	ZONING	INFORMATI	ON		
STATUS	PROPERTY IS CURRENTLY ZONED: CBD-1, CENTRAL BUSINESS DISTRICT 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:			
MIN. SETBACKS FRONT	GARAGE: 15 FT	PARTNER ENGINEERING AND SCIENCE, INC. PARTNER PROJECT NO. 19—244656.1 DATE: APRIL 26, 2019			
MIN. SETBACKS SIDE	NONE				
MIN. SETBACKS REAR	NONE				
MAX BUILDING HEIGHT	N/A	Notes: PARKING REQUIREMENTS: For Hotel Use: 1 space per ro	om (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

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 = $N41^{\circ}13'13.84"$ LONGITUDE = $W111^{\circ}58'09.38"$ CONVERGENCE ANGLE = N 00°18'34" E

DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00024742464341

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		

- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF
- 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.
- 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.
- SURVEY PREPARED BY: BLEW & ASSOCIATES, P.A. 3825 N. SHILOH DRIVE FAYETTEVILLE, AR 72703 479-443-4506 EMAIL:SURVEY@BLEWINC.COM
- 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 THE SURVEY.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK AT THE
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WASHINGTON BLVD AND OGDEN AVE BEING DEDICATED PUBLIC STREETS.
- 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

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

SURVEY FEATURES SURVEYING SYMBOLS O FOUND 1/2" REBAR BOUNDARY LINE FOUND MONUMENT — — FORTY LINE ----- CENTERLINE OF ROAD ₩ FOUND P/K NAIL - RIGHT-OF-WAY STATE MONUMENT - x - x - FENCE FOUND PIPE (M) FIELD MEASUREMENT (R) RECORDED MEASUREMENT COMPUTED POINT UTILITY SYMBOLS EASEMENTS S SANITARY SEWER (T) TELEPHONE PEDESTAI ----- INGRESS & EGRESS WATER METER — — · — BUILDING SET BACK M MANHOLE --- UTILITY EASEMENT Ø POWER POLE ₩ WATER VALVE ★ FIRE HYDRANT UTILITY LINES (G) GAS METER **SW** STORM WATER — W — W − WATER LINE ELECTRICAL BOX - OHP - OHP - OVERHEAD POWER LINE CABLE TV BOX E ELECTRICAL MANHOLE - S - S - SEWER LINE COMMUNICATIONS BOX GRATED INLET - ← - ← - FLOW LINE TSB TRAFFIC SIGNAL BOX ---- G ---- GAS LINE ---- F0 ---- FIBER OPTIC ---- T ---- TELEPHONE LINE AC A/C FAN **GEN** GENERATOR TIRE DEPARTMENT CONNECTION NOT TO SCALE **OWCP** WALK CONTROL POST 🔥 HANDICAP PARKING N/F NOW AND FUTURE FO FIBER OPTIC BOX N/G NATURAL GROUND

LEGEND

N 88°41'25" W 778.80' (M)

MONUMENT NO. 55

OGDEN CITY SURVEY 2669

SURVEY PREPARED BY:

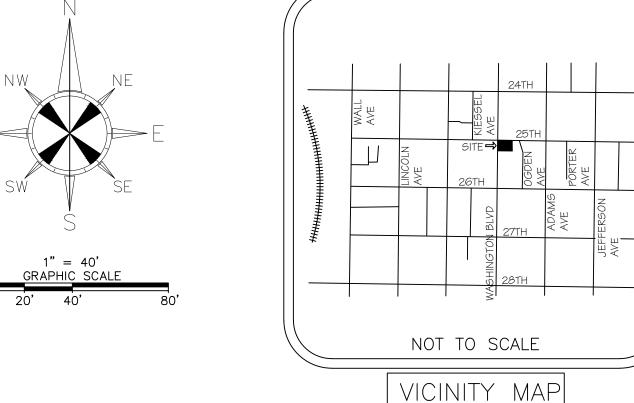
BLEW JOB# 20-5713

479-443-4506

DRAWN BY: ANS

BLEW & ASSOCIATES, P.A. 3825 N. SHILOH DRIVE FAYETTEVILLE, AR 72703

EMAIL:SURVEY@BLEWINC.COM



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

FOUND CITY MONUMENT NO. 4 OGDEN CITY SURVEY 25TH STREET 2669 & 2670 FOUND CITY 65' ASPHALT PAVED MONUMENT NO. 48 VARIED PUBLIC RIGHT-OF-WAY OGDEN CITY SURVEY 2670 5 88°41'25" E 66.00' (M) S 88°41'25" E S 88°41'25" E 164.00' (M) 10.00' (M) S 88°41'34" E 107.56' (M) S 88°41'25" E 438.92' (M) K MAGNAIL PARCEL 4 CROSS EASEMENT FOR PARKING AND -INGRESS/EGRESS PLANTER (TYP.) N 88°41'25" W METAL LID

OWCP

METAL LID 66.00'(M) R/W PARCEL 3 AĠREEMENT TO ENCROACH ON CITY PROPERTY" OGDEN CITY CORPORATION 2530 WASHINGTON BLVD OGDEN, UT 84401 10' INGRESS/EGRESS APN:01-015-0023 THROUGH THE DOORWAY COMMON AREA BEN LOMOND SUITES CONDOMINIUMS 01-075-0020 5 89°02'00" E 112.80' (R) PARCEL 1 POINT OF COMMENCEMENT CONCRETE CONCRETE PLANTER 2' COLUMN (TYP.) 40.00'(M) CONDOMINIUMS 01-075-0020 N 88°41'25" W PART OF LOTS 5 & 6, 5 89°02'00" E 159.50' (R) "THE BIGELOW" LOCK 17, PLAT A, OGDEN CITY SURVEY 66.00'(M) S 88°41'25" E 159.50' (M) NBT ERI OGDEN LLC WASHINGTON BOULEVARD CENTER LINE OF OGDEN, UTAH 6,504.616 SQ. FT. POINT OF APN: 010150019 BEGINNING SURFACE PARKING AREA PARKING EASEMENT STATE OF UTAH DEPARTMENT OF ADMINISTRATIVE SERVICES 2530 WASHINGTON BLVD S 88°41'25" E ♥ ∑ N 88°41'25" W 131.19' (M) OGDEN, UT 84401 N 89°02'00" W 131.19' (R) APN:010150018 40.00'(M) 01-015-0016 15' FRONT ZONING SETBACK LINE STATE OF UTAH DEPARTMENT OF ADMINISTRATIVE SERVICES 2530 WASHINGTON BLVD

N 88°41'25" W 396.69' (M)

FILE # 7471

OGDEN, UT 84401 APN:01-015-0017

STATEMENT OF ENCROACHMENTS

N 88°41'25" W 379.79' (M)

FOUND CITY

MONUMENT NO. 49

OGDEN CITY SURVEY 2670

NONE OBSERVED

TITLE LEGAL DESCRIPTION SEE PAGE 2 OF 3

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

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.

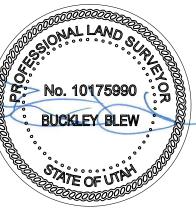
THE FIELDWORK WAS COMPLETED ON 11/13/2020.

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

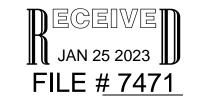


DATED: 1/29/2021

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



http://www.partneresi.com/ PAGE 1 OF 3



THE LAND IS DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE COUNTY OF WEBER, STATE OF UT, DESCRIBED AS FOLLOWS: PARCEL 1:

PART OF LOTS 5 AND 6, BLOCK 17, PLAT A, OGDEN CITY SURVEY: BEGINNING AT A POINT 68.0 FEET, SOUTH 0°58' WEST AND 159.5 FEET SOUTH 89°02' EAST FROM THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING THENCE NORTH 0°58' EAST 100.0 FEET; THENCE SOUTH 89°02' EAST 112.80 FEET TO THE WEST LINE OF OGDEN AVENUE: THENCE ALONG SAID WEST LINE THE FOLLOWING TWO COURSES: SOUTH 14'50' EAST 67.55 FEET AND SOUTH 0.58, WEST 64.0 FEET TO A POINT NORTH 0.58, EAST 35.0 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89°02' WEST 131.19 FEET; THENCE NORTH 0°58' EAST 29.0 FEET TO THE POINT OF BEGINNING. PARCEL 2:

CONVERTIBLE SPACE NO. 1A. BUILDING A. AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY. WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 1B, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 2, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH. EXCEPT THE FOLLOWING: SOUTH ONE THIRD OF UNIT 2, OF BUILDING A CONTAINED WITHIN THE BEN LOMOND SUITES CONDOMINIUM PROJECT (THE "CONDOMINIUM PROJECT"), AS THE SAME IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED SEPTEMBER 18, 1984, AS ENTRY NO. 919073 IN THE OFFICE OF THE WEBER COUNTY RECORDER (AS SAID RECORD SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED)(THE "RECORD OF SURVEY MAP") AND IN THE DECLARATION OF CONDOMINIUM THE BEN LOMOND SUITES CONDOMINIUM PROJECT RECORDED CONCURRENTLY WITH SAID RECORD OF SURVEY MAP IN SAID OFFICE AS ENTRY NO. 919072 IN BOOK 1454 AT PAGE 71 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED)(THE "DECLARATION"), TOGETHER WITH THE UNDIVIDED OWNERSHIP IN SAID PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT (THE REFERENCED DECLARATION OF CONDOMINIUM PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN COMPOSITION OF THE COMMON FACILITIES TO WHICH SAID INTEREST RELATES) AS MORE PARTICULARLY DESCRIBED IN SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED. AS ILLUSTRATED IN THE HERETO ATTACHED DIAGRAM WITH SPACE DESIGNATED AS C-1. (E# 2314078) EAST 1/2 OF CONVERTIBLE SPACE NO. 101, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH, EXCEPT: THE EASTERLY PORTION OF THE EAST 1/2 OF UNIT AND/OR CONVERTIBLE SPACE NO. 101 BUILDING A CONTAINED WITHIN BEN LOMOND SUITES CONDOMINIUM PROJECT ON THE SHOP MEZZANINE FLOOR (M-1 LEVEL) BEGINNING AT THE SOUTHEAST CORNER OF SAID SPACE AND RUNNING NORTH 16.00 FEET, THENCE WEST 13.63 THENCE SOUTH

WEST 1/2 CONVERTIBLE SPACE NO. 101 BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 102, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL

16.00 FEET, THENCE EAST 13.63 FEET TO THE POINT OF BEGINNING. UNIT 103, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 104. BUILDING A. BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 105, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 106, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 107, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 108, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 109, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 110, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 201, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 221, BUILDING A. AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY. UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 222, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 223, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 224, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 225, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 321, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 322, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 323, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 324, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 325, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 326, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 327, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 328, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 329, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 330, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 331, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 332, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 333, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 401, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 402, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 403, BUILDING A, BEN LOMOND SUITES CONDOMINIUM SUITES, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 404, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 405, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 406, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 407, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 408, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 409, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 410, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF.

UNIT 411, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH

UNIT 412, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH

ACCORDING TO THE OFFICIAL PLAT THEREOF.

ACCORDING TO THE OFFICIAL PLAT THEREOF.

TITLE LEGAL DESCRIPTION

UNIT 413, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 414, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 501, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 502. BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 503, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF UNIT 504, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 505, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 506, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 507. BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 508, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF UNIT 509, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 510, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 511, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 512. BUILDING A. BEN LOMOND SUITES CONDOMINIUM PROJECT. OGDEN CITY. WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 513, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF UNIT 514, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 601, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. JNIT 602, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 603, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 604, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF UNIT 605, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 606, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. JNIT 607, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 608. BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. JNIT 609, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 610, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 611, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. JNIT 612, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. T 613, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. JNIT 614, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 701, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 702. BUILDING A. BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. INIT 703, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 704, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. JNIT 705, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. JNIT 706, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 707, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. INIT 708, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 709, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. JNIT 710, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. JNIT 711, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 712, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. JNIT 713, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 714, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 801, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 802, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 803, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 804, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 805, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 806, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 807, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 808, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 809, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 810, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF.

UNIT 811, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER

COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF.

