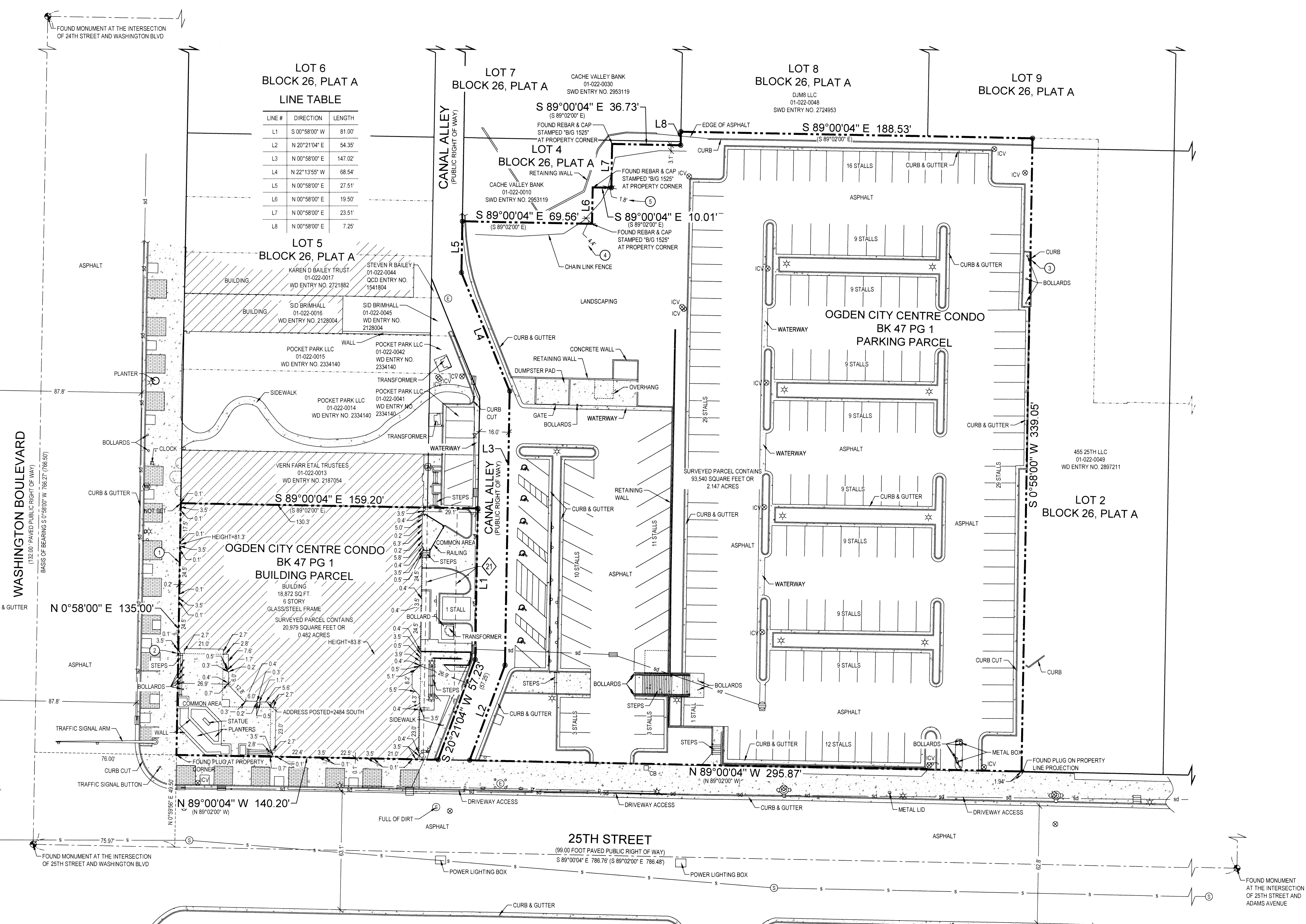
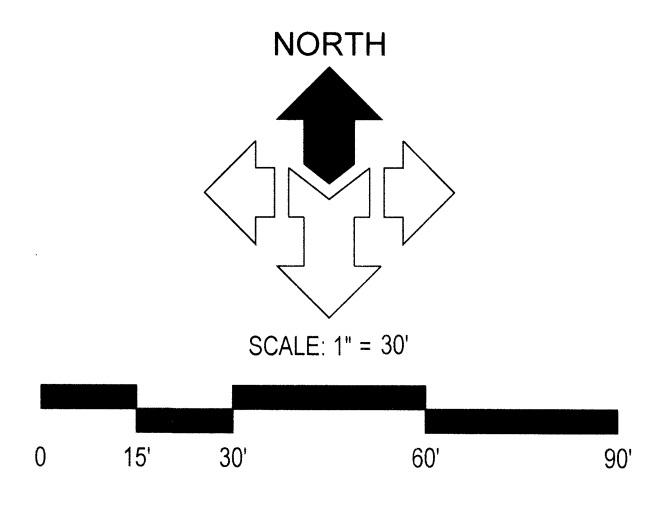


