

FLOOD ZONE

Survey Parcel is located in Flood Zone 'X', defined as "Areas determined to be outside the 0.2% annual chance floodplain." Information obtained from FEMA Map Number 49057C0426E with Effective Date: December 16, 2005

REFERENCE DOCUMENTS

Arby's 12th Commercial Subdivision, on file and of record with the Weber County Recorder's office as Entry No. 2545227 in Book 72 Page 34

Title report prepared by First American Title Insurance Company, File No. 66647 with an Effective Date: June 03, 2014

Unrecorded utility plan drawings provided to PEPG by client.

CLIENT

Kimberly-Horn Associates, Inc.
2779 South 600 West
Salt Lake City, UT 84115
385-212-3177

LOCATION

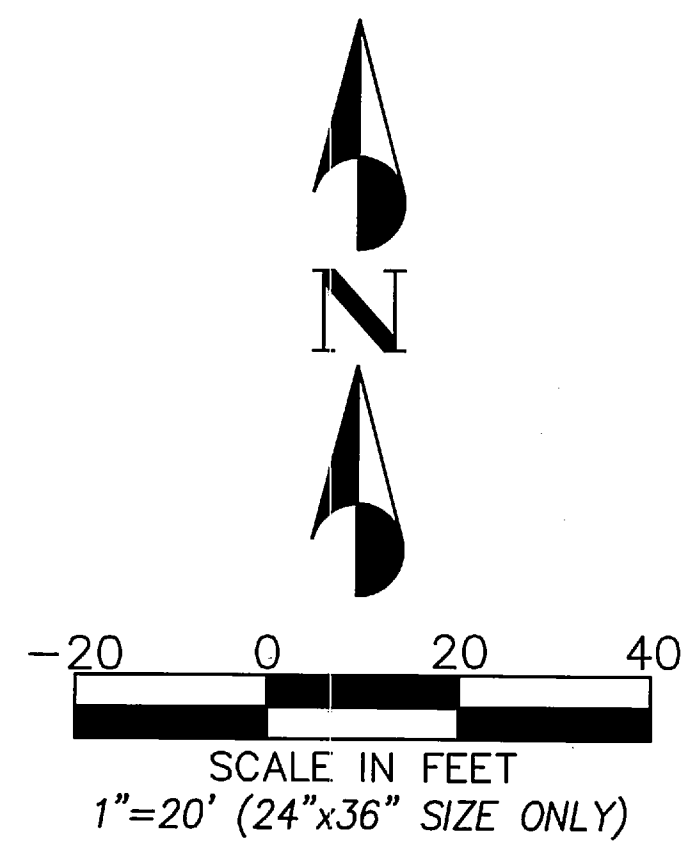
Located in the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base & Meridian
Ogden City, Weber County, Utah

BENCHMARK

FOUND BRASS CAP
"Y370 RESET 1987"
SET IN CONCRETE BASE
OF TRAFFIC SIGNAL POLE
WASHINGTON BLVD. AND 12TH
NGVD 29 ELEV.=4298.03

BENCHMARK

FOUND BRASS CAP
WASHINGTON BLVD. AND 12TH



LEGEND

- SURVEY PARCEL
- CENTERLINE R.O.W.
- EXIST. WALL
- EXIST. DEED LINE
- EXIST. BUILDING
- EXIST. CONCRETE
- EXIST. OVERHEAD WIRE
- EXIST. CURB & GUTTER
- EXIST. EDGE OF OIL
- EXIST. CENTERLINE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- ☐ EXIST. TELEPHONE BOX
- ⊙ EXIST. SEWER MANHOLE
- ⊕ EXIST. POWER POLE
- ☐ EXIST. CATCH BASIN
- ⊙ EXIST. STORM MANHOLE

TITLE EXCEPTIONS

First American Title Insurance Company
File No. 66647
Effective Date: June 03, 2014

Schedule B Part II, Exceptions:

- 1-3. Not a survey matter
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 6-10. Not a survey matter
11. AGREEMENT FOR DEVELOPMENT OF LAND AT THE SOUTH SIDE OF 12TH STREET BETWEEN LINCOLN AND GRANT STREET, OGDEN CITY, UTAH and the terms, conditions and limitations I contained therein:
Recorded: January 10, 2008 Entry No: 2314918
{Affects Survey Parcel - Not plottable, not shown hereon}
12. Cross Easement Agreement and the terms, conditions and limitations contained therein, Dated February 10, 2011, Recorded February 14, 2011, as Entry No. 2515627.
{Affects Survey Parcel - cross access easement Exhibit B not plottable, Exhibit B contained in reference document is illegible. Drainage easement shown as Exception D is plotted hereon and shown hereon}

SURVEY DESCRIPTION

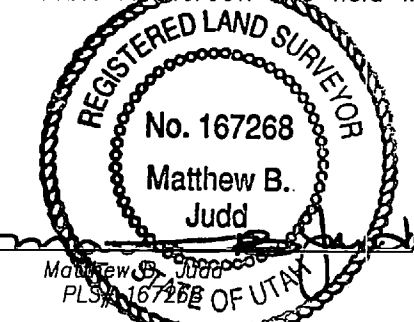
First American Title Insurance Company
File No. 66647
Effective Date: June 03, 2014

Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey.
Beginning at a point on the South right-of-way line of 12th Street in Ogden City, Weber County, Utah; said point being South 89°09'45" East, 190.18 feet and South 00°50'15" West, 33.00 feet from an Ogden City monument in the intersection of 12th Street and Lincoln Avenue; and running thence South 89°09'45" East, along said South right-of-way of 12th Street, 161.79 feet; thence South 00°50'15" West, 248.94 feet; thence North 89°09'45" West, 161.79 feet; thence North 00°50'15" East, 248.94 feet to the point of beginning.

SURVEYORS CERTIFICATE

To: CBC Freddy's LLC, a Delaware limited liability company, and First American Title Insurance Company.

This is to certify that this map or plot 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 2-5, 7(a), 8, 11(a), 13, 16, and 18 of Table A. The field work was completed on August 7, 2014.



Aug 25, 2014 Date

NARRATIVE

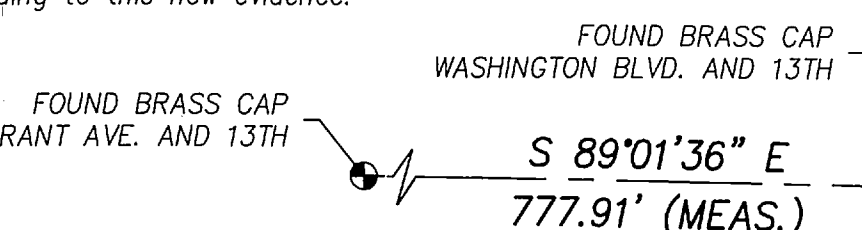
The purpose of this survey is to show the relationship of subject parcel with surrounding parcels and improvements, as well as to provide the CBC Freddy's LLC, a Delaware limited liability company, and First American Title Insurance Company an ALTA/ACSM survey for their use in evaluating the financing of Survey Parcel. This survey also provides a topographical survey of the site. Utilities shown hereon are based on a visual inspection by survey field crews found at the time of the survey. Survey Parcel is a portion of several lots owned by Lincoln Place LLC, this survey makes no attempt to resolve conflicts with interior lot lines.

The Basis of Bearing for this survey is North 00°05'15" East along the centerline of Washington Blvd. between two found brass caps at the intersections of 13th Street and 12th Street as shown hereon. The benchmark for this survey is a found brass cap set in concrete base of traffic pole along west side of Washington Blvd. as shown hereon with an elevation of 4298.03 feet per Weber County Surveyor section tie sheet. Distances shown as record (REC.) are based on the Arby's 12th Commercial Subdivision as noted under reference documents.

This Survey does not guarantee title to line, nor is it proof of ownership, nor is it a legal instrument of conveyance. Furthermore, any survey markers set in conjunction with this survey are not intended to represent evidence of ownership of the subject property or its ad joiners. The general intent of this survey is to portray where possible the record title lines of the subject property and to show their relationship to any evidence of use and/or possession.

In the event that this survey determines that the creation of a new/improved legal description is advisable and necessary to aid the resolution of known boundary conflicts, it should be understood that such a legal description as might be shown and provided hereon, does not automatically replace or extinguish record title lines and should not be used in instruments of conveyance by warranty or for the boundary lines of future developments unless the boundary lines of such a legal description, as might be provided hereon, have been established and agreed upon by appropriate and legal means by relevant parties. To help prepare such agreements, solicitation of competent legal council is recommended.

This survey represents opinions based on facts and evidence. As the evidence changes or if new evidence is discovered or recovered, then the surveyor reserves the right to modify or alter his opinions pertaining to this survey according to this new evidence.



N 00°50'15" E (BASIS OF BEARING)
571.71' (MEAS.) 571.96' (REC.)

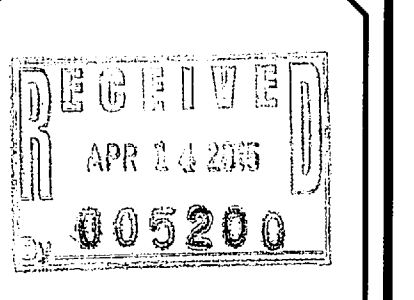
NO.	DESCRIPTION	DATE	APP'D.

ORIG. DATE:	
SURVEY BY: PEPG CREW	
DRAWN BY: CHV/RSJ	
DESIGNED BY:	
CHECKED BY:	
SCALE:	1"=20'

PEPG CONSULTING LLC
8805 S. SANDY PARKWAY • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

FREDDY'S STEAKBURGERS
ALTA/ACSM SURVEY
12TH LINCOLN AVENUE
DWG. ALTA-01
PROJECT NUMBER
AUGUST 14, 2014
PLOT DATE:

OGDEN CITY



SHEET NO. **1**