

LEGEND

SECTION MONUMENT O PROPERTY CORNER RIGHT OF WAY MONUMENT INTERSECTION MONUMENT WITNESS MONUMENT MANHOLE POWER POLE LIGHT POLE TRAFFIC SIGNAL POLE GUY WIRE FIRE HYDRANT WATER METER WATER VALVE

WATER VALVE

TELEPHONE JUNCTION BOX

CABLE RISER

ELECTRICAL JUNCTION BOX

CATCH BASIN

EMERGENCY SHUT OFF SWITCH

BALLARD

LINE LEGEND

SUBJECT BOUNDARY LINE OTHER PROPERTY LINE - EASEMENT LINE SUB-SECTION LINE RIGHT OF WAY LINE — SURVEY TIE LINE - FENCE LINE

'LESS & EXCEPTING'

SURVEYOR'S CERTIFICATE

TO: COSTCO WHOLESALE CORPORATION

FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items [1, 3, 4, 5, 8, 11, & 13] of the Table A Thereof. The fieldwork was completed on OCTOBER, 2020.

SURVEY PREPARED IN REFERENCE TO:

Commitment No.'s.: NCS-1038980-WA1 (dated 12/31/20) Escrow Officer: Rachel Norambuena - rnorambuena@firstam.com

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS NAD83(2011) UTAH STATE PLANE NORTH ZONE AS MEASURED AND NOTED HEREON BETWEEN FOUND MONUMENTS AT 36TH STREET AT ITS INTERSECTION WITH WALL AVE AND LINCOLN AVE.

NAVD88 FROM GPS USING UTAH TURN NETWORK AND GEOID12B MAGNAIL IN ASPHALT EL 4337.81 AERIAL PHOTOGRAPHY OCT 2020, UAV.

UTILITY CONTACTS

UTILITY LOCATIONS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY CALL BLUE STAKES BEFORE DIGGING. PLANNING AND DESIGN CONTACTS ARE:

JEFF HOUSTON COMCAST **CENTURYLINK** OGDEN CITY DOMINION ROCKY MTN

ROBERT VIGIL TED BULLOCK SL MAPPING DEPT JOEL SIMMONS AUSTIN LARUE

JEFF.HOUSTON@TELECON.CA ROBERT. VIGIL3@CENTURYLINK.COM TEDBULLOCK@OGDENCITY.COM 801.324.3970 GISDEPT@PACIFICORP.COM ALARUE@UTAH.GOV

NO BLUE STAKING PROVIDED - UTILITIES ARE FROM VISIBLE FEATURES AND MAPS AVAILABLE.

FEMA FLOOD ZONE

FLOOD ZONE DESIGNATION: ZONE X (MINIMAL FLOODING.) COMMUNITY PANEL NUMBER: 49057C 0428E

REFERENCES [RX]

- RECORD OF SURVEY 1862 OGDEN 36TH STREET by BALLING
- RECORD OF SURVEY 62 36TH ST & WALL AVE by RUSSELL 3. RECORD OF SURVEY 5063 KIMCO OF UTAH, INC. by HUBBARD

LEGAL DESCRIPTIONS FROM TITLE REPORTS
PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF WALL AVENUE WITH THE SOUTHERLY LINE OF 36TH STREET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF WALL AVENUE 175 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF 36TH STREET A DISTANCE OF 175 FEET: THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF WALL AVENUE A DISTANCE OF 175 FEET TO A POINT ON THE SOUTHERLY LINE OF 36TH STREET: THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF 36TH STREET 175 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO SOUTH OGDEN CITY CORPORATION BY WARRANTY DEED RECORDED FEBRUARY 17, 1995 AS ENTRY NO. 1333155 IN BOOK 1747 AT PAGE 530 OF OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING ROAD OGDEN CITY 36TH STREET KNOWN AS PROJECT NO. 3356, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWES' QUARTER OF SECTION 5. TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF WALL AVENUE AND THE SOUTHERLY LINE OF 36TH STREET. SAID POINT LIES 33.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID 36TH STREET AT ENGINEER STATION 77+39.61; AND RUNNING THENCE SOUTH 89°02'00" EAST 175.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF 36TH STREET TO A POINT ON THE GRANTOR'S EAST PROPERTY LINE; THENCE SOUTH 00"58"00" WEST 5.50 FEET ALONG SAID EAST PROPERTY LINE TO A POINT WHICH IS 38.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID 36TH STREET AT ENGINEER STATION 79+14.61; THENCE NORTH 89°02'00" WEST 112.61 FEET; THENCE SOUTH 61°19'39" WEST 71.78 FEET TO A POINT ON THE GRANTOR'S WEST PROPERTY LINE AND SAID EASTERLY RIGHT OF WAY LINE OF WALL AVENUE WHICH IS 74.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID 36TH STREET AT ENGINEER STATION 77+39.61: THENCE NORTH 00°58'00" EAST 41.00 FEET ALONG SAID WEST PROPERTY LINE AND EASTERLY RIGHT OF WAY 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.