UNIT 812, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 813, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 814, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 901, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 902, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 903, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 904, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 905, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 906, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 907, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF UNIT 908, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 909, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 910, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 911, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 912, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 913, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 914, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1001, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1002, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1003, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1004, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1005, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1006, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1007, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1008, BUILDING A, BEN LOMOND SUITE CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1009, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1010, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1011, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1013, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1014, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1102, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1103, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1105, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. UNIT 1106, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 1108, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 1201, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. CONVERTIBLE SPACE NO. 1301, BUILDING A, BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN BEN LOMOND SUITES CONDOMINIUM PROJECT COMMON AREAS & FACILITIES APPURTENANT TO UNITS OR

CONVERTIBLE SPACE, AS STIPULATED TO OR IDENTIFIED IN THE RECORD OF SURVEY MAP, FURTHER DEFINED AND DESCRIBED IN DECLARATION OF CONDOMINIUM OF BEN LOMOND SUITES CONDOMINIUMS PROJECT.

REAL PROPERTY BENEFICIAL USE INTEREST AS SET FORTH IN THE "AGREEMENT TO ENCROACH ON CITY PROPERTY" DATED OCTOBER 2, 1984, DOCUMENT AND THE REAFFIRMATION OF ENCROACHMENT AGREEMENT RECORDED MAY 17. 2016 AS ENTRY NO. 2793720, UPON AND SUBJECT TO ALL THE TERMS CONTAINED THEREIN, COVERING THE FOLLOWING DESCRIBED PROPERTY.

A PART OF LOT 5 AND LOT 6, BLOCK 17, PLAT "A", OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WEST LINE OF OGDEN AVENUE AND THE SOUTH LINE OF 25TH STREET; SAID POINT BEING AT OGDEN CITY ENGINEER'S "A" STATION 107+12.90 AND "B" STATION 103+10.00; SAID POINT ALSO BEING SOUTH 89 DEG 02 MIN EAST 244.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 6 AND RUNNING THENCE SOUTH 89 DEG 02 MIN EAST 20.79 FEET; THENCE SOUTH 14 DEG 50 MIN EAST 168.60 FEET; THENCE SOUTH 0 DEG 58 MIN WEST 66.78 FEET; THENCE NORTH 89 DEG 02 MIN WEST 20.00 FEET TO A POINT ON THE WEST LINE OF OGDEN AVENUE; THENCE ALONG SAID WEST LINE THE FOLLOWING 2 COURSES: NORTH 0 DEG 58 MIN EAST 64.00 FEET AND NORTH 14 DEG 50 MIN WEST 171.48 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE RIGHTS & AUTHORITIES GRANTED IN THE EASEMENT ESTATES CONVEYED IN DOCUMENTS RECORDED JUNE 17, 1927 IN BOOK 107 AT PAGE 365 OF RECORDS; IN DOCUMENT RECORDED MAY 10, 1954 IN BOOK 443 AT PAGE 511 AS ENTRY NUMBER 218973; IN DOCUMENT RECORDED SEPTEMBER 29, 2004 AS ENTRY NUMBER 2059380 OF OFFICIAL RECORDS.

THE EASTERLY PORTION OF THE EAST 1/2 OF UNIT AND/OR CONVERTIBLE SPACE NO. 101 BUILDING A CONTAINED WITHIN BEN LOMOND SUITES CONDOMINIUM PROJECT ON THE SHOP MEZZANINE FLOOR (M-1 LEVEL) BEGINNING AT THE SOUTHEAST CORNER OF SAID SPACE AND RUNNING NORTH 16.00 FEET, THENCE WEST 13.63 THENCE SOUTH 16.00 FEET, THENCE EAST 13.63 FEET TO THE POINT OF BEGINNING.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 12. RESERVATION OF A RIGHT OF WAY AS SET FORTH IN THAT CERTAIN WARRANTY DEED 12. RESERVATION OF A RIGHT OF WAL AS SET FORTH IN 117.0 SECTION RECORDED SEPTEMBER 5, 1952 IN BOOK 102 AT PAGE 498 OF OFFICIAL RECORDS. (AFFECTS, PLOTTED AND SHOWN)
- 13. TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN GRANT OF EASEMENTS 13. TERMS AND CONDITIONS SET FORTH IN THAT SERVICES.

