

ZONING INFORMATION			
STATUS	PROPERTY IS CURRENTLY ZONED:	ZONE INTENSIVE DISTRICT	
	REQUIRED	ITEM	REQUIRED
PERMITTED USE	HOSPITALITY	PARKING REGULAR	
MIN. LOT AREA	N/A	PARKING HANDICAP	
MIN. FRONTAGE	N/A	PARKING TOTAL	170 SPACES
MAX. BLDG COVERAGE	N/A	Contact info: ZONING REPORT PROVIDED BY: PARTNER ENGINEERING AND SCIENCE, INC. PARTNER PROJECT NO. 19-24456.1 DATE: APRIL 26, 2019	
MIN. SETBACKS FRONT	GARAGE: 15 FT		
MIN. SETBACKS SIDE	NONE		
MIN. SETBACKS REAR	NONE		
MAX BUILDING HEIGHT	N/A	Notes: PARKING REQUIREMENTS: For Hotel Use: 1 space per room (1 x 62 = 62)	

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 49057C0426E DATED 12/16/2005 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 04/25/2019 BY TELEPHONE OR EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

- N1** THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE CENTERLINE OF 25TH STREET. THE BEARING IS DENOTED AS S 88°41'25" E PER GPS COORDINATE OBSERVATIONS UTAH STATE PLANE, NORTH ZONE NAD83. LATITUDE = N411131.84' LONGITUDE = W11115809.38' CONVERGENCE ANGLE = N 00°18'34" E DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00024742464341
- N2** THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	HANDICAP	GARAGE	PARTIAL	TOTAL
20	5	97		122

- N3** THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N4** THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N5** THE NEAREST INTERSECTING STREETS OF 25TH AVE AND WASHINGTON BLVD IS LOCATED 15' FROM THE NW CORNER OF THE SUBJECT PROPERTY AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.
- N6** SURVEY PREPARED BY: BLEW & ASSOCIATES, P.A. 3825 N. SHILOH DRIVE FAYETTEVILLE, AR 72703 479-443-4506 EMAIL: SURVEY@BLEWINC.COM
- N7** THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO SUCH INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION AT THE TIME OF SURVEY.
- N8** NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK AT THE TIME OF SURVEY.
- N9** THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WASHINGTON BLVD AND OGDEN AVE BEING DEDICATED PUBLIC STREETS.
- N10** THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

SURVEY FEATURES

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- FIELD MEASUREMENT
- RECORDED MEASUREMENT

EASEMENTS

- INGRESS & EGRESS
- BUILDING SET BACK
- UTILITY EASEMENT

UTILITY LINES

- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC TELEPHONE LINE
- NOT TO SCALE

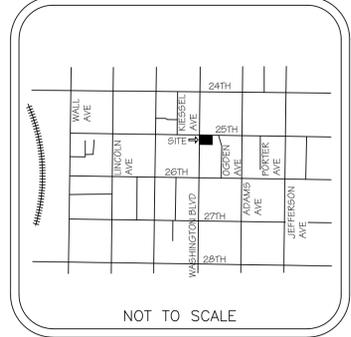
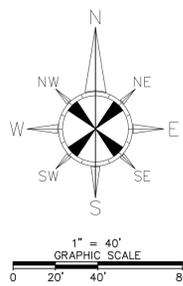
SURVEYING SYMBOLS

- FOUND 1/2" REBAR
- FOUND MONUMENT
- FOUND PK NAIL
- STATE MONUMENT
- FOUND PIPE
- COMPUTED POINT

UTILITY SYMBOLS

- SANITARY SEWER
- MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
- ELECTRICAL BOX
- ELECTRICAL MANHOLE
- COMMUNICATIONS BOX
- A/C FAN
- FIRE DEPARTMENT CONNECTION
- WCP WALK CONTROL POST
- NW AND FUTURE
- NATURAL GROUND
- TELEPHONE PEDESTAL
- WATER METER
- SEPTIC LID
- FIRE HYDRANT
- STORM WATER
- LIGHT
- CABLE TV BOX
- GRATED INLET
- TRAFFIC SIGNAL BOX
- GENERATOR
- SIGN
- BOLLARD
- HANDICAP PARKING
- FIBER OPTIC BOX

