

ALTA SURVEY FOR 166 25th STREET

166 25th STREET

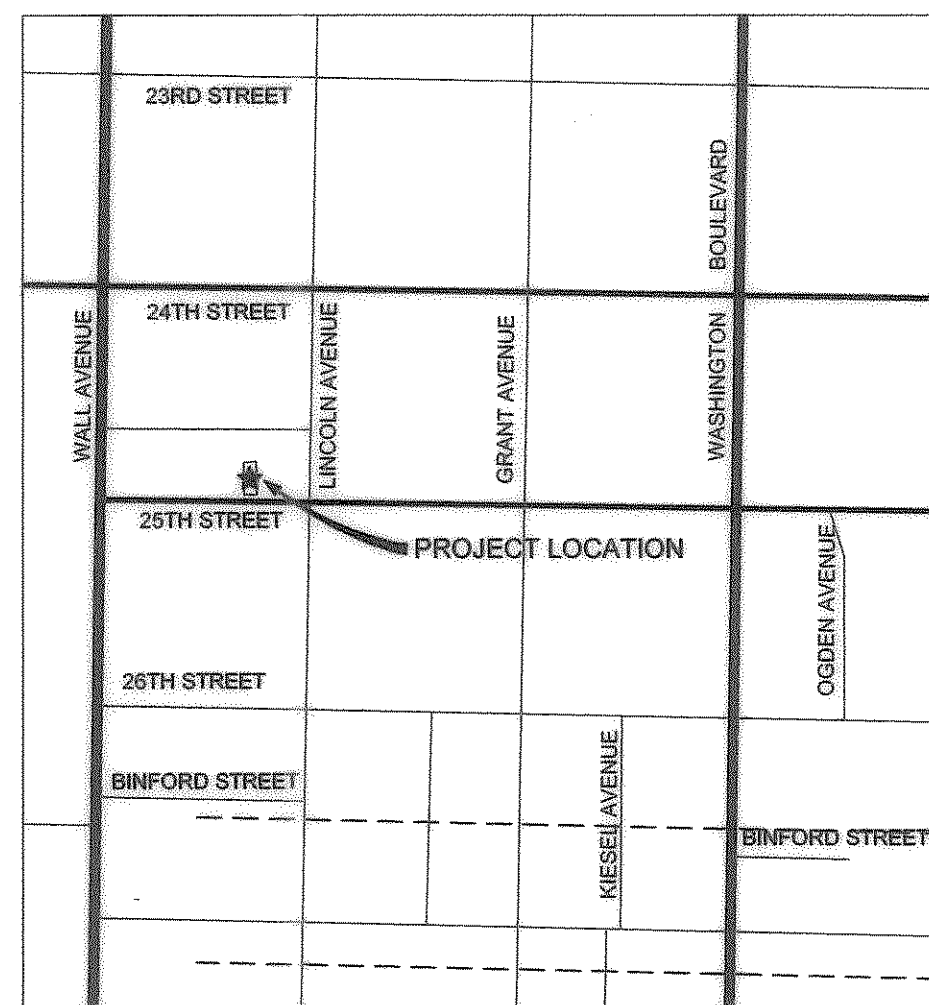
PART OF LOT 1, BLOCK 23, PLAT A, OGDEN CITY SURVEY

LOCATED IN SECTION

TOWNSHIP TOWNSHIP 6 NORTH, RANGE 1 WEST,

SALT LAKE BASE AND MERIDIAN

OGDEN, WEBER COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

To: BLACKSMITH PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY
 OGDEN PROPERTIES II, LLC, A MEMBER-MANAGED LIMITED LIABILITY COMPANY
 FIRST AMERICAN TITLE COMPANY, LLC

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, 5, 10A, 10B, 11B, 12, 16, 17, 19, 20, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 12, 2013.

RECORD BOUNDARY DESCRIPTION

PARCEL 1
 PART OF LOT 1, BLOCK 23, PLAT A, OGDEN CITY SURVEY; BEGINNING AT A POINT 142.75 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE WEST 40.00 FEET; THENCE NORTH 8 RODS; THENCE EAST 40.00 FEET; THENCE SOUTH 8 RODS TO THE PLACE OF BEGINNING.

