

**SCHEDULE B - SECTION 2 EXCEPTIONS**

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. (AFFECTS THE SUBJECT PROPERTY, NOT A SURVEY MATTER)
- Any facts, rights, 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 thereof. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)
- Easements, claims of easements or encumbrances which are not shown by the public records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
- Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by and not shown by the public records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)
- Taxes for the year 2019 now a lien, not yet due. General property taxes for the year 2018 were paid in the amount of \$18,639.53. Tax Parcel No. 19-293-0002. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE, NOT A SURVEY MATTER)
- Any charge upon the land by reason of its inclusion in Bona Vista Water, Central Weber Sewer and Pleasant View City. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)
- Easements, notes and restrictions as shown on Mountain View Landing Commercial subdivision plat recorded August 21, 2007 as Entry No. 2286416 in Book 66 of Plats at Page 70. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)

Easements, notes and restrictions as shown on Mountain View Landing Commercial First Amendment subdivision plat recorded July 26, 2011 as Entry No. 2535309 in Book 72 of Plats at Page 20. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)

10. An Ordinance No. 2004-22 of Weber County Amending the Uniform Zoning Ordinance of Unincorporated Weber County recorded March 20, 2009 as Entry No. 2399169 of Official Records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)

11. Grant of Easements, Declaration of Restrictions and Common Maintenance Agreement recorded July 26, 2011 as Entry No. 2535310 of Official Records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

12. An unrecorded Lease executed by EZY Enterprises, Inc. dba Lady Fitness; Shanlex Enterprises, L.L.C.; Leshale Properties, L.L.C.; L. (Lawrence) Leon Poulsen; Anna S. Poulsen; Lex L. Puffer; and Sharon Puffer, as Lessor, and Suncatchers, Inc., as Lessee, as disclosed by Subordination Agreement - Lease recorded July 27, 2011 as Entry No. 2535507 of Official Records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

13. An unrecorded Lease executed by EZY Enterprises, Inc. dba Lady Fitness; Shanlex Enterprises, L.L.C.; Leshale Properties, L.L.C.; L. (Lawrence) Leon Poulsen; Anna S. Poulsen; Lex L. Puffer; and Sharon Puffer, as Lessor, and Shear Genius Salon, as Lessee, as disclosed by Subordination Agreement - Lease recorded July 27, 2011 as Entry No. 2535508 of Official Records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

14. An unrecorded Lease executed by Shanlex Enterprises, L.L.C., as Lessor, and EZY Enterprises, Inc., as Lessee, as disclosed by Memorandum of Lease recorded August 24, 2011 as Entry No. 2538750 of Official Records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

15. Certificate of Creation recorded January 20, 2015 as Entry No. 2718461 of Official Records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

16. An Ordinance No. 2016-2 of the Pleasant View City Council Abandoning the Right-of-Way Easement Originally recorded with Weber County on September 5, 1923 recorded June 15, 2016 as Entry No. 2798715 of Official Records. (AFFECTS THE SUBJECT PROPERTY, ORIGINAL EASEMENT LOCATION IS SHOWN HEREON)

17. A Deed of Trust dated July 12, 2017 by and between Jason Ngo and Michelle Keaton as Trustor in favor of First Utah Bank as Trustee and First Utah Bank as Beneficiary, to secure an original indebtedness of \$500,000.00 and any other amounts or obligations secured thereby, recorded July 13, 2017 as Entry No. 2867886 of Official Records. (AFFECTS THE SUBJECT PROPERTY, ORIGINAL EASEMENT LOCATION IS SHOWN HEREON)

Full Reconveyance recorded July 13, 2018 as Entry No. 2930755 of Official Records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

Note: The Company will require satisfactory proof of full payment of the debt secured by said mortgage or deed of trust prior to removing this exception or insuring the contemplated transaction. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

18. An Assignment of Rents recorded July 13, 2017 as Entry No. 2867887 of Official Records, wherein Jason Ngo and Michelle Keaton assigns all rents, leases, income and profits accruing from the land to First Utah Bank. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

