EXCEPTIONS TO COVERAGE

This survey was completed using ALTA Owner's Policy of Title Insurance from Stewart Title Guaranty Company, under Policy No.: 0-9010-000318649, dated February 6, 2025 at 2:46

EXCEPTION NO. 2, 6-8 AND 10 (NOT A SURVEY MATTER.)

EXCEPTION NO. 1 (SEE SIGNIFICANT OBSERVATIONS.) 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 C, "Requirements" are met.

EXCEPTION NO. 3 (SURVEY DEPICTS ALL ABOVE GROUND INTERESTS - SEE SIGNIFICANT OBSERVATIONS.) 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.

EXCEPTION NO. 4 (SURVEYOR CAN ONLY COMMENT ON THOSE ITEMS PROVIDED FOR REVIEW BY TITLE COMPANY OR OBSERVED IN THE FIELD AT TIME OF FIELD VISIT.) Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.

EXCEPTION NO. 5 (SURVEY DEPICTS ALL ABOVE GROUND INTERESTS — SEE SIGNIFICANT OBSERVATIONS.) 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.

EXCEPTION NO. 9 (BLANKET IN NATURE. AFFECTS A LARGE PIECE OF LAND INCLUDING THE SUBJECT PARCEL.) THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE

ASSESSMENT DISTRICT(S) SHOWN BELOW, AND IS SUBJECT TO ALL CHARGES AND/O ASSESSMENTS LEVIED THEREBY:

DISTRICT(S): WEBER

DISTRICT(S): MULTICOUNTY ASSESSING & COLLECTING LEVY

DISTRICT(S): COUNTY ASSESSING & COLLECTING LEVY DISTRICT(S): WEBER COUNTY SCHOOL DISTRICT

DISTRICT(S): RIVERDALE CITY

DISTRICT(S): WEBER BASIN WATER CONSERVANCY DISTRICT

DISTRICT(S): CENTRAL WEBER SEWER IMPROVEMENT DISTRICT DISTRICT(S): WEBER COUNTY MOSQUITO ABATEMENT DISTRICT

DISTRICT(S): WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES DISTRICT

EXCEPTION NO. 11 (SURVEY DEPICTS ALL ABOVE GROUND INTERESTS — SEE SIGNIFICANT OBSERVATIONS.) RIPARIAN OR WATER RIGHTS, CLAIMS, OR TITLE TO WATER WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

EXCEPTION NO. 12 (SURVEY DEPICTS ALL ABOVE GROUND INTERESTS — SEE SIGNIFICANT OBSERVATIONS.) Public utility easements including but not limited to utility lines, cable lines, street lights, overhead power lines and their supporting structures located over and across the property, as disclosed by a visual inspection of the subject property.

EXCEPTION NO. 13 (DEPICTED HEREON. AFFECTS THE SOUTH HALF OF SUBJECT PARCEL.) EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: GEO. S. THOMPSON AND AMY A. THOMPSON, GRANTEE: UTAH POWER & LIGHT COMPANY, DATED: FEBRUARY 20, 1941, RECORDED: MARCH 26, 1941, ENTRY NO: 58909 BOOK/PAGE: Z/302. PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE LAND, TOGETHER WITH INCIDENTAL RIGHTS THERETO.

EXCEPTION NO. 14 (DEPICTED HEREON. AFFECTS THE NORTHERLY END OF SUBJECT PARCEL. NO WIDTH MENTIONED IN RECORD.) EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: GEORGE S. THOMPSON AND AMY A. THOMPSON, GRANTEE: UTAH POWER & LIGHT COMPANY, DATED: MAY 3, 1944, RECORDED: JUNE 3, 1944, ENTRY NO: 83916, BOOK/PAGE: 190/323. PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE LAND, TOGETHER WITH INCIDENTAL

EXCEPTION NO. 15 (DEPICTED HEREON. AFFECTS SUBJECT PARCEL AS SHOWN. NO WIDTH MENTIONED IN RECORD.) EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: GEO. S. THOMPSON AND AMY THOMPSON, GRANTEE: UTAH POWER & LIGHT COMPANY, DATED: OCTOBER 17, 1947, RECORDED: JANUARY 15, 1948, ENTRY NO: 138530, BOOK/PAGE: 279 OF LEASES/436. PURPOSE: TO CONSTRUCT. OPERATE. MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE LAND, TOGETHER WITH INCIDENTAL RIGHTS THERETO.

