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 and NSPS. The field work was completed on October 21, 2016.

Date: January 4, 2017

Mark N Gregory P.L.S. No 334576



BOUNDARY DESCRIPTION (Entry No. 1291090)

Parcel 1 (05-141-0013)

Part of Lot 49, Chimes View Acres. Amended Plat, Weber County, Utah:

BEGINNING at a point North 57°45' West 50 feet from the Southeast Corner of said Lot; thence North 57°45' West 56 feet to the boundary line of South Ogden City; thence North 0°58' East along said boundary line to the West line of said Lot; thence North 38°21' East 41.8 feet to the Corner of said Lot; thence South 51°39' East 125 feet; thence South 38°21' West to the PLACE OF BEGINNING.

Parcel 2 (05-141-0021)

Part of the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S.

BEGINNING at the Southeast Corner of Lot 51 Chimes View Acres, Amended Plat; thence South 38°21' West 75 feet; thence North 51°39' West 150 feet to the West boundary line of the City of South Ogden; thence North 0°58' East to the South line of said Lot: thence South 51°39' East 210 feet to the PLACE OF BEGINNING.

Parcel 3 (05-141-0047)

Part of the Southwest Quarter of Section 5, Township 5 North, Range I West, Salt Lake Base and Meridian, U.S.

BEGINNING at a point 2.05 chains West and 435.92 feet North 57°45' West of the Southeast Corner of said Southwest Quarter, said point being at the Westerly Corner of said Lot 49, Chimes View Acres, Amended Plat; thence North 38°21' East 86.9 feet to a point 44 feet South 38°21' West from Northerly Corner of said Lot 49; thence North 53°42' West 175 feet to Riverdale Road; thence South 38°21' West along Riverdale Road 98.88 feet to a point North 57°45' West of BEGINNING; thence South 57°45' East 176 feet, more or less, to point of BEGINNING.

A parcel of land in fee, being a part of an entire tract of property, situate in the SE1/4SW1/4 of Section 5, T.5N.. R.I W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

BEGINNING at the intersection of the Southerly boundary line of said entire tract and the Southeasterly right of way line of the existing Highway State Route 26, said intersection is 140.27 feet (135.30 feet by record) West and 604.40 feet N.58°12'18"W. (N.57°45'00"W, by record) from the Southeast corner of the Southwest Quarter of Section 5, said intersection is also 46.00 feet perpendicularly distant Southeasterly from the control line of said project SP-0026(4)0 opposite approximate engineer station 166+38.24, and running thence N.37°52'58"E. (N.38°21'00"E. by record) 229,93 feet along said right of way line to the Southerly boundary line of Lot 51 of the Amended Plat of Chimes View Acres, a subdivision recorded in the office of the Weber County Recorder; thence S.52°07'02"E. (5.51°39'00"E. by record) 16.11 feet along the Southerly boundary line of said Lot at a point 63.71 feet radially distant Southeasterly from said control line: thence S.37°28'56"W. 198.27 feet to a point 63.50 teet perpendicularly distant Southeasterly from said control line opposite engineer station 166+69.91; thence S.39°01'41"W. 29.87 feet to the Southerly boundary line of said entire tract at a point 62.90 feet perpendicularly distant Southeasterly from said control line; thence N.58°12'18"W. (N.57°45'00"W. by record) 17.00 feet along said Southerly boundary line to the point of BEGINNING as shown on the official map of said project file in the office of the Utah Department of Transportation.

Parcel 4 (05-141-0033)

Part of Lot 49 Chimes View Acres, Amended Plat. Weber County, Utah:

BEGINNING at the Southwest Corner of Lot 49; thence North 38°21' East 93 feet, more or less, to the boundary line of Riverdale: thence South 0°58' West along said boundary line to the South line of said Lot: thence North 57°45' West 70 feet, more or less, to the PLACE OF BEGINNING.

Parcel 5 (05-141-0049) Part of the Southwest Quarter of Section 5, Township 5 North, Range I West, Salt Lake Base and Meridian, U.S.

BEGINNING at the Westerly Corner of Lot 51, Chimes View Acres, Weber County, Utah; thence South 38°21' West along Riverdale Road 75 feet; thence South 51 °39' East 150 feet, more or less, to the East boundary line of the Town of Riverdale: thence North 0°58' East along said boundary line to the South line of said Lot 51: thence North 51°39' West 90 feet to the PLACE OF BEGINNING.

Less and Excepting:

A parcel of land in fee, being a part of an entire tract of property, situate in the SE1/4SW1/4 of Section 5, T.5N., R.1 W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

BEGINNING at the intersection of the Southerly boundary line of said entire tract and the Southeasterly right of way line of the existing Highway State Route 26, said intersection is 140.27 feet (135.30 feet by record) West and 604.40 feet N.58°12'18"W. (N.57°45'00"W, by record) from the Southeast corner of the Southwest Quarter of Section 5, said intersection is also 46.00 feet perpendicularly distant Southeasterly from the control line of said project SP-0026(4)0 opposite approximate engineer station 166+38.24, and running thence N.37°52'58"E. (N.38°21'00"E. by record) 229.93 feet along said right of way line to the Southerly boundary line of Lot 51 of the Amended Plat of Chimes View Acres, a subdivision recorded in the office of the Weber County Recorder; thence S.52°07'02"E (S 51°39'00"E by record) 16.11 feet along the Southerly boundary line of said Lot at a point 63.71 feet radially distant Southeasterly from said control line; thence \$.37°28'56"W. 198.27 feet to a point 63.50 feet perpendicularly distant Southeasterly from said control line opposite engineer station 166+69.91; thence S.39°01'41 "W. 29.87 feet to the Southerly boundary line of said entire tract at a point 62.90 feet perpendicularly distant Southeasterly from said control line; thence N.58°12'18"W. (N.57°45'00"W. by record) 17.00 feet along said Southerly boundary line to the point of BEGINNING as shown on the official map of said project file in the office of the Utah Department of Transportation.

Parcel 6 (05-141-0048)

Part of the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey:

BEGINNING on the East line of Riverdale Road South 38°21' West 75 feet from the Westerly Corner of Lot 51, Chimes View Acres, Amended Plat; thence South 51°39' East 150 feet to the East boundary line; thence South 0°58' West 50 feet to the West line of Lot 49, thence South 38°21' West along said Lot line 4 feet, more or less; thence North 53°42' West 175 feet; thence North 38°21' East 50 feet to the PLACE OF BEGINNING.

A parcel of land in fee, being a part of an entire tract of property, situate in the SE1/4SW1/4 of Section 5, T.5N., R.1 W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

BEGINNING at the intersection of the Southerly boundary line of said entire tract and the Southeasterly right of way line of the existing Highway State Route 26, said intersection is 140.27 feet (135.30 feet by record) West and 604.40 feet N.58°12'18"W. (N.57°45'00"W. by record) from the Southeast corner of the Southwest Quarter of Section 4, said intersection is also 46.00 feet perpendicularly distant Southeasterly from the control line of said project SP-0026(4)0 opposite approximate engineer station 166+38.24, and running thence N.37°52'58"E. (N.38°21'00"E. by record) 229.93 feet along said right of way line to the Southerly boundary line of Lot 51 of the Amended Plat of Chimes View Acres, a subdivision recorded in the office of the Weber County Recorder; thence S.52°07'02"E. (S.51°39'00"E. by record) 16.11 feet along the Southerly boundary line of said Lot at a point 63.71 feet radially distant Southeasterly from said control line; thence S.37°28'56"W. 198.27 feet to a point 63.50 feet perpendicularly distant Southeasterly from said control line opposite engineer station 166+69.91; thence S.39°01'41 "W. 29.87 feet to the Southerly boundary line of said entire tract at a point 62.90 feet perpendicularly distant Southeasterly from said control line; thence N.58°12'18"W. (N.57°45'00"W. by record) 17.00 feet along said Southerly boundary line to the point of BEGINNING as shown on the official map of said project file in the office of the Utah Department of Transportation.

Parcel 7 (05-141-0032)

Part of the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S.

BEGINNING at a point West 2.05 chains and North 57°45' West 435.92 feet and North 38°21' East 130.8 feet from the Southeast Corner of said Quarter Section (said point being a corner of Lot 49, Chimes View Acres, Amended Plat); thence South 38°21' West 40 feet, more or less, to the West boundary line of the City of South Ogden; thence North 0°58' East along said boundary line to a point North 51°39' West of BEGINNING; thence South 51°39' East to the PLACE OF BEGINNING.

Surveyed Boundary Description:

Part of the Southeast Quarter and Southwest Quarter of Section 5, Township 5 North, Range I West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

BEGINNING at a point on the Southwesterly line of Lot 49 of Chimes View Acres Subdivision which is North 89°33'01" West along the Section line 398.66 feet and North 00°26'59" East 163.01 feet from the South Quarter Corner of Section 5; thence North 57°43'06" West along said Southwesterly line 299.48 feet to the Southeasterly right of way line of Riverdale Road; thence North 38°25'39" East along said right of way line 228.27 feet to the South line of Lot 51 of Chimes View Acres Subdivision: thence South 51°37'04" East along said South line 297.61 feet to the Northwesterly line of Lot 49 of Chimes View Acres Subdivision; thence South 38°22'54" West along said Northwesterly line 196.44 feet to the POINT OF BEGINNING.

Less and Excepting:

A parcel of land in fee, being a part of an entire tract of property, situate in the SE1/4SW1/4 of Section 5, T.5N., R.1 W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

BEGINNING at the intersection of the Southerly boundary line of said entire tract and the Southeasterly right of way line of the existing Highway State Route 26, said intersection is 140.27 feet (135.30 feet by record) West and 604.40 feet N.58°12'18"W. (N.57°45'00"W, by record) from the Southeast corner of the Southwest Quarter of Section 4, said intersection is also 46.00 feet perpendicularly distant Southeasterly from the control line of said project SP-0026(4)0 opposite approximate engineer station 166+38.24, and running thence N.37°52'58"E. (N.38°21'00"E. by record) 229.93 feet along said right of way line to the Southerly boundary line of Lot 51 of the Amended Plat of Chimes View Acres, a subdivision recorded in the office of the Weber County Recorder; thence S.52°07'02"E. (S.51°39'00"E, by record) 16.11 feet along the Southerly boundary line of said Lot at a point 63.71 feet radially distant Southeasterly from said control line; thence S.37°28'56"W. 198.27 feet to a point 63.50 feet perpendicularly distant Southeasterly from said control line opposite engineer station 166+69.91; thence S.39°01'41 "W. 29.87 feet to the Southerly boundary line of said entire tract at a point 62.90 feet perpendicularly distant Southeasterly from said control line: thence N.58°12'18"W. (N.57°45'00"W, by record) 17.00 feet along said Southerly boundary line to the point of BEGINNING as shown on the official map of said project file in the office of the Utah Department of Transportation.

Part of Lot 50, Chimes View Acres, described as follows:

BEGINNING at a point North 51°39' West 53 feet from the easterly corner of said Lot 50, and running thence North 51°39' West 47 feet, thence South 38°21' West 100 feet, thence South 51°39' East 47 feet, thence North 38°21' East 100 feet to the PLACE OF BEGINNING. (Being the westerly 47 feet of the southeasterly 100 feet of said Lot 50).

Parcel 9

Part of Lot 50, Chimes View Acres, described as follows:

BEGINNING at the easterly corner of said Lot and running thence North 51°39' West 53 feet, thence South 38°21' West 100 feet, thence South 51°39' East 53 feet, thence North 38°21' East 100 feet to the PLACE OF BEGINNING. (Being the southeasterly 53 feet of said Lot 50).

Part of Lot 49, Chimes View Acres in Weber County, Utah:

BEGINNING at the northerly corner of said lot, thence South 51°39' East 50 feet, thence South 38°21' West 362.1 feet, thence North 57°45' West 50 feet, thence North 38°21' East 362.1 feet, more or less to the PLACE OF

All of Lot 48, Chimes View Acres, South Ogden City, Weber County, Utah, Weber County, Utah.

All of Lot 47, Chimes View Acres, South Ogden City, Weber County, Utah, Weber County, Utah.

EXCEPTING THE FOLLOWING:

The southwesterly 220 feet parallel to the rear lot line of Lot 47, Chimes View Acres, South Ogden City, Weber County, Utah, Weber County, Utah.

All of Lot 46, Chimes View Acres, Amended Plat, South Ogden City, Weber County, Utah, according to the official plat thereof.

EXCEPTING THEREFROM the southwesterly 220 feet parallel to the rear lot line of Lot 46, Chimes View Acres, Amended Plat, South Ogden City, Weber County, Utah. Weber County, Utah.

Parcel 14

All of Lot 51, Chimes View Acres, South Oaden City, Weber County, Utah.

