

**ALTA / NSPS LAND TITLE SURVEY**  
**PART OF THE SW 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN**  
**Part of Lot 9, Block 29, Plat A, Ogden City Survey, Weber County, Utah - Record of Survey Date: December 2016**

**TITLE REPORT DESCRIPTION**

SCHEDULE A, Order Number: 230113  
 LEGAL DESCRIPTION EXHIBIT "A"  
 PARCEL 4: (01-025-0042)  
 ADDRESS: 2341 MADISON AVE OGDEN, UT 84401

THE NORTH HALF OF LOT 9, BLOCK 29, PLAT "A", OGDEN CITY SURVEY;  
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9; RUNNING THENCE  
 WEST 330 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 66  
 FEET; THENCE EAST 330 FEET TO THE EAST LINE OF SAID LOT 9; THENCE NORTH  
 66 FEET TO THE POINT OF BEGINNING.  
 SITUATE IN WEBER COUNTY, STATE OF UTAH.

**AS SURVEYED DESCRIPTION**

Parcel 4:  
 A tract of land being part of the North Half of Lot 9, Block 29, Plat A,  
 Ogden City Survey, as recorded in Plat book 2 page 1 of the records of  
 Weber County, being located in the Southwest Quarter of Section 28,  
 Township 6 North, Range 1 West, Salt Lake Base and Meridian. Said tract  
 having a basis of bearing of South 01°18'45" West between the monumented  
 locations of Madison Avenue (Pearl on original plat) at the  
 intersections of 23rd (Third Street on original plat) and 24th (Fourth Street  
 on original plat) Streets having NAD83 USft State Plane Coordinates of  
 record of N=3605941.421 E=1513325.541 (23rd Street) and  
 N=3605179.315 E=1513308.079 (24th Street), being described as follows;  
 BEGINNING at the Northeast corner of said Lot 9, (said northeast corner  
 being located 49.50 feet North 88°42'11" West along the monumented  
 centerline of said 23rd Street, and 49.50 feet South 01°18'45" West to said  
 Northeast corner of Block 29, and 265.40 feet South 01°18'45" West from  
 said monument at the intersection of Madison Avenue and 23rd Street),  
 FROM said monument at the intersection of Madison Avenue and 23rd  
 Street;  
 RUNNING thence South 01°19'02" West 66.00 feet along said east line of  
 Block 29;  
 Thence North 88°41'54" West 330.89 feet (330 feet by record) to the west  
 line of said Lot 9;  
 Thence North 01°19'02" East 66.00 feet along said west line of Lot 9 to  
 the Northwest corner of said Lot 9;  
 Thence South 88°41'54" East 330.88 feet (330 feet by record) along the  
 north line of said Lot 9 to the point of beginning.  
 Containing 21,832 sq.ft. more or less.

**NARRATIVE**

- The purpose of the survey is to provide an ALTA/NSPS Land Title Survey in regard to Commitment for Title Insurance policy issued by Invest Title Services, Inc. Order number 230113, dated December 22, 2016 @ 6:00pm. This ALTA survey is being done in accordance with the ALTA/NSPS 2016 Standards which are currently in effect.
- Ownership of the property is currently held by HMCRE Residential, LLC, a Delaware Limited Liability Company. This ALTA survey will not provide information related to underground storage tanks or other underground or above ground facilities that may be considered hazardous to the environment. Since the site is covered with snow it is nearly impossible to visually see spills or other sources of contamination and this plot does not identify such.
- Property Boundary Discussion:  
 4. The basis of bearing is as noted on the plot. The base unit was located on a Weber County Bench Mark designated WC-29 located at the southwest corner of Harrison Blvd. and 21st Street. Having a Latitude= 411343.00847N Longitude= 1115653.43405W.  
 5. The boundaries of the property were established using the monument data for the block to establish the right of way lines. The lot lines were then prorated within the block. The record width of Lot 9 based on the "Ogden City Bible Sheet 2663" (OCBS) is 330.85' and by the original Plat book 2, page 1 it is 330'. My measured/prorated distance was 330.88' utilizing the existing monuments.  
 6. The original plat of Ogden City filed for record Aug. 20th, 1886 in Plat book 2 page 1 indicates the lots to be 132' x 330'. The deed is written to the nearest foot (which would indicate the possible tolerance of plus or minus a foot) calling for 330 feet of width. I believe it is intended to describe the full width of the lot and not leave a 0.88 foot (by measure or 0.85 foot by OCBS record) gap against the west lot line.  
 7. The south boundary of the parcel was held to be parallel to the north boundary of Lot 9 at a distance of 66 feet. This 66 foot distance was not prorated because the location of the existing fence is 66 feet south of the north line of the lot.  
 8. The west boundary is not on the existing fence, in fact, there are two fences which are placed to avoid having to remove large cotton wood trees that are close to and/or on the property line.  
 9. The north boundary matches a small section of fence on the western portion of the lot line.

