

SCHEDULE B - 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.
2. Taxes or assessments which are not now payable, or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the public records.
3. Any facts, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession, or claiming to be in possession, thereof.
4. Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights, including but not limited, easements or equitable servitudes, water rights, or claims or title to water.
7. Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Note: Exceptions 1-7 will be deleted on any extended or expanded coverage loan policies.

9. General property taxes for the year 2025 ARE NOW DUE AND PAYABLE in the amount of \$15.27 for Tax Serial No. 21-026-0010 in Weber County.
(NOTE: TAXES WILL BECOME DELINQUENT DECEMBER 1)

General property taxes for the year 2025 ARE NOW DUE AND PAYABLE in the amount of \$92.28 for Tax Serial No. 21-026-0011 in Weber County.
(NOTE: TAXES WILL BECOME DELINQUENT DECEMBER 1)

General property taxes for the year 2024 were paid in the amount of \$13.98 for Tax Serial No. 21-026-0010 in Weber County.

General property taxes for the year 2024 were paid in the amount of \$84.35 for Tax Serial No. 21-026-0011 in Weber County.

10. Any special assessment taxes which are now or may be levied against said property by the City of Huntsville for local improvements or services as may be therein provided.
11. Said property is within the boundaries of the Tax District 520 and is subject to the charges and/or the assessments of said District.
12. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 13, 2018, as Entry No. 2941577 in Book at Page , of the Official Records .
13. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel in, on, and/or 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.
14. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.

15. Subject to all existing roads, street, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights of way and easements thereof.

Rights or claims of parties in possession and easements, or claims of easements, discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts in which a correct survey and inspection of the premises would disclose and which are not shown by the public records; including but not limited to, the fact that the legal description of Parcel 2 does not close.

16. The effects, terms, conditions, restrictions, reservations, and limitations (if any) of the Quit-Claim Deed, recorded July 10, 2018, as Entry No. 2929888, in the official records .

17. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claim and/or claim liens thereunder.

TITLE REPORT BOUNDARY DESCRIPTION

Parcel 1:
A part of the Northeast Quarter of Section 17, Township 6 North, Range 2 East, Salt Lake Meridian: Beginning at a point 30.06 chains West and 8.97 chains North of the Southeast Corner of said Quarter Section and running thence North 0° 45' West 500 feet; thence East 260 feet; thence South 0° 45' East 500 feet; thence West 260 feet to the place of Beginning.

Parcel 2:
Part of the Northeast One-Quarter of Section 17, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: Beginning 20.4 chains West and 8.97 chains North of the Southeast Corner of said One-Quarter Section, thence North 88° West 377.48 feet, thence North 500 feet, thence West 260 feet, thence North 773.8 feet to Center of Road, thence South 89° 15' East 10.19 chains, thence South 1° East 18.73 chains to Beginning.

AS SURVEYED BOUNDARY DESCRIPTION

AS SURVEYED PARCEL 210260010 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING LOCATED NORTH 90°00'00" WEST 1731.56 FEET AND NORTH 00°00'00" EAST 615.07 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17 (BASIS OF BEARING BEING THE EAST SECTION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, WHICH BEARS SOUTH 00°04'58" EAST 2658.44 FEET); RUNNING THENCE NORTH 86°30'00" WEST 260.00 FEET; THENCE NORTH 01°39'25" WEST 500.00 FEET; THENCE SOUTH 86°30'00" EAST 260.00 FEET; THENCE SOUTH 01°39'25" EAST 500.00 FEET TO THE POINT OF BEGINNING. CONTAINING 129,473 SQUARE FEET OR 2.972 ACRES.

AS SURVEYED PARCEL 210260011 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING LOCATED NORTH 90°00'00" WEST 1731.56 FEET AND NORTH 00°00'00" EAST 615.07 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17 (BASIS OF BEARING BEING THE EAST SECTION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, WHICH BEARS SOUTH 00°04'58" EAST 2658.44 FEET); RUNNING THENCE NORTH 01°39'25" WEST 500.00 FEET; THENCE NORTH 86°30'00" WEST 260.00 FEET; THENCE NORTH 01°39'25" WEST 742.34 FEET; THENCE SOUTH 88°36'22" EAST 659.66 FEET TO THE EXTENSION OF THE WEST SUBDIVISION LINE OF FIELD OF DREAMS SOUTH FORK SUBDIVISION, PLAT 2; THENCE ALONG SAID SUBDIVISION LINE AND ITS EXTENSION SOUTH 00°42'33" EAST 1284.96 FEET; THENCE NORTH 86°30'00" WEST 380.40 FEET TO THE POINT OF BEGINNING. CONTAINING 683,652 SQUARE FEET OR 15.695 ACRES.