Release of Assignment of Rents recorded July 13, 2018 as Entry No. 2930751 of Official Records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

Note: The Company will require satisfactory proof of full payment of the debt secured by said mortgage or deed of trust prior to removing this exception or insuring the contemplated transaction. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

19. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property. (NOT A SURVEY MATTER, NOT PLOTABLE)

20. 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. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)

**BOUNDARY DESCRIPTION**

PARCEL 1:  
LOT 18, MOUNTAIN VIEW LANDING COMMERCIAL SUBDIVISION FIRST AMENDMENT, AMENDING ALL OF LOT 1 MOUNTAIN VIEW LANDING COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 2:  
AN ACCESS EASEMENT AS SHOWN ON THE DEDICATED PLAT RECORDED AUGUST 21, 2007 AS ENTRY NO. 2286416 IN BOOK 66 AT PAGE 70 OF OFFICIAL RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE.

THIS LEGAL DESCRIPTION INDICATES THE SAME PARCEL AS THAT DESCRIBED IN TITLE COMMITMENT NO. 301-5953709, WITH AND EFFECTIVE DATE OF JANUARY 4, 2019. SAID BOUNDARY CLOSES WITHIN 0.00 FEET.

**NOTES**

- A. THE SUBJECT PROPERTY LIES WITHIN THE ZONE C-2.
- B. THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- 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. PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.
- H. THE SUBJECT PARCEL CONTAINS SIXTY (60) REGULAR PARKING SPACES, TWO (2) HANDICAPPED PARKING SPACES FOR A TOTAL OF SIXTY TWO (62) PARKING SPACES.
- I. THE SUBJECT PROPERTY HAS A PURPORTED ADDRESS OF 1140 WEST 2700 NORTH, PLEASANT VIEW, UTAH. THE ADDRESS OF 1142 WEST 2700 NORTH WAS OBSERVED IN THE FIELD.
- J. THE BUILDING HEIGHT IS MEASURED AT 30+ FEET FROM THE FINISHED FLOOR TO THE ROOF PEAK.
- K. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 2700 NORTH STREET, A PUBLIC ROAD.
- L. EXISTING SIGN NOT WITHIN SIGN EASEMENT, BUT WITHIN ACCESS WAY.
- M. EXISTING SIGN ON BOUNDARY LINE AS SHOWN HEREON.

