

## EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title Report prepared by First American Title Insurance Company; Cottonwood Title; Grassroots Development LLC, King Long Yu and Rita Yu, and Lazy J Motel: File No. 78957-PE, Effective Date: October 26, 2015 at 7:30 a.m.

EXCEPTION NO. 1-8 (NOTHING TO PLOT): Not a Survey related matter.

EXCEPTION NO. 9 (NOTHING TO PLOT) Affects Parcel 1: Taxes for the year 2015 are a lien now due and payable in the amount of \$2,863.07 but will not become delinquent until November 30, 2015 under Parcel No. 12-104-0029. Taxes for the year 2014 have been paid in the amount of \$2,836.84 under Parcel No. 12-104-0029.

EXCEPTION NO. 10 (NOTHING TO PLOT) Affects Parcel 2: Taxes for the year 2015 are a lien now due and payable in the amount of \$11,041.23 but will not become delinquent until November 30, 2015 under Parcel No. 12-110-0038. Taxes for the year 2014 have been paid in the amount of \$11,359.61 under Parcel No. 12-110-0038.

EXCEPTION NO. 11 (NOTHING TO PLOT): The herein described property is located within the boundaries of Ogden City, Weber County, Weber Basin Water Conservancy District, Central Weber Sewer Improvement District, Weber County Mosquito Abatement District and the Weber Area Dispatch 911 and Emergency Services District, and is subject to any and all charges and assessments levied

EXCEPTION NO. 12 (NOTHING TO PLOT): Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

EXCEPTION NO. 13 (NOTHING TO PLOT): Claim, right, title or interest to water or water rights whether or not shown by the public records.

EXCEPTION NO. 14 (PLOTTED) Affects the Southerly 10 feet of Parcel 2: Easement in favor of the Utah Department of Transportation for a perpetual easement for the purpose of constructing thereon cut and/or fill slopes and appurtenant parts thereof incident to the construction of a highway known as Project No. 0568 and incidental purposes, by instrument dated March 25, 1976 and recorded May 10, 1976, as Entry No. 664828, in Book 1126, at Page 41.

EXCEPTION NO. 15 (PLOTTED) Affects all of Parcels 2a, 2b & 2c: Easement in favor of Ronald A. Ohe for a perpetual, nonexclusive easement across said property and incidental purposes, by instrument recorded April 30, 1985, as Entry No. 936229, in Book 1466, at Page (appurtenant to herein described property).

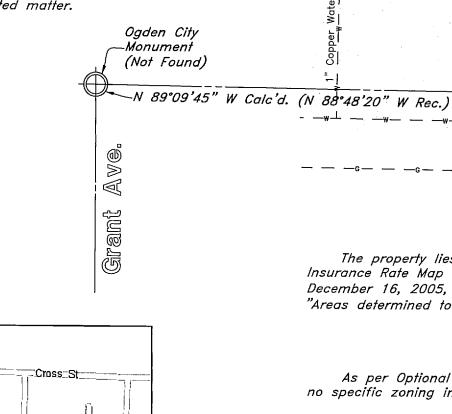
EXCEPTION NO. 16 (NOTHING TO PLOT) Affects all of Parcel 1 and 2: Protective Covenants, Conditions or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate Title 42, USC Recorded February 1, 1990 as Entry No. 1100591 in Book 1575 at Page 1125.

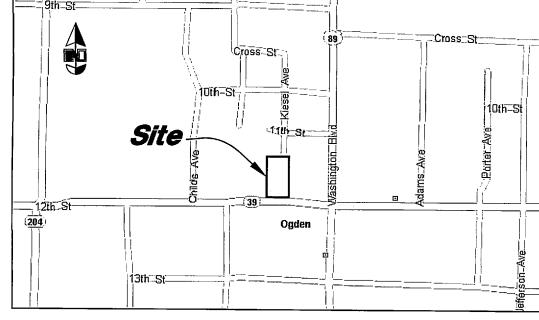
Amended February 1, 1990 as Entry No. 1100592 in Book 1575 at Page 1152.

EXCEPTION NO. 18 (NOTHING TO PLOT) Affects all of Parcel 1: A Trust Deed to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: BWR, L.C., a Utah limited liability company; Trustee: Alan F. Mecham; Beneficiary: Benjamin H. Ferrell and Laura P. Ferrell, in their capacities as Personal Representative of the Estate of Robert E. Larson; Amount: \$85,000.00; Dated: April 11, 1997; Recorded: April 11, 1997 as Entry Number 1465302 in Book 1856 at Page 1976.

