

**SCHEDULE B - SECTION 2 EXCEPTIONS**

10. Lien of taxes, not yet due and payable: Year: 2019  
Parcel No.: 15-123-0017  
Prior year: 2018 Paid  
Amount: Exempt (Parcel 1)  
(AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE, NOT A SURVEY MATTER)
11. Lien of taxes, not yet due and payable: Year: 2019  
Parcel No.: 15-123-0023  
Prior year: 2018 Paid  
Amount: Exempt (Parcel 2)  
(AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE, NOT A SURVEY MATTER)
12. The land described herein is located within the boundaries of Weber County Taxing District No. 25, and is subject to any assessments levied thereby.  
(AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE, NOT A SURVEY MATTER)
13. The land described herein is located within the boundaries of the Weber Basin Water District (771-1677), and is subject to any assessments levied thereby.  
(AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE, NOT A SURVEY MATTER)
14. The land described herein is located within the boundaries of the Central Weber Sewer District (731-3011), and is subject to any assessments levied thereby.  
(AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE, NOT A SURVEY MATTER)
15. The land described herein is located within the boundaries of the Ogden City Corporation (629-8321), and is subject to any assessments levied thereby.  
(AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE, NOT A SURVEY MATTER)
16. Certificate of Creation establishing the Northern Utah Environmental Resource Agency:  
Recorded: January 20, 2015  
Entry No.: 2718461  
(AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE, NOT A SURVEY MATTER)
17. Easements, setbacks, notes, and restrictions, as shown on the subdivision plat: Recorded: July 9, 1976  
Entry No.: 659921  
Book/Page: 1970  
(AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
18. 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.  
(AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
19. Terms, provisions, covenants, conditions and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, but omitting any covenant, condition or restriction, if any based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.  
Recorded: July 9, 1976  
Entry No.: 669925  
Book/Page: 1133740  
(AFFECTS THE SUBJECT PROPERTY, NOT PLOTABLE)
20. Easement, and the terms and conditions thereof:  
Grantee: Ogden City  
Recorded: March 13, 1979  
Entry No.: 769882  
Book/Page: 1291435  
Area Affected: Across a middle portion of the subject property  
(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
21. Easement, and the terms and conditions thereof:  
In Favor of: Utah Power & Light  
Purpose: A perpetual easement and right of way for the erection operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits of the Grantee and guy anchors and poles, with the necessary guys, stubs, crossarms braces and other attachments affixed thereto.  
Recorded: August 28, 1986  
Entry No.: 980254  
Book/Page: 149771887  
Area Affected: Northerly portion  
(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
22. Easement, and the terms and conditions thereof:  
Grantee: The Coyote Club, a Utah General Partnership  
Recorded: September 16, 1992  
Entry No.: 1193018  
Book/Page: 1638264  
Area Affected: As disclosed by document  
(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
23. The rights of others in and to that portion designed as a Railroad Right of Way as shown and reserved on the Dedicated Plat.  
(DOES NOT AFFECT SUBJECT PROPERTY, RAILROAD RIGHT-OF-WAY HAS BEEN VACATED)
24. Overhead utility lines over a Southeastly portion as disclosed by visual inspection.  
(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
25. Any rights associated with the Bus Stop Improvements located on a Northwestly portion of the property a recorded easement of agreement was not found.  
(MAY AFFECT SUBJECT PROPERTY, NOT PLOTABLE, BUS STOP IS OUTSIDE OF SUBJECT PROPERTY)

