

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Title Insurance from First American Title Insurance Company under Commitment No. NCS-1270828-MICH dated June 13, 2025 @ 7:30 A.M.

EXCEPTION NO. 1-9, AND 12-16 (GENERAL OR STANDARD EXCEPTIONS WHICH CONTAIN NO DOCUMENTS TO REVIEW OR NOTHING TO PLOT)

EXCEPTION NO. 10 (AFFECTS THIS PROPERTY ALONG WITH MORE LAND, BUT CONTAINS NOTHING TO PLOT, INCLUDES ACCESS ALONG THE NORTH LINE OF ADJOINING PARCEL EAST TO WASHINGTON BLVD): Effects of a Boundary Line Agreement by and between OMMIC, a corporation and Patrick A. Dean and Chilyon Dean, wherein the parties thereto agree that a common line shall be the boundary between their respective properties, recorded July 13, 2011 as Entry No. 2533907 of Official Records.

EXCEPTION NO. 11 (NOT PLOTTED, AFFECTS THIS AND OTHER PARCELS): Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry No. 2718461 of Official Records.

This survey was also completed using Commitment for Title Insurance from First American Title Insurance Company under Commitment No. NCS-1270826-MICH dated June 13, 2025 @ 7:30 A.M.

EXCEPTION NO. 1-9, AND 13-18 (GENERAL OR STANDARD EXCEPTIONS WHICH CONTAIN NO DOCUMENTS TO REVIEW OR NOTHING TO PLOT)

EXCEPTION NO. 10 (PLOTTED, AFFECTS A PORTION OF THIS LOT): A right of way as disclosed by that certain Warranty Deed recorded September 24, 1984 as Entry No. 919534 in Book 1454 at Page 1184 of Official Records.

EXCEPTION NO. 11 (NOT PLOTTED, AFFECTS THIS AND OTHER PARCELS): Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry No. 2718461 of Official Records.

EXCEPTION NO. 12 (AFFECTS AN APPROXIMATE 30' WIDE OPENING ON PROPERTY TO THE SOUTH, FOR CROSS ACCESS BETWEEN ADJOINING PARCELS, BUT CONTAINS NOTHING TO PLOT): Future Cross Access Easement recorded May 13, 2024 as Entry No. 3325391 of Official Records.

EXCEPTION NO. 20 (AFFECTS THE DRIVE ENTRANCE OF THIS LOT, BUT CONTAINS NOTHING TO PLOT): Vehicular access permitted by UDOT.

This survey was also completed using Commitment for Title Insurance from First American Title Insurance Company under Commitment No. NCS-1270827-MICH dated June 13, 2025 @ 7:30 A.M.

EXCEPTION NO. 1-9, AND 17-22 (GENERAL OR STANDARD EXCEPTIONS WHICH CONTAIN NO DOCUMENTS TO REVIEW OR NOTHING TO PLOT)

EXCEPTION NO. 10 (COVERS THE SOUTH HALF OF THIS SITE, ALONG WITH MORE LAND): An easement for Telephone and Telegraph lines as granted to The Mountain States Telephone and Telegraph Company by Instrument recorded August 31, 1915 in Book L at Page 391 of Official Records.

EXCEPTION NO. 11 (NOT PLOTTED, AFFECTS THIS AND OTHER PARCELS): Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry No. 2718461 of Official Records.

EXCEPTION NO. 12 (NOT PLOTTED, COVERS AND DESCRIBES THIS LOT): The fact that the Legal Description in that certain Warranty Deed dated October 7, 2022 does not affect a mathematical closure and does not close by 150 feet recorded October 19, 2022 as Entry No. 3260146 of Official Records and the Legal Description in the current Vesting Deed, being Warranty Deed does not affect a mathematical closure and does not close by 150 feet recorded March 17, 2023 as Entry No. 3276747 of Official Records.

EXCEPTION NO. 13 (AFFECTS AN APPROXIMATE 30' WIDE OPENING ON THE NORTH END OF THIS PROPERTY AND AN APPROXIMATE 24' WIDE OPENING ON THE SOUTH END OF THIS PROPERTY, FOR CROSS ACCESS BETWEEN ADJOINING PARCELS, BUT CONTAINS NOTHING TO PLOT): Future Cross Access Easement recorded May 13, 2021 as Entry No. 3325391 of Official Records.

EXCEPTION NO. 14 (AFFECTS AN APPROXIMATE 30' WIDE OPENING ON THE NORTH END OF THIS PROPERTY AND AN APPROXIMATE 24' WIDE OPENING ON THE SOUTH END OF THIS PROPERTY, FOR CROSS ACCESS BETWEEN ADJOINING PARCELS, BUT CONTAINS NOTHING TO PLOT): Future Cross Access Easement recorded May 13, 2024 as Entry No. 3325392 of Official Records.

EXCEPTION NO. 15 (NOT PLOTTED, COVERS AND DESCRIBES THIS LOT): A Construction Deed of Trust dated July 17, 2024 to secure an original indebtedness and other obligations secured thereby, recorded July 18, 2024 as Entry No. 3333203 of Official Records.

EXCEPTION NO. 16 (NOT PLOTTED, COVERS AND DESCRIBES THIS LOT): An Assignment of Rents recorded July 18, 2024 as Entry No. 3333204 of Official Records.

FLOOD PLAIN

This property lies entirely within flood Zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 49057C0213 F dated 30 November, 2023. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (no shading)

ZONING

This property is located in the C-3 (Regional Commercial Zone) according to the Ogden City Utah Zone Map found on the Ogden City Utah Website.

Front Yard Setback - None for commercial buildings, 15' for parking lot or display area for commercial use. 20' for dwellings not along Washington Boulevard. 15' for dwellings along Washington Boulevard.

Side Yard Setback (Facing a Street) - None for commercial buildings, 15' for parking lot or display area. 15' for dwellings.

Side Yard Setback - None, except 10' adjacent to a residential or O-1 Zone. For buildings over 35' in height next to a residential or O-1 zone an additional 1' setback is required for every foot the building is over 35 feet in height.

Rear Yard Setback - None, except for parking adjacent to a residential of o-1 zone and 30' for buildings adjacent to residential or O-1 Zone. For buildings over 35' feet in height next to a residential or O-1 Zone an additional 1' setback is required for every foot the building is over 35' in height.

Building Coverage - 60%

Building Height - None

NOTES

- The address of these properties include 541 Washington Blvd and 599 South Washington Blvd, Ogden Utah.
- Gross Land Area for the three parcels equals 70,834 sq. ft. or 1.626 acres.
- There are 49 striped parking stalls on the AutoZone Property, of which, 2 are designated for ADA Access and Parking. OMMIC and Ogden 599, LLC have no observable parking stalls.
- There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There appeared to be no changes in street right of way, or evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.

UTILITY CONTACT INFORMATION

Water, Sewer and Storm Water

Ogden City Corporation - Russ Eldridge - 801-629-8696

Cable

Comcast - Northern Utah - Jeff Houston - 435-224-2356 - jeff.houston@telecom.com

Telephone (Centurylink)

CenturyLink Local Network - Teresa Hinton - 801-974-8181 - teresa.hinton@centurylink.com

Gas

Dominion Energy - John Staples - 801-324-3970 - john.staples@questar.com

Power

Rocky Mountain Power - Joel Simmans - 503-813-6993 - gisdept@pacifiCorp.com

Fiber Optics

AT&T - Rob Williamson - 208-850-7448 - rw7517@att.com

McI/Verizon Business - Investigations - 972-729-6016 - investigations@verizon.com

Syringa Networks - Engineering - 800-454-7214 - gis@syringanetworks.net

UDOT Region 1 - Lincoln Port - 801-620-1632 - lport@utah.gov

UTILITY STATEMENT

The underground utilities shown have been located from field survey information. 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. The surveyor has physically located the underground utilities visible at the surface of marked by utility locaters and no GPR or underground explorations were performed.



VICINITY MAP
Not to Scale

NARRATIVE

This Survey was requested by Mr. Sean Rakhshani of Earth Science LLC for the purpose of depicting the current conditions of the site, as well as Title Purposes.

A line between monuments found in the Intersections of 600 South & Washington Boulevard and 500 South and Washington Boulevard with a bearing of N 0°50'15" E was used as the Basis of Bearings for this Survey.

Property Corners were not set at this time.

RECORD DESCRIPTIONS

NCS-1270828-MICH, OMMIC, a Utah Corporation:

Part of the Southeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 730.8 feet North 88°57'30" West along the quarter section line and 651.3 feet South 0°48' West along the center of Washington Avenue and 239.45 feet North 89°12' West from the Northeast corner of said quarter section, thence South 0°48' West 50 feet, North 89°12' West 136.45 feet, thence North 0°48' East 50 feet, thence South 89°12' East 136.45 feet to Beginning.

NCS-1270826-MICH, AutoZone, Inc. a Nevada Corporation:

Part of the Southeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 730.8 feet North 88°57'30" West along the quarter section line and 839.3 feet South 0°48'00" West along the center line of Washington Boulevard and 66.00 feet North 89°12'00" West from the Northeast corner of said Southeast Quarter section, and running thence North 89°12'00" West 306.9 feet; thence North 0°48'00" East 138 feet; thence South 89°12'00" East 306.9 feet to the West line of said Washington Boulevard; thence South 0°48'00" West 138 feet the Place of Beginning.

NCS-1270827-MICH, Ogden 599, LLC, a Utah limited liability company:

Part of the Southeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 796.8 feet North 88°57'30" West along the Quarter Section line and 839.3 feet South 0°48' West along the West line of Washington Avenue from the Northeast corner of said Quarter Section; running thence North 89°12' West 150.00 feet; thence South 0°48' West 144.14 feet; thence South 89°0' East 150.00 feet to the West line of Washington Avenue; thence North 0°48' East 144.29 feet, more or less, to the Point of Beginning.

CERTIFICATION

To AutoZone Parts, Inc., a Nevada Corporation, OMMIC, a Utah Corporation, Ogden 599, LLC, a Utah limited liability company and 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/NSPS, and includes Items 1, 2, 3, 4, 5, 7(a)(b)(c), 8, 9, 10, 13, 16, 17, 18, 19 and 20 of Table A thereof.

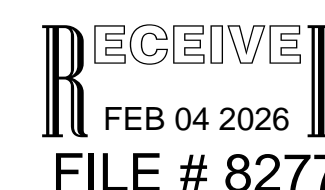
The field work was completed on 8 Oct, 2025.



Date _____

Ken B. Hawkes
Utah PLS No. 8707113

AutoZone 0860

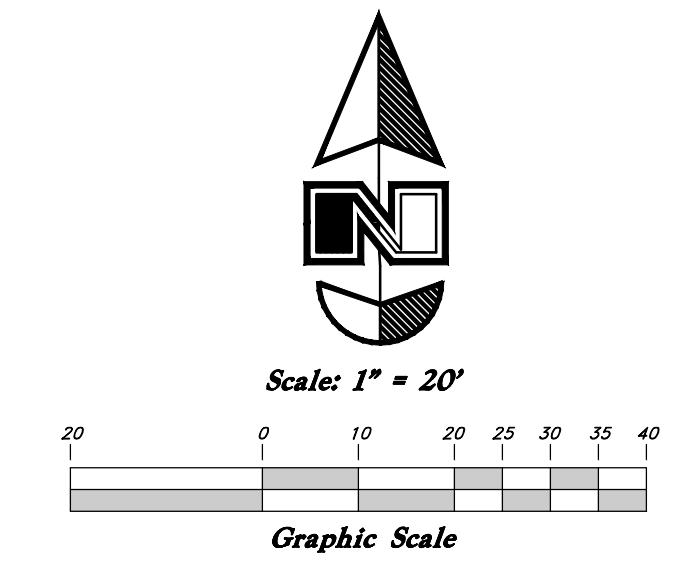


REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4415 SALLC (801)392-7544
 WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey
AutoZone 541 - Ogden
 599 South Washington Boulevard
 Ogden City, Weber County, Utah
 A part of Section 17, T6N, R1W, SLB&M, U.S. Survey

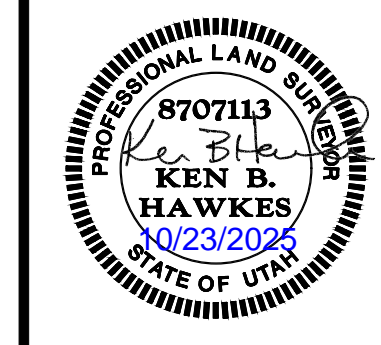
October, 2025
 SHEET NO.
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 of 2
 18N755 - V



Legend

(Note: All items may not appear on drawing)

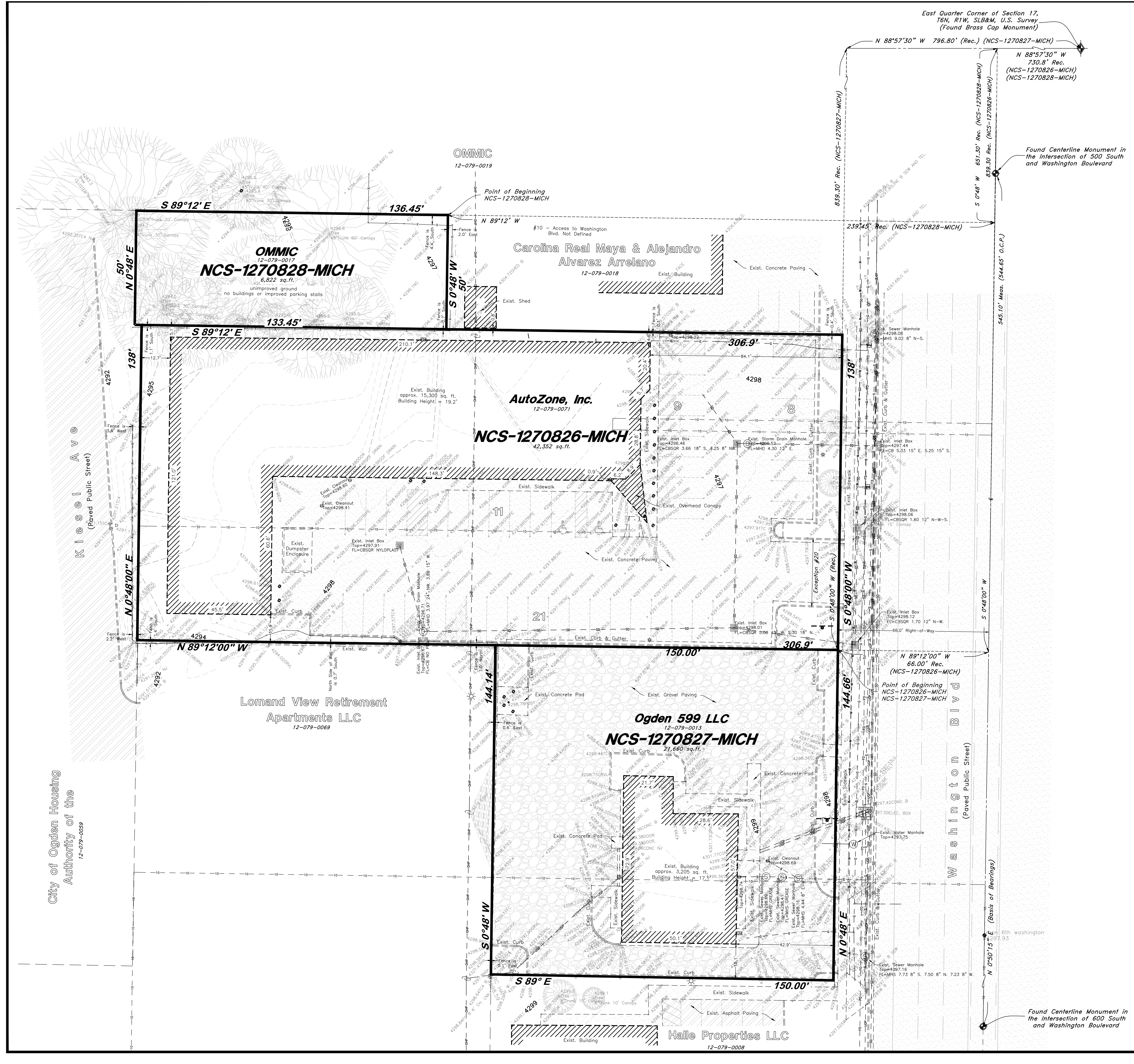
- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- Tree To Remain in Place
- Cluster of Trees
- Stream Channel (Orange Pins)
- Wetland Boundary (Pink Pins)
- Stream Channel
- Wetlands



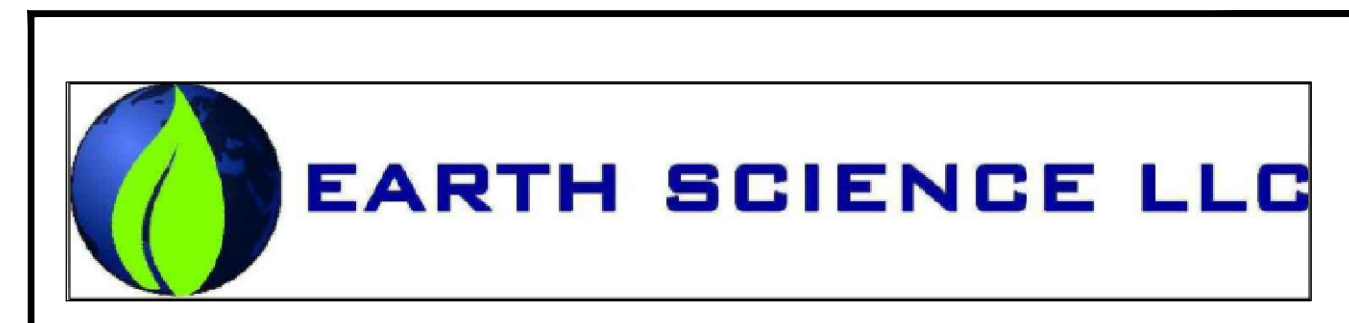
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ALTA/NSPS Land Title Survey
AutoZone 541 - Ogden
 599 South Washington Boulevard
 Ogden City, Weber County, Utah
 A part of Section 17, T6N, R1W, SLB&M, U.S. Survey

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 SHEET NO.
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City of Ogden Housing
 Authority of the
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