

N 88°26'16" E meas. (N 88°29'17" E calc'd)

Northwest Corner of Section 24, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

8027.73' meas. (8025.97' calc'd)

North Quarter Corner of Section 24, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

State of Utah Department of Administrative Services Division of Facilities Construction and Management

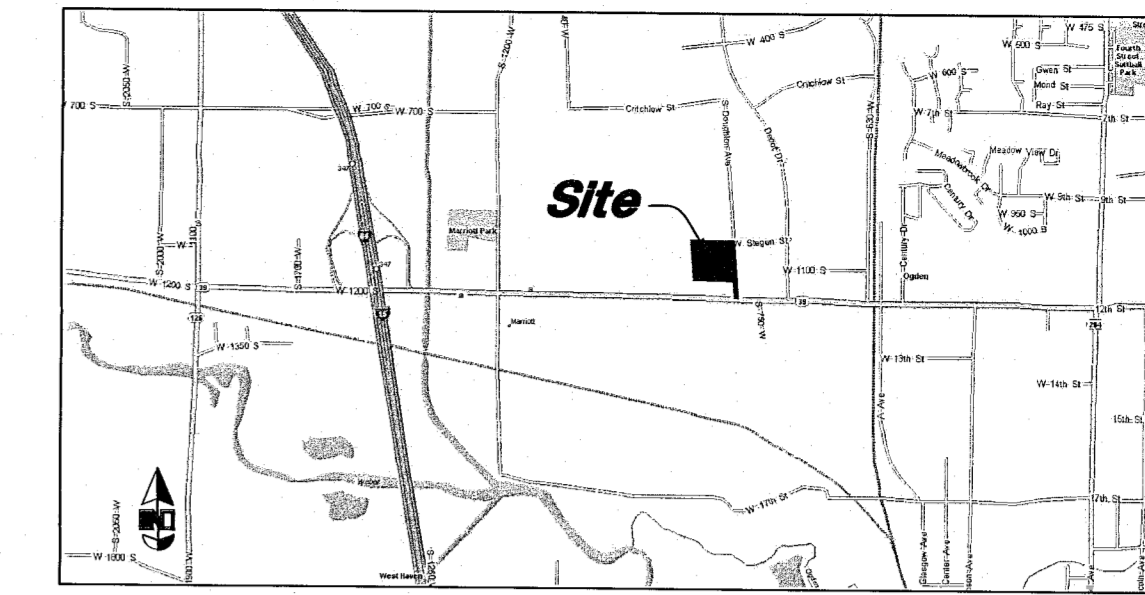
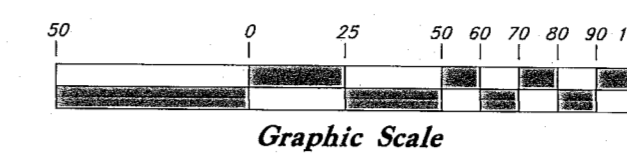
Ogden City

Ogden City

Ogden City



Scale: 1" = 50'



VICINITY MAP Not to Scale

NARRATIVE

This ALTA/NSPS Land Title Survey was requested by Mr. Kevin Aholt of Land Dynamics, Inc. for the purpose of depicting current conditions of the site and their relation to the Property Lines. Brass plugs were found at the Northwest Corner of the property; plug location was checked and honored. A Brass Right of Way Monument was found at the Southeast Corner of the property. Right of Way Marker location was checked and honored. Brass Cap Monuments were found at the North Quarter Corner of Section 19, T6N, R1W, and the Northwest Corner of Section 24, T6N, R2W. A line bearing North 3°57'30" West between the Brass Right of Way Monument and the Brass Plug at the Northeast Corner of the Property was used as the Basis of Bearings. Property corners were recovered or set as depicted on this drawing.