**UTILITY CONTACT**

Name	Phone	Contact Name	Email	Comments	Description
COMCAST - NORTHERN UT	435-224-2356	JEFF HOUSTON	JEFF.HOUSTON@TELECON.COM		CATV & FIBER MRKD BY STK CNTR
CENTURYLINK LOCAL NETWORK	801-974-8181	TERESA HINTON	TERESA.HINTON@CENTURYLINK.COM		FBR & PHN MRKD BY STAKE CENTER
CENTRAL WEBER SEWER I.D.	801-731-3011	LANCE WOOD	lancew@centralweber.com		SEWER
LEVEL 3 IS NOW CENTURYLINK	877-366-8344	TECH ON DUTY	LEVEL3.NETWORKRELOCATIONS@LEVEL3.COM		FIBER OPTICS
OGDEN CITY CORPORATION	801-629-8325	CHUCK SHURTLEFF			SEWER & CULINARY WATER
DOMINION ENERGY UTAH	801-324-3970	SL MAPPING DEPARTMENT		FOR PRINTED & ELECTRONIC MAPS	GAS MARKED BY ELM LOCATING
ROCKY MOUNTAIN POWER - OGDEN	503-813-6993	JOEL SIMMONS	GISDEPT@PACIFICORP.COM		ELECTRIC MRKD BY STAKE CENTER
ANDEAVOR	801-366-2058	KEVIN CHRISTENSEN	KEVIN.CHRISTENSEN@ANDEAVOR.COM		GAS & OIL TESORO
WEST HAVEN CITY	801-731-4519	SCOTT VESTRA	SCOTT@WESTHAVENCITY.COM		ENGINEERING PURPOSES ONLY

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Call 811 before you dig.  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111

**GAS SURVEYED BOUNDARY DESCRIPTION**

PARCEL 1:  
A PART OF LOTS 4, 11 AND 12, AND A VACATED RAILROAD RIGHT-OF-WAY, OGDEN COMMERCIAL AND INDUSTRIAL PARK - PLAT "A", LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE BEING LOCATED SOUTH 89°08'07" EAST 1085.58 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 0°00'00" EAST 755.98 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT ALSO BEING LOCATED NORTH 43°25'55" EAST (N43°05'30"E BY RECORD) 65.09 FEET FROM THE WEST MOST CORNER OF SAID LOT 11; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 43°25'55" EAST 208.58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 78.51 FEET, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 10°58'17", AND WHICH CHORD BEARS NORTH 37°56'46" EAST 78.39 FEET; THENCE SOUTH 46°34'05" EAST 430.00 FEET TO THE CENTERLINE OF A VACATED RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID CENTERLINE SOUTH 43°25'55" WEST 25.00 FEET; THENCE SOUTH 46°34'05" EAST 22.50 FEET TO THE SOUTHEASTERLY LINE OF SAID VACATED RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 43°25'55" EAST 25.00 FEET; THENCE SOUTH 1°34'04" EAST 35.38 FEET TO THE NORTHWEST LINE OF LOT 4 OF SAID SUBDIVISION; THENCE ALONG SAID LINE SOUTH 46°34'05" EAST 84.99 FEET; THENCE SOUTH 43°25'55" WEST 296.69 FEET; THENCE SOUTH 46°34'05" EAST 187.23 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MIDLAND DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 43°25'55" WEST 30.00 FEET TO THE SOUTH MOST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 4 NORTH 46°34'05" WEST 312.23 FEET; THENCE NORTH 43°25'55" EAST 88.79 FEET; THENCE NORTH 46°34'05" WEST 241.23 FEET; THENCE SOUTH 43°25'00" WEST 23.71 FEET; THENCE NORTH 46°34'05" WEST 188.78 FEET TO THE POINT OF BEGINNING. CONTAINING 3.77 AC, MORE OR LESS.

