

Scale : 1" = 20'

Benchmark
 Ogden City Monument at the intersection
 of Washington Boulevard and 12th Street
 Elevation = 4298.83 (Assigned)

Narrative
 This Survey was requested by Cottonwood Capital prerequisite to development of this property.
 A line between monuments recovered along Washington Boulevard at 12th Street and Cross Street was assigned the bearing of N 0°50'15" E as the Basis of Bearings to honor and retrace the Subdivision plat.
 Property Corners were recovered as noted with this Survey.

Legend

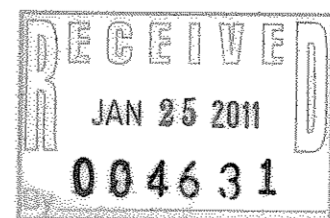
○	Manhole	TA	Top of Asphalt
□ GM	Gas Meter	EA	Edge of Asphalt
□ FH	Fire Hydrant	SW	Top of Walk
□ WV	Water Valve	TP	Top of Concrete
---	Buried Phone Cable	LP	Lip of Gutter
---	Sanitary Sewer Line	WP	Working Point
---	Culinary Water Line	FL	Flowline
---	Gas Line	TC	Top of Curb
---	Storm Drain Line	99000	Spot Elevation
---	Irrigation Water Line	—	Centerline
---	Buried Power Line	—	Contour
▽	Sign	○	Deciduous Tree
● PP	Power Pole	○ LP	Light Pole
● TSP	Traffic Signal Pole	Post	Post
→	Power Pole w/Guy	■	Asphalt
—	Overhead Power, Telephone & Cable TV Line	■	Concrete
—	Irrigation Control Box	■	Existing Building
□ ICB	Bollard	■	Inlet Box
□ BOL	Gas Valve	■	Catch Basin
□ GV	Electrical Box	■	Power Meter
□ EBox			

Title Information
 This survey was completed using Proforma Title Policy Order No. F-D46466 not dated from Stewart Title Guaranty Company, issued by Founders Title Company.
 The following survey related items circled from Schedule B of the title report are plotted on the survey:
 The following survey related items not circled from Schedule B of the title report could not be plotted:
 #4 Ordinance No. 12-87, Redevelopment Plan recorded April 15, 1987 as Entry No. 1006739 in Book 1514 at Page 1024 of Official Records blankets this site along with more land but contains nothing to plot.
 #5 Notice of Adoption of Redevelopment Plan Entitled Twelfth Street Redevelopment Project recorded May 5, 1987 as Entry No. 1009728 in Book 1516 at Page 387 of Official Records and recorded November 28, 1987 as Entry No. 1011948 in Book 1517 at Page 2096 of Official Records blankets this site along with more land but contains nothing to plot.
 #6 2 ft. wide easement to Mountain States Telephone and Telegraph Company recorded October 7, 1937 in Book "X", at Page 419 of Official Records.
 #9 Cross-Easement Agreement recorded September 9, 1987 as Entry No. 1024435 in Book 1525 at Page 2244 of Official Records blankets the entire shopping center for access, parking, pedestrian traffic and utilities but contains nothing to plot.
 #11 Easements as Delineated and/or Dedicated on the Recorded Plat.

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 102 Parking stalls on this site, of which 0 are designated for handicap parking and access.

Record Description
 All of Lot 2, 12th Street Plaza Subdivision, Ogden City, according to the Official Plat thereof, recorded in the Office of the County Recorder of Weber County, State of Utah.
Certification
 To Cottonwood Capital Development, LLC, Gordy Ogden Marley, LLC, Stewart Title Guarantee Company, and Founders Title Company:
 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, 8, 9 and 11(b) of Table A thereof. The field work was completed on September 6, 2011.



Date: 15 Sept 2011
 BRUCE D. PIMPER
 Bruce D. Pimper
 Utah RLS No. 362256

GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS and LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 16747
 Salt Lake City, Utah 84116
 Ogden (801)551-8529 Ogden (801)394-7288 Fax (801)521-9551

ALTA / ACSM Land Title Survey
Sizzler
 1176 Washington Boulevard
 Ogden City, Weber County, Utah