

ALTA/ACSM LAND TITLE SURVEY

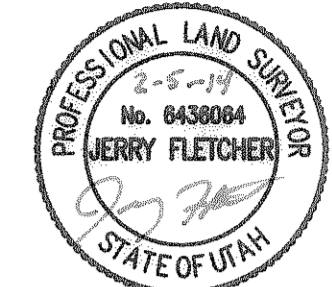
PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. OGDEN CITY, WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

TO: COTTONWOOD SCOWCROFT, L.C., A UTAH LIMITED LIABILITY COMPANY, NATIONAL TITLE AGENCY, LLC, NGP V FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, CHICAGO TITLE INSURANCE COMPANY, PNC BANK, N.A., ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR, AND THE PLANNING AND ZONING RESOURCE CORPORATION.

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, 6b, 7a, 8, 9, 11a, 13, 14, 16, 18, 19, 20a, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2012 AND UPDATED FIELD REVIEW ON SEPTEMBER 6, 2013.

DATE OF ORIGINAL SURVEY: 10-22-12
DATE OF SURVEY UPDATE: 10-08-13
DATE SIGNED: 02-05-14



JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NUMBER 6436064

NARRATIVE

THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN THE METRO NATIONAL TITLE, ORDER NO. 34475A, DATED SEPTEMBER 9, 2013.

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE CLIENT AN ALTA SURVEY SURVEYED ON THE GROUND AND DESCRIBED HEREON TO MEET REQUIREMENTS SET FORTH BY THE TITLE COMPANY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN TWO FOUND OGDEN CITY MONUMENTS IN THE INTERSECTION OF WALL AVENUE AND 23RD STREET AND THE INTERSECTION OF LINCOLN AVENUE AND 23RD STREET. SHOWN HEREON AS: S89°01'24"E

NOTES

- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
- NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
- 10' WIDE COMMUNICATIONS EASEMENT BETWEEN COTTONWOOD SCOWCROFT, L.C. AND BOYER RIO GRANDE HOLDINGS, L.C. SHOWN AS PROVIDED BY CLIENT PER UNRECORDED COMMUNICATIONS EASEMENT DOCUMENT DATED JUNE 9, 2011.
- BASED UPON A REVIEW OF THE U.S. FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY, AS OF THE DATE OF THIS SURVEY, NO PORTION OF THE SITE IS DESIGNATED AS A WETLANDS AREA.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

PARCEL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

ALL OF LOT 2, RIO GRANDE SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH TOGETHER WITH ALL OF LOT 6 AND A PORTION OF LOT 5, BLOCK 34, PLAT A, OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT BEING SOUTH 89°01'24" EAST 49.51 FEET ALONG THE LINE BETWEEN THE OGDEN CITY MONUMENTS AT THE INTERSECTIONS OF 23RD STREET AND WALL AVENUE AND 23RD STREET AND LINCOLN AVENUE AND SOUTH 00°58'36" WEST 49.50 FEET FROM THE CITY MONUMENT IN SAID INTERSECTION OF 23RD STREET AND WALL AVENUE; THENCE SOUTH 89°01'24" EAST ALONG THE NORTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 2 400.07 FEET; THENCE SOUTH 00°59'12" WEST ALONG THE EAST LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 2 358.72 FEET; THENCE NORTH 88°14'37" WEST ALONG THE SOUTH LINE OF SAID LOT 2 266.65 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE SOUTH 00°58'24" WEST ALONG SAID LINE 16.37 FEET; THENCE NORTH 89°02'00" WEST 133.32 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5; THENCE NORTH 00°58'00" EAST ALONG SAID WEST LINE AND THE WEST LINE OF SAID LOT 6 371.48 FEET TO THE POINT OF BEGINNING.

TITLE EXCEPTIONS

EXCEPTION #1,2,3,4,5,6,7,8,9,10,11,12,14,16,18,19,20,21,22,23, & 24 - ARE NOT SURVEY MATTERS AND THEREFORE ARE NOT SHOWN ON THIS PLAT.