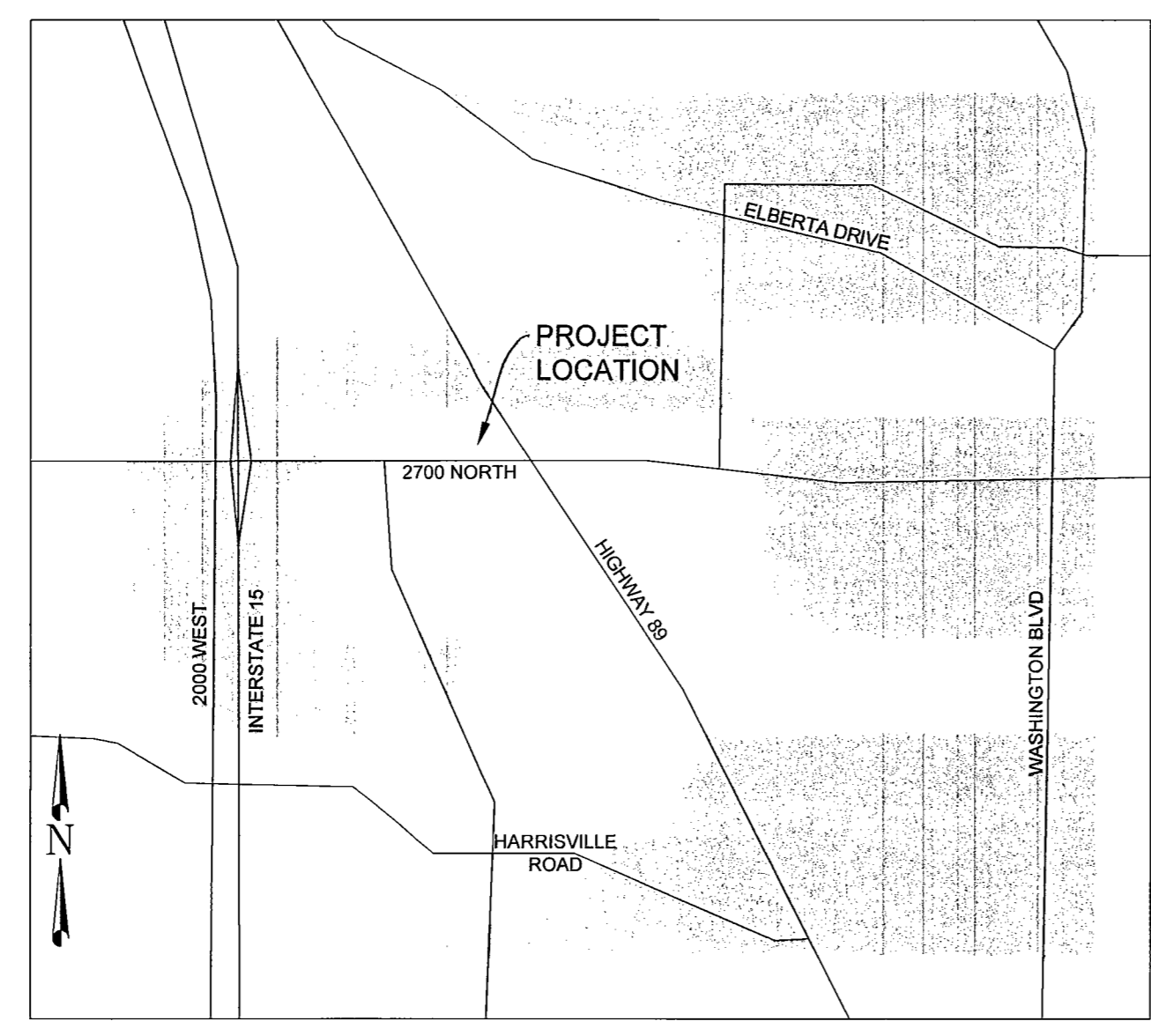
**NARRATIVE**

THE PURPOSE OF THE SURVEY WAS TO DO AN ALTA/NSPS SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY. FILE NUMBER 301-5953709 WITH AN EFFECTIVE DATE OF JANUARY 4TH, 2019 AT 7:30 A.M. THE SURVEY WAS ORDERED BY SPENCER ROMNEY. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°34'15" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

**UTILITY CONTACT**

Code	Name	Phone	Contact Name	Email	Comments	Description
BVWTR	BONA VISTA WATER IMPROVEMENT DISTRICT	801-871-0473	JERRY ALLEN	JERRY@BONAVISTAWATER.COM		CULINARY WATER
CCUT2	COMCAST - NORTHERN UT	435-224-2356	JEFF HOUSTON	JEFF.HOUSTON@TELECOM.COM		CATV & FIBER MRKD BY STK CNTR
CTLUT01	CENTURYLINK LOCAL NETWORK	801-974-5181	TERESA HINTON	TERESA.HINTON@CENTURYLINK.COM		FBR & PHN MRKD BY STAKE CENTER
CWBSW	CENTRAL WEBER SEWER I.D.	801-731-3011	LANCE WOOD	lancew@centralwebco.com		SEWER
MC1	MCIVERIZON BUSINESS	866-886-4238	INVESTIGATIONS	INVESTIGATIONS@VERIZON.COM	EMAIL PREFERRED - ALL INQUIRIES MUST INCLUDE LOCATION MAP INCLUDING COUNTY, CITY, AND STATE, CROSS STREETS, INFORMATION	FIBER OPTICS
PLEASA	PLEASANT VIEW CITY	801-871-0473	TYSON JACKSON	TJACKSON@PLEASANTVIEWCITY.COM		CULINARY WATER
QCOCCL	DOMINION ENERGY UTAH	801-234-0228	SL MAPPING DEPARTMENT		FOR PRINTED & ELECTRONIC MAPS	GAS MARKED BY ELM LOCATING
RMPOGD	ROCKY MOUNTAIN POWER - OGDEN	801-211-0221	JOEL SIMMONS	JSIMM1@PACIFICORP.COM		ELECTRIC MRKD BY STAKE CENTER
SYRINGA	SYRINGA NETWORKS	801-454-7211	ENGINEERING	GIS@SYRINGANETWORKS.NET		FBR & PHN MRKD BY STAKE CENTER
UDOTR1	UDOT REGION	801-626-1632	AUSTIN LARUE	ALARUE@UTAH.GOV		FIBER OPTICS & TRAFFIC SIGNALS

