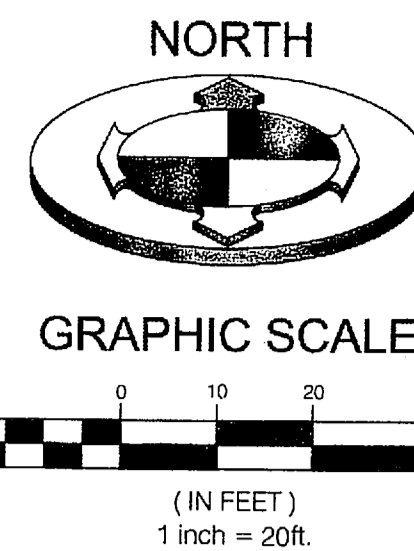


ALTA/ACSM LAND TITLE SURVEY

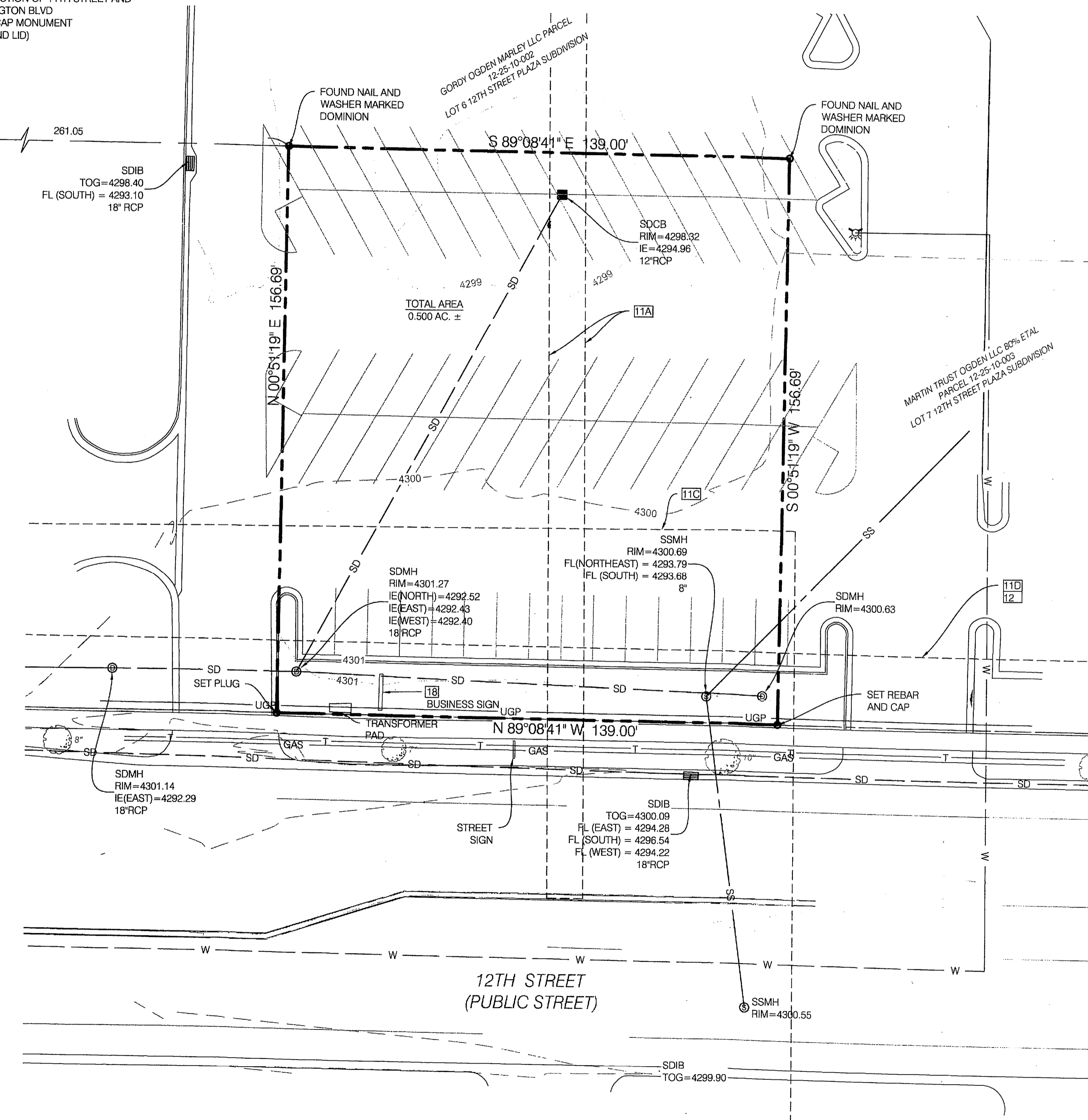
LOCATED IN THE NORTH EAST QUARTER OF SECTION 20, TOWNSHIP
6 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH



OGDEN CITY SURVEY MONUMENT IN THE INTERSECTION OF CROSS STREET AND WASHINGTON BLVD BRASS CAP MONUMENT (RING AND LID)

OGDEN CITY SURVEY MONUMENT IN THE INTERSECTION OF 11TH STREET AND WASHINGTON BLVD BRASS CAP MONUMENT (RING AND LID)

OGDEN CITY SURVEY MONUMENT IN THE INTERSECTION OF 12TH STREET AND WASHINGTON BLVD (NOT FOUND)



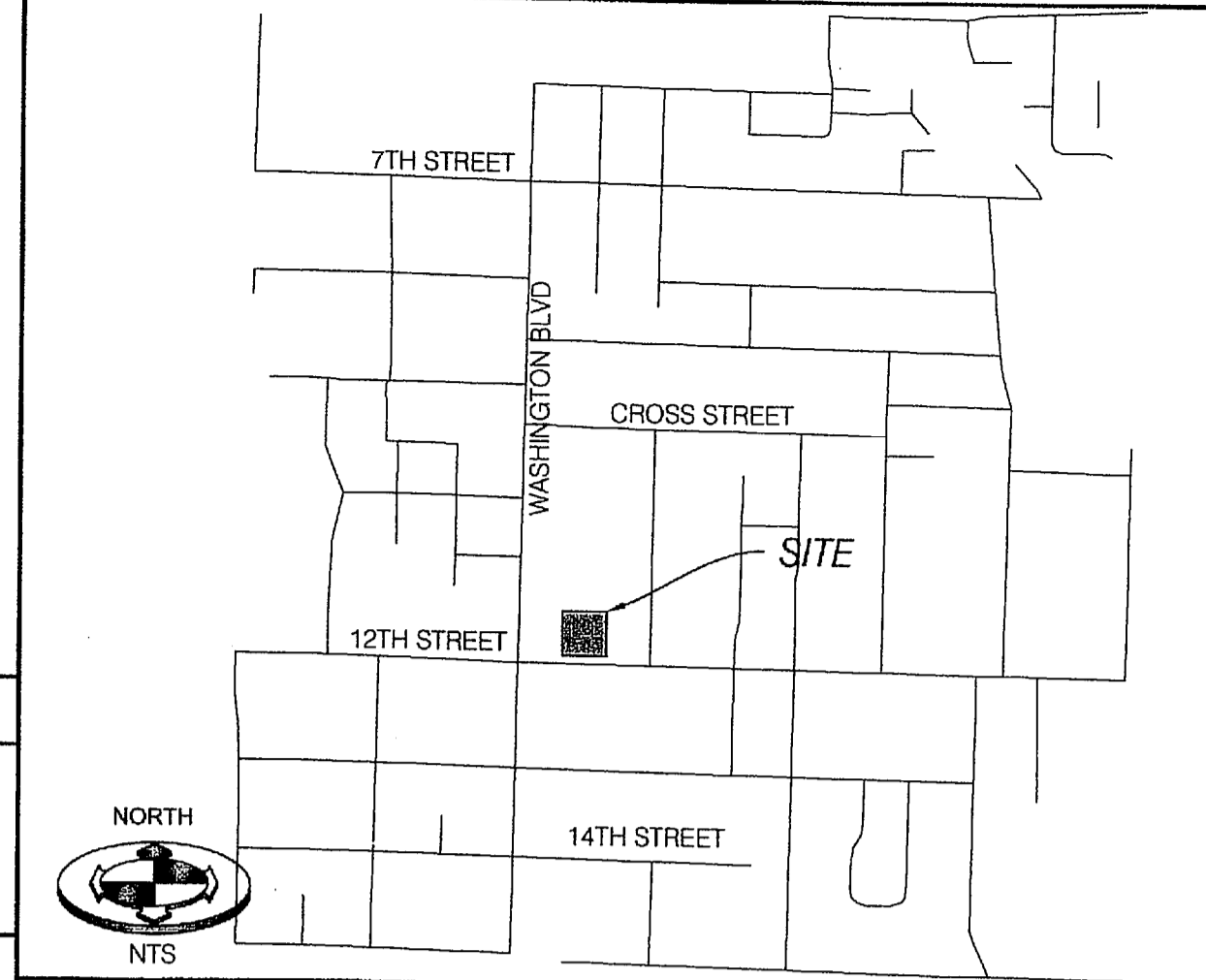
SURVEYOR'S CERTIFICATE

TO: TERRAFORM COMPANIES LLC
FOUNDERS 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 2,4,5,8,13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 13, 2015.



VICINITY MAP



TITLE DESCRIPTION

ALL OF LOT 1, 12TH STREET PLAZA SUBDIVISION

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY TERRAFORM COMPANIES 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 00°50'05\"/>

BENCHMARK
THE BENCHMARK FOR THIS SURVEY IS THE BASE OF THE TRAFFIC SIGNAL POLE ON THE NORTHWEST CORNER OF THE INTERSECTION OF 12TH STREET AND WASHINGTON BLVD. NAVD 29 ELEVATION = 4298.025
WEBER COUNTY MONUMENT ID: 168

GENERAL NOTES

- THIS SURVEY IS BASED UPON THE TITLE REPORT ISSUED BY FOUNDERS TITLE COMPANY, DATED NOVEMBER 13, 2014, ORDER NO. F-051941.
- 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.
- NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B OF REFERENCED PRELIMINARY REPORT.
- ITEMS 1 - 5 NOT ADDRESSED BY THIS SURVEY.
- CERTIFICATE OF APPROPRIATION OF WATER AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN.
- RECORDED: MAY 11, 1954