**TABLE A of the ALTA STANDARDS**

- The only Tables addressed in this survey are item 1, 2, 3, 4, 6(a) and (b), 7(a), 8, 9, 10(a), 11, 13, 16, and 19 subject to the comments hereafter.
- Item 1, Corners have been set as shown.
  - Item 2, The address of record, 2341 Madison Ave, Ogden, UT 84401.
  - Item 3, this property appears to be located in FEMA Flood Zone X.
  - Item 4, the area of the parcel is noted in the "As Surveyed Description."
  - Item 5, not part of this survey.
  - Item 6(a & b), zoning has not been provided by the insurer or client, however, Ogden City Zoning Map available online indicates this property to be zoned R-3EC. For data regarding specific zoning requirements the date may be obtained from Sterling Codifiers on over the internet.
  - Item 7(a), the buildings are located and shown and dimensioned to the nearest quarter foot.
  - Item 8, the buildings are shown, however, since the parking areas were covered in snow and ice at the time of the survey they are shown as best possible.
  - Item 9, same response as Item 8.
  - Item 10 (a), this property does not appear to have a party wall with adjoining properties.
  - Item 11, Observable utilities not covered by snow have been located and shown. The site has been partially marked by 811 utility locators (Blue Stakes) and the markings that were available at the time of survey were measured and shown hereon. The location of underground utilities not Blue Staked are not known. The city engineer has been contacted for plans of the utilities but as of the date of this plot no response has been received.
  - Item 12, not part of this survey.
  - Item 13, shown and noted.
  - Item 14, not part of this survey.
  - Item 15, aerial imagery can be provided with an imagery date of 2012 if requested.
  - Item 16, no evidence of recent earth moving work, building construction, or building additions were observed during the site visit.
  - Item 17, not part of this survey.
  - Item 19, in reference to plottable offsite easements or servitudes. While it is standard practice to examine adjoining properties for possible boundary conflicts it is not normal to do a title examination for such easements, etc. No representation is made herein to have done any research for such items in the process of this survey, however, if any such were found in the process of this survey they are/will be shown or noted.
  - Item 20, not part of this survey.
  - Item 21, Landmark Surveying, Inc has Professional Liability Insurance and documentation of such can be provided upon request of the client.
  - Item 22, the following items were specifically requested by the client and have been shown:  
 (i) the location of all buildings, structures and other substantial visible improvements (including sidewalks, curbs parking areas and fences) and the distances from such improvements to adjoining exterior property lines must be depicted;  
 (ii) the number and location of parking spaces (specifying the number of spaces reserved for handicapped use, if any); and  
 (iii) indication of access (such as curb cuts and driveways) to adjoining streets and highways and information as to whether such roadways are public or private.

**SCHEDULE B - SECTION 1 & 2 of the TITLE COMMITMENT**

SCHEDULE B: Exceptions numbered 23 thru 32 only have been listed for this property. Only exceptions 25, 26, 27, 28, 29 and 30 listed are specifically addressed in this survey.

Exception 25: "MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED." Survey Response: This item is not part of this survey and specifically excluded from this document.

