

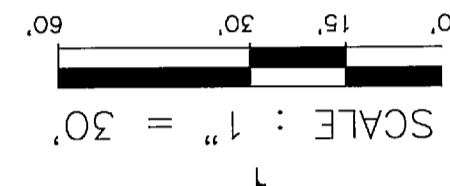
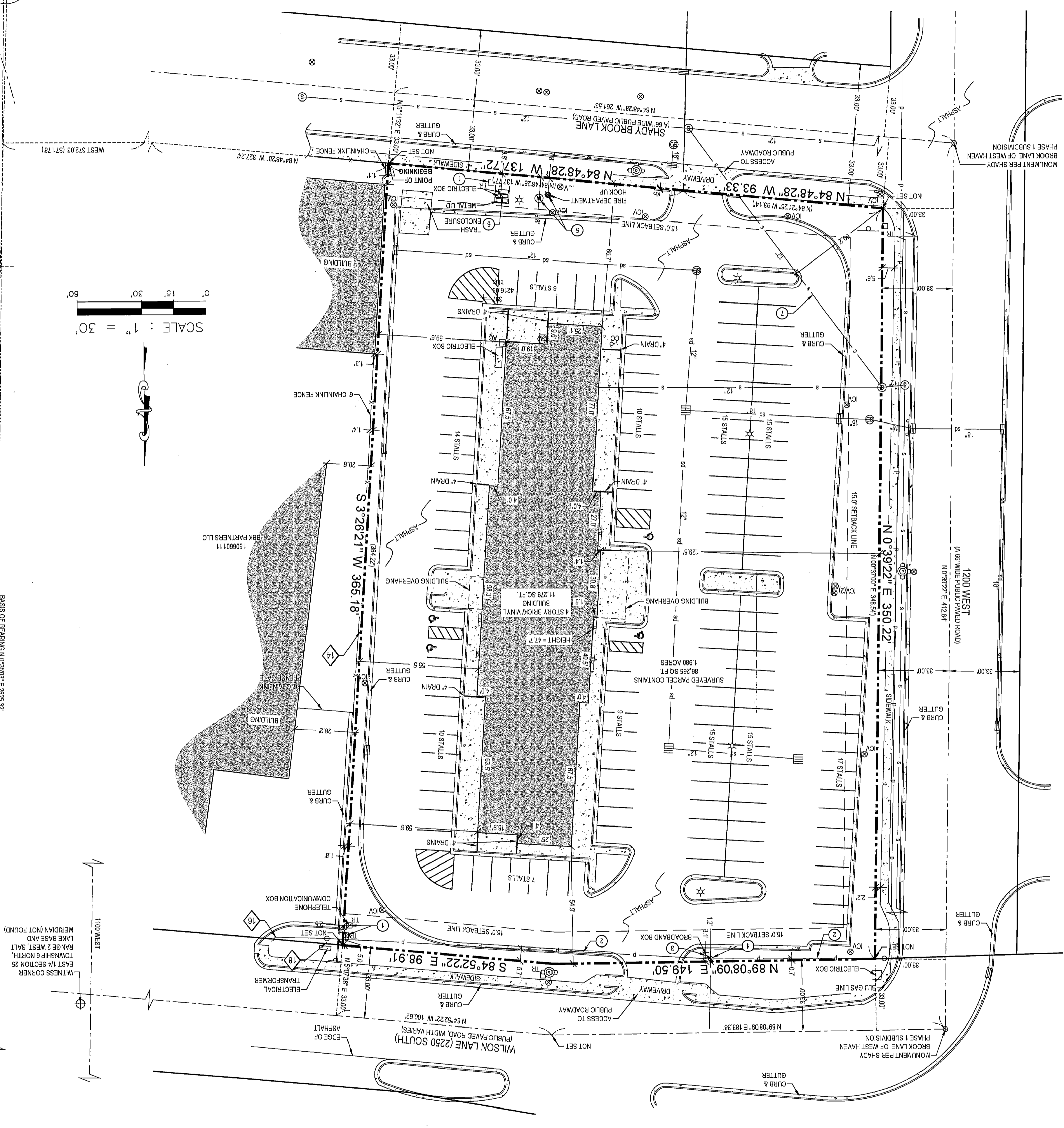
ZONING INFORMATION

THE SUBJECT PARCEL IS LOCATED WITHIN THE CITY OF WEST HAVEN ZONING DISTRICT C-3 REGIONAL COMMERCIAL. THE ZONING REPORT PREPARED BY CLARK & CLARK SURVEYORS, INC. ON BEHALF OF THE CLIENT, IS DATED MAY 18, 2015. PROJECT NO. 15010003440. THE FOLLOWING ARE GENERAL PROVISIONS CITED IN SAID ZONING REPORT:

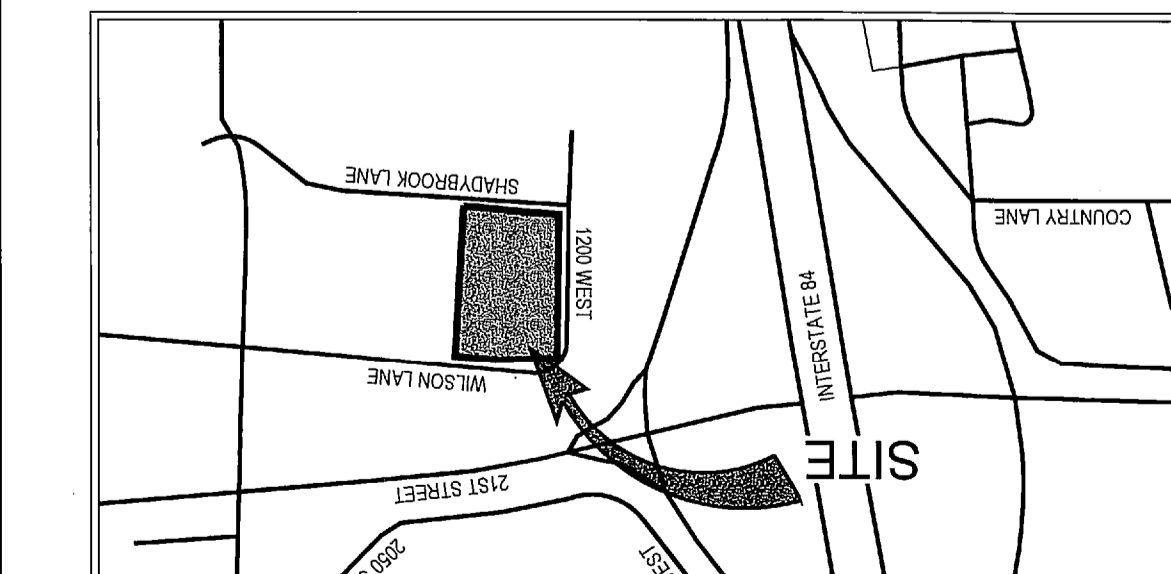
SETBACKS:
 FRONT: 15' MINIMUM
 SIDE: FACINGS STREET, ON CORNER LOTS, 15' MINIMUM. REAR NONE, EXCEPT 10' WHERE ADJACENT TO A RESIDENTIAL ZONE.
 MAXIMUM BUILDING HEIGHT: NONE
FARMS:
 HOTEL: 1 SPACE PER 2 SLEEPING UNITS REQUIRED-62 SPACES
 EXISTING-137 SPACES, (4) OF WHICH ARE HANDICAP SPACES

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 49052040E, WHICH PASSES AN EFFECTIVE DATE OF DECEMBER 16, 2002 AND IS NOT A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP. WE HAVE LABELED THE COMMUNITY OVERLAP AREA AS A FLOOD PLANNING IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



VIICINITY MAP - NOT TO SCALE



LEGEND OF SYMBOLS & ABBREVIATIONS

ADJOINING PROPERTY LINE	---
PROPERTY LINE	---
EASEMENT LINE	---
MONUMENT LINE	---
EXISTING FENCE	---
POWER LINE	---
SANITARY SEWER LINE	---
GAS LINE	---
CONCRETE	---
BUILDING	---
SIGN	---
ADJOINING PROPERTY LINE	---
FIRE HYDRANT	---
WATER MANHOLE	---
WATER VALVE	---
ELECTRIC BOX	---
LIGHT POLE	---
SANITARY SEWER MANHOLE	---
GAS METER	---
STORM DRAIN CATCH BASIN	---
IRRIGATION CONTROL VALVE	---
GVY WIRE	---
TELEPHONE RISER	---

SIGNIFICANT OBSERVATIONS

THE FOLLOWING FACILITIES WERE OBSERVED, WITH NO DOCUMENTS PROVIDING FOR AN EASEMENT OF SUCH FACILITIES:

- 12" SEWER LINE
- WATER FACILITIES
- ELECTRICAL TRANSFORMERS
- POWER POLE
- OVERHEAD POWER LINES
- TELEPHONE BOXES
- MANHOLE
- TELEPHONE
- TRANSFORMER
- ELECTRICAL
- WATER MANHOLE
- WATER VALVE
- ELECTRIC BOX
- LIGHT POLE
- SANITARY SEWER MANHOLE
- GAS METER
- STORM DRAIN CATCH BASIN
- IRRIGATION CONTROL VALVE
- GVY WIRE
- TELEPHONE RISER
- SIGN

UTILITY NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE ABOVE GROUND STRUCTURES OR BLUE STAKE MARKINGS ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

MISCELLANEOUS NOTES

MN1) THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/ACSM LAND TITLE SURVEY ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.

