

Legend

- Manhole
- GM Gas Meter
- △ FH Fire Hydrant
- ⊗ WV Water Valve
- T- Buried Phone Cable
- S- Sanitary Sewer Line
- W- Culinary Water Line
- G- Gas Line
- SD- Storm Drain Line
- I- Irrigation Water Line
- P- Buried Power Line
- C- Buried Cable Line
- ⊕ Sign
- PP Power Pole
- SP Signal Pole
- X- Fence
- Overhead Power, Telephone & Cable TV Line
- CMP Corrugated Metal Pipe
- RCP Reinforced Concrete Pipe
- ICB Irrigation Control Box
- BOL Bollard
- TEB Telephone Box
- EB Electrical Box
- Post
- HB Hose Bib
- ECAB Electrical Cabinet
- DP Signal Right

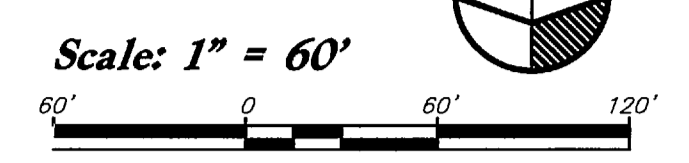
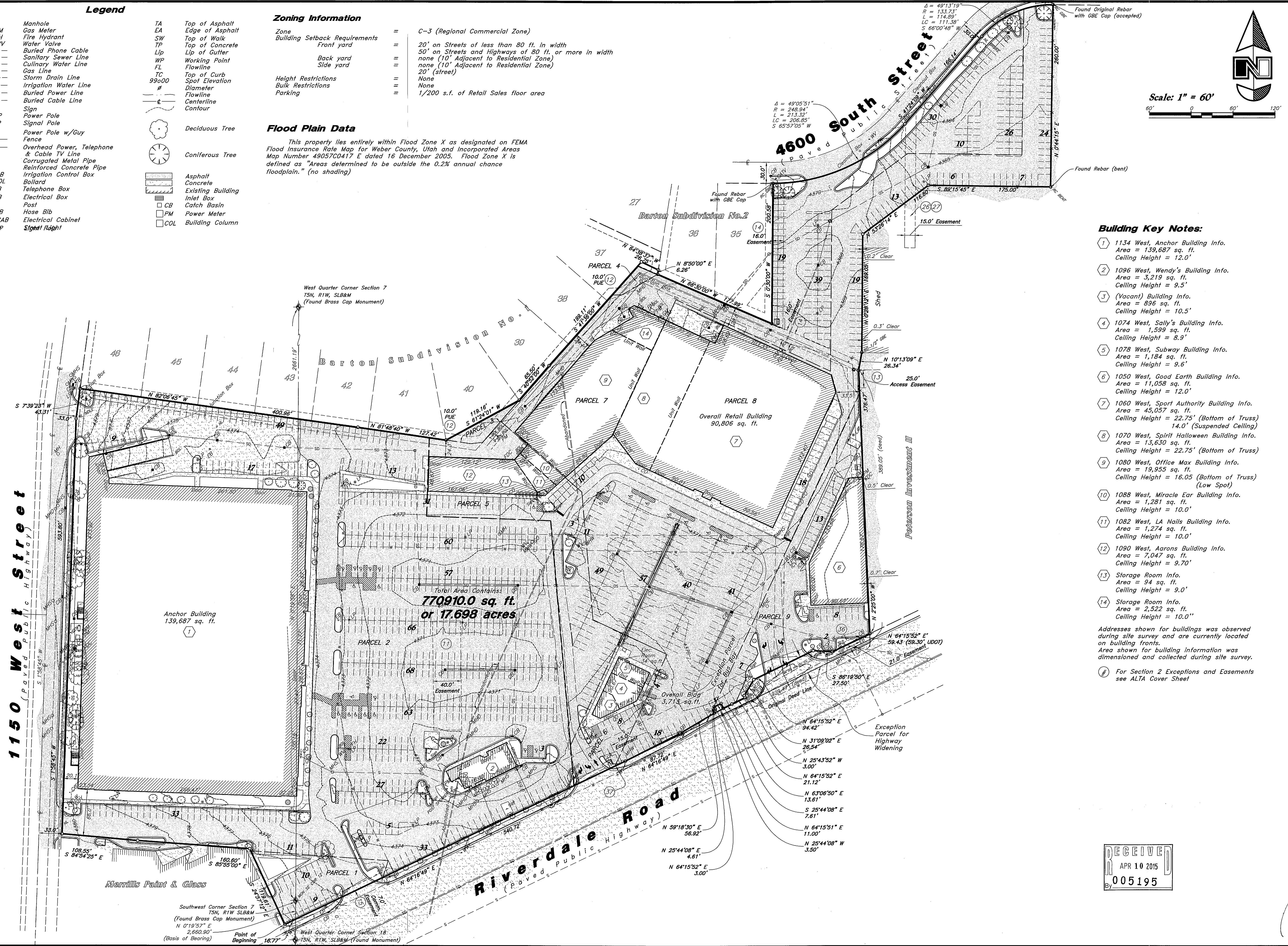
- TA Top of Asphalt
- EA Edge of Asphalt
- SW Top of Walk
- TP Top of Concrete
- Lip Lip of Gutter
- WP Working Point
- FL Flowline
- TC Top of Curb
- SE Spot Elevation
- ∅ Diameter
- Flowline
- Centerline
- Contour
- Deciduous Tree
- Coniferous Tree
- Asphalt
- Concrete
- Existing Building
- Inlet Box
- Catch Basin
- Power Meter
- Building Column