EXCEPTION #13 - ENCROACHMENT PERMIT RECORDED APRIL 30, 1991 AS ENTRY NO. 1138352 IN BOOK 1598 AT PAGE 1834 OF OFFICIAL RECORDS. SHOWN ON PLAT (OFFSITE EASEMENT)

EXCEPTION #15 - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE OFFICIAL PLAT RECORDED FEBRUARY 26, 2002 AS ENTRY NO. 1829825 IN BOOK 55 AT PAGE 39. SHOWN ON PLAT

EXCEPTION #17 - VACATION ORDINANCE RECORDED MAY 28, 2003 AS ENTRY NO. 1942184 IN BOOK 2375 AT PAGE 103. SHOWN ON PLAT

EXCEPTION #25 - LEASE AREA RECORDED AUGUST 9, 2013 AS ENTRY NO. 2649852. REMOVED AND REPLACED WITH LOADING DOCK EASEMENT AREA AND LOADING DOCK ACCESS EASEMENT AREA ON 2/5/14 PER EASEMENT AGREEMENT AND LEASE TERMINATION AGREEMENT RECORDED AS ENTRY NO. 2663206 DATED NOVEMBER 6, 2013

ZONING AND SETBACKS

ZONE DESIGNATION: CENTRAL BUSINESS DISTRICT/LINCOLN AVENUE RDA

FRONT YARD: 10' SETBACK FRONTAGE ON STREET AND SIDE YARD ON STREET IF BUILDING IS PLAZA TYPE, 0' REAR YARD. THE WEST BUILDING IS NON-COMFORMING. SEE EXCEPTION #13

PARCEL INFORMATION

NO. 01-089-0002

PARKING

207 REGULAR STALLS
8 HANDICAPPED STALLS

ADDRESS

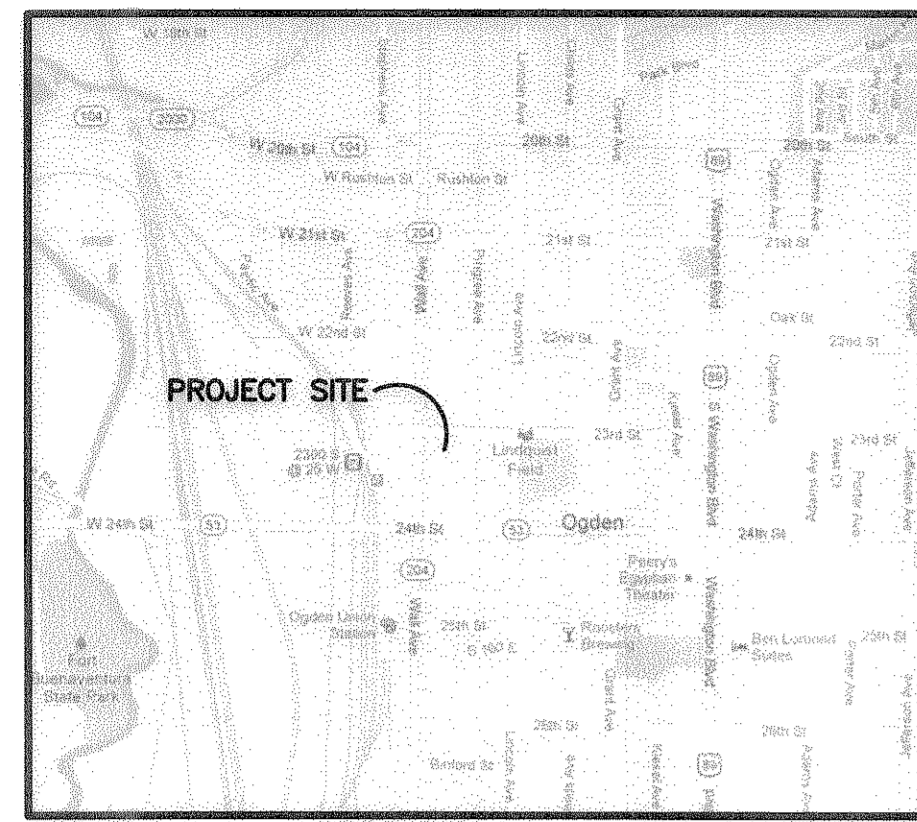
105 23RD STREET AND 143 23RD STREET,
OGDEN, UTAH 84401