NOTES

- A. THE SUBJECT PROPERTY LIES WITHIN THE ZONE WEBER COUNTY AV-3 ZONE.
- B. THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0263F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- C. THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT SITE DEVELOPMENT OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- D. 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.
- E. THERE WAS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- F. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- G. THE SUBJECT PROPERTY HAS A PURPORTED ADDRESS OF 8439 EAST 100 SOUTH, HUNTVILLE, UTAH, AND WAS OBSERVED IN THE FIELD.
- H. THE SUBJECT PROPERTY IS RAW UNDEVELOPED LAND.
- I. RECORD DEED MISCLOSURES AS SHOWN HEREON.
- J. FENCE LINE ENCROACHMENTS TO OR FROM THE PROPERTY AS SHOWN HEREON.

NARRATIVE

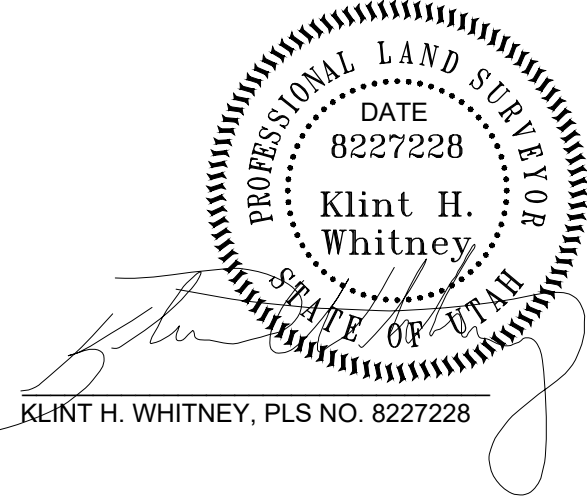
THE PURPOSE OF THE SURVEY WAS TO DO AN ALTANSPPS SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 115471-25 WITH AN EFFECTIVE DATE OF NOVEMBER 10, 2025 AT 7:00 A.M. THE SURVEY WAS ORDERED BY JEFF GOOD. THE BASIS OF BEARING IS EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST WHICH BEARS SOUTH 00°04'58" EAST, UTAH NORTH. NAD 83 STATE PLANE GRID BEARING.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS ALTANSPPS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. I FURTHER CERTIFY TO:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
PROSPECT TITLE INSURANCE AGENCY, LLC
BARRIE L. MCKAY, AND JULIE J. MCKAY
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 ALTANSPPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND IS BASED ON COMMITMENT FOR TITLE INSURANCE FILE NUMBER 115471-25 WITH AN EFFECTIVE DATE OF NOVEMBER 10TH, 2025 AT 7:00 A.M. AND INCLUDES ITEMS 1, 2, 3, 4, 13, 14, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON December 11, 2025.

SIGNED THIS 12TH DAY OF DECEMBER, 2025.