Zoning Information

- Zone = C-3 (Regional Commercial Zone)
- Building Setback Requirements =
 - Front yard = 20' on Streets of less than 80 ft. in width
 - 50' on Streets and Highways of 80 ft. or more in width
 - Back yard = none (10' Adjacent to Residential Zone)
 - Side yard = none (10' Adjacent to Residential Zone)
 - 20' (street)
- Height Restrictions = None
- Bulk Restrictions = None
- Parking = 1/200 s.f. of Retail Sales floor area

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0417 E dated 16 December 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)



Building Key Notes:

- 1 1134 West, Anchor Building Info. Area = 139,687 sq. ft. Ceiling Height = 12.0'
- 2 1096 West, Wendy's Building Info. Area = 3,219 sq. ft. Ceiling Height = 9.5'
- 3 (Vacant) Building Info. Area = 896 sq. ft. Ceiling Height = 10.5'
- 4 1074 West, Sally's Building Info. Area = 1,599 sq. ft. Ceiling Height = 8.9'
- 5 1078 West, Subway Building Info. Area = 1,184 sq. ft. Ceiling Height = 9.6'
- 6 1050 West, Good Earth Building Info. Area = 11,058 sq. ft. Ceiling Height = 12.0'
- 7 1060 West, Sport Authority Building Info. Area = 45,057 sq. ft. Ceiling Height = 22.75' (Bottom of Truss) 14.0' (Suspended Ceiling)
- 8 1070 West, Spirit Halloween Building Info. Area = 13,630 sq. ft. Ceiling Height = 22.75' (Bottom of Truss)
- 9 1080 West, Office Max Building Info. Area = 19,955 sq. ft. Ceiling Height = 16.05 (Bottom of Truss) (Low Spot)
- 10 1088 West, Miracle Ear Building Info. Area = 1,281 sq. ft. Ceiling Height = 10.0'
- 11 1082 West, LA Nails Building Info. Area = 1,274 sq. ft. Ceiling Height = 10.0'
- 12 1090 West, Aarons Building Info. Area = 7,047 sq. ft. Ceiling Height = 9.70'
- 13 Storage Room Info. Area = 94 sq. ft. Ceiling Height = 9.0'
- 14 Storage Room Info. Area = 2,522 sq. ft. Ceiling Height = 10.0'

Addresses shown for buildings was observed during site survey and are currently located on building fronts. Area shown for building information was dimensioned and collected during site survey.

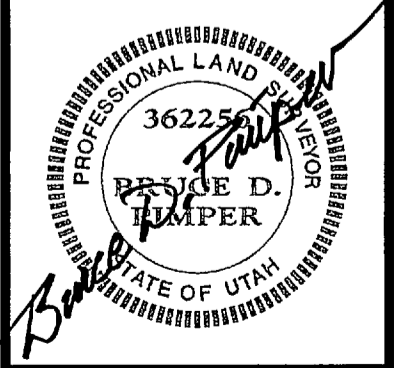
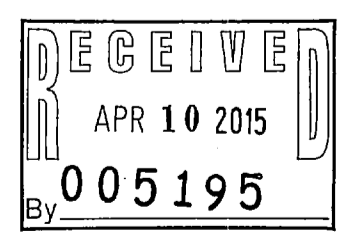
Ⓢ For Section 2 Exceptions and Easements see ALTA Cover Sheet

| REV | DATE | DESCRIPTION |
|-----|--------------|--|
| 2 | 7 Nov, 2015 | Clarify Utilities and show pipe as abandoned per owner |
| 1 | 29 Dec, 2014 | Update to new titlework |

Designed by: KH
 Drafted by: NM
 Client Name: Columbus Pacific Properties
 14-130as

ANDERSON WAHLEN & ASSOCIATES
 Great Basin Engineering South
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801 521-8529 - AWengineering.net

ALTA / ACSM Land Title Survey
Riverdale North
 1134 West Riverdale Road
 Riverdale, Weber, Utah
 A Part of the SE 1/4 of Section 12, T05 S14, R06 E2W, SLB&M, U.S. Survey



17 Nov, 2014
 SHEET NO.