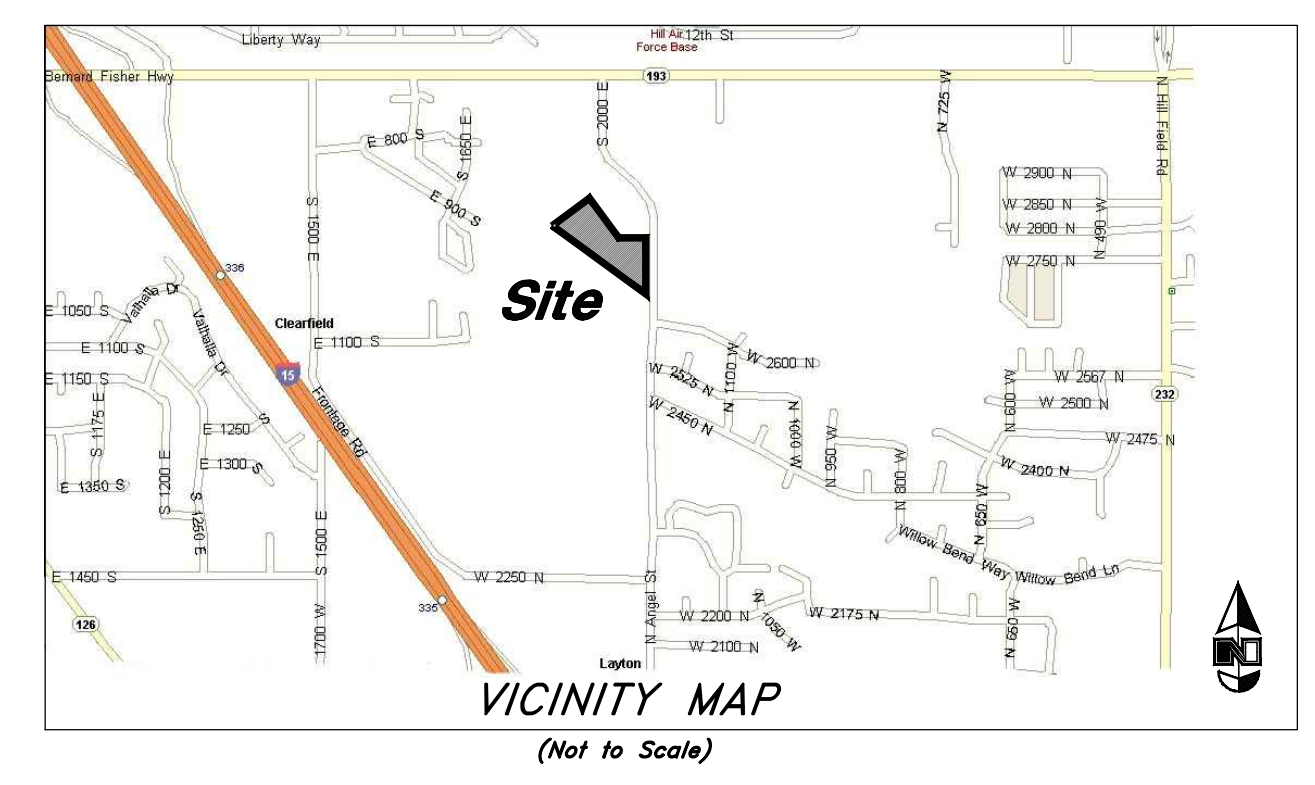


CLMT 2008-L87 BG Office  
Properties Utah SPE, LLC

Clearfield City  
City Park (0006)

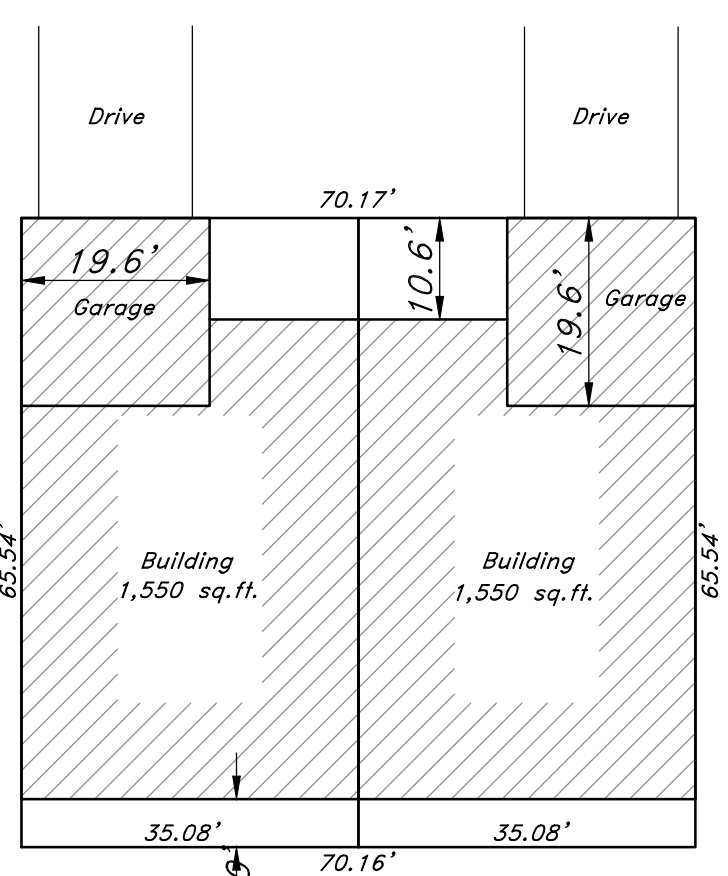
Hillside Park  
Subdivision

David G Dixon  
(0009)



