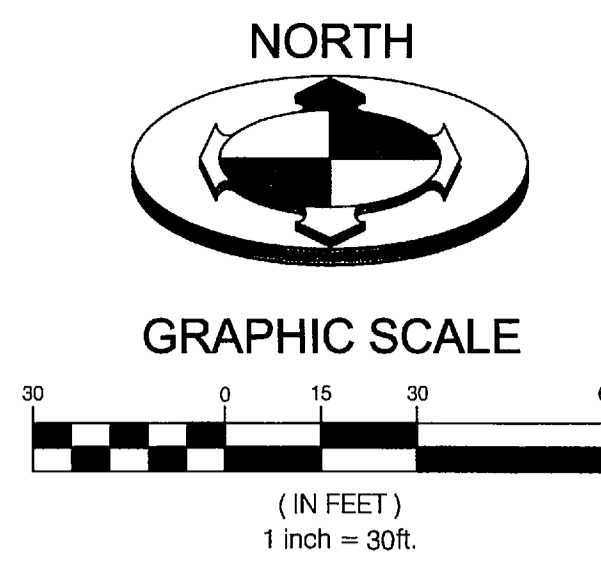


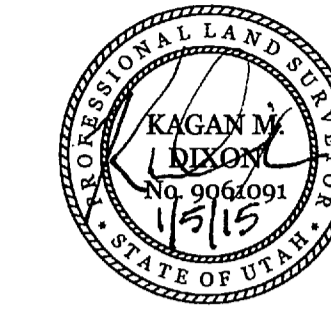
ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH OGDEN CITY, WEBER COUNTY, UTAH