**VICINITY MAP**



**CURRENT ZONING**

PLEASANT VIEW C-2 ZONE

A. Front Yard.

- The minimum setback for buildings and parking shall be twenty feet. Such areas shall be permanently landscaped except for access drives and pedestrian accommodations.
- Commercial development located across the street or adjacent to a residential zone shall use the front yard setbacks required in that adjacent zone.
- All structures shall be setback from the future right-of-way as defined in the Pleasant View City Major Street Plan.

B. Side Yard.

PLEASANT VIEW CITY TITLE 18 - ZONING 18-053

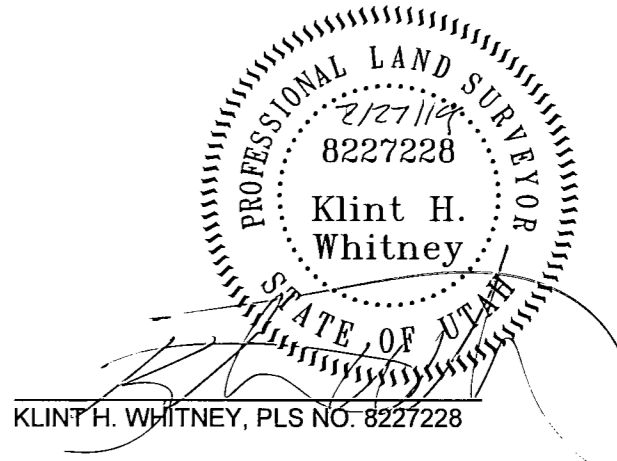
- No setback is required unless:
  - The use lies adjacent to a residential use or zone. In that case, a twenty foot setback is required.
  - The use is located on a corner lot where in addition to the standard front yard setback, the side of the use facing another street shall have a twenty foot setback also.
- Rear Yard.
  - Twenty feet where a commercial use lies adjacent to a residential zone. Such setback area is to be permanently landscaped.
  - Ten feet in all other cases.
- Height Standards.
  - In all C-1 zones, two and one half stories or thirty-five feet unless adjacent to a residential use or zone. Structures in a C-1 zone adjacent to residential use or zone shall be setback an additional two feet for every foot of height over twenty feet from that residential area. In C-2 zones, that formula shall be three feet.
  - In all C-2 zones, the maximum height shall be five stories or sixty-five feet.
- Screening.
  - A minimum six foot concrete or masonry wall shall be required in rear or side yards adjacent to residential zones or uses. Where future commercial use is contemplated in the Pleasant View General Plan, a waiver or substitute may be requested and approved, modified or denied by the planning commission.
  - To reduce noise and visual impacts, all mechanical equipment shall be screened from view.
  - Dumpsters shall be enclosed on three sides with a solid concrete or masonry wall that architecturally relates to the primary structure and shall be located at least thirty feet from residential zones. No dumpster shall be located in a required setback.
- Landscaping.
  - A minimum of fifteen percent of the gross area of the site shall be attractively and permanently landscaped.
  - Secondary water and permanent irrigation systems are required.
  - All landscaped areas shall have a combination of ground cover, shrubs, trees, and may include art, street furniture, patios, fountains and up to twenty-five percent impermeable materials. One tree for every three hundred square feet is required.
  - The entire site including landscaped areas shall be maintained in a healthy neat and orderly condition, free of weeds and litter. (Ord.2000-28, 12/12/00)

**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 ALTA/NSPS 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: SCOTT ROMNEY INVESTMENT REALTY INC. LAKE PARK, LLC. FIRST AMERICAN TITLE INSURANCE COMPANY 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 AND NSPS, AND IS BASED ON COMMITMENT FOR TITLE INSURANCE FILE NUMBER 301-5953709 WITH AN EFFECTIVE DATE OF JANUARY 4TH, 2019 AT 7:30 A.M. AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 7C, 8, 9, 11, 13, 14, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 12, 2019.