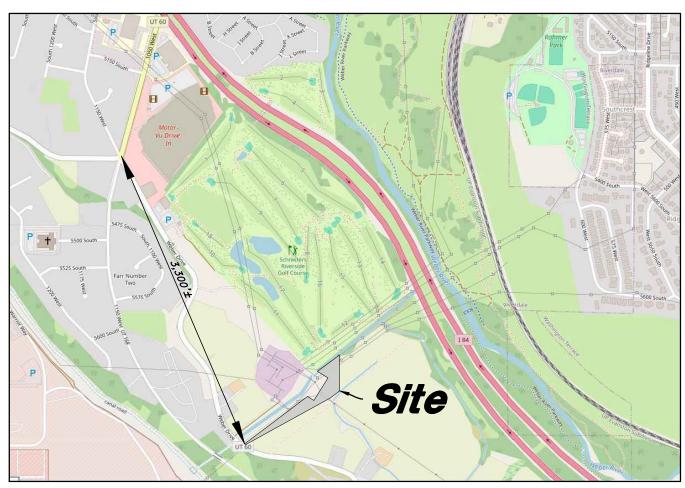
EXCEPTION NO. 16 (DEPICTED HEREON. AFFECTS SUBJECT PARCEL AS SHOWN. NOTED POLE AND GUY WIRE LOCATIONS ONLY. NO WIDTHS MENTIONED IN RECORD. DOCUMENT WAS PARTIALLY ILLEGIBLE. LOCATIONS ARE APPROXIMATE.) EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: GEO. S. THOMPSON AND AMY B. THOMPSON, GRANTEE: UTAH POWER & LIGHT COMPANY RECORDED: DECEMBER 11, 1952, ENTRY NO: 198621, BOOK/PAGE: 405/591. PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE LAND, TOGETHER WITH INCIDENTAL

EXCEPTION NO. 17 (DEPICTED HEREON. LOCATED TO WEST OF SUBJECT PARCEL AND DOES NOT AFFECT.) EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: GEO. S. THOMPSON AND AMY A. THOMPSON, GRANTEE: UTAH POWER & LIGHT COMPANY, DATED: FEBRUARY 21, 1953, RECORDED: APRIL 22, 1953, ENTRY NO: 203697, BOOK/PAGE: 415/587. PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE LAND, TOGETHER WITH INCIDENTAL RIGHTS THERETO.

EXCEPTION NO. 18 (DEPICTED HEREON. AFFECTS SUBJECT PARCEL AS SHOWN. NO WIDTH MENTIONED IN RECORD. ALSO DEFINES "ONE POLE OF A TWO-POLE STRUCTURE". LOCATION ONLY, NO WIDTH MENTIONED IN RECORD.) EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: AMY A. THOMPSON, GRANTEE: UTAH POWER & LIGHT COMPANY, DATED: JUNE 1, 1962, RECORDED: SEPTEMBER 10, 1962, ENTRY NO: 386860, BOOK/PAGE: 720/633. PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE LAND, TOGETHER WITH INCIDENTAL RIGHTS THERETO.

EXCEPTION NO. 19 (DEPICTED HEREON. AFFECTS SUBJECT PARCEL AS SHOWN. CROSSES INTO ADJOINING PARCELS. CROSSES MANY PARCELS OF LAND INCLUDING THE SUBJECT PARCEL. 30 FEET IN WIDTH.) EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, GRANTEE: UTAH POWER & LIGHT COMPANY, DATED: JULY 31, 1985, RECORDED: AUGUST 28, 1986, ENTRY NO: 980251, BOOK/PAGE: 1497/1881. PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE LAND, TOGETHER WITH INCIDENTAL RIGHTS THERETO.

EXCEPTION NO. 20 (DEPICTED HEREON. AFFECTS SUBJECT PARCEL AS SHOWN. CIRCLE SHOWN DEFINED THE POSITION OF "ONE GUY ANCHOR" PER RECORD. NO WIDTH MENTIONED IN RECORD.) EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, GRANTEE: UTAH POWER & LIGHT COMPANY, DATED: MAY 20, 1987, RECORDED: JUNE 10, 1987, ENTRY NO: 1014417, BOOK/PAGE: 1519/1210. PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE LAND, TOGETHER WITH INCIDENTAL RIGHTS THERETO.