 RECORDED JUNE 17, 1927 IN BOOK 107 AT PAGE 365 OF OFFICIAL RECORDS. EASEMENT AGREEMENT RECORDED MAY 10, 1954 AS ENTRY NO. 218973 IN BOOK 443 AT PAGE 511 OF OFFICIAL RECORDS. (AFFECTS, UNABLE TO DETERMINE LOCATION)
- 14. EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED APRIL 12. 1973 AS ENTRY NO. 591137 IN BOOK 1021 AT PAGE 544 OF OFFICIAL RECORDS. (AFFECTS, PLOTTED AND SHOWN)
- 15. PARKING EASEMENT DEED RECORDED SEPTEMBER 14, 1984 AS ENTRY NO. 919071 15. PARKING EASEMENT BELD MESSAGES IN BOOK 1454 AT PAGE 60 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE, ALSO BEING PARCEL 3)
- 16. ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, 16. ANT COVENANTS, CONDITIONS, INCOME WITHIN THOSE CERTAIN DECLARATIONS CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED SEPTEMBER 14, 1984 AS ENTRY NO. 919072 IN BOOK 1454 AT PAGE 71 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, BUT DELETING ANY COVENANT CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604(C).

AMENDMENT TO DECLARATIONS RECORDED JUNE 5, 1989 AS ENTRY NO. 1080393 IN BOOK 1562 AT PAGE 235 OF OFFICIAL RECORDS.

AMENDMENT TO DECLARATIONS RECORDED MARCH 18, 2004 AS ENTRY NO. 2018449 OF OFFICIAL RECORDS.

ASSIGNMENT OF RIGHTS UNDER COVENANTS, CONDITIONS, AND RESTRICTIONS, SALES AGREEMENTS. PERMITS. AND DEVELOPMENT DOCUMENTS RECORDED MARCH 17, 2016 AS ENTRY NO.2793723 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)

- 17. EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED APRIL 22, 1985 AS ENTRY NO. 935488 IN BOOK 1466 AT PAGE 759 OF OFFICIAL RECORDS. (AFFECTS, PLOTTED AND SHOWN)
- 18. RESERVATIONS AND EASEMENTS AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 29, 2004 AS ENTRY NO. 2059380 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)
- 19. ORDINANCE ADOPTING A REDEVELOPMENT PLAN AS THE OFFICIAL REDEVELOPMENT PLAN FOR THE PROJECT AREA RECORDED SEPTEMBER 23, 1983 AS ENTRY NO. 890917 IN BOOK 1432 AT PAGE 1750 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)
- 20. NOTICE OF ADOPTION OF THE REDEVELOPMENT PLAT ENTITLED "WASHINGTON BOULEVARD REDEVELOPMENT PROJECT" RECORDED AUGUST 15, 1985 AS ENTRY NO. 944955 IN BOOK 1473 AT PAGE 1273 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)
- 21. RESOLUTION OF THE OGDEN CITY COUNCIL TO CRESTE OGDEN CITY, UTAH CENTRAL BUSINESS DISTRICT NO. 1 RECORDED NOVEMBER 1, 1993 AS ENTRY NO. 1255293 IN BOOK 1687 AT PAGE 1110 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)
- 22. ORDINANCE OF OGDEN CITY, UTAH, CENTRAL BUSINESS DISTRICT NO. 1 RECORDED FERRILARY 2 1994 AS ENTRY NO. 1070500 W. 2000000 FEBRUARY 2, 1994 AS ENTRY NO. 1272592 IN BOOK 1701 AT PAGE 1316 OF OFFICIAL RECORDS.
 - AMFNDED BY OGDEN CITY ORDINANCE 2007-27 RECORDED JUNE 7, 2000 AS ENTRY NO. 1709915 IN BOOK 2076 AT PAGE 217 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)
- 23. ORDINANCE OF OGDEN CITY, UTAH PROVIDING FOR NEW ASSESSMENT WITHIN THE OGDEN CITY CENTRAL BUSINESS DISTRICT NO. 1 RECORDED JANUARY 9, 2004 AS ENTRY NO. 2004067 OF OFFICIAL RECORDS.
- RE-RECORDED BY OGDEN CITY ORDINANCE NO. 2003-83 RECORDED MARCH 23, 2004 AS ENTRY NO.2019270 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)
- 24. ORDINANCE NO. 2012-39 PROVIDING FOR THE CREATION OF NEW SPECIAL ASSESSMENT AREA DESIGNATED THE OGDEN CITY, UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 2 RECORDED JULY 9, 2012 AS ENTRY NO. 2584776 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)