ENTRY NO.: 219011
BOOK/PAGE: 443/566
- (A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE BOUNDS OF THE ABOVE REFERENCED LEGAL DESCRIPTION. HOWEVER THROUGHOUT THE PROCESS OF THIS SURVEY, NO EVIDENCE OF A SPRING WAS FOUND. NO WATER RIGHTS RESEARCH HAS BEEN PERFORMED FOR THE SUBJECT PROPERTY)
- NOT ADDRESSED BY THIS SURVEY.
- EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
RECORDED: AUGUST 17, 1971
ENTRY NO.: 555919
BOOK/PAGE: 973/490
(DOES NOT AFFECT SUBJECT PROPERTY)
- CROSS-EASEMENT AGREEMENT AND THE TERM, CONDITIONS CONTAINED THEREIN:
BY: SHOPKO STORES, INC., D/B/A ULVALCO SHOPKO STORES, INC.
BETWEEN: RAYCO CORPORATION
RECORDED: SEPTEMBER 9, 1987
ENTRY NO.: 102435
BOOK/PAGE: 1525/2244
(AFFECTS ALL OF SUBJECT PROPERTY)

LEGEND AND ABBREVIATIONS

STREET MONUMENT AND LINE	EXISTING CULINARY PIPE LINE
PROPERTY LINE	WATER VALVE
PROPERTY CORNER (AS NOTED)	TREE
ADJACENT PL.	SIGN
SANITARY SEWER MANHOLE & PIPE	RIGHT-OF-WAY LINE
STORM DRAIN MANHOLE & PIPE	CURB & GUTTER
OVERHEAD POWER	

ABBREVIATIONS:
SSMH SEWER MANHOLE
SD STORM DRAIN

REFERENCE DOCUMENTS

- TITLE REPORT PROVIDED BY FOUNDERS TITLE COMPANY, DATED NOVEMBER 13, 2014, ORDER NO. F-051941.
- ALTA/ACSM LAND TITLE SURVEY PERFORMED BY DOMINION ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYORS DEPARTMENT DATED: OCTOBER 19, 2012
- 12TH STREET PLAZA SUBDIVISION ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE. BOOK: 72 PAGE: 14

GENERAL NOTES (CONT.)

- ITEM 11 SUBJECT TO, BUT NOT LIMITED TO THE FOLLOWING MATTERS AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY, PROJECT NO. 2045-01 BY DOMINION ENGINEERING ASSOCIATES, L.C.
A. EXISTING GAS EASEMENT RUNNING NORTH AND SOUTH THROUGH LOT 1 (EXCEPTION 8)
B. 5' PHONE EASEMENT RUNNING NORTH AND SOUTH THROUGH LOT 7 (EXCEPTION 9) (NOT ADDRESSED BY THIS SURVEY)
C. SPRING AREA AFFECTING THE SOUTHERLY PORTION OF LOT 1 (EXCEPTION 6)
D. STORM DRAIN LINE AFFECTING THE SOUTHERLY PORTION OF LOT 1
- ITEM 12 EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES ARE RESERVED, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION
- ITEM 13 - 17 (NOT ADDRESSED BY THIS SURVEY)
- ITEM 18 SIGN EASEMENT AGREEMENT
BETWEEN: MARTIN TRUST - OGDEN, LLC
AND: 12TH STREET PLAZA UTAH PARTNERS, LP AND GORDY OGDEN MARLEY, LLC
DATED: AUGUST 21, 2013
RECORDED: AUGUST 22, 2013
ENTRY NO.: 2651846 & 2651848
(DOES NOT APPEAR TO BE IN THE LOCATION DEPICTED ON THE SITE PLAN IN THE REFERENCED DOCUMENTS)
- ITEM 19 - 27 (NOT ADDRESSED BY THIS SURVEY)
- ITEM 28 SIGN EASEMENT AGREEMENT
BETWEEN: GORDY OGDEN MARLEY LLC, A UTAH LIMITED LIABILITY COMPANY (GRANTOR)
AND: CHICK-FIL-A (GRANTEE)
DATED: FEBRUARY 28, 2014
RECORDED: MARCH 11, 2014
ENTRY NO.: 2677950
(SIGN IS WITHIN LOT 2 OF 12TH STREET PLAZA SUBDIVISION, SUBJECT PROPERTY HAS RIGHTS OF SIGN USAGE AS SHOWN WITHIN REFERENCED DOCUMENT)
- ITEM 29 SIGN EASEMENT AGREEMENT
BETWEEN: 12TH & WASHINGTON NED, LLC, A UTAH LIMITED LIABILITY COMPANY (GRANTOR)
AND: MARTIN TRUST - OGDEN, LLC AND 12TH STREET PLAZA UTAH PARTNERS, LP PARTNERS, LP AND GORDY OGDEN MARLEY LLC, A UTAH LIMITED LIABILITY COMPANY (GRANTEE)
DATED: FEBRUARY 28, 2014
RECORDED: MARCH 11, 2014
ENTRY NO.: 2677951
(AMENDED SIGN EASEMENT AGREEMENT RECORDED NOVEMBER 07, 2014 AS ENTRY NO. 2709797)
(SIGN IS WITHIN LOT 2 OF 12TH STREET PLAZA SUBDIVISION, SUBJECT PROPERTY HAS RIGHTS OF SIGN USAGE AS SHOWN WITHIN REFERENCED DOCUMENT)

PROJECT NO. 1507105	ALTA/ACSM LAND TITLE SURVEY
TERRAFORM COMPANIES 468 12TH STREET OGDEN CITY, UTAH	
BENCHMARK ENGINEERING & LAND SURVEYING 8198 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	
BENCHMARK CIVIL	
RECEIVED JAN 28, 2016 5419	
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