S:\2020files\20133\Survey\Prod.Dwg\20133a.dwg Elizabeth May 01, 2020 - 11:38am



**LOT 6
BLOCK 26, PLAT A
LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S 00°58'00" W	81.00'
L2	N 20°21'04" E	54.35'
L3	N 00°58'00" E	147.02'
L4	N 22°13'55" W	68.54'
L5	N 00°58'00" E	27.51'
L6	N 00°58'00" E	19.50'
L7	N 00°58'00" E	23.51'
L8	N 00°58'00" E	7.25'



DESCRIPTION PER TITLE REPORT

UNIT NOS. 101, 102, 201, 301, 401, 501, 502 AND 601, CONTAINED WITHIN THE OGDEN CITY CENTRE CONDOMINIUM PROJECT AMENDED, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN WEBER COUNTY, UTAH, ON DECEMBER 31, 1992 AS ENTRY NO. 1206749 IN BOOK 34 AT PAGES 91-101, AND THE AMENDED RECORD OF SURVEY MAP RECORDED IN WEBER COUNTY, UTAH ON MAY 4, 1998 AS ENTRY NO. 1541798 IN BOOK 47 AT PAGE 1, (AS SAID RECORD OF SURVEY MAP AND AMENDED RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF CONDOMINIUM OF THE OGDEN CITY CENTRE CONDOMINIUM PROJECT RECORDED IN WEBER COUNTY, UTAH ON DECEMBER 31, 1992 AS ENTRY NO. 1206749 IN BOOK 1648 AT PAGE 371, AND THE AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED IN WEBER COUNTY, UTAH ON MAY 4, 1998 AS ENTRY NO. 1541798 IN BOOK 1926 AT PAGE 639, AND THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED IN WEBER COUNTY, UTAH ON APRIL 29, 2020 AS ENTRY NO. 3051075 (AS SAID DECLARATION AND AMENDMENTS TO DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE APPURTENANT INTEREST IN SAID PROJECT'S COMMON AREAS AND FACILITIES PROVIDED FOR AND DESCRIBED IN SAID DECLARATION (AS SAID DECLARATION AND AMENDMENTS TO DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TITLE INFORMATION

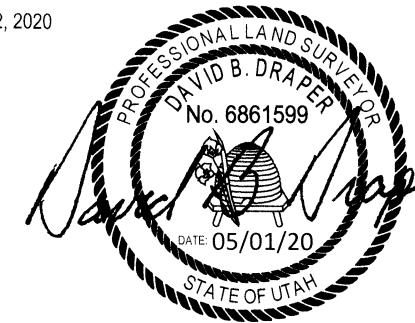
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREOF WAS GAINED FROM TITLE COMMITMENT NO. 1231771-GAF PREPARED BY OLD REPUBLIC TITLE. EFFECTIVE DATE: MARCH 24, 2020, AT 7:30 AM.

SURVEYOR'S CERTIFICATE

TO BOYER-WASHINGTON BOULEVARD ASSOCIATES NO. 2, LTD., A UTAH LIMITED PARTNERSHIP, NATIONWIDE LIFE INSURANCE COMPANY, AN OHIO CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, COTTONWOOD TITLE, OLD REPUBLIC NATIONAL 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 ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 5, 2020.

