

DESCRIPTION PER TITLE REPORT

PARCEL 1:
A PART OF LOTS 5 AND 6, BLOCK 25, PLAT "A" OGDEN CITY SURVEY IN WEBER COUNTY, UTAH BEGINNING AT A POINT ON THE SOUTH LINE OF 24TH STREET AND THE WEST LINE OF KIESEL AVENUE LOCATED 30.00 FEET NORTH 89°09'00" WEST ALONG THE NORTH LINE OF SAID BLOCK 25 FROM THE NORTHEAST CORNER OF SAID LOT 6, AND RUNNING THENCE SOUTH 0°58'00" WEST 165.17 FEET ALONG THE WEST LINE OF SAID KIESEL AVENUE, THENCE NORTH 89°09'00" WEST 100.65 FEET TO A POINT THAT IS 20.10 FEET EAST OF THE WEST LINE OF SAID BLOCK 25, THENCE NORTH 0°58'00" EAST 39.96 FEET, THENCE SOUTH 89°09'00" EAST 45.77 FEET TO AND ALONG THE SOUTH LINE OF THE CITY PARCEL TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH 0°53'35" EAST 125.21 FEET ALONG THE WEST EDGE OF AN EXISTING BUILDING TO THE SOUTH LINE OF 24TH STREET, THENCE SOUTH 89°09'00" EAST 55.04 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL 2:
TOGETHER WITH A RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS, LOADING AND UNLOADING OF VEHICLES ONLY OVER A STRIP OF GROUND WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY EXTENDED 180 FEET, THENCE SOUTH 10.0 FEET, THENCE EAST PARALLEL TO THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY 180 FEET, THENCE NORTH 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
TOGETHER WITH THE EXCLUSIVE RIGHTS CONTAINED IN "UNRESTRICTED EASEMENT", RECORDED OCTOBER 21, 2015 AS ENTRY NO. 2781781 OF OFFICIAL RECORDS.

PARCEL 4:
TOGETHER WITH AN EXCLUSIVE EASEMENT FOR 55 PARKING STALLS AS CONTAINED IN "PARKING EASEMENT AGREEMENT", RECORDED OCTOBER 22, 2015 AS ENTRY NO. 2782229 OF OFFICIAL RECORDS.

SCHEDULE B-2 EXCEPTIONS

- 14. A RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 16, 1997 AS ENTRY NO. 1488624 IN BOOK 1886 AT PAGE 872 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON
- 15. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PERPETUAL EASEMENT AND RIGHT-OF-WAY AND INCIDENTAL PURPOSES, AS GRANTED TO THOMAS J. POWERS BY INSTRUMENT RECORDED JULY 15, 1988 AS ENTRY NO. 1580027 IN BOOK 1541 AT PAGE 2362 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON
- 17. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PERPETUAL EASEMENT AND RIGHT-OF-WAY AND INCIDENTAL PURPOSES, AS GRANTED TO LOHMUELLER REH. LLC BY INSTRUMENT RECORDED FEBRUARY 04, 2008 AS ENTRY NO. 2319508 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON
- 20. UNRESTRICTED EASEMENT BETWEEN OGDEN CITY CORPORATION AND LOTUS KIESEL, LLC, RECORDED OCTOBER 21, 2015 AS ENTRY NO. 2781781 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON AS PARCEL 3
- 21. PARKING EASEMENT AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, DATED OCTOBER 21, 2015 BETWEEN THE OGDEN CITY REDEVELOPMENT AGENCY, A UTAH POLITICAL SUBDIVISION AND LOTUS KIESEL, LLC, A UTAH LIMITED LIABILITY COMPANY RECORDED OCTOBER 22, 2015 AS ENTRY NO. 2782229 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON AS PARCEL 4
- 23. TERMS, CONDITIONS AND PROVISIONS CONTAINED WITHIN EASEMENT AGREEMENT BETWEEN LOTUS GRANT, LLC AND LOTUS KIESEL, LLC, RECORDED AUGUST 30, 2016 AS ENTRY NO. 2811890 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON
- 24. TERMS, CONDITIONS AND PROVISIONS CONTAINED WITHIN EASEMENT AGREEMENT BETWEEN THE DOGMA GROUP, LLC AND LOTUS KIESEL, LLC, RECORDED AUGUST 30, 2016 AS ENTRY NO. 2812126 OF OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON

TITLE INFORMATION

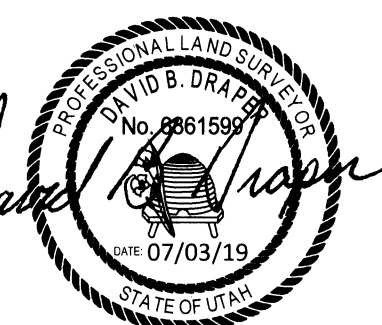
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS OBTAINED FROM TITLE COMMITMENT NO. NCS-954272-SL-C1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: MAY 16, 2019 AT 8:00 AM.

