

SCHEDULE B - SECTION 2 EXCEPTIONS

General Exception

- 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.
- Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the public records.
- Any facts, 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, or claiming to be in possession, thereof.
- Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights, including but not limited, easements or equitable servitudes, water rights, or claims or title to water.
- Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- Any service, installations, connections, maintenance, or construction charges for sewer, water, electricity, or garbage.

Note: General Exception 1 and Standard Exceptions 2 - 8 will be deleted on any extended coverage loan policy

Special Exceptions

2021 General Property Taxes for the year were given an **EXEMPTION and/or TAX 9, RELIEF** Tax ID No(s): 01-008-0054,01-008-0050, and 01-008-0066
**Please contact the County Treasurer's Office for particulars.

- Said property is located within the boundaries of the Ogden's Tax District 525 and is subject to all assessments and service levied thereof.
- Water rights, or claims or title to water.
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel in, on, and/or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: Ogden Gas Co.
Recorded: November 2, 1932
Book: U
Page: 393, of the Official Records
- Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: The Mountain States Telephone and Telegraph Company
Recorded: October 18, 1957
Entry No.: 282955
Book: 561
Page: 345, of the Official Records
- Right-of-Way as disclosed by that certain Warranty Deed:
Recorded: February 13, 1974
Entry No.: 609289
Book: 1045
Page: 751, of the Official Records
- Deed of Trust
Dated: December 15, 1988
Trustor: The Salvation Army
Trustee: Cardon Land Title Company
Beneficiary: Edward G. Mencimer and Patricia A. Mencimer
Amount: \$28,000.00
Recorded: December 27, 1988
Entry No.: 1066642
Book: 1553
Page: 31, of the Official Records

Right-of-Way as disclosed by that certain Warranty Deed:

- Recorded: April 13, 1990
Entry No.: 1106356
Book: 1578
Page: 2906, of the Official Records
18. Resolution No. 93-67, and the terms, conditions and limitations contained therein:
Purpose: Central Business District No. 1.
Recorded: November 1, 1993
Entry No.: 1255293
Book: 1687
Page: 1110, of the Official Records
19. Ordinance No. 94-3, and the terms, conditions and limitations contained therein recorded February 2, 1994 as Entry No. 1272592 in Book 1701 at Page 1316, of the Official Records
Ordinance No. 2000-27, and the terms, conditions and limitations contained therein recorded June 7, 2000 as Entry No. 1709915 in Book 2076 at Page 217, of the Official Records
Ordinance No. 2003-83, and the terms, conditions and limitations contained therein recorded January 9, 2004 as Entry No. 2004067, of the Official Records
Ordinance No. 2003-83, and the terms, conditions and limitations contained therein recorded March 23, 2004 as Entry No. 2019270, of the Official Records
Release of Special Assessment Area Liens recorded April 26, 2019 as Entry No. 2976617, of the Official Records
20. Certificate of Creation of Northern Utah Environmental Resources Agency ("NUERA") recorded January 20, 2015 as Entry No. 2718461, of the Official Records
21. Ordinance No. 2016-36, and the terms, conditions and limitations contained therein recorded July 20, 2016 as Entry No. 2804447, of the Official Records
Notice of Adoption of Ordinance No. 2016-36 recorded July 20, 2016 as Entry No. 2804448, of the Official Records
22. Notice of Adoption of Ordinance No. 2016-37 recorded July 20, 2016 as Entry No. 2804453, of the Official Records
23. Ordinance No. 2019-5, and the terms, conditions and limitations contained therein recorded January 24, 2019 as Entry No. 2962622, of the Official Records
- (Affects Parcel 2 and 3)
Subject to any claims arising from question of an 8 foot gap along a 113.4 foot North portion of Lots 1 and 2 Block 10 Ogden City Survey between the legal description of the herein described property and those of surrounding parcels.
25. Notwithstanding those items described hereinabove, the land is also subject to, any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an A.L.T.A. Survey (made in accordance with "Minimum standard detail requirements for ALTA/ACSM Land Title Surveys"), may disclose.
26. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claim and/or claim liens thereunder.

