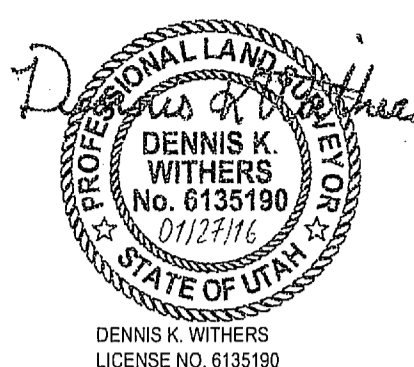


**BUILDING ZONE CBD
(CBD CENTRAL BUSINESS DISTRICT)**

BUILDING SETBACK	0 FEET MAXIMUM AT LEAST 50% OF THE BUILDING FRONTAGE SHALL BE BUILT ON THE APPROVED SETBACK LINE
FRONT/STREET SIDE:	0 FEET MAXIMUM WHEN ADJACENT TO A RESIDENTIAL ZONE, SETBACK SHALL BE NO LESS THAN 10 FEET PLUS AN ADDITIONAL 1 FOOT FOR EACH 2 FEET OF MAIN BUILDING OVER 35 FEET HIGH NONE REQUIRED, EXCEPT 30 FEET WHEN ADJACENT TO A RESIDENTIAL ZONE
REAR:	
BUILDING SIZE	MINIMUM 1 STORY; NO MAXIMUM
MAXIMUM BUILDING HEIGHT OR STORIES:	MINIMUM LOT AREA: ONE BUILDING DWELLING: 5,000 SQUARE FEET INCLUDING THE FIRST UNIT, PLUS 750 SQUARE FEET FOR EACH ADDITIONAL DWELLING UNITS (5,000+(22-1)(750)=95,750 SQUARE FEET REQUIRED)
DENSITY	CORNER LOT: 7,000 SQUARE FEET MINIMUM LOT WIDTH: 50 FEET CORNER LOT: 80 FEET MINIMUM GREEN OPEN SPACE: 20%
BUILDING DENSITY FORMULA:	MAXIMUM BUILDING COVERAGE: 60%
APPROXIMATE BUILDING FOOTPRINT:	39,080 SQUARE FEET (PER ASSESSOR)
PARKING	
PARKING SPACE FORMULA:	MULTIPLE-UNIT HOUSING FOR SENIORS: 1 SPACE PER UNIT FOR THE FIRST 50 UNITS, 0.75 SPACE PER ELDERLY UNIT FOR THE NEXT 20 UNITS, AND 0.5 SPACE PER UNIT FOR EACH UNIT IN EXCESS OF 50 IN THE DEVELOPMENT (20*0.75+20)+(0.50*122-50)=91 MEDICAL OFFICE: 1150 SQUARE FEET (PICK-UP/MEDICAL, PATRICIA MASON: 1,106 SQUARE FEET) 1,106/150=7.4 OFFICE: 1300 SQUARE FEET PLUS COMPANY OWNED VEHICLE (ALL OTHER TENANTS, 4,440 SQUARE FEET, 0 COMPANY VEHICLES) 4,440/500=14.8 81 + 7.4 + 14.8 = 103.2 = 103 SPACES
PARKING SPACES REQUIRED:	103 TOTAL PARKING SPACES



SURVEYOR'S CERTIFICATE

TO: GHC NATIONAL HOUSING FUND, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY; UTAH THREE LINK IOOF, INC., A UTAH NON-PROFIT CORPORATION; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND METRO NATIONAL TITLE.

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, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 11(a), 15, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/22/2015.

DATE OF PLAT OR MAP: 12/01/16

DESCRIPTION PER TITLE REPORT

PART OF LOTS 7, 8, 9, AND 10, BLOCK 27, PLAT "A", OGDEN CITY SURVEY, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, AND RUNNING THENCE NORTH 89°02' WEST 204 FEET, TO CHAIN LINK FENCE, THENCE SOUTH 0°47'13" WEST 430.34 FEET, ALONG FENCE LINE, THENCE SOUTH 89°02' EAST 202.66 FEET, TO JEFFERSON AVENUE, THENCE NORTH 0°58' EAST 430.34 FEET, TO POINT OF BEGINNING, TOGETHER WITH THAT PORTION OF VACATED JEFFERSON AVENUE ON THE EAST.

SURVEY NARRATIVE

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

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°02' WEST 763.58' ALONG THE MONUMENT LINE OF 24TH STREET, BETWEEN TWO BRASS CAP MONUMENTS WITH RING & LID, LOCATED AT THE INTERSECTIONS OF JEFFERSON AVENUE AND 24TH STREET AS SHOWN ON THIS SURVEY.

