



REVISIONS:

EXCEPTIONS TO COVERAGE

THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE IN SCHEDULE B, SECTION 2, IN A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 64055, EFFECTIVE DATE, MARCH 22, 2019

EXCEPTION NO. 1141 (NOTHING TO PLOT, NOT A SURVEY RELATED MATTER)

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY MR. DAVID JONES OF PARADIGM REALTY FOR TITLE PURPOSES. BRASS CAP STREET MONUMENTS WERE FOUND AT THE INTERSECTION OF TYLER AVENUE AND 24TH STREET; TYLER AVENUE AND 23RD STREET; 23RD STREET AND IOWA AVENUE; HARRISON BOULEVARD AND 23RD STREET; AND HARRISON BOULEVARD AND 24TH STREET. A LINE BEARING SOUTH 84°02'00" EAST BETWEEN THE BRASS CAP MONUMENTS AT THE INTERSECTIONS OF HARRISON BOULEVARD AND 23RD STREET AND TYLER AVENUE AND 23RD STREET WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. A PROPERTY SURVEY BY GREAT BASIN ENGINEERS, INC. DATED MAY 25, 1988 AND RECORDED AUGUST 11, 1988 AND AN OGDEN CITY PLAT, ON FILE AS DOCUMENT PL-6510, WERE USED AS REFERENCE FOR THIS SURVEY. PROPERTY CORNERS ARE SET AS INDICATED HEREON.

DESCRIPTION FROM TITLE REPORT

PARCEL 4: PART OF LOT 6, BLOCK 36, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6, RUNNING THENCE EAST 150 FEET; THENCE NORTH 82 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 6; THENCE WEST 150 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 82 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

ALSO, PART OF LOT 6, BLOCK 36, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING 150 FEET EAST AND 8 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 6; THENCE NORTH 124 FEET; THENCE EAST 40 FEET; THENCE SOUTH 124 FEET; THENCE WEST 40 FEET TO BEGINNING.

AS-SURVEYED DESCRIPTIONS

A PART OF LOT 6, BLOCK 36, PLAT C, OGDEN CITY SURVEY, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, OGDEN CITY, WEBER COUNTY UTAH;

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARRISON BOULEVARD; BEING 50.00 FEET NORTH 0°58'00" EAST ALONG SAID EAST LINE FROM THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 0°58'00" EAST 82.76 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 84°03'22" EAST 191.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF 23RD STREET; THENCE SOUTH 0°58'00" WEST 124.84 FEET; THENCE NORTH 84°02'00" WEST 41.10 FEET; THENCE NORTH 0°58'00" EAST 42.00 FEET; THENCE NORTH 84°02'00" WEST 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 17,548 SQ.FT. OR 0.403 ACRES

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH AND INCORPORATED AREAS MAP NO. 44057C0421E, PANEL NO. 470189 0421 E, EFFECTIVE DATE DECEMBER 16, 2005. ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN".

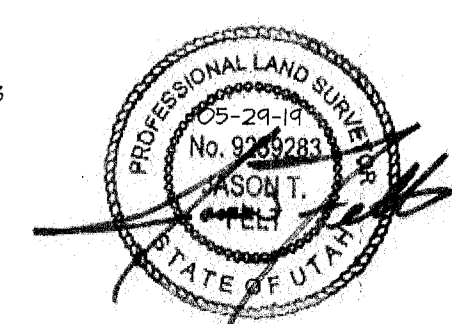
ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; ARCH FUNDING CORP.; A CALIFORNIA CORPORATION; CALDWELL INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY; AND PARADIGM REAL ESTATE