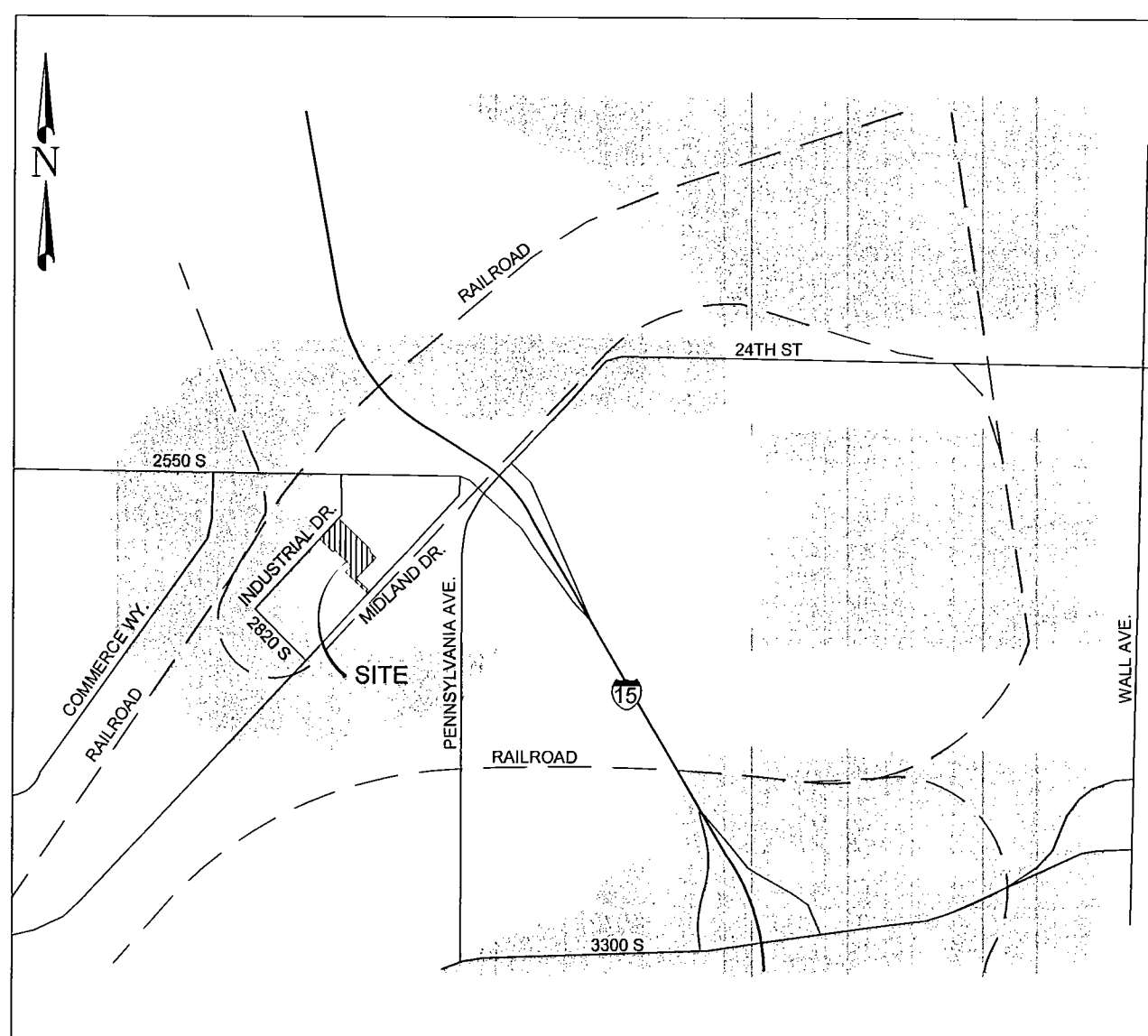
PARCEL 2:  
A PART OF A VACATED RAILROAD RIGHT-OF-WAY, OGDEN COMMERCIAL AND INDUSTRIAL PARK - PLAT "A", LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE CENTERLINE OF A VACATED RAILROAD RIGHT-OF-WAY BEING LOCATED SOUTH 89°08'07" EAST 1589.50 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 0°00'00" EAST 830.72 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 46°34'05" EAST 22.50 FEET TO THE NORTHWEST LINE OF LOT 3 OF SAID SUBDIVISION; THENCE ALONG SAID LINE SOUTH 43°25'55" EAST 25.00 FEET TO THE NORTH MOST CORNER OF LOT 4 OF SAID SUBDIVISION; THENCE NORTH 46°34'05" WEST 22.50 FEET TO THE CENTERLINE OF SAID VACATED RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID LINE NORTH 43°25'55" EAST 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 AC.

THIS LEGAL DESCRIPTION INDICATES THE SAME PARCELS AS THAT DESCRIBED IN TITLE COMMITMENT NO. 6-079807 WITH AN EFFECTIVE DATE OF JANUARY 2, 2019 AT 7:45 A.M. SAID DESCRIPTION CLOSES WITHIN 0.00 FEET.

**NOTES**

- A. THE SUBJECT PROPERTY LIES WITHIN THE ZONE OCIP (OGDEN COMMERCIAL AND INDUSTRIAL PARK).
- B. THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 4905700400E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- C. PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.
- D. THE SUBJECT PROPERTY HAS A PURPORTED ADDRESS OF 2640 INDUSTRIAL DRIVE, OGDEN, UTAH, AND WAS OBSERVED IN THE FIELD.
- E. THE MISSED CLOSURE OF PARCEL 2 IS DUE TO A SCRIVENER'S ERROR ON THE FIRST BEARING CALL THE CORRECT BEARING CALL SHOULD BE NORTH 43°05'30" EAST.
- F. SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MIDLAND DRIVE AND INDUSTRIAL DRIVE, BOTH PUBLIC RIGHT-OF-WAYS.

**VICINITY MAP**



**TITLE REPORT BOUNDARY DESCRIPTION**

Parcel 1:  
A part of Lots 4, 11 and 12, and platted Railroad Right of Way in the Ogden Commercial and Industrial Park, Plat "A", Ogden City, Weber County, Utah.  
Beginning at a point on the Easterly line of Industrial Drive, said point being 65.09 feet North 43°05'30" East from the Southwest Corner of said Lot 11; running thence 2 courses along the Easterly line of Industrial Drive as follows: North 43°05'30" East 208.57 feet and Northerly along the arc of a 410.00 foot radius curve to the left a distance of 78.51 feet (Long Chord bears North 37°56'20" East 78.39 feet); thence South 46°54'30" East 430.00 feet; thence South 43°05'30" West 25.00 feet; thence South 46°54'30" East 132.50 feet; thence South 43°05'30" West 185.00 feet; thence North 46°54'30" West 125.00 feet; thence South 43°05'30" West 72.90 feet; thence North 46°54'30" West 221.22 feet; thence South 43°04'35" West 3.71 feet; thence North 46°54'30" West 208.78 feet to the point of beginning.  
Also: A part of Lot 4 and Platted Railroad Right of Way in the Ogden Commercial and Industrial Park, Plat A, Ogden City, Weber County, Utah: Beginning at a point 102.51 feet North 43°05'33" East and 430.00 feet South 46°54'31" East from the Southwest Corner of Lot 11 in said Plat A; running thence North 43°05'30" East 39.19 feet; thence South 46°54'30" East 125.00 feet; thence South 43°05'30" West 39.19 feet; thence North 46°54'30" West 125.00 feet to the point of beginning.  
Also: A part of Lot 4 and Platted Railroad right of way in Ogden Commercial and Industrial Park Plat A, Ogden City, Weber County, Utah: Beginning at a point 102.51 feet North 43°05'33" East and 430.00 feet South 46°54'31" East from the Southwest Corner of Lot 11 in said Plat "A"; running thence South 46°54'30" East 125.00 feet; thence South 43°05'30" West 72.51 feet; thence South 46°54'30" East 187.23 feet to the Westerly line of Midland Drive; thence South 43°05'30" West 30.00 feet along said line; thence North 46°54'30" West 312.23 feet; thence North 43°05'33" East 102.51 feet to the point of beginning.  
Also: A part of Lot 3 in Ogden Commercial and Industrial - Plat A, Ogden City, Weber County, Utah: Beginning at the Western most corner of Lot 3 in said Plat "A"; running thence South 46°54'30" East 25.00 feet; thence North 1°54'30" West 35.35 feet; thence South 43°05'29" West 25.00 feet to the point of beginning.  
Less and excepting therefrom:  
Part of Lot 11 and Platted Railroad Right of Way in the Ogden Commercial and Industrial Park - Plat A, Ogden City, Weber County, Utah: beginning at a point 65.09 feet North 43°05'33" East and 188.78 feet South 46°54'31" East from the Southwest Corner of said Lot 11; running thence North 43°04'35" East 23.71 feet; thence South 46°54'30" East 241.23 feet; thence South 43°05'33" West 20.00 feet; thence North 46°54'32" West 221.22 feet; thence South 43°04'35" West 3.71 feet; thence North 46°54'31" West 20.00 feet to the point of beginning.  
Parcel No. 15-123-0017  
Parcel 2:  
Beginning at the most Westerly Corner of Lot 3, Ogden Commercial & Industrial Park Plat "A" and running thence North 40°05'30" East along the Northerly line of said Lot 3, 25 feet; thence North 46°54'30" West 22.5 feet; thence South 43°05'30" West 25 feet; thence South 46°54'30" East 22.5 feet to the point of beginning.  
Parcel No. 15-123-0023

**NARRATIVE**

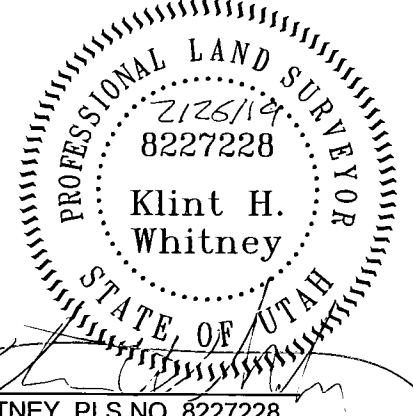
THE PURPOSE OF THE SURVEY WAS TO DO AN ALTA/NSPS SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY BACKMAN TITLE SERVICES LTD. FILE NUMBER 6-079807 WITH AN EFFECTIVE DATE OF JANUARY 2, 2019 AT 7:45 A.M. THE SURVEY WAS ORDERED BY BRETT BIRT OF THE GOLDEN BEVERAGE COMPANY. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M, WHICH BEARS SOUTH 89°08'07" EAST, NAD 83 STATE PLANE GRID BEARING.

**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:  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
BACKMAN TITLE SERVICES, LTD.  
GOLDEN PROPERTIES INC., A UTAH CORPORATION  
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD 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 6-079807 (REVISED #2) WITH AN EFFECTIVE DATE OF JANUARY 2, 2019 AT 7:45 A.M. AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 11, 13, 14, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 15, 2019.

SIGNED THIS 26th DAY OF FEBRUARY, 2019.

RECEIVED  
MAY 06 2019  
BY: 6245



KLINT H. WHITNEY, PLS NO. 8227228

SCALE: N/A  
DATE: 2-26-19  
DESIGN:  
DRAWN: SGP  
CHECKED: KHV  
DWG: 13-0301 - 15-123-0017 - OGDEN BEVERAGE SURVEY/TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

REVISONS  
DATE DESCRIPTION

ALTA SURVEY FOR GOLDEN BEVERAGE  
2640 INDUSTRIAL DRIVE, OGDEN, UTAH  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

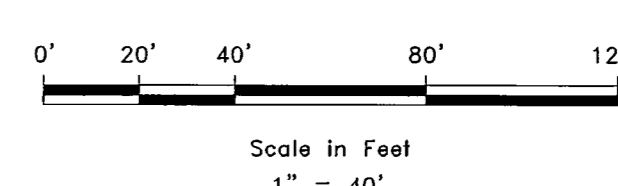
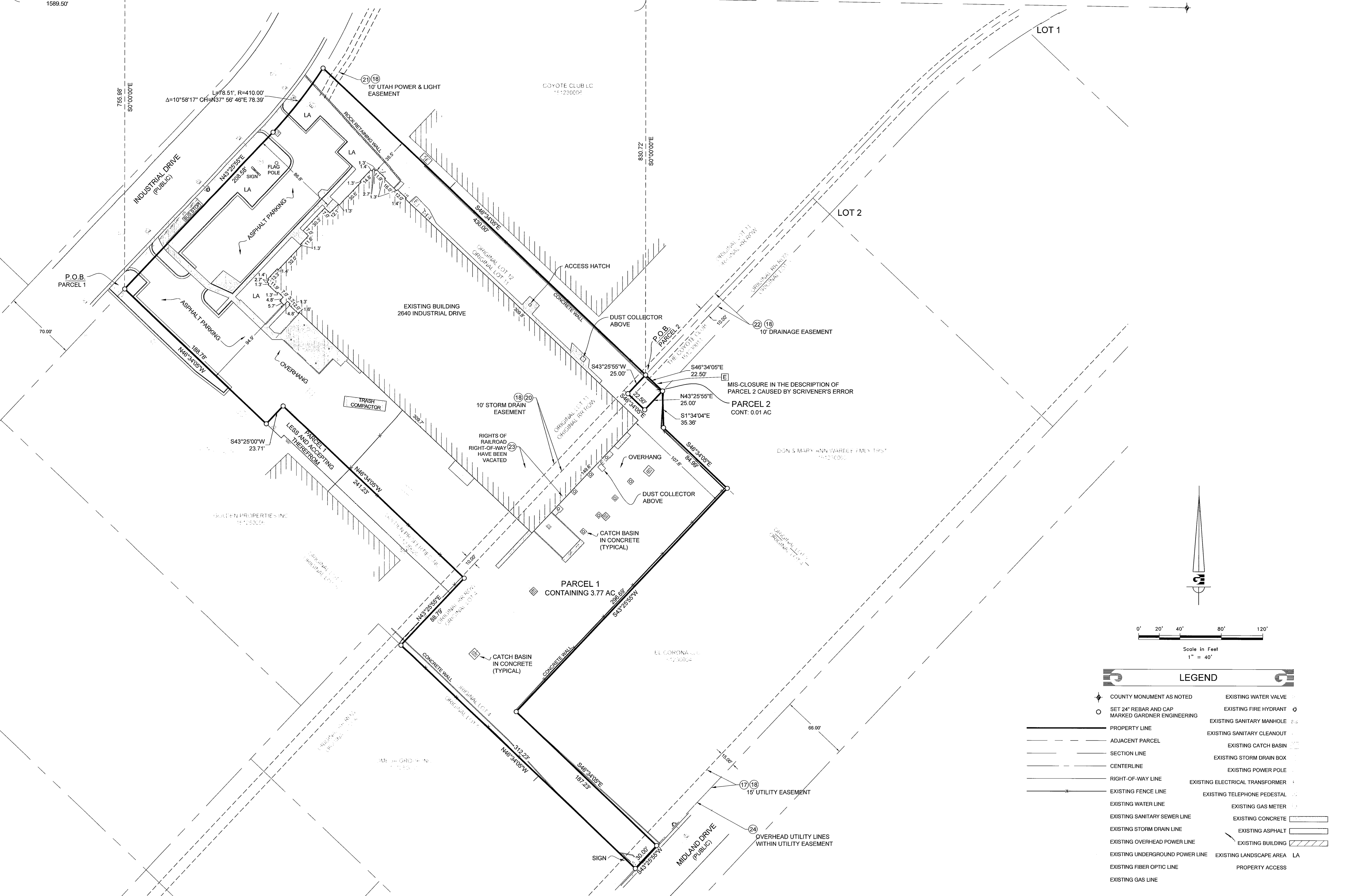
**GARDNER ENGINEERING**  
CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801-476-0502 FAX: 801-476-0066

S1  
2

NORTH QUARTER CORNER  
SEC36, T6N, R2W, SLB&M  
1085.58'  
1589.50'

S89°08'07"E 2646.00' (BASIS OF BEARING)

NORTHEAST CORNER  
SEC36, T6N, R2W, SLB&M



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

REVISIONS	DATE	DESCRIPTION

RECEIVED  
MAY 06 2019  
BY: 6245

ALTA SURVEY FOR GOLDEN BEVERAGE  
2640 INDUSTRIAL DRIVE, OGDEN, UTAH  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 6 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

S2  
2

SCALE: 1/40 XREF  
DATE: 2-26-19  
DESIGN: \_\_\_\_\_  
DRAWN: SGP  
CHECKED: KHW  
DWG.: 18201 - JMSG SURVEY #1 - GOLDEN BEVERAGE SURVEY FOR GOLDEN BEVERAGE.DWG