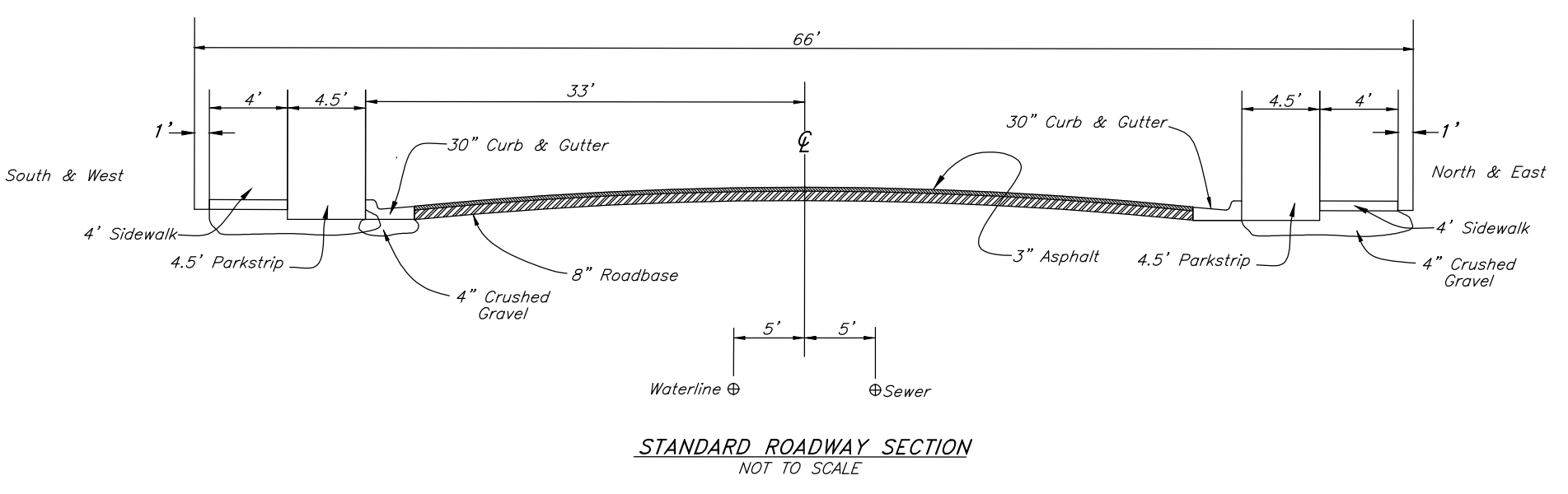
**ZONING INFORMATION**  
This property is currently Zoned C-2 (General Commercial) We are proposing to leave the front Area in this Zone and re-zone the Western Portion to R-2 (Multi-family Residential) with the following setbacks:

- Front Yard = 20 feet as proposed
- Side Yard = 12 feet as proposed
- Back Yard = 20 feet as proposed
- Building Height = 1 Story building



**Typical Building pad**  
Scale: 1" = 20'

**BOUNDARY DESCRIPTION**  
A part of Lot 3, Hillside Park Subdivision, Clearfield City, Davis County, Utah and a part of the Northeast Quarter of Section 7, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:  
Beginning at a point on the Westerly right of way line of University Park Boulevard, 2000 East Street) which is 1516.60 feet South 0°10'10" West along the East line of said Northeast Quarter and 21.50 feet North 89°49'50" West from the Northeast corner of said Section 7, and running thence South 0°10'10" West 520.21 feet along said Westerly right of way line to the Southerly boundary line of said Lot 3; thence North 53°45'03" West 1071.70 feet along said Southerly boundary line to the most Westerly corner of said Lot 3, thence North 53°30'33" East 426.87 feet along the Westerly boundary line of said Lot 3; thence South 36°29'27" East 456.00 feet; thence South 89°49'50" East 251.45 feet to the point of beginning.  
Contains 308,667 sq. ft. or 7.086 acres



**ENGINEER:**  
Great Basin Engineering Inc  
c/o Andy Hubbard  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

**DEVELOPER:**  
John W. Hansen & Associates  
5730 South 1475 East #200  
South Ogden, UT 84403  
(801) 479-1500

**SITE INFORMATION**  
Total Area = 308,667 sq. ft. or 7.086 Acres  
Commercial Area = 1,569 Acres  
Building Area = 12,640 sq. ft.  
Parking Stalls = 57  
Residential Area = 5,517 Acres  
34 Lots  
6.16 Units to the Acre (8/Acre Allowed)

**PRELIMINARY**

<p><b>GREAT BASIN ENGINEERING</b></p> <p>5746 SOUTH 1475 EAST, OGDEN, UTAH 84403          MAIN (801) 394-4515 FAX (801) 399-2754          WWW.GREATBASINENGINEERING.COM</p>	<p>REV. DATE</p>
<p><b>Preliminary Site Plan</b></p> <p><b>University Park Subdivision</b></p> <p>Approx. 1000 South University Park Blvd.          Clearfield City, Davis County, Utah          A part of Section 7, T4N, R1W, SLB&amp;M, U.S. Survey</p>	
<p><b>14 Jul, 2014</b></p> <p>SHEET NO.</p> <p style="font-size: 2em;"><b>1</b></p>	
<p>13N784 - Prelim</p>	