

BASIS OF BEARING S 89°02'00" E 760.92' (MEAS.)
760.70' (REC.)

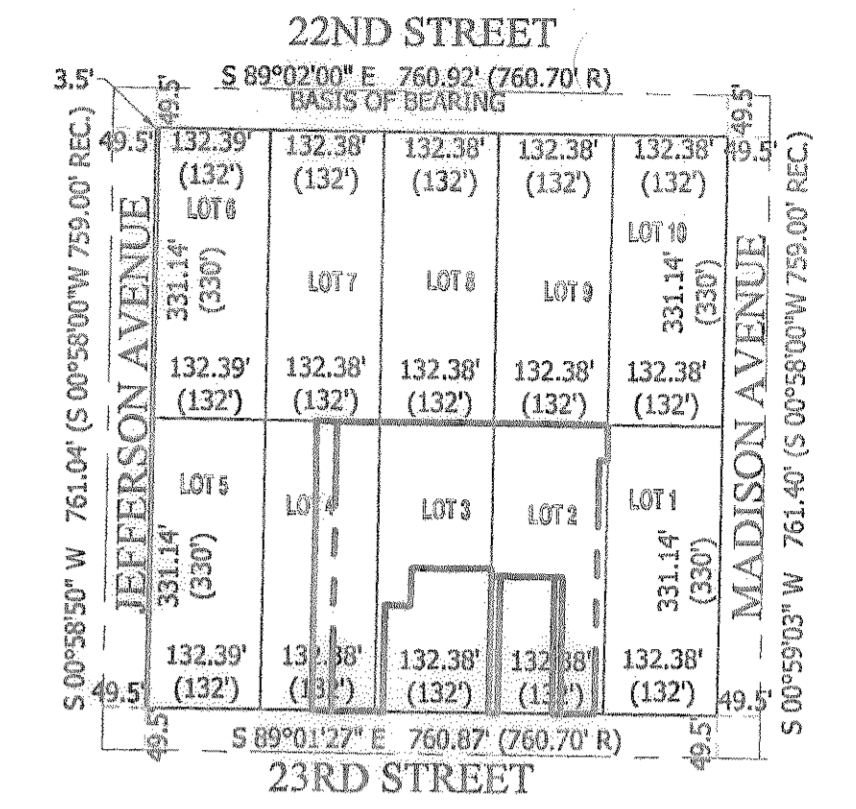
ALTA/ACSM LAND TITLE SURVEY
OSMOND
A PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN - OGDEN, WEBER COUNTY, UTAH

AREA
80,039 SQ. FT
1.84 ACRES

FOUND MON.
MADISON AVE.
& 22ND STREET
S 00°59'03" W 1524.04 (MEAS.)
S 00°58'00" W 1518.00 (REC.)

FOUND MON.
MADISON AVE.
& 24TH STREET

BLOCK BREAK DOWN



SURVEYOR'S CERTIFICATE

TO I) DJM1911C, A UTAH LIMITED LIABILITY COMPANY, II) ARBOR COMMERCIAL FUNDING, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, III) FANNIE MAE, ITS SUCCESSORS OR ASSIGNS, IV) FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND V) METRO NATIONAL TITLE:

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 1, 2, 3, 4, 6(a) AND (b), 7(a) AND (c), 8, 9, 10, 11(a) AND (b), 13, 16, 18, 19 AND 20 OF TALBE A THEREOF.

