS OTHERWISE NOTED)
	EXISTING FIRE DEPT. CONNECTION, HYDRANT, WATER VALVE, METER, MAN HOLE
	EXISTING ELECTRIC BOX, UTILITY POLE, GUY WIRE
	EXISTING SEWER MANHOLE
	EXISTING GAS METER
	EXISTING STREET LIGHT
	EXISTING CATCH BASIN
	EXISTING SIGN
	EXISTING BOLLARD
	PROPERTY BOUNDARY LINE
	RIGHT-OF-WAY LINE
	PLAT LINE
	CENTERLINE
	LOT LINE
	EASEMENT LINE
	EDGE OF EXISTING IMPROVEMENTS (AS NOTED)
	EXISTING WATERLINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING FENCE
	CONCRETE

**SURVEYOR'S CERTIFICATE:**  
 To: The Benenson Capital Company LLC and First American Title Insurance Agency, LLC.  
 I hereby certify that this survey was prepared by me or under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7a, 7b1, 8, 9, 10, 11a, 13, 14, 16, 17 and 18 of Table A thereof and to the extent possible, shows the location of all setback lines listed pursuant to Item 6 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah the Relative Positional Accuracy of this survey does not exceed that which is specified therein.  
 Date: JUNE 19, 2008  
  
 D. Gregg Meyers  
 License No. 312770



**DESCRIPTION (PER TITLE REPORT):**  
 Part of Blocks 41 and 42, LAKE VIEW ADDITION, to Ogden City:  
 Beginning on the West line of Washington Boulevard at the Southeast corner of Lot 37, of said Block 41; thence North 89°02' West along the South line of Lots 37 and 16 in said Block 41, a distance of 371 feet to the West line of Kiesel Avenue; thence South 0°58' West 50 feet, along the West line of Kiesel Avenue; thence North 89°02' West along the South line of said Lots 32 and 15 in said Block 42, a distance of 305 feet to the East line of Grant Avenue as platted and dedicated; thence North 0°58' East, along the East line of Grant Avenue 280.85 feet to a point 5.85 feet North 0°58' East from the Southwest corner of said Lot 4; thence South 89°02' East, paralleling the South line of said Lots a distance of 676 feet to the West line of Washington Boulevard; thence South 0°58' West 230.85 feet to the place of beginning.

- SCHEDULE B-SECTION 2 EXCEPTIONS:**
- Right of Way and Easement Grant, in favor of MOUNTAIN FUEL SUPPLY COMPANY, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded July 13, 1960, as Entry No. 338864, in Book 651, at Page 423, WEBER County Recorder's Office. (PLOTABLE)  
 SURVEY FINDINGS: A Gas Supply line is within the easement running East off of Grant Street, the lines appear to terminate at the meters.
  - Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded August 16, 1960, as Entry No. 340761, in Book 654, at Page 326, WEBER County Recorder's Office. (PLOTABLE)
  - Right of Way Easement, in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon, over, under and across a portion of the subject property. Said Right of Way Easement recorded October 7, 1960, as Entry No. 343787, in Book 659, at Page 347, WEBER County Recorder's Office. (PLOTABLE)
  - Easement, Recorded October 19, 1960, as Entry No. 344337, in Book 660, at Page 224, WEBER County Recorder's Office. (PLOTABLE)  
 SURVEY FINDINGS NOTE: It appears Existing Storm Drain Lines are within the south limits of this exception, from that westerly end, lines have been rerouted as shown. No evidence was found in field to support Storm Drain Lines running in the North - South area of exception 14.
  - Right of Way and Easement Grant, in favor of MOUNTAIN FUEL SUPPLY COMPANY, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded October 1, 1965, as Entry No. 460074, in Book 818, at Page 2, WEBER County Recorder's Office. (PLOTABLE)
  - Any existing easements for utilities which may have been constructed through, over or under that portion of the herein described property shown as being a portion of vacated streets and alleys. (NO EVIDENCE OF UTILITIES FOUND)
  - Party Wall Agreement and Declaration of Restrictions, Recorded January 25, 1961, as Entry No. 350130, in Book 668, at Page 556, WEBER County Recorder's Office. (PLOTABLE)

**SURVEYORS NARRATIVE:**  
 This plat is provided to create an ALTA/ACSM Land Title Survey on the subject parcel of land at the request of the client. The Basis of Bearing for this survey is North 00°58'00" East between the found monuments along the centerline of Washington Boulevard at the intersections of 39th and 38th Streets. The North and South boundary lines were established by distance calls too and calls to actual lot lines in Block's 41 and 42 Lake View Addition to Ogden City. The East boundary line is established by the West Right-Of-Way line of Washington Boulevard. The west boundary lines at Kiesel Avenue and Grant Avenue were established by measured and calculated distances to the centerline of each respective street and the improvements placed thereon. There is a cut trench through the West portion of the subject parcel that has been repaved and has concrete boxes placed along said trench. It appears to run from an open field north of this site to the Cell Phone site south of the subject parcel. The contents or materials within this trench are unknown to the surveyor. No record documents or information were provided to the surveyor for said improvement upon this site.  
 Record dimensions are shown in brackets [ ].

**THE BENENSON CAPITAL COMPANY LLC**  
 3833 WASHINGTON BOULEVARD  
 SOUTH OGDEN, UTAH  
 ALTA / ASCM  
 LAND TITLE SURVEY

**BINGHAM ENGINEERING**  
 6411 14TH ST. S. OGDEN, UT 84202  
 (408) 866-2888  
 (408) 866-1808

Den: \_\_\_\_\_  
 Draw: AG  
 Chk: GM  
 Rvw: GM

Print Date: 06/19/2008  
 Created: 06/06/2008

Sht: **1**  
 of 1

Proj: # 4809

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1	GM	6/18/08	CLARIFY FINDINGS
Rev.	By	Date	Remarks