SURVEYOR'S CERTIFICATE

TO SECURITY MUTUAL LIFE INSURANCE COMPANY OF NEW YORK, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SNPS LAND TITLE SURVEYS, CONTINUOUSLY ESTABLISHED AND ADOPTED BY ALTA AND SNPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 11, 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 24, 2019.

DATE OF PLAT OR MAP: JULY 3, 2019



DAVID B. DRAPER
LICENSE NO. 8861599

TABLE "A" ITEMS

- 1. MONUMENTS PLACED, SHOWN HEREON.
- 2. ADDRESS OF SURVEYED SITE IS, 24TH STREET KIESAL AVENUE, OGDEN, UTAH.
- 3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X.
- AN AREA OF MINIMAL FLOOD HAZARD, PER MAP #905704202E, EFFECTIVE ON 12/19/2005
- 4. GROSS LAND AREA SHOWN HEREON.
- 5(A). INFORMATION NOT PROVIDED.
- 5(B). INFORMATION NOT PROVIDED.
- 7(A). EXTERIOR FOOTPRINT OF ALL BUILDINGS SHOWN HEREON.
- 7(B)(1). SQUARE FOOTAGE OF BUILDINGS SHOWN HEREON.
- 7(C). BUILDING HEIGHTS SHOWN HEREON.
- 8. SUBSTANTIAL FEATURES OBSERVED SHOWN HEREON.
- 11. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES; OTHER OBSERVED EVIDENCE AND UTILITY MAPS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- 13. ADJOINING OWNERS SHOWN HEREON.
- 16. NONE OBSERVED.
- 17. NONE OBSERVED.
- 18. NONE OBSERVED.
- 19. EASEMENTS SHOWN HEREON.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/SNPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°00'00" EAST ALONG THE MONUMENT LINE OF GRANT AVENUE, LOCATED AT THE INTERSECTIONS OF 25TH & 24TH STREETS AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED PER RECORD DEEDS USING OGDEN CITY PLAT MAP 6502. THE SURVEYED PROPERTY LINES WERE ALSO VERIFIED USING SURVEYS PREPARED BY REEVES AND ASSOCIATES (WEBER CO. FILE NO. 1863) AND GREAT BASIN ENGINEERING (WEBER CO. FILE NO. 5440).

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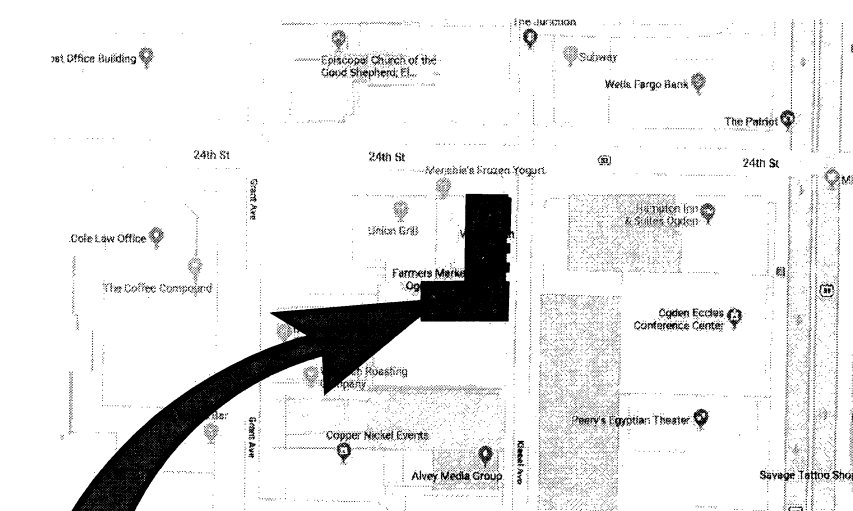
GENERAL NOTES

1. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS NOT FOUND, WERE SET WITH 5/8 REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG" UNLESS OTHERWISE NOTED HEREON.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

