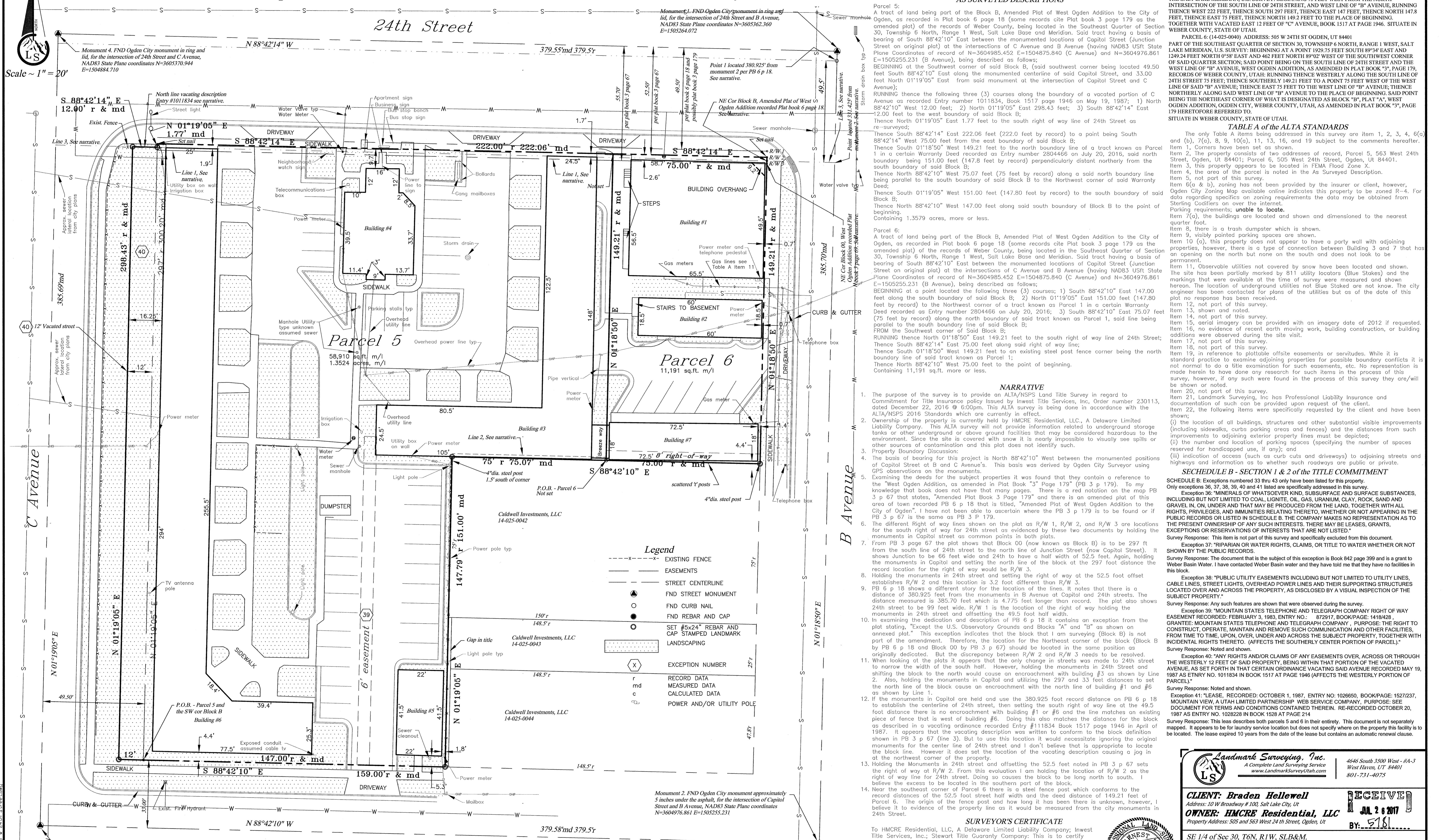


ALTA / NSPS LAND TITLE SURVEY: PART OF THE SE 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
Block "B", Amended Plat of West Ogden Addition, OGDEN CITY, WEBER COUNTY, UTAH - Record of Survey Date: December 2016

