1-8. Standard Title Exceptions

- 9-14 Taxes for the year 2021, Land is located within the boundaries of Weber County, Weber Basin Water Conservancy District, Weber County Mosquito Abatement District, Weber Fire District, Ogden Valley Park Service Area, Weber Area Dispatch 911 and Emergency Services District, Weber Fire District Bond, Minerals of whatsoever kind, water rights whether or not shown by the **Affects**: Parcels 1-3. Not survey related. Not plotted.
- (15) 15. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Affects: the northerly boundary line of Parcels 1 and 3, southeasterly corner of Parcel 2. Existing roads, rights of way shown
- (16)16. Terms and conditions as set forth in that certain Fence Line Agreement between and among Capitol Insurance Service, Inc. and William E. Lindsay Jr. and Sarah J. Lindsay, recorded August 31, 1999 as Entry No. 1659574 in Book 2031 at Page 1889. Affects: the easterly boundary line of Parcel 2. Agreement description contains errors and does not fall on existing fence but, line of occupation held. Shown hereon.
- 17-19. The effects of the 1969 Farmland Assessment Act. Affects: Parcels 1-3. not survey related, not plotted.
- 20. Right of Way Easement in favor of PacifiCorp, an Oregon corporation to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded September 5, 2008, as Entry No. 2363220. Affects: Parcel 1. Easement could not be re-traced. legal description is incomplete.
- 21-22 Resolution No. 27-2012 Confirming the Tax to be Levied for Municipal Services, Affidavit Establishing the Ogden Valley Transmitter/Recreation Special Service District, Affects: Parcel 1-3. not survey related, not plotted.
- 23-25 A lease dated July 26, 2001 by and between AT&T Wireless Services of Utah (Landlord) and Sprint Spectrum L.P. A lease dated October 16, 2002 by and between Frank W. Clawson and Ruth H. Clawson (Landlord) and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless (Tenant), Memorandum of First Amendment to Land Lease Agreement, recorded August 13, 2004 as Entry No. 2050057, A lease dated March 20, 2008 by and between American Tower Asset Sub, LLC, a Delaware limited liability company (Lessor) and Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless Affects: Parcel 1, not survey related but, cell tower is shown hereon.
- A lease dated February 28, 2008 by and between Frank W. Clawson & Ruth Clawson, Trustees (and their Successors In Trust), The Frank W. And Ruth E. Clawson Family Trust U/A dated February 14, 2005 (Lessor) and American Tower (Lessee), as disclosed in that certain Memorandum of Lease recorded November 19, 2008 as Entry No. 2376082.

Access Easement as described in that certain Memorandum of Lease recorded November 19, 2008 as Entry No. 2376082.

A lease dated May 11, 1998 by and between Frank Wessman Clawson and Ruth E. Clawson, Trustees of the Frank W. and Ruth E Clawson Family Trust U/A dated February 14, 2005 (Landlord) and American Tower Asset Sub, LLC, a Delaware limited liability company (Tenant), as disclosed in that certain Memorandum of Lease recorded September 30, 2013 as Entry No. 2657657. Affects: Parcel 1. Access Easement plotted and shown hereon.

- 27-28 UCC Financing Statement by American Tower Asset Sub, LLC, Deed of Trust, Assignment of Leases and Rents and Security Agreement, Utah Assignment and Assumption of Lease, Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement, Amendment to Deed of Trust, Assignment of Leases and Rents and Security Agreement, Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement, Trust Deed With Assignment of Rents Affects: Parcels 1-3, not survey related, not plotted.
- 29. Rights of tenant(s) in the Land. Affects: Parcels 1-3. Not Survey related, not plotted.
- (30) 30. Notwithstanding the covered risks and insuring clauses as set forth in the policy or any assumption there exists a valid and subsisting right-of-way for access over and across an adjoining land for that purpose, the Company does not insure against loss or damage by reason of a lack of access to and from the Land to a dedicated public road, street or highway. Affects: Parcel 2. Plotted and shown hereon.
- 31. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and National Society of Professional Surveyors) may disclose. Affects: Parcels 1-3. Discrepancies plotted / Shown hereon.

UNI Utility Note

The location of the utilities shown hereon are a combination of observed evidence of utilities above ground appurtenances and underground plans to determine the location of any subterranean uses. Lacking excavation, the exact location of underground features could not be accurately, completely, and reliably depicted.