DATE: 9/23/2012
PRINTED NAME OF SURVEYOR: Stephen J. Fackrell
REGISTRATION NO. 191517
STATE OF: UTAH

LEGEND

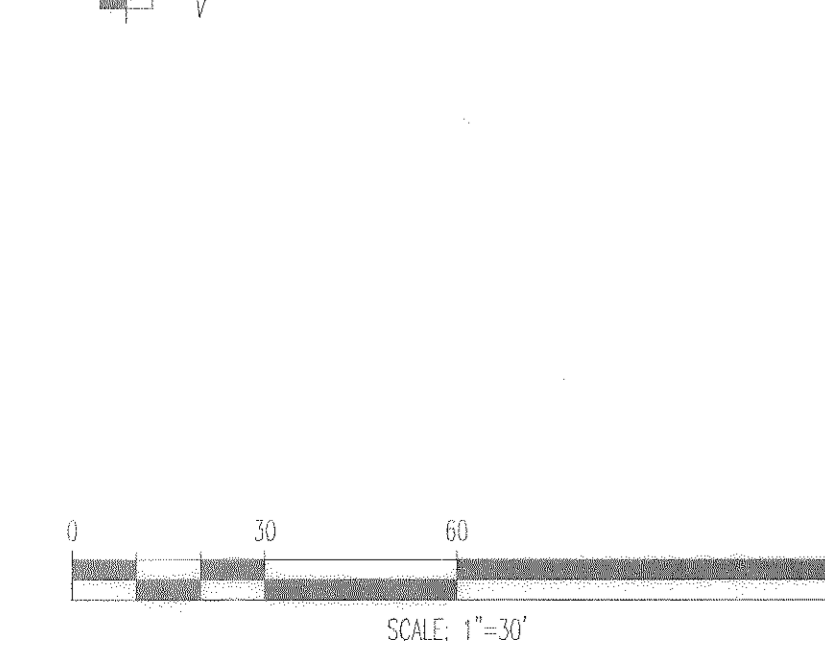
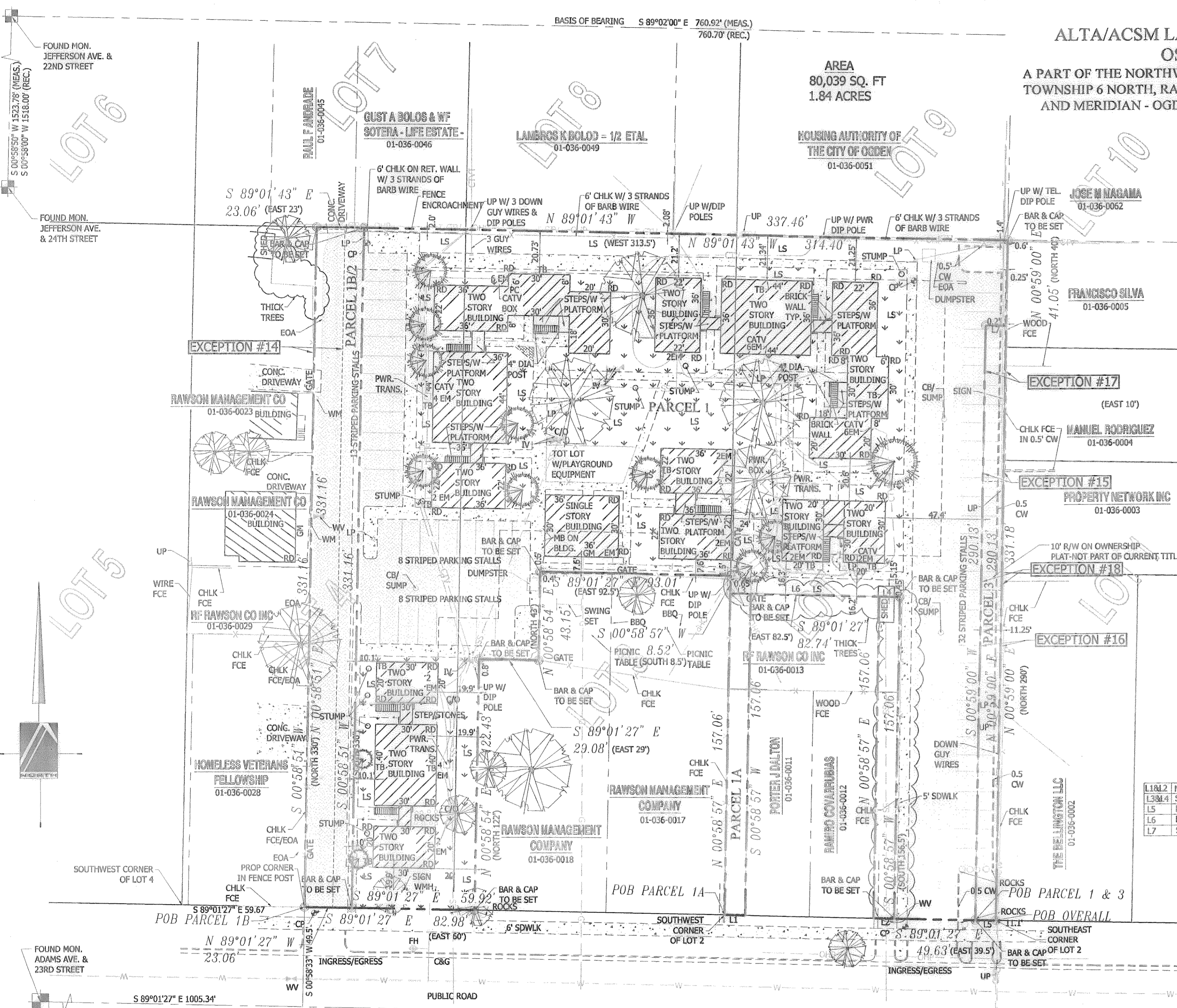
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