FLOOD ZONE DESIGNATION

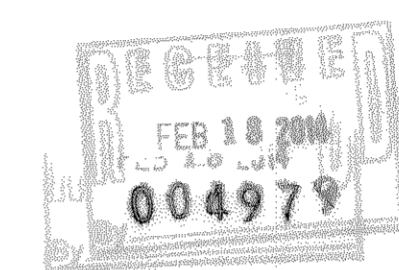
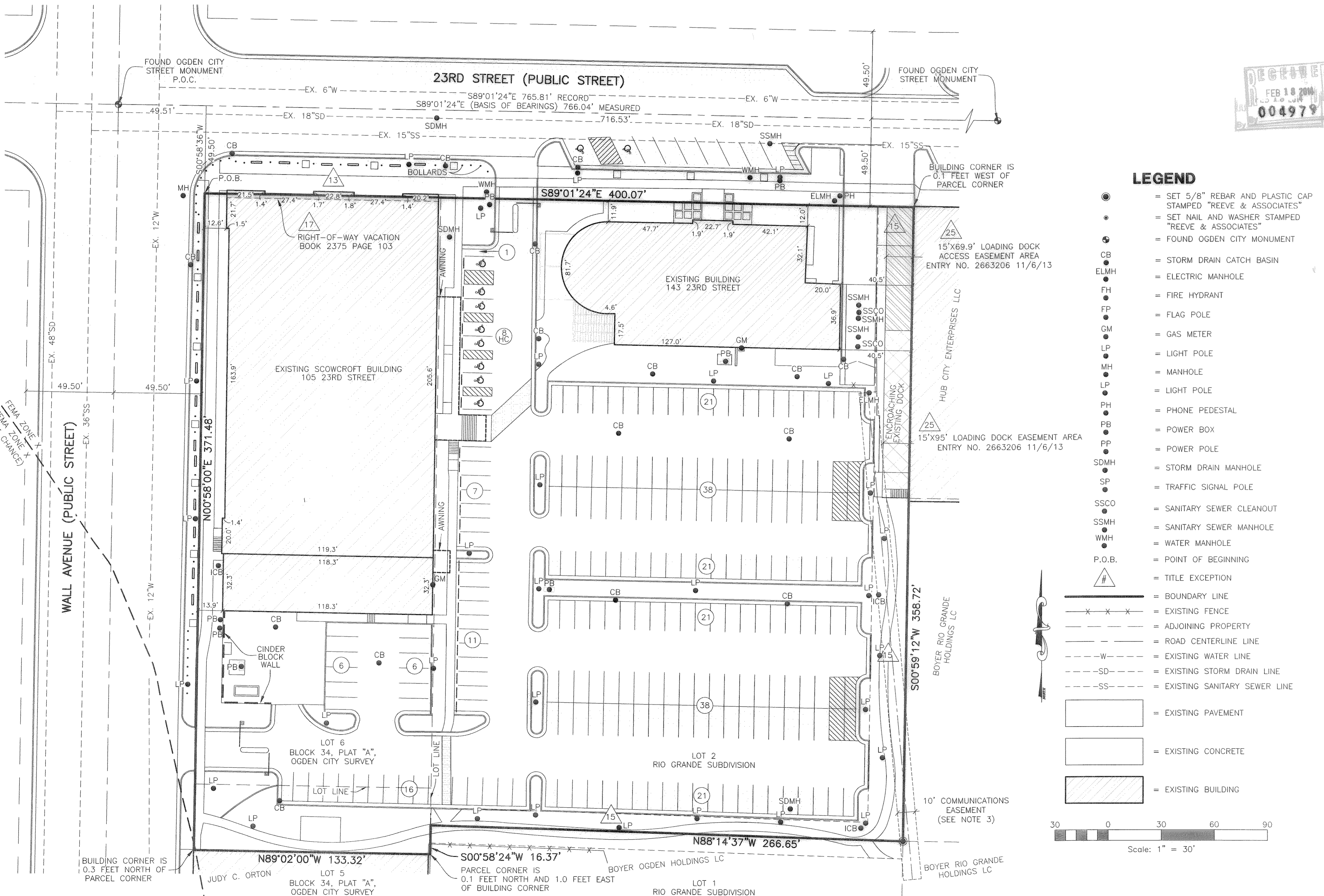
ZONE X
PANEL NO-490057 0426 E
EFFECTIVE DATE: 12-16-2005