AS SURVEYED DESCRIPTIONS



Scale ~ 1" = 20'

TITLE REPORT DESCRIPTIONS
 SCHEDULE A, Order Number: 230113 LEGAL DESCRIPTION EXHIBIT "A"
 PARCEL 5: (14-025-0041) ADDRESS: 563 W 24TH ST OGDEN, UT 84401
 A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING 75 FEET WEST FROM THE NORTH INTERSECTION OF THE SOUTH LINE OF 24TH STREET AND WEST LINE OF "B" AVENUE; RUNNING THENCE WEST 222 FEET, THENCE SOUTH 297 FEET, THENCE EAST 147 FEET, THENCE NORTH 147.8 FEET, THENCE EAST 75 FEET, THENCE NORTH 149.2 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH VACATED EAST 12 FEET OF "C" AVENUE, BOOK 1517 AT PAGE 1946. SITUATE IN WEBER COUNTY, STATE OF UTAH.
 PARCEL 6: (14-025-0040) ADDRESS: 565 W 24TH ST OGDEN, UT 84401
 A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1925.75 FEET SOUTH 893.54 EAST AND 1249.24 FEET NORTH 0°58' EAST AND 462 FEET NORTH 89°02' WEST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; SAID POINT BEING ON THE SOUTH LINE OF 24TH STREET AND THE WEST LINE OF "B" AVENUE; WEST OGDEN ADDITION, AS AMENDED IN PLAT BOOK "3", PAGE 179, RECORDS OF WEBER COUNTY, UTAH; RUNNING THENCE WEST 147.8 FEET ALONG THE SOUTH LINE OF 24TH STREET 75 FEET; THENCE SOUTHERLY 149.2 FEET TO A POINT 75 FEET WEST OF THE WEST LINE OF SAID "B" AVENUE; THENCE EAST 75 FEET TO THE WEST LINE OF "B" AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE OF "B" AVENUE TO THE PLACE OF BEGINNING. SAID POINT BEING THE NORTHEAST CORNER OF WHAT IS DESIGNATED AS BLOCK "B", PLAT "A", WEST OGDEN ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, AS AMENDED IN PLAT BOOK "3", PAGE 179 HERETOFORE REFERRED TO. SITUATE IN WEBER COUNTY, STATE OF UTAH.

TABLE A of the ALTA STANDARDS
 The only Table A items being addressed in this survey are item 1, 2, 3, 4, 6 (c) 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 property consists of two addresses of record, Parcel 5, 563 West 24th Street, Ogden, UT 84401; Parcel 6, 565 West 24th Street, 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 Ordinance is available online. This property to be zoned R-4. For data regarding specifics on zoning requirements the data may be obtained from Sterling Codifiers on our internet.
 Item 7(a), the buildings are located and shown and dimensioned to the nearest quarter foot.
 Item 8, there is a trash dumpster which is shown.
 Item 9, visibly pointed parking spaces are shown.
 Item 10 (a), this property does not appear to have a party wall with adjoining properties, however, there is a type of connection between Building 3 and 7 that has an opening on the north but none on the south and does not look to be permanent.
 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 plat 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 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 curbs cuts and driveways) to adjoining streets and highways and information as to whether such roadways are public or private.