Exception 26: "PUBLIC UTILITY EASEMENTS INCLUDING BUT NOT LIMITED TO UTILITY LINES, CABLE LINES, STREET LIGHTS, OVERHEAD POWER LINES AND THEIR SUPPORTING STRUCTURES LOCATED OVER THE WEST PROPERTY LINES, AS DISCLOSED BY A VISUAL INSPECTION OF THE SUBJECT PROPERTY." Survey Response: Any such features are shown that were observed during the survey.

Exception 27: "CERTIFICATE OF NON-COMPLIANCE: DATED: AUGUST 2, 1989, RECORDED: AUGUST 14, 1989, ENTRY NO: 1086060, BOOK/PAGE: 16502528 VIOLATION: "SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN." Survey Response: This document acknowledges that the property and it's use at the date of the document is non-complying to the zone. None of the items affect the survey or are required to be mapped.

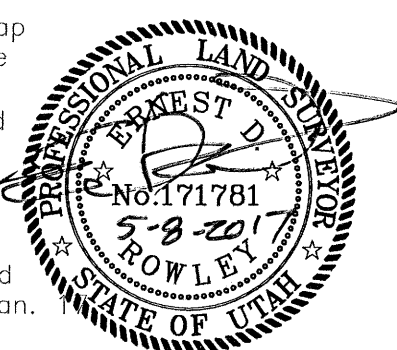
Exception 28: "NONCOMPLYING STRUCTURE CERTIFICATE DATED: APRIL 18, 2013, RECORDED: APRIL 22, 2013, ENTRY NO: 2631026, "SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN." Survey Response: This document acknowledges that the property and it's use at the date of the document is non-complying to the zone in two specific conditions: "The non-complying structure is limited to [one] 121 Units on 21,780 sq.ft. more or less, where 45,500 sq.ft. is required," and two, "21 parking stalls where 42 legal parking stalls are required." The document further states that, "The right of the non-complying structure shall be lost if the structure is voluntarily removed or demolished." This document is not mapped hereon but it should be noted regarding the parking situation and how many stalls are shown hereon.

Exception 29: "NONCOMPLYING STRUCTURE CERTIFICATE DATED: APRIL 18, 2013 RECORDED: JULY 15, 2013, ENTRY NO: 2645388, "SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN." Survey Response: This document appears to be a duplicate of Exception 28.

Exception 30: "MEMORANDUM OF LEASE, DATED: OCTOBER 29, 1986, RECORDED: JUNE 5, 1987, ENTRY NO: 1013808, BOOK/PAGE: 15182907, LESSOR: EDWARD MINER, LESSEE: WEB SERVICE COMPANY, INC. Survey Response: This document grants an automatic renewing lease on the laundry facilities in the building. There are cancellation provisions, however, they have to be in writing and it is not known if the terms of cancellation have been met. This lease is not mapped.

**SURVEYOR'S CERTIFICATE**

To HMCRE Residential, LLC, A Delaware Limited Liability Company; Invest Title Services, Inc.; Stewart Title Guaranty 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 American Land Title Association and the National Society of Professional Surveyors, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), 11, 13, 16, and 19 of Table A thereof. The field work was completed between Dec. 21, 2016 & Jan. 2017. Date of Plat or Map: February 17, 2017.