SURVEY DESCRIPTION

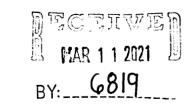
Part of the Southwest quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Meridian:

Commencing at the Intersection of Wall Avenue and 36th Street as monumented; thence South 88'41'18" East 225.00 feet along the centerline of 36th Street; thence South 01"18"55" West 38.50 feet to a point on the Southerly Right of Way line of 36th Street and the POINT OF BEGINNING; thence continuing South 01"18'55" West 169.50 feet; thence North 88'41'18" West 175.00 feet to a point on the Easterly Right of Way of Wall Avenue; thence North 0118'55" East 134.00 feet along said Right of Way, thence North 61°40'21" East 71.78 feet Along said Right of Way, thence South 88°41'18" East 112.61 feet along the Southerly Right of Way of 36th Street to the POINT OF BEGINNING. Contains 28555 square feet or 0.656 acres, more or less.

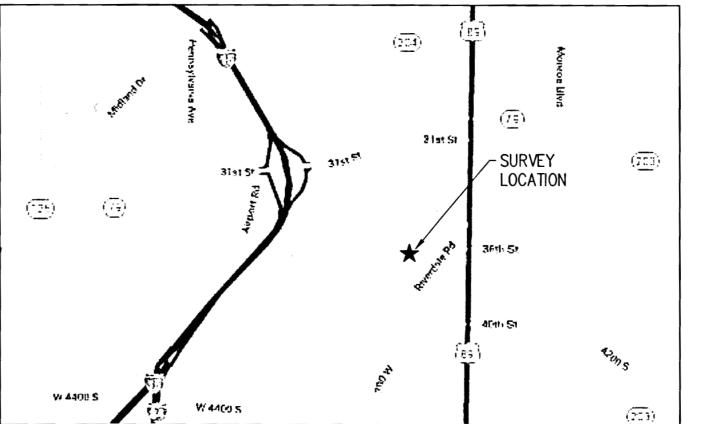
SCHEDULE B, PART II, EXCEPTIONS

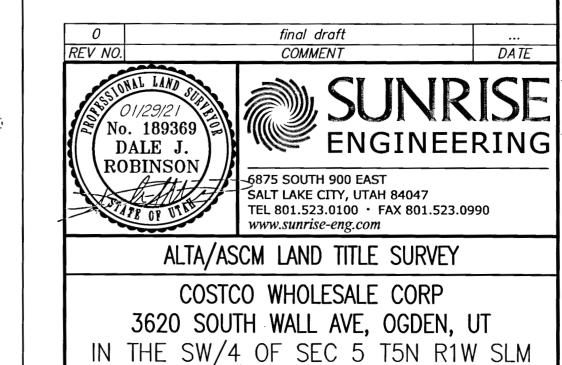
- 1-7 Standard language SEE TITLE REPORT NOT A SURVEY MATTER
- 8. General property taxes were paid in the amount of \$6103.21. Tax Parcel No. 05-139-0007 - NOT A SURVEY MATTER
- 9. Any charge upon the Land by reason of its inclusion in Central Weber Sewer, Northwest Area Redevelopment Project Area Plan and South Ogden City. - NOT A SURVEY MATTER
- 10. An easement over, across or through the Land for widening of the existing road Ogden 36th Street known as Project No. 3356 and incidental purposes, as granted to South Ogden City Corporation by Instrument recorded February 17, 1995 as Entry No. 1333156 in Book 1747 at Page 532 of Official Records. - SHOWN HEREON
- 11. <DELETED>
- 12. Non-Competition Covenant and Restriction recorded July 08, 2010 as Entry No. 2480937 of Official Records. - NOT A SURVEY MATTER
- 13. <DELETED>
- 14. A Deed of Trust dated October 02, 2017 by and between Olde Millinery Real Estate, LLC, a Utah Limited Liability Company as Trustor in favor of U.S. Title Insurance Agency, LLC as Trustee and Sunwest Bank as Beneficiary, to secure an original indebtedness of \$700,000.00 and any other amounts or obligations secured thereby, recorded October 05, 2017 as Entry No. 2882559 of Official Records. - NOT A SURVEY MATTER
- 15. An Assignment of Rents recorded October 05, 2017 as Entry No. 2882560 of Official Records, wherein Olde Millinery Real Estate, LLC, a Utah Limited Liability Company assigns all rents, leases, income and profits accruing from the land to Sunwest Bank. — NOT A SURVEY MATTER
- 16. Hazardous Substances Certificate and Indemnity Agreement recorded October 05, 2017 as Entry No. 2882561 of Official Records. - NOT A SURVEY MATTER
- 17. Notice of Adoption of the City Center Community Reinvestment Project Area Plan, dated May 26, 2020 recorded June 04, 2020 as Entry No. 3059464 of Official Records. - NOT A SURVEY MATTER
- 18. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005. - NOT A SURVEY MATTER
- 19. Any facts, rights, interest or claims which would be disclosed by a correct ALTA/NSPS survey. - PURPOSE OF THIS SURVEY
- 20. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B - NOT A SURVEY MATTER
- 21. The State Construction Registry discloses the following Preliminary Notice(s):

The name(s) Olde Millinery Real Estate, LLC and Costco Wholesale Corporation , has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein.



DATE





SURVEYED DRAWN

CHECKED