DATE OF PLAT OR MAP: MARCH 12, 2020



DAVID B. DRAPER
LICENSE NO. 6861599

TABLE "A" ITEMS

- SEE GENERAL NOTE 2
- ADDRESS SHOWN HEREON
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE 1* PER MAP NO. 4037000000, EFFECTIVE ON DECEMBER 16, 2005.
- GROSS LAND AREA
- INFORMATION SHOWN HEREON, SEE ZONING INFORMATION
- INFORMATION SHOWN HEREON, SEE ZONING INFORMATION
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON
- (1) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON
- (2) BUILDING HEIGHT OF ALL BUILDINGS SHOWN HEREON
- SUBSTANTIAL FEATURES OBSERVED AT THE TIME OF THIS SURVEY SHOWN HEREON
- 18' REGULAR PARKING STALLS AND 6 ADA PARKING STALLS WITH A TOTAL OF 193 PARKING STALLS
- (A) NOT APPLICABLE
- NAMES OF ADJOINING OWNERS SHOWN HEREON
- PROPERTY LOCATED AT THE INTERSECTION OF 25TH STREET AND WASHINGTON BOULEVARD
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT WETLANDS
- ALL PROVIDED PLOT-ABLE EASEMENTS SHOWN HEREON.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTANSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°58'00" WEST ALONG THE MONUMENT LINE OF WASHINGTON BOULEVARD, BETWEEN THE TWO FOUND MONUMENTS, LOCATED AT THE INTERSECTIONS WITH 24TH AND 25TH STREETS AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED ACCORDING TO THE RECORDED CONDOMINIUM PLAT.

SIGNIFICANT OBSERVATIONS

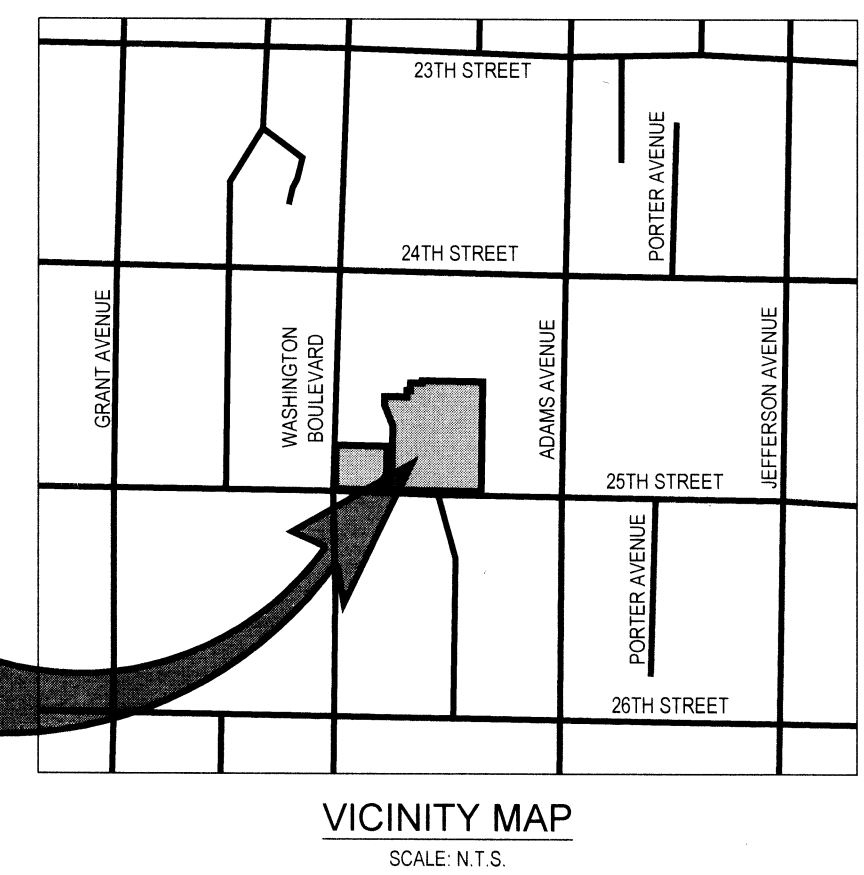
- BUILDING LINE 0.2 FEET WEST OF BOUNDARY LINE
- BUILDING CORNER 0.4 FEET WEST OF BOUNDARY LINE
- CURB 0.5 FEET EAST OF BOUNDARY LINE
- FENCE LINE IS 4.4 FEET NORTHWESTERLY OF PROPERTY LINE
- FENCE LINE IS 1.8 FEET NORTHWESTERLY OF PROPERTY LINE

GENERAL NOTES

- MNEIL ENGINEERING OR MNEIL 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.
- CORNER MONUMENTS CORNER MONUMENTS WILL BE SET WITH REBAR & CAP OR NAIL & WASHER STAMPED "MNEIL ENG" UNLESS OTHERWISE NOTED HEREON.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY LOTS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- SURVEYED PARCEL HAS DIRECT ACCESS TO 25TH STREET A PAVED PUBLIC RIGHT OF WAY