SIGNED THIS 27TH DAY OF FEBRUARY, 2019.

RECEIVED  
MAY 06 2019  
BY: 6244



REVISIONS	DATE	DESCRIPTION

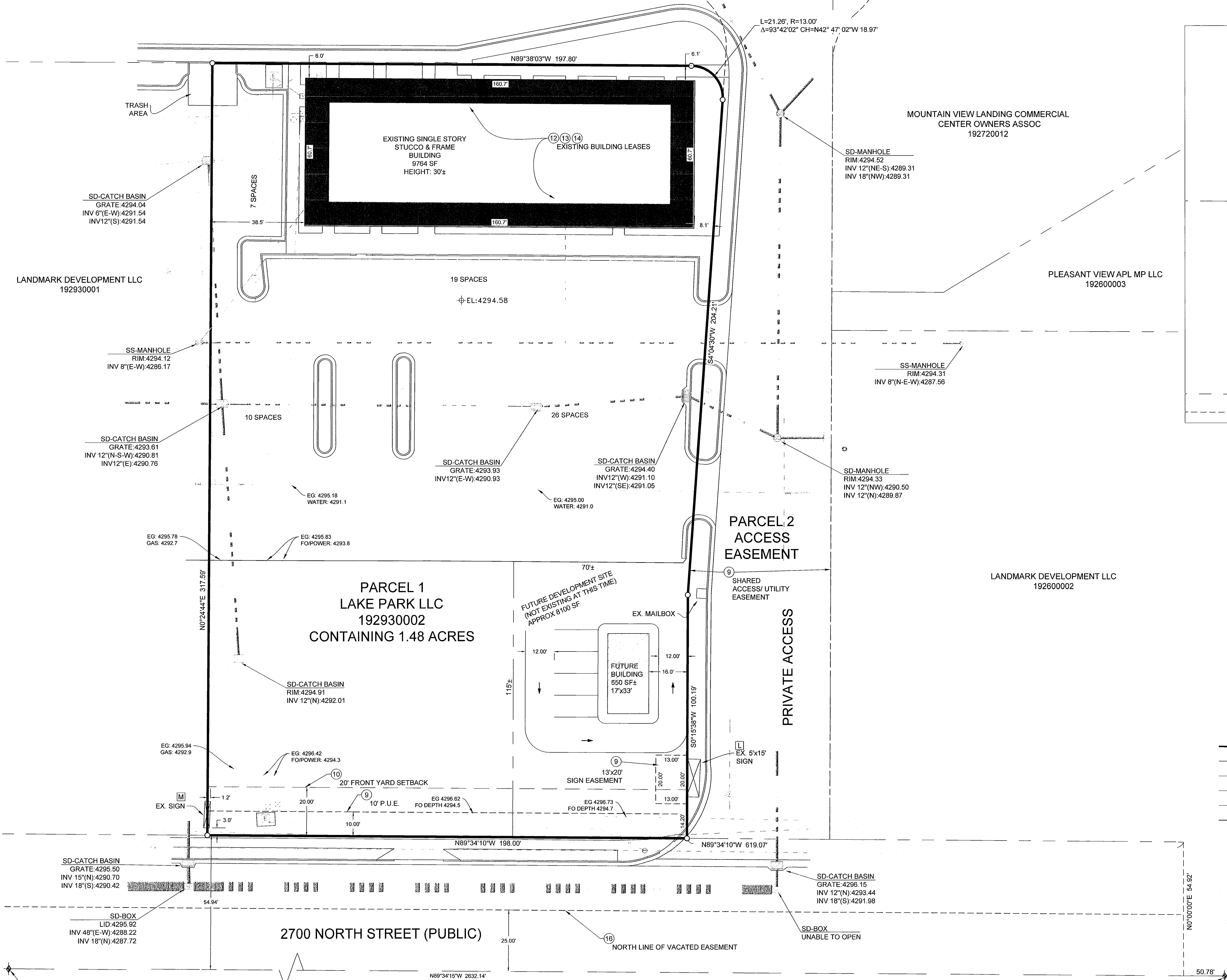
ALTA SURVEY FOR SCOTT ROMNEY INVESTMENT REALTY  
1140 WEST 2700 NORTH, PLEASANT VIEW, UTAH  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 37.5 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066

