

Legend

(Note: All items may not appear on drawing)

- Existing Post
- Existing Water Meter
- Existing Gas Meter
- Existing Telephone Box
- Existing Sewer Manhole
- Existing Drain Manhole
- Existing Water Manhole
- Existing Cleanout Box
- Existing Irrigation Box
- Existing Electrical Box
- Existing Diversion Box
- Existing Light Pole
- Existing Fire Hydrant
- Existing Telephone Manhole
- Existing Gas Manhole
- Existing Valve
- Existing Catch Basin
- Center line of Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Exception Line
- Centerline Ditch
- Existing Concrete
- Lot and Block
- Building Setback Line
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Over Head Power
- Under-Ground Power
- Fiber Optic
- Power pole
- Power pole w/guy
- Fence
- Centerline
- Record
- Reference Table
- Ogden City Plat
- Exception
- Existing Asphalt
- Existing Concrete
- Existing Building
- Existing Building Overhang
- Deed overlap or gap
- Coniferous Tree
- Deciduous Tree
- Found Section Monument
- Calculated Section Monument
- Found Center line Monument
- Set 5/8"x 24" Long Rebar & Cap w/ Lath

SIGNIFICANT OBSERVATIONS

ZONING

Zoning data shown here are is completed from a zoning certificate issued from Ogden City Community & Economic Development PLANNING DIVISION dated April 21, 2023

- Current Zoning - R4
- Conditional Use
- Parking Requirements - 38 Regular and 8 Handicapped
- Complies with or is otherwise exempt from, applicable subdivision requirements.
- In the event of casualty the project may be rebuilt.
- According to the zoning ordinances and regulations of this district applicable to this property the structure is legally conforming.

Set back lines are not shown here on due to the zoning certificate not specifying the setbacks that were required for the site as a "Conditional Use" zoning designation. The data shown below was provided to the surveyor as a print out of Ogden Cities R4 zoning code. No research to the correctness of the provided data was performed by surveyor. With respect to

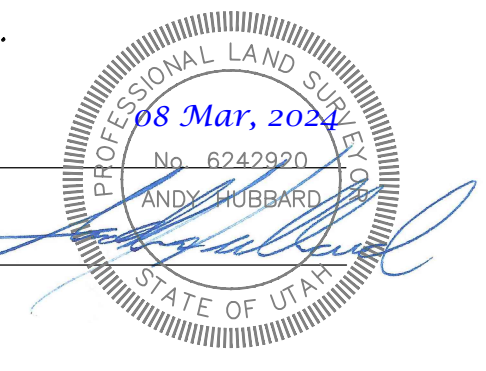
- Front setback line:
 - is "Twenty feet (20), except average where fifty percent (50%) frontage is developed, but not less than fifteen feet (15')."
- Side setback Lines:
 - For any dwelling, nursery school, office, clinic, boarding house or lodging house, six feet (6') with total of two (2) side yards not less than sixteen feet (16'), plus one foot (1') each side for each one foot (1') any main building is over thirty five feet (35') high. For any single-family dwelling in the area between 27th Street and 31st Street and Wall Avenue to Grant Avenue, five feet (5') on one side and nine feet (9') on the other side with total of two (2) side yards not less than fourteen feet (14').
 - Other main building, twenty feet (20') each side, plus one foot (1') each side for each one foot (1') main building is over thirty five feet (35') high.
 - Accessory building, eight feet (8'), except one foot (1') if located at least six feet (6') from rear of main building, but not closer than eight feet (8') to dwelling on adjacent lot.
- Corner lot setback lines:
 - Side facing street on corner lot, fifteen feet (15'), except average where fifty percent (50%) frontage is developed, but not less than ten feet (10').
- Rear setback lines:
 - Main building, thirty feet (30').
 - Accessory building, one foot (1'), except six feet (6') where accessory building rear on side yard of adjacent corner lot.
- Building Height:
 - Minimum, one story - Maximum, none.

SURVEYORS CERTIFICATION

To Meadowbrook Apartments, LLLP, Fidelity National Title Agency of Utah, LLC, Winconpin Circle LLLP its successors and assigns, American Express Utah Equity Fund IV, LLLP, and Hilltop National Bank. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 11b, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof.

