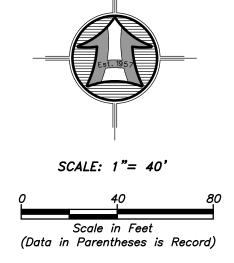
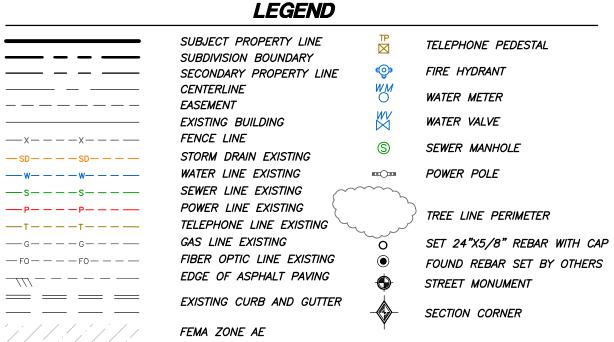


TABLE "A" NOTES:

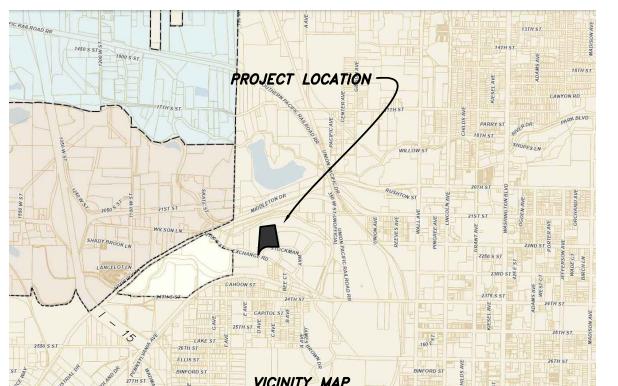
- 1 MONUMENTS FOUND AND/OR SET. (SHOWN HEREON)
- 2 ADDRESS OF PROPERTY IS 626 WEST STOCKMAN WAY OGDEN, UTAH 84404
- 3 SUBJECT PROPERTY IS DESIGNATED AS ZONE AE PER FIRM MAP NO. 49057C0426E WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2005.
- 4 GROSS LAND AREA = 222,133 S.F. OR 5.10 ACRES.
- 8 SUBSTANTIAL FEATURES. (SHOWN HEREON)
- 10 AS DESIGNATED BY THE CLIENT. A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. (NO PARTY WALLS ALONG BOUNDARY OF SUBJECT PROPERTY)
- 13 NAMES OF ADJOINERS. (SHOWN HEREON)
- 16 EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK. (EXISTING ASPHALT AND DIRT DUMP PILES OBSERVED ON PROPERTY AND SHOWN





EAST QUARTER CORNER OF SEC. 30, T. 6 N., R. 2 W., SLB&M FOUND WEBER CO. BRASS CAP MONUMENT





NARRATIVE

THIS ALTA/NSPS SURVEY WAS ORDERED BY JARED HADLEY AND WAS PREPARED USING FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1125065-SLC1 WITH A COMMITMENT DATE OF MARCH 18, 2022 AT 7:30 AM.

THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND FEATURES, WHICH WERE OBSERVED WHILE PERFORMING THE FIELD WORK, AND FROM UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON AND SHOULD BE VERIFIED. (THE GROUND WAS SNOW COVERED ON THE DAY THAT THE SURVEY FIELD WORK WAS PERFORMED)

THE CONTROL USED WAS THE OFFICIAL PLAT OF OGDEN BUSINESS EXCHANGE, RECORDED AS ENTRY NO. 2730317 ALONG WITH EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 30, T6N, R1W, SLB&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 30 WHICH BEARS NORTH 89°21'29" EAST, AN ASSUMED BEARING AS SHOWN ON THE OFFICIAL PLAT OF SAID OGDEN BUSINESS EXCHANGE.

EXCEPTIONS: SCHEDULE B - SECTION 2

10. AGREEMENTS RIGHTS OF WAY AND INCIDENTALS, AS DISCLOSED AND RESERVED IN QUIT CLAIM DEED RECORDED DECEMBER 30, 1988 AS ENTRY NO. 1067070 IN BOOK 1553 AT PAGE 1003 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

11. AGREEMENT DATED NOVEMBER 16, 1990 BY AND BETWEEN STATE OF UTAH. ACTING THROUGH THE BOARD OF WATER RESOURCES AND THE WILSON IRRIGATION COMPANY, A CORPORATION RECORDED MAY 17, 1996 AS ENTRY NO. 1406857 IN BOOK 1806 AT PAGE 2976 OF OFFICIAL RECORDS.

EASEMENT FOR AND IN CONSIDERATION OF THAT CERTAIN AGREEMENT SHOWN ABOVE IN FAVOR OF THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES RECORDED MAY 17, 1996 AS ENTRY NO. 1406858 IN BOOK 1806 AT PAGE 2985 OF OFFICIAL RECORDS. (MAY AFFECT SUBJECT PROPERTY. "WATER COMPANY'S FACILITIES IN SECTION 30, T6N, R1W") {UNABLE TO PLOT}

- 12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 13. CERTIFICATE OF CREATION OF THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY DATED DECEMBER 01, 2014 RECORDED JANUARY 20, 2015 AS ENTRY NO. 2718461 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY) {UNABLE TO PLOT}
- 14. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON OGDEN BUSINESS EXCHANGE SUBDIVISION PLAT RECORDED APRIL 13