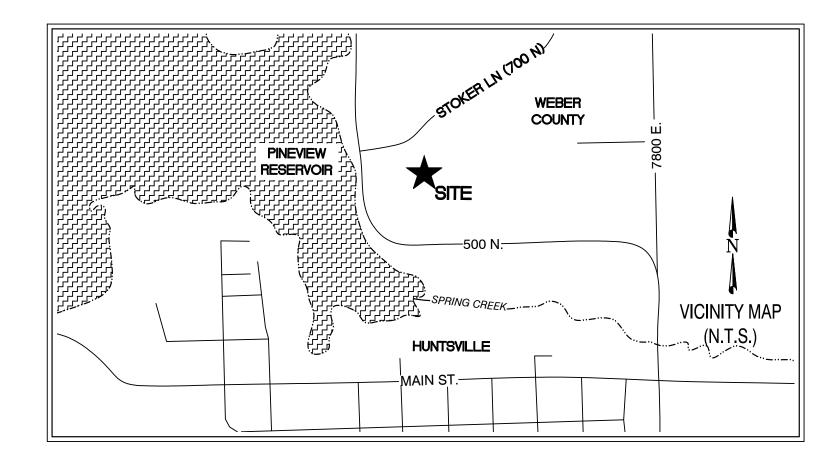
Flood Note

By graphic plotting only, this property is in zone(s) X (Other Flood Areas) of the Flood Insurance Rate Map, Community Panel No. 49057C0244F, which bears an Effective Date of June 2, 2015.

Zoning Note

This surveyor was not provided with current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer; thus, these items are not shown hereon.

ALTA/NSPS LAND TITLE SURVEY CLAWSON FAMILY TRUST PARCELS LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH JUNE 2021



Narrative / General Notes (GNT)

This survey was prepared at the request of Tom Freeman of Cushman Wakefield brokerage services for the purpose of preparing a ALTA / NSPS Survey on those parcels of land described as 21-008-0029, 21-008-0004, and 21-008-0036 by the Weber County Assessor. The bearing of S. 00°35'24" E. between the street monument at the intersection of Stoker Lane and 7100 East and the West Quarter Corner of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian was used as the Basis of Bearing for this survey.

The West Quarter and the Center of Section 7 are lost and therefore this surveyor relied on calculated data to determine the northerly boundary line of the Parcels . Ultimately the existing fences and old post were held due to their historical nature and it appears the fence is the intentional boundary between parcels. This Surveyor was unable to determine if the Quarter Section line actually falls on said fence due to lack of survey control. A portion of the easterly boundary line of Parcel. In addition, this surveyor relied on that Stoker Lane Centerline Survey filed as 6821 in the Office of the Weber County Surveyor which determined Stoker Lane has a 16.5 foot road right of way being 8.25 feet each side of the centerline of said Lane being the best fit centerline of the existing dirt road. Said Lane being determined as a public dedicated highway by virtue of it's continuous use as a pubic thoroughfare for over 10 years. The easterly boundary line of parcel 2 was determined by an existing Fence Line Agreement between and among Capitol Insurance Service, Inc. and William E. Lindsay Jr. and Sarah J. Lindsay, recorded August 31, 1999 as Entry No. 1659574 in Book 2031 at Page 1889. Said agreement description does not fall on the fence line shown hereon but is evident when comparing the data which fence was agreed to. The southerly boundary line shown hereon was determined based on the following items: 1) Evidence of monument corners, 2 Subdivisions and 3) Records of Survey. Great Basin Engineering rebar and caps were found (Shown hereon) on the subject parcels and were held as the boundary. Also, a rebar without cap was found and held at a northwesterly corner Lot 2, of the Huntsville Heights Subdivision as Entry No. 1233080. Pipe or bolt in a mound of stones were found along the southerly boundary line of Parcel 3. This Surveyor also found an iron pipe at the southeasterly corner of that parcel of land owned by Stephen Sussdorff which was held. The westerly boundary line was determined by locating the center line of 7100 East and offsetting a distance of 50.0' feet each side of the centerline. These monuments and other items of note are shown hereon. Boundary line agreements may be necessary to resolve boundary conflicts.

- On the date of the field survey, June 16, 2021 there was NO observable evidence of earth moving work, external building construction or building construction or building construction. building construction, or building additions.
- (GN2) Access to the subject property via Stoker Lane (700 North).
- On the date of the field survey there was no observable evidence of the site used as a solid waste dump, sump, or
- Current zoning classification and building setback requirements, height and floor space area restrictions, and parking requirements were not provided by insurer / client.
- (GN6) No visible address was observed on site.
- (GN7) This surveyor is unaware of any changes in street right-of-way lines, either completed or proposed at this time.
- GN8) Parcel 1 has a Deed closure error of 50.0' feet +/-