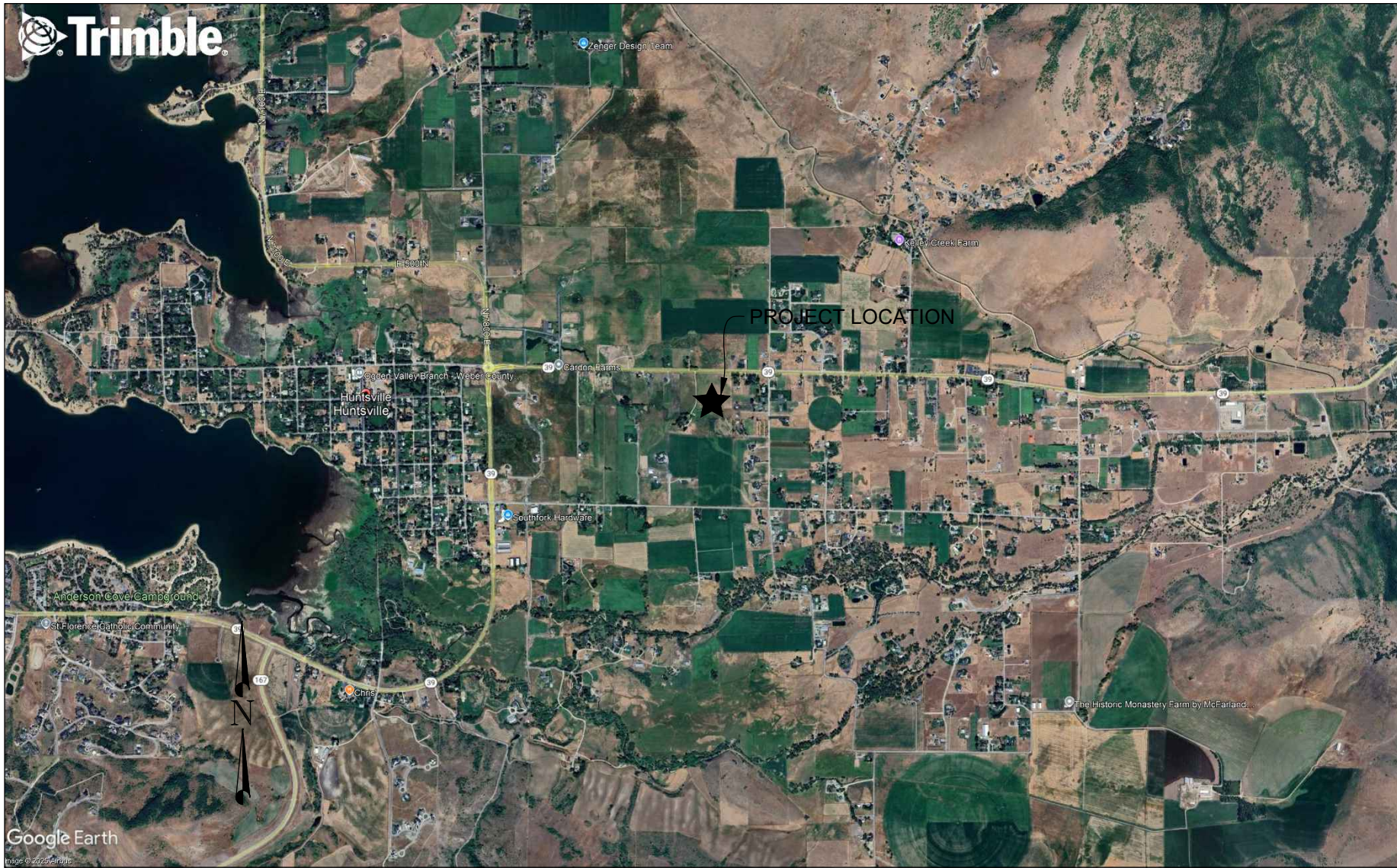
RECEIVED
JAN 06 2026
FILE # 8261



UTILITY CONTACT

Code	Name	Phone Ext	Contact Name	Email	Comments	Description
ALWC	ALLWEST COMMUNICATIONS	433-783-4996	MONT FLYGARE	MONT.FLYGARE@ALLWEST.COM		CABLE TV & PHONE
CCUT00	COMCAST / TELECON DESIGN, USA	514-644-2333	ANNETTE HARM	ANNETTE.HARM@TELECON.COM		CATV&FIBER MARKED BY INTEGRITY
CTLUT01	LUMEN/CENTURYLINK	385-479-7345	JAMES CHIDESTER	JAMES.CHIDESTER@LUMEN.COM		FBR/PHN MARKED BY USIC
HVIC	HUNTSVILLE IRRIGATION	801-541-0393	JUB ENGINEERS-PAUL TAYLOR			IRRIGATION
QGCOCL	ENBRIDGE GAS UTAH	801-324-3970	SL MAPPING DEPARTMENT	MAPREQUESTS@ENBRIDGE.COM	FOR PRINTED & ELECTRONIC MAPS	GAS MARKED BY ELM LOCATING
RMPOGD	ROCKY MOUNTAIN POWER - OGDEN	801-886-7007	KEVIN HILL	RMPPLANNINGANDDESIGNREQUESTS@PACIFICORP.COM	FOR PRINTED & ELECTRONIC MAPS	ELECTRIC MARKED BY USIC
WBRCO	WEBER COUNTY	801-399-8004	CHAD MEYERHOFFER	CMYERHO@CO.WEBER.UT.US		STORM DRAIN & SEWER
WBRSRVY	WEBER COUNTY SURVEY	801-399-8020	SURVEYORS OFFICE	SURVEYOR@WEBERCOUNTYUTAH.GOV	FOR AN INTERACTIVE MAP VISIT: WWW3.CO.WEBER.UT.US/GIS/MAPS/SURVEY/INDEX.HTML	NOTIFICATION ONLY; NO MARKINGS

