

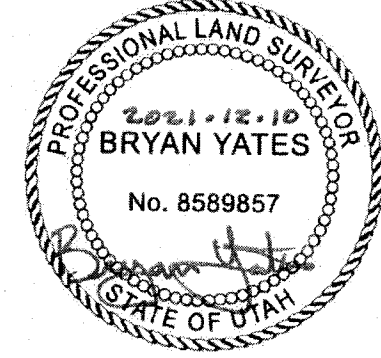
# ALTA/NSPS LAND TITLE SURVEY

TAX ID NO. 01-015-0012  
A PART OF LOTS 3 AND 4, BLOCK 17, PLAT "A",  
OGDEN CITY SURVEY

## SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF: LOTUS COMMONS OGDEN, LLC, A UTAH LIMITED LIABILITY COMPANY; BANK OF UTAH, ITS SUCCESSORS AND ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF UTAH, AND IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND DOES NOT INCLUDE ANY TABLE A ITEMS. THE FIELD WORK WAS COMPLETED ON OCTOBER 20, 2021.



## LEGAL DESCRIPTION

PARCEL 1:

A PART OF LOTS 3 AND 4, BLOCK 17, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 22.35 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE EAST 166 FEET; THENCE NORTH 60.40 FEET, MORE OR LESS, TO A POINT 28 FEET AND 7 INCHES SOUTH FROM THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 4; THENCE WEST 166 FEET; THENCE SOUTH 60.40 FEET, MORE OR LESS, TO PLACE OF BEGINNING.

## BASIS OF BEARING

NORTH 01°18'10" EAST, BEING THE BEARING OF WASHINGTON BOULEVARD BETWEEN STREET INTERSECTION MONUMENTS FOUND AT 26TH STREET AND 25TH STREET IN OGDEN CITY.

## SURVEY NOTES

THIS SURVEY IS BASED ON A PRELIMINARY TITLE REPORT COMMITMENT NUMBER NCS-1080421-SLC1, REVISION NO.: 3, COMMITMENT DATE: OCTOBER 7, 2021 AT 7:30 A.M., ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, REDCON, INC. AND THE CERTIFYING SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE COMPLETENESS OR ACCURACY OF THE PREVIOUSLY MENTIONED REPORT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE EXCLUSIONS, RESTRICTIONS AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID TITLE REPORT.

THE LOCATION OF UTILITIES HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE-GROUND APPURTENANCES ONLY; THE SURVEYOR HAS NOT BEEN PROVIDED WITH SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF THE SUB TERRAIN USES.

### SURVEY FINDINGS:

- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SURVEYED PROPERTY. NO DOCUMENTS WERE PROVIDED TO OR OBTAINED BY THE SURVEYOR.
- PARCEL 1 HAS DIRECT ACCESS TO WASHINGTON BOULEVARD, A DEDICATED PUBLIC STREET OR RIGHT-OF-WAY.
- EXCEPT AS SHOWN, ALL UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE PROVIDED TO THE SURVEYOR.
- NO WATER FEATURES OR DELINEATION FOR WETLANDS WERE ENCOUNTERED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

## APPLICABLE SCHEDULE B - SECTION II EXCEPTIONS

• ALL PERTINENT EXCEPTIONS ARE LISTED AND AFFECT PROPERTY AS STATED OR EXPLAINED BY LISTING SURVEY FINDINGS FOLLOWING EACH EXCEPTION:

- TAXES FOR THE YEAR 2021 NOW A LIEN, NOT YET DUE. GENERAL PROPERTY TAXES FOR THE YEAR 2020 WERE PAID IN THE AMOUNT OF \$15,347.66. TAX PARCEL NO. 01-015-0012.
- THE LAND IS INCLUDED WITHIN THE BOUNDARIES OF OGDEN CITY, THE WEBER BASIN WATER CONSERVANCY DISTRICT, THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AND THE WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES DISTRICT, AND IS SUBJECT TO CHARGES AND ASSESSMENTS MADE THEREBY.
10. PARTY WALL AGREEMENTS, AS DISCLOSED BY THE FOLLOWING DEEDS RECORDED AS: BOOK 46 AT PAGE 230; BOOK 48 AT PAGE 178; AND BOOK 1037 AT PAGE 769 OF OFFICIAL RECORDS SURVEY FINDINGS: EXCEPTION HAS BEEN PLOTTED.
11. AN AGREEMENT WITH ROCKY MOUNTAIN BELL TELEPHONE AND TELEGRAPH COMPANY, NOW MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AS DISCLOSED BY WARRANTY DEED RECORDED OCTOBER 17, 1973 AS ENTRY NO. 603241 IN BOOK 1037 AT PAGE 769 OF OFFICIAL RECORDS. SURVEY FINDINGS: TERMS OF AGREEMENT ARE UNDEFINED BUT EVIDENTLY AFFECT THE SUBJECT PROPERTY. WARRANTY DEED STATES "A COPY OF WHICH IS ATTACHED FOR FULL DETAILS", SAID ATTACHED DOCUMENT WAS NOT PROVIDED TO SURVEYOR.  
  
(THE FOLLOWING EXCEPTION AFFECTS A PORTION OF THE LAND)
12. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC TRANSMISSION, DISTRIBUTION AND COMMUNICATIONS CIRCUITS AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS BY INSTRUMENT RECORDED AUGUST 28, 1986 AS ENTRY NO. 980253 IN BOOK 1497 AT PAGE 1885 OF OFFICIAL RECORDS. SURVEY FINDINGS: EXCEPTION HAS BEEN PLOTTED.
13. ENCROACHMENT PERMIT RECORDED AUGUST 9, 2004 AS ENTRY NO. 2048929 OF OFFICIAL RECORDS. SURVEY FINDINGS: PERMIT IS DEFINED BY EXHIBIT IN THE DOCUMENT. THE CONCERNED PATIO AREA IS LOCATED AS DESCRIBED IN SAID EXHIBIT.
14. ORDINANCE NO. 2012-39 PROVIDING FOR THE CREATION OF A NEW SPECIAL ASSESSMENT AREA DESIGNATED THE OGDEN CITY, UTAH, CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 2 RECORDED JULY 09, 2012 AS ENTRY NO. 2584776 OF OFFICIAL RECORDS. SURVEY FINDINGS: PARCEL 1 IS SUBJECT TO THE ORDINANCE AS WRITTEN.
15. ORDINANCE NO. 2016-36 FOR THE CREATION OF A NEW SPECIAL ASSESSMENT AREA DESIGNATED THE OGDEN CENTRAL BUSINESS ASSESSMENT AREA NO. 3 RECORDED JULY 20, 2016 AS ENTRY NO. 2804447 OF OFFICIAL RECORDS.  
  
OGDEN CITY NOTICE OF ADOPTION OF ORDINANCE NO. 2016-36 AND NOTICE OF PROPOSED ASSESSMENT RECORDED JULY 20, 2016 AS ENTRY NO. 2804448 OF OFFICIAL RECORDS. SURVEY FINDINGS: PARCEL 1 IS SUBJECT TO THE ORDINANCE AS WRITTEN.
16. OGDEN CITY NOTICE OF ADOPTION OF ORDINANCE NO. 2016-37 AND NOTICE OF PROPOSED ASSESSMENT RECORDED JULY 20, 2016 AS ENTRY NO. 2804453 OF OFFICIAL RECORDS. SURVEY FINDINGS: PARCEL 1 IS SUBJECT TO THE ORDINANCE AS WRITTEN.
17. AGENCY NOTICE OF ADOPTION OF ORDINANCE 2018-1 BY THE OGDEN CITY COUNCIL (ADAMS COMMUNITY REINVESTMENT PROJECT AREA) RECORDED JANUARY 17, 2018 AS ENTRY NO. 2900588 OF OFFICIAL RECORDS. SURVEY FINDINGS: PARCEL 1 IS SUBJECT TO THE ORDINANCE AS WRITTEN.
28. VEHICULAR ACCESS IS LIMITED TO OPENINGS PERMITTED BY THE UTAH STATE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH SECTION 41-6A-714, UTAH CODE ANNOTATED, AS AMENDED 2005. SURVEY FINDINGS: PARCEL 1 IS SUBJECT TO CODE AS WRITTEN.