EXCEPTIONS TO COVERAGE

- The following items are listed as exceptions to coverage in a Title Report prepared by First American Title Insurance Company on behalf of Landmark Title Company, Order No. 57531 Third Amendment, Effective May 3, 2017 at 6:59 a.m.
- EXCEPTION NO. 1-8 (NOTHING TO PLOT):** Not a Survey related matter.
 - EXCEPTION NO. 9:** Said property lies within the boundaries of Central Weber Sewer and Ogden City, and is subject to any and all charges and assessments thereof.
 - EXCEPTION NO. 10 (PLOTTED, AFFECTS THE EASTERLY PORTION OF THE PROPERTY):** An easement over, across or through the Land for public park and public recreation area and incidental purposes, as granted to State of Utah, Department of Social Services, acting in behalf of the State Youth Development Center, formerly the State Industrial School by Instrument Recorded June 22, 1982 as Entry No. 859539 in Book 1404 of Page 1527 of Official Records.
 - EXCEPTION NO. 11 (PLOTTED, AFFECTS THE EASTERLY PORTION OF THE PROPERTY):** An easement over, across or through the Land for electric transmission and distribution circuits and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors and assigns by Instrument Recorded December 09, 1982 as Entry No. 869297 in Book 1414 at Page 1071 of Official Records.
 - EXCEPTION NO. 12 (PLOTTED, AFFECTS THE CENTER OF THIS PROPERTY):** An easement over, across or through the Land for communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument Recorded March 31, 1983 as Entry No. 876693 in Book 1421 at Page 1470 of Official Records.
 - EXCEPTION NO. 13 (PLOTTED, AFFECTS THE SOUTHWESTERLY PORTION OF THE PROPERTY):** An easement over, across or through the Land for gas transmission and distribution facilities and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of the State of Utah, its successors and assigns by Instrument Recorded February 09, 1989 as Entry No. 1069993 in Book 1555 at Page 636 of Official Records.
 - EXCEPTION NO. 14 (PLOTTED, AFFECTS THE SOUTHERLY PORTION OF THE PROPERTY):** An easement over, across or through the Land for water line and incidental purposes, as granted to Ogden City Corporation by Instrument Recorded May 23, 1989 as Entry No. 1079294 in Book 1561 at Page 1118 of Official Records.
 - EXCEPTION NO. 15 (PLOTTED):** Easements, notes and restrictions as shown on QBP Subdivision plat Recorded March 25, 2010 as Entry No. 2464556 in Book 71 of Plots at Page 14 of the Official Records.
 - EXCEPTION NO. 16 (PLOTTED, AFFECTS THE EASTERLY PORTION OF THIS PROPERTY):** Joint Access and Utilities Easement (12th Street Access Road) by Ogden City, Utah, a municipal corporation of the State of Utah for vehicular ingress and egress and utilities Recorded March 31, 2010 as Entry No. 2465466 of Official Records.
 - EXCEPTION NO. 17 (PLOTTED, AFFECTS THE SOUTHERLY PORTION OF THE PROPERTY):** Joint Driveway Easement by Ogden City, Utah, municipal corporation of the State of Utah for vehicular and pedestrian traffic and utilities Recorded March 31, 2010 as Entry No. 2465467 of Official Records.
 - EXCEPTION NO. 18 (AFFECTS THE NORTHERLY PORTION OF THIS PROPERTY EXACT LOCATION NOT DISCLOSED, SURVEYOR HAS DEPICTED THE EASEMENT USING OBSERVED EVIDENCE, AND BOUNDARY LAW TO DETERMINE INTENT OF THE EASEMENT LOCATION):** An easement over, across or through the Land for underground electric power transmission, distribution and communication lines and incidental purposes, as granted to PacifiCorp, an Oregon corporation, c/b/a Rocky Mountain Power its successors and assigns by Instrument Recorded March 07, 2011 as Entry No. 2518240 of Official Records.
 - EXCEPTION NO. 19 (NOT PLOTTED, AFFECTS THIS & OTHER PROPERTIES):** Notice of creation from the Northern Utah Environmental Resource Agency ("NUERA"), dated October 28th, 2014 Recorded January 20, 2015 as Entry No. 2718461 of Official Records.
 - EXCEPTION NO. 20:** The following matters disclosed by that certain Survey, dated May 9, 2017, prepared by Great Basin Engineering Inc., certified by Andy Hubbard, License No. 6242920:
 - (a) Underground telephone line on West and related facilities.
 - (b) Underground power lines and related facilities.
 - (c) Fire hydrants and related facilities on West and South.
 - (d) A water line on Easterly portion of property.
 - (e) Monitoring wells on South.
 - EXCEPTION NO. 21:** Any and All Outstanding oil and gas, mining and mineral rights, etc., together with the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises, and the right of ingress and egress for the use of said rights.

LEGAL DESCRIPTION

Lot 1, QBP SUBDIVISION, according to the official plat thereof on file and or record in the Weber County Recorder's Office.

FLOOD ZONE CERTIFICATE

This property lies within Zone X (not shaded) according to Flood Insurance Rate Map of Weber County 49057C0426E dated December 16, 2005. Zone X (Not shaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

NOTES

- Utilities shown are from observed evidence on the site and records available at the time of the survey.
- As per Table Item Number 9, there are 96 Paved parking stalls, of which, 4 are designated for ADA Parking and Access.

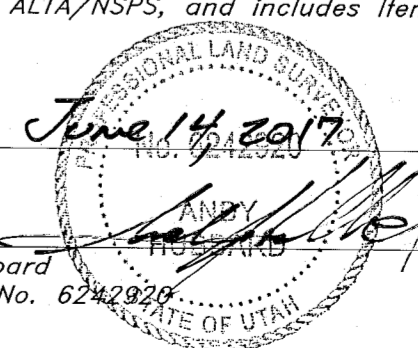
CERTIFICATION

To Land Dynamics, Inc., ZIBCO, LLC, a Minnesota limited liability company, Forsyth Plaza Members, LLC, Greenfelder, Hemker & Gale, P.C., Roy Quinney & Nebeker, Landmark Title Company & First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof.

The field work was completed on 5-9-2017.