- 25. ORDINANCE NO. 2016-36 PROVIDING THE CREATION OF A NEW SPECIAL ASSESSMENT AREA DESIGNATED THE OGDEN CENTRAL BUSINESS ASSESSMENT AREA NO. 3 RECORDED JULY 20, 2016 AS ENTRY NO. 2804447 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)
- 26. OGDEN CITY NOTICE OF ADOPTION OF ORDINANCE NO. 2016-36 AND NOTICE OF PROPOSED ASSESSMENT RECORDED JULY 20, 2016 AS ENTRY NO. 2804448 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)
- 27. OGDEN CITY NOTICE OF ADOPTION OF ORDINANCE NO. 2016-37 AND NOTICE OF ASSESSMENT INTEREST RECORDED JULY 20, 2016 AS ENTRY NO. 2804453 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)
- 28. ROOFTOP LEASE AGREEMENT RECORDED JANUARY 17, 1989 AS ENTRY NO. 28 2756398 IN BOOK 1553 AT PAGE 2915 OF OFFICIAL RECORDS. MEMORANDUM OF AMENDMENT TO ROOFTOP LEASE AGREMENT RECORDED SEPTEMBER 17, 2015 AS ENTRY NO. 2756398 OF OFFICIAL RECORDS. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 29 29. TERMS AND CONDITIONS OF THAT CERTAIN REAFFIRMATION OF ENCROACHMENT AGREEMENT RECORDED MAY 17, 2016 AS ENTRY NO. 2793720 OF OFFICIAL RECORDS.
- 30. TELECOM EASEMENT AGREEMENT BY AND BETWEEN BEN LOMOND SUITES OWNERS ASSOCIATION AND LANDMARK INFRASTRUCTURE HOLDING COMPANY LLC RECORDED JULY 28, 2017 AS ENTRY NO. 2864953 OF OFFICIAL RECORDS.

ASSIGNMENT OF EASEMENT AGREEMENT IN FAVOR OF LANDMARK INFRASTRUCTURE OPERATING COMPANY LLC RECORDED SEPTEMBER 7, 2017 AS ENTRY NO.2877620 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)

31. ASSIGNMENT AND ASSUMPTION OF LEASE BY AND BETWEEN BEN LOMOND SUITES OWNERS ASSOCIATION AND LANDMARK INFRASTRUCTURE HOLDING COMPANY LLC RECORDED JUNE 28, 2017 AS ENTRY NO. 2864954 OF OFFICIAL RECORDS.

SECOND ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT RECORDED SEPTEMBER 7, 2017 AS ENTRY NO.2877621 OF OFFICIAL RECORDS.

TELECOM EASEMENT AGREEMENT BY AND BETWEEN BEN LOMOND SUITES OWNERS ASSOCIATION AND LANDMARK INFRASTRUCTURE HOLDING COMPANY LLC RECORDED JUNE 28. 2017 AS ENTRY NO.2864955 OF OFFICIAL RECORDS. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

- 32. ASSIGNMENT OF EASEMENT AGREEMENT IN FAVOR OF LANDMARK INFRASTRUCTURE OPERATING COMPANY LLC RECORDED SEPTEMBER 7, 2017 AS ENTRY NO. 2877622 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)
- 33. ASSIGNMENT AND ASSUMPTION OF LEASE BY AND BETWEEN BEN LOMOND SUITES OWNERS ASSOCIATION AND LANDMARK INFRASTRUCTURE HOLDING COMPANY LLC RECORDED JUNE 28, 2017 AS ENTRY NO. 2864956 OF OFFICIAL RECORDS.