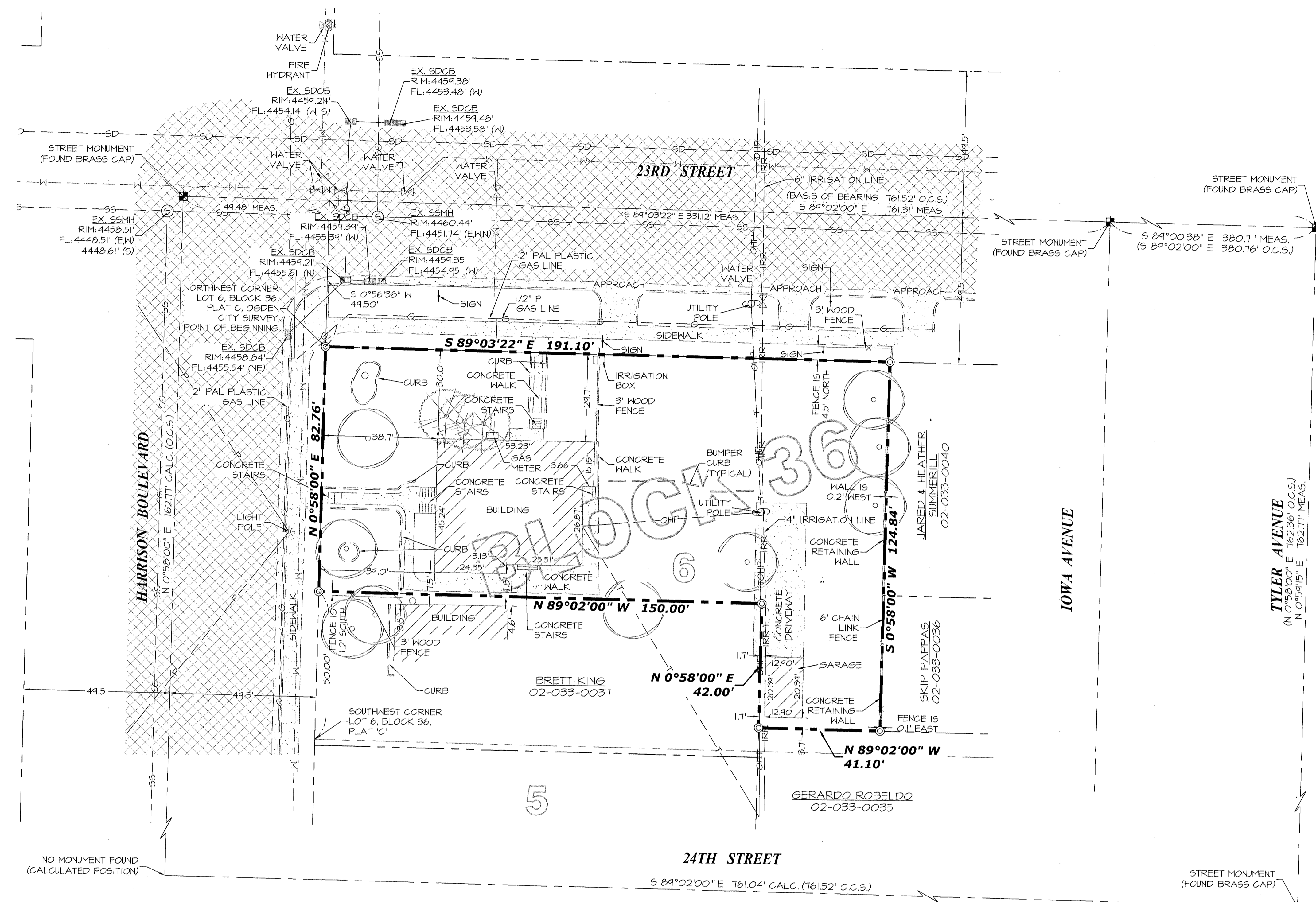
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 6(A), 7(a), 7(b), 7(c), 8, 9, 10(a), 10(b), 11, 13, 16, 18, AND 19, OF "TABLE A" THEREOF.

FIELDWORK COMPLETION DATE: MAY 10, 2019
DATE OF SURVEY PLAT MAP: MAY 29, 2019

REGISTRATION NO.: 9234283



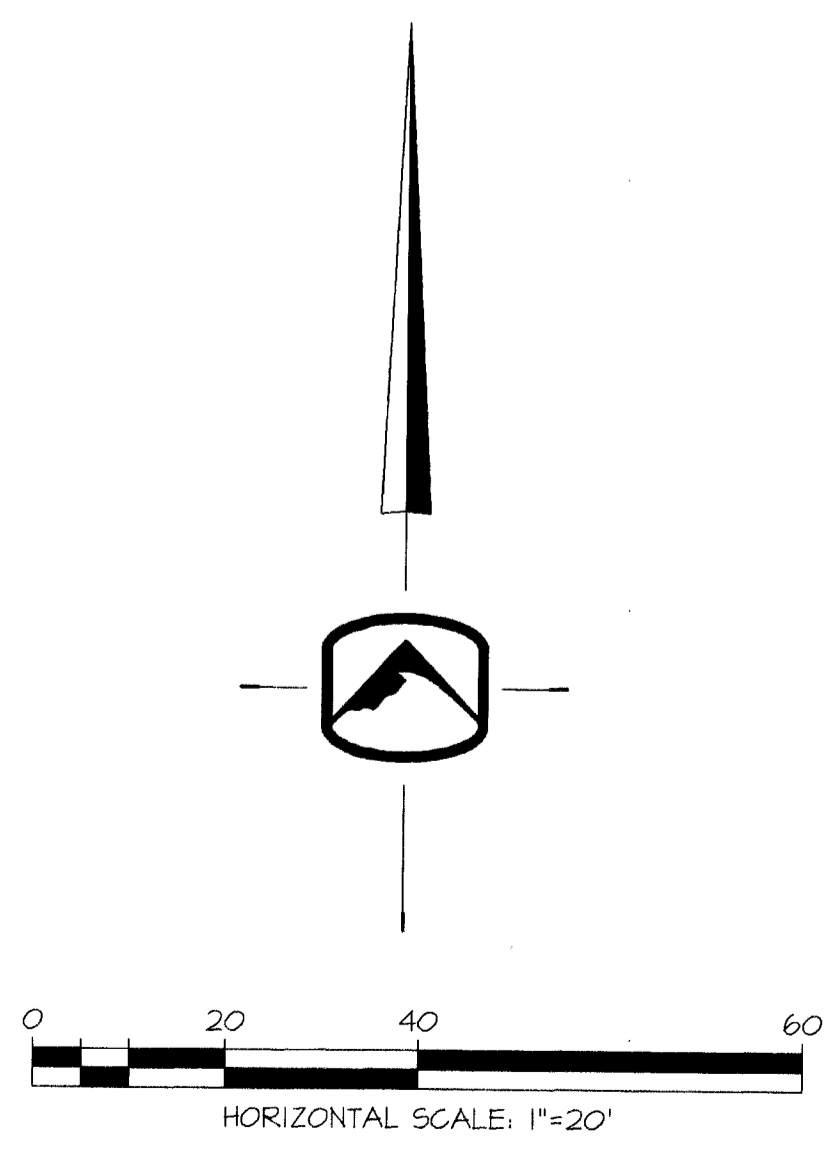
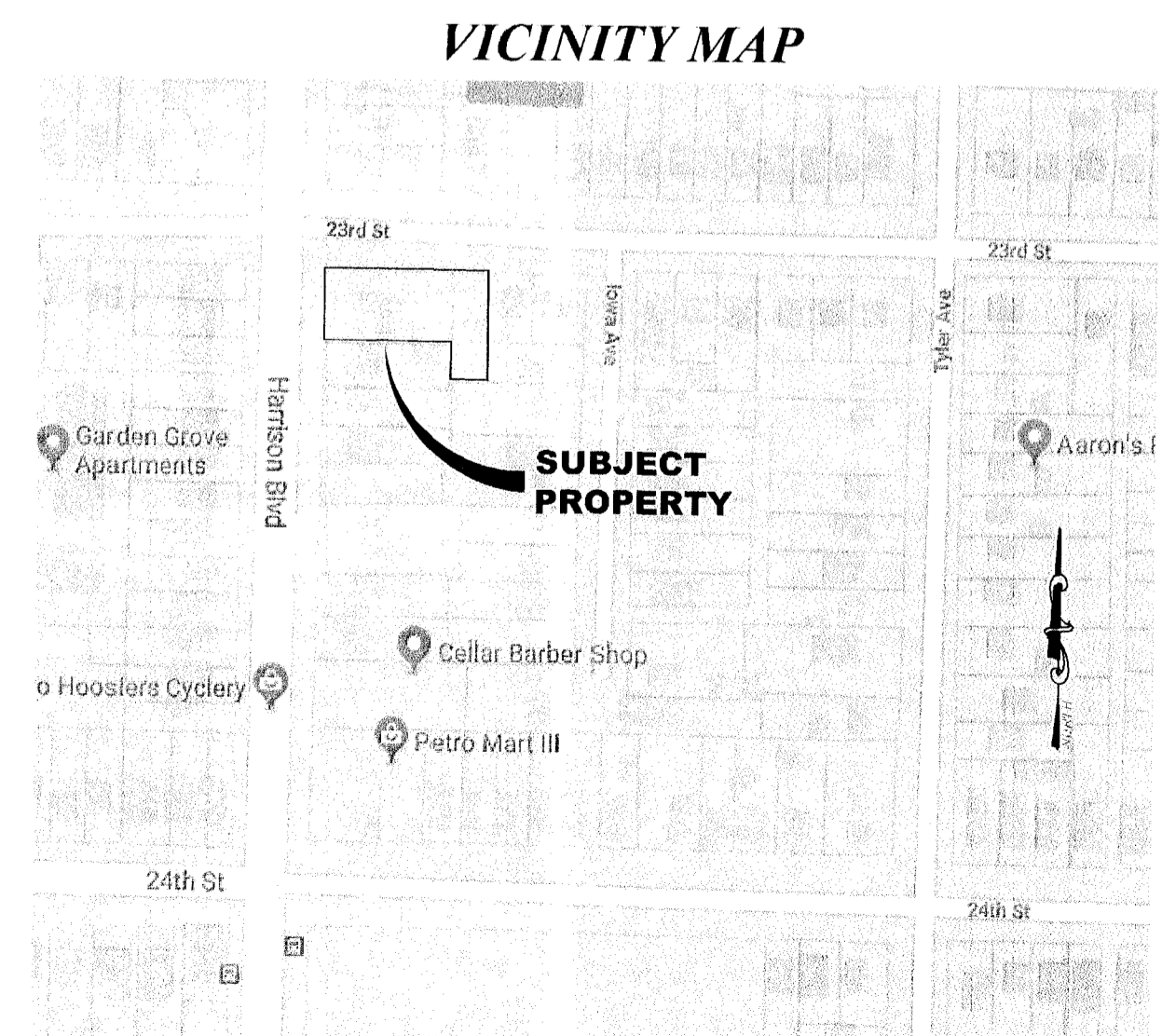
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LEGEND
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
---	IRRIGATION LINE
---	OHP
---	SD
---	SS
---	SH
---	T
---	CTV
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
+	SECTION CORNER
+	MONUMENT
+	MONUMENT
+	PROPERTY / LOT CORNER FOUND OR TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER
+	STAMPED "SILVERPEAK ENG"
---	EXISTING ASPHALT
---	EXISTING CURB & GUTTER

- NOTES**
- 1- NO ZONING INFORMATION WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY. (SEE TABLE A, ITEM 6)
 - 2- NO CLEARLY IDENTIFIABLE PARKING SPACES, PARKING AREAS, LOTS, OR STRUCTURES EXIST ON SUBJECT PARCELS. (SEE TABLE A, ITEM 4)
 - 3- UTILITIES SHOWN ON THIS SURVEY ARE BASED ON DOCUMENTS OF RECORD FROM THE VARIOUS UTILITY AGENCIES, AND WHERE POSSIBLE, FROM EVIDENCE FOUND ON THE GROUND AT TIME OF SURVEY. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. (SEE TABLE A, ITEM 11)
 - 4- THERE IS NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK FOR THIS SURVEY. (SEE TABLE A, ITEM 16)
 - 5- NO FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED ON SUBJECT PARCELS. (SEE TABLE A, ITEM 18)



PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.