Vicinity Map

EXCEPTIONS TO COVERAGE - CONTINUED

EXCEPTION NO. 21 (BLANKET IN NATURE.) RESERVATIONS AS SET OUT ON THAT SPECIAL WARRANTY DEED RECORDED FEBRUARY 20, 1990 AS ENTRY NO: 1101709 IN BOOK 1576 AT PAGE 292 INCLUDING BUT NOT LIMITED TO THE GRANTOR SPECIFICALLY RESERVES AND EXCEPTS UNTO ITSELF ALL MINERALS, COAL, CARBONS, HYDROCARBONS, OIL, GAS, CHEMICAL ELEMENTS AND COMPOUNDS WHETHER IN SOLID, LIQUID, OR GASEOUS FORM, AND ALL STEAM AND OTHER FORMS OF THERMAL ENERGY ON, IN, OR UNDER THE ABOVE-DESCRIBED LAND PROVIDED THAT THE GRANTOR DOES NOT RESERVE THE RIGHT TO USE THE SUBJECT PROPERTY OR EXTRACT MINERALS OR OTHER SUBSTANCES FROM THE SUBJECT PROPERTY ABOVE A DEPTH OF 500 FEET, NOR DOES THE GRANTOR RESERVE THE RIGHT TO USE THE SURFACE OF THE SUBJECT PROPERTY IN CONNECTION WITH THE RIGHTS RESERVED HEREIN.

EXCEPTION NO. 22 (APPROXIMATE LOCATION DEPICTED HEREON. AFFECTS SOUTHERLY PORTION OF SUBJECT PARCEL. CROSSES MANY PARCELS OF LAND INCLUDING SUBJECT PARCEL. 30 FEET IN WIDTH.) AGREEMENT AND GRANT OF EASEMENT DATED: AUGUST 13, 1990, RECORDED: AUGUST 23, 1990, ENTRY NO.: 1117110, BOOK/PAGE: 1585/442, BETWEEN: WEBER BASIN WATER CONSERVANCY DISTRICT AND: JOHN F. AND DEBRA M. FLYNN. PURPOSE: SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN.

EXCEPTION NO. 23 (DEPICTED HEREON. AFFECTS SUBJECT PARCEL AS SHOWN. TWO EASEMENTS. EASEMENT ONE MOSTLY LOCATED ON ADJOINING PARCEL TO EAST. 50 FEET IN WIDTH. EASEMENT TWO LOCATED ON SUBJECT PARCEL. 10 FEET IN WIDTH.) EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: JOHN F. FLYNN AND DEBRA FLYNN, GRANTEE: UTAH POWER & LIGHT COMPANY, DATED: APRIL 18, 1994, RECORDED: APRIL 21, 1994, ENTRY NO: 1287185, BOOK/PAGE: 1712/1424. PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM. UNDER. UPON AND ACROSS THE LAND, TOGETHER WITH INCIDENTAL RIGHTS THERETO.

EXCEPTION NO. 24 (BLANKET IN NATURE) LAND USE EASEMENT, DATED: MAY 2, 1995, RECORDED: JUNE 8, 1995, ENTRY NO.: 1348977, BOOK/PAGE: 1759/2322, GRANTOR: JOHN F. FLYNN AND DEBRA M. FLYNN. GRANTEE: STATE OF UTAH. (SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN). RE-RECORDED SEPTEMBER 15, 1995 AS ENTRY NO. 1363872 IN BOOK 1772 AT PAGE 281.

EXCEPTION NO. 25 (DEPICTED HEREON. AFFECTS NORTHERLY PORTION OF SUBJECT PARCEL AS SHOWN. 50 FEET IN WIDTH.) EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: JOHN F. FLYNN AND DEBRA M. FLYNN, GRANTEE: PACIFICORP, DATED: DECEMBER 1, 2003, RECORDED: DECEMBER 23, 2003, ENTRY NO: 2000577. PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION

SYSTEM, UNDER, UPON AND ACROSS THE LAND, TOGETHER WITH INCIDENTAL RIGHTS THERETO.

EXCEPTION NO. 26 (PARCEL 1A OF ALTA OWNER'S POLICY OF TITLE INSURANCE FROM STEWART TITLE GUARANTY COMPANY, UNDER POLICY NO.: 0-9010-000318649, DATED FEBRUARY 6, 2025 AT 2:46 PM.) EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: JOHN F. FLYNN AND DEBRA M. FLYNN, GRANTEE: PACIFICORP, DATED: NOVEMBER 21, 2003, RECORDED: DECEMBER 23, 2003, ENTRY NO: 2000578. PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE LAND,

EXCEPTION NO. 27 (SEE SIGNIFICANT OBSERVATIONS) ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS WHICH WOULD BE DISCLOSED BY AN INSPECTION AND ACCURATE SURVEY OF THE PREMISES.

SIGNIFICANT OBSERVATIONS

- (1) Multiple sheds/barn and overhead canopies encroach over property boundary lines.
- (2) Fences appear to be for convenience. Not boundary defined fences.
- (3) Powerlines, poles and facilities are not with recorded easements.

TOGETHER WITH INCIDENTAL RIGHTS THERETO.