GROSS LAND AREA

144,708 SQUARE FEET OR 3.322 ACRES

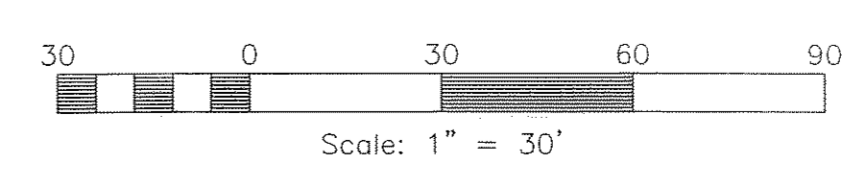


VICINITY MAP
NOT TO SCALE



LEGEND

- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET NAIL AND WASHER STAMPED "REEVE & ASSOCIATES"
- = FOUND OGDEN CITY MONUMENT
- CB = STORM DRAIN CATCH BASIN
- ELMH = ELECTRIC MANHOLE
- FMH = FIRE HYDRANT
- FP = FLAG POLE
- GM = GAS METER
- LP = LIGHT POLE
- MH = MANHOLE
- LP = LIGHT POLE
- PH = PHONE PEDESTAL
- PB = POWER BOX
- PP = POWER POLE
- SDMH = STORM DRAIN MANHOLE
- SP = TRAFFIC SIGNAL POLE
- SSCO = SANITARY SEWER CLEANOUT
- SSMH = SANITARY SEWER MANHOLE
- WMH = WATER MANHOLE
- P.O.B. = POINT OF BEGINNING
- # = TITLE EXCEPTION
- = BOUNDARY LINE
- x — = EXISTING FENCE
- — — = ADJOINING PROPERTY
- — — = ROAD CENTERLINE LINE
- W — = EXISTING WATER LINE
- SD — = EXISTING STORM DRAIN LINE
- SS — = EXISTING SANITARY SEWER LINE
- [Hatched Box] = EXISTING PAVEMENT
- [Solid Box] = EXISTING CONCRETE
- [Hatched Box] = EXISTING BUILDING



Reeve & Associates, Inc.
12A
800 CHAMBERS STREET SUITE 14
OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com
LAND SURVEYORS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
9/17/13	ADD LEASE INFO.	
9/20/13	REV. PER COMMENTS	
10/08/13	REV. NEW TITLE RPT.	
11/07/13	REV. PER COMMENTS	
02/05/14	REV. DOCK EASEMENT	

ALTA/ACSM LAND TITLE SURVEY
PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

COTTONWOOD PARTNERS

Project Info.
Surveyor: J. FLETCHER
Designer: N. ANDERSON
Begin Date: 10-24-12
Name: COTTONWOOD PARTNERS
Scale: 1"=30'
Checked:
Number: 6163-01