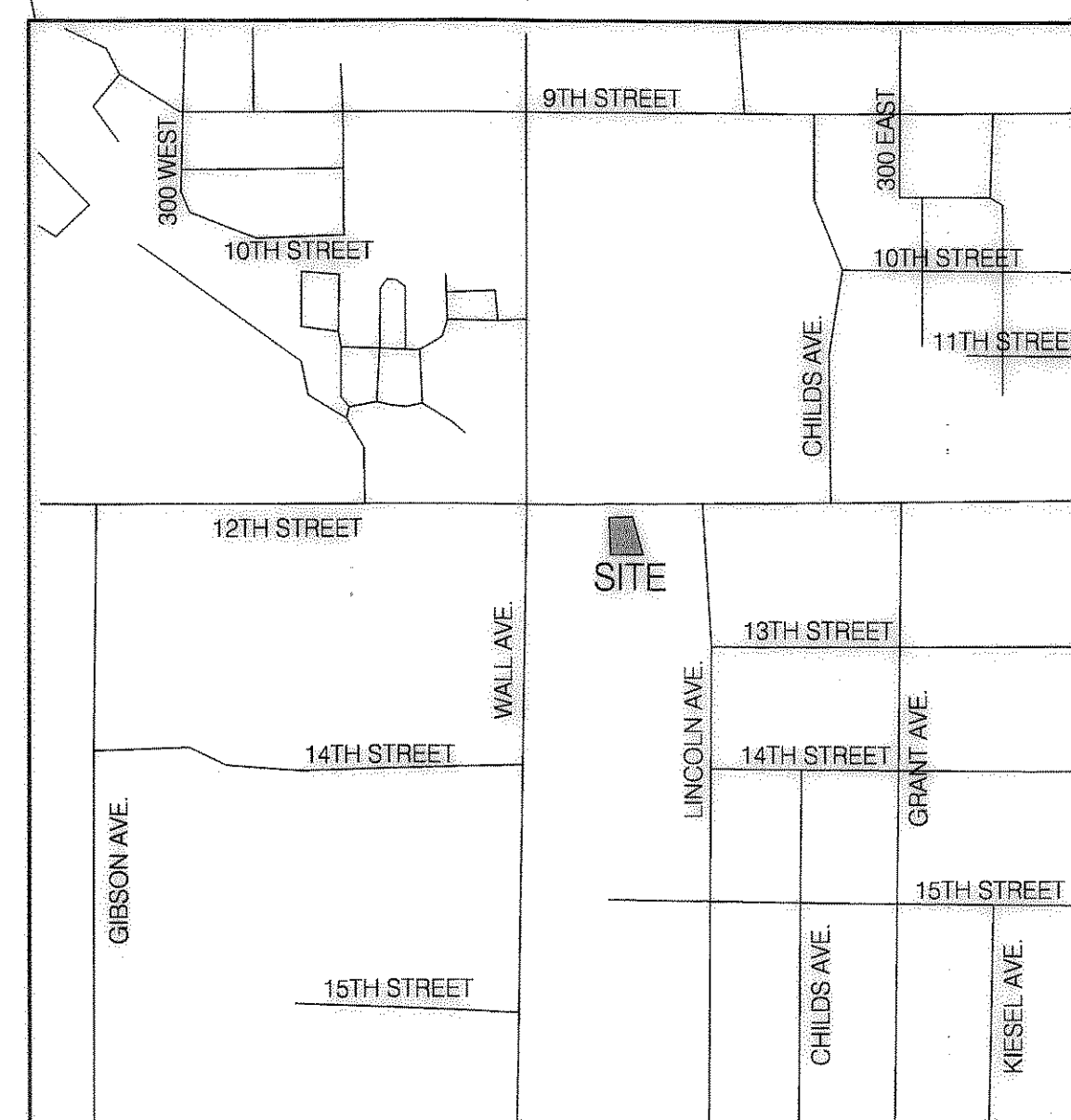
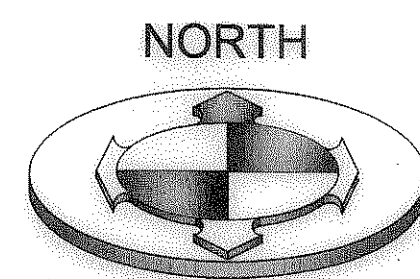