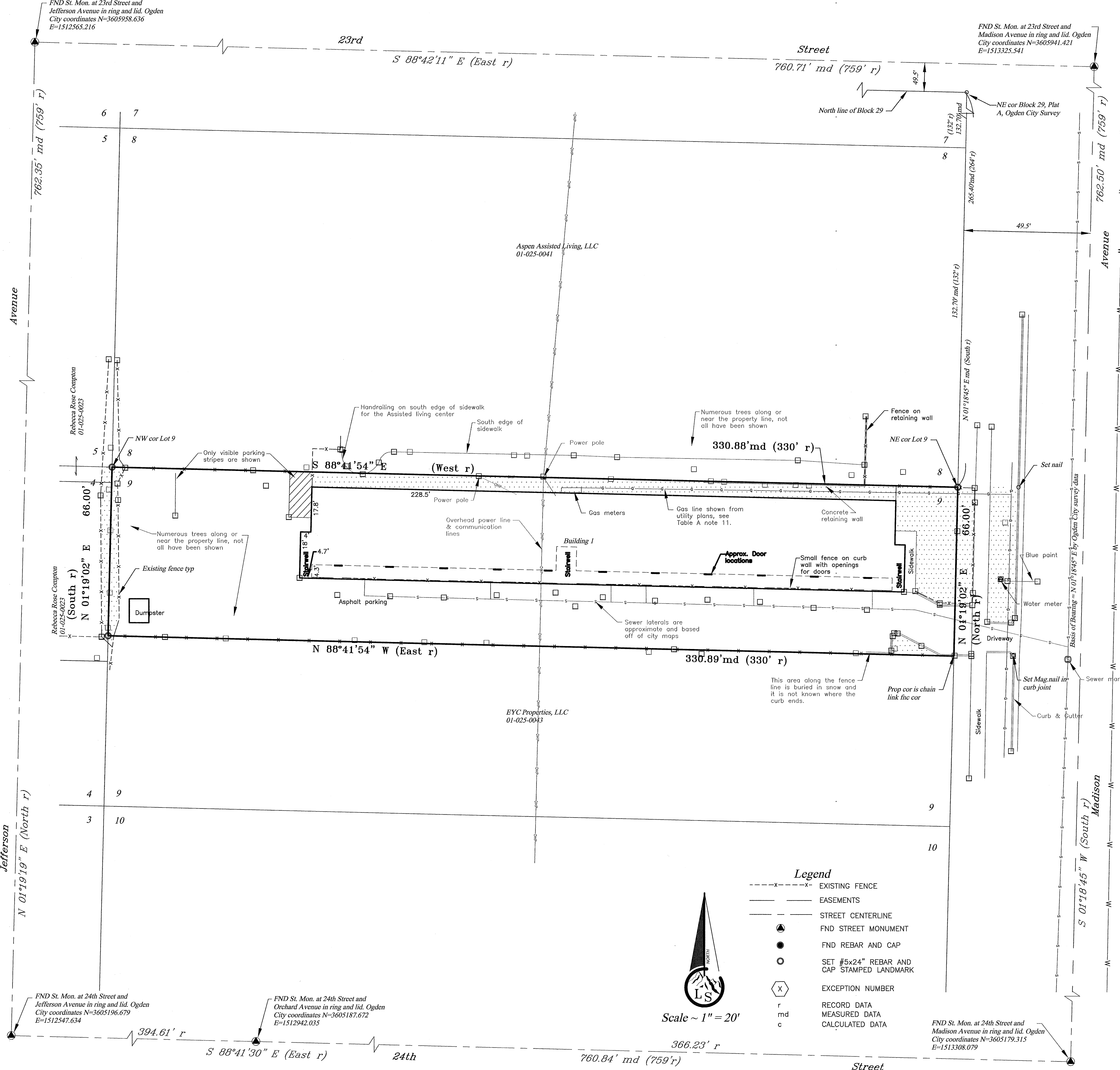


**Landmark Surveying, Inc.**  
 A Complete Land Surveying Service  
 www.LandmarkSurveyUtah.com  
 4646 South 3500 West - #A-3  
 West Haven, UT 84401  
 801-731-4075

**CLIENT: Braden Hellewell**  
 Address: 10 W Broadway # 100, Salt Lake City, UT  
**OWNER: HMCRE Residential, LLC**  
 Property Address: 2341 Madison Ave, Ogden, UT

SW 1/4 of Sec 28, T6N, R1W, SLB&M Pl Lot 9, Block 29, Plat A, Ogden City Survey	DRAWN BY: EDR
Revisions	CHECKED BY: ...
	DATE: February 17, 2017
	FILE: 3698-4

**RECEIVED**  
 JUL 2 2017  
 BY: 5118



**Legend**

- - - - - EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- FND STREET MONUMENT
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- (X) EXCEPTION NUMBER
- r RECORD DATA
- md MEASURED DATA
- c CALCULATED DATA

Scale ~ 1" = 20'

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