SECHEDULE B - SECTION 1 & 2 of the TITLE COMMITMENT
 SCHEDULE B: Exceptions numbered 33 thru 43 only have been listed for this property. Only exceptions 36, 37, 38, 39, 40 and 41 listed are specifically addressed in this survey.
 Exception 36: "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 37: "RIPARIAN OR WATER RIGHTS, CLAIMS, OR TITLE TO WATER WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS."
 Survey Response: The document that is the subject of this exception is Book 842 page 399 and is a grant to Weber Basin Water. I have contacted Weber Basin water and they have told me that they have no facilities in this block.
 Exception 38: "PUBLIC UTILITY EASEMENTS INCLUDING BUT NOT LIMITED TO UTILITY LINES, CABLE LINES, STREET LIGHTS, OVERHEAD POWER LINES AND THEIR SUPPORTING STRUCTURES LOCATED OVER AND ACROSS THE PROPERTY, AS DISCLOSED BY A VISUAL INSPECTION OF THE SUBJECT PROPERTY."
 Survey Response: Any such features are shown that were observed during the survey.
 Exception 39: "MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RIGHT OF WAY EASEMENT RECORDED: FEBRUARY 3, 1983, ENTRY NO.: 872917, BOOK/PAGE: 1418/428. 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, UNDER AND ACROSS THE SUBJECT PROPERTY, TOGETHER WITH INCIDENTAL RIGHTS THERETO. (AFFECTS THE SOUTHERLY CENTER PORTION OF PARCEL)."
 Survey Response: Noted and shown.
 Exception 40: "ANY RIGHTS AND/OR CLAIMS OF ANY EASEMENTS OVER, ACROSS OR THROUGH THE WESTERLY 12 FEET OF SAID PROPERTY, BEING WITHIN THAT PORTION OF THE VACATED AVENUE, AS SET FORTH IN THAT CERTAIN ORDINANCE VACATING SAID AVENUE RECORDED MAY 19, 1987 AS ENTRY NO. 1011834 IN BOOK 1517 AT PAGE 1946 (AFFECTS THE WESTERLY PORTION OF PARCEL)."
 Survey Response: Noted and shown.
 Exception 41: "LEASE, RECORDED: OCTOBER 1, 1987, ENTRY NO: 1026650, BOOK/PAGE: 1527/237. MOUNTAIN VIEW, A UTAH LIMITED PARTNERSHIP. WEB SERVICE COMPANY. PURPOSE: SEE DOCUMENT CONTAINED THEREIN. RE-RECORDED OCTOBER 20, 1987 AS ENTRY NO. 1028228 IN BOOK 1528 AT PAGE 214.
 Survey Response: This lease describes both parcels 5 and 6 in their entirety. This document is not separately mapped. It appears to be for laundry service location but does not specify where on the property this facility is to be located. The lease expired 10 years from the date of the lease but contains an automatic renewal clause.