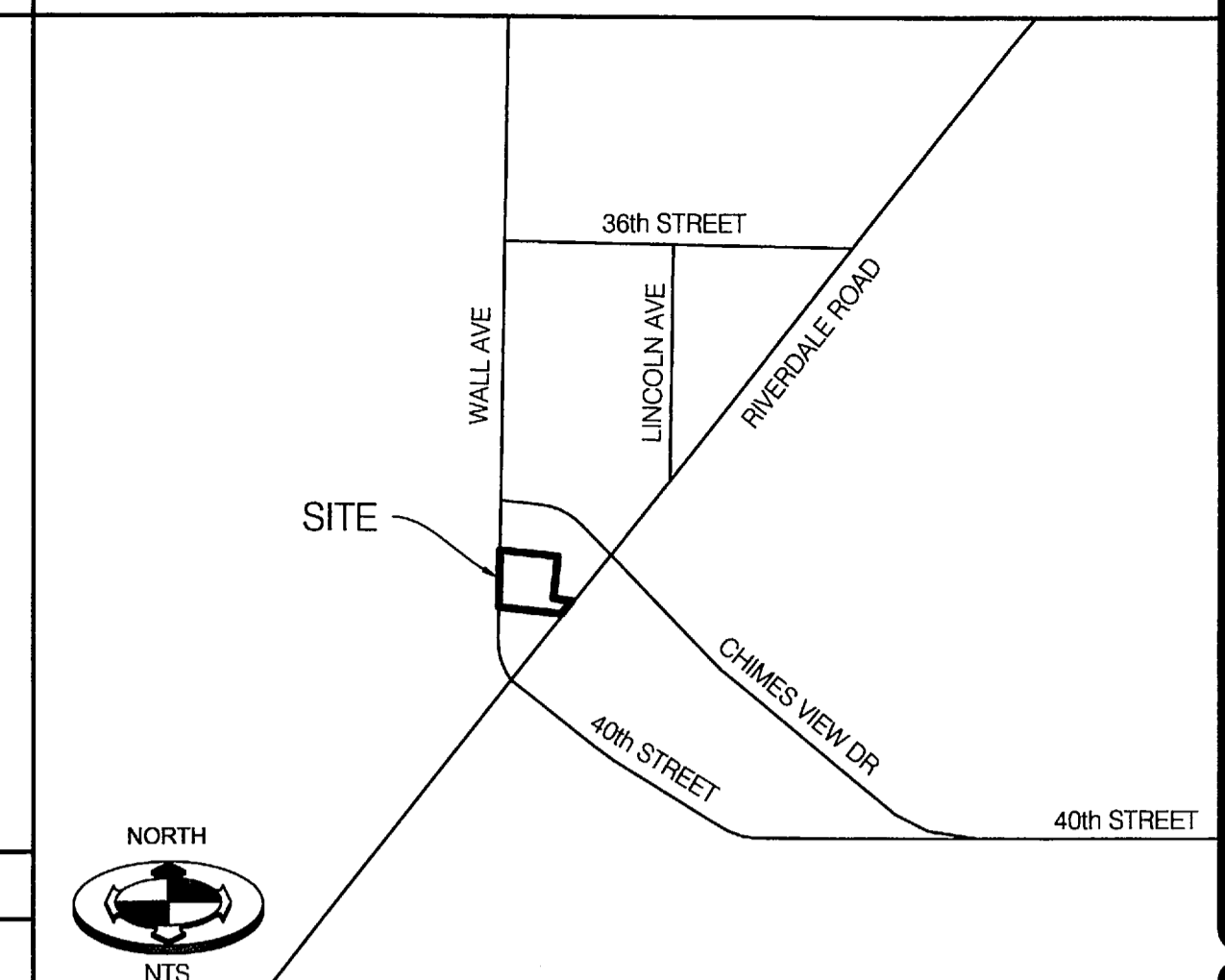


TO:
HZ PROPS UT, LLC;
FOUNDERS TITLE COMPANY;
COMMONWEALTH LAND TITLE INSURANCE COMPANY;

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 2, 4, 5, 8, 11(b), AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 13, 2014.



VICINITY MAP



NO.	DATE	DESCRIPTION
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SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

TITLE DESCRIPTIONS:

(05-140-0004)
PART OF LOT 3, BLOCK 1, BURCH ADDITION, OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; RUNNING THENCE SOUTH 50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 60 FEET; THENCE NORTHERLY 50 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 1; THENCE WESTERLY 60 FEET TO THE PLACE OF BEGINNING.

(05-140-0020)
ALL OF LOT 4, BLOCK 1, BURCH ADDITION TO SOUTH OGDEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, IN A PORTION OF LOT 4, BLOCK 1, BURCH ADDITION, A SUBDIVISION SITUATE IN THE SE1/4SW1/4 OF SECTION 5, T.5N., R.1W., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF SAID LOT 4 AND THE NORTH-WESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 26, SAID INTERSECTION IS ALSO APPROXIMATELY 50.50 FEET PERPENDICULARLY DISTANT NORTH-WESTERLY FROM THE CONTROL LINE OF SAID PROJECT SP-0026(4) OPPOSITE ENGINEER STATION 175+49.79, AND RUNNING THENCE S. 38°18'59" W. 57.98 FEET (S. 38°21'00" W. 58.00 FEET BY RECORD) ALONG SAID RIGHT OF WAY LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4; THENCE N. 84°07'00" W. 7.39 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO A POINT 56.48 FEET PERPENDICULARLY DISTANT NORTH-WESTERLY FROM SAID CONTROL LINE; THENCE N. 38°32'57" E. 58.13 FEET TO SAID NORTHERLY BOUNDARY LINE AT A POINT 56.48 FEET PERPENDICULARLY DISTANT NORTH-WESTERLY FROM SAID CONTROL LINE; THENCE S. 84°07'00" E. 7.11 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(05-140-0008)
ALL OF LOTS 10 AND 11, BLOCK 1, BURCH ADDITION TO SOUTH OGDEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

(05-140-0009, 0010)
ALL OF LOTS 12, 13, 14 AND 15, BLOCK 1, BURCH ADDITION TO SOUTH OGDEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

AS-SURVEYED DESCRIPTION:

BEGINNING AT A POINT WHICH IS ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVERDALE ROAD (SR-26), SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 4, BURCH ADDITION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT ALSO BEING SOUTH 00°58'00" WEST ALONG THE MONUMENT LINE OF LINCOLN AVENUE A DISTANCE OF 1047.82 FEET AND SOUTH 38°21'00" WEST ALONG THE MONUMENT LINE OF RIVERDALE ROAD A DISTANCE OF 657.46 FEET FROM THE MONUMENT FOUND MARKING THE INTERSECTION OF LINCOLN AVENUE AND 36TH STREET, AND RUNNING THENCE SOUTH 38°36'22" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 58.14 FEET TO THE SOUTH LINE OF LOT 4, SAID BURCH ADDITION; THENCE NORTH 84°07'00" WEST ALONG THE SOUTH LINE OF LOTS 4 AND 10 A DISTANCE OF 215.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF WALL AVENUE (SR-204); THENCE NORTH 00°58'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 195.08 FEET TO THE NORTH LINE OF LOT 13, SAID BURCH ADDITION; THENCE SOUTH 84°07'00" EAST ALONG THE NORTH LINE OF LOTS 13, 14, AND 15, SAID BURCH ADDITION A DISTANCE OF 199.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 05°53'00" WEST ALONG THE EAST LINE OF SAID LOT 15 EXTENDED A DISTANCE OF 145.45 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 84°07'00" EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 63.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.908 ACRES, MORE OR LESS

NARRATIVE OF SURVEY:

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

NARRATIVE
THE PLAT OF BURCH ADDITION CONTAINS MANY MATHEMATICAL ERRORS. THE BOUNDARY WAS RETRACED BY USING UDOT RIGHT-OF-WAY PLANS, IN CONJUNCTION WITH NEARBY SURVEYS.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°02'13" WEST BETWEEN THE MONUMENTS FOUND MARKING THE INTERSECTIONS OF 36TH STREET AND LINCOLN AVENUE AND 36TH STREET AND WALL AVENUE AS SHOWN HEREON.

