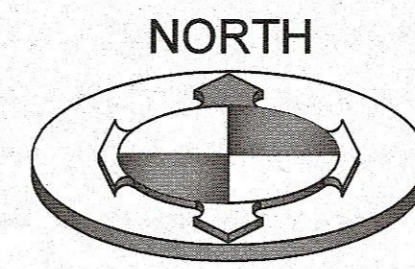


ALTA/NSPS LAND TITLE SURVEY

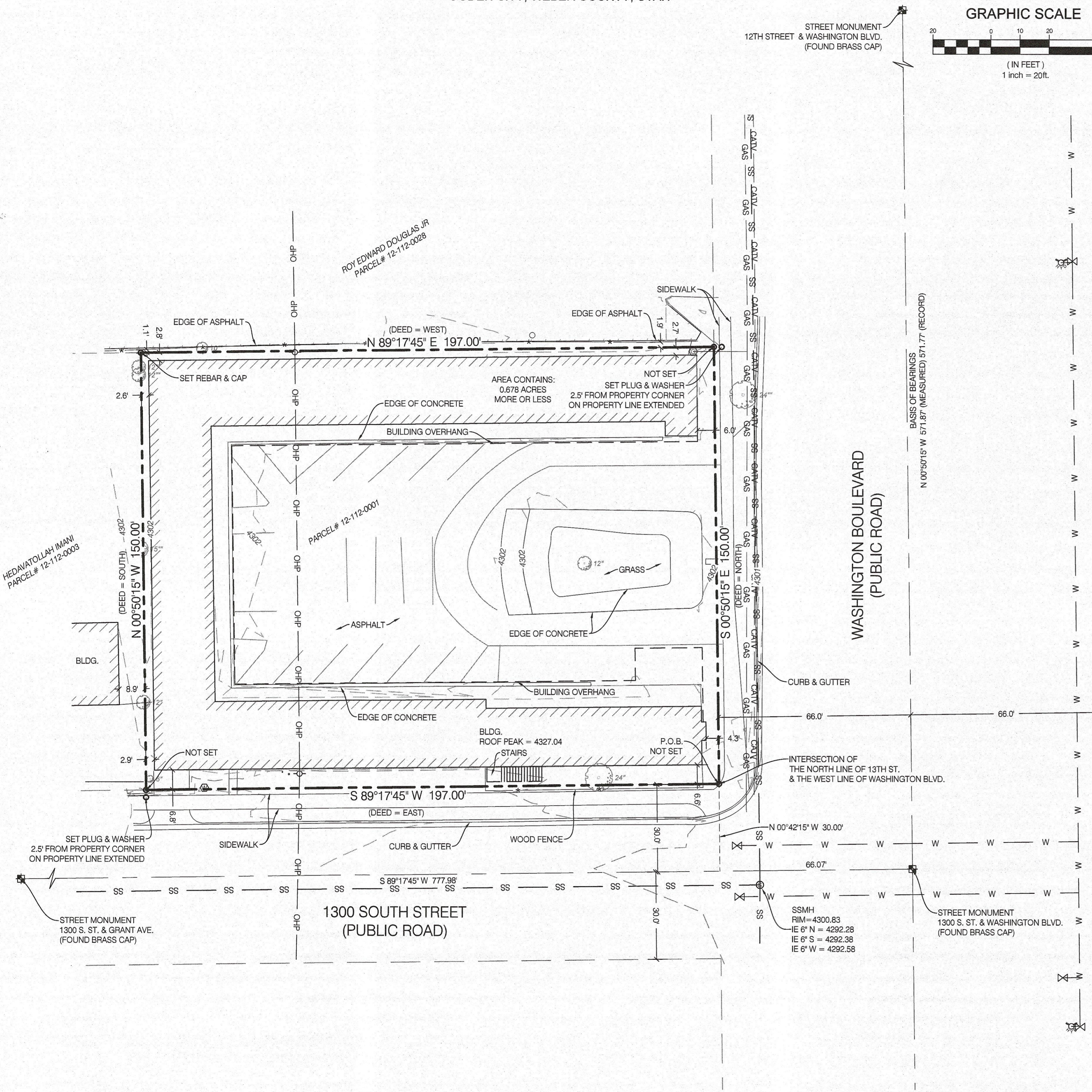
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH



GRAPHIC SCALE

(IN FEET)
1 inch = 20ft.

