



Mountain View Title and Escrow File No. 150577 dated September 30, 2016.

**Exception No. 11A:** Rights of way and easements for all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, cable fiber optic, sewer, gas or water lines.

**Exception No. 12A:** An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552.

**Exception No. 13A:** Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Exception No. 14A: Deed of Trust recorded: July 6, 2010 as Entry Number 2480652.

Mountain View Title and Escrow File No. 151065 dated September 30, 2016.

Exception No. 11B: Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

Exception No. 12B: Public Utility Easements including but not limited to utility lines, cable lines, overhead power lines and their supporting structures located over the property lines, as disclosed by a visual inspection of the subject property.

**Exception No. 13B:** An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan, as approved by the South Ogden City Redevelopment Agency, as the official Redevelopment Plan for the Northwest Area Redevelopment Project Area recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552.

**Exception No. 14B:** Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Exception No. 15B: Easement in favor of South Ogden Conservation District recorded September 11, 1940 in Book 136 at Page 137.

Exception No. 16B: Trust Deed With Assignment of Rents recorded April 15, 2014 as Entry Number 2682561.

Exception No. 17B: Warrant for Delinquent Tax Civil Number 116905471 dated August 22, 2011.

Mountain View Title and Escrow File No. 150923 dated September 30, 2016.

Exception No. 11C: Rights of way and easements for all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, cable fiber optic, sewer, gas or water lines.

Exception No. 12C: An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552.

Exception No. 13C: A perpetual easement to construct, reconstruct, operate and maintain a pipeline, on, in, over, upon or across the real estate dated May 1, 1941 in Book 144 at Page 136.

Exception No. 14C: Right, from time to time, hereafter to erect, install, lay, use, maintain, replace, repair, operate, increase or decrease the size of or remove a water pipeline for the purpose of transmitting or distributing water on, over, under and across the Land recorded June 11, 1979 as Entry Number 779668 in Book 1307 at Page 270. Survey findings: A 7 foot wide easement exists along the west line of Parcel 10 and is shown hereon.

Exception No. 15C: Storm Drainage Right-of-Way Agreement recorded April 17, 1990 as Entry Number 1106506 in Book 1579 at Page 163. Survey findings: A 20' wide easement exists along the south line of Parcels 1, 4 and 10 and is shown hereon.

Exception No. 16C: Storm Drainage Construction Easement recorded April 17, 1990 as Entry Number 1106507 in Book 1579 at Page 164. Survey findings: A 50 foot wide easement exists along the south line of Parcels 1, 4 and 10 and is shown hereon.

Exception No. 17C: Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Exception No. 18C: Trust Deed With Assignment of Rents recorded September 1, 2010 as Entry Number 2489746.

Exception No. 19C: The proceedings pending in the United States Bankruptcy Court, District of Utah, as a Chapter 13 Bankruptcy, filed on December 30, 2015, as Bankruptcy Case No. 15-31888.

Mountain View Title and Escrow File No. 150752 dated September 30, 2016.

Exception No. 11D: All existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power, poles, telephone, sewer, gas or water lines and rights-of-way and easements thereof.

Exception No. 12D: Storm Drainage Right-of-Way Agreement recorded April 17, 1990 as Entry Number 1106502 in Book 1579 at Page 157.

Exception No. 13D: An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552. Survey findings: The subject property is subject to the terms of the Plan cited in this exception.

**Exception No. 14D:** Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Exception No. 15D: Deed of Trust recorded: July 6, 2010 as Entry Number 2480652.

Exception No. 16D: Warrant for Delinquent Tax Civil Number 116905471 dated August 22, 2011.

Exception No. 17D: Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Exception No. 18D: Trust Deed With Assignment of Rents recorded October 16, 2007 as Entry Number 2298395.

Exception No. 19D: Warrant for Delinquent Tax Civil Number 116905471 dated August 22, 2011.

Mountain View Title and Escrow File No. 1501053 dated September 30, 2016.

**Exception No. 11E:** Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

**Exception No. 12E:** Public Utility Easements including but not limited to utility lines, cable lines, overhead power lines and their supporting structures located over the property lines, as disclosed by a visual inspection of the subject property.

**Exception No. 13E:** An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan, as approved by the South Ogden City Redevelopment Agency, as the official Redevelopment Plan for the Northwest Area Redevelopment Project Area recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552.

**Exception No. 14E:** Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Exception No. 15E: Trust Deed With Assignment of Rents recorded October 16, 2007 as Entry Number 2298395.

Exception No. 16E: Warrant for Delinquent Tax Civil Number 116905471 dated August 22, 2011.

Mountain View Title and Escrow File No. 151052 dated September 30, 2016.

**Exception No. 11F:** Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

**Exception No. 12F:** Public Utility Easements including but not limited to utility lines, cable lines, overhead power lines and their supporting structures located over the property lines, as disclosed by a visual inspection of the subject property.

**Exception No. 13F:** An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan, as approved by the South Ogden City Redevelopment Agency, as the official Redevelopment Plan for the Northwest Area Redevelopment Project Area recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552. Survey findings: The subject property is subject to the terms of the Plan cited in this exception.

**Exception No. 14F:** Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Exception No. 15F: Trust Deed With Assignment of Rents recorded October 16, 2007 as Entry Number 2298395.

Exception No. 16F: Warrant for Delinquent Tax Civil Number 116905471 dated August 22, 2011.

Mountain View Title and Escrow File No. 151052 dated September 30, 2016.

**Exception No. 11G:** Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

**Exception No. 12G:** Public Utility Easements including but not limited to utility lines, cable lines, overhead power lines and their supporting structures located over the property lines, as disclosed by a visual inspection of the subject property.

**Exception No. 13G:** An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan, as approved by the South Ogden City Redevelopment Agency, as the official Redevelopment Plan for the Northwest Area Redevelopment Project Area recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552. Survey findings: The subject property is subject to the terms of the Plan cited in this exception.

**Exception No. 14G:** Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Exception No. 15G: Trust Deed With Assignment of Rents recorded October 16, 2007 as Entry Number 2298395.

Exception No. 16G: Warrant for Delinquent Tax Civil Number 116905471 dated August 22, 2011.

Mountain View Title and Escrow File No. 150576 dated September 30, 2016.

**Exception No. 11H:** Right of Way and Easement for any roads, ditches, canals, pipelines, transmission lines, power, telephone, sewer, gas, fiber optic, cable, water, cable or other utility lines now existing over, under or across said property.

**Exception No. 12H:** An easement for the construction and maintenance of a culinary waterline recorded May 19, 2000 as Entry Number 1706742 in Book 2073 at Page 370.

**Exception No. 13H:** Easement for constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical services and transmission lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street and signal lighting facilities, directional and traffic information signs recorded November 23, 2009 as Entry Number 2446179.

**Exception No. 14H:** An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan, as approved by the South Ogden City Redevelopment Agency, as the official Redevelopment Plan for the Northwest Area Redevelopment Project Area recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552. Survey findings: The subject property is subject to the terms of the Plan cited in this exception.

**Exception No. 15H:** Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

Exception No. 16H: Deed of Trust recorded November 19, 2004 as Entry Number 2069429

Exception No. 17H: Revolving Credit Deed of Trust recorded March 23, 2005 as Entry Number 2092618. Modification of Deed of Trust recorded May 3, 2012 as Entry Number 2574841.

Mountain View Title and Escrow File No. 151030 dated September 30, 2016.

**Exception No. 11I:** Storm Drainage Right-of-Way Agreement for South Ogden City recorded April 17, 1990 as Entry No. 1106504 in Book 1579 at Page 161. Survey findings: A 20 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon.

**Exception No. 12H:** Storm Drainage Right-of-Way Agreement for South Ogden City recorded April 17, 1990 as Entry No. 1106505 in Book 1579 at Page 162. Survey findings: A 50 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon.

**Exception No. 13H:** Storm Drainage Right-of-Way Agreement for South Ogden City recorded: April 17, 1990 as Entry Number 1106510 in Book 1579 at Page 167. Survey findings: A 50 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon.

**Exception No. 14H:** Storm Drainage Right-of-Way Agreement for South Ogden City recorded: April 17, 1990 as Entry Number 1106511 in Book 1579 at Page 168. Survey findings: A 20 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon.

**Exception No. 15H:** Storm Drainage Right-of-Way Agreement for South Ogden City recorded: April 17, 1990 as Entry Number 1106512 in Book 1579 at Page 169. Survey findings: A 20 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon.

**Exception No. 16H:** Storm Drainage Right-of-Way Agreement for South Ogden City recorded: April 17, 1990 as Entry Number 1106513 in Book 1579 at Page 170. Survey findings: A 50 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon.

**Exception No. 17H:** Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

**Exception No. 19H:** An Ordinance of South Ogden City, Utah, adopting the Northwest Area Redevelopment Project Area Plan, as approved by the South Ogden City Redevelopment Agency, as the official Redevelopment Plan for the Northwest Area Redevelopment Project Area recorded September 8, 2003 as Entry Number 1972513. Notice of Adoption of Amendment to Northwest Redevelopment Project Area Plan recorded November 4, 2011 as Entry Number 2548552. Survey findings: The subject property is subject to the terms of the Plan cited in this exception.

**Exception No. 20H:** Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

**Exception No. 22H:** Child Support Lien Civil Number 126903622, dated: June 13, 2012. Survey findings: The issues cited in this exception are not matters of survey.

Mountain View Title and Escrow File No. 151030 dated September 30, 2016.

**Exception No. 11H:** Storm Drainage Right-of-Way Agreement for South Ogden City recorded April 17, 1990 as Entry No. 1106504 in Book 1579 at Page 161. Survey findings: A 20 foot wide easement exists along the southerly line of Parcel 15 and is shown hereon.

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**Exception No. 20H:** Certificate of Creation of the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry Number 2718461. Survey findings: The subject property is located within the area described in this exception and is subject to the terms of the agency.

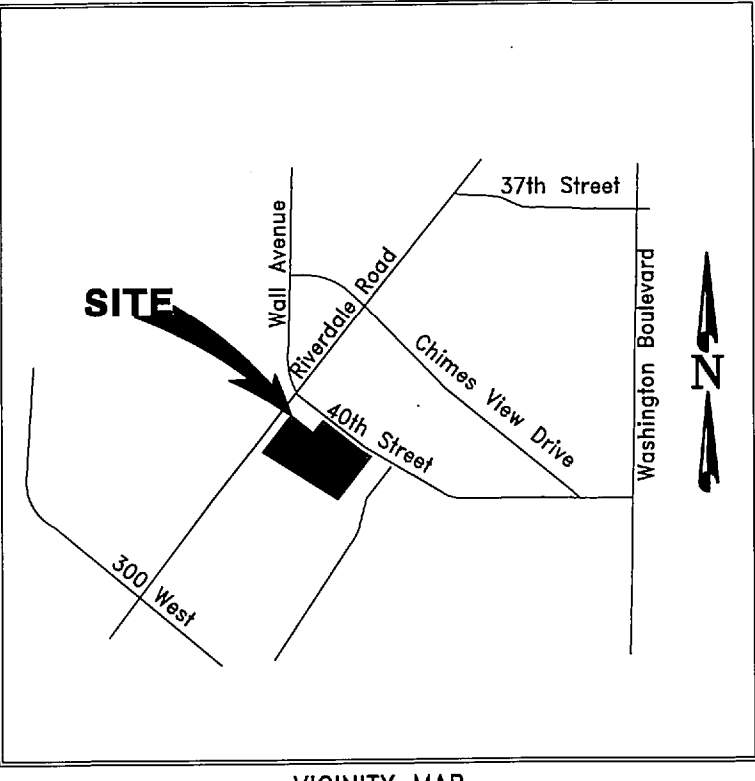
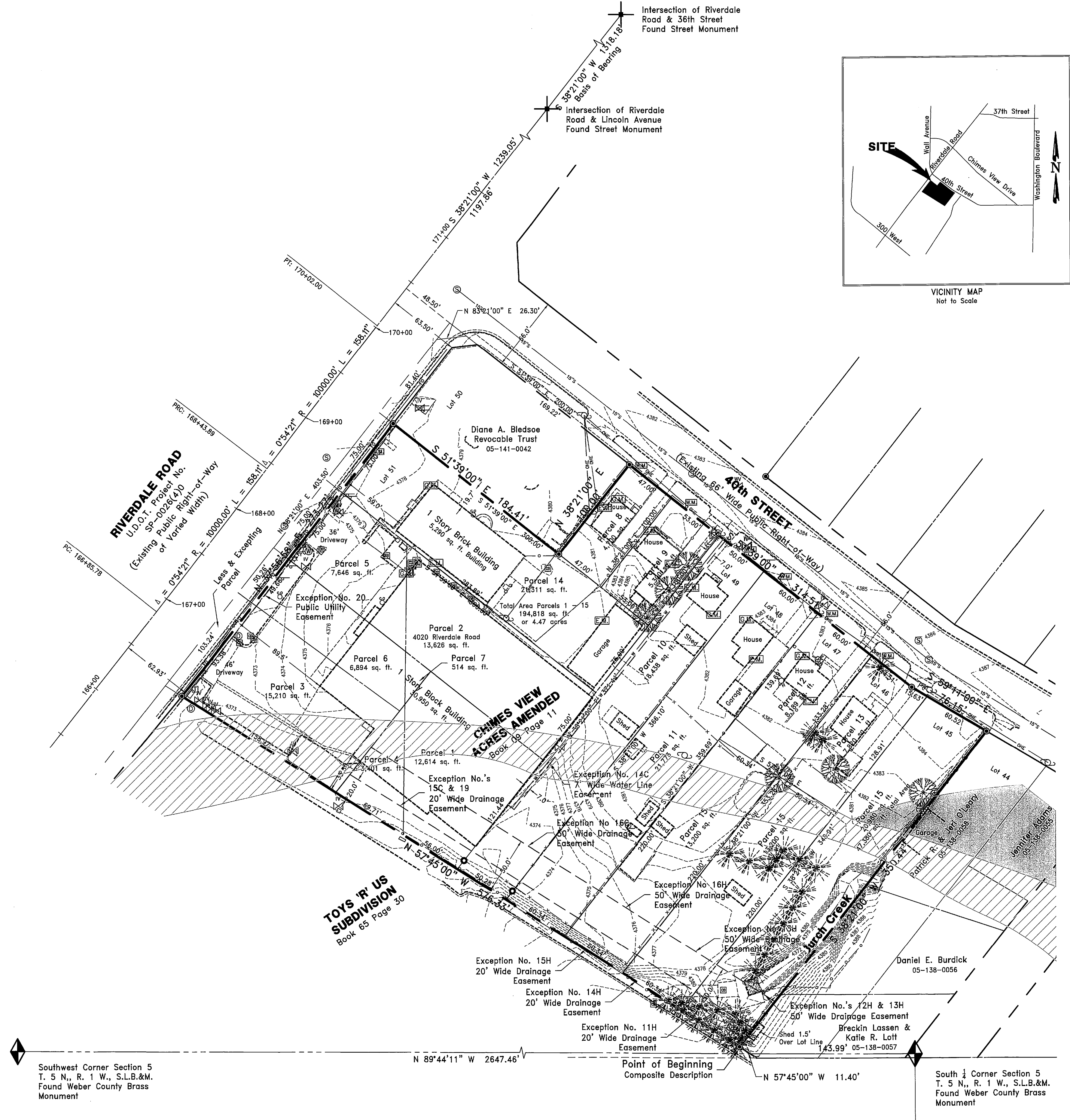
**Exception No. 22H:** Child Support Lien Civil Number 126903622, dated: June 13, 2012. Survey findings: The issues cited in this exception are not matters of survey.

**FLOOD ZONE:** The subject property is located in a Zone Designation of X, areas determined to be outside of the 0.2% annual chance of flood and a Zone AE, areas where Base Flood Elevations have been determined, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0428E, with a date of identification of December 16, 2005, for Community No. 49057C, in Weber County, State of Utah, which is the current Flood Insurance Rate Map for the community in which the subject property is situated. The AE Zone and the Floodway Areas in Zone AE are plotted hereon as shown on said FEMA Map. Burch Creek has been relocated and its current position is shown hereon.

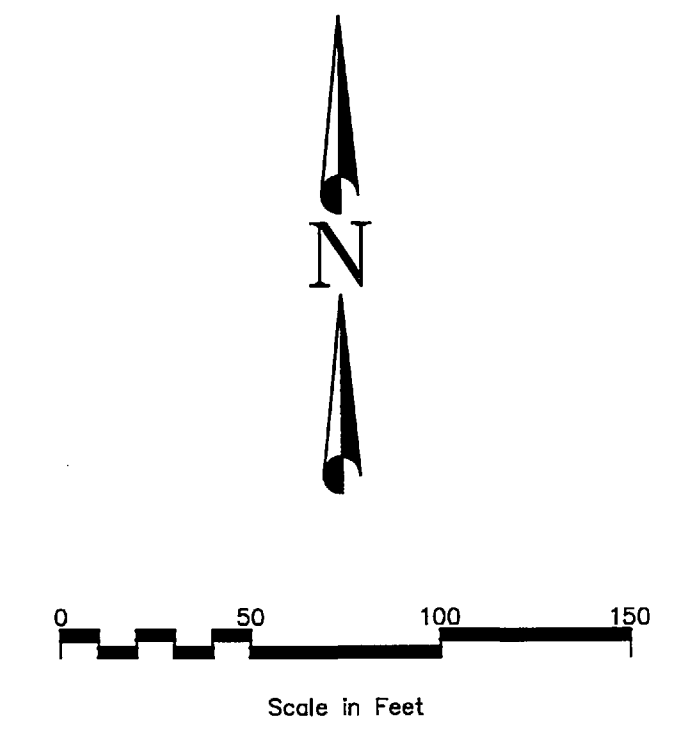
RECEIVED  
JAN 23 2017  
BY: 5651B

DRAWN <u>MNC 10/16</u> DATE	CHECKED <u>JDP 10/16</u> DATE	<b>DOUBLE S REAL ESTATE INVESTMENTS, LLC</b>  <b>SOUTH OGDEN CITY, WEBER COUNTY, UTAH</b>	 <b>DOMINION</b> Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	<b>ALTA/NSPS LAND TITLE SURVEY</b> <b>4020 SOUTH RIVERDALE ROAD</b>		PROJECT NO. 2703-01	
DESIGNED _____ DATE	PROJECT ENGINEER			LOCATED IN THE SW 1/4 & SE 1/4, SEC. 5 & NW 1/4, SEC. 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN	SHEET NO. 2 of 3		
APPROVED _____ DATE	JDP PROJECT MANAGER			NO. _____	REVISIONS _____	BY _____	DATE _____