EXCEPTING THEREFROM a parcel of land in fee, being a part of an entire tract of property, situate in Lot 51 OF the Amended Plat of Chimes View Acres, a subdivision in Weber County, Utah in the Southeast 1/4 Southwest 1/4 of Section 5, Township 5 North, Range 1 West, Salt Lake Base & Meridian, the boundaries of said parcel of land are described as follows:

BEGINNING at the Southwest Corner of said Lot 51 in the southeasterly right of way line of the existing highway State Route 26, said corner is also 47.60 feet radially distant southeasterly from the control line of said Project SP-0026(4)0 opposite approximate engineer station 168+67.54, and running thence North 38°21'00" East 75.00 feet along said right of way line to the northerly boundary line of said lot, thence South 51°39'00" East 15.59 feet along said northerly boundary line to a point 63.50 feet radially distant southeasterly from said control line, thence South 37°56'58" West 75.00 feet to the southerly boundary line of said Lot at A POINT 63.71 feet radially distant southeasterly from said control line, thence North 51°39'00" West 16.11 feet along said southerly boundary line to the POINT of BEGINNING, As shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 1189 square feet in area or 0.027 dcre more or less. (E# 2446178)

All of Lot 45, Chimes View Acres, Amended Plat, South Ogden City, Weber County, Utah, Weber County, Utah.

ALSO: The Southwesterly 220 feet parallel to the rear lot line of Lot 46, Chimes View Acres, Amended Plat, South Oaden City, Weber County, Utah, Weber County, Utah,

ALSO: The Southwesterly 220 feet, parallel to the rear lot line of 47. Chimes View Acres, South Ogden City, Weber County, Utah, Weber County, Utah,

The purpose of this survey is to retrace Chimes View Acres in order to perform an ALTA/ACSM Land Title Survey on 22, 23 and 24 as a part of a pending transaction. The street monuments found in Riverdale Road at the intersections with 36th Street and Lincoln Avenue are used to control the location of the subject property.

BASIS OF BEARING:

The basis of bearing for this survey is South 38°21'00" West along the Riverdale Road monument line per the plat of Chimes View Acres.

SCHEDULE B - SECTION 2 EXCEPTIONS:

Title West Company File No. 71372 dated August 29, 2016.

Exception No. 9: Said property is included within the boundaries of Weber Area Dispatch 911 and Emergency Services District, Weber County Schools, Weber Basin Water — South Ogden, Central Weber Sewer, South Ogden City, Northwest Area Redev Project Area Plan, and is subject to the charges and assessments thereof.

Exception No. 10: Notice of Adoption of Redevelopment Plan Entitled "Riverdale Road Neighborhood Development Plan" recorded October 31, 1959 as Entry No. 1092972 in Book 1570 at Page 1697. Survey findings: The subject property is subject to the terms of the Plan cited in this exception.

Exception No. 11: Ordinance No. 03-20, Adopting the Northwest Area Redevelopment Project Area Plan recorded September 8, 2003 as Entry No. 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry No. 2548552. Survey findings: The subject property is subject to the terms of the Plan cited in this exception.

Exception No. 12: Resolution No. 23—2005, 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. Survey findings: The subject property is located within the Special Service District cited in this exception and is

Exception No. 13: Certificate of Name Change of the South Ogden City Redevelopment Agency to the South Ogden City Community Development and Renewal Agency recorded October 17, 2011 as Entry No. 2545549.

Exception No. 14: Certificate of Creation from the Northern Utah Environmental Resource Agency (NUERA) recorded January 15, 2015 as Entry No. 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Survey findings: The Certificate of Name Change cited in this exception is not a matter of survey.

Exception No. 15: Any water rights or claims or title to water in or under the land. Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 16: 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. Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 17: Rights of ingress and/or egress from a dedicated street or highway are not disclosed of record, and such rights will be excluded from the coverage of our Policy. Survey findings: Parcels 4 and 7 do not have direct access to a public right-of-way.

Exception No. 18: Easement recorded July 20, 1886 Book U at Page 206.

Survey findings: The document provided is illegible. The affects of this easement are not known.

Exception No. 19: Storm Drainage Right-of-Way Agreement for South Ogden City recorded April 17, 1990 as Entry No. 1106509 in Book 1579 at Page 166. Survey findings: A 20 foot wide easement exists along the south line of Parcels 1 and 4 and is shown hereon.

Exception No. 20: Easement recorded November 23, 2009 Entry No. 2446182. Survey findings: A public utility easement of varied width exists along the easterly line of Riverdale Road and is

Exception No. 21: Unrecorded Lease as disclosed by the Subordination of Lease recorded October 30, 2000 as Entry No. 1734500 in Book 2098 at Page 2442. Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 22: Deed of Trust recorded November 8, 2006 as Entry No. 2220820. Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 23: Any matters that might be disclosed by an accurate survey of said premises.

Exception No. 24: Rights or claims of parties in possession as tenants only. Survey findings: The issues cited in this exception are not matters of survey.

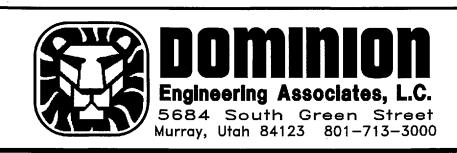
> DECEIVE BY: 5651 A

DRAWN MNG 10/16 CHECKED JDP 10/16 DESIGNED\_ PROJECT ENGINEER DATE

PROJECT MANAGER

DOUBLE S REAL ESTATE INVESTMENTS, LLC

SOUTH OGDEN CITY, WEBER COUNTY, UTAH



**ALTA/NSPS LAND TITLE SURVEY 4020 SOUTH RIVERDALE ROAD** 

LOCATED IN THE SW 1/4 & SE 1/4, SEC. 5 & NW 1/4, SEC. 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN NO.

PROJECT NO. 2703-01 SHEET NO. of 3 FILE NAME: SCALE: BY DATE S Ogden

APPROVED\_

DATE

Mountain View Title and Escrow File No. 150577 dated September 30, 2016.

Exception No. 11A: Rights of way and easements for all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, cable fiber optic, sewer, gas or water lines.

Exception No. 12A: An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552.

Exception No. 13A: Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20. 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Exception No. 14A: Deed of Trust recorded: July 6, 2010 as Entry Number 2480652.

Mountain View Title and Escrow File No. 151065 dated September 30, 2016.

Exception No. 11B: Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

Exception No. 12B: Public Utility Easements including but not limited to utility lines, cable lines, overhead power lines and their supporting structures located over the property lines, as disclosed by a visual inspection of the subject property.

Exception No. 13B: An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan, as approved by the South Ogden City Redevelopment Agency, as the official Redevelopment Plan for the Northwest Area Redevelopment Project Area recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552.

Exception No. 14B: Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20. 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the

Exception No. 15B: Easement in favor of South Ogden Conservation District recorded September 11, 1940 in Book 136 at Page 137.

Exception No. 16B: Trust Deed With Assignment of Rents recorded April 15, 2014 as Entry Number 2682561.

Exception No. 17B: Warrant for Delinquent Tax Civil Number 116905471 dated August 22, 2011.

Mountain View Title and Escrow File No. 150923 dated September 30, 2016.

Exception No. 11C: Rights of way and easements for all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, cable fiber optic, sewer, gas or water lines.

Exception No. 12C: An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552.

Exception No. 13C: A perpetual easement to construct, reconstruct, operate and maintain a pipeline, on, in, over, upon or across the real estate dated May 1, 1941 in Book 144 at Page 136.

Exception No. 14C: Right, from time to time, hereafter to erect, install, lay, use, maintain, replace, repair, operate, increase or decrease the size of or remove a water pipeline for the purpose of transmitting or distributing water on, over, under and across the Land recorded June 11, 1979 as Entry Number 779668 in Book 1307 at Page 270. Survey findings: A 7 foot wide easement exists along the west line of Parcel 10 and is shown hereon.

Exception No. 15C: Storm Drainage Right—of—Way Agreement recorded April 17, 1990 as Entry Number 1106506 in Book 1579 at Page 163.

Survey findings:  $\bar{A}$  20' wide easement exists along the south line of Parcels 1, 4 and 10 and is shown hereon. Exception No. 16C: Storm Drainage Construction Easement recorded April 17, 1990 as Entry Number 1106507 in

Book 1579 at Page 164. Survey findings:  $\bar{A}$  50 foot wide easement exists along the south line of Parcels 1, 4 and 10 and is shown

Exception No. 17C: Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Exception No. 18C: Trust Deed With Assignment of Rents recorded September 1, 2010 as Entry Number 2489746.

Exception No. 19C: The proceedings pending in the United States Bankruptcy Court, District of Utah, as a Chapter 13 Bankruptcy, filed on December 30, 2015, as Bankruptcy Case No. 15-31888.

Mountain View Title and Escrow File No. 150752 dated September 30, 2016.

Exception No. 11D: All existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power, poles, telephone, sewer, gas or water lines and rights—of—way and easements thereof.

Exception No. 12D: Storm Drainage Right—of—Way Agreement recorded April 17, 1990 as Entry Number 1106502 in Book 1579 at Page 157.

Exception No. 13D: An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552. Survey findings: The subject property is subject to the terms of the Plan cited in this exception.

Exception No. 14D: Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Mountain View Title and Escrow File No. 1501053 dated September 30, 2016.

Exception No. 11E: Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

Exception No. 12E: Public Utility Easements including but not limited to utility lines, cable lines, overhead power lines and their supporting structures located over the property lines, as disclosed by a visual inspection of the subject property.

Exception No. 13E: An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan, as approved by the South Ogden City Redevelopment Agency, as the official Redevelopment Plan for the Northwest Area Redevelopment Project Area recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552.

Exception No. 14E: Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461.

Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Mountain View Title and Escrow File No. 151052 dated September 30, 2016.

Exception No. 11F: Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

Exception No. 12F: Public Utility Easements including but not limited to utility lines, cable lines, overhead power lines and their supporting structures located over the property lines, as disclosed by a visual inspection of the subject property.

Exception No. 13F: An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan, as approved by the South Ogden City Redevelopment Agency, as the official Redevelopment Plan for the Northwest Area Redevelopment Project Area recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552. Survey findings: The subject property is subject to the terms of the Plan cited in this exception.

Exception No. 14F: Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20. 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the

Exception No. 15F: Trust Deed With Assignment of Rents recorded October 16, 2007 as Entry Number 2298395.

Exception No. 16F: Warrant for Delinquent Tax Civil Number 116905471 dated August 22, 2011

Mountain View Title and Escrow File No. 151052 dated September 30, 2016.

Exception No. 11F: Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

Exception No. 12F: Public Utility Easements including but not limited to utility lines, cable lines, overhead power lines and their supporting structures located over the property lines, as disclosed by a visual inspection of the subject property.

Exception No. 13F: An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan, as approved by the South Ogden City Redevelopment Agency, as the official Redevelopment Plan for the Northwest Area Redevelopment Project Area recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Survey findings: The subject property is subject to the terms of the Plan cited in this exception.

Exception No. 14F: Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the

terms of the agency.

Exception No. 15F: Trust Deed With Assignment of Rents recorded October 16, 2007 as Entry Number 2298395.

Exception No. 16F: Warrant for Delinquent Tax Civil Number 116905471 dated August 22, 2011.

Mountain View Title and Escrow File No. 150576 dated September 30, 2016.

Exception No. 11G: Right of Way and Easement for any roads, ditches, canals, pipelines, transmission lines, power, telephone, sewer, gas, fiber optic, cable, water, cable or other utility lines now existing over, under or across said

Exception No. 12G: An easement for the construction and maintenance of a culinary waterline recorded May 19, 2000 as Entry Number 1706742 in Book 2073 at Page 370.

Exception No. 13G: Easement for constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical services and transmission lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street and signal lighting facilities, directional and traffic information signs recorded November 23, 2009 as Entry Number 2446179.

Exception No. 14G: An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan, as approved by the South Ogden City Redevelopment Agency, as the official Redevelopment Plan for the Northwest Area Redevelopment Project Area recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry

Survey findings: The subject property is subject to the terms of the Plan cited in this exception.

Exception No. 15G: Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Exception No. 16G: Deed of Trust recorded November 19, 2004 as Entry Number 2069429

Exception No. 17G: Revolving Credit Deed of Trust recorded March 23, 2005 as Entry Number 2092618. Modification of Deed of Trust recorded May 3, 2012 as Entry Number 2574841.

Mountain View Title and Escrow File No. 151030 dated September 30, 2016.

Exception No. 11H: Storm Drainage Right-of-Way Agreement for South Ogden City recorded April 17, 1990 as Entry No. 1106504 in Book 1579 at Page 161. Survey findings: A 20 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon.

Exception No. 12H: Storm Drainage Right-of-Way Agreement for South Ogden City recorded April 17, 1990 as Entry No. 1106505 in Book 1579 at Page 162. Survey findings: A 50 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon.

Exception No. 13H: Storm Drainage Right-of-Way Agreement for South Ogden City recorded: April 17, 1990 as Entry Number 1106510 in Book 1579 at Page 167. Survey findings: A 50 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon.

Exception No. 14H: Storm Drainage Right-of-Way Agreement for South Ogden City recorded: April 17, 1990 as Entry Number 1106511 in Book 1579 at Page 168. Survey findings: A 20 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon.

Exception No. 15H: Storm Drainage Right-of-Way Agreement for South Ogden City recorded: April 17, 1990 as Entry Number 1106512 in Book 1579 at Page 169.

Survey findings: A 20 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon. Exception No. 16H: Storm Drainage Right—of—Way Agreement for South Ogden City recorded: April 17, 1990 as

Entry Number 1106513 in Book 1579 at Page 170. Survey findings: A 50 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon.

Exception No. 17H: Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

Exception No. 19H: An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan, as approved by the South Ogden City Redevelopment Agency, as the official Redevelopment Plan for the Northwest Area Redevelopment Project Area recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552.

Survey findings: The subject property is subject to the terms of the Plan cited in this exception.

Exception No. 20H: Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the

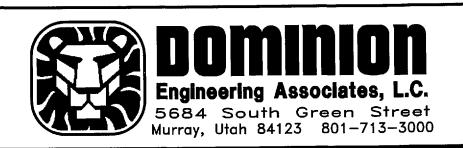
terms of the agency. Exception No. 22H: Child Support Lien Civil Number 126903622, dated: June 13, 2012. Survey findings: The issues cited in this exception are not matters of survey.

The subject property is located in a Zone Designation of X, areas determined to be outside of the 0.2% annual chance of flood and a Zone AE, areas where Base Flood Elevations have been determined, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0428E, with a date of identification of December 16, 2005, for Community No. 49057C, in Weber County, State of Utah, which is the current Flood Insurance Rate Map for the community in which the subject property is situated. The AE Zone and the Floodway Areas in Zone AE are plotted hereon as shown on said FEMA Map. Burch Creek has been relocated and its current position is shown hereon.

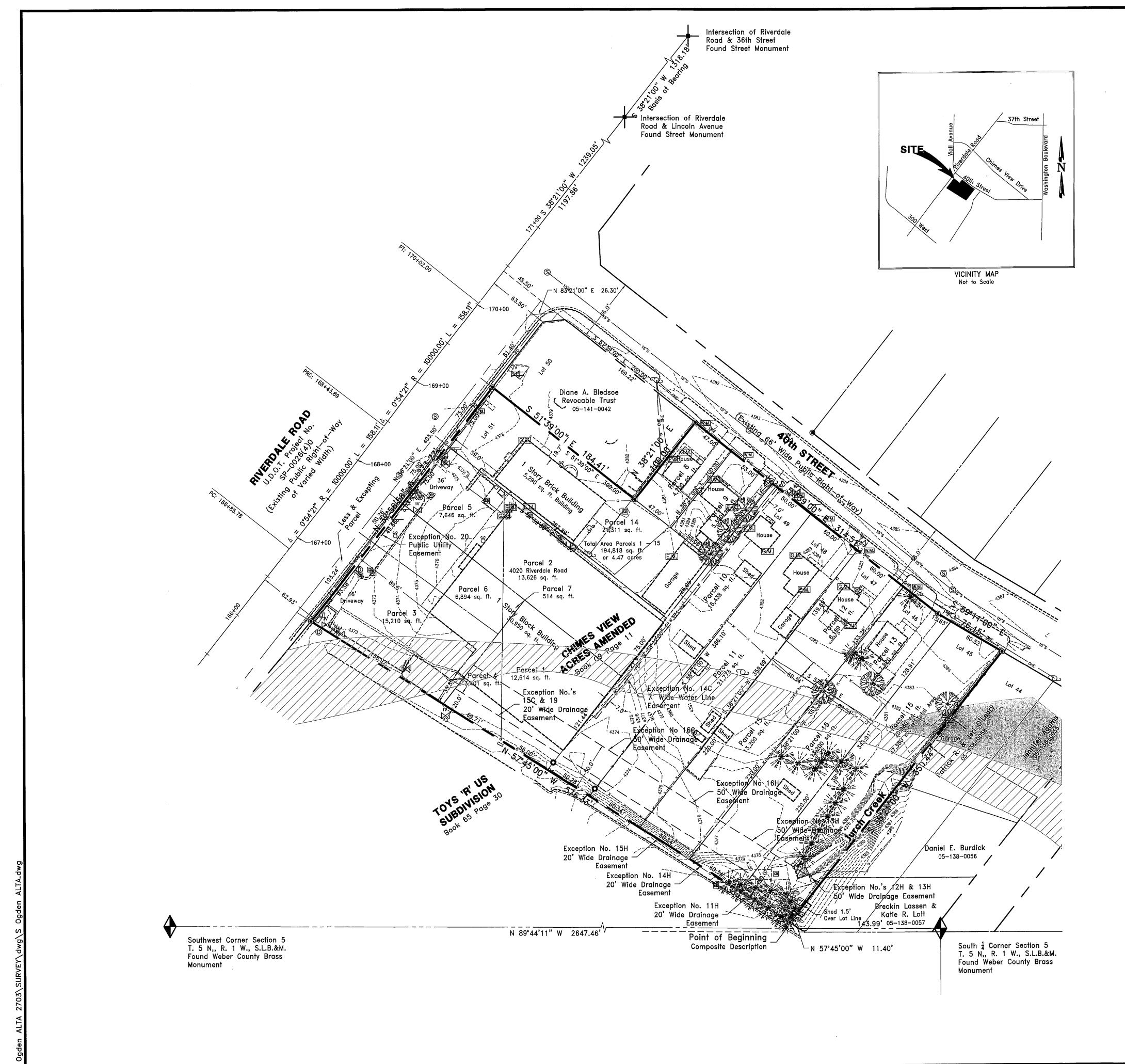
> LL DAN 2 3 2017 BY: 5651B

> > PROJECT NO.

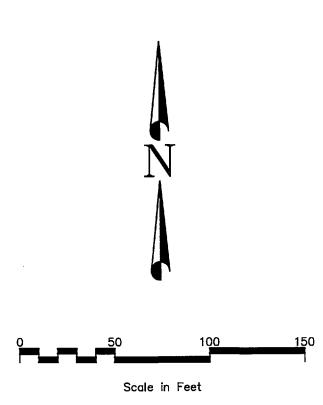
DRAWN MNG 10/16 CHECKED JDP 10/16 DOUBLE S REAL ESTATE INVESTMENTS, LLC DATE DESIGNED PROJECT ENGINEER SOUTH OGDEN CITY, WEBER COUNTY, UTAH **APPROVED** PROJECT MANAGER



ALTA/NSPS	LAND	TITLE	SURVEY
4020 SOUT	H RIV	<b>ERDAL</b> I	E ROAD



<u>LEGEND</u> Section Corner Monument Street Monument Found, Not Found Set Rebar W/Cap Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted) Found Rebar W/Cap Stamped "ROADRUNNER" Edge of Existing Improvements (As Noted) Existing Chain Link Fence Existing Storm Drain Line Existing Overhead Electric Line Existing Sewer Line Existing Underground Telephone Line Existing Water Line Existing Gas Line Existing Utility Pole, Guy, Light Pole, Electric Box  $\Box$ Existing Telephone Man Hole, Box Existing Water Valve, Man Hole, Fire Hydrant, Fire Valve Existing Sewer Man Hole Existing Deciduous, Evergreen Tree Floodway Areas in Zone AE



COMPOSITE BOUNDARY DESCRIPTION:
A parcel of land located in the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah, described as follows:

BEGINNING at the Southeasterly Corner of Lot 45, Chimes View Acres, Amended Plat, said corner being North 89°44'11" West 143.99 feet along the south line of the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian and North 57°45'00" West 11.40 feet from the Weber County monument found marking the South Quarter Corner of said Section 5, and thence along the south line of said subdivision and the westerly extension thereof North 57°45'00" West 576.33 feet to the easterly line of Riverdale Road; thence along said line the following two courses: 1) North 39°29'15" East 28.43 feet and 2) North 37°56'58" East 273.27 feet to the northerly line of Lot 51 of said subdivision; thence along said line South 51°39'00" East 184.41 feet to a point which bears North 51°39'00" West 100.00 feet from the Northeasterly Corner of said Lot 51; thence North 38°21'00" East 100.00 feet to the southerly line of 40th Street; thence along said line the following two courses: 1) South 51°39'00" East 314.51 feet and 2) South 59°11'00" East 76.15 feet to the Northeasterly Corner of said Lot 45; thence South 38°21'00" West 350.44 feet to the POINT OF BEGINNING. Said parcel contains 194,818 square feet or 4.47 acres, more or less.

DECEIVE)
1 1/2017
1 5651 C

DRAWN MNG 10/16 CHECKED JDP 10/16 DATE DOUBLE S REAL ESTATE INVESTMENTS, LLC

DESIGNED DATE PROJECT ENGINEER

APPROVED DATE PROJECT MANAGER

SOUTH OGDEN CITY, WEBER COUNTY, UTAH



ALTA/	NSPS	LAND	TITLE	SURVEY
4020	SOUT	H RIV	<b>ERDALI</b>	<b>E ROAD</b>

		•				
LOCATED	IN THE	SW 1/4 8	& SE 1	/4, SEC.	5 & NW	1/4, SEC. 8,
TOWNSHIP 5	NORTH	. RANGE	1 WES	T. SALT	LAKE BA	ASE & MERIDIAN

					PROJECT NO.  2703-01  SHEET NO.  3 of 3		
1	NO.	REVISIONS	ВУ	DATE	FILE NAME: S Ogden	SCALE: 1"=50'	