TB	TELEPHONE BOX
BB	BASKETBALL STANDARD
SW/R	STAIRWELL W/RAILING
PW/R	PLATFORM W/RAILING
GM	GAS METER
EC	ELECTRICAL CONDUIT
EM	ELECTRICAL METER
EB	ELECTRICAL BOX
CW	CONCRETE WALL
DP	DUMPSTER PAD
SB	SPEED BUMP
CATV	CABLE TV BOX
BLDG	BUILDING
WE	WATER VALVE
IE	INVERT ELEVATION
CONC.	CONCRETE
CHLK FCE	CHAIN LINK FENCE
TRAM	TRANSFORMER
IRBX	IRRIGATION BOX
PHB	PHONE BOX
BW	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDNH	LAND DRAIN MANHOLE
NH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
LP	UTILITY/LIGHT POLE
W/O	WITHOUT
E	ENTRY
PH	PHONE
---	BOUNDARY LINE
---	STREET RIGHT-OF-WAY LINE
---	CENTERLINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. TELEPHONE LINE
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
---	EX. SECONDARY WATERLINE
---	EX. CATV
---	EX. POWER
---	EX. OVERHEAD POWER
(4250)	EG CONTOUR MAJOR
(4250)	EG CONTOUR MINOR
+	SECTION CORNER
+	MONUMENT
+	CONTROL POINT
+	EXISTING TREE
+	EXISTING PINE TREE
+	SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
+	EXISTING CONCRETE
+	EXISTING GRASS/LANDSCAPING
+	EXISTING ASPHALT
---	ASPHALT SAWCUT
---	EXIST. CONC. C&G OR SIDEWALK

OVERALL AS-SURVEYED DESCRIPTION

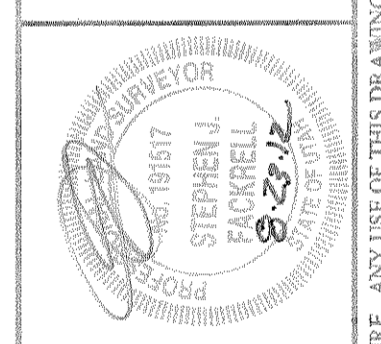
PART OF LOTS 2 TO 4, BLOCK 42, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; RUNNING THENCE NORTH 00°59'00" EAST 331.18 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°01'43" WEST ALONG THE NORTH LINE OF SAID LOT 2 AND LOTS 3 & PART OF LOT 4 337.46 FEET TO A POINT WHICH IS SOUTH 89°01'43" EAST 59.67 FEET FROM THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 00°58'51" WEST 331.16 FEET TO THE NORTH LINE OF 23RD STREET; THENCE SOUTH 89°01'27" EAST ALONG SAID NORTH LINE 82.98 FEET; THENCE NORTH 00°58'54" EAST 122.43 FEET; THENCE SOUTH 89°01'27" EAST 29.08 FEET; THENCE NORTH 00°58'54" EAST 43.16 FEET; THENCE SOUTH 89°01'27" EAST 93.01 FEET TO THE WEST LINE OF SAID LOT 2; THENCE SOUTH 00°58'57" WEST ALONG SAID WEST LINE 8.52 FEET; THENCE SOUTH 89°01'27" EAST 82.74 FEET; THENCE SOUTH 00°58'57" WEST 157.06 FEET TO SAID NORTH LINE OF SAID STREET; THENCE SOUTH 89°01'27" EAST ALONG SAID NORTH LINE 49.63 FEET TO THE POINT OF BEGINNING. CONTAINING 1.83 ACRES.