LEGEND

	CITY LOT LINE		FIRE HYDRANT
	RIGHT OF WAY LINE		WATER METER
	PROPERTY LINE		WATER VALVE
	MONUMENT LINE		ELECTRIC MANHOLE
	EASEMENT LINE		LIGHT POLE
	EXISTING FENCE		SANITARY SEWER MANHOLE
	SANITARY SEWER LINE		GAS METER
	STORM DRAIN LINE		STORM DRAIN CLEANOUT
	CONCRETE		STORM DRAIN CATCH BASIN
	BUILDING		STORM DRAIN MANHOLE
	PROPERTY CORNER (SEE GENERAL NOTE 2)		IRRIGATION CONTROL VALVE
			COMMUNICATION BOX
			SIGN



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BOYER OGDEN CITY CENTER
2484 WASHINGTON BOULEVARD
OGDEN, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

REVISIONS

REV	DATE	DESCRIPTION
1	3/17/2020	ISSUE ZONING INFORMATION
2	4/10/2020	COMMENTS, UPDATING TITLE REPORT
3	4/13/2020	ADJOINERS COMMENTS, UPDATING COMMENTARY
4	5/17/2020	UPDATING DESCRIPTION

PROJECT NO: 201333
CAD FILE: 20133ALT
DRAWN BY: KSL
CALC BY: DBD
FIELD CREW: DS
CHECKED BY: DBD
DATE: 03/12/20

**ALTA/NSPS
LAND TITLE
SURVEY**

SCHEDULE B, PART II EXCEPTIONS

- 11 THE HEREIN DESCRIBED LAND IS LOCATED WITHIN THE BOUNDARIES OF OGDEN CITY, WEBER BASIN WATER CONSERVANCY DISTRICT, CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, WEBER COUNTY MOSQUITO ABATEMENT DISTRICT, WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES DISTRICT, WASHINGTON BOULEVARD REDEVELOPMENT PROJECT NO. 6, ADAMS COMMUNITY REINVESTMENT AREA, AND IS SUBJECT TO ANY AND ALL CHARGES AND ASSESSMENTS LEVIED THEREUNDER.
SURVEY FINDINGS: NOT A SURVEY MATTER, NOT ADDRESSED BY THIS MAP.
- 12 CERTIFICATE OF CREATION OF THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY ("NUERA"), RECORDED JANUARY 28, 2015 AS ENTRY NO. 271948.
SURVEY FINDINGS: SURVEYED PARCEL LOCATED WITHIN BOUNDARIES OF WEBER COUNTY, A DESIGNATED ENTITY DESCRIBED BY RECORDED DOCUMENT; NOT A SURVEY MATTER, NOT ADDRESSED BY THIS MAP.
- 13 INTENTIONALLY DELETED BY TITLE COMPANY.
- 14 AGENCY NOTICE OF ADOPTION OF ORDINANCE 2018-1 BY THE OGDEN CITY COUNCIL ADOPTING THE ADAMS COMMUNITY REINVESTMENT PROJECT AREA PLAN, RECORDED JANUARY 17, 2019 AS ENTRY NO. 290558.
SURVEY FINDINGS: SURVEYED PARCEL LOCATED IN BLOCK 26, PLAT "A" OF OGDEN CITY SURVEY, AN AREA INCLUDED WITHIN RECORDED DOCUMENT; NOT A SURVEY MATTER, NOT ADDRESSED BY THIS MAP.
- 15 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 FINDINGS: NOT A SURVEY MATTER, NOT ADDRESSED BY THIS MAP.
- 16 CLAIM, RIGHT, TITLE OR INTEREST TO WATER OR WATER RIGHTS WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
SURVEY FINDINGS: NOT A SURVEY MATTER, NOT ADDRESSED BY THIS MAP.
- 17 PLAT FOR OGDEN CITY CENTRE CONDOMINIUM PROJECT, RECORDED DECEMBER 31, 1992 AS ENTRY NO. 126747 IN BOOK 34 AT PAGES 97-101 AS AFFECTED BY (I) ORDINANCE NO. 97-87 LOCATING A PORTION OF CANAL ALLEY BEGINNING AT THE BACK PROPERTY LINE OF 2454 WASHINGTON BOULEVARD AND EXTENDING SOUTH TO 25TH STREET, AS PART OF A REALIGNMENT OF SUCH ALLEY, RECORDED MAY 4, 1998 AS ENTRY NO. 1541892 IN BOOK 1926 AT PAGE 641 AND (II) THE AMENDED PLAT RECORDED MAY 4, 1998 AS ENTRY NO. 1541799 IN BOOK 47 AT PAGE 1.
SURVEY FINDINGS: SURVEYED PARCEL LOCATED WITHIN BOUNDARIES DESCRIBED IN RECORDED DOCUMENT, NOTHING TO PLOT
- 18 INTENTIONALLY DELETED BY TITLE COMPANY.
- 19 INTENTIONALLY DELETED BY TITLE COMPANY.
- 20 INTENTIONALLY DELETED BY TITLE COMPANY.
- 21 TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED DECEMBER 31, 1992 AS ENTRY NO. 126749 IN BOOK 1649 AT PAGE 371, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE OGDEN CITY CENTRE CONDOMINIUM PROJECT AND BYLAWS, RECORDED MAY 4, 1998 AS ENTRY NO. 1541798 IN BOOK 1926 AT PAGE 638.