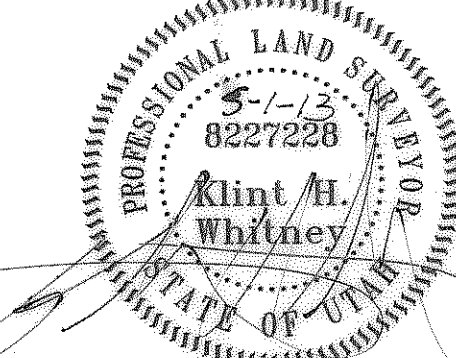
PARCEL 2
 A RIGHT OF WAY AS CREATED BY THAT CERTAIN QUIT CLAIM AND EASEMENT AGREEMENT RECORDED MARCH 09, 1998 AS ENTRY NO. 1526680 IN BOOK 1912 AT PAGE 2175 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:
 BEGINNING AT POINT ON THE WEST LINE OF LINCOLN AVENUE, OGDEN, UTAH, SAID POINT BEING NORTH 00°58' EAST 157.75 FEET FROM THE SOUTHEAST CORNER OF BLOCK 23, PLAT A, OGDEN CITY SURVEY; THENCE NORTH 89°02' WEST 666.00 FEET TO THE WEST LINE OF SAID BLOCK 23; THENCE NORTH 00°58' EAST 15.00 FEET; THENCE SOUTH 89°02' EAST 666.00 FEET; THENCE SOUTH 00°58' WEST 15.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3
 A RIGHT OF WAY AS CREATED BY THAT CERTAIN QUIT CLAIM AND EASEMENT AGREEMENT RECORDED MARCH 09, 1998 AS ENTRY NO. 1526680 IN BOOK 1912 AT PAGE 2175 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHICH IS NORTH 00°58' EAST 132.00 FEET AND NORTH 89°02' WEST 151.00 FEET FROM THE SOUTHEAST CORNER OF BLOCK 23, PLAT A, OGDEN CITY SURVEY; THENCE NORTH 89°02' WEST 17.50 FEET; THENCE NORTH 00°58' EAST 25.75 FEET; THENCE SOUTH 89°02' EAST 17.50 FEET; THENCE SOUTH 00°58' WEST 25.75 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED BOUNDARY DESCRIPTION

PARCEL 1
 A PART OF LOT 1, BLOCK 23, PLAT A, OGDEN CITY SURVEY; BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 25TH STREET BEING LOCATED NORTH 89°02'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 143.39 FEET (142.75 FEET BY RECORD) FROM THE SOUTHEAST CORNER OF SAID LOT 1; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°02'00" WEST 40.00 FEET; THENCE NORTH 00°58'00" EAST 132.00 FEET; THENCE SOUTH 89°02'00" EAST 40.00 FEET; THENCE SOUTH 00°58'00" WEST 132.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES.

TOGETHER WITH AN EASEMENT RECORDED MARCH 09, 1998 AS ENTRY NO. 1526680 IN BOOK 1912 PAGE 2175 OF THE OFFICIAL RECORDS.