THIS SURVEY IS AN UPDATE TO A PRIOR ALTA/ACSM LAND TITLE SURVEY PREPARED BY THIS OFFICE AND FILED WITH THE WEBER COUNTY SURVEYORS OFFICE.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 49299 PREPARED BY METRO NATIONAL TITLE COMPANY, EFFECTIVE DATE: NOVEMBER 4, 2015 AT 7:45 AM.

SCHEDULE B-2 EXCEPTIONS

- 10 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY PURPOSE: THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING UNDERGROUND CONDUIT, POLES, ANCHORS, CABLES, WIRES AND FIXTURES UPON, UNDER, OVER AND ACROSS THE PROPERTY. RECORDED: JANUARY 25, 1918 BOOKPAGE: M OF LEASES 1443 (AFFECTS THE SUBJECT PARCEL, AS SHOWN HEREON).
- 12 ORDINANCE NO. 84-65 DATED DECEMBER 20, 1994 RECORDED: JANUARY 18, 1995 ENTRY NO. 1329238 BOOKPAGE: 1744 7 798 AN ORDINANCE VACATING A PORTION OF JEFFERSON AVENUE AND PRESERVING THE PUBLIC UTILITY EASEMENTS PRESENTLY EXISTING IN SAID STREET. (AFFECTS THE EASTERLY 10.0' OF THE SUBJECT PARCEL, AS SHOWN HEREON).

GENERAL NOTES

- 1. MNEIL ENGINEERING OR MNEIL ENGINEERING - SURVEYING L.L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- 2. CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY.
- 3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- 4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FIELD SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- 5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

TABLE "A" ITEMS

- 2. THE ADDRESS OF THE SUBJECT PROPERTY IS 2427 JEFFERSON AVENUE, OGDEN, UTAH.
- 3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X PER MAP NO. 49070427.
- 4. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 91,934 SQ. FEET AND 2.111 ACRES
- 6(a). CURRENT ZONING CLASSIFICATION HAS NOT BEEN PROVIDED BY THE INSURER.
- 6(b). ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE ARE RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAVE NOT BEEN PROVIDED BY THE INSURER.
- 7(a). THE EXTERIOR DIMENSIONS OF BUILDINGS SHOWN HEREON WERE MEASURED AT GRADE LEVEL.
- 8. ALL VISIBLE IMPROVEMENTS ARE SHOWN HEREON.
- 9. THERE ARE 77 REGULAR PARKING STALLS AND 4 HANDICAPPED STALLS, TOTALING 81 PARKING STALLS, 10 SHOWN.
- 11(a). THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES ONLY. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES, BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- 13. NAMES OF ADJOINERS ARE SHOWN HEREON.
- 14. AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.
- 20. IMPROVEMENTS WITH EASEMENTS SHOWN HEREON.

SIGNIFICANT OBSERVATIONS

- 1 ACCESS TO PAVED PUBLIC RIGHT OF WAY.
- 2 A 0.4' OVERLAP OF THE BUILDING OVER THE BOUNDARY LINE.
- 3 MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT (EXCEPTION 10) WITHIN BUILDING

LEGEND

--- ADJOINING PROPERTY LINE	⊗ FIRE HYDRANT
- - - LOT LINE	⊕ WATER VALVE
--- PROPERTY LINE	⊞ ELECTRIC BOX
--- MONUMENT LINE	⊗ LIGHT POLE
--- EASEMENT LINE	⊕ POWER POLE
--- EXISTING FENCE	⊞ TRANSFORMER
--- POWER LINE	⊗ SEWER MANHOLE
--- TELEPHONE LINE	⊕ GAS METER
--- WATER LINE	⊞ ROOF DRAIN
--- SANITARY SEWER LINE	⊗ STORM DRAIN CATCH BASIN
--- STORM DRAIN LINE	⊕ STORM DRAIN MANHOLE
--- GAS LINE	⊞ IRRIGATION CLEAN OUT
--- CONCRETE	⊗ IRRIGATION CONTROL VALVE
--- BUILDING	⊕ TELEPHONE RISER

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THREE LINK TOWER

GHC HOUSING PARTNERS, L.L.C.
2427 JEFFERSON AVENUE, OGDEN, UTAH
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

REV	DATE	DESCRIPTION
1	12/30/2015	RELEASE TO CLIENT
2	1/10/2016	UPDATE PER TITLE REPORT
3	1/27/2016	ADD BUILDING ZONE INFO

PROJECT NO: 15724
CAD FILE: 15724ALT SITE 4
DRAWN BY: KSL
CALC BY: DKW
FIELD CREW: JDS
CHECKED BY: DKW
DATE: 12/30/2015

**ALTA/ACSM
LAND TITLE
SURVEY**

1 OF 1

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