- 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:
 The basis of bearing for this project is North 88°42'10" West between the monumented positions of Capitol Street at B and C Avenue's. This basis was derived by Ogden City Surveyor using GPS observations on the monuments.
 - Examining the deeds for the subject properties it was found that they contain a reference to the "West Ogden Addition, as amended in Plat Book "3" Page 179" (PB 3 p 179). To my knowledge that book does not have that many pages. There is a red notation on the map PB 3 p 67 that states, "Amended Plat Book 3 Page 179" and there is an amended plat of this area of town recorded PB 6 p 18 that is titled, "Amended Plat of West Ogden Addition to the City of Ogden". I have not been able to ascertain where the PB 3 p 179 is to be found or if PB 3 p 67 is the same as PB 3 p 179.
 - The different Right of way lines shown on the plat as R/W 1, R/W 2, and R/W 3 are locations for the south right of way for 24th street as evidenced by these two documents by holding the monuments in Capitol street as common points in both plats.
 It shows Junction to be 66 feet wide and 24th to have a half width of 52.5 feet. Again, holding the monuments in Capitol and setting the north line of the block at the 297 foot distance the record location of the right of way would be R/W 3.
 Holding the monuments in 24th street and setting the right of way at the 52.5 foot offset establishes R/W 2 and this location is 3.2 foot different than R/W 3.
 PB 6 p 18 shows a different story for the location of the lines. It notes that there is a distance of 380.925 feet from the monuments in B Avenue at Capitol and 24th streets. The distance measured is 385.70 feet, which is 4.775 feet longer than record. The plat also shows 24th street to be 69 feet wide. R/W 1 is the location of the right of way holding the monuments in 24th street and offsetting the 49.5 foot half width.
 In examining the dedication and description of PB 6 p 18 it contains an exception from the plat stating, "Except the U.S. Observatory Grounds and Blocks "A" and "B" as shown on annexed plat." This exception indicates that the block that I am surveying (Block B) is not part of the amendment. Therefore, the location for the Northeast corner of the block (Block B by PB 6 p 18 and Block 00 by PB 3 p 67) should be located in the same position as originally dedicated. But the discrepancy between R/W 2 and R/W 3 needs to be resolved.
 - When looking at the plats it appears that the only change in streets was made to 24th street to narrow the width of the south half. However, holding the monuments in 24th Street and shifting the block to the north would cause an encroachment with building #3 as shown by Line 2. Also, holding the monuments in Capitol and utilizing the 297 and 33 feet distances to set the north line of the block cause an encroachment with the north line of building #1 and #6 as shown by Line 1.
 - If the monuments in Capitol are held and use the 380.925 foot record distance on PB 6 p 18 to establish the centerline of 24th street, then setting the south right of way line at the 49.5 foot distance there is no encroachment with building #1 or #6 and the line matches an existing piece of fence that is west of building #6. Doing this also matches the distance for the block as described in a vacating ordinance recorded Entry #111834 Book 1517 page 1946 in April of 1987. It appears that the vacating description was written to conform to the block definition shown in PB 3 p 67 (line 3). But to use this location it would necessitate ignoring the original monuments for the center line of 24th street and I don't believe that is appropriate to locate the block line. However it does set the location of the vacating description causing a jog in at the northwest corner of the property.
 - Holding the Monuments in 24th street and offsetting the 52.5 feet noted in PB 3 p 67 sets the right of way at R/W 2. From this evolution I am holding the location of R/W 2 as the right of way line for 24th street. Doing so causes the block to be long north to south. I believe the excess to be located in the southern part of the block.
 - Near the southeast corner of Parcel 6 there is a steel fence post which conforms to the record distances of the 52.5 foot street half width and the dead distance of 149.21 feet of Parcel 6. The origin of the fence post and how long it has been there is unknown, however, I believe it to be evidence of the property line as it would be measured from the city monuments in 24th Street.

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. 18, 2017. Date of Plat or Map: February 17, 2017.

Legend

---	EXISTING FENCE
---	EASEMENTS
---	STREET CENTERLINE
○	FND STREET MONUMENT
○	FND CURB NAIL
○	FND REBAR AND CAP
○	SET #5x24" REBAR AND CAP STAMPED LANDMARK
○	LANDSCAPING
X	EXCEPTION NUMBER
r	RECORD DATA
c	MEASURED DATA
c	CALCULATED DATA
□	POWER AND/OR UTILITY POLE

Monument 1. FND Ogden City monument in ring and lid, for the intersection of 24th Street and B Avenue, NAD83 State Plane coordinates N=3605362.360 E=1504264.072

Monument 2. FND Ogden City monument approximately 5 inches under the asphalt, for the intersection of Capitol Street and C Avenue, NAD83 State Plane coordinates N=3604976.861 E=1505255.231

Monument 3. FND Ogden City monument approximately 12 inches under the asphalt, for the intersection of Capitol Street and C Avenue, NAD83 State Plane coordinates N=3604985.452 E=1504875.840

Landmark Surveying, Inc.
 A Complete Land Surveying Service
 www.LandmarkSurveyUtah.com
 4646 South 3500 West - BA-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: 565 and 563 West 24th Street, Ogden, UT

RECEIVED
 JUL 26 2017
 BY: 518

SE 1/4 of Sec 30, T6N, R1W, SL&BM
 Block "B", Amended Plat of West Ogden Addition to the City of Ogden

Revisions: _____ DRAWN BY: EDR
 CHECKED BY: _____
 DATE: May 8, 2017
 FILE: 3698-1