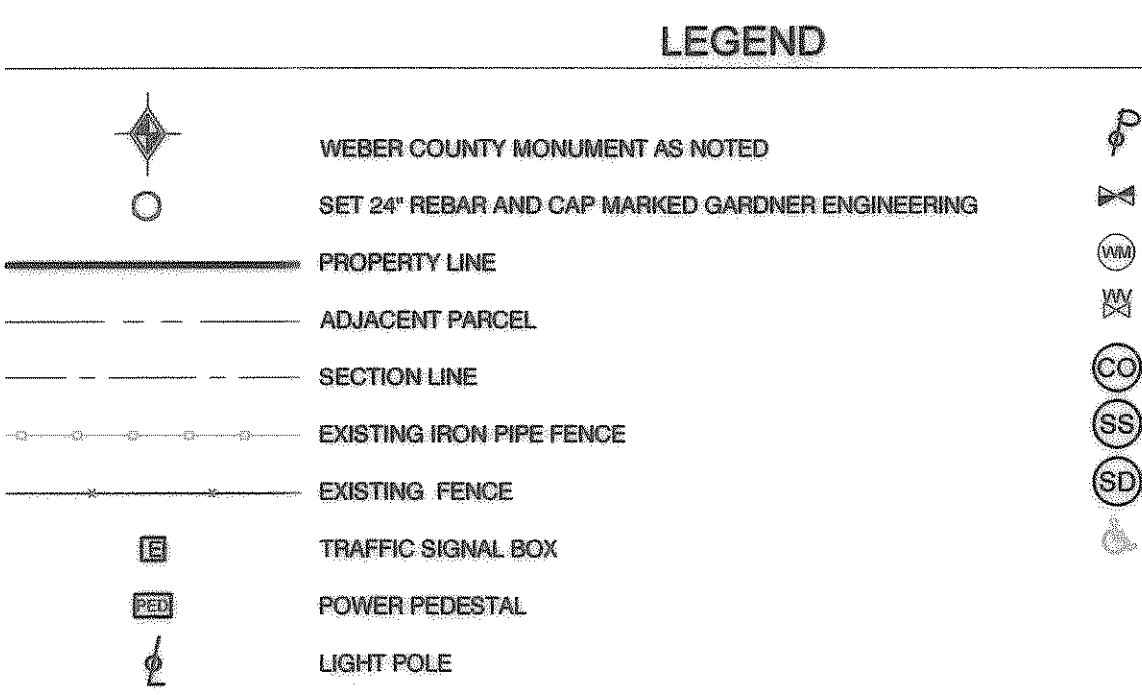
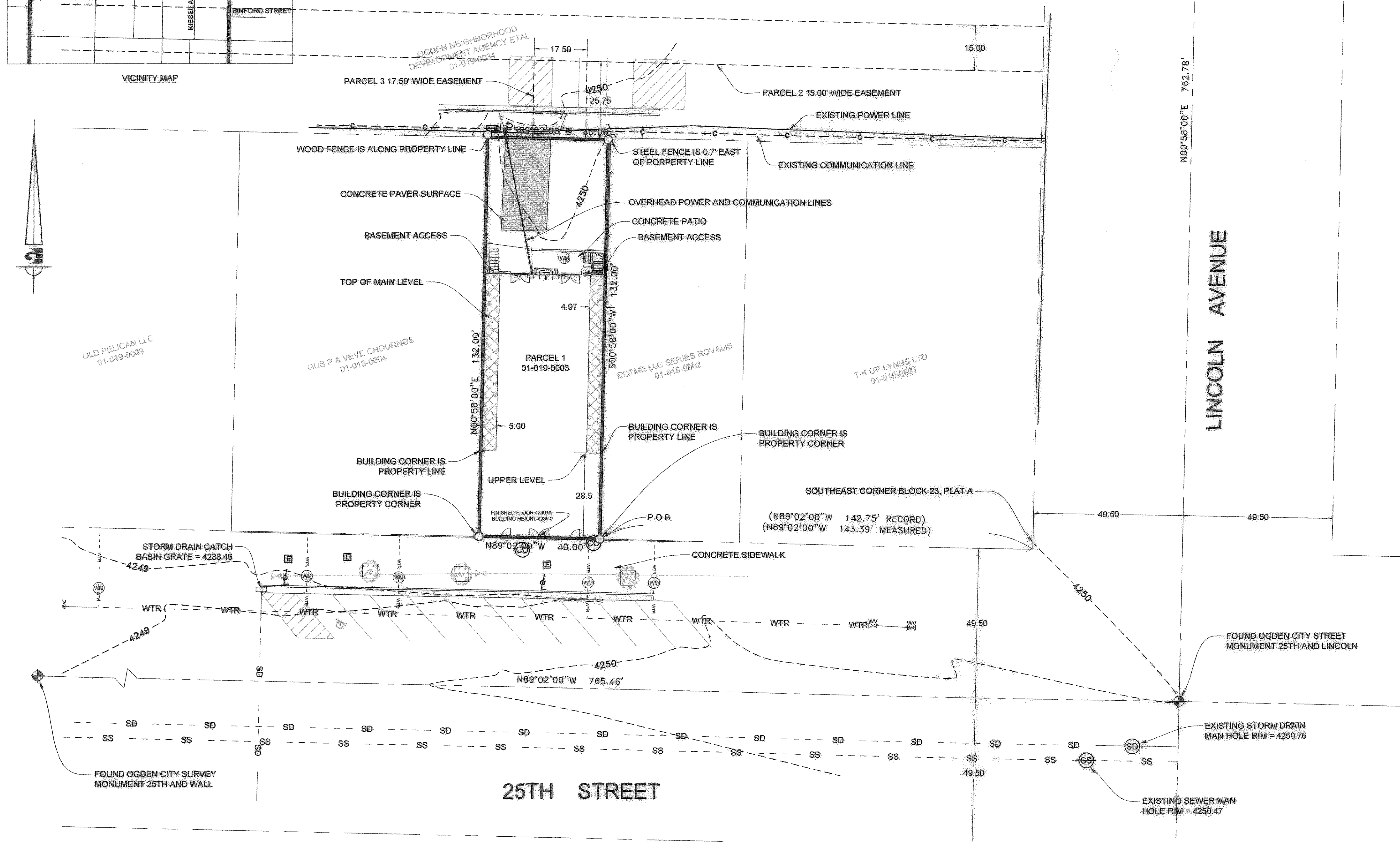
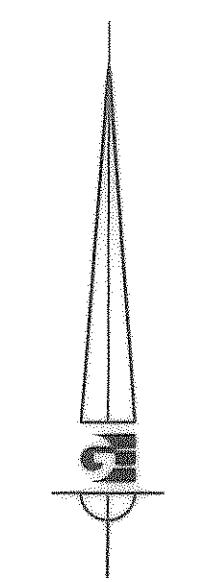
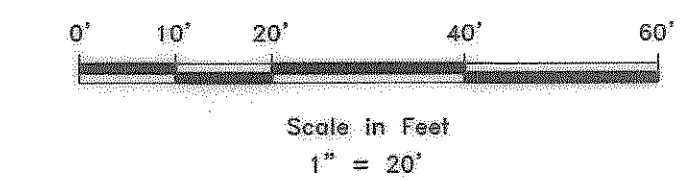
KLINT H. WHITNEY, PLS NO. 8227228

EXCEPTIONS:

- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
- ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS AND ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
- PATENTED AND UNPATENTED MINERAL AND/OR MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRED RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- TAXES FOR THE YEAR 2013 NOW A LIEN, NOT YET DUE. GENERAL PROPERTY TAXES FOR THE YEAR 2012 WERE PAID IN THE AMOUNT OF \$6,959.48. TAX PARCEL NO. 01-019-0003.
- ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN CENTRAL WEBER SEWER AND OGDEN CITY.
- RESOLUTION NO. 30-81 DESIGNATING AS AN HISTORIC DISTRICT ALL PROPERTY FRONTING ON TWENTY-FIFTH STREET BETWEEN GRANT AND WALL AVENUES AND ALSO INCLUDING UNION STATION RECORDED MAY 20, 1981 AS ENTRY NO. 836502 IN BOOK 1382 AT PAGE 409 OF OFFICIAL RECORDS.
 AMENDED RESOLUTION NO. 30-81 DESIGNATING AS AN HISTORIC DISTRICT ALL PROPERTY FRONTING ON TWENTY-FIFTH STREET BETWEEN GRANT AND WALL AVENUES AND ALSO INCLUDING UNION STATION RECORDED MAY 28, 1981 AS ENTRY NO. 836689 IN BOOK 1382 AT PAGE 1210 OF OFFICIAL RECORDS.
- A SPECIAL ASSESSMENT FOR THE OGDEN CITY, UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 1, IN THE PRINCIPAL AMOUNT OF \$648.32, PLUS INTEREST AS EVIDENCED BY THAT CERTAIN ORDINANCE NO. 2003- 83 RECORDED JANUARY 19, 2004 AS ENTRY NO. 2004087 OF OFFICIAL RECORDS.
 SAID ORDINANCE NO. 2003-83 WAS RE-RECORDED MARCH 23, 2004 AS ENTRY NO. 2019270 OF OFFICIAL RECORDS.
- TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN DEVELOPMENT AGREEMENT OGDEN PROPERTIES II, LLC BY AND BETWEEN OGDEN CITY REDEVELOPMENT AGENCY AND OGDEN PROPERTIES II, LLC, A UTAH LIMITED LIABILITY COMPANY RECORDED AUGUST 31, 2007 AS ENTRY NO. 2289061 OF OFFICIAL RECORDS.
- A SPECIAL ASSESSMENT FOR THE OGDEN CITY, UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 1, IN THE PRINCIPAL AMOUNT OF \$211.30, PLUS INTEREST AS EVIDENCED BY THAT CERTAIN ORDINANCE NO. 2009- 66 RECORDED DECEMBER 10, 2009 AS ENTRY NO. 2449003 OF OFFICIAL RECORDS.
- AN ORDINANCE NO. 2012-43 OF OGDEN CITY, UTAH, APPROVING THE BOARD OF EQUALIZATION'S REPORT AND PROVIDING FOR THE LEVY OF NEW ASSESSMENTS ON ALL DESIGNATED BUSINESS/COMMERCIAL PROPERTIES WITHIN THE OGDEN CITY, UTAH, CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 2 RECORDED AUGUST 24, 2012 AS ENTRY NO. 2592419 OF OFFICIAL RECORDS.

CONTACT:

FIRST AMERICAN TITLE INSURANCE AGENCY LLC.
 Jeff T. Barnes
 555 South Bluff Street, Ste. 100
 St. George, UT 84770
 435-673-5431

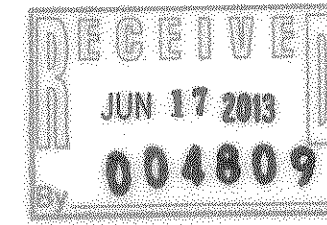


NOTES:

- BUILDING CONSTRUCTION IS 3 STORY BRICK BUILDING WITH BASEMENT.
- EXTERIOR BUILDING WALL DO NOT ENCRUCH ON ADJOINING PROPERTIES.
- EXISTING UTILITIES WERE PHYSICALLY MEASURED WHEN POSSIBLE OR PROVIDED BY OTHERS.
- SITE BENCH MARK IS EXISTING CENTERLINE MONUMENT AT THE INTERSECTION OF 25TH SOUTH WITH ASSUMED ELEVATION OF 4250.00.

NARRATIVE:

THE PURPOSE OF THE SURVEY WAS TO DO AN ALTA/ACSM SURVEY OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THIS SURVEY IS BASED ON THE TITLE COMMITMENT REPORT BY FIRST AMERICAN TITLE COMPANY, LLC ORDER NUMBER 330-5551709 WITH AN EFFECTIVE DATE OF APRIL 2, 2013 AT 7:30 A.M. THE SURVEY WAS ORDERED BY DELANEY STEPHENS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING OGDEN CITY SURVEY MONUMENTATION SURROUNDING BLOCK 23, PLAT A, OF THE OGDEN CITY SURVEY AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE MONUMENTED CENTERLINE OF 25TH STREET BETWEEN LINCOLN AVENUE AND WALL AVENUE WHICH BY RECORD BEARS N 00°89'02" WEST. A AS SURVEYED DESCRIPTION WAS PREPARED TO MATCH THAT OF RECORD BEARINGS.



SCALE: 1"=20'	DATE: 5/16/13	DESIGN: _____	DRAWN: DTB	CHECKED: KHW
REVISIONS	DESCRIPTION	DATE	DRAWN	CHECKED
1				

ALTA TITLE SURVEY FOR 166 25th STREET
 166 25th STREET
 LOCATED IN THE SOUTH HALF OF SECTION 29,

GARDNER
 ENGINEERING

S1