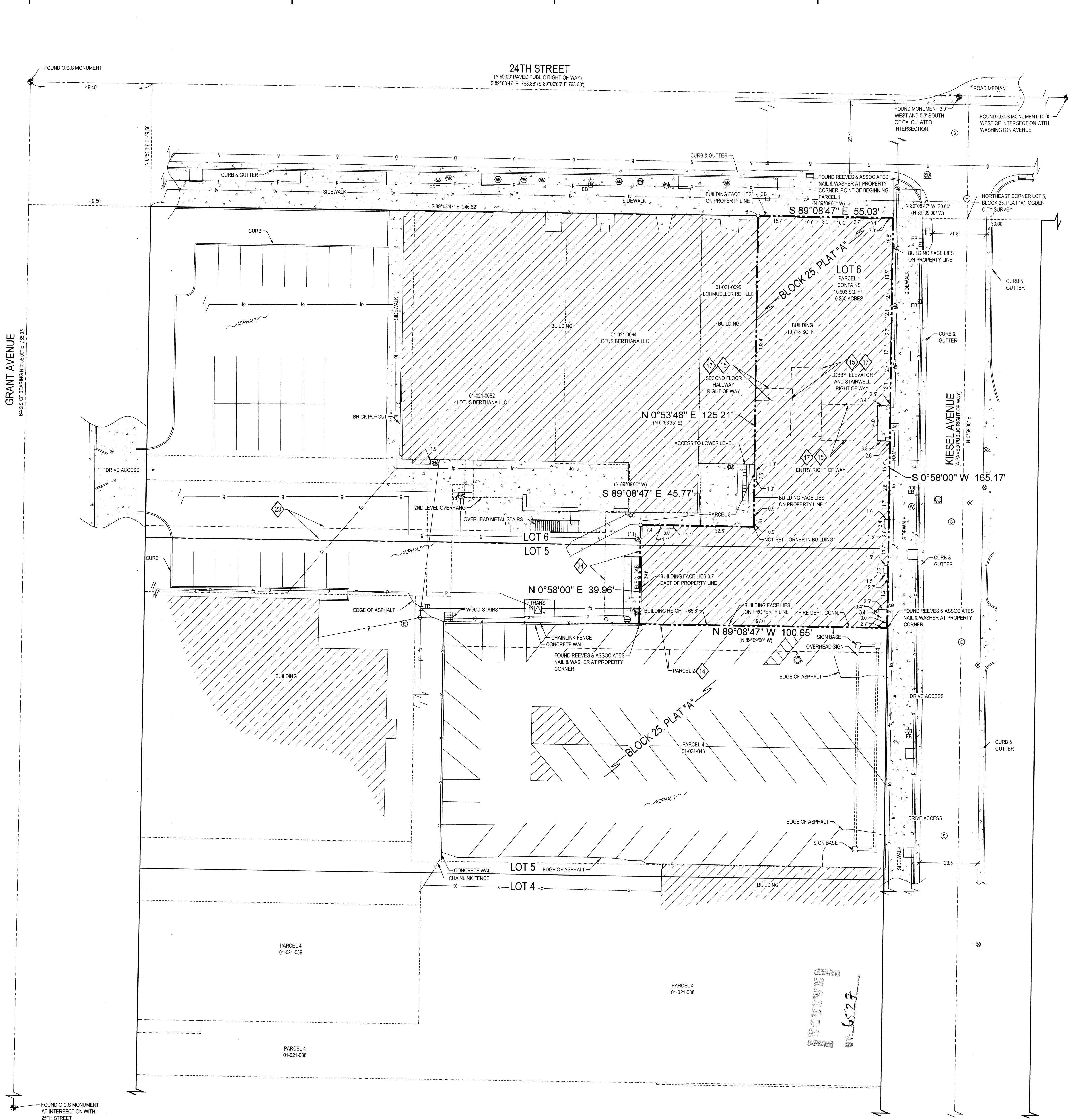
LEGEND

—	RIGHT OF WAY LINE	⊙	WATER MANHOLE
- - -	ADJOINING DEED LINE	⊕	WATER METER
—	LOT LINE	⊗	WATER VALVE
- - -	PROPERTY LINE	EB	ELECTRIC BOX
- - -	MONUMENT LINE	⊕	ELECTRIC MANHOLE
- - -	EASEMENT LINE	⊕	ELECTRIC METER
X	EXISTING FENCE	✱	LIGHT POLE
—	POWER LINE	⊕	POWER POLE
—	TELEPHONE LINE	⊕	TRANSFORMER
—	WATER LINE	TRANS	SANITARY SEWER CLEAN OUT
—	SANITARY SEWER LINE	CO	SANITARY SEWER MANHOLE
—	STORM DRAIN LINE	⊕	GAS METER
—	GAS LINE	⊕	STORM DRAIN CATCH BASIN
▨	CONCRETE	⊕	STORM DRAIN MANHOLE
▨	BUILDING	TR	TELEPHONE RISER
		CB	COMMUNICATIONS BOX
		○	PROPERTY CORNER (SEE GENERAL NOTE 2)

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
COMCAST	GARY GOLDSTEIN	801-401-3041	SHOWN
DOMINION ENERGY	SL MAPPING DEPT.	801-324-3970	SHOWN
CENTURYLINK	ARLENE COMSTOCK	arlene.comstock@centurylink.com	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joel.simmons@pacifiCorp.com	SHOWN
OGDEN CITY CORPORATION	CHUCK SHURTLEFF	801-629-6325	NOT RECEIVED
FIRSTDIGITAL TELECOM	BRANDON BALMFORTH	801-456-1095	SHOWN



SITE



MCNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200, Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

KIESAL BUILDING
24TH STREET KIESAL AVENUE
OGDEN, UTAH
LOCATED IN THE SW 1/4 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 19377
CAD FILE: 19377 ALTA
DRAWN BY: NAE
CALC BY: DBD
FIELD CREW: SS/HBD
CHECKED BY: EAD
DATE: 7/3/2019

ALTA/SNPS LAND TITLE SURVEY
1 OF 1

S:\2019\19377\Survey\Prod\19377 ALTA.dwg, Dated: Jul 03, 2019 - 3:19pm