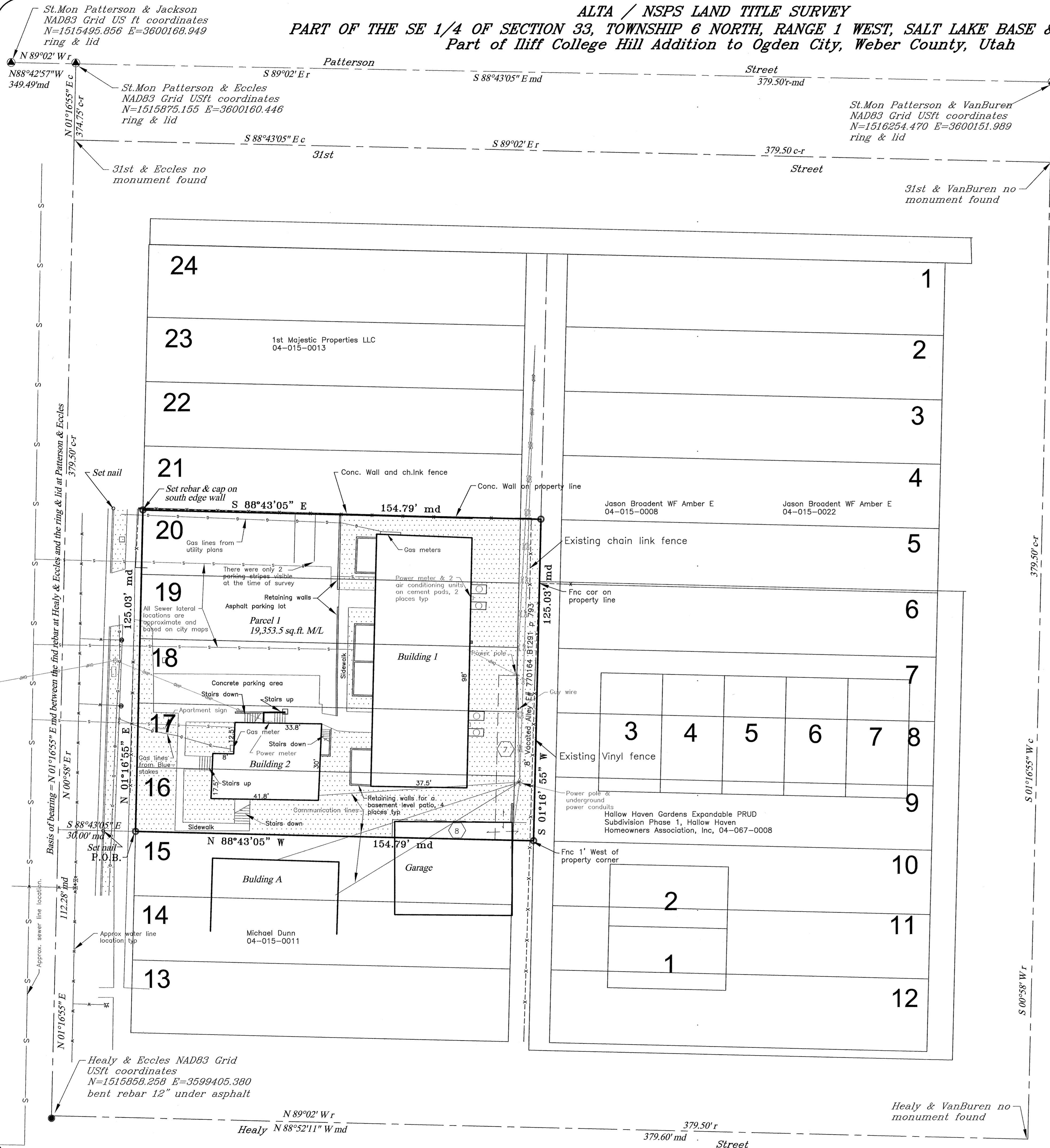


ALTA / NSPS LAND TITLE SURVEY
PART OF THE SE 1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
Part of Iliff College Hill Addition to Ogden City, Weber County, Utah



TITLE REPORT DESCRIPTION
SCHEDULE A, Order Number: 230113
LEGAL DESCRIPTION EXHIBIT "A"
 Parcel 1: (04-015-0031), Address: 3144 Eccles Ave, Ogden, Ut 84403
 LOTS 16, 17, 18, 19 AND 20, BLOCK 10, ILLIFF COLLEGE HILL ADDITION,
 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE
 WEBER COUNTY RECORDERS OFFICE.

