

12th Street

SR 39

1206.47' meas.

Found UDOT Monument

Found Ogden City Monument used as Benchmark Elevation = 4298.83

571.75' meas. (571.96' record)

571.96' (record)

Washington Boulevard
US Highway 89
(Paved Public Highway)

Porter Avenue

N 0°50'15" E

S 0°50'15" W (record)

Recovered Ogden City Monument 0.2' North of calc'd location which matches previous survey

Recovered Ogden City Monument 0.3' Northerly of calc'd location

Narrative
This Survey was requested by Cottonwood Capital prerequisite to development of this property.
This Survey retraces and honors a previous 1997 Survey by R.C. Werner.
A line between monuments recovered along 12th Street was assigned the bearing of N 89°32'54" E as the Basis of Bearings to honor and retrace the previous Survey.
No Property Corners were placed with this Survey.

Title Information
This survey was completed using Title Report Order No. 1087 dated April 4, 2011 from Artisan Title Insurance Agency.

The following survey related items circled from Schedule B - Section 2 of the title report are plotted on the survey:

The following survey related items not circled from Schedule B - Section 2 of the title report could not be plotted:

- #10 Restrictive Covenants recorded February 28, 1974, as Entry No. 730538 in Book 1228, at Page 763, Weber County Recorder's, and Amended Restrictive Covenants recorded February 3, 1998, as Entry No. 1519205 in Book 1905 at Page 122, of Official Records blankets this site along with more land but contains nothing to plot.
- #11 Grant of Easement for an Electrical Sign recorded May 30, 1979 as Entry No. 778389 in Book 1305 at Page 182 of Official Records.
- #12 5 ft. wide right-of-way easement to the Mountain States Telephone and Telegraph Company recorded May 10, 1979, as Entry No. 778915, in Book 1306, at Page 11, Weber County plats Easterly off this site.
- #13 5 ft. wide right-of-way easement to the Mountain States Telephone and Telegraph Company recorded May 10, 1979, as Entry No. 802451, in Book 1343, at Page 187, Weber County plats Easterly off this site.

Record Description
Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian:

Beginning at a point North 519.9 feet (North 0°49'55" East 517.25 feet), West (North 89°09'45" West) 434.69 feet, and North (North 0°50'15" East) 357.75 feet from the Southeast Corner of the Northeast Quarter of said Section 20; running thence East (South 89°09'45" East) 12.00 feet; thence North 18°00'00" East 116.42 feet; thence North (North 0°50'15" East) 39.97 feet to the South Line of 12th Street; thence West (North 89°09'45" West) 267.00 feet along said South Line to the East Line of Washington Blvd.; thence South (South 0°50'15" West) 223.96 feet along said East Line; thence East (South 89°09'45" East) 43.00 feet; thence North 67°00' East 180.00 feet; thence East (South 89°09'45" East) 13.00 feet to the point of beginning.

Together and subject to any and all access rights as granted in that certain Declaration of Restrictions and Grant of Easement dated February 27, 1974 and recorded February 29, 1974 as Entry No. 730598 in Book 1228 at Page 763 of Official Records and as amended on February 23, 1998 as Entry No. 1519205 in Book 1905 at Page 1022 of Official Records.

Flood Plain Data
This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0426E dated December 16, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