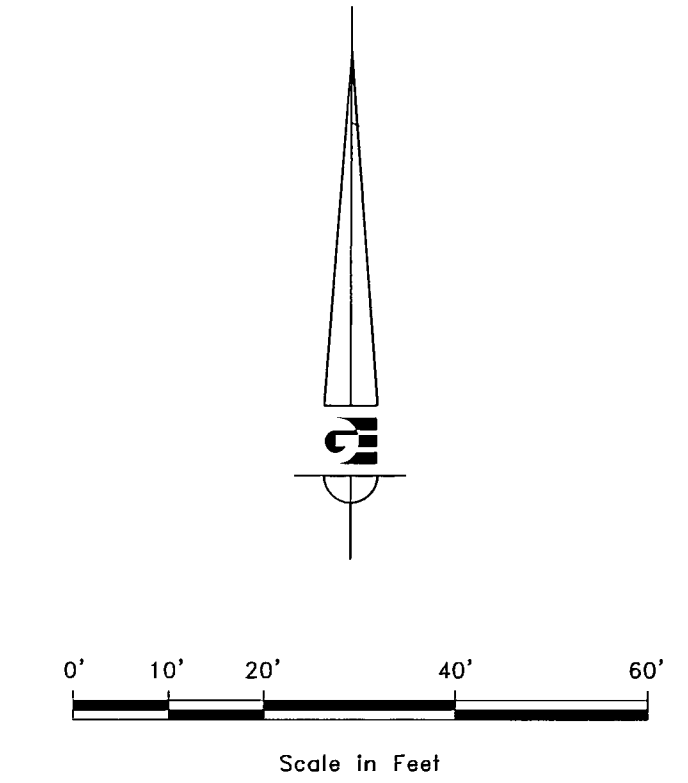
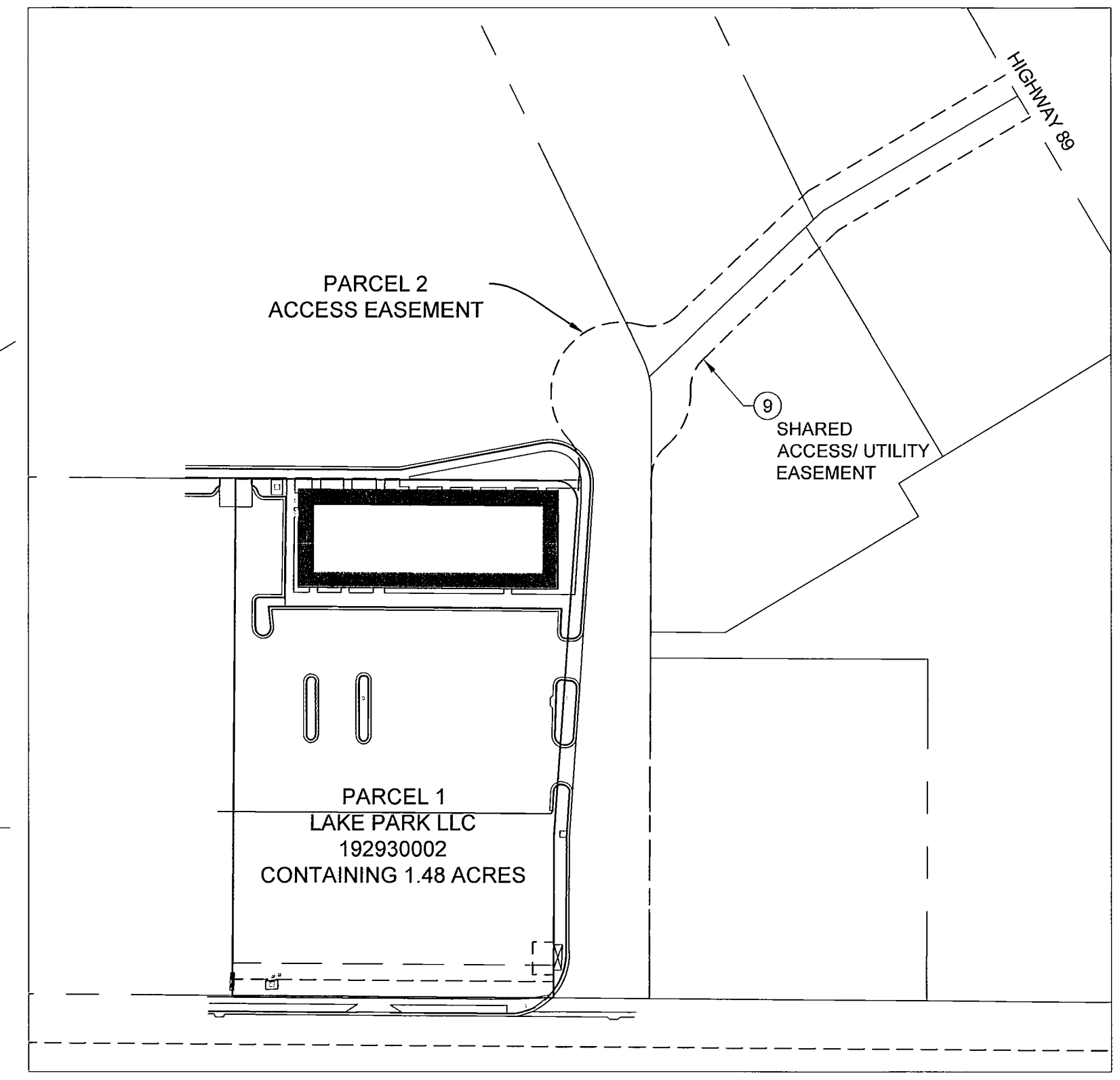
S1  
2