Date June 14, 2017
Andy Hubbard
Utah PLS No. 6242920



RECEIVED JUN 27 2017 BY: 5154

ALTA/NSPS Land Title Survey

QBP - Ogden

859 West 1050 South Ogden City, Weber County Utah A part of Section 19, T6N, R1W, SLB&M, U.S. Survey

30 May, 2017

SHEET NO. 1

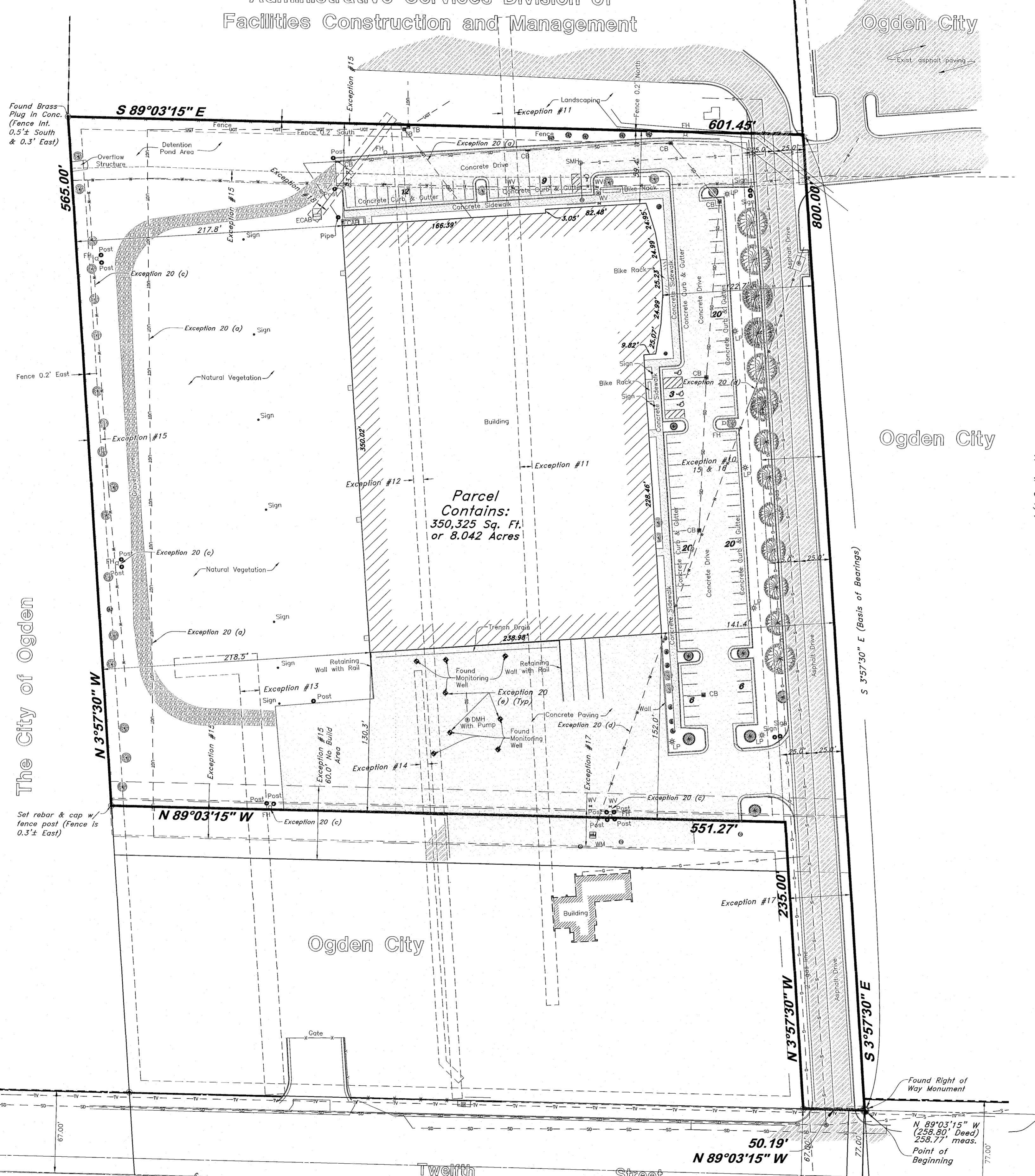
10N400

Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- DI
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- TC
- Top of Wall
- TW
- Top of Concrete
- TON
- Natural Ground
- NC
- Finish Grade
- FG
- Match Existing
- ME
- Fire Department Connection
- FDC
- Finish Contour
- Exist. Contour
- 95.3374
- 95.7284
- 95.7284
- R
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter
- Demo Tree
- Tree To Remain in Place

The City of Ogden



Twelfth Street (SR - 39) Public Road (Owned & Maintained by UDOT)

NO.	DATE	DESCRIPTION	BY
1	14 June, 2015	Amend Powerlines Based On New Inspection With Blueprints	

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7540
 WWW.GREATBASINENGINEERING.COM

30 May, 2017

SHEET NO. 1

10N400