BOUNDARY DESCRIPTION

PARCEL 1:
PART OF LOT 9, BLOCK 10, PLAT A, OGDEN CITY SURVEY; BEGINNING AT A POINT 45.5 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 9, AND RUNNING THENCE WEST 45 FEET; THENCE SOUTH 125 FEET; THENCE EAST 45 FEET; THENCE NORTH 125 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:
PART OF LOTS 1, 2 AND 9, BLOCK 10, PLAT A, OGDEN CITY SURVEY; BEGINNING AT A POINT 302.325 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 9, AND RUNNING THENCE SOUTH 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9, AND RUNNING THENCE WEST 90.5 FEET, THENCE NORTH 30 FEET, THENCE EAST 90.5 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY OVER AND UPON THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT 302.325 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 9, AND RUNNING THENCE SOUTH 5 FEET, THENCE WEST 90.5 FEET, THENCE NORTH 10 FEET, THENCE EAST 90.5 FEET, THENCE SOUTH 5 FEET TO THE PLACE OF BEGINNING.

ALSO; HEREBY CONVEYING A PERPETUAL RIGHT-OF-WAY OVER THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT 90.5 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 10, PLAT A, OGDEN CITY SURVEY, AND RUNNING THENCE SOUTH 332.325 FEET TO THE SOUTH LINE OF SAID LOT 9, THENCE WEST 8 FEET, THENCE NORTH 332.325 FEET, THENCE EAST 8 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:
A PART OF LOTS 1, 2, 9, AND ALL OF LOT 10, BLOCK 10, PLAT A, OGDEN CITY SURVEY; BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 10 AND RUNNING SOUTH 506 FEET ALONG THE EAST LINE OF SAID BLOCK 10 TO THE NORTH LINE OF TAX PARCEL 01-008-0003 SAID POINT ALSO BEING 156 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 10; THENCE WEST 120 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF TAX PARCEL 01-008-0011; THENCE NORTH 30 FEET MORE OR LESS ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WEST 113.4 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE EAST LINE OF CHILDS AVENUE; THENCE NORTH 137.53 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF TAX PARCEL 01-008-0007; THENCE EAST 100 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 2 OF SAID BLOCK 10; THENCE NORTH 36.14 FEET MORE OR LESS ALONG SAID EAST LINE AND THE EAST LINE OF LOT 9 OF SAID BLOCK 10, TO THE NORTHEAST CORNER OF TAX PARCEL 01-008-0050; THENCE WEST 90.5 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 177.33 FEET ALONG THE WEST LINE OF TAX PARCELS 01-008-0051, 01-008-0052, AND 01-008-0053 TO THE SOUTH LINE OF TAX PARCEL 01-008-0054; THENCE EAST 45 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF TAX PARCEL 01-008-0055; THENCE NORTH 125 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE NORTH LINE OF SAID BLOCK 10; THENCE EAST 178.9 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL RIGHT-OF-WAY OVER THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT: BEGINNING AT A POINT 90.5 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 10, PLAT A, OGDEN CITY SURVEY, AND RUNNING THENCE SOUTH 332.325 FEET TO THE SOUTH LINE OF SAID LOT 9, THENCE WEST 8 FEET, THENCE NORTH 332.325 FEET; THENCE EAST FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM:
PART OF LOT 2, BLOCK 10, PLAT A, OGDEN CITY SURVEY; BEGINNING AT A POINT 33.4 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE EAST 9.6 FEET, THENCE SOUTH 132.83 FEET, THENCE EAST 103.8 FEET, THENCE SOUTH 12.7 FEET, THENCE WEST 113.4 FEET, THENCE NORTH 145.53 FEET TO THE PLACE OF BEGINNING.

THESE LEGAL DESCRIPTIONS INDICATE THE SAME PARCELS AS THAT DESCRIBED IN TITLE COMMITMENT NO.NTC21071234-HM, WITH AN EFFECTIVE DATE OF SEPTEMBER 20TH, 2021.