The field work was completed on February 7, 2024.

Date
Andy Hubbard
Utah PLS No. 6242920



EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Title Insurance Secured Land Title a Stewart Title Guaranty Company Under File No. 23478292 dated January 2, 2024 @ 7:30 A.M.

EXCEPTION NO. 1-2, 5-8, 10-11, AND 14 (NOT A SURVEY MATTER)

EXCEPTION NO. 3 (SEE SIGNIFICANT OBSERVATIONS AND SURVEYORS NARRATIVE) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

EXCEPTION NO. 9 (NOT PLOTTED BLANKETS THIS AND OTHER PROPERTIES) Said property is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer Improvement District (731-3011), South Ogden Conservation District, Ogden City (629-8321), and Utah Central Business Improvement District No. 1 and is subject to the charges and assessments levied thereunder.

EXCEPTION NO. 12 (RIGHT OF WAY RETRACTION AND UTILITIES AS SHOWN) Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and rights of way and easements thereof.

EXCEPTION NO. 13 (PLOTTED AFFECTS THE NORTH, SOUTH, EAST, AND WEST BOUNDS OF THE PROPERTY) Easements, reservations, restrictions, and dedications as shown on the official plat of Wall Avenue Subdivision.

EXCEPTION NO. 15 (PLOTTED BLANKETS PROPERTY AND OVERLAPS INTO THE RIGHT OF WAY OF 9TH STREET) A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby; Amount: \$981,000.00 Trustor/Grantor: Housing Plus, a Utah Nonprofit Corporation Trustee: Secured Land Title Beneficiary: Utah Equitable TOD Fund LLC, a Utah limited liability company Dated: February 28, 2023 Recorded: February 28, 2023 Entry No.: 3274679.

EXCEPTION NO. 16 (PLOTTED BLANKETS PROPERTY AND OVERLAPS INTO THE RIGHT OF WAY OF 9TH STREET) Deed Restriction and the terms and conditions contained therein Recorded: February 28, 2023 Entry No.: 3274680.

EXCEPTION NO. 17 (NOTHING TO PLOT TIED TO PROPERTY FROM PRE SUBDIVISION PLAT PARCEL NUMBERS) Subject to any Preliminary Notice(s) that may appear in the State Construction Registry and the lien rights associated therein. Approval by the Company's Underwriter of the contents hereof and satisfaction of any conditions or requirements imposed thereby.

EXCEPTION NO. 19 (NOT PLOTTED EXHIBIT SHOWS 10'x150' STRIP, EXACT LOCATION NOT DISCLOSED) Underground Right of Way Easement by and between Housing Plus, a Utah nonprofit corporation and Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns Recorded: January 31, 2024 Entry No.: 3312937

RECORD DESCRIPTIONS

Parcel 1
Lot 1, Wall Avenue Subdivision, according to the official plat thereof and of record in the office of the Weber County Recorder's office.

FLOOD PLAIN

This property lies entirely within flood Zone X (No Shading) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah. Map Number 49057C0426E dated 16 December, 2005. Flood Zone X (No Shading) is defined as less than a 0.2% chance of annual Flood Hazard.

NARRATIVE

- This ALTA/NSPS Land Title Survey was requested by Ashley Grant with BlueLine Development, Inc.
- Basis of bearing for this survey is S 00°58'00" W measured between the centerline monuments at the intersection of Wall Ave and 9th street and Wall and 12th street. The North Quarter Corner of Section 20, Township 6 North, Range 1 West Salt Lake Base, and Meridian has been retracted by rotating the station coordinates posted on the Ogden Survey plats (PL6468, PL6469, and PL6480) from their due North origin to match the surveys basis of bearing of N 0°58'00" W. A measured distance to said calculated corner has been used agreeing with UDOT Plans (SP-1545_AB-07_Plan & Profile) and the survey principles of proportional measurement.
- Wall Avenue Subdivision was held for the establishment of 9th street. From which the South Right-of-Way of 9th street was dedicated.
- East bounds of Parcel 1 held the said Wall Avenue Subdivision which was found to be in agreement with boundary line agreement found at Entry No. 3263949 (R13).
- The South Bounds of Parcel 1 was found to be in agreement with Wall Avenue Subdivision. No conflict with North bounds of Ogden Home Depot Subdivision found in Book 55, Page 001 (R1) or (R12) of Weber County Recorders Office.
- The West boundary of Parcel 1 was retraced by using said UDOT Right-of-Way Plans being held at 70 feet Easterly offset from the measured monument line.
- Property Corners were found or monument as shown here on.

