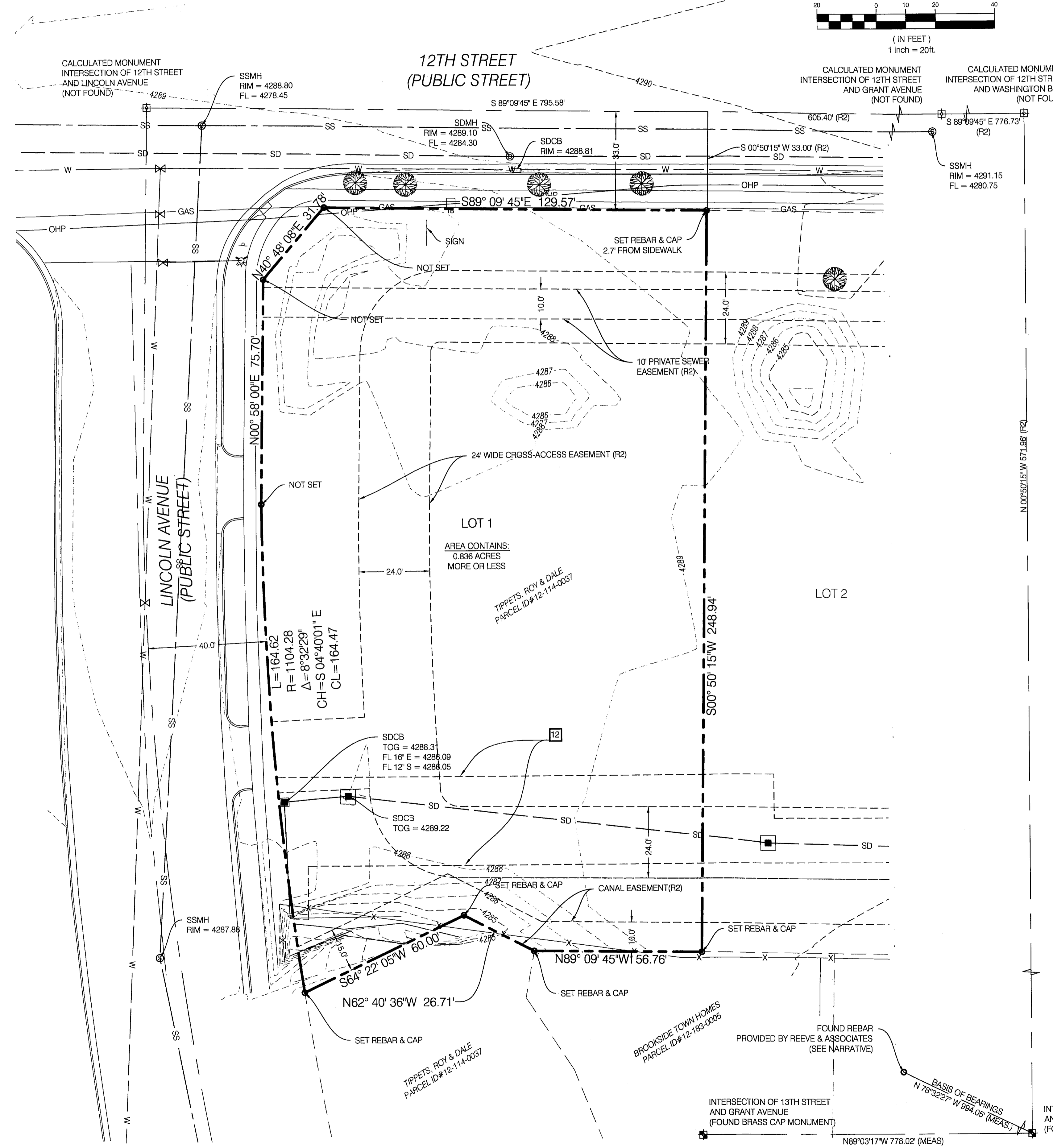
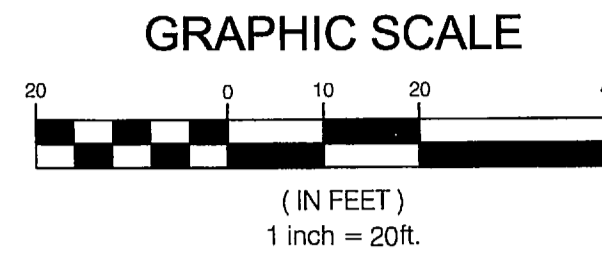
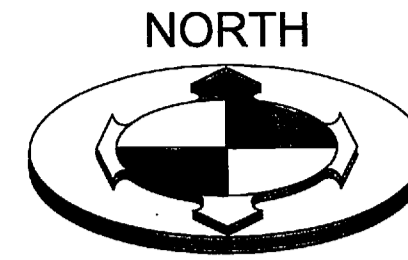


# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 6 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
OGDEN CITY, WEBER COUNTY, UTAH



TO:  
HZ PROPS UT, LLC, A UTAH LIMITED LIABILITY COMPANY, D/B/A POPEYES CHICKEN

TITLE WEST 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 1, 2, 4, 8, 11b & 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 30, 2014.

**TITLE DESCRIPTIONS:**

LOT 1 WOODBURY 12TH STREET SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

**NARRATIVE OF SURVEY:**

SCOPE  
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY AMIN DHANANI OF HZ PROPS UT, LLC TO PERFORM AN ALTA/ACSM SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING  
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 78°32'27" WEST, FROM THE MONUMENT IN THE INTERSECTION OF 13TH STREET AND WASHINGTON BLVD, AND THE FOUND REBAR, LOCATION PROVIDED BY REEVE & ASSOCIATES, DUE TO THE DESTRUCTION OF THE MONUMENT IN THE INTERSECTION OF 12TH STREET AND WASHINGTON BLVD. WE CONTACTED REEVE & ASSOCIATES FOR ADDITIONAL CONTROL OPTIONS. THEY PROVIDED COORDINATES FOR THE REBAR IN ORDER TO RETRACE THEIR SURVEY, AS SHOWN HEREON.

BENCHMARK  
THE FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF 13TH STREET AND 300 EAST (GRANT AVE), ELEV = 4285.36 DATUM = NAVD 88, WEBER COUNTY BENCHMARK

**GENERAL NOTES**

- 1) THIS SURVEY IS BASED UPON THE TITLE REPORT ISSUED BY TITLE WEST TITLE COMPANY, ORDER NO. 66244, DATED SEPTEMBER 18, 2014.
- 2) 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.
- 3) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B OF REFERENCED PRELIMINARY REPORT:

ITEMS 1 - 11 NOT ADDRESSED BY THIS SURVEY.

ITEM 12 CROSS EASEMENT AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, DATED FEBRUARY 10, 2011, RECORDED FEBRUARY 14, 2011, AS ENTRY NO. 2515627  
(NOTE: THE CROSS ACCESS EASEMENT DOES NOT AFFECT THE PROPERTY. THE DOCUMENT ALSO CONTAINED A STORM DRAIN EASEMENT, AS SHOWN)

ITEM 13-15 NOT ADDRESSED BY THIS SURVEY.

4) PROPERTY SUBJECT TO THE PRIVATE SEWER AND CROSS ACCESS EASEMENTS SHOWN ON THE WOODBURY 12TH STREET SUBDIVISION PLAT, NO DESCRIPTIONS PROVIDED AND DIMENSIONS ARE AMBIGUOUS.