EXCEPTION NO. 19 (NOTHING TO PLOT) Affects all of Parcel 2: Trust Deed to Secure Credit Aareement to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: King-Long Yu; Trustee: Bruce L. Richards, a Utah Attorney; Beneficiary: Weber State Credit Union; Amount: \$860,000.00; Dated: November 26, 2008; Recorded: December 1, 2008 as Entry Number 2377809.

EXCEPTION NO. 20-23 (NOTHING TO PLOT): Not a Survey related matter.





VICINITY MAP Not to Scale

S 89°09'45" E

Parcel

%(N 88°59'53"

Parcel 2

(N 88°59'53" W Rec.)

N 89°21'18" W -

S 89°21'18" E

Existing Building

Set Repar E 1

Exception 14—

12th Street

6" DI Water Line

3" PAL Plastic Gas Line

160.00

160.00'

160.00

160.00

Set Rebar

and Cap

Cory Properties

(East 100.0' Rec.)

Parcel 2a

Exception 15

Volth/,89°09'45" 100.0' Rec.)

BJM Properties

N 89°21'18" W (N 88°48'20" W Rec.)

The property lies entirely within flood zone 'X' (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map No. 49057C0426E dated December 16, 2005, (Community Panel No 4901890426E). Flood Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% Annual Chance Floodplain".

FLOOD ZONE

## ZONING

As per Optional Item 6 of Table B, Subject Property was found in RMU and RMF 35 Zoning but no specific zoning information was provided by client at the time of the survey.

## **NOTES**

1. There is no observed evidence of current earth moving work, building construction or building 2. There are no proposed changes in street right of way lines or observed evidence of recent street or sidewalk construction or repairs which would affect subject property. 3. There is no observed evidence of site being used as a solid waste dump, sump or sanitary

## NARRATIVE

This ALTA/ASCM Land Title Survey was requested by Dan Moore from CBS Advisors for Title Ogden City Brass Cap monuments were found at the intersections of 13th Street and Washington Boulevard, 12th Street and Washington Boulevard, 11th Street and Washington Boulevard, Livi 5 and 10th Street and Washington Boulevard. A line bearing North 0°50'15" East between the monuments along Washington Boulevard

(East Rec.)

310.50

McDonalds Real Estate Company

between 13th Street and 11th Street was used as the basis of bearings. A Boundary Survey by Knox & Associates, Dated August 24, 1995, Bush & Gudgell Inc., Dated August 6, 1998, Hansen & Associates Inc., Dated January 22, 2013, & Robinson, Biehn & Biehn Inc., Dated November 7, 2000 filed with Weber County Surveyor were used as reference for this

Record Bearings have been rotated 0°21'25" clockwise to match bearings of Survey on Record at Weber County.

13th Street Ogden City Monument\_

(Found Brass Cap)

# DESCRIPTIONS FROM TITLE REPORT

Legend

— G— — IW— — SD— — T— — SW— — P\_—

—*ĹD*—

**P** 

<del>-x'x\x</del>-

Irrigation Manhole

Fire Department Connection

— 90— 95.33TA

--R-

— OHP —

—F0 —

VIIII

(Rad.)

(N/R)

0.C.S.

W.C.S.

Top of Wall

Natural Ground

Finish Grade

Exist. Contour

Finish Grade

Exist. Grade

Ridge Line

Concrete

Direction of Flow

Existing Asphalt

Curb & Gutter

Telephone Box

Fiber Optic Line

Existing Building

Set Nail & Washer

Set Rebar & Cap

Set Hub & Tack

Found Monument

Found Section Corner

Public Utility Easement

Weber County Surveyor

Ogden City Surveyor

w/ Fencepost

Radial Line

Non-Radial Line

Gas Meter

Power Line

Power Pole

Centerline

Part of the Northeast quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point which is North 88°48'20" West 244.5 feet and North 01°11'40" East 228.93 feet from the intersection of the West line of Washington Boulevard and the North line of 1200 South Street as previously existed, said point further being North 88°48'20" West 310.50 feet and North 01°11'40" East 261.93 feet from the Ogden City survey monument situated at the intersection of Washington Boulevard and 1200 South Street, and running thence North 88°59'53" West 160.00 feet; thence North 01°11'40'' East 157.05 feet; thence South 88°48'20'' East 160.00 feet; thence South 01°11'40" West 156.51 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH the appurtenant rights to said land, created in that certain Declaration of Covenants, Conditions, Easements and Restrictions, recorded February 1, 1990 as Entry No. 1100591 in Book 1575 at Page 1125 of official records.