TOGETHER WITH THE WEST 8 FEET OF A VACATED ALLEY ABUTTING ON THE
 EAST THEREOF AS DISCLOSED BY AGREEMENT AND DEED RECORDED MARCH 15,
 1979 AS ENTRY NO. 770164 IN BOOK 1291 AT PAGE 793 OF OFFICIAL RECORDS.
 SITUATE IN WEBER COUNTY, STATE OF UTAH.

Surveyors Note: The dedication plat recorded Plat book 5 page 63 notes that this subdivision is,
 "Comprising Lot 14 in Block 3, South Ogden Survey & Block 2, Plat "C" in Ogden City Survey."

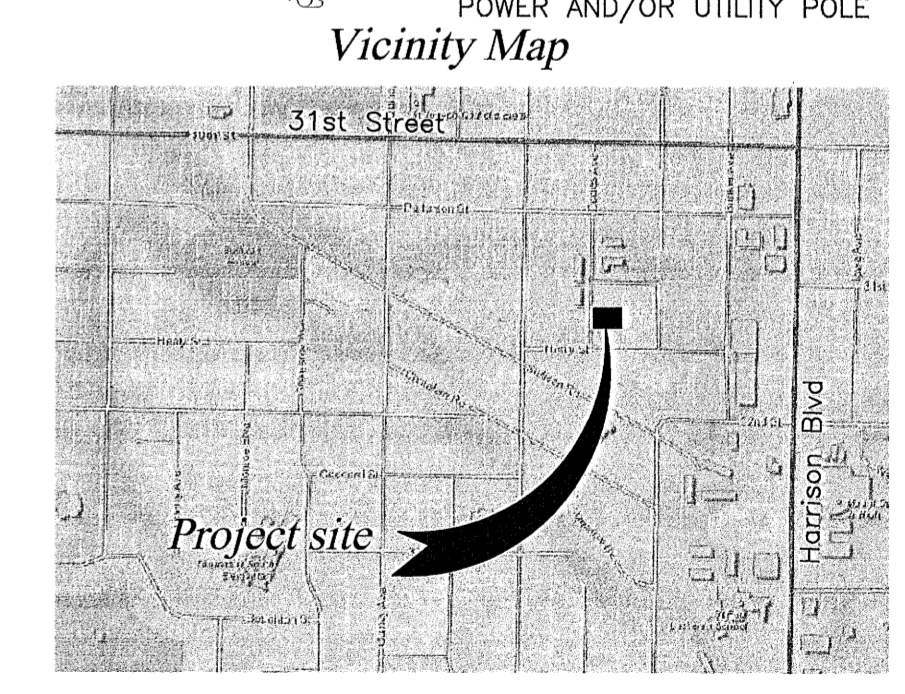
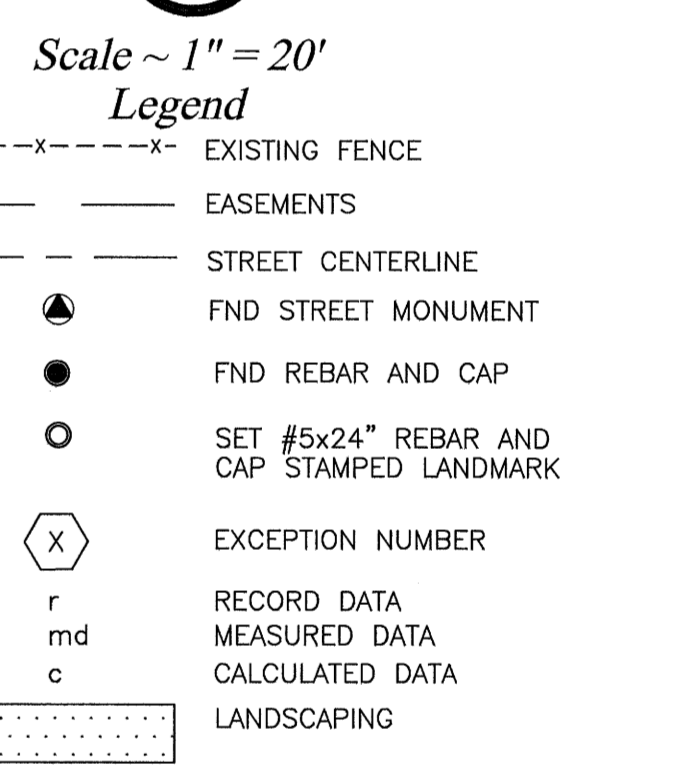
- NARRATIVE**
- The purpose of the survey is to provide an ALTA/NSPS Land Title Survey in regard to Commitment for Title Insurance policy issued by Invest Title Services, Inc., Order number 230113, dated December 22, 2016 @ 6:00pm. This ALTA survey is being done in accordance with the ALTA/NSPS 2016 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 plat does not identify such.
 - Property Boundary Discussion:
 4. The subdivision plat was obtained and drafted to fit the location to monuments that were found. We found and tied in a bent rebar that is in the intersection of Healy & Eccles and was accepted for setting to establish a bearing rotation for this block. It was not held for nothing because the bend was to the south. This rebar is shown on ROS #4662 by Hansen & Assoc. noting it in the legend as "Found Ogden City Street Monument". Hansen's survey also tied the St Mon's in Patterson Street at Eccles & Jackson. Our measured information to those monuments are shown hereon.
 5. Holding the St Mon at Eccles & Patterson and the rebar at Eccles & Healy the original plat was rotated and the basis of bearing was thus established. The basis of bearing of bearing is as noted hereon and all record descriptions, subdivision plats, and Record's of Survey have been rotated to coincide with the basis of bearing used in this survey, as necessary. It should be noted that Weber County ordinance requires all surveys performed in the county be done in accordance with their published bearing basis.
 6. No As Surveyed description is being produced for this property. The bearings and measurements to position the property as it has been established in this survey are noted around the perimeter of the property and ties to the rebar provided.