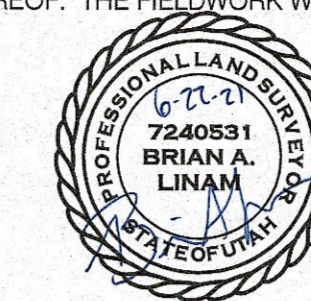
STREET MONUMENT
12TH STREET & WASHINGTON BLVD.
(FOUND BRASS CAP)



SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
SHOUKOUH IMANI
HEDA IMANI
TERRAFORM

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 1, 2, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 11, 2021.



VICINITY MAP



LEGAL DESCRIPTION PER TITLE REPORT

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 13TH STREET AND THE WEST LINE OF WASHINGTON AVENUE; RUNNING THENCE NORTH 150 FEET; THENCE WEST 197 FEET; THENCE SOUTH 150 FEET; THENCE SOUTH 150 FEET; THENCE EAST 197 FEET TO THE PLACE OF BEGINNING. CONTAINING .68 OF AN ACRE.

REFERENCE DOCUMENTS

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE, ORDER NO. 43349UT-801-BG1-SG0, EFFECTIVE DATE APRIL 7, 2021

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE, ORDER NO. 43349UT-801-BG1-SG0, EFFECTIVE DATE APRIL 7, 2021

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

- SECTION (1)
ITEMS 1-7 NOT ADDRESSED IN THIS SURVEY
- SECTION (2)
ITEMS 1-11 NOT ADDRESSED IN THIS SURVEY

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY TERRAFORM TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°50'15" WEST AS SHOWN HEREON.

BENCHMARK
STREET MONUMENT LOCATED AT THE INTERSECTION OF 1300 SOUTH STREET AND WASHINGTON BOULEVARD. ELEVATION = 4301.55

GENERAL NOTES

- 1) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS. A - WOOD FENCE ALONG NORTHERLY PROPERTY LINE, AS SHOWN.
- 2) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- 3) NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- 4) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO WASHINGTON BOULEVARD.
- 5) NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- 6) NO POSTED ADDRESS WAS OBSERVED DURING SURVEY.

LEGEND AND ABBREVIATIONS

STREET MON. (FOUND)	SS	SANITARY SEWER MANHOLE & PIPE	SS
PROPERTY CORNER (PLAT NOTED)	SD	STORM DRAIN MANHOLE & PIPE	SD
ADJACENT PL. or LOT LINES	W	CULINARY PIPE LINE	W
EXISTING RIGHT-OF-WAY LINE	W	WATER VALVE & WATER METER	W
CENTERLINE OF ROAD	W	FIRE HYDRANT	W
EASEMENT LINE	W	POWER POLE & OVERHEAD POWER	OHP
CURB & GUTTER	GAS	GAS LINE	GAS
EDGE OF EXISTING ASPHALT	FO	FIBER OPTIC	FO
FENCE, CHAIN	COMM	COMMUNICATION LINE	COMM
FENCE, WOOD	COMM	COMM	COMM
SDMH - STORM DRAIN MANHOLE	GLY WIRE	GLY WIRE	GLY WIRE
SSMH - SANITARY SEWER MANHOLE	LIGHT POLE	LIGHT POLE	LIGHT POLE
SD - STORM DRAIN	SIGN	SIGN	SIGN
CB - CATCH BASIN	GAS METER	GAS METER	GAS METER
IE - INVERT ELEVATION	CATCH BASIN	CATCH BASIN	CATCH BASIN
TOG - TOP OF GRATE	STORM DRAIN INLET BOX	STORM DRAIN INLET BOX	STORM DRAIN INLET BOX
POB - POINT OF BEGINNING			

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FILE # 7055

PROJECT NO. 2105162

ALTA/NSPS LAND TITLE SURVEY

SVA.01
1 OF 1

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 562-7162
www.benchmarkcivil.com

TERRAFORM
1269 WASHINGTON BOULEVARD
OGDEN CITY, UTAH

SCALE MEASURES - INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS