## SCHEDULE 8 SECTION

2

**EXCEPTIONS** 

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.

. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE HAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE UBLIC RECORDS. (AS SHOWN HEREON) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD SCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.

ER RIGHTS, CLAIMS OR TITLE TO WATER; DITCH RIGHTS; (D) MINERALS OF WHATSOEVER KIND, SUBSURFACE AND ACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND YEL AND OTHER HYDROCARBONS IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL TS, PRIVILEGES, AND IMMUNITIES RELATED THERETO, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), (C)) ARE SHOWN BY THE PUBLIC RECORDS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT ERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS ARE NOT LISTED.

3. TAXES FOR THE YEAR 2019 HAVE BEEN PAID IN THE AMOUNT OF AS A LIEN BUT ARE NOT YET DUE OR PAYABLE. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, OR OSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

SAID PROPERTY IS INCLUDED WITHIN THE FOLLOWING BOUNDARIES AND SESSMENTS LEVIED BY THEM AS A RESULT OF SERVICES PROVIDED. IS SUBJECT TO ANY

10. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, IGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE AND, 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.

11. THE RIGHT, TITLE AND INTEREST OF RIO GRANDE WESTERN RAILROAD COMPANY, THEIR SUCCESSORS OR ASSIGNS, TO MAINTAIN AND OPERATE ITS RAILROAD IN ITS PRESENT FORM OF CONSTRUCTION AND TO MAKE ANY CHANGES IN THE FORM OF CONSTRUCTION OR METHOD OR OPERATION OF SAID RAILROAD AS DISCLOSED IN THAT CERTAIN FINAL OF CONDEMNATION RECORDED IN BOOK 81, PAGE 102 OF WEBER COUNTY RECORDS.

ANTOR: THE AMALGAMATED SUGAR COMPANY

RANTOR: THE AMALGAMATED SUGAR COMPANY

RANTEE: UTAH POWER AND LIGHT COMPANY, A CORPORATION

DIAM POWER AND LIGHT COMPANY, A CORPORATION

BEGINNING AT A POINT APPROXIMATELY 2200 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 26, 1000 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING 1005 FEET WEST AND 800 FEET NORTH

THE NEW LOCATION OF THE SUBSTATION AT YOUR WILSON LANE FACTORY

THE NEW LOCATION OF THE SUBSTATION AT YOUR WILSON LANE FACTORY

A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, 1000 PAIR, ALTERATION, INSPECTION, RELOCATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION, AND THER ATTACHMENTS AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS, ON UNDER, OVER THROUGH AND ACROSS TRACT OF LAND.

TED: NOVEMBER 19, 1920

CORDED: APRIL 21, 1921

CORDED: APRIL 21, 1921

20. CERTIFICATE OF CREATION C DATED: DECEMBER 1, 2014 RECORDED: JANUARY 20, 2015 ENTRY NUMBER: 2718461

THE EFFECTS OF AN AC

18. AGREEMENT
DATED: OCTOBER 29, 1990
BY AND BETWEEN: THE AI
RECORDED: DECEMBER 1
ENTRY NUMBER: 1126956
BOOK: / PAGE: 1591/2126

### UTILITY CONTACT

#### BONA VI... WATER IMPROVEMENT Contact Name MATTW BONAVISTAWALER COM Description CULINARY WATER

# VICINITY MAP

CATV &
FIBER
MRKD BY
USIC
FBR & PHN
MRKD BY

CENTRAL WEBER SEWER

ANCE WOOD

MICHELLE PINKSTON

MSN.COM

IRRIGATION WATER

SEWER

MAIL REFERRED -

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)BERT.VIGIL3/\(\alpha\) CENTURYLINK.COM

MCI/VERIZON BUSINESS



NCLUDING
COUNTY,
COUNTY,
CITY, AND
STATE, CROSS
STREETS,
NFORMATION

LOCATION:

BEGINNING AT THE INTERSECTION OF THE AND THE WILSOLTH ON WEST RIGHT OF WAY LINE OF HIGHWAY KNOWN AS F.A. PROJECT NO. 2 DISTANT WESTERLY FROM THE CENTER LINE OF SURVEY OF SAID PROJES BEING ALSO APPROXIMATELY 40 FEET NORTH AND APPROXIMATELY 60 SAID SECTION 26; THENCE NORTH ODEG 24 MIN EAST 1403 FEET ALONG DEG 06 MIN EAST, 100.5 FEET ALONG SAID RIGHT OF WAY LINE; THENCE RIGHT OF WAY LINE TO THE NORTH BOUNDARY LINE OF SAID GRANTOR DEG 24 MIN WEST, 250 FEET; THENCE SOUTH 8 DEG 00 MIN WEST 151.3 FEET; THENCE EAST 20 FEET; TO THE POINT OF BEGINNING.

PURPOSE:

FOR THE PURPOSE OF CONSTRUCTING AND MAI FOR THE WILSON CANAL AND APPURTENANT PARTS THEREOF.

FOR THE WILSON OBOOK: / PAGE: 15

PURPOSE: A PERPETUAL EASEMENT AND RIGHT O REPAIR, ALTERATION, INSPECTION, RELOCATION AND RE OTHER ATTACHMENTS AFFIXED THERETO, FOR THE SUP ACROSS A TRACT OF LAND.

DATED: OCTOBER 12, 1942

RECORDED: JUNE 1, 1943

MAY 17, 1996 1406857 1806 / 2976 (NO EXACT LOCATION

NOTE

JBJECT PROPERTY LIES WITHIN THE WEST HAVEN CITY ZONE Ö

THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0407E 49057C0406E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK..

THERE WAS NO OBSERVED EVIDENCE TO THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.

THERE WAS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY THE FIELD WHILE CONDUCTING THE FIELDWORK.

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THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.

PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED MAPPING PROVIDED BY UTILITY COMPANIES.

THE SUBJECT PROPERTY IS UNDEVELOPED LAND AND HAS NO PURPORTED

**NARRATIVE** 

WBWIDWH

SCOTT VESTRA

WOOTH WESTHAVENCETA WITTODS

SECONDARY WATER

Know what's below

Call 811 befo

you dig.

NIER, INC.

ANDERSEN/// CO.WEBER.UT.US

JDOT REGION

ROCKY MOUNTAIN POWER -OGDEN

L DURBANO

KEVIN.CHRISTENSEN « ANDEAVOR.COM

OMINION ENERGY UTAH

L MAPPING EPARTMENT

ELECTRONIC MAPS

GAS MARKED BY ELM LOCATING

ELECTRIC MRKD BY USIC

IRRIGATION WATER

3AS & OIL

OR PRINTED

22. NOTE: NO EXISTING DEED OF TRUST APPEARS OF RECORD. IF THIS INFORMATION IS NOT COR THE COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN.

175239 TITE

REPORT BOUNDARY DESCRIPTION

JUDGMENTS WERE CHECKED AGAINST THE FOLLOWING NAMES AND NONE WERE FOUND TO BE CORD:

4. A 24 MONTH VESTING C E OF RECORD.

MAY BE

SURVEYOR'S CERTIFICATE

30 TH

ECEIVE



ALTA SURVEY FOR NAMPIL INVESTMENT CO LLC

+/- 2100 SOUTH 1900 WEST, WEST HAVEN, UTAH LOCATED IN THE NORTHEAST QUARTER OF SECTION 26 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

**REVISIONS** DATE DESCRIPTION

## ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. SCHEDULE B **SECTION 2** ASEMENT AND CON RANTOR: EXCEPTIONS

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- DACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC (AS SHOWN HEREON) CES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECC
- TAXES FOR THE YEAR 2019 HAVE BEEN PAID IN THE AMOUAS A LIEN BUT ARE NOT YET DUE OR PAYABLE.
  SERIAL NUMBER: PART OF 15-071-0055 ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

- SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER FELEPHONE, SEWER, GAS OR WATER LINES, AND RIGHT OF WAY AND EASEMENTS THEREOF.

12.

- EASEMENT AND CONDITIONS CONTAINED THEREIN
  GRANTOR: THE AMALGAMATED SUGAR COMPANY
  GRANTEE: UTAH POWER AND LIGHT COMPANY, A CORPORATION
  LOCATION: BEGINNING AT A POINT APPROXIMATELY 2200 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 26,
  TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING 1005 FEET WEST AND 800 FEET
  NORTH TO THE NEW LOCATION OF THE SUBSTATION AT YOUR WILSON LANE FACTORY
  PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION AND CONTINUED MAINTENANCE,
  REPAIR, ALTERATION, INSPECTION, RELOCATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION,
  AND OTHER ATTACHMENTS AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS, ON UNDER, OVER THROUGH AND
  ACROSS A TRACT OF LAND.

  DATED: NOVEMBER 19, 1920

  RECORDED: APRIL 21, 1921

  BOOK: / PAGE: 93 / 24
- AGREEMENT

  DATED:

  NOVEMBER 16, 1990
  BY AND BETWEEN:

  THE STATE OF UITHER STAT

DATED: OCTOB BY AND BETWEEN: RECORDED: ENTRY NUMBER: BOOK: / PAGE: CERTIFICATE OF CREADATED:
DECEM
RECORDED:
ENTRY NUMBER: IOTE: NO EXISTING DEED OF TRUST APPEARS OF RECORD. IF THIS INFORMATION IS NOT COF COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN AMPIL INVESTMENT COMPANY, LLC EMENT CHECKED AGAINST THE FOLLOWING DBER 29, 1990 THE AMALGAMATED SUGAR C DECEMBER 14, 1990 1126956 1591 / 2126

FOUND TO BE OF

ANY MATTER IN DISPUTE BETWEEN YOU AND THE COMPANY MAY BE SUBJECT TO ARBITRATION AS AN ALTERNATIVE TO COURT ACTION. YOU MAY REVIEW A COPY OF THE ARBITRATION RULES AT ANY DECISION REACHED BY ARBITRATION SHALL BE BINDING UPON BOTH YOU AND THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY STATE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.

1900 W 2100 S INTERSTATE 15

THE PURPOSE OF THE SURVEY WAS TO DO AN ALTA/NSPS SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY STEWART TITLE GUARANTY COMPANY. FILE NUMBER 175317 WITH AN EFFECTIVE DATE OF JANUARY 31ST AT 8:00 A.M. THE SURVEY WAS ORDERED BY DAVID LIPMAN. THE BASIS OF BEARING IS WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST WHICH BEARS NORTH 00°50'13" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

WEBER BASIN
WATER I.D.
WEST HAVEN
WEST HAVEN
CITY

SCOTT VESTRA

SCOTT " WESTHAVE VOITY COM

AIKE ALVERSON

MALVERSON@ WEBERBASIN COM

Know what's below

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ROY WATER CONSERVANCY DISTRICT

HIL DURBANO

<u>)URBANOP#ROYWAILR COM</u>

ISDEP1 a PACIFIC ORP.COM

ELECTRIC MRKD BY USIC

GIVIN CHRISTINSIN 4 ANDLWOR COM

GAS & OIL

RRIGATION VATER

UDOT REGION

ROCKY MOUNTAIN POWER -

OGDEN CITY CORPORATION

DOMINION ENERGY UTAH

SL MAPPING DEPARTMENT

& ELECTRONIC MAPS

OR PRINTED

SEWER &
CULINARY
WATER
GAS
MARKED BY
ELM
LOCATING

NOTES

THE SUBJECT PROPERTY LIES WITHIN THE WEST HAVEN CITY ZONE C-2.

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THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0407E 49057C0406E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

Name
BONA VISTA
WATER
IMPROVEMENT
DISTRICT

ЛАГТ FOX

MALL "BONNISLAWALER COM

CONTACT

COMCAST -NORTHERN UT

HOUSTON

JEFF.HOUSTON a TELECON.C.

CATV &
FIBER
MRKD BY
USIC
FBR & PHN
MRKD BY
STAKE
CENTER

VICINITY

MAP

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IRRIGATION WATER

MICHELLE PINKSTON

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MAIL PREFERRED -

- THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT SITE DEVELOPMENT OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK..
- THERE WAS NO OBSERVED EVIDENCE TO THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.
- THE SUBJECT PARCEL CONTAINS ZERO (0) REGULAR PARKING SPACES, PARKING SPACES FOR A TOTAL OF ZERO (0) PARKING SPACES.

NARRATIVE

SIGNED THIS 125

ALTA SURVEY FOR NAMPIL INVESTMENT CO LLC

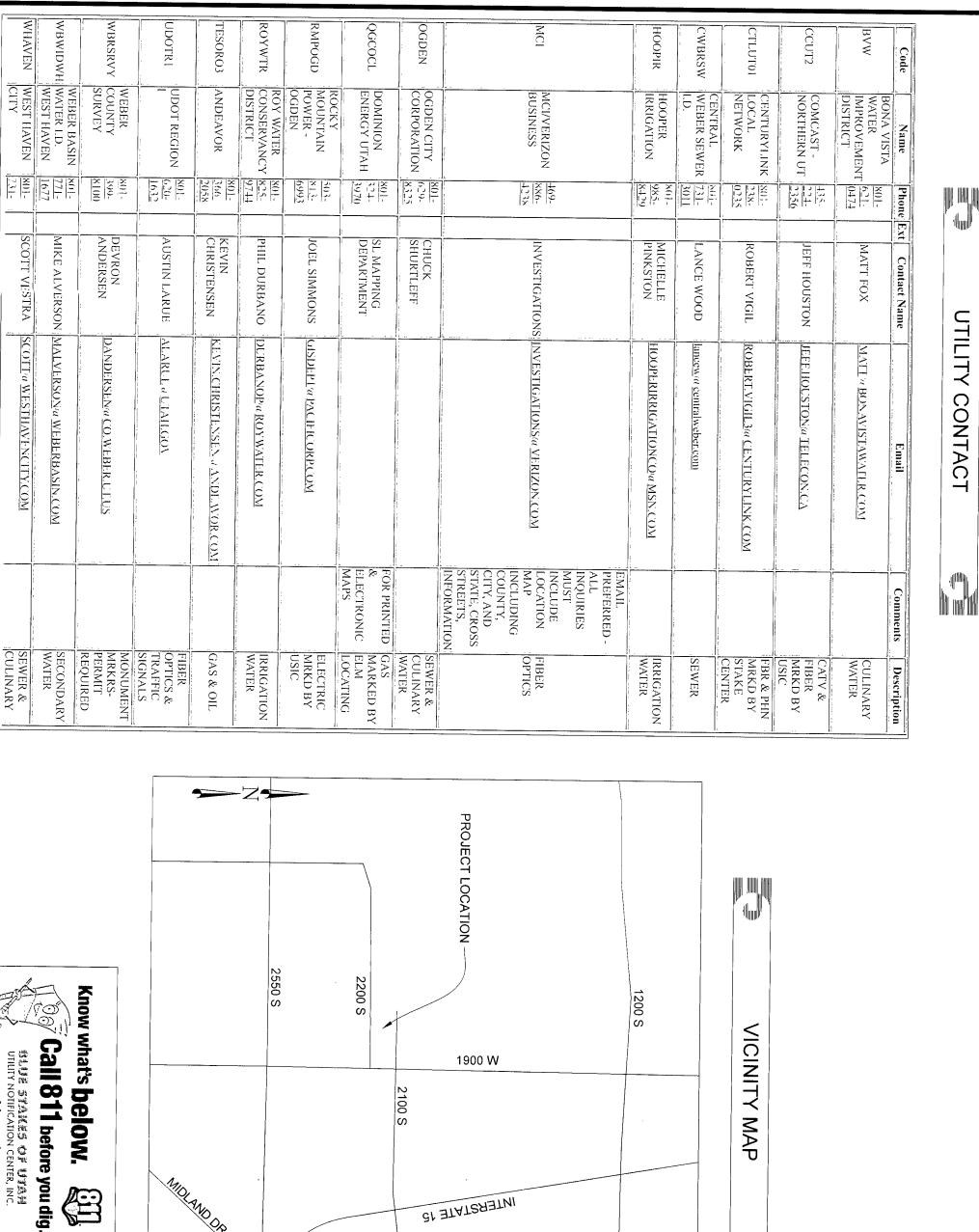
+/- 2100 SOUTH 1900 WEST, WEST HAVEN, UTAH

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

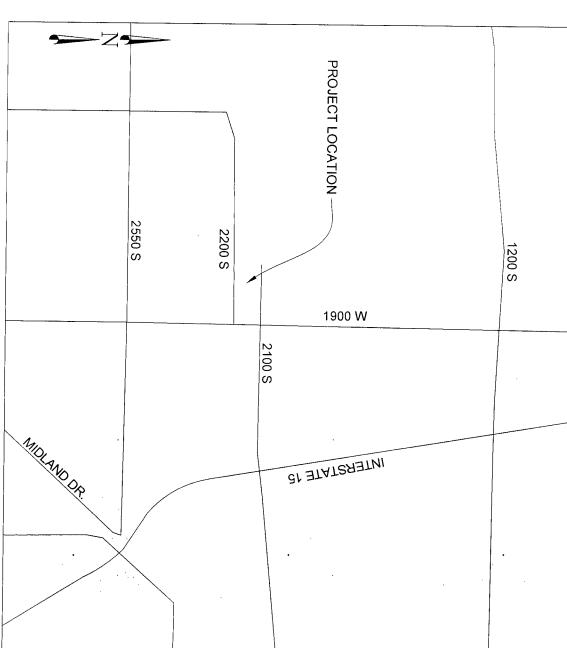
RADIUS CURVE TO THE LEFT 7°58'54" EAST 4.98 FEET, THENCE 50.00 FEET RADIUS CURVE TO THE DRITH 87°58'54" EAST 4.98 FEET, DRTH 87°58'54" EAST 4.98 FEET, 00 FEET TO THE POINT OF 2372815) [NOTE: THE ING (EAST)] LESS AND HIP 6 NORTH, RANGE 2 WEST OF 1 OWS: RECUNNING AT A TOWN.

**REVISIONS DESCRIPTION** 

175317 TITE REPORT BOUNDARY DESCRIPTION







NARRATIVE

GRANTOR:

THE AMALGAMATED SUGAR COMPANY
GRANTEE:

THE STATE ROAD COMMISSION OF UTAH AN
LOCATION:

BEGINNING AT THE INTERSECTION OF THE S
GRANTORS LAND AND THE WEST RIGHT OF WAY LINE OF HIGH
WHICH POINT IS 60 FEET PERPENDICULARLY DISTANT WESTER
PROJECT AT ENGINEER'S STATION 110+97, SAID POINT BEING A
APPROXIMATELY 60 FEET WEST FROM THE EAST QUARTER CO
MIN EAST 1403 FEET ALONG SAID WEST RIGHT OF WAY LINE; TH
SAID RIGHT OF WAY LINE; THENCE NORTH 0 DEG 24 MIN EAST,
NORTH BOUNDARY LINE OF SAID GRANTORS LAND; THENCE WE
FEET; THENCE SOUTH 8 DEG 00 MIN WEST 151.3 FEET; THENCE
20 FEET TO THE POINT OF BEGINNING.

PURPOSE:

FOR THE PURPOSE OF CONSTRUCTING AND
WILSON CANAL AND APPURTENANT PARTS THEREOF.

BOOK: / PAGE:

155 / 64 SUBJECT TO A RIGHT-OF-WAY IN FAVOR OF THE STATE ROA PROPERTY ANY IRRIGATION AND/OR WASTE WATER DITCHE DISCLOSED IN BOOK 154, AT PAGE 415 OF WEBER COUNTY F WILSON IRRIGATION COMPANY
THE STATE OF UTAH, ACTING THROUGH THE
NO EXACT LOCATION
AN EASEMENT TO USE THE EXISTING WATER
D ALL APPURTENANT WORKS AND FACILITIES OF
VORTH, RANGE 1 WEST, SAND SECTION 23, 24, 25,
ECTION 3, 4, 5, 7, 8, 9, AND 17, TOWNSHIP 5 NORTH
MAY 17, 1996
ER: 1406858 CORPORATION

DARY LINE OF GRANTOR'S LAND AT A POINT 61 FEET WEST ISHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND 361 FEET, MORE OR LESS, ONE FOOT WEST FROM AND SHWAY NO. 1, TO FENCE ON NORTH BOUNDARY LINE OF OCATED ON GRANTOR'S LAND AT A PONT 8 FEET NORTH SECTION 25, TOWNSHIP AND RANGE AFORESAID: AND QUARTER OF SAID SECTION 25 AND THE EAST IND MAINTAINING THEREON A CHANNEL CHANGE FOR THE CERTIFICATE ( DATED: RECORDED: ENTRY NUMBE NOTE: NO EXISTING DEED OF TRUST APPEARS OF RECORD. IF THIS INFORMATION IS NOT CORRECT, PLEASE THE COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN. THE EFFECTS OF SUBJECT TO A RIGHT OF WAY AND UTILITY EASEMENT CROSSING SAID PROPERTY RESERVED FOR THE BENEFIT OF AMALGAMATED SUGAR DESCRIBED AS FOLLOWS: A STRIP OF LAND FIFTY FEET WIDE BEING TWENTY-FIVE FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 84 BEING NORTH 00 DEG 50 MIN 13 SEC EAST ALONG THE EAST SECTION LINE OF SAID SECTION 26, 1493.10 FEET AND NORTH 89 DEG 20 MIN 35 SEC WEST 56.39 FEET FROM THE EAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: THENCE NORTH 89 DEG 20 MIN 35 SEC WEST 621.03 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED PARCEL.

CHECKED AGAINST THE

**NOTES** 

EASEMENT AND CONDITIONS CONTAINED THEREIN

GRANTOR: THE AMALGAMATED SUGAR COMPANY
GRANTEE: UTAH POWER AND LIGHT COMPANY, A CORPORATION

LOCATION: BEGINNING AT A POINT APPROXIMATELY 2200 FEET SOUTH OF THE

NORTHEAST CORNER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND
RUNNING 1005 FEET WEST AND 800 FEET NORTH TO THE NEW LOCATION OF THE SUBSTATION AT YOUR WILSON LANE
FACTORY

DSE:
A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, R, ALTERATION, INSPECTION, RELOCATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, IBUTION, AND OTHER ATTACHMENTS AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS, ON UNDER,

AGREEMENT DATED: BY AND BETWEEN:

THE RIGHT, TITLE AND INTEREST OF RIO GRANDE WESTERN RAILWAY CO., THEIR SUCCESSORS OR ASSIGNS, TO MAINTAIN AND OPERATE ITS RAILROAD IN ITS PRESENT FORM OF CONSTRUCTION AND TO MAKE ANY CHANGES IN THE FORM OF CONSTRUCTION OR METHOD OR OPERATION OF SAID RAILROAD AS DISCLOSED IN THAT CERTAIN FINAL OF CONDEMNATION RECORDED IN BOOK 81, PAGE 102 OF WEBER COUNTY RECORDS.

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 EASEMENT THEREOF.

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.

GENERAL FUND, GOBOND FUND, LIBRARY, WEBER SCHOOL DISTRICT, STATEWIDE SCHOOL BASIC LEVY, MOSQUITO ABATEMENT DISTRICT, WEBER BASIN WATER – GENERAL, BONA VISTA WATER DISTRICT, CENTRAL WEBER SEWER DISTRICT, WEBER / MORGAN HEALTH, JUDGMENT LEVY -W.C., PARAMEDIC FUND, WEBER FIRE DISTRICT, STATE ASSESS & COLLECT / MULTI CO, ASSESS & COLLECT / COUNTY, WEST HAVEN CITY, WEBER SCHOOL DIST JUDGMENT LEVY, WEBER AREA DISPATCH 911 AND EM. SERV. DIST.-(S-S), WEBER FIRE G.O. BOND -2006 SERIES.

LIEN ARISING AS OF 12 O'CLOCK NOON OF JANUARY 1 FOR ANY UNPAID PERSONAI LISTED AGAINST THE PROPERTY DESCRIBED HEREIN.

ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, OR MATERIAL HERET IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

AXES FOR THE YEAR 2019 HAVE BEEN PAID IN THE AMOUNT OF \$15,266 CCRUING AS A LIEN BUT ARE NOT YET DUE OR PAYABLE.
ERIAL NUMBER: 15-071-0055

ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.

3RANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (AS SHOWN HEREON)

ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

SCHEDULE B

SECTION

2

**EXCEPTIONS** 

C-2.

THE SUBJECT PROPERTY LIES WITHIN THE WEST HAVEN CITY ZONE

THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0407E 49057C0406E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT SITE DEVELOPMENT OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK...

THERE WAS NO OBSERVED EVIDENCE TO THE SITE USED AS A SOLID WASTE DUMP, SUMP SANITARY LANDFILL OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK. THERE WAS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.

THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.

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PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE MAPPING PROVIDED BY UTILITY COMPANIES.

THE SUBJECT PARCEL CONTAINS ZERO (0) REGULAR PARKING SPACES, PARKING SPACES FOR A TOTAL OF ZERO (0) PARKING SPACES. THE SUBJECT PROPERTY IS UNDEVELOPED LAND AND HAS NO PURPORTED ADDRESS

ANY MATTER IN DISPUTE BETWEEN YOU AND THE COMPANY MAY BE SUBJECT TO ARBITRATION AS AN ALTERNATIVE TO COURT ACTION. YOU MAY REVIEW A COPY OF THE ARBITRATION RULES AT HTTP://WWW.ALTA.ORG ANY DECISION REACHED BY ARBITRATION SHALL BE BINDING UPON BOTH YOU AND THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY STATE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION. FOLLOWING NAMES AND NONE WERE FOUND TO BE OF RECORD: TO BE OF





5150 SOUTH 375 EAST OGDEN, UT

ALTA SURVEY FOR NAMPIL INVESTMENT CO LLC

+/- 2100 SOUTH 1900 WEST, WEST HAVEN, UTAH LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,

**REVISIONS DESCRIPTION** 

TITE REPORT BOUNDARY DESCRIPTION

TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.



ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.

(ANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS)

, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE LOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE SHOWN HEREON)

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APPLICATION FOR ASSESSMENT AND TAXATION OF RECORDED: MARCH 1, 2010 ENTRY NUMBER: 2460770

14.

ANY UNRECORDED CONTRACTS, LEASES OR ASSIGN

SUBJECT TO EXISTING FENCE LINES

ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, OR MATE IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

TAXES FOR THE YEAR 2019 HAVE BEEN PAID IN THE AMOUNT OF A LIEN BUT ARE NOT YET DUE OR PAYABLE.
SERIAL NUMBER: 15-071-0025

SAID PROPERTY IS INCLUDED WITHIN THE FOLLOWING BOUNDARIES AND IS ASSESSMENTS LEVIED BY THEM AS A RESULT OF SERVICES PROVIDED.

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

21.

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NOTICE TO APPLICANT: THE LAND HEREIN MAY BE SERVICED BY CITIES, IMPROVEMENT DISTRICTS, OR UTILITY COMPANIES THAT PROVIDED MUNICIPAL TYPE SERVICES FOR WATER, SEWER, ELECTRICITY OR OTHER SERVICES THAT DO NOT RESULT IN A LIEN, BUT FOR WHICH SERVICES MAY BE TERMINATED IN THE EVENT OF NON-PAYMENT OF SERVICE CHARGES TO DATE OR TRANSFER FEES. ALTHOUGH THE COMPANY ASSUMES NO LIABILITY THEREFORE, YOU ARE URGED TO MAKE INVESTIGATION INTO SUCH MATTERS.

19.

A 24 MONTH VESTING CHAIN OF TITLE HAS BEEN DONE

NAMPIL INVESTMENT COMPANY, LLC SCOTT NEELEY KRISTEN NEELEY

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JUDGMENTS WERE

D.

SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD OR ENFORCEABLE IN LAW AND EQUITY FOR ANY ROADS DITCHES, CANALS OR TRANSMISSION LINES, NOW EXISTING OVER, UNDER OR ACROSS THE SUBJECT PROPERTY.

EASEMENT TO USE DISTRIBUTION SYSTEM
DATED: OCTOBER 25, 1990
GRANTOR: WILSON IRRIGATION COMPANY
GRANTEE: STATE OF UTAH ACTING THROUGH TH
LOCATION: NO EXACT LOCATION
PURPOSE: AN EASEMENT TO USE THE EXISTING

CONTACT

VICINITY MAF

CWBRSW

CENTRAL WEBER SEWER

ANCE WOOD

VICHELLE VINKSTON

IOOPERIRRIGATIONCO:a

IRRIGATION WATER

SEWER

EMAIL
PREFERRED ALL
INQUIRIES
MUST
INCLUDE
LOCATION
MAP

CENTURYLINK LOCAL NETWO

F HOUSTON

Name
BONA VISTA
WATER
IMPROVEMENT
DISTRICT

Contact Name

MATL "BON WISTAWALLR COM



ROCKY MOUNTAIN

JDOT REGION

EVIN HRISTENSEN

HAIN CHRISTENSI N « ANDL MOR. COM

SCOTT VESTRA

SCOTT a WESTHAVE NCITY COM

MIKE ALVERSON

MALVERSON@ WEBERBASIN.COM

SECONDARY WATER

Know what's belo

fore you dig.

<u> MANDERSEN « CO.W.EBER.C.I.C.S</u>

DOMINION ENERGY UTAH

ELECTRONIC MAPS

ELECTRIC MRKD BY USIC

IRRIGATION WATER

GAS & OIL

OR PRINTED

SEWER & CULINARY WATER

GAS
MARKED BY
LOCATING

OGDEN CITY CORPORATION

NARRATIVE

NOTES

THE SUBJECT PROPERTY LIES WITHIN THE WEST HAVEN CITY ZONE C-2.

THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0407E AND 49057C0406E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT SITE DEVELOPMENT OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK..

THERE WAS NO OBSERVED EVIDENCE TO THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.

THERE WAS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.

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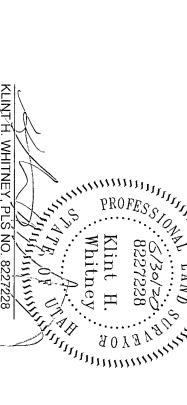
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THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.

PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.

THE SUBJECT PARCEL CONTAINS ZERO (0) REGULAR PARKING SPACES, PARKING SPACES FOR A TOTAL OF ZERO (0) PARKING SPACES. THE SUBJECT PROPERTY IS UNDEVELOPED LAND AND HAS NO PURPORTED ADDRESS

SURVEYOR'S CERTIFICATE



CIVIL-LAND PLANNING MUNICIPAL · LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT

ALTA SURVEY FOR NAMPIL INVESTMENT CO LLC +/- 2100 SOUTH 1900 WEST, WEST HAVEN, UTAH LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,

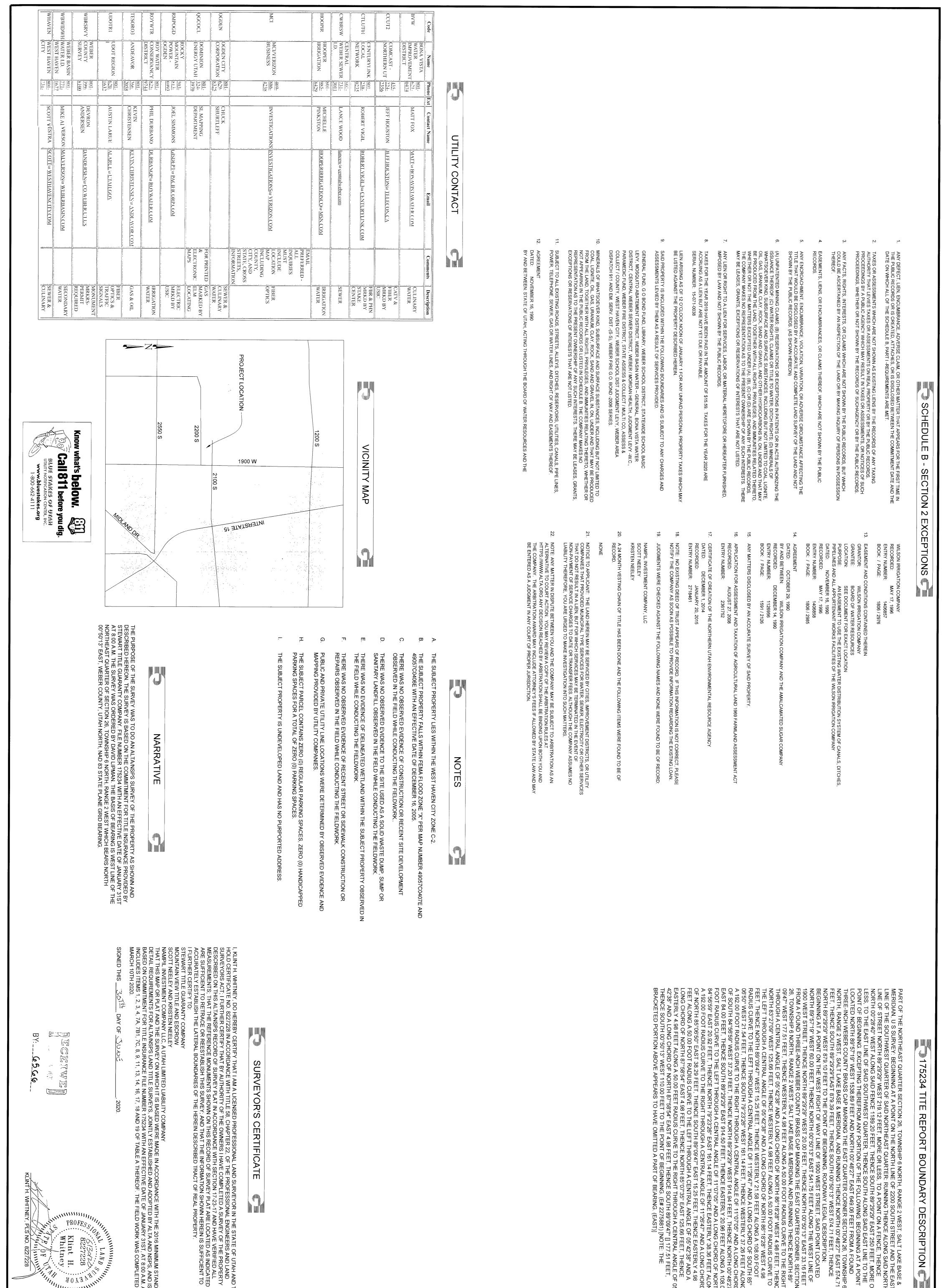
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

SCALE: N/A **REVISIONS DESCRIPTION** CHECKED: KHW

NO DE

173236 TITE REPORT BOUNDARY DESCRIPTION

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S5

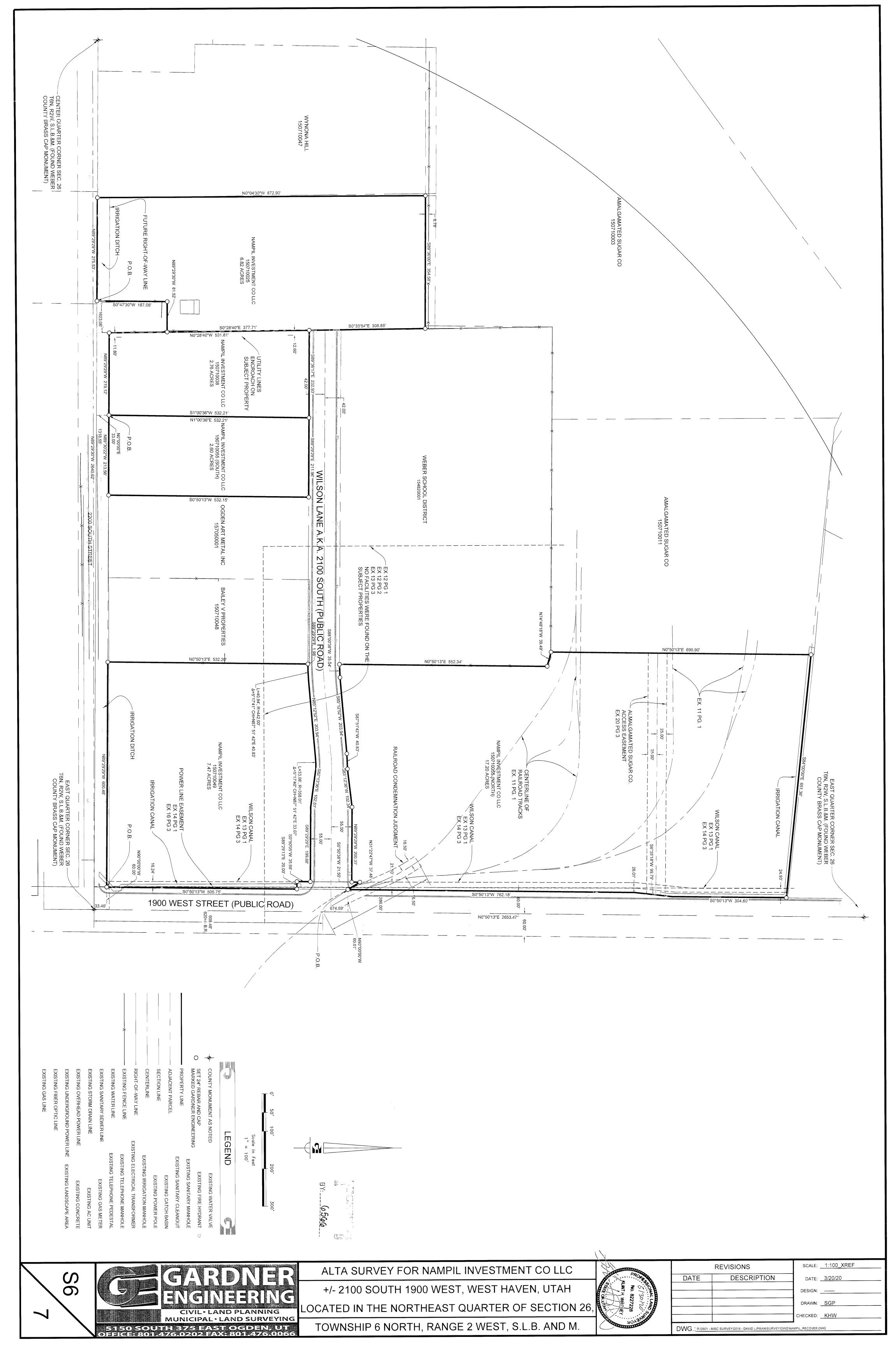
CIVIL- LAND PLANNING

5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066

ALTA SURVEY FOR NAMPIL INVESTMENT CO LLC +/- 2100 SOUTH 1900 WEST, WEST HAVEN, UTAH LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,

TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

REVISIONS DESCRIPTION



AS-SURVEYED **PARCEL** 150710055 (NORTH) BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 2200 SOUTH STREET AND THE WEST RIGHT-OF-WAY LINE OF 1900 WEST STREET BEING LOCATED NORTH 00°50'13" EAST 33.49 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 60.00 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°29'29" WEST 600.48 FEET; THENCE NORTH 00°50'13" EAST 532.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 89°29'29" EAST 1.98 FEET; (2) ALONG THE ARC OF A 442.00 FOOT RADIUS CURVE TO THE LEFT 40.84 FEET, HAVING A CENTRAL ANGLE OF 05°17'40", CHORD BEARS NORTH 87°51'42" EAST 40.83 FEET; (3) NORTH 85°12'52" EAST A CENTRAL ANGLE OF 05°17'40", CHORD BEARS NORTH 87°51'42" EAST 33.07 FEET; (6) SOUTH 82°13'36" EAST 102.81 FEET; (6) SOUTH 89°29'29" EAST 199.88 FEET TO THE WEST RIGHT-OF-WAY LINE OF 1900 WEST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (1) COURSES: (1) SOUTH 90°50'05" WEST 35.68 FEET; (2) SOUTH 89°29'13" EAST 20.00 FEET; (3) SOUTH 00°50'013" WEST 505.75 FEET TO THE POINT OF BEGINNING. CONTAINING 7.47 ACRES.

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2200 SOUTH STREET BEING LOCATED NORTH 89°29'30" WEST 1318.55 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND NORTH 00°00'00" EAST 33.00 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°29'29" WEST 219.12 FEET; THENCE NORTH 00°28'40" WEST 531.81 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°36'17" EAST 232.93 FEET; THENCE SOUTH 01°00'36" WEST 532.21 FEET TO THE POINT OF BEGINNING. CONTAINING 2.76 ACRES.

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SURVEYED PARCEL

150710038 BOUNDARY DESCRIPTION

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SURVEYED PARCEL

150710038 BOUNDARY

DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-W NORTH 00°50'13" EAST 674.59 FEET ALONG THE EAS 90°00'00" WEST 60.00 FEET FROM THE SOUTHEAST OF THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE TO 12'2'47" WEST 37.48 FEET; (2) SOUTH 80°00'38" WEST 652.34 FEET; (4) SOUTH 83°12'38" WEST 102.34 FEET; (5) SO 85°12'52" WEST 203.94 FEET; (7) SOUTH 88°00'38" WEST 70 THE CENTER OF AN EXISTING CONCRETE CANA EAST 651.36 FEET TO THE WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE FEET; (2) SOUTH 06°35'18" WEST 99.79 FEET; (3) SOUBEGINNING. CONTAINING 17.20 ACRES.

CIVIL- LAND PLANNING MUNICIPAL - LAND SURVEYING

ALTA SURVEY FOR NAMPIL INVESTMENT CO LLC +/- 2100 SOUTH 1900 WEST, WEST HAVEN, UTAH LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, PROFESSIONAL LAND STUDIOS RESIDENCE BEZZ7228
Whithey Hold Beautiful Box Beautiful Box

**REVISIONS** DATE **DESCRIPTION** 

TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.