NOTES

- THE SUBJECT PROPERTY LIES WITHIN THE OGDEN CITY CBD ZONE.
- THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0428E WITH AN EFFECTIVE DATE OF DECEMBER 16TH 2005.
- THERE WAS OBSERVED EVIDENCE OF CONSTRUCTION OR RECENT SITE DEVELOPMENT OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK. THE INTERSECTION OF 26TH AND GRANT IS CURRENTLY UNDER CONSTRUCTION
- 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.
- THERE WAS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK.
- THERE WAS OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE FIELD WHILE CONDUCTING THE FIELDWORK. THE INTERSECTION OF 26TH AND GRANT IS CURRENTLY UNDER CONSTRUCTION.
- PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.
- THE SUBJECT PROPERTY HAS A PURPORTED ADDRESS OF 261 26TH STREET, OGDEN, UTAH, AND WAS OBSERVED IN THE FIELD.

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 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. FILE NUMBER NCT21071234-HM WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2021 AT 8:00 A.M. THE SURVEY WAS ORDERED BY SUSAN LAWRENCE. THE BASIS OF BEARING IS CENTERLINE OF 26TH STREET BETWEEN GRANT AVENUE AND LINCOLN AVENUE WHICH BEARS NORTH 88°42'24" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. (RECORD BEARINGS HAVE BEEN ROTATED TO STATE PLANE GRID BEARINGS)

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:
THE SALVATION ARMY
OLD REPUBLIC TITLE NATIONAL TITLE INSURANCE COMPANY
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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 NCT21071234 WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2021 AT 8:00 A.M. AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 8, 11A, 13, 14, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON November 15, 2021.

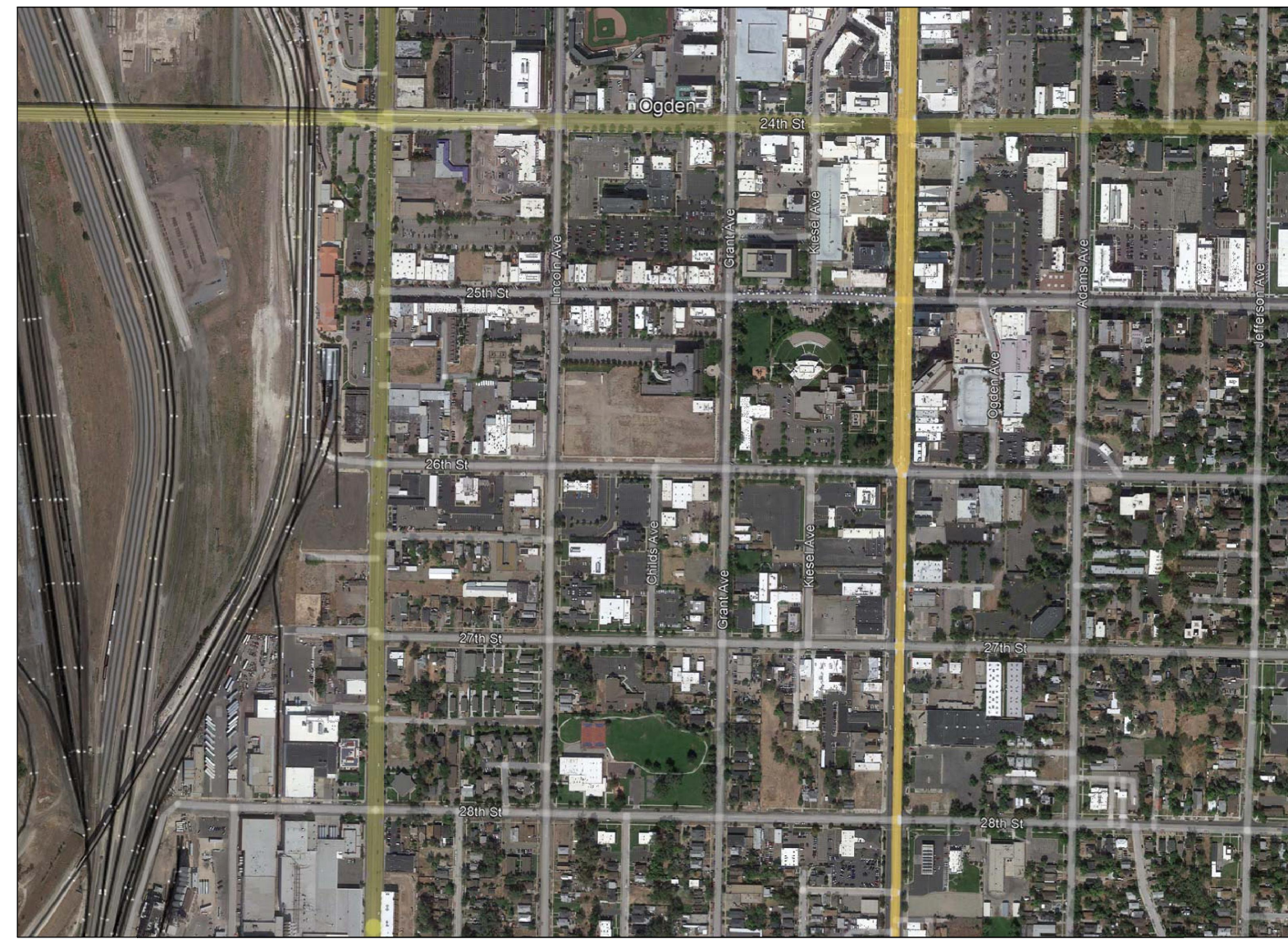
SIGNED THIS 15TH DAY OF NOVEMBER, 2021.