MN2) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS OBTAINED FROM TITLE COMMITMENT NO. F43190W (AMEND 1) PREPARED BY FOUNDERS TITLE COMPANY, EFFECTIVE APRIL 18, 2015, AT 8:00 AM.

MN3) ANY OTHER RECORDS OCCURRING THAT MAY AFFECT THIS TRACT, OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-1, AS SHOWN HEREON.

MN4) THE BOUNDARIES BETWEEN THE BRASS CAP MONUMENTS MARKING THE EAST QUARTER CORNER AND THE SECTION LINE BETWEEN THE BRASS CAP MONUMENTS MARKING THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, ARE CONTIGUOUS WITH THE RIGHT OF WAY LINES AND NO PART OF THE PROPERTY IS WITHIN THE PUBLIC RIGHT OF WAY.

MN5) NO OBSERVED EVIDENCE OF EASEMENTS OR EASEMENTS ON BURIAL GROUNDS.

MN6) BY SITE INSPECTION SUBJECT SITE HAS DIRECT LEGAL ACCESS TO WILSON LANE (2250 SOUTH) AND SHADY BROOK LANE, BOTH OF WHICH ARE PUBLIC RIGHTS OF WAY.

MN7) THE BOUNDARIES OF THE SUBJECT PARCEL ARE CONTIGUOUS WITH THE RIGHT OF WAY LINES AND NO PART OF THE PROPERTY IS WITHIN THE PUBLIC RIGHT OF WAY.

MN8) THE FOLLOWING NOTES PERTAIN TO CERTAIN TABLE X ITEMS OF THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS ADDRESSED BY THIS MAP:

MN9) DENNIS K WITHERS

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BY BOCK & CLARK CORP.

RECORD DESCRIPTION

ABOVE DESCRIBED IS THE SAME PROPERTY AS SHOWN IN THE TITLE COMMITMENT NO. F43190W (AMEND 1) PREPARED BY FOUNDERS TITLE COMPANY, EFFECTIVE APRIL 18, 2015 AT 8:00 AM.

ITEMS CORRESPONDING TO SCHEDULE B-1:

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE REFERENCED COMMENTARY:

1) SUBJECT TO ANY AND ALL ISSUES WHICH MAY ARISE OUT OF THE SUBDIVISION, SPLITTING OF THE RECORD LEGAL DESCRIPTIONS WHICH MAKE UP THE LEGAL DESCRIPTION CONTAINED IN THIS COMMENTARY AND IN THE POLIC TO ISSUE THEREON, THE SURVEYOR HAS AGREED TO COMPLY WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR ALTA/ACSM LAND TITLE SURVEYS.

2) THE FACT THAT THE SUBDIVISION IS BEING DIVIDED OR SAID LAND MAY BE IN CONTACT WITH ANY ZONING, BUILDING OR LAND USE REGULATIONS.

3) EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY.

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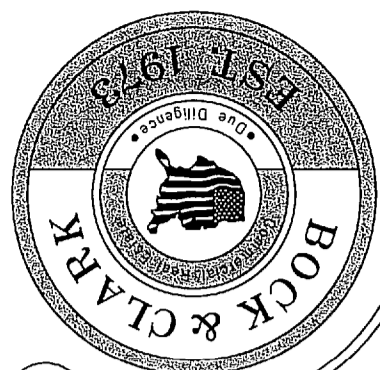
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Value Place 2015 Portfolio Project

B&C Project No. 201501163, 055
 Ogdun, UT (West Haven)
 42982
 2160 South 1200 West, Ogdun, UT 84401
 Based upon the Commitment F-43190W (AMEND 1) of Founders Title Company
 bearing an effective date of April 18, 2015 at 8:00 AM.
 Surveyors' Certification
 To: Woodbridge State Capital UT Network - West Haven LLC, formerly known as Value Place Ogdun UT Network - West Haven LLC, Kansas limited liability company, Jefferson Plaza Bank, National Association, together with its successors and/or assigns, including West Haven, any successors with respect to any measures to be taken by the Client for the purpose of the Survey, National Association, Chicago Title Insurance Company, a National Association, and Bock & Clark Corporation.
 This is to certify that the Survey and the returns on which it is based were made in accordance with the 2011 Minimum Standard National Association, Chicago Title Insurance Company, a National Association, and Bock & Clark Corporation.
 3, 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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 DENNIS K WITHERS
 SURVEY ENGINEERING
 8610 SOUTH SANDY PARKWAY
 SANDY, UT 84070
 PHONE: 801-258-7100
 FAX: 801-258-8071
 PROJECT NUMBER: 1522
 EMAIL: KEN@CKSURVEYS.COM



Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 3550 W. Market Street, Suite 200, Avon, Ohio 44033
 Phone: (800) SURVEYS (781-8397) Fax: (330) 666-3608 www.boatandclark.com