UTAH TRANSIT AUTHORITY  
192600008



PARCEL 2 DETAIL 1"=80'



**LEGEND**

	WEBER COUNTY MONUMENT AS NOTED		EXISTING WATER VALVE
	SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING		EXISTING FIRE HYDRANT
	PROPERTY LINE		EXISTING SANITARY MANHOLE
	ADJACENT PARCEL		EXISTING SANITARY CLEANOUT
	SECTION LINE		EXISTING CATCH BASIN
	CENTERLINE		EXISTING POWER POLE
	RIGHT-OF-WAY LINE		EXISTING IRRIGATION MANHOLE
	EXISTING FENCE LINE		EXISTING ELECTRICAL TRANSFORMER
	EXISTING WATER LINE		EXISTING STORM MANHOLE
	EXISTING SANITARY SEWER LINE		EXISTING TELEPHONE PEDESTAL
	EXISTING STORM DRAIN LINE		EXISTING GAS METER
	EXISTING OVERHEAD POWER LINE		EXISTING AC UNIT
	EXISTING UNDERGROUND POWER LINE		EXISTING CONCRETE
	EXISTING FIBER OPTIC LINE		EXISTING ASPHALT
	EXISTING GAS LINE		

SCALE: 1/20 XREF  
DATE: 2-27-19  
DESIGN: SGP  
DRAWN: SGP  
CHECKED: KHV  
DWG: 192600008 SURVEY - SCOTT ROMNEY INVESTMENT REALTY

REVISIONS	DESCRIPTION
DATE	

RECEIVED  
MAY 06 2019  
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ALTA SURVEY FOR SCOTT ROMNEY INVESTMENT REALTY  
1140 WEST 2700 NORTH, PLEASANT VIEW, UTAH  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066