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- LEGEND**
- Section Corner Monument Found (As Noted)
  - Street Monument Found, Not Found
  - Property Boundary Line
  - Right-of-Way Line
  - Monument Line
  - Easement Line
  - Set Rebar W/Cap Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted)
  - Found Rebar W/Cap Stamped "ROADRUNNER"
  - Edge of Existing Improvements (As Noted)
  - Existing Chain Link Fence
  - Existing Storm Drain Line
  - Existing Overhead Electric Line
  - Existing Sewer Line
  - Existing Underground Telephone Line
  - Existing Water Line
  - Existing Gas Line
  - Existing Utility Pole, Guy, Light Pole, Electric Box
  - Existing Telephone Man Hole, Box
  - Existing Water Valve, Man Hole, Fire Hydrant, Fire Valve
  - Existing Sewer Man Hole
  - Existing Deciduous, Evergreen Tree
  - Floodway Areas in Zone AE
  - Flood Zone AE

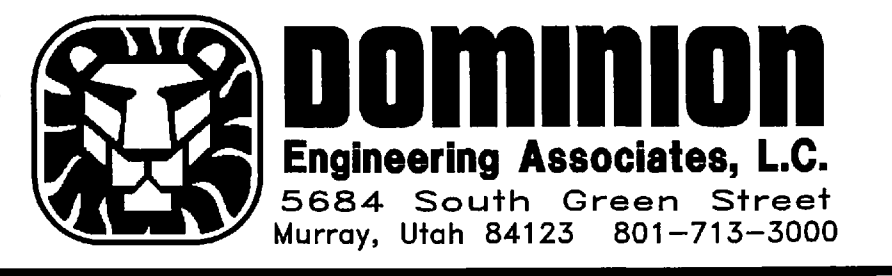


**COMPOSITE BOUNDARY DESCRIPTION:**  
 A parcel of land located in the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah, described as follows:  
**BEGINNING** at the Southeastery Corner of Lot 45, Chimes View Acres, Amended Plat, said corner being North 89°44'11" West 143.99 feet along the south line of the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian and North 57°45'00" West 11.40 feet from the Weber County monument found marking the South Quarter Corner of said Section 5, and thence along the south line of said subdivision and the westerly extension thereof North 57°45'00" West 576.33 feet to the easterly line of Riverdale Road; thence along said line the following two courses: 1) North 39°29'15" East 28.43 feet and 2) North 37°56'58" East 184.41 feet to a point which bears North 51°39'00" West 100.00 feet from the Northeastery Corner of said Lot 51; thence North 38°21'00" East 100.00 feet to the southerly line of 40th Street; thence along said line the following two courses: 1) South 51°39'00" East 314.51 feet and 2) South 59°11'00" East 76.15 feet to the Northeastery Corner of said Lot 45; thence South 38°21'00" West 350.44 feet to the POINT OF BEGINNING. Said parcel contains 194,818 square feet or 4.47 acres, more or less.

RECEIVED  
JAN 23 2017  
BY: 5651C

<b>DRAWN</b>	MNG 10/16	<b>CHECKED</b>	JDP 10/16
<b>DESIGNED</b>	DATE	<b>PROJECT ENGINEER</b>	DATE
<b>APPROVED</b>	DATE	<b>PROJECT MANAGER</b>	DATE

**DOUBLE S REAL ESTATE INVESTMENTS, LLC**  
**SOUTH OGDEN CITY, WEBER COUNTY, UTAH**



**ALTA/NSPS LAND TITLE SURVEY**  
**4020 SOUTH RIVERDALE ROAD**  
 LOCATED IN THE SW 1/4 & SE 1/4, SEC. 5 & NW 1/4, SEC. 8,  
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

<b>PROJECT NO.</b>	2703-01		
<b>SHEET NO.</b>	3 of 3		
<b>FILE NAME:</b>	S OGDEN		
<b>SCALE:</b>	1"=50'		
<b>NO.</b>	<b>REVISIONS</b>	<b>BY</b>	<b>DATE</b>