REFERENCE TABLE

Reference No.	Document Type	Name/Grantee	Entry No./Book Page/File No.
R1	Subdivision	OGDEN HOME DEPOT SUBDIVISION	B55, P001
R2	Record of Survey	Jenkins Plat	Pg. 34
R3	Record of Survey	Stanley Jensen	1005
R4	Plan And Profile	SP-1545, 1-8, AB01-AB19	UDOT
R5	Ogden Bible Plat	Drawing No. 2623	Ogden City
R6	Ogden Bible Plat	Drawing No.2624	Ogden City
R7	Ogden Bible Plat	Drawing No. 2634	Ogden City
R8	Warranty Deed	Morrelli	2725283
R9	Special Warranty Deed	Home Depot	1657032
R10	Quit-Claim Deed	Douglas Olson	1510702
R11	Warranty Deed	Housing Plus	3221728
R12	Quit-Claim Deed	HD Development of Maryland INC	3269027
R13	Boundary Line Agreement	Housing Plus/ Morrelli Apartments LLC	3263949
R14	Subdivision	Wall Avenue Subdivision	B95, P70
R15	Title Report	Secured Land Title	File No. 23478292
R16	Title Report	Commonwealth	File No. 22461318
R17	Title Report	Old Republic	File No. 2262173SMO

- ### NOTES
- Total Gross land area for Parcel 1 is 73,792 sq.ft. or 1.6940 Acres.
 - The zoning information shown hereon is a reflection of a zoning certificate issued by Ogden City and an approved site plan.
 - There were no parking stalls observed at the time of field work.
 - Parcel has an assigned address by Subdivision Plat of 117 9th Street.
 - There is evidence observed of recent earthwork during the possess of performing the field work thought out the site.
 - There are no proposed changes to Right of Way to the knowledge of the Surveyor.
 - Nearest intersecting street is at the Northwest corner of Parcel one being the intersection of the South Right of Way of 9th Street and the East Right of Way of Wall Avenue.
 - There were no applicable off site easements disclosed in documents provided to surveyor.
 - The property contained in the referenced title report is the describes the property shown here on.
 - The property is mostly vacant aside form the findings of Significant Observation 1 and one home. Engineered plans prepared by Great Basin Engineering plan to demolish the remaining building.
 - Table A Item 20 has been negotiated as the distance to the nearest cemetery. To the knowledge of the surveyor the nearest cemetery is Southeastly of the site 6700 feet.
 - Together with Exception 3 and the finding explained in the significant observations surveyor found no other parcels dominant to Parcel 1 for ingress or egress. No utilities were found crossing subject property dominant to Parcel 1 other than that which may be contained within the M.U.E. dedicated in (R14).
 - Parcel 1 has access to the public Right-of-Way of 9th street and Wall Avenue. Wall Avenue is owned and maintained by Utah Department of Transportation or UDOT. Change in current use may be subject to UDOT's review and approval.

UTILITY STATEMENT

The surveyor had contacted 811 to schedule blue stakes, this requested however was for many utilities lines was ignored. Utilities lines shown here on are interpreted by surveyor form above ground data and or maps provided to the surveyor from the respective entities controlling the under ground utilities. Some of the lines were located at visible surface of marked by utility locators at the time of survey. The Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

GREAT BASIN ENGINEERING

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ALTA/NSPS LAND TITLE SURVEY Meadowbrook

117 9th Street
 Ogden City, Weber County, Utah
 A part of Section 20, T6N, R1W, S16&M, U.S. Survey

Feb, 2024

SHEET NO.

C1

22N302 ALTA

R22N302 - 9th & Wall Avenue, Ogden, UT DWG\22N302-ALTA-2024 January.dwg