RECEIVED  
MAR 07 2022  
BY: 7199

SCALE (H):	1" = 20'
DRAWN BY:	P. RICHTER
CHECKED BY:	B. YATES
TAX ID NO.	01-015-0012
NO.	
DESCRIPTION	
DRAWN BY / APPROVAL	
DATE	

ALTA/NSPS LAND TITLE SURVEY  
2550 WASHINGTON BOULEVARD  
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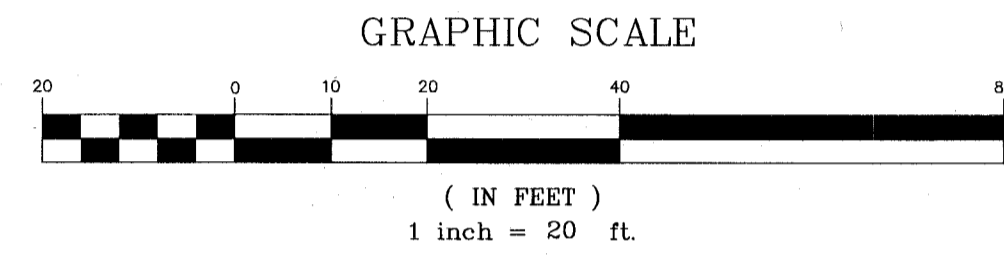
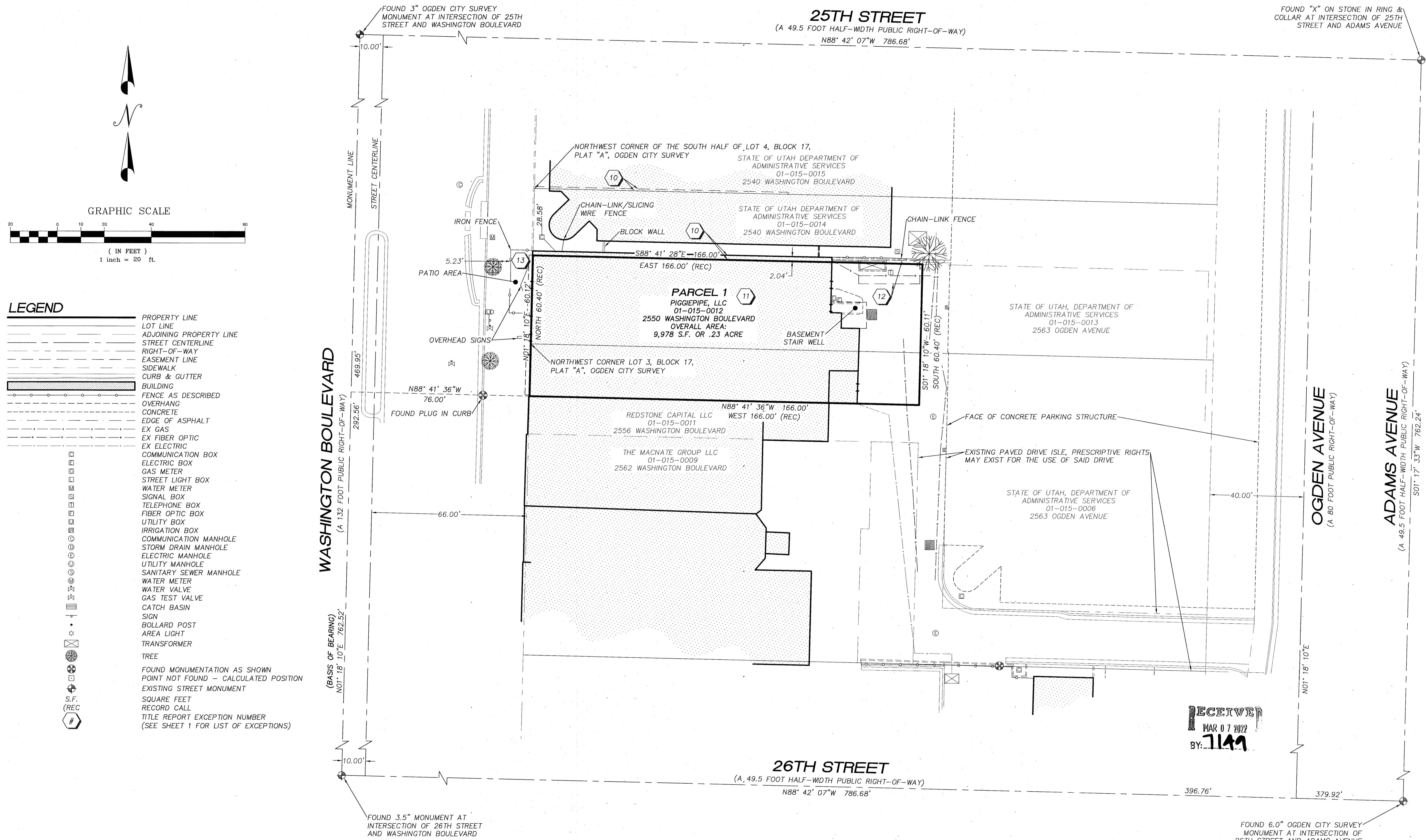
UTAH  
WEBER COUNTY  
OGDEN CITY