LEGEND

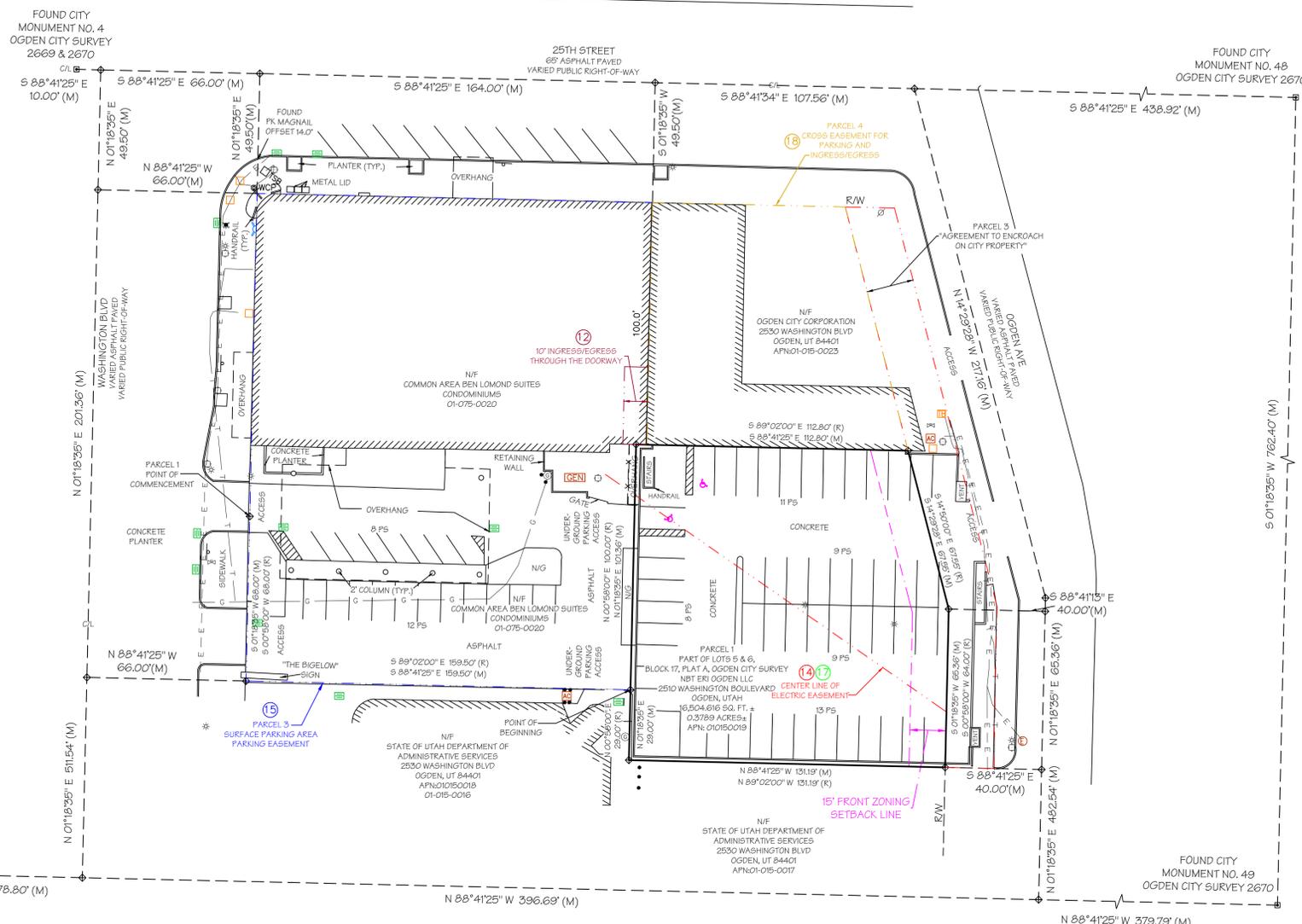


VICINITY MAP

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT
SEE PAGE 2 OF 3

TITLE LEGAL DESCRIPTION

SEE PAGE 2 OF 3



STATEMENT OF ENCROACHMENTS

NONE OBSERVED

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1034831-LA2, AND EFFECTIVE DATE OF OCTOBER 13, 2020 AT 7:30 A.M.

ALTA/NSPS LAND TITLE SURVEY
FOR
BEN LOMOND SUITES, LLC
PARTNER PROJECT NUMBER 20-297967.1

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1034831-LA2, AND EFFECTIVE DATE OF OCTOBER 13, 2020 AT 7:30 A.M.

CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY; A10 CAPITAL, LLC; & NBT-ERI OGDEN, LLC:

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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/13/2020.

DATE OF PLAT OR MAP: NOVEMBER 17, 2020

PROPERTY ADDRESS: 2510 WASHINGTON BLVD, OGDEN, UT 84401

SURVEYOR: BUCKLEY D. BLEW
REGISTRATION NUMBER: 10175990
STATE OF REGISTRATION: UTAH
FIELD DATE OF SURVEY: 11/13/2020
LATEST REVISION DATE:



DRAFTED BY: ANS
BLEW JOB# 20-5713

DATED: 1/29/2021

CAXTON BUILDING
812 HURON RD. SUITE 235
CLEVELAND, OHIO 44115
T 440-987-1001
jdavenport@partneresi.com

PARTNER
Engineering and Science, Inc.®