NOTES

1. Gross land area for Parcel 1 is 129,070 sq.ft or 2.963 acres. 2. Address for Parcel 1 is know as 5800 S Weber Dr., Riverdale, UT 84405. 3. The nearest intersecting street is the intersection of South Weber Drive and 1050 West Street which is approximately 3,300 ft. Northwesterly.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and site plan design drawings. 811 Bluestake request was performed but no private utility locate service was requested for Table A item No. 11(b). The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. No underground explorations were performed.

NARRATIVE

This survey was requested by Brandon Cooper with Riverdale City for the purpose of preparing an ALTA/NSPS Land Title Survey.

A line between found monuments for the Center of Section and the Northeast Corner of Section 19 was assigned the WCS calculated bearing of North 44°58'35" East as the basis of bearings.

Record Bearings have been rotated 0°50'19" Clockwise to honor the WCS calculated 1/4 Section Line. Reference Documents include:

(R1) - Warranty Deed, Entry No. 3357115, Weber County Records.

A found rebar was accepted as the Northwesterly boundary point of intersection. No record of survey was found referencing this property corner.

RECORD DESCRIPTION

Part of the North Half of Section 19, Township 5 North, Range 1 West, Salt Lake Meridian, U. S. Survey: beginning South 0°42'56" East 46.65 feet and South 53°12' West 715.41 feet from the Northeast Corner of said Northwest Quarter of said Section 19, and running thence South 1°00' East 366.46 feet, thence South 52°48' West 120.00 feet, thence South 60°55' West 990.85 feet, thence North 59°02' West to the South boundary of land owned by Utah Power and Light Company, thence North 52°48' East along said boundary line of the Utah Power and Light Company's Land 801.11 feet, thence South 59° East 78.53 feet, thence North 31°40' East 273.4 feet, thence North 58°20' West 127 feet, thence North 53°12' East 270 feet, more or less, to the place of beginning.

Excepting therefrom the following: a parcel of land in fee for the widening and reconstruction of an existing highway, State Road 60, known as project no. stp-brf-0060 (1) 1, being part of an entire tract of property situate in the Southwest 1/4 Northwest 1/4 of Section 19, Township 5 North, Range 1 West, Salt Lake Base & Meridian, the boundaries of said parcel of land are described as follows: beginning at the Southerly corner of said entire tract, said point being 30.71 feet radially distant Northeasterly from the centerline of said project at engineer station 15+35.63, which point is 1112.61 feet east along the North line of said Section 19 and 1395.78 feet South from the Northwest Corner of said Section 19, and running thence North 62°07'58" West 15.00 feet, thence North 52°48'00" East 16.98 feet along the Northwesterly boundary line of said entire tract, thence Southeasterly 16.68 feet along the arc of a 600.00-foot radius curve to the left (note: chord bears South 55°16'41" East 16.68 feet) to the Southeasterly boundary line of said entire tract thence South 60°55'00" West 15.99 feet along said Southeasterly boundary line to the point of beginning. (E# 2024453) line to the point of beginning. (E# 2024453)

Together with the following described right of way: a strip of land twelve (12) feet in width to provide ingress & egress across property owned by Utah Power, situate in the Northwest Quarter of Section 19, Township 5 North, Range 1 West, Salt Lake Base & Meridian, the centerline of said 12 foot strip is described as follows: beginning at a point on the Northerly right of way line of South Weber Drive said point being 1579.54 feet North 89°09'46" West along the Section Line and 1387.66 feet South from the North Quarter Corner of said Section 19 and running thence North 49°50'53" East 131.27 feet, thence North 53°50'05" East 247.49 feet, thence North 53°30'15" East 210.31 feet, thence North 53°53'26" East 223.61 feet, thence North 39°01'24" East 64.64 feet, thence North 27°26'10" East 126.31 feet, thence North 18°21'01" East 86.65 feet to a gate and the terminus of this easement at which point the North Quarter Corner of said Section 19 bears 1022.42 feet North 51°47'13" East.

Situate in Weber County, State of Utah.

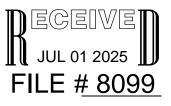
CERTIFICATION

To Riverdale City Redevelopment Agency and Brandon Cooper and Steward Title Guaranty

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/NSPS, and includes Items 4, 11(a), 11(b), 13, 14 and 18 of Table A thereof. Field work was completed on 03-28-2025. Regarding 11(b) of Table A, no private utility locate was performed.



Ken B. Hawkes Utah PLS No. 8707113



Prop

Sur

Title

and

ISN

7

April, 2025

W:\25-708 Riverdale City Flynn Property\DWG\25-708-V.dwg, 4/8/2025 6:33:11 PM, tniederkorn, 1:1