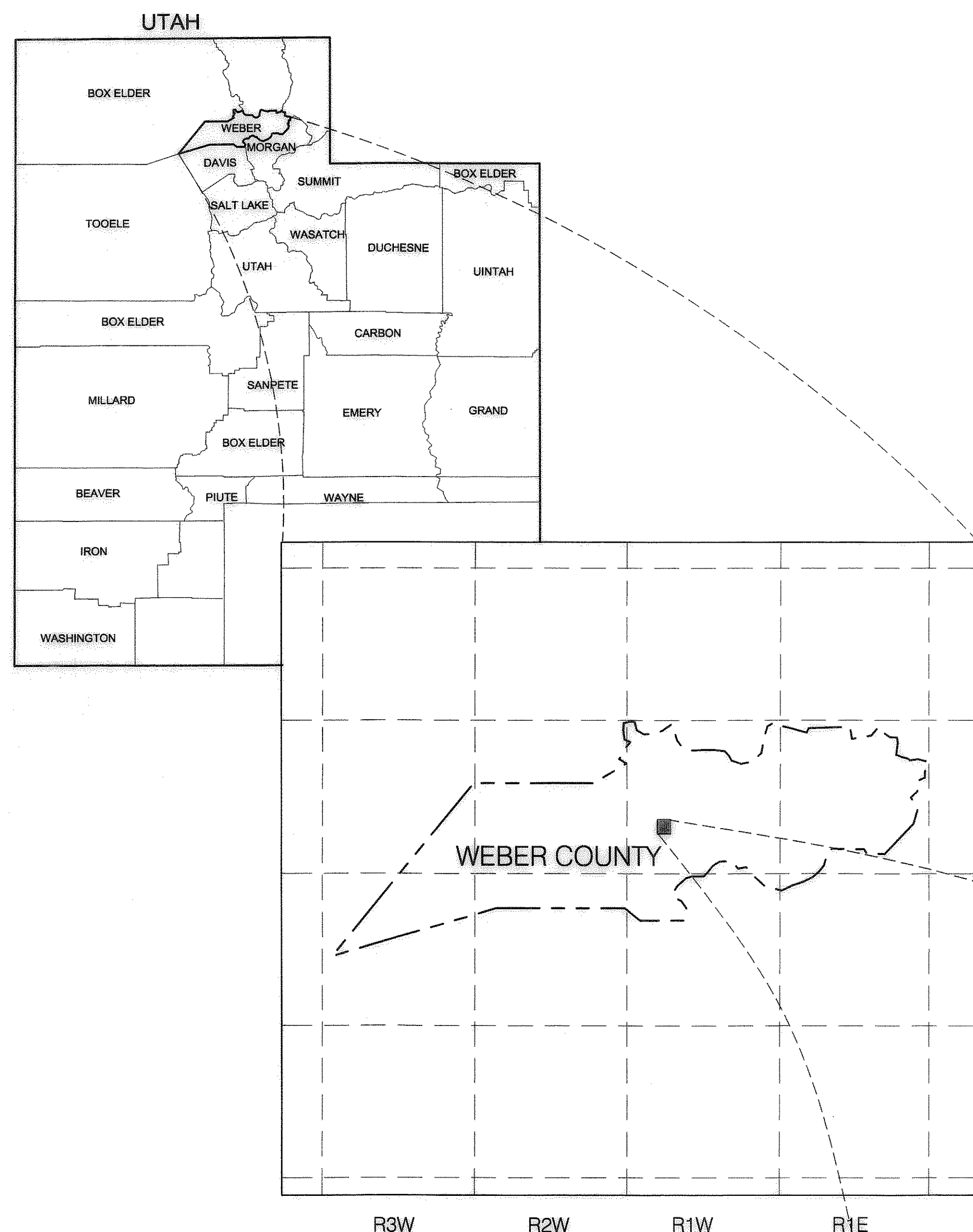


# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 6 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN



VICINITY MAP  
SCALE: N.T.S.

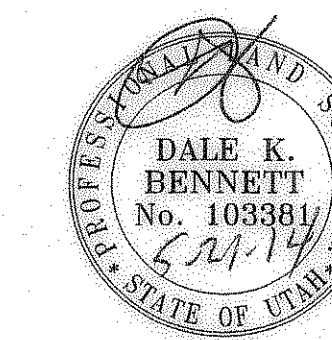
## GENERAL NOTES

- THIS SURVEY IS BASED UPON THE TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ORDER NO. NCS-658501-SLC1, DATED MARCH 3, 2014.
- DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH THE REFERENCED TITLE REPORTS HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY. THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS AS TO UNDERLYING FEE OWNERSHIP, JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INFLUENCE OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.
- NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED PRELIMINARY REPORT:  
ITEMS 1 - 10 NOT ADDRESSED BY THIS SURVEY.  
ITEM 11 SUBJECT TO AN EASEMENT 25 FEET IN WIDTH FOR THE PURPOSE OF INGRESS AND EGRESS, AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 20, 1988 AS ENTRY NO. 1058237 IN BOOK 1547 AT PAGE 1625 OF OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED IN SCHEDULE "A" HEREIN.  
ITEMS 12-18 NOT ADDRESSED BY THIS SURVEY.
- DOCUMENTS FURNISHED AND UTILIZED IN THE PERFORMANCE OF THIS SURVEY ARE AS FOLLOWS:
  - TITLE REPORT DATED MARCH 3, 2014 ORDER NO. NCS-658501-SLC1, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.
  - ABSTRACT DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

## SURVEYOR'S CERTIFICATE:

TO:  
SCOTT E. CARL, TRUSTEE OF THE CARL FAMILY TRUST DATED NOVEMBER 4, 2008;  
CARL FAMILY TRUST DATED NOVEMBER 4, 2008;  
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES;

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, 4, 8 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 14, 2014.



NO.	DATE	DESCRIPTION
1	05/20/2014	1404052a

SCALE: HORIZONTAL INCHES ON FULL SIZE SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

## TITLE DESCRIPTION:

PARCEL 1:  
PART OF THE NORTH HALF OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY OF 12TH STREET AT A POINT BEING NORTH 1010.25 FEET AND WEST 41.88 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 85°39'37" EAST 67.38 FEET ALONG SAID SOUTH RIGHT OF WAY; THENCE SOUTH 25°45'40" EAST 141.88 FEET; THENCE SOUTH 85°39'37" WEST 129.18 FEET; THENCE NORTH 132.38 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM, THE LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED JULY 3, 2008, AS ENTRY NO. 2352056 OF OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 39 (12TH STREET), KNOWN AS PROJECT NO. CM-0039(12)4, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SE3/4 AND SW3/4 AND THE SOUTH-WEST 1/4, NORTH-EAST 1/4 OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

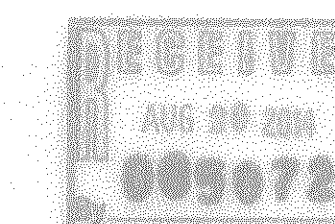
BEGINNING AT A POINT IN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 39, WHICH POINT IS THE NORTHWEST CORNER OF SAID ENTIRE TRACT (NOTE: SAID POINT OF BEGINNING IS 1010.67 FEET (NOTE: DEED = 1010.25 FEET) NORTH AND 23.95 FEET (NOTE: DEED = 41.88 FEET) WEST FROM THE CENTER OF SAID SECTION 20, SAID POINT OF BEGINNING IS ALSO 3.89 FEET NORTH 00°58'00" EAST ALONG THE MONUMENT LINE IN WALL AVENUE AND 344.33 FEET EAST FROM OGDEN CITY MONUMENT NO. 382 IN THE INTERSECTION OF WALL AVENUE AND 12TH STREET); AND RUNNING THENCE NORTH 85°39'37" EAST 67.38 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 25°45'40" EAST 10.77 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH IS 56.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF STATE ROUTE 39 OF SAID PROJECT AT ENGINEER STATION 22+67.76; THENCE SOUTH 87°45'43" WEST 49.94 FEET PARALLEL TO SAID CONTROL LINE; THENCE SOUTH 42°45'43" WEST 5.66 TO A POINT WHICH IS 60.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 22+13.82; THENCE SOUTH 87°45'43" WEST 18.14 FEET PARALLEL TO SAID CONTROL LINE TO THE WEST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 11.42 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROPERTY ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 1A:  
EASEMENTS AND RIGHTS AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 20, 1988 AS ENTRY NO. 1058237 IN BOOK 1547 AT PAGE 1625 OF OFFICIAL RECORDS, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

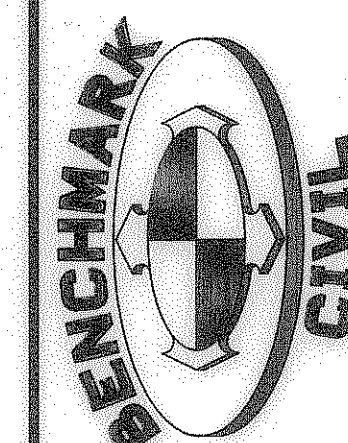
AN EASEMENT 25 FEET IN WIDTH FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM THOSE ADJOINING PARCELS THE CENTERLINE OF SAID EASEMENT COINCIDING WITH THE WEST LINE OF THE ABOVE DESCRIBED PARCEL 1.

ALSO, AN ACCESS EASEMENT 30 FEET IN WIDTH FOR THE PURPOSE OF INGRESS AND EGRESS, THE WEST LINE OF SAID EASEMENT ADJOINING THE EAST BOUNDARY OF THE ABOVE DESCRIBED PARCEL 1.

SAID PROPERTY IS ALSO KNOWN BY THE STREET ADDRESS OF:  
127 12TH STREET  
OGDEN, UT 84404



BENCHMARK  
ENGINEERING &  
LAND SURVEYING  
9130 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 562-7192  
www.benchmarkinc.com



OGDEN SUBWAY RESTAURANT  
CARL INVESTMENT CORPORATION  
147 12TH STREET  
OGDEN, UTAH

PROJECT NO. 1404052

ALTA/ACSM  
LAND TITLE  
SURVEY

SVA.01  
1 OF 2

## NARRATIVE OF BOUNDARY:

SCOPE  
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY SCOTT E. CARL, AS TRUSTEE OF THE CARL FAMILY TRUST DATED NOVEMBER 4, 2008 TO PERFORM AN ALTA/ACSM LAND TITLE SURVEY AS SHOWN HEREON.

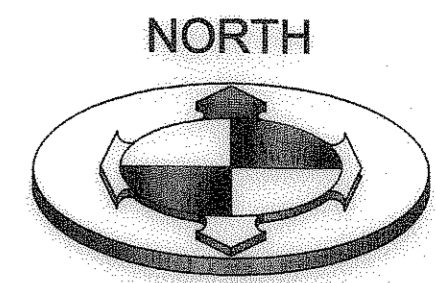
BASIS OF BEARINGS  
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°58'00" WEST ALONG THE STREET MONUMENTS FOUND IN WALL AVENUE AS SHOWN HEREON.

## LIST OF REFERENCED DOCUMENTS

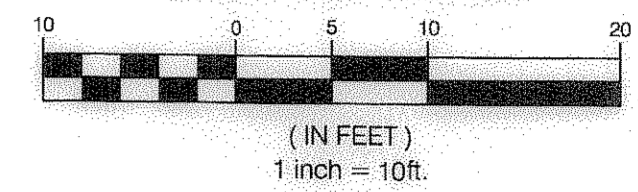
- TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ORDER NO. NCS-658501-SLC1, DATED MARCH 3, 2014
- SURVEY PERFORMED BY M. CARL LARSEN (LARSEN & MALMQUIST, INC.), DATED JANUARY 12, 1989, FILED AS SURVEY NUMBER 210, ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR.

# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 6 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN



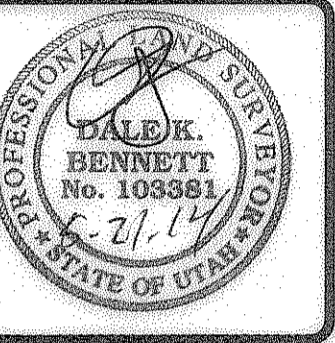
GRAPHIC SCALE



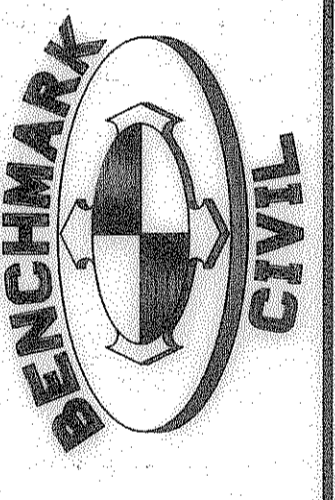
## LEGEND AND ABBREVIATIONS:

- |                              |       |   |                           |
|------------------------------|-------|---|---------------------------|
| STREET MON. (FOUND)          | —     | ⊕ | SIGN                      |
| PROPERTY LINE                | —     | ⊕ | GAS METER                 |
| PL MARKER (PLAT NOTED)       | ○     | ⊕ | WATER METER               |
| ADJACENT PL or LOT LINES     | - - - | ⊕ | IRRIGATION BOX            |
| EASEMENT LINE                | - - - | ⊕ | WATER VALVE & WATER METER |
| CURB & GUTTER                | —     | ⊕ | FIRE HYDRANT              |
| FENCE                        | X-X   | ⊕ | TELEPHONE BOX             |
| POWER POLE & OVER-HEAD POWER | —     |   |                           |

OWNER	KMD	NO.	DATE	DESCRIPTION
CREATED BY	KMD			
FIELD CREW	KL		05/20/2014	
DATE				
DRAW FILE			1404052A	



**BENCHMARK ENGINEERING & LAND SURVEYING**  
930 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com



**OGDEN SUBWAY RESTAURANT  
CARL INVESTMENT CORPORATION**  
147 12th STREET  
OGDEN, UTAH

PROJECT NO. 1404052

**ALTA/ACSM  
LAND TITLE  
SURVEY**

**SVA.01  
2 OF 2**

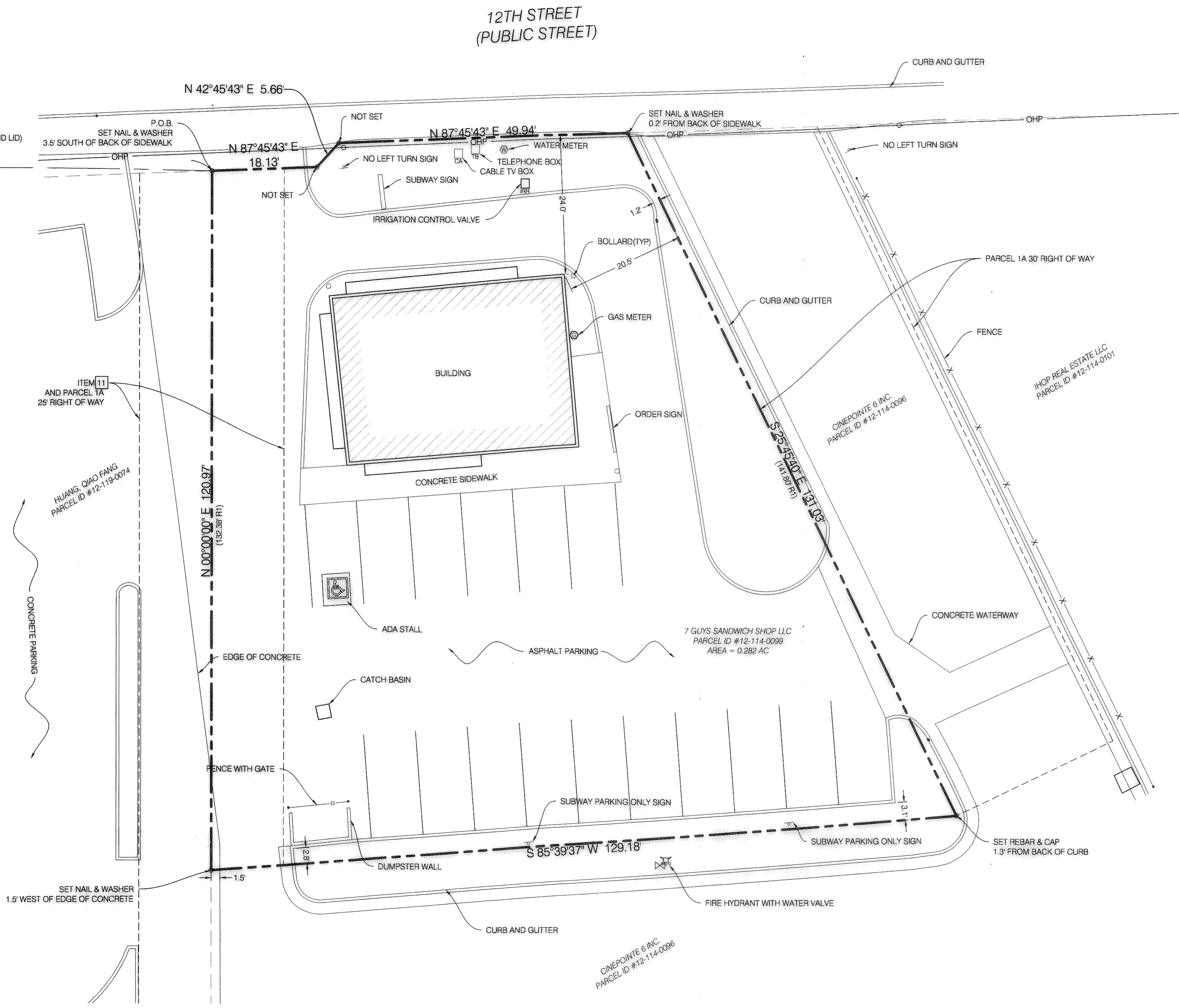
STREET MONUMENT AT  
9TH STREET AND WALL AVE.  
FOUND 4" BRASS CAP (RING AND LID)

N 00°58'59" E 1644.11' (MEAS.)

STREET MONUMENT AT  
12TH STREET AND WALL AVE.  
FOUND 4" BRASS CAP (RING AND LID)

BASIS OF BEARING: S 00°56'00" W 3355.95' (MEAS.)

STREET MONUMENT AT  
18TH STREET AND WALL AVE.  
FOUND 4" BRASS CAP (RING AND LID)



ITEM 11  
AND PARCEL 1A  
25' RIGHT OF WAY

HUANG QIAO FANG  
PARCEL ID #12-119-0074

7 GUYS SANDWICH SHOP LLC  
PARCEL ID #12-114-0099  
AREA = 0.282 AC

ONEPOINTE 6 INC.  
PARCEL ID #12-114-0096

110P REAL ESTATE LLC  
PARCEL ID #12-114-0101

ONEPOINTE 6 INC.  
PARCEL ID #12-114-0096