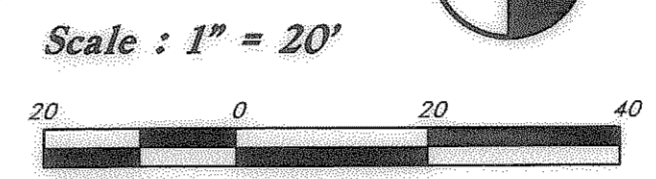
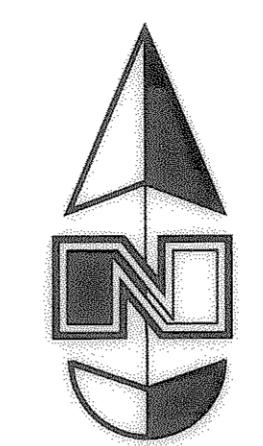
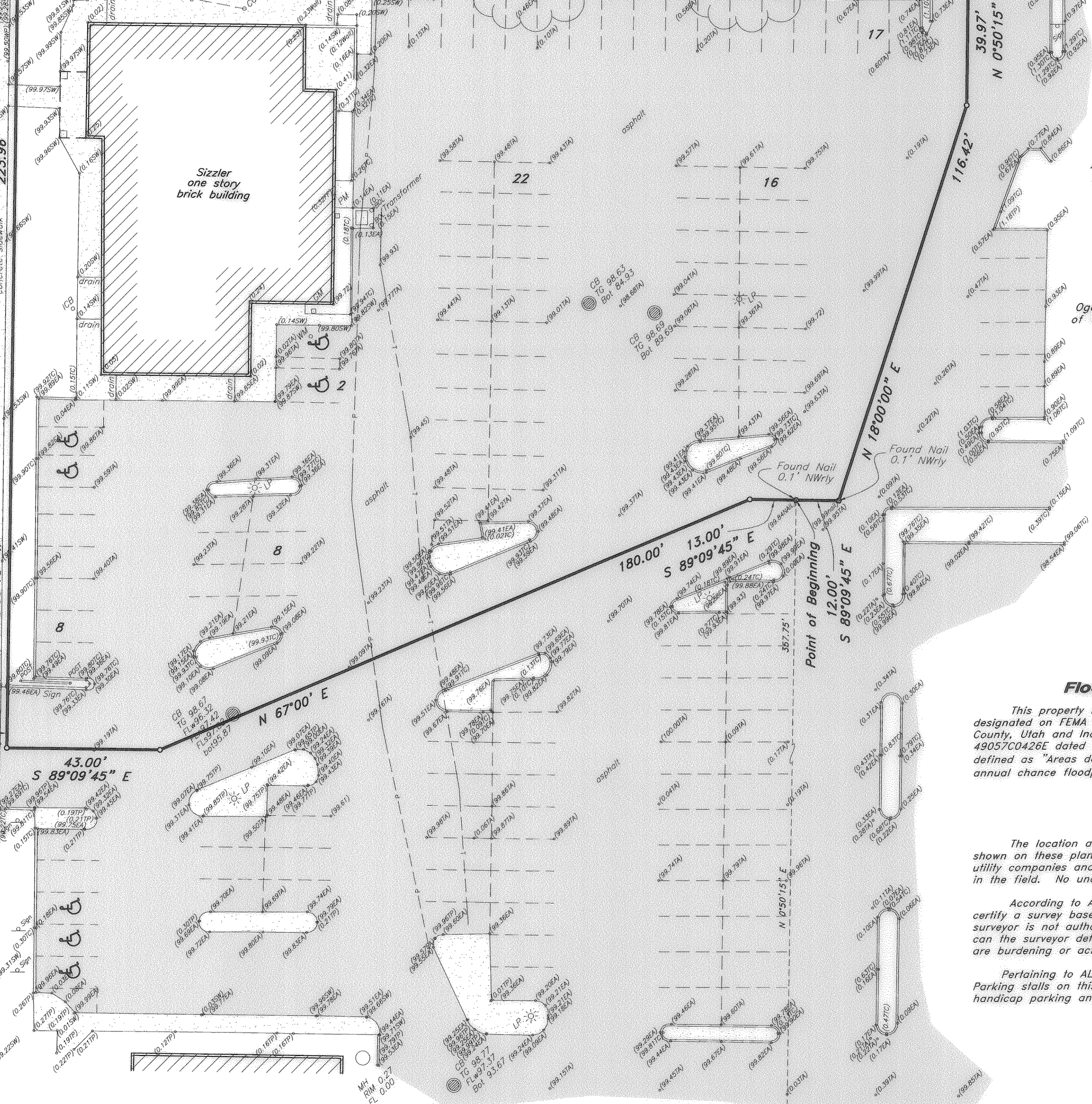
Notes
The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.
According to ALTA standards, the surveyor cannot certify a survey based 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. 9: there are 73 Parking stalls on this site, of which 4 are designated for handicap parking and access.

Certification
To Cottonwood Capital Development, LLC, Camden, L.C., and Artisan Title Insurance Agency:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes Items 2, 3, 4, 5, 7(a), 8, 9, 11(b), 13, 16, 17 and 18 of Table A thereof. The field work was completed on April 25, 2011.



Date: 11 May 2011
Bruce D. Pimper
Utah RLS No. 362256



Benchmark
Ogden City Monument at the intersection of Washington Boulevard and 12th Street Elevation = 4298.83 to Match Previous Survey

- Legend**
- | | | | | | |
|--------|-----------------------|-------|-----------------|--------|---------------------------|
| ○ GM | Manhole | TA | Top of Asphalt | ⚡ | Power Pole w/Guy |
| □ FH | Gas Meter | EA | Edge of Asphalt | ⚡ | Overhead Power, Telephone |
| △ WV | Fire Hydrant | SW | Top of Walk | ⚡ | & Cable TV Line |
| — T — | Water Valve | TP | Top of Concrete | ⚡ | Irrigation Control Box |
| — S — | Buried Phone Cable | Lip | Lip of Gutter | ○ ICB | Ballard |
| — W — | Sanitary Sewer Line | WP | Working Point | ○ GY | Gas Valve |
| — G — | Culinary Water Line | FL | Flowline | □ EBox | Electrical Box |
| — SD — | Gas Line | TC | Top of Curb | ● | Post |
| — I — | Storm Drain Line | 99o00 | Spot Elevation | ▨ | Asphalt |
| — P — | Irrigation Water Line | ⊕ | Contour | ▨ | Concrete |
| — | Buried Power Line | ⊕ | Deciduous Tree | ▨ | Existing Building |
| ● PP | Sign | ⊕ | Light Pole | ▨ | Inlet Box |
| ● TSP | Power Pole | ⊕ | | ▨ | Catch Basin |
| | Traffic Signal Pole | ⊕ | | ▨ | Power Meter |

13th Street

Southeast Corner of the Northeast Quarter of Section 20, 16N, 11W, SLB&M, U.S. Survey (no monument found, location calc'd from Ogden City Engineering Plats No. 2633)

GREAT BASIN ENGINEERING - SOUTH
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ALTA / ACSM Land Title Survey
Walgreen's
1208 Washington Boulevard
Ogden City, Weber County, Utah