REDCON, INC.  
LAND SURVEYING  
25 SOUTH MAIN STREET, SUITE 200  
CENTERVILLE, UTAH 84014  
(801) 298-2401 FAX (801) 298-2024  
REDCON.COM

JOB NUMBER  
421072  
DWG: COURTHOUSE  
DATE: 12/10/2021  
SHEET 1 OF 2

# ALTA/NSPS LAND TITLE SURVEY

TAX ID NO. 01-015-0012  
 A PART OF LOTS 3 AND 4, BLOCK 17, PLAT "A",  
 OGDEN CITY SURVEY



- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - ADJOINING PROPERTY LINE
  - STREET CENTERLINE
  - RIGHT-OF-WAY
  - EASEMENT LINE
  - SIDEWALK
  - CURB & GUTTER
  - BUILDING
  - FENCE AS DESCRIBED
  - OVERHANG
  - CONCRETE
  - EDGE OF ASPHALT
  - EX GAS
  - EX FIBER OPTIC
  - EX ELECTRIC
  - COMMUNICATION BOX
  - ELECTRIC BOX
  - GAS METER
  - STREET LIGHT BOX
  - WATER METER
  - SIGNAL BOX
  - TELEPHONE BOX
  - FIBER OPTIC BOX
  - UTILITY BOX
  - IRRIGATION BOX
  - COMMUNICATION MANHOLE
  - STORM DRAIN MANHOLE
  - ELECTRIC MANHOLE
  - UTILITY MANHOLE
  - SANITARY SEWER MANHOLE
  - WATER METER
  - WATER VALVE
  - GAS TEST VALVE
  - CATCH BASIN
  - SIGN
  - BOLLARD POST
  - AREA LIGHT
  - TRANSFORMER
  - TREE
  - FOUND MONUMENTATION AS SHOWN
  - POINT NOT FOUND - CALCULATED POSITION
  - EXISTING STREET MONUMENT
  - SQUARE FEET
  - RECORD CALL
  - TITLE REPORT EXCEPTION NUMBER (SEE SHEET 1 FOR LIST OF EXCEPTIONS)

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 MAR 07 2022  
 BY: 7149

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SHEET 2 OF 2