L1&L2	N 89°01'27" W 10.03'
L3&L4	S 89°01'27" E 10.03'
L5	N 89°01'27" W 10.03'
L6	N 89°01'27" W 62.68'
L7	S 89°01'27" E 10.03'



PINNACLE
Engineering & Land Surveying, Inc.
Mount Pleasant
Layton • West Bountiful
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

OSMOND
ALTA/ACSM LAND TITLE SURVEY
FOR: METRO COMMERCIAL FINANCE
630 EAST 23RD STREET
OGDEN, UT
11-057A



REVISION	BY	DATE
SURVEYED BY	DATE	
SPB	09/20/11	
DESIGNED BY	DATE	
DRAWN BY	DATE	
SD	09/20/11	
APPROVED BY	DATE	
SJF	09/20/11	
SHEET #	OF	
1	2	

NARRATIVE

1. TITLE DOCUMENTS FOR THIS PROPERTY WERE PROVIDED BY METRO NATIONAL TITLE COMPANY, ORDER NO.: 24210E, AT EFFECTIVE DATE: NOVEMBER 8, 2011 AT 7:45 A.M.

2. SCHEDULE B - PART I SPECIAL EXCEPTIONS

#13 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
 PURPOSE: THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING UNDERGROUND CONDUIT, POLES, ANCHORS, CABLES, WIRES AND FIXTURES UPON, UNDER, OVER AND ACROSS THE PROPERTY.
 RECORDED: APRIL 18, 1974
 ENTRY NO.: 613537
 BOOK/PAGE: 1051/ 252
 AREA AFFECTED: EXACT LOCATION NOT DISCLOSED (NOT PLOTTABLE)

#14 THE FOLLOWING AFFECTS PARCEL 2:
 RESERVATIONS IN FAVOR OF THE GRANTOR:
 GRANTOR: REDEVELOPMENT AGENCY OF OGDEN CITY, UTAH
 DATED: APRIL 2, 1974
 RECORDED: APRIL 3, 1974
 ENTRY NO.: 612398
 BOOK/PAGE: 1049 / 681
 SUBJECT, HOWEVER, TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED TRACT OF SAID LAND; BEGINNING AT A POINT 59.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE NORTH 330 FEET; THENCE EAST 14 FEET; THENCE SOUTH 330 FEET; THENCE WEST 14 FEET TO THE PLACE OF BEGINNING, AND IN FACT RIGHTS OF WAY OVER THE ENTIRE 23 FEET FROM EAST TO WEST.

#15 THE FOLLOWING AFFECTS PARCEL 3:
 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
 GRANTOR: MARY JANE RODDRICK
 GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION
 PURPOSE: A RIGHT AND EASEMENT LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPELINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES.
 RECORDED: OCTOBER 2, 1959
 ENTRY NO.: 322102
 BOOK/PAGE: 625 / 471

#16 EASTMENT, AND THE TERMS AND CONDITIONS THEREOF:
 GRANTOR: LAWRENCE LACLEMENTS AND VERA L. CLEMENTS AND JOHN LEE BYBEE AND AGNES B. BYBEE
 GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION
 PURPOSE: A RIGHT AND EASEMENT LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPELINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES.
 RECORDED: OCTOBER 2, 1959
 ENTRY NO.: 322103
 BOOK/PAGE: 625 / 473

#17 EASTMENT, AND THE TERMS AND CONDITIONS THEREOF:
 GRANTOR: ALLEGRA I. VERALDI AND RUBY E. BISON
 GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION
 PURPOSE: A RIGHT AND EASEMENT LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPELINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES.
 RECORDED: OCTOBER 2, 1959
 ENTRY NO.: 322104
 BOOK/PAGE: 625 / 475

#18 SUBJECT TO A RIGHT OF WAY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOC 42, PLAT "A", OGDEN CITY SURVEY, THENCE WEST 10 FEET; THENCE NORTH 290 FEET, THENCE EAST 10 FEET; THENCE SOUTH 290 FEET TO THE POINT OF BEGINNING, AS DISCLOSED BY THE FOLLOWING DEEDS.

WARRANTY DEED
 GRANTEE: REDEVELOPMENT AGENCY OF OGDEN CITY, UTAH
 RECORDED: JANUARY 31, 1972
 ENTRY NO. 564540
 BOOK/PAGE: 985 / 327

WARRANTY DEED
 GRANTEE: REDEVELOPMENT AGENCY OF OGDEN CITY, UTAH
 RECORDED: FEBRUARY 7, 1972
 ENTRY NO. 564922
 BOOK/PAGE: 985 / 740

WARRANTY DEED
 GRANTEE: REDEVELOPMENT AGENCY OF OGDEN CITY, UTAH
 RECORDED: JUNE 16, 1972
 ENTRY NO. 572925
 BOOK/PAGE: 996 / 535

QUIT CLAIM DEED
 GRANTEE: REDEVELOPMENT AGENCY OF OGDEN CITY, UTAH
 RECORDED: MARCH 1, 1974
 ENTRY NO. 610354
 BOOK/PAGE: 1047 / 87

QUIT CLAIM DEED
 GRANTEE: REDEVELOPMENT AGENCY OF OGDEN CITY, UTAH
 RECORDED: SEPTEMBER 10, 1974
 ENTRY NO. 622793
 BOOK/PAGE: 1064 / 204

NOTE: THE EASEMENT INTEREST OF THE REDEVELOPMENT AGENCY OF OGDEN CITY, UTAH WAS NEVER CONVEYED TO OSMOND HEIGHTS, A LIMITED PARTNERSHIP NOR R.F. RAWSON CO., A INC.

3. CORNERS FOR THIS PROPERTY HAVE BEEN OR WILL BE MARKED WITH A 5/8" REBAR, 1.5 FEET IN LENGTH, WITH A PLASTIC CAP STAMPED "PINNACLE" AND/OR A BRASS SLUG OR NAIL AND BRASS WASHER STAMPED "PINNACLE".

4. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°02'00" EAST 760.92 FEET MEASURED ALONG THE CENTERLINE OF THE 22ND STREET BETWEEN JEFFERSON AVENUE AND MADISON AVENUE.

5. THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATING, OR CONSTRUCTION IS INTENDED.

6. THE BOUNDARY & EASEMENT SHOWN ON THIS PLAT WAS RETRACED BASED ON THE DEED DESCRIPTION AND A PRORATION OF SAID DEED COURSES RELATIVE TO THE BLOCK BREAKDOWN SHOWN HEREON.

7. INFORMATION USED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF THE TITLE REPORT NOTED ABOVE AND THE AREA REFERENCE PLAT FOR BLOCK 42 PLAT A, OWNERSHIP PLAT, UTILITY PLATS AND LEGAL DESCRIPTIONS.

8. THE PROPERTY IS ZONED R-3 EC MULTI-FAMILY WITH 20' SETBACK.

9. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION ON THE SITE NOR OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

10. THERE ARE 61 TOTAL STRIPED PARKING STALLS.

11. THE ENTIRE SITE FALLS IN ZONE X, OUTSIDE THE ANNUAL FLOOD PLAIN PER MAP NUMBER 40057C0427E WITH AN EFFECTIVE DATE OF DECEMBER 16TH 2005.

12. FENCELINE ENCRoACHMENT BEGINNING ON THE NORTHWEST CORNER OF PARCEL 2 RUNNING EASTERLY APPROXIMATELY 174.4' AND BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 RUNNING WESTERLY APPROXIMATELY 101.8'.

LEGAL DESCRIPTION FROM TITLE REPORT

PARCEL 1:
 PART OF LOTS 2 TO 4, BLOCK 42, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 10.03 FEET NORTH 89°01'27" WEST OF THE SOUTHEAST CORNER OF SAID LOT 2; RUNNING THENCE NORTH 00°59'00" EAST 290.13 FEET; THENCE SOUTH 89°01'43" EAST 10.03 FEET TO THE EAST LINE OF SAID LOT 2; THENCE NORTH 00°59'00" EAST ALONG SAID FENCE LINE 41.05 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°01'43" WEST ALONG THE NORTH LINE OF SAID LOT 2 AND LOTS 3 & PART OF LOT 4 314.40 FEET; THENCE SOUTH 00°58'51" WEST 331.16 FEET TO THE NORTH LINE OF 23RD STREET; THENCE SOUTH 89°01'27" EAST ALONG SAID NORTH LINE 59.92 FEET; THENCE NORTH 00°58'54" EAST 122.43 FEET; THENCE SOUTH 89°01'27" EAST 29.08 FEET; THENCE NORTH 00°58'54" EAST 43.16 FEET; THENCE SOUTH 89°01'27" EAST 93.01 FEET TO THE WEST LINE OF SAID LOT 2; THENCE SOUTH 00°58'57" WEST ALONG SAID WEST LINE 8.52 FEET; THENCE SOUTH 89°01'27" EAST 82.74 FEET; THENCE SOUTH 00°58'57" WEST 157.06 FEET TO SAID NORTH LINE OF SAID STREET; THENCE SOUTH 89°01'27" EAST ALONG SAID NORTH LINE 39.60 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:
 TOGETHER WITH AN EASEMENT AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 29, 2006 AS ENTRY NO. 1443159 IN BOOK 1837 AT PAGE 1385, OVER THE FOLLOWING DESCRIBED RIGHT-OF-WAY:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; RUNNING THENCE NORTH 00°58'57" EAST ALONG THE WEST LINE OF SAID LOT 2 157.06 FEET; THENCE SOUTH 89°01'27" EAST 82.74 FEET; THENCE SOUTH 00°58'57" WEST 157.06 FEET TO THE NORTH LINE OF 23RD STREET; THENCE NORTH 89°01'27" WEST ALONG SAID NORTH LINE 10.03 FEET; THENCE NORTH 00°58'57" EAST 157.06 FEET; THENCE NORTH 89°01'27" WEST ALONG SAID NORTH LINE 62.68 FEET; THENCE SOUTH 00°58'57" WEST 157.06 FEET TO SAID NORTH LINE; THENCE NORTH 89°01'27" WEST 10.03 FEET TO THE PLACE OF BEGINNING.