SCHEDULE B - SECTION 1 & 2 of the TITLE COMMITMENT
 SCHEDULE B: Exceptions numbered 1 thru 10 only have been listed for this property. Only exceptions 3, 4, 5, 6, 7 and 8 listed are specifically addressed in this survey.

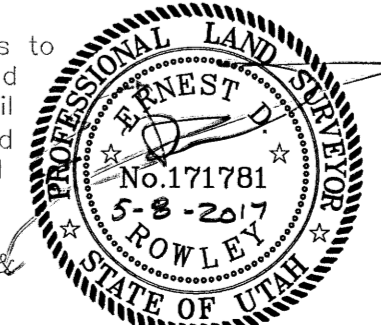
- Exception 3: "MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER 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 4: "NOTES, SETBACK LINES, CONDITIONS, RESTRICTIONS, EASEMENTS, REQUIREMENTS, STIPULATIONS AND ALL MATTERS AS SET FORTH ON THE RECORDED DEDICATION PLAT."
 Survey Response: The plat referenced in the exception is recorded as Plat Book 5 page 63. It has been examined for Setback lines, easements, and conditions that were granted in the owners dedication. The plat does not show any Setback Lines or Easements. However, it has dedicated an "abutters" alley with the following language, "And we, and each of us, do hereby dedicate and set apart the alleys hereon shown to be used in common by whomever shall own any lot or part of lot fronting thereon, the use of the alleys being appurtenant to the property abutting thereon." In document recorded Entry no. 770164 Book 1291 page 793 on March 15, 1979 it is stated that ALL of the owners that abutted on the alley signed the document containing the following apparent conveyance: "NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt of which is hereby acknowledged, it is mutually agreed by ad between the parties hereto that each of the respective parties hereto hereby relinquishes his right in and to said alley, except as the property owned by the respective parties abuts on said alley to the extent of one-half thereof in width in front of said property and each of the respective parties hereto, except the owners of property abutting on said alley to the extent of one-half thereof in width does hereby quitclaim in and unto the said parties whose property abuts on said alley all his right, title, interest and estate in and to said alley and the land constituting the same to the extent of one-half of the width thereof."
- Exception 5: "PUBLIC UTILITY EASEMENTS TOGETHER WITH INCIDENTAL RIGHTS THERETO, AS DELINEATED ON OWNERS DEDICATION PLAT FOR ILLIFF COLLEGE HILL ADDITION."
 Survey Response: See response for Exception 4 above.
- Exception 6: "ANY EXISTING EASEMENTS FOR UTILITIES WHICH MAY HAVE BEEN CONSTRUCTED OVER OR ACROSS THAT PORTION OF THE LAND DESCRIBED AS BEING A PART OF VACATED STREETS AND ALLEYS."
 Survey Response: See response for Exception 4 above.
- Exception 7: "MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RIGHT OF WAY EASEMENT DATED: OCTOBER 8, 1968
 RECORDED: FEBRUARY 6, 1969
 ENTRY NO.: 516126
 BOOK/PAGE: 908/476
 GRANTOR: MELVIN BARTISCH
 GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
 PURPOSE: THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS THE SUBJECT PROPERTY, TOGETHER WITH INCIDENTAL RIGHTS THERETO.
 Survey Response: This easement is for in part: "a right of way, easement, and the right to construct, operate, maintain, replace, reconstruct, enlarge, improve, repair, and remove such underground communication line facilities said grantee may from time to time require, consisting, without limitation, of (1) underground cables, underground wires, conduits, manholes, drains, and splicing boxes; (2) testing terminals, located on the surface or underground; and (3) other appurtenances; upon, over, under, and across the " land as shown hereon. Described as: "A (7) seven foot easement the east line as follows: Beginning 11 feet south of the northeast corner of Lot 18, Block 10, Iliff College Hill Addition, South Ogden Survey, running thence south 64 feet across Lots 16, 17, 18."
- Exception 8: GRANT OF EASEMENTS AND ENCROACHMENT AGREEMENT DATED: JULY 2, 2004
 RECORDED: JULY 20, 2004
 ENTRY NO.: 2044734
 "SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN."
 Survey Response: This document creates a mutual agreement for two purposes. First, granting an easement for the Garage over "The easterly forty seven (47) feet of the South seven (7) feet of Lot 16, Block 10, Iliff College Hill Addition, in Ogden City, Weber County, Utah according to the official plat thereof on file and of record in the Weber County Recorder's Office. Together with eight (8) feet of the vacated Alley, abutting thereon, as described in Book 1291 at Page 793. (the "Encroachment Parcel")." This easement is shown hereon. Second, an undescribed location for an easement to site and maintain a joint dumpster location on Lots 13, 14, and 15 of said Block. This easement is not shown on this plat.

- TABLE A of the ALTA STANDARDS**
 The only Table A items being 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.
- For properties that have lot and block legal descriptions no monuments relating to the corners of the property will be set in this survey. Other property corners that were found are noted hereon.
 - Item 2.
 - Item 3, this property appears to be located in FEMA Flood Zone X.
 - Item 4, the area of the parcel is noted in the Survey 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-1-6. For data regarding specifics on zoning requirements the data may be obtained from Sterling Codifiers on over the internet.
 - Parking requirements; unable to locate.
 - 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, some 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 Stokes) 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 18, 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.
 - 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.

RECEIVED
 JUL 26 2017
 BY: 5180



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 of the ALTA thereof. The field work was completed between Dec. 21, 2016 Jan. 17, 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: 3144 Eccles Ave, Ogden, UT

SE 1/4 of Sec 33, T6N, R1W, SLB&M
Part of Iliff College Hill Addition, Ogden City

Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: February 17, 2017
	FILE: 3698-2