

VICINITY MAP  
Not to Scale

**EXCEPTIONS TO COVERAGE**

The following items are listed as exceptions to coverage in a Title Report prepared by Chicago Title Insurance Company; File No. 17-2582 TB, Amendment No. 2, Effective Date: February 24, 2017 at 7:30 a.m.

**EXCEPTION NO. 1-9 (NOTHING TO PLOT):** Not a Survey related matter.

**EXCEPTION NO. 10 (PLOTTED, AFFECTS THE SOUTHERLY 10 FEET OF PARCEL 2):** Easement in favor of the Utah Department of Transportation recorded May 10, 1976 as Entry No. 664828 in Book 1126 at Page 41 of Official Records.

**EXCEPTION NO. 11 (PLOTTED, AFFECTS ALL OF PARCELS 2, 3, AND 4):** Terms and conditions of that certain Easement by and between Tilus Foods, Inc., a Utah corporation and Ronald A. Ohe recorded April 30, 1985 as Entry No. 936229 in Book 1466 at Page 2260 of Official Records.

**EXCEPTION NO. 12 (NOT PLOTTED, AFFECTS ALL OF PARCEL 1, 2, 3, AND 4):** Reservations contained in that certain Special Warranty Deed recorded August 15, 1986 as Entry No. 978890 in Book 1496 at Page 2185 of Official Records.

**EXCEPTION NO. 13 (NOTHING TO PLOT, AFFECTS ALL OF PARCEL 1):** Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded February 1, 1990 as Entry No. 1100591 in Book 1575 at Page 1125 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

**NOTE:** Said document provides for among other things the formation of a management committee which has the power to assess and levy fees for the maintenance of the common area within the development.

An Amendment to declarations recorded February 1, 1990 as Entry No. 1100592 in Book 1575 at Page 1152 of Official Records.

**EXCEPTION NO. 14 (NOTHING TO PLOT, AFFECTS PARCEL 1 AND PARCEL 2):** Access Agreement recorded June 2, 2016 as Entry No. 2796424 of Official Records.

**EXCEPTION NO. 15 (NOTHING TO PLOT, AFFECTS PARCEL 1):** Utah Department of Transportation Drainage Agreement recorded June 29, 2016 as Entry No. 2800992 of Official Records.

**EXCEPTION NO. 16 (NOT PLOTTED, AFFECTS ALL OF PARCEL 1, 2, 3, AND 4):** Deed of Trust dated July 15, 2016 by and between Ogden Black Bear, LLC, a Utah limited liability company, as Trustor, in favor of First American Title Insurance, as Trustee, and America First Federal Credit Union, as Beneficiary, to secure an original indebtedness of \$1,325,000.00 and any other amounts or obligations secured thereby, recorded July 18, 2016 as Entry No. 2804114 of Official Records.

**EXCEPTION NO. 17 (NOT PLOTTED, AFFECTS ALL OF PARCEL 1, 2, 3, AND 4):** An Assignment of Rents, wherein Ogden Black Bear, LLC, a Utah limited liability company assigns all rents, leases, income and profits accruing from the land to America First Federal Credit Union being recorded July 18, 2016 as Entry No. 2804115 of Official Records.

**EXCEPTION NO. 18 (NOT PLOTTED, AFFECTS ALL OF PARCEL 1, 2, 3, AND 4):** An unrecorded Lease executed by Ogden Black Bear, LLC, a Utah limited liability company, as Landlord, and Bear Tracks Holdings, LLC as successor in interest to Bear Tracks, Inc., as Tenant, as disclosed by that certain Subordination, Non-Disturbance and Assignment Agreement and Estoppel Agreement recorded October 5, 2016 as Entry No. 2818849 of Official Records.

**FLOOD ZONE**

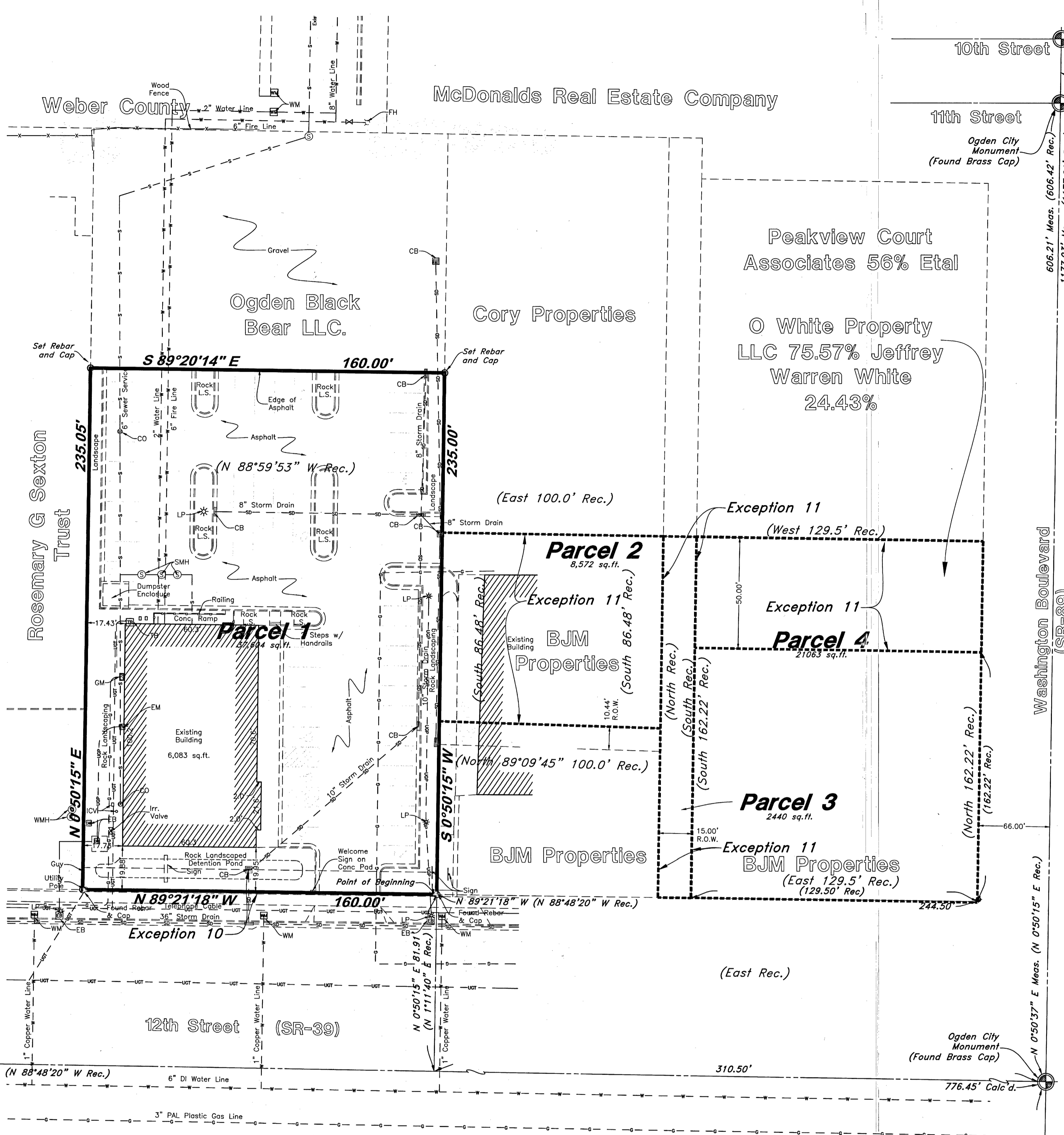
The property lies entirely within flood zone 'X' (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, and Incorporated Area Map No. 490570426E dated December 16, 2005, (Community Panel No 4901890426E). Flood Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% Annual Chance Floodplain".

**ZONING**

As per Optional Item 6 of Table B, Subject Property was found in RMU and RMF 35 Zoning but no specific zoning information was provided by client at the time of the survey.

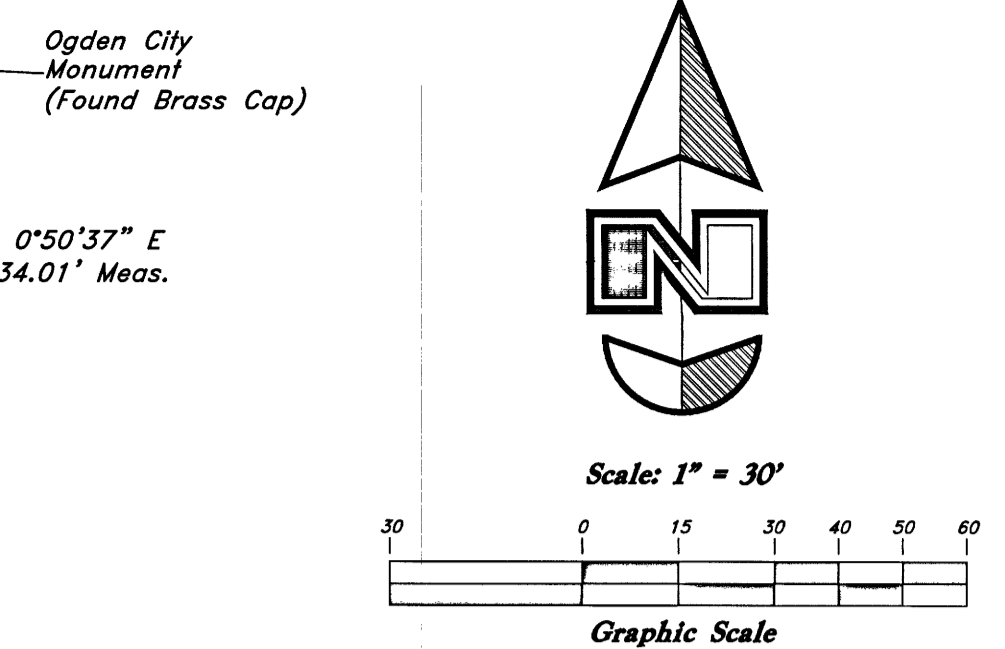
**NOTES**

- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines or observed evidence of recent street or sidewalk construction or repairs which would affect subject property.
- There is no observed evidence of site being used as a solid waste dump, sump or sanitary landfill.



**LEGEND**

Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
Service Pole	SP	Light Pole	SMH	Sewer Manhole
Sanitary Sewer line	SS	Power Pole	WV	Water Valve
Culinary Water line	CP	Telephone Pole	CB	Catch Basin
Gas line	TP	Fire Hydrant	DV	Diversion Box
Storm Drain line	SD	Flowline of Ditch	TC	Top of Curb
Secondary Waterline	SW	Toe of Slope	TSW	Top of Sidewalk
Land Drain line	LD	Top of Slope	GAS	Gas line Marker
Irrigation Waterline	IW	Top of Slope	GUY	Guy Wire
Power Pole	FC	Fence	BLDG	Building Corner
Post	DMH	Drain Manhole	NG	Natural Ground
Water Meter	WM	Water Meter	FD	Fire Hydrant
Gas Meter	GM	Spot Elevation	WV	Water Valve
Telephone Box	CB	Contour	LP	Light Pole
Sewer Manhole	SMH	Asphalt	PT	Power Pole w/guy
Drain Manhole	DMH	Concrete	DT	Deciduous Tree
Water Manhole	WM	Building	CT	Coniferous Tree
Cleanout Box	CB	Catch Basin		



**DESCRIPTIONS FROM TITLE REPORT**

The land referred to in this Commitment is located in Weber County, Utah and is described as:

**PARCEL 1:**  
Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point which is North 88°48'20" West 244.50 feet from the intersection of the West line of Washington Boulevard and the North line of 1200 South Street (SR-39), said point further being North 88°48'20" West 310.50 feet and North 0°50'15" East 81.91 feet from the Ogden City survey monument situated at the intersection of said Washington Boulevard and 1200 South Street, and running thence North 89°21'18" West 160.00 feet along said North line of 1200 South Street; thence North 0°50'15" East 235.05 feet; thence South 89°20'14" East 160.00 feet; thence South 0°50'15" West 235.00 feet to the point of beginning.

Contains: 37,604 sq.ft.

**PARCEL 2:**  
Together with a right of way appurtenant to Parcel 1 above, as presently exists over and across the following described property:

Part of the Northeast quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian:

Beginning at a point 162.22 feet North along the West line of Washington Boulevard from the intersection of the West line of Washington Boulevard with the North line of 12th Street (as widened in 1976) and West 144.5 feet, more or less, to the West line of a 15 foot wide right of way described below, and running thence South 86.48 feet, more or less, along the West line of said 15 foot wide right of way to the North line of a 10.44 foot wide right of way; thence North 89°09'45" West 100.0 feet along the North line of said 10.44 foot wide right of way; thence North 86.48 feet, more or less, to a point due West of the point of beginning; thence East 100 feet, more or less, to the point of beginning.

**PARCEL 3:**  
Together with a right of way appurtenant to Parcel 1 above, over the following described property:

Beginning at a point on the North line of 12th Street 129.5 feet West of the West line of Washington Avenue, and running thence North parallel to Washington Avenue 162.65 feet; thence West 15 feet; thence South 162.65 feet to a point 15 feet West of the point of beginning; thence East 15 feet to the point of beginning.

**PARCEL 4:**  
Together with a right of way appurtenant to Parcel 1 above, over the Northernmost fifty (50) feet of the following described property as granted by that certain Easement recorded April 30, 1985 as Entry No. 936229:

A part of the Northeast quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian:

Beginning at the intersection of the West line of Washington Avenue (as widened in 1977) and the North line of 12th Street, and running thence North 162.22 feet along the West line of Washington Avenue; thence West 129.5 feet; thence South 162.65 feet to the North line of 12th Street; thence East 129.5 feet along the North line of 12th Street to the point of Beginning.

**PARCEL 5:**  
Together with the appurtenant rights to said land, appurtenant to Parcel 1 above, created in that certain Declaration of Covenants, Conditions, Easements and Restrictions recorded February 1, 1990 as Entry No. 1100591 in Book 1575 at Page 1125 of Official Records (said Declaration may have been heretofore amended or supplemented).

**NARRATIVE**

This ALTA/NSPS Land Title Survey was requested by Dan Moore from CBS Advisors for Title Purpose.

Ogden City Brass Cap monuments were found at the intersections of 13th Street and Washington Boulevard, 12th Street and Washington Boulevard, 11th Street and Washington Boulevard, and 10th Street and Washington Boulevard.

A line bearing North 0°50'15" East between the monuments along Washington Boulevard between 13th Street and 11th Street was used as the basis of bearings.

A Boundary Survey by Knox & Associates, Dated August 24, 1995, Bush & Gudgeff Inc., Dated August 6, 1998, Hansen & Associates Inc., Dated January 22, 2013, & Robinson, Blehn & Blehn Inc., Dated November 7, 2000 filed with Weber County Surveyor, ALTA Survey for Black Bear Ogden, Dated November 18, 2015 were used as reference for this survey.

Lines of the property were established by comparing documents of record for the subject and adjoining properties with occupation found on the ground.

Record Bearings have been rotated 0°21'25" clockwise to match bearings of Survey on Record at Weber County.

Property Corners are set as indicated.

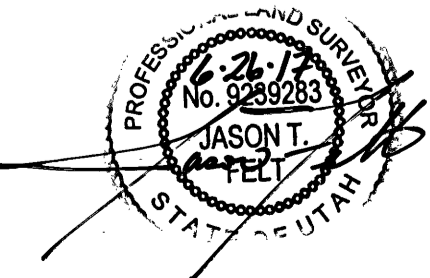
RECEIVED  
DEC 01 2017  
BY: 5866

**ALTA/NSPS LAND TITLE SURVEY CERTIFICATION**

To Chicago Title Insurance Company, National Title Agency of Utah, Inc.; Dansie Family Partnership; CBC Advisors; Ogden Black Bear, LLC, a Utah limited liability company:

This is to certify that this map or plat of the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 2, 3, 4, 6(a), 7(c), 7(b1), 8, 9, 10(a), 11, 13, 16, 17, 18, and 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/NSPS Land Title Surveys."

Date JUNE 26, 2017  
Signed Jason T. Fell  
Registration No. 9239283



**GREAT BASIN**  
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
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**ALTA/NSPS Land Title Survey**  
**366 12th Street**  
 366 12th Street  
 Ogden City, Weber County, Utah  
 A part of the Northeast 1/4 of  
 Section 20, T6N, R1W, S16&M, U.S. Survey.

**31 Mar, 2017**

SHEET NO.  
**1**