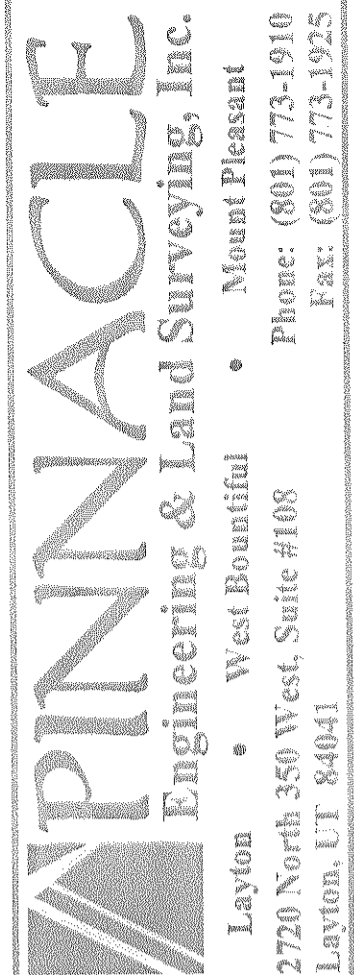
PARCEL 1B:
 TOGETHER WITH AN EASEMENT AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 29, 1996 AS ENTRY NO. 1443159 IN BOOK 1837 AT PAGE 1385, BEING DESCRIBED AS FOLLOWS:

PART OF LOT 4, BLOCK 42, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY UTAH.
 BEGINNING AT A POINT 59.67 FEET ALONG THE BLOCK LINE SOUTH 89°01'27" EAST FROM THE SOUTHWEST CORNER OF SAID LOT 4; AND RUNNING THENCE NORTH 00°58'58" EAST 331.16 FEET TO THE NORTH LINE OF SAID LOT; THENCE SOUTH 89°01'43" EAST ALONG SAID NORTH LINE 23.06 FEET; THENCE SOUTH 00°58'51" WEST 331.16 FEET TO SAID BLOCK LINE; THENCE NORTH 89°01'27" WEST ALONG SAID BLOCK LINE 23.06 FEET TO THE POINT OF BEGINNING.

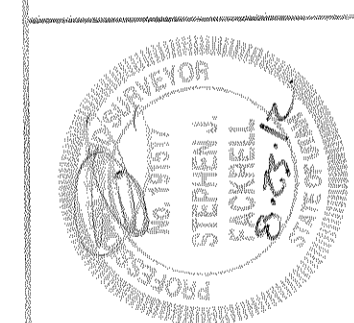
PARCEL 2:
 PART OF LOT 4, BLOCK 42, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY UTAH.

BEGINNING AT A POINT 59.5 FEET EAST FROM THE SOUTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE NORTH 330 FEET; THENCE EAST 23 FEET; THENCE SOUTH 330 FEET; THENCE WEST 23 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 42, PLAT A, OGDEN CITY SURVEY; AND RUNNING THENCE NORTH 290 FEET; THENCE WEST 10 FEET; THENCE SOUTH 290 FEET; THENCE EAST 10 FEET TO THE POINT OF BEGINNING.



OSMOND
 ALTA/CSM LAND TITLE SURVEY
 FOR: METRO COMMERCIAL FINANCE
 630 EAST 23RD STREET
 OGDEN, UT
 11-057A



SHEET #	SURVEYED BY	DATE	REVISION	
			BY	DATE
2	SPB	09/2011		
OF	DESIGNED BY	DATE		
	DRAWN BY	DATE		
	SD	09/2011		
2	APPROVED BY	DATE		
	SJF	09/2011		

