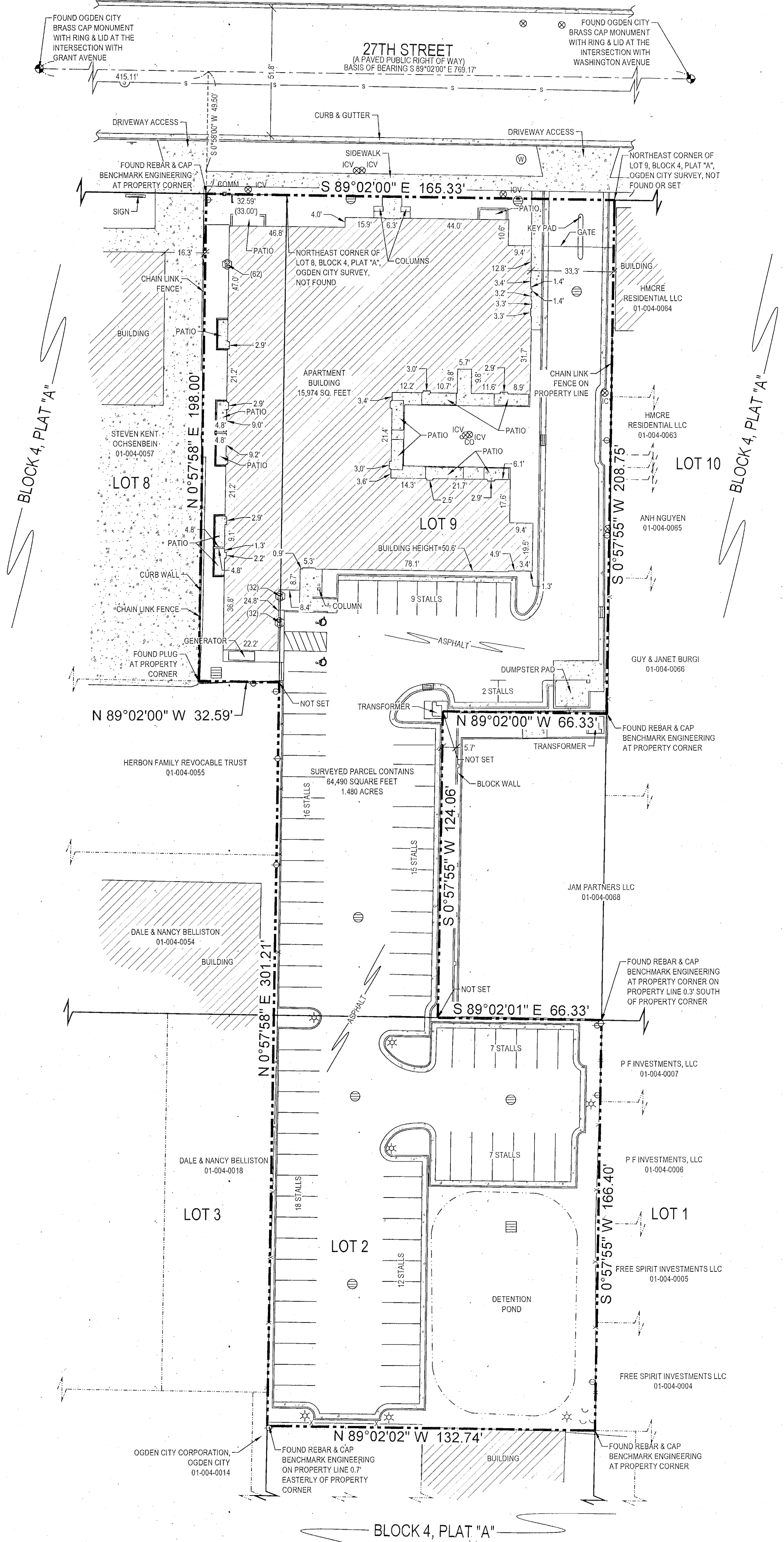
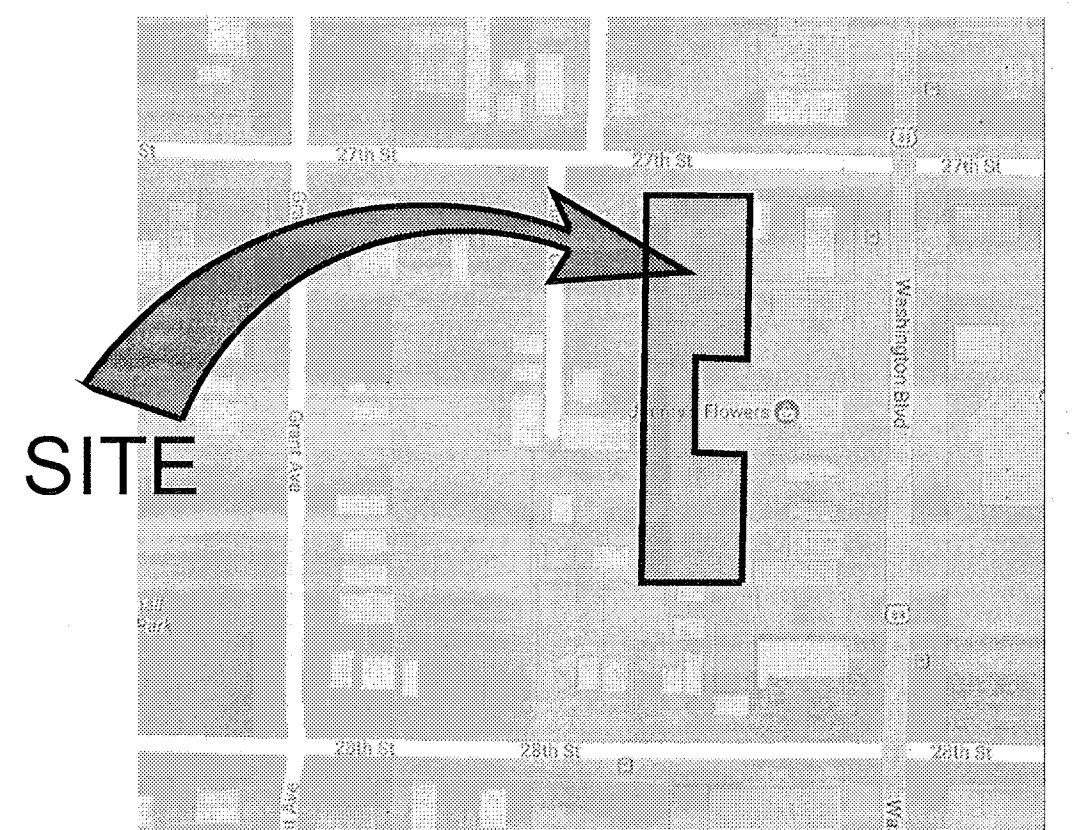