VICINITY MAP



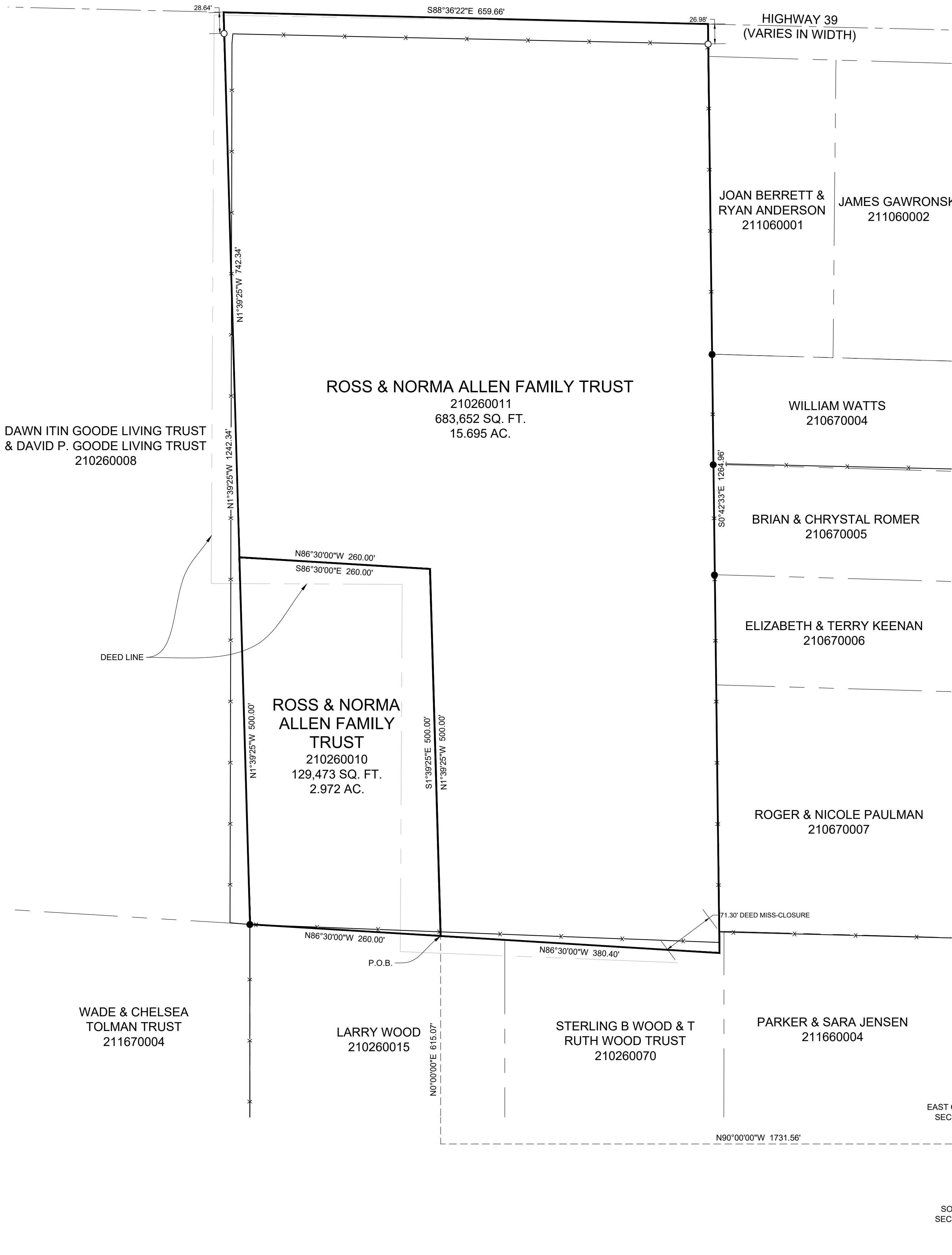
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DATE:	1/03/2019
DESIGN:	
DRAWN:	SGP
CHECKED:	KHW

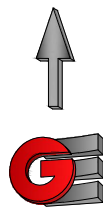
REVISIONS	DESCRIPTION
DATE	

ALTA SURVEY FOR JEFF GOOD
8439 EAST 100 SOUTH, HUNTSVILLE, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 2 EAST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

S1
2




Scale in Feet
1" = 80'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- DEED LINE

RECEIVED
JAN 06 2026
FILE # 8261

SCALE: 1" = 80'

DATE: 11/1/24

DESIGN: -----

DRAWN: JTN

CHECKED: KHW

DWG.: R-2001 - MISS SURVEY 05-573 ALLEN PROPERTY AL TA SURVEY 05-573 ALLEN PROPERTY AL TA DWG

REVISIONS

DATE	DESCRIPTION


8227228
Klint H. Whitney
STATE OF UTAH
PROFESSIONAL LAND SURVEYOR

PROPERTY SURVEY FOR DON JENSEN

+/- 8401 EAST HIGHWAY 39, HUNTSVILLE, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 2 EAST, S.L.B. AND M.

GARDNER ENGINEERING

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