Title Report Legal Description

A PART OF THE SOUTHWEST OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 150.7 FEET EAST ALONG THE QUARTER SECTION LINE FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE EAST ALONG SAID QUARTER SECTION LINE 1852.18 FEET; THENCE SOUTH 1°04' EAST 597 FEET; THENCE SOUTH 88°50' WEST 300 FEET; THENCE NORTH 1°04' WEST 209 FEET; THENCE SOUTH 88°56' WEST 568 FEET; THENCE SOUTH 1°04' EAST 92.64 FEET; THENCE SOUTH 88°51' WEST 640.2 FEET; THENCE NORTH 7°39' WEST 150 FEET; THENCE SOUTH 88°51' WEST 290.4 FEET TO THE EAST RIGHT-OF-WAY LINE OF ROAD: THENCE NORTH 7°39' WEST 320.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE SOUTH HALF OF SECTION 7. TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT 2002.88 FEET EAST ALONG SAID QUARTER SECTION LINE FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 88°28'00" EAST 462.19 FEET, MORE OR LESS, TO AN EXISTING FENCE CORNER THAT IS SOUTH 87°23'04" WEST 43.41 FEET FROM THE CENTER OF SECTION 7 AS REFERENCED IN THAT CERTAIN FENCE LINE AGREEMENT BETWEEN AND AMONG CAPITAL INSURANCE SERVICE INC AND WILLIAM E. LINDSAY JR AND SARAH J LINDSAY SAID FENCE LINE AGREEMENT RECORDED AUGUST 31, 1999 AS ENTRY NO. 1659574 IN BOOK 2031 AT PAGE 1889 OF THE WEBER COUNTY RECORDER'S OFFICE, THENCE SOUTH 01°10'53" EAST 480.00 FEET, THENCE SOUTH 88°28'03" WEST 463.151 FEET TO A POINT WHICH IS SOUTH 01°04'00" EAST 480.00 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 01°04'00" WEST 480.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: TO WIT: FROM THE SOUTHEAST CORNER OF SAID SECTION 7, WEST 3466.50 FEET AND NORTH 1816.10 FEET TO A POINT OF BEGINNING; THENCE SOUTH 88°56' WEST 568.00 FEET; THENCE NORTH 1°04' WEST 384.00 FEET: THENCE NORTH 88°56' EAST 568.00 FEET; THENCE SOUTH 1°04' EAST 384.00 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH RIGHT OF WAY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: TO-WIT: FROM THE SOUTHEAST CORNER OF SAID SECTION 7, WEST 3466.50 FEET AND NORTH 1816.10 FEET TO A POINT OF BEGINNING; THENCE SOUTH 1°04' EAST 551 FEET TO THE COUNTY ROAD; RUNNING ALONG SAID COUNTY ROAD SOUTH 88°56' WEST 18 FEET; THENCE NORTH 1°04' WEST 551 FEET; THENCE NORTH 88°56' EAST 18 FEET TO POINT OF BEGINNING.

THIS IS THE SAME LEGAL DESCRIPTION PROVIDED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY ISSUING AGENT: COTTONWOOD TITLE INSURANCE AGENCY, INC. **COMMITMENT DATE: MAY 14, 2021** FILE NUMBER: 144776-MCF

Property Owner

Frank W. Clawson and Ruth E. Clawson, Trustees (and their Successors in Trust) of The Frank W. and Ruth E. Clawson Family Trust U/A dated February 14, 2005, as to Parcel 1 and Frank W. Clawson and Ruth E. Clawson, Trustees (and their Successors in Trust) of The Frank W. and Ruth E. Clawson Family Trust U/A dated February 14, 2006, as to Parcel 2 and Double C Farms LLC, as to Parcel 3 Open Land

Surveyor's Certification

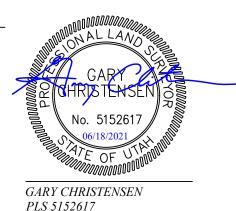
To: Fidelity National Title Insurance Company,

Cottonwood Title Insurance Agency, Inc. Frank W. Clawson and Ruth E. Clawson, Trustees (and their Successors in Trust) of The Frank W. and Ruth E. Clawson Family Trust U/A dated February 14, 2005, Frank W. Clawson and Ruth E. Clawson, Trustees (and their Successors in Trust) of The Frank W. and Ruth E. Clawson

Family Trust U/A dated February 14, 2006, Double C Farms LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on June 16, 2021.

Date of Plat or Map: _____June 18, 2021



 \bigcirc TRU

AWSON SHM

/NSP

SHEET NO. 1 OF 2

PROJECT ID: | DATE: 21-162-01 | 06/18/202

ILE NAME:

