

SCHEDULE B - SECTION 2 EXCEPTIONS

1. (a) Taxes or assessments that 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; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, NOT A SURVEY MATTER)
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
3. Easements, liens or encumbrances, or claims thereof, not shown in the Public Records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land and not shown in the Public Records. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Record. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, NOT A SURVEY MATTER)
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, NOT A SURVEY MATTER)
8. General taxes for the year 2019 are exempt. Serial No. 02-011-0061. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
9. Said property is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer Improvement District (731-3011), South Ogden Conservation District, Ogden City (629-8321), Utah Central Business Improvement District No. 1, Weber County Fire Protection Service Area No. 4, and the Weber area Dispatch 911 and Emergency Services District, and is subject to the charges and assessments levied thereunder. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
10. Notice of Creation of the Northern Utah Environmental Resource Agency, and the terms and conditions thereof, and any charges and/or assessments levied thereunder, recorded January 20, 2015 as Entry No. 2718461, records of Weber County, Utah. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
11. Claim, right, title or interest to water or water rights whether or not shown by the Public Records. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
12. Any and all outstanding oil and gas, mining and mineral rights, etc., together with the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises and the right of ingress and egress for use of said rights. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
13. Notice of Dangerous Building and Order to Abate recorded December 28, 2005 as Entry No. 2151171, records of Weber County, Utah. (DOES NOT AFFECT THE SUBJECT PROPERTY, THE BUILDING REFERENCED HEREIN HAS BEEN RAZED)
14. Notice of Dangerous Building and Order to Abate recorded November 4, 2010 as Entry No. 2500623, records of Weber County, Utah. (DOES NOT AFFECT THE SUBJECT PROPERTY, THE BUILDING REFERENCED HEREIN HAS BEEN RAZED)
15. A Notice of Lien recorded November 4, 2014 as Entry No. 2709287, records of Weber County, Utah; in the amount of \$192.30, plus penalties and interest. Said Lien was filed by OGDEN CITY CORPORATION, against subject property. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
16. A Notice of Lien recorded July 15, 2014 as Entry No. 2694340, records of Weber County, Utah; in the amount of \$211.70, plus penalties and interest. Said Lien was filed by OGDEN CITY CORPORATION, against subject property. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
17. A Notice of Lien recorded November 25, 2013 as Entry No. 2665748, records of Weber County, Utah; in the amount of \$192.30, plus penalties and interest. Said Lien was filed by OGDEN CITY CORPORATION, against subject property. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
18. A Notice of Lien recorded July 25, 2012 as Entry No. 2587147, records of Weber County, Utah; in the amount of \$192.29, plus penalties and interest. Said Lien was filed by OGDEN CITY CORPORATION, against subject property. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
19. A Notice of Lien recorded October 18, 2011 as Entry No. 2545841, records of Weber County, Utah; in the amount of \$192.29, plus penalties and interest. Said Lien was filed by OGDEN CITY CORPORATION, against subject property. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
20. A Notice of Lien recorded August 5, 2011 as Entry No. 2536637, records of Weber County, Utah; in the amount of \$192.29, plus penalties and interest. Said Lien was filed by OGDEN CITY CORPORATION, against subject property. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)

BOUNDARY DESCRIPTION

PART OF LOT 10, BLOCK 14, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10, RUNNING THENCE WEST 48 FEET, THENCE SOUTH 120 FEET, THENCE EAST 48 FEET, THENCE NORTH 120 FEET TO THE PLACE OF BEGINNING.

THIS LEGAL DESCRIPTION INDICATES THE SAME PARCEL AS THAT DESCRIBED IN TITLE COMMITMENT NO. 032616, WITH AN EFFECTIVE DATE OF OCTOBER 28TH, 2019. SAID DESCRIPTION CLOSES WITHIN 0.00 FEET. (RECORD BEARINGS ARE SHOWN IN PARENTHESES) ALL OTHER BEARINGS ARE ROTATED TO STATE PLANE COORDINATE SYSTEM AS DESCRIBED FURTHER IN THE SURVEY NARRATIVE BELOW. THE SUBJECT PROPERTY CONTAINS 0.132 ACRES.

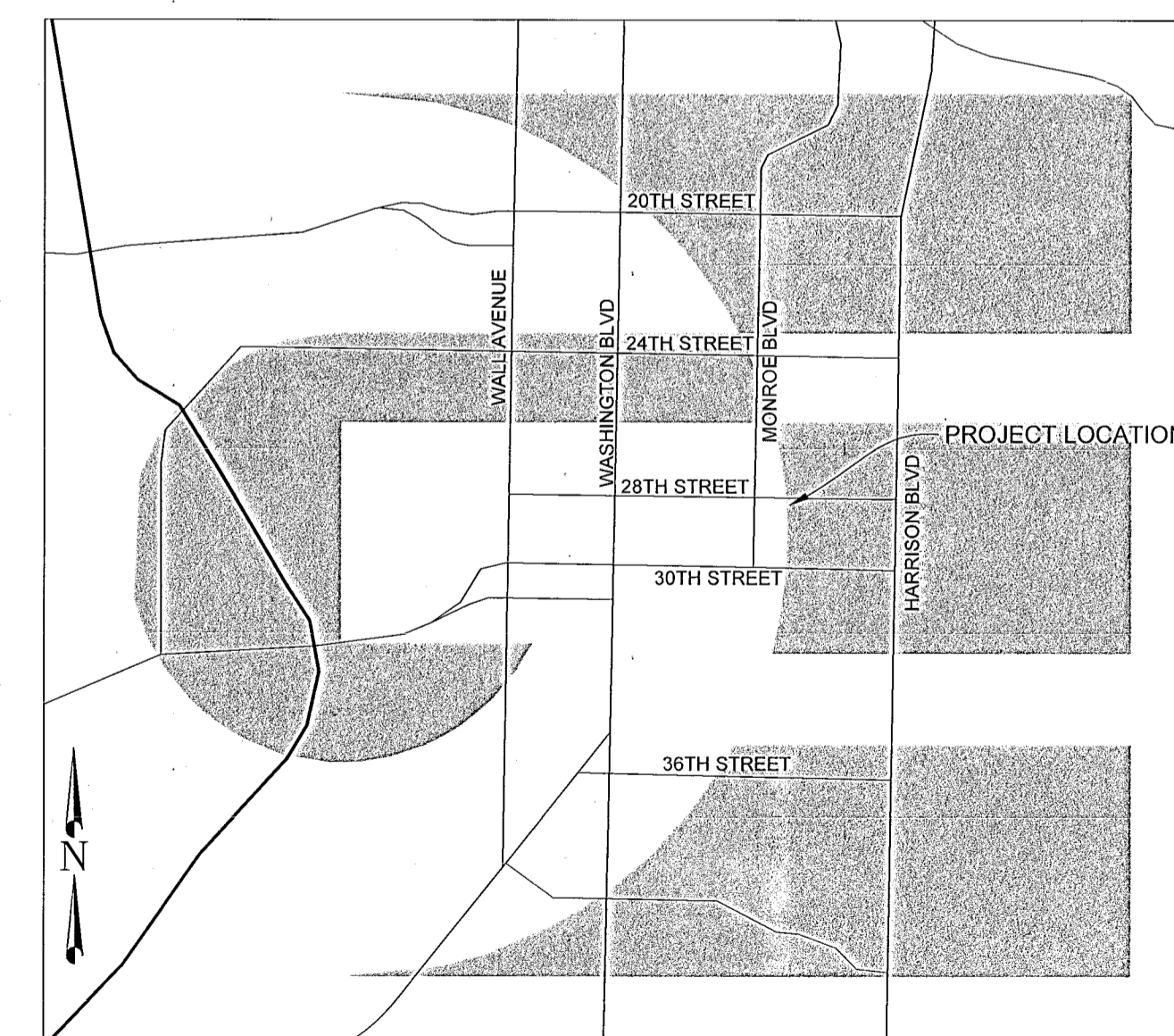
NOTES

- A. THE SUBJECT PROPERTY LIES WITHIN THE OGDEN CITY R-1.5 ZONE.
- B. THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0429F WITH AN EFFECTIVE DATE OF 6/2/2015.
- 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 ZERO (0) REGULAR PARKING SPACES, ZERO (0) HANDICAPPED PARKING SPACES FOR A TOTAL OF ZERO (0) PARKING SPACES.
- I. THE SUBJECT PROPERTY HAS A PURPORTED ADDRESS OF 2807 QUINCY AVENUE, OGDEN, UTAH, AND WAS OBSERVED IN THE FIELD.
- J. THE SITE CONSISTS OF A VACANT RESIDENTIAL BUILDING PARCEL.

UTILITY CONTACT

Code	Name	Phone	Contact Name	Email	Comments	Description
CCUT2	COMCAST - NORTHERN UT	435-224-2356	JEFF HOUSTON	JEFF.HOUSTON@TELECON.CA		CATV & FIBER MRKD BY USIC
CTLUT01	CENTURYLINK LOCAL NETWORK	801-774-8181	TERESA HINTON	TERESA.HINTON@CENTURYLINK.COM		FBR & PHN MRKD BY STAKE CENTER
OGDEN	OGDEN CITY CORPORATION	801-629-8325	CHUCK SHURTLEFF			SEWER & CULINARY WATER
QGCCOL	DOMINION ENERGY UTAH	801-324-3970	SL MAPPING DEPARTMENT		FOR PRINTED & ELECTRONIC MAPS	GAS MARKED BY ELM LOCATING
RMPOGD	ROCKY MOUNTAIN POWER - OGDEN	503-813-6993	JOEL SIMMONS	GISDEPT@PACIFICORP.COM		ELECTRIC MRKD BY USIC
SYRINGA	SYRINGA NETWORKS	800-454-7214	ENGINEERING	GIS@SYRINGANETWORKS.NET		FBR & PHN MRKD BY STAKE CENTER
UDOTR1	UDOT REGION I	801-620-1632	AUSTIN LARUE	ALARUE@UTAH.GOV		FIBER OPTICS & TRAFFIC SIGNALS

VICINITY MAP

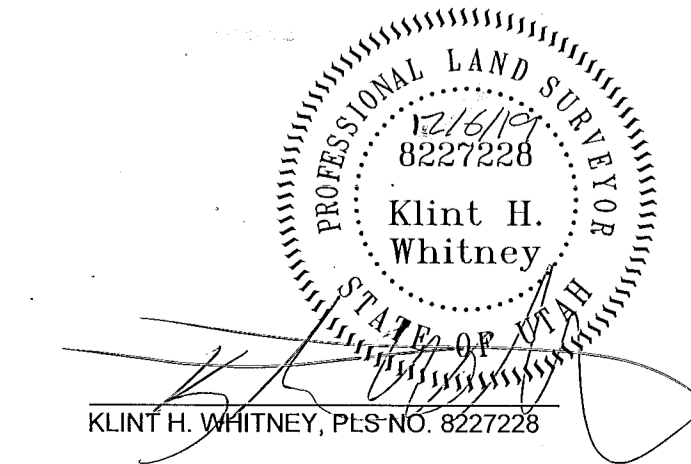


NARRATIVE

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 032616 WITH AN EFFECTIVE DATE OF OCTOBER 28, 2019 AT 7:30 A.M. THE SURVEY WAS ORDERED BY WEBER STATE UNIVERSITY. THE BASIS OF BEARING IS CENTERLINE OF QUINCY AVENUE BETWEEN THE MONUMENTED INTERSECTIONS OF 28TH STREET AND 29TH STREET WHICH BEARS SOUTH 01°17'57" WEST, WEBER COUNTY, UTAH NORTH, 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: LINCOLN TITLE INSURANCE FIRST AMERICAN TITLE INSURANCE COMPANY WEBER STATE UNIVERSITY OGDEN CITY CORPORATION 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 FILE NUMBER 032316 WITH AN EFFECTIVE DATE OF OCTOBER 28TH, AT 7:00 A.M. AND INCLUDES ITEMS 1, 2, 3, 4, 10(A), (B), 11, 13, 14, 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON December 5, 2019 SIGNED THIS SIXTH DAY OF DECEMBER, 2019.



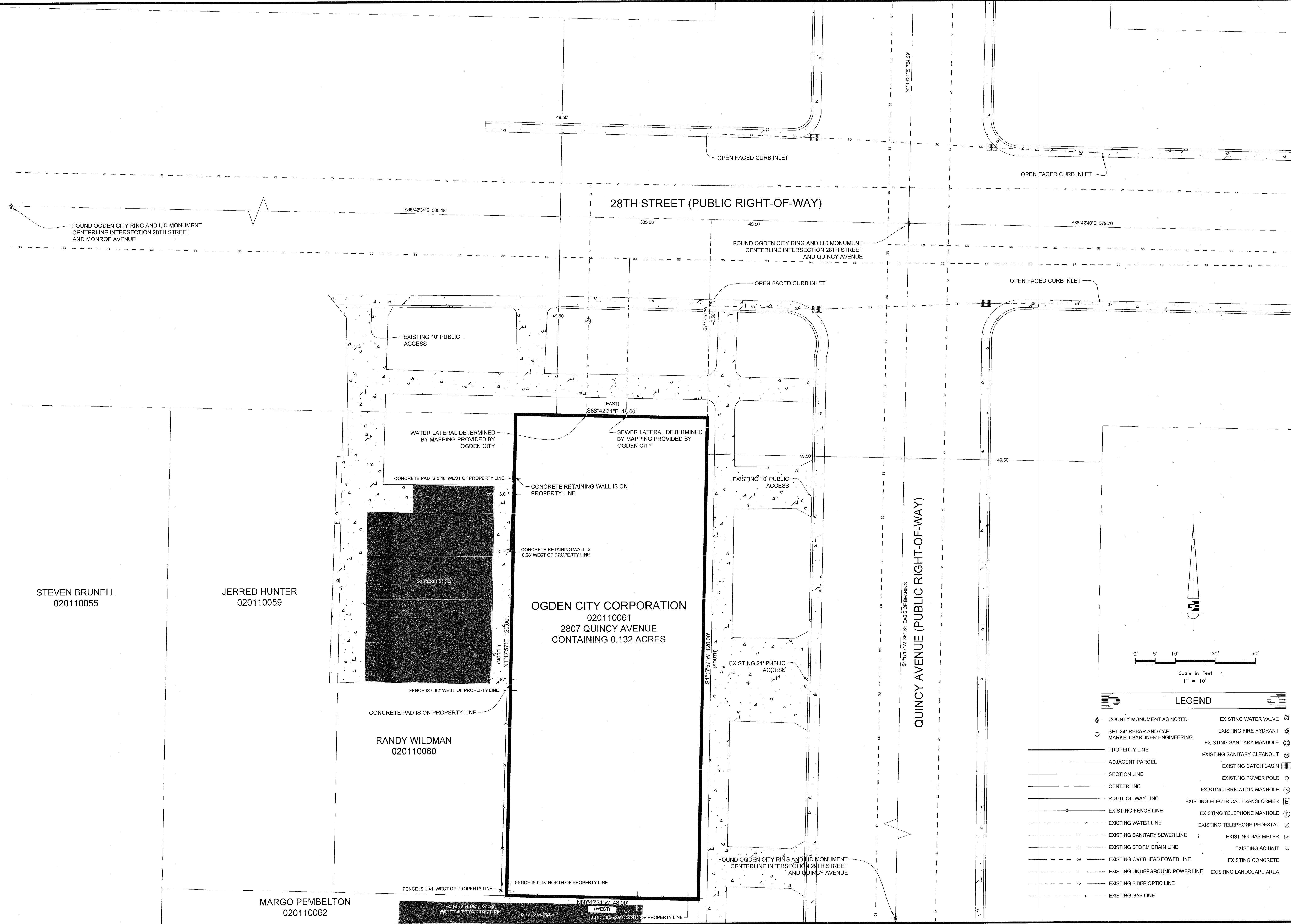
REVISIONS: DATE, DESCRIPTION, DRAWN: SGP, CHECKED: KHW

RECEIVED JAN 16 2020 BY: 6416

ALTA SURVEY FOR WEBER STATE UNIVERSITY
2807 SOUTH QUINCY AVENUE, OGDEN, UTAH
LOCATED IN PLAT C, BLOCK 14, LOT 10
OGDEN CITY SURVEY, WEBER COUNTY UTAH

GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

S1
2



REVISIONS	DATE	DESCRIPTION

SCALE: 1/10 XREF
 DATE: 1-10-17
 DESIGN: _____
 DRAWN: SGP
 CHECKED: KHW
 DWG: 10051 - RESURVEY OF THE CRANE SEAS SURVEYED TO OGDEN BEARS DWG

RECEIVED
 JAN 16 2020
 BY: 6416D

ALTA SURVEY FOR WEBER STATE UNIVERSITY
 2807 QUINCY AVENUE, OGDEN, UTAH
 A PART OF LOT 10, BLOCK 14, PLAT C,
 OGDEN CITY SURVEY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

S1
 2

Scale in Feet
 1" = 10'

LEGEND

<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> EXISTING WATER VALVE EXISTING FIRE HYDRANT EXISTING SANITARY MANHOLE EXISTING SANITARY CLEANOUT EXISTING CATCH BASIN EXISTING POWER POLE EXISTING IRRIGATION MANHOLE EXISTING ELECTRICAL TRANSFORMER EXISTING TELEPHONE MANHOLE EXISTING TELEPHONE PEDestal EXISTING GAS METER EXISTING AC UNIT EXISTING CONCRETE EXISTING LANDSCAPE AREA
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