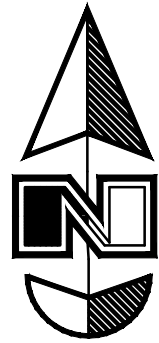
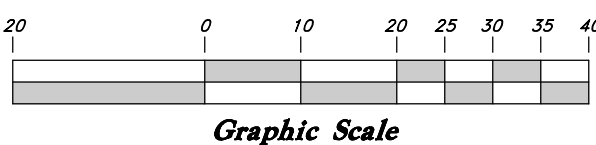




Vicinity Map  
(Not to Scale)



Scale: 1" = 20'



FLOOD ZONE

The subject property is located in Flood Zone X, as identified on FEMA Flood Insurance Rate Map (FIRM) No. 49057C0428F. The map became effective on November 30, 2023. Zone X is classified as an area of minimal flood hazard, typically outside the 1% annual chance floodplain (100-year flood zone). The flood zone classification for this property has been determined based on scaled map location and graphic plotting only and does not constitute a field determination of flood risks.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and site plan design drawings. 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. No underground exploration have been done.

UTILITY NOTES

- Some utilities were marked by Blue Stakes. Maps for gas, sewer, and culinary water have been requested but have not yet been received.

SIGNIFICANT OBSERVATIONS

- Access to Washington Blvd
- Existing Curb & Gutter
- Existing Shed
- Pylon Sign Post Approximately 31.4' High
- Fence End
- Pylon Sign with a single leaning post
- Bollard Post
- Overhang Canopy

NOTES

- There are 10 existing parking stalls.
- Parcel Contains 17,151 Square foot.
- The property has two direct drive access to Washington Blvd.
- Benchmark used is the Ogden City centerline street monument located at 38th Street and Washington Blvd. Elevation equals 4443.05' OCP

SURVEYOR'S NARRATIVE

This survey was requested by Teri Arones to establish property corners and utilities prerequisite to development of this site.

This survey honors and retraces a 2025 Survey by Gardner Engineering. No proration of block and lot lines was performed with the 2025 survey.

A line between monuments found along Washington Boulevard between 37th Street and 38th Street was assigned the NAD 83, Utah Central Zone bearing of S 1°17'43"W as the basis of bearings. Ogden City Plat record bearings were rotated 0°02'18" clockwise to match the NAD 83 bearings.

The title description follows an early version of the 2025 Gardner Engineering survey. There are few typographical blunders within the title report description. The description should include "part of Lot 10 and all of Lots 11 to 14". The point of beginning is called as being on the East right-of-way of Washington Boulevard. The last two calls of the description inadvertently call to the West line of Washington Boulevard and should be corrected to call to the East line of Washington Boulevard.

Title company found no recorded agreement for the shared parking access, ingress and egress with the property to the north.

Property corners were recovered or set as noted.

ADJUSTED DESCRIPTION

ALL OF A PART OF LOT 10 AND ALL OF LOTS 11 TO 14 (ALL OF A PART OF LOT 11 AND ALL OF LOTS 14 TO 14 RECORD) AND THE NORTH 2 FEET OF LOT 15 BLOCK 29, LAKE VIEW ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ABUTTING THEREON. (BOOK 1588-PAGE 1774) MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD BEING LOCATED SOUTH 1°17'43" WEST 273.19 FEET ALONG THE STREET CENTERLINE OF WASHINGTON BOULEVARD BETWEEN 38TH STREET AND 37TH STREET AND NORTH 90°00'00" EAST 66.02 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 37TH STREET; RUNNING THENCE SOUTH 88°04'44" EAST 152.51 FEET; THENCE SOUTH 1°17'39" WEST 111.63 FEET; THENCE NORTH 88°42'21" WEST 152.50 FEET TO SAID EAST (WEST RECORD) RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST (WEST RECORD) RIGHT-OF-WAY LINE NORTH 1°17'39" EAST 113.30 FEET TO THE POINT OF BEGINNING. CONTAINING 17,151 SQUARE FEET OR 0.394 ACRES

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Title Insurance from Griffiths & Turner / GT Title Services, Inc., Issued by Westcor Land Title Insurance Co., Commitment No. SL60169LC. Dated January 6, 2025. EXCEPTION NO. 1-14 (NOT A SURVEY MATTER)

EXCEPTION NO. 15 (PLOTTED ALLEYWAY, LOCATED ON THE EAST LINE OF THE PARCEL MATCHING EXCEPTION 16,17) The official Plat Map recorded in the official records April 27, 1889 in Book 2, at Page 23, and the easements, rights-of-way, terms, conditions, restrictions, reservations, and limitations as set forth therein.

EXCEPTION NO. 16 (PLOTTED ALLEYWAY, LOCATED ON THE EAST LINE OF THE PARCEL MATCHING EXCEPTION 15,17) Any matters disclosed by that certain Record of Survey of the Land prepared by Klint H. Whitney, PLS, recorded in the official records on February 12, 2021 as filing/entry number 6777.