PROFESSIONAL LAND SURVEYOR
11/15/21
8227228
Klint H. Whitney
STATE OF UTAH
KLINT H. WHITNEY, PLS NO. 8227228

UTILITY CONTACT

| Code | Name | Phone | Ext | Contact Name | Email | Comments | Description |
|---------|---------------------------------------|--------------|----------|-------------------------|------------------------------|----------|--------------------------------|
| ATTD | AT&T - AMERICAN TELEPHONE & TELEGRAPH | 208-850-7448 | | ROB WILLIAMSON | RWILLIAMSON@ATT.COM | | FIBER OPTICS |
| CCUT00 | COMCAST | 435-224-2326 | | JEFF HOUSTON | JEFF.HOUSTON@TELECOM.CA | | CATV & FIBER MRKD BY USIC |
| CTLUT01 | LUMEN/CENTURYLINK | 385-429-7357 | | LARRY BUHLER | LARRY.BUHLER@LUMEN.COM | | FBR & PHN MRKD BY STAKE CENTER |
| LEVL3 | LEVEL 3 IS NOW CENTURYLINK | 877-366-8344 | OPTION 2 | TECH ON DUTY | NATIONALRELO@CENTURYLINK.COM | OPTION 2 | FIBER OPTICS |
| MCI | VERIZON BUSINESS (MCI) | 800-624-9675 | | NATIONAL FIBER SECURITY | INVESTIGATIONS@VERIZON.COM | | FIBER MRKD BY STAKE CENTER |
| OGDEN | OGDEN CITY CORPORATION | 801-629-8363 | | TED BULLOCK | TEDBULLOCK@OGDENCITY.COM | | SEWER & CULINARY WATER |
| QGCOCL | DOMINION ENERGY UTAH | 801-324-3970 | | SL MAPPING DEPARTMENT | | | GAS MARKED BY ELM LOCATING |
| RMPOGR | ROCKY MOUNTAIN POWER - OGDEN | 303-813-6993 | | JOEL SIMMONS | GISDEPT@PACIFICORP.COM | | POWER MRKD BY USIC |
| UDOTR1 | UDOT REGION I | 801-630-1632 | | AUSTIN LARUE | ALARUE@UTAH.GOV | | FIBER OPTICS & TRAFFIC SIGNALS |
| UTOPIA | UTOPIA FIBER | 801-613-3854 | | XIAOTONG WU | XWU@UTOPIANET.ORG | | FIBER OPTICS |

VICINITY MAP



SCALE: N/A
DATE: 10/29/21
DESIGN: SGP
DRAWN: SGP
CHECKED: KHW
DWG.: E:\2021\MEASURE SURVEYS\105 - SALVATION ARMY SURVEY\NSPS\ALTA SURVEY.DWG

REVISIONS
DATE DESCRIPTION

ALTA SURVEY FOR THE SALVATION ARMY
261 26TH STREET, OGDEN, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.6020 FAX: 801.476.6066

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