SECOND ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT RECORDED SEPTEMBER 7, 2017 AS ENTRY NO.2877623 OF OFFICIAL RECORDS. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

PARCEL 6:

THE SOUTH 1/3 OF UNIT AND/OR CONVERTIBLE SPACE NO. 2, BUILDING A, AMENDED BEN LOMOND SUITÉS CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH, THE SAMEAS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED SEPTEMBER 18, 1984, AS ENTRY NO. 919073 IN THE OFFICE OF THE WEBER COUNTY RECORDER (AS SAID RECORD SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED)(THE "RECORD OF SURVEY MAP") AND IN THE DECLARATION OF CONDOMINIUM THE BEN LOMOND SUITES CONDOMINIUM PROJECT RECORDED CONCURRENTLY WITH SAID RECORD OF SURVEY MAP IN SAID OFFICE AS ENTRY NO. 919072 IN BOOK 1454 AT PAGE 71 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED)(THE "DECLARATION"),

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN BEN LOMOND SUITES CONDOMINIUM PROJECT COMMON AREAS & FACILITIES APPURTENANT TO UNITS OR CONVERTIBLE SPACE, AS STIPULATED TO OR IDENTIFIED IN THE RECORD OF SURVEY MAP, FURTHER DEFINED AND DESCRIBED IN DECLARATION OF CONDOMINIUM OF BEN LOMOND SUITES CONDOMINIUMS PROJECT.

PARCEL 7:

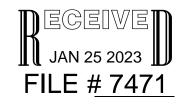
CONVERTIBLE SPACE NO. 111, LOCATED ON THE STREET LEVEL OF BUILDING A. AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH, SAME AS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED SEPTEMBER 18, 1984, AS ENTRY NO. 919073 IN THE OFFICE OF THE WEBER COUNTY RECORDER (AS SAID RECORD SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED)(THE "RECORD OF SURVEY MAP") AND IN THE DECLARATION OF CONDOMINIUM THE BEN LOMOND SUITES CONDOMINIUM PROJECT RECORDED CONCURRENTLY WITH SAID RECORD OF SURVEY MAP IN SAID OFFICE AS ENTRY NO. 919072 IN BOOK 1454 AT PAGE 71 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED)(THE "DECLARATION"),

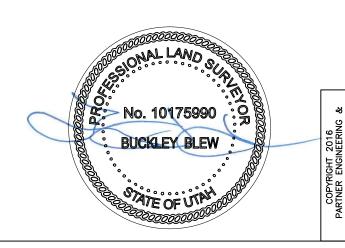
TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN BEN LOMOND SUITES CONDOMINIUM PROJECT COMMON AREAS & FACILITIES APPURTENANT TO UNITS OR CONVERTIBLE SPACE, AS STIPULATED TO OR IDENTIFIED IN THE RECORD OF SURVEY MAP, FURTHER DEFINED AND DESCRIBED IN DECLARATION OF CONDOMINIUM OF BEN LOMOND SUITES CONDOMINIUMS

PARCEL 8:

CONVERTIBLE SPACE NO. 1107, BUILDING A, AMENDED BEN LOMOND SUITES CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH, SAME AS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED SEPTEMBER 18, 1984, AS ENTRY NO. 919073 IN THE OFFICE OF THE WEBER COUNTY RECORDER (AS SAID RECORD SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED)(THE "RECORD OF SURVEY MAP") AND IN THE DECLARATION OF CONDOMINIUM THE BEN LOMOND SUITES CONDOMINIUM PROJECT RECORDED CONCURRENTLY WITH SAID RECORD OF SURVEY MAP IN SAID OFFICE AS ENTRY NO. 919072 IN BOOK 1454 AT PAGE 71 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED)(THE "DECLARATION").

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN BEN LOMOND SUITES CONDOMINIUM PROJECT COMMON AREAS & FACILITIES APPURTENANT TO UNITS OR CONVERTIBLE SPACE, AS STIPULATED TO OR IDENTIFIED IN THE RECORD OF SURVEY MAP, FURTHER DEFINED AND DESCRIBED IN DECLARATION OF CONDOMINIUM OF BEN LOMOND SUITES CONDOMINIUMS





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

Engineering and Science, Inc.

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