### PARCEL 2:

PARCEL 1:

-Monument

N 0°50'37" E

334.01' Meas.

11th Street

(Found Brass Cap)

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Peakview Court

Associates 56% Etal

O White Property

LLC 75.57% Jeffrey

Warren White

24.43%

\*

(129.50' Rec)

Parcel 2c

Exception 15—

(West Rec.)

-Exception 15

Parcel 2b

₽ R.O.W.

Ogden City

Monument-

(Found Brass Cap)

San. Sewer Manhole Water Manhole

Storm Drain Manhole

Electrical Manhole

Exist. Fire Hydrant Fire Hydrant Exist. Water Valve

Gas Manhole

Catch Basins

Water Valve

Sanitary Sewer Culinary Water Gas Line

Irrigation Line Storm Drain

Fire Line Land Drain

Utility pole

Telephone Line Secondary Waterline Power Line

Utility pole w/guy Light Pole

Flowline of ditch

Polyvinyl Chloride

Edge of Asphalt

Flowline

Catch Basin Inlet Box

Cleanout Box

Water Valve

Overhead Power line

Corrugated Metal Pipe Concrete Pipe

Reinforced Concrete Pipe

Part of the Northeast one quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, and described as follows:

Beginning at a point which is North 88°48'20" West 244.5 feet and North 01°11'40" East 48.93 feet from the intersection of the West line of Washington Boulevard and the North line of 1200 South Street as previously existed, said point being further North 88°48'20" West 310.50 feet and North 01°11'40" East 81.93 feet from the Ogden City survey monument situated at the intersection of Washington Boulevard and 1200 South Street, and running thence North 88°59'53" West along the present North line of 1200 South Street 160.00 feet: thence North 01°11'40" East 180.00 feet; thence South 88°59'53" East and parallel with the present North line of 1200 South Street 160.00 feet; thence South 01°11'40" West 180.00 feet to the point of beginning.

## (PARCEL 2a:)

----66.00'----

Ogden City

(Found Brass Cap)

Monument-

776.45' Calc'd.

TOGETHER WITH a right of way as presently exists over and across the following described property: Part of the Northeast quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian: Beginning at a point 162.22 feet North along the West line of Washington Boulevard from the intersection of the West line of Washington Boulevard with the North line of 12th Street (as widened in 1976) and West 144.5 feet, more or less, to the West line of a 15 foot wide right of way described below and running thence South 86.48 feet, more or less, along the West line of said 15 foot wide right of way to the North line of a 10.44 foot wide right of way; thence North 89°09'45" West 100.0 feet along the North line of said 10.44 foot wide right of way; thence North 86.48 feet, more or less, to a point due West of the point of beginning; thence East 100 feet, more or less, to the point of beginning.

## (PARCEL 2b:)

ALSO TOGETHER WITH a right of way over the following described land, to—wit: Beginning at a point on the North line of 12th Street 129.5 feet West of the West line of Washington Avenue and running thence North parallel to Washington Avenue 162.65 feet; thence West 15 feet; thence South 162.65 feet to a point 15 feet West of the place of beginning; thence East 15 feet to the place of

## (PARCEL 2c:)

ALSO TOGETHER WITH a right of way over the Northernmost fifty (50) feet of the following described property as granted by that certain Easement recorded April 30, 1985 as Entry No. 936229. to-wit:

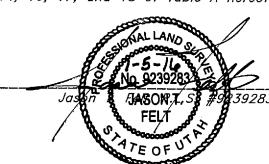
A part of the Northeast quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, United States Survey: Beginning at the intersection of the West line of Washington Avenue (as widened in 1977) and the North line of 12th Street, and running thence North 162.22 feet along the West line of Washington Avenue; thence West 129.5 feet; thence South 162.65 feet to the North line of 12th Street; thence East 129.5 feet along the North line of 12th Street to the place of beainning.

ALSO SUBJECT TO AND TOGETHER WITH reciprocal rights to said land, created in that certain Declaration of Covenants, Conditions, Easements and Restrictions, recorded February 1, 1990 as Entry No. 1100591 in Book 1575 at Page 1125 of official records.

## SURVEYOR'S CERTIFICATE

To: First American Title Insurance Company; Cottonwood Title; Grassroots Development LLC, King Long Yu and Rita Yu and Lazy J Motel:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 8, 9, 10, 11(b), 13, 14, 16, 17, and 18 of Table A hereof.



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18 Nov. 2015