EXCEPTION NO. 17 (PLOTTED ALLEYWAY, LOCATED ON THE EAST LINE OF THE PARCEL MATCHING EXCEPTION 15,16) The effects of that certain Ordinance No. 810, an ordinance of the city of South Ogden, Utah, vacating that certain alley lying between Washington Blvd. and Ogden Avenue from 37th Street to 38th Street, recorded October 23, 1990, as Entry No. 1121952.

EXCEPTION NO. 18 (BLANKET IN NATURE, COVERS THE WHOLE PROPERTY - CONTAINS NOTHING PLOTABLE) The terms, conditions, and effects of that certain Resolution No. 23-2005 of the Board of County Commissioners of Weber County creating and establishing a special service District throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District" recorded January 24, 2006 as Entry No. 2156401.

EXCEPTION NO. 19 (BLANKET IN NATURE, COVERS THE WHOLE PROPERTY - CONTAINS NOTHING PLOTABLE) The terms, conditions, and effects of that certain Certificate of Creation of the Northern Environmental Resource Agency recorded January 20, 2015 as Entry No. 2718461.

EXCEPTION NO. 20 (BLANKET IN NATURE, COVERS THE WHOLE PROPERTY - CONTAINS RECORD PARCEL) The effects of that certain Notice of Adoption of the City Center Community Reinvestment Project Area Plan, recorded June 04, 2020, as Entry No. 3059464.

EXCEPTION NO. 21 (BLANKET IN NATURE, COVERS THE WHOLE PROPERTY - CREATING RECORD LINES) The effects of that certain Lot Line Adjustment, as evidenced in that certain Warranty Deed, recorded July 15, 2021, as Entry No. 3168081.

EXCEPTION NO. 22 (BLANKET IN NATURE, COVERS THE WHOLE PROPERTY) The effects of that certain Claim of Adverse Possession, Title by Prescription, recorded May 09, 2022, as Entry No. 3234771.

SURVEYOR'S CERTIFICATION

To Sonder Vision LLC or "Teri Arones", Westcor Land Title Insurance Co., Griffiths & Turner / GT Title Services, Inc. True Real Estate Holdings LLC Series 3746 Washington Boulevard:

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 and NSPS, and includes Table A Items 1, 2, 3, 4, 5, 7(a), 8, 9 and 11(a) as requested by the client.

The fieldwork was completed on March 3, 2025.

RECEIVED  
MAR 28 2025  
FILE # 8009



Ken B. Hawkes

OGDEN WASHINGTON  
BLVD #3 LLC  
Parcel #: 051300051

WINTER, AMY J & HUS  
PRESTON D WINTER  
Parcel #: 051300017

PRIETO, MICHELYNE J &  
PRESTON PRIETO  
Parcel #: 051300016

PARSONS, MCCLELLAN, ROSS  
PEGGY ANDREW &  
WF CHERISH  
MICHELLE MCCLELLAN  
Parcel #: 051300049

AYCOCK, SAMUEL K &  
WF PAMELA J AYCOCK  
Parcel #: 051300014

YU, RITA C 1/2 ETAL  
Parcel #: 051300005

LEGEND

(Note that not all Legend Items may appear on survey)

	Found Section Corner		Exist. Gravel		Exist. Gas Meter
	Calculated Section Position		Exist. Concrete		Exist. Power Meter
	Exist. Monument		Exist. Dirt/Scrub/Gravel		Exist. Water Valve
	Record		Exist. Grass/Landscaping		Exist. Tree
	Measured		Exist. Dirt/Gravel		Exist. Fire Hydrant
	Exist. OCP		Exist. Power Pole		Exist. Communications Manhole
	Exist. Asphalt Paving		Exist. Telco. Box		Exist. Water Meter
			Exist. Clean Out		Exist. Post
			Exist. Light Pole		Exist. Irrigation Box
			Exist. Bollard		Exist. Electrical Box
					Centerline Road
					Exist. Survey Monument Line
					Exist. Contour Major
					Exist. Contour Minor
					Exist. Top/Toe Line
					Exist. Fence Line
					Exist. Concrete
					Exist. Overhead Power Line
					Exist. Underground Storm Drain Line
					Exist. Underground Water Line
					Exist. Underground Sewer Line
					Exist. Edge of Pavement Line
					Exist. 1 inch Diameter Power Cable
					Exist. Underground Fiber Optic
					Exist. Underground Power Line
					Exist. Underground Gas Line
					Exist. Underground Telco Line

GREAT BASIN  
ENGINEERING  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 SLLC (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey  
3746 Washington  
3746 Washington Boulevard  
Ogden City, Weber County, Utah  
A part of Section 5, T5N, R1W, SLB&M, U.S. Survey

March, 2025

SHEET NO.

ALTA