BENCHMARK
DESCRIPTION: MONUMENT IN THE INTERSECTION OF LINCOLN AVENUE AND 36TH STREET
ELEVATION: 4340.06 US SURVEY FEET
DATUM: NAVD88 (PER WEBER COUNTY ENGINEER DATA)

LIST OF REFERENCED DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FOUNDERS TITLE COMPANY, DATED OCTOBER 20, 2014, AS REFERENCE NO. Fd51849.
- R2) SURVEY PERFORMED BY DALE J. ROBINSON (SUNRISE ENGINEERING INC.), ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS FILE NO. 003072.
- R3) SURVEY PERFORMED BY GARY J. NEWMAN (GREAT BASIN ENGINEERING, INC.), ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS FILE NO. 000621.
- R4) BURCH ADDITION SUBDIVISION, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.
- R5) RIGHT-OF-WAY PLANS FOR RIVERDALE ROAD (SR-26), PROJECT NO. SP-0026(4)0, ON FILE WITH THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.
- R6) RIGHT-OF-WAY PLANS FOR WALL AVENUE, PROJECT NO. SP1596, ON FILE WITH THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

GENERAL NOTES

- 1) THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FOUNDERS TITLE COMPANY, DATED OCTOBER 20, 2014, AS REFERENCE NO. Fd51849.
- 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 1-17 NOT ADDRESSED BY THIS SURVEY

ITEM 18) EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION
RECORDED: MAY 22, 2009
ENTRY NO.: 2413464

ITEM 19) EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION
RECORDED: MAY 22, 2009
ENTRY NO.: 2413465

ITEM 20) LEASE
LESSEE: REAGAN OUTDOOR ADVERTISING
ENTRY NO.: 1219696
BOOK/PAGE: 1658/1489

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

- COMMITMENT FOR TITLE INSURANCE ISSUED BY FOUNDERS TITLE COMPANY, DATED OCTOBER 20, 2014, AS REFERENCE NO. Fd51849

- 4) SURVEY NOTES
- OCCUPATION LINES AND A BUILDING ENCROACHMENT APPEAR TO HAVE BEEN IN PLACE FOR OVER 20 YEARS. BOUNDARY BY ACQUESCENCE MAY HAVE TAKEN PLACE.
- CULINARY WATER LINES HAVE NOT BEEN SHOWN ON THIS SURVEY AS PINEVIEW WATER SYSTEMS DOES NOT KEEP UTILITY LOCATION MAPS ON FILE.

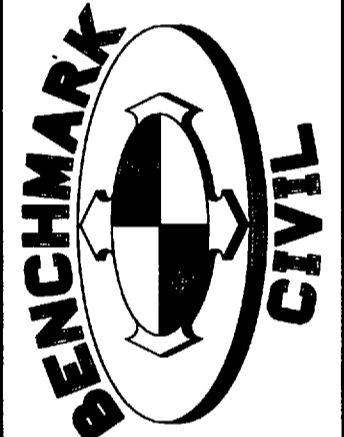
LEGEND AND ABBREVIATIONS:

STREET MON. (FOUND) _____ RIGHT-OF-WAY LINE _____
STREET MON. (NOT FOUND) _____ CURB & GUTTER _____

PROPERTY LINE _____
PROPERTY CORNER (AS NOTED) ○ _____
ADJACENT PL. _____
SANITARY SEWER MANHOLE & PIPE _____ SS _____
STORM DRAIN MANHOLE & PIPE _____ SD _____
OVERHEAD POWER LINE _____
MINOR CONTOUR LINE _____ -435- _____
MAJOR CONTOUR LINE _____ -435- _____

ABBREVIATIONS:
SS SANITARY SEWER
SD STORM DRAIN
MH MANHOLE

BENCHMARK
ENGINEERING &
LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



HZ PROPS UT, LLC
3940 WALL AVENUE
SOUTH OGDEN, UTAH

PROJECT NO. 1411167

ALTA/ACSM
LAND TITLE
SURVEY

SVA.01
1 OF 1