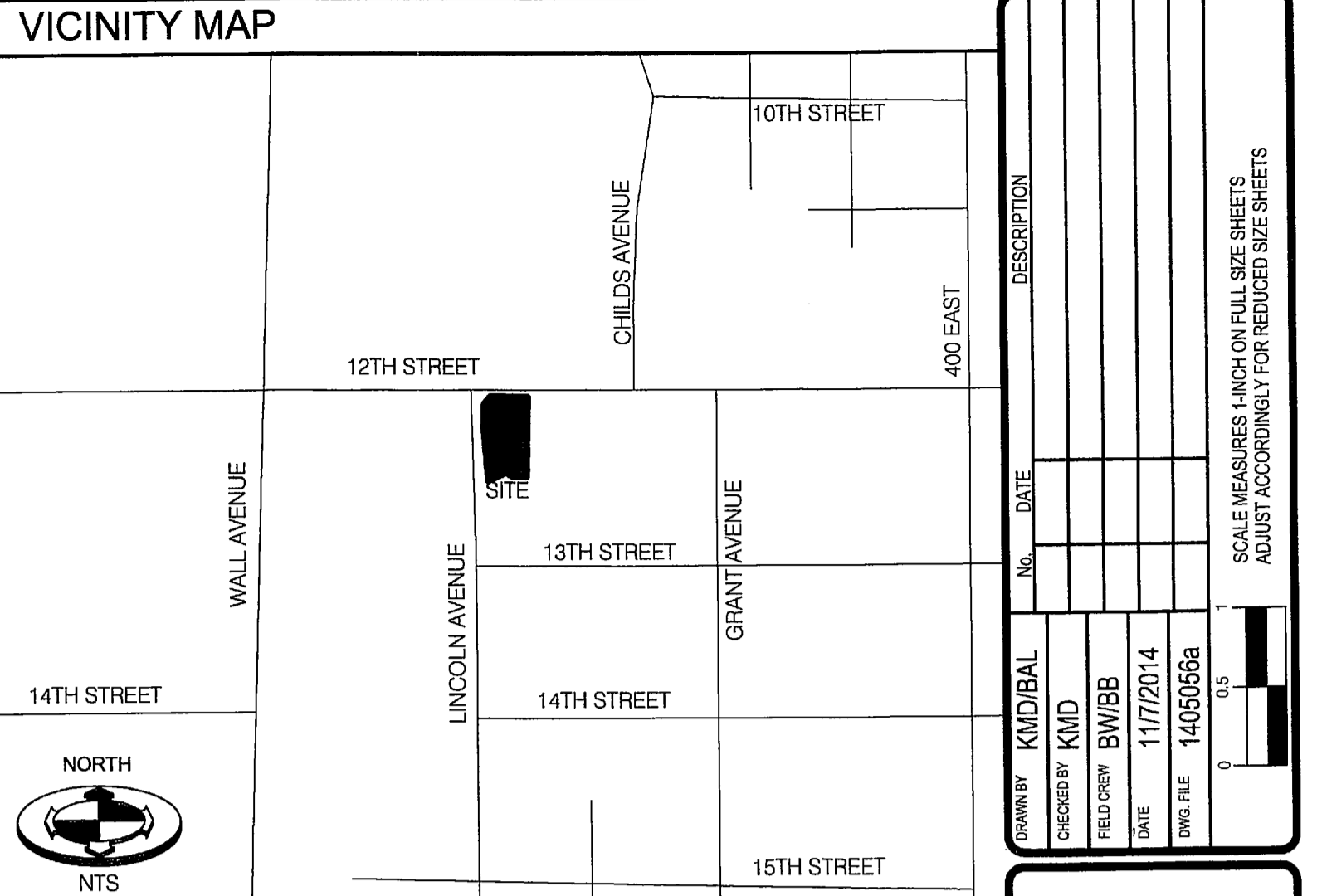
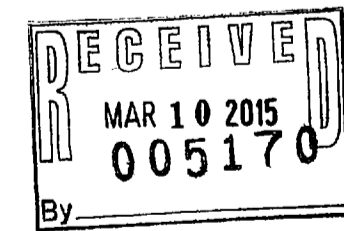
DOCUMENTS FURNISHED AND UTILIZED IN THE PERFORMANCE OF THIS SURVEY ARE AS FOLLOWS:

- TITLE REPORT ISSUED BY TITLE WEST TITLE COMPANY, ORDER NO. 66244, DATED SEPTEMBER 18, 2014.

**LEGEND AND ABBREVIATIONS:**

STREET MON. (FOUND)	EXISTING CULINARY PIPE LINE
STREET MON. (NOT FOUND)	WATER VALVE
PROPERTY LINE	FIRE HYDRANT
PROPERTY CORNER (AS NOTED)	TREE
ADJACENT PL	SIGN
SANITARY SEWER MANHOLE & PIPE	RIGHT-OF-WAY LINE
STORM DRAIN MANHOLE & PIPE	CURB & GUTTER
GAS LINE & MANHOLE	TELEPHONE BOX
OVERHEAD POWER	

ABBREVIATIONS:  
SSMH SEWER MANHOLE  
SDMH STORM DRAIN MANHOLE  
SDCB STORM DRAIN CATCH BASIN  
TOG TOP OF GRATE



**LIST OF REFERENCED DOCUMENTS**

- R1) TITLE REPORT, TITLE WEST TITLE COMPANY, FILE NO. 66244, EFFECTIVE DATE SEPTEMBER 18, 2014.
- R2) WOODBURY 12TH STREET SUBDIVISION, ON FILE AT THE WEBER COUNTY RECORDERS OFFICE IN BOOK 76 AT PAGE 58.

NO.	DATE	DESCRIPTION

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PROJECT NO: 1405056

**BENCHMARK ENGINEERING & LAND SURVEYING**

9130 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
[www.benchmarkcivil.com](http://www.benchmarkcivil.com)

**HZ PROPS UT, LLC**  
**OGDEN POPEYES**

205 12TH STREET  
OGDEN CITY, WEBER COUNTY, UTAH

**ALTA/ACSM LAND TITLE SURVEY**

**SVA.01**  
**1 OF 1**