**LEGEND**

	ADJOINING PROPERTY LINE		FIRE HYDRANT
	LOT LINE		WATER MANHOLE
	PROPERTY LINE		WATER VALVE
	RIGHT OF WAY LINE		ELECTRIC BOX
	MONUMENT LINE		ELECTRIC MANHOLE
	EASEMENT LINE		ELECTRIC METER
	EXISTING FENCE		GUY WIRE
	POWER LINE		LIGHT POLE
	CONCRETE		POWER POLE
	BUILDING		SANITARY SEWER CLEAN OUT
	IRRIGATION CONTROL VALVE		SANITARY SEWER MANHOLE
	TELEPHONE RISER		STORM DRAIN CATCH BASIN
	GAS METER		STORM DRAIN MANHOLE
			SIGN



**DESCRIPTION PER TITLE REPORT**

PART OF LOTS 2, 8 AND 9, BLOCK 4, PLAT A, OGDEN CITY SURVEY, DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT A POINT 33 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8, AND RUNNING THENCE EAST 165.33 FEET ALONG THE NORTH LINE OF LOTS 8 AND 9 TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 289.75 FEET ALONG THE EAST LINE OF SAID LOT 9; THENCE WEST 66.33 FEET; THENCE SOUTH 124.25 FEET TO THE NORTH LINE OF LOT 2; THENCE EAST 66.33 FEET ALONG THE SAID NORTH LINE; THENCE SOUTH 165.5 FEET ALONG THE EAST LINE OF SAID LOT 9; THENCE WEST 132.33 FEET TO THE EAST LINE OF SAID LOT 8; THENCE NORTH 300.5 FEET ALONG THE EAST LINE OF SAID LOT 8; THENCE WEST 33 FEET; THENCE NORTH 198 FEET TO THE PLACE OF BEGINNING.

**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. 71729 1ST AMEND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: OCTOBER 17, 2017 AT 8:00 AM.

**SCHEDULE B-2 EXCEPTIONS**

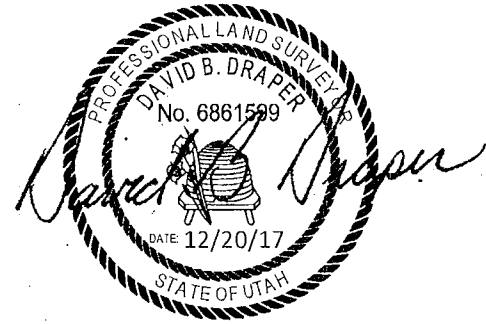
THIS EXCEPTION INTENTIONALLY DELETED.

**SURVEYOR'S CERTIFICATE**

TO (i) BERKADA COMMERCIAL MORTGAGE LLC AND/OR FANNIE MAE, THEIR SUCCESSORS AND ASSIGNS, (ii) CITY GARDEN APARTMENT PROPERTY, LLC, A UTAH LIMITED LIABILITY COMPANY AND (iii) 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 AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A) AND (B), 7(A), 8, 9, 10(A), 13, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 18, 2017.

DATE OF PLAT OR MAP: OCTOBER 23, 2017.



DAVID B. DRAPER  
 LICENSE NO. 6861599

**TABLE "A" ITEMS**

2. THE ADDRESS OF THE SUBJECT PARCEL IS 357 27TH STREET IN OGDEN, UTAH.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP NUMBER 4957C04285 EFFECTIVE ON DECEMBER 18, 2016.
4. THE GROSS LAND AREA IS SHOWN HEREON.
- 6(A). INFORMATION NOT PROVIDED
- 6(B). INFORMATION NOT PROVIDED
- 7(A). SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
9. THERE ARE 88 REGULAR PARKING STALLS, 2 ADA PARKING STALLS, TOTALING 88 OVERALL PARKING STALLS.
- 10(A).
13. NAMES OF ADJOINERS ARE SHOWN HEREON.
16. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
19. SHOWN HEREON.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°02'00" EAST 765.17 FEET ALONG THE MONUMENT LINE OF 27TH STREET, BETWEEN TWO BRASS CAP MONUMENT WITH RING & LID, LOCATED AT THE INTERSECTIONS OF GRANT AVENUE, WASHINGTON AVENUE, AND 27TH STREET AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED PER A SURVEY PREPARED BY BENCHMARK ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYOR AS 229-3.

**GENERAL NOTES**

1. McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING 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 SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG." UNLESS NOTED OTHERWISE HEREON.
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 PARENTHESIS, 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, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

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