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE OGDEN CITY CENTRE CONDOMINIUM AND BYLAWS, RECORDED _____, 2020 AS ENTRY NO. _____
SURVEY FINDINGS: BLANKETS SURVEYED AND OTHER PARCELS
- 22 INTENTIONALLY DELETED BY TITLE COMPANY.
- 23 SECOND AMENDMENT TO AGREEMENT FOR LEASE, OPERATION AND MAINTENANCE OF PARKING FACILITY AND BETWEEN THE OGDEN CITY REDEVELOPMENT AGENCY, FORMERLY KNOWN AS THE OGDEN CITY NEIGHBORHOOD DEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITIC AND THE ASSOCIATION OF UNIT OWNERS OF THE OGDEN CITY CENTRE CONDOMINIUM PROJECT, DATED MARCH 3, 1998 AND RECORDED MAY 4, 1998 AS ENTRY NO. 1541899 IN BOOK 1926 AT PAGE 657, OF THE OFFICIAL RECORDS, AMENDING THAT CERTAIN UNRECORDED AGREEMENT FOR LEASE, OPERATION AND MAINTENANCE OF PARKING FACILITY DATED AUGUST 18, 1989, AND AS AMENDED ON DECEMBER 30, 1992, BY AND BETWEEN BOYER-WASHINGTON BOULEVARD ASSOCIATES NO. 2, LTD., A UTAH LIMITED PARTNERSHIP AND THE OGDEN CITY REDEVELOPMENT AGENCY.
SURVEY FINDINGS: NOT A SURVEY MATTER, NOT ADDRESSED BY THIS MAP

ZONING INFORMATION

THE ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS CBD-CENTRAL BUSINESS INTENSIVE (BUILDING) & CBD-CENTRAL BUSINESS (PARKING), AIRPORT OVERLAY PER THE ZONING ANALYSIS REPORT PROVIDED DRACO INTERNATIONAL, PROJECT # 20203570-01 DATED MARCH 12, 2020.

BUILDING SETBACKS:
 MINIMUM FRONT=NONE
 MINIMUM STREET SIDE=NONE
 MINIMUM INTERIOR SIDE=NONE
 MINIMUM REAR=NONE

LOT DIMENSIONS:
 MINIMUM LOT SIZE=NONE
 REQUIRED WIDTH=NO MINIMUM WIDTH
 REQUIRED DEPTH=NOT SPECIFIED

DENSITY:
 NOT SPECIFIED

PARKING REQUIREMENTS:
 OFFICE: 1000 SF, MEDICAL OFFICES: 1150 SF, BANKS: 1000 SF, ROUND UP 0.5+
 18.8726 STORIES=113,232/390=377 REQUIRED SPACES

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BOYER OGDEN CITY CENTER
2484 WASHINGTON BOULEVARD
 OGDEN, UTAH
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

REV	DATE	DESCRIPTION
1	3/17/2020	ADDING ZONING INFORMATION
2	4/10/2020	COMMENTS, UPDATING TITLE REPORT
3	4/13/2020	ADDITIONAL COMMENTS, UPDATING COMMITMENT
4	5/7/2020	UPDATING DESCRIPTION

PROJECT NO: 20133
 CAD FILE: 20133ALT
 DRAWN BY: KSL
 CALC BY: DBD
 FIELD CREW: DS
 CHECKED BY: DBD
 DATE: 03/12/20

APPROVED
 BY: 6525 B

ALTA/NSPS
LAND TITLE
SURVEY