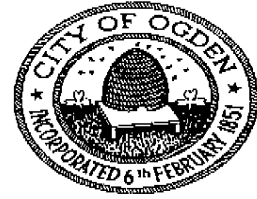




Non Conforming Certificate



Re: Land Serial #: **02-076-0001**
Property Description: **UNIT 1, BUILDING A, WEBER CLUB, A CONDOMINIUM, OGDEN CITY, WEBER COUNTY, UTAH.**

This is to certify that Ogden City acknowledges the **nonconforming use at 1029 25th Street**. The property is located in the **R-1-5 zone and the Eccles Historic District**. This zone allows for single family dwellings. However, the use of the property, as a wedding reception center is subject to the following:

The nonconforming use is limited to:

- Wedding reception center and professional offices
- Expansion for use of Carriage House as accessory kitchen to reception service approved by Planning Commission Feb 4, 2004

THE RIGHT OF THE NON CONFORMING USE SHALL BE LOST IF THE PROPERTY IS DISCONTINUED FOR THE CONTINUOUS PERIOD OF ONE (1) YEAR OR IF THE BUILDING IS REMOVED OR DEMOLISHED.

In the event that 50% or less of the total floor area of the structure is damaged or destroyed, it may be rebuilt, provided the restoration is started within a period of one year from the damage and is diligently pursued to completion, and the nonconformity is not increased. If the building is damaged or destroyed and the destruction exceeds 50% of the total floor area, it may be restored upon approval by the Planning Commission.

This nonconforming use shall not be added to, nor enlarged in any manner, except by permit of the Ogden City Planning Commission.

Greg Montgomery
Manager, Planning Division

State of Utah)
) :SS
County of Weber)

On this 25th day of July, 2004, personally appeared before me, Greg Montgomery, Manager of the Planning Division of the Community and Economic Development Department of Ogden City, Utah who acknowledged that he signed the above certificate on behalf of said City and that the statements contained therein are true.

JANNETTE BORKLUND
NOTARY PUBLIC - STATE OF UTAH
2549 WASHINGTON BLVD.
SUITE 140
OGDEN, UT 84401
COMM. EXP. 04-02-2007

Notary Public

2048618 PG 1 OF 1
DOUG CROFTS, WEBER COUNTY RECORDER
06-AUG-04 9:36 AM FEE \$1.00 DEP SEC
REC FOR: OGDEN CITY