

VICINITY MAP  
Not to Scale

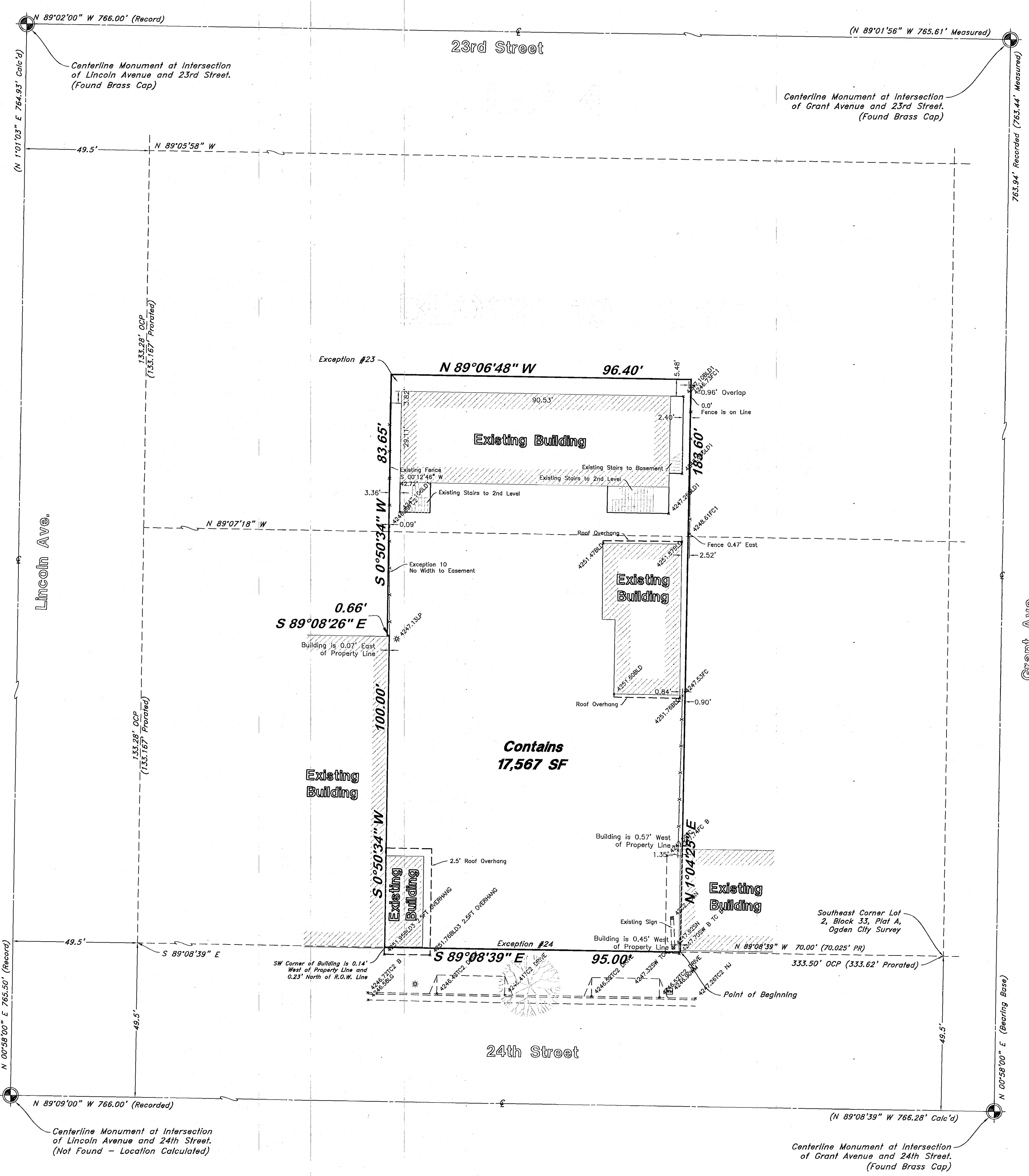
**EXCEPTIONS TO COVERAGE**

The following items are listed as exceptions to coverage in a Title Report prepared by First American Title Insurance Company; File No. 023-5932298, Effective Date: July 26, 2018 at 8:00 a.m. Specified items affecting Parcel.

- EXCEPTIONS NO. 1-9 (NOTHING TO PLOT):** Financial Int.
- EXCEPTION NO. 10:** An easement for a pole and lines as disclosed by that certain Warranty Deed recorded May 21, 1949 as Entry No. 153300 in Book 313 at Page 141 of Official Records. No width called out in easement.
- EXCEPTION NO. 11-22 (NOTHING TO PLOT, NOT A SURVEY MATTER)**
- EXCEPTION NO. 23 (NOT PLOTTED, NOT DESCRIBED IN DOCUMENTS, AFFECTS NW CORNER):** A possible right of way for a road and incidental purposes over and across the Northwesterly portion of said land, as disclosed by the Weber County Assessor Map of record.
- EXCEPTION NO. 24 (NOT PLOTTED, AFFECTS SOUTH PROPERTY LINE):** Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.
- EXCEPTION NO. 25 (NOTHING TO PLOT):** Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. Not a Survey related matter.

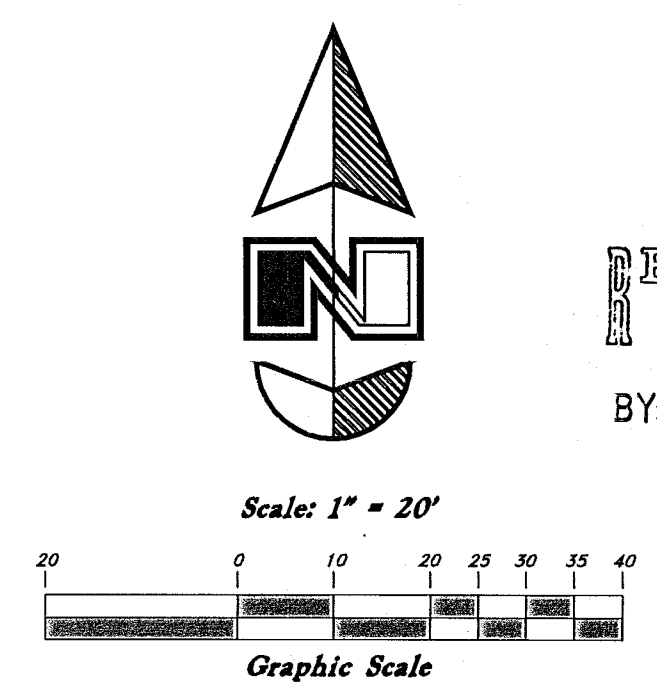
**NOTES**

1. There is a wall for an adjacent building on west property line that encroaches approx. 0.07 feet.
2. There is a wall for an adjacent building on east property line that encroaches approx. 0.57 feet.
3. There is no observed evidence of current earth moving work, building construction, or building additions.
4. There is no evidence of changes on right of way lines, street or sidewalk construction, or repairs.
5. There is no evidence of any wetland areas as delineated by appropriate authorities.



**NARRATIVE**

This ALTA/NSPS Land Title Survey was performed at the request of Shahram Soltani, for title purpose.  
 Brass Cap Monuments were found at the intersections of Lincoln Avenue and 23rd Street, Grant Avenue and 23rd Street, and Grant Avenue and 24th Street, in Ogden City, Weber County Utah.  
 A line bearing North 00°58'00" East between said monuments at Grant Avenue and 24th Street and Grant Avenue and 23rd Street, was used as the Basis of Bearings for this survey.  
 Boundary lines for the property were taken from the deeds, title documents, and surveyors of record and compared to improvements on the ground by survey.  
 No property corners were set.



**LEGEND**

—C—	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
---UGT---	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
---OHT---	Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
---OHP---	Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
---UGP---	Power line	SP	Service Pole	SMH	Sewer Manhole
---S---	Sanitary Sewer line	LP	Light Pole	WV	Water Valve
---W---	Culinary Water line	UP	Utility Pole	IMH	Irrigation Manhole
---G---	Gas line	TP	Telephone Pole	CB	Catch Basin
---SD---	Storm Drain line	FH	Fire Hydrant	DV	Diversion Box
---SW---	Secondary Waterline	DIT	Flowline of Ditch	TC	Top of Curb
---LD---	Land Drain line	TOE	Top of Slope	SW	Sidewalk
---IW---	Irrigation Waterline	TOP	Top of Slope	GAS	Gas line Marker
---X---	Fence Pole	CO	Cleanout	GUY	Guy Wire
●	Post	FC	Fence	BLDC	Building Corner
⊙	Water Meter	DMH	Drain Manhole	LS	Landscape
⊙	Gas Meter	IB	Irrigation Control Box	NG	Natural Ground
⊙	Telephone Box	Flowline	Flowline	O.C.S.	Ogden County Survey
⊙	Sewer Manhole	x99.00	Spot Elevation	△	Fire Hydrant
⊙	Drain Manhole	---	Asphalt	⊙	Water Valve
⊙	Water Manhole	---	Concrete	⊙	Light Pole
⊙	Cleanout Box	---	Building	⊙	Power Pole w/guy
		---	Catch Basin	⊙	Deciduous Tree
				⊙	Coniferous Tree

**AS SURVEYED DESCRIPTION**

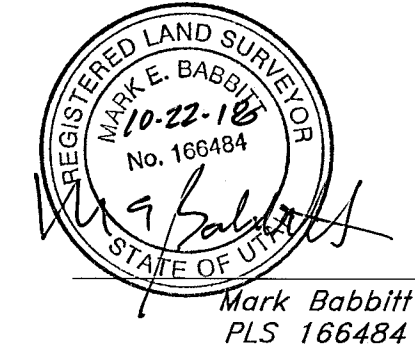
Part of Lots 2 and 3, Block 33, Plat A, Ogden City Survey, Weber County, Utah. More particularly described as follows:  
 Beginning at a point 70.00 feet N 89°08'39" W from the Southeast Corner of said lot 2, and running thence N 01°04'25" E 183.60 feet; thence N 89°06'48" W 96.40 feet; thence S 00°50'34" W 83.65 feet along a fence to the North wall of an existing building; thence S 89°08'26" E 0.66 feet along said North wall to the East wall of said building; thence S 00°50'34" W 100.00 feet along said East wall to the North line of Twenty-Fourth Street; thence S 89°08'39" E 95.00 feet along said North line to the Point of Beginning.  
 Contains 17,567 SF

**DESCRIPTION FROM TITLE REPORT**  
(01-029-0005)

Part of Lots 2 and 3, Block 33, Plat A, Ogden City Survey, Weber County, Utah: More particularly described as follows to-wit:  
 Beginning at a point 70 feet west of the Southeast corner of said lot 2, and running thence North along a certain old fence consisting of posts with timber extending from post to post and one inch boards on said timbers extending from the ground upward, 183.6 feet, more or less, to a certain old and similar fence running East and West, thence West along said last named fence 96.4 feet to a certain other similar old fence running North and South; thence along said last named fence Southerly to a point 100 feet North of the North line of Twenty-Fourth Street; thence South 100 feet to a point on the North line of Twenty-Fourth Street, 95.66 feet West of the place of beginning; thence East along said North line of Twenty-Fourth Street 95.66 feet to the place of beginning. Excepting the West 0.66 feet of the South 100 feet thereof.

**ALTA/NSPS LAND TITLE SURVEY CERTIFICATION**

To First American Title Insurance Company; First Chatham Bank, Juyoun Salssan, and unmarried man as to an undivided 50% interest and Shahram Soltani, an unmarried man as to an undivided 50% interest: as Tenants in Common:  
 This is to certify that this map or plat and 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 no items. 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."  
 Field Work Completed: 19 September 2018.



Mark Babbiff  
PLS 166484

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**ALTA/NSPS Land Title Survey**  
**234 24th Street**  
 Ogden City, Weber County, Utah  
 A part of Section 29, T6N, R1W, SLB&M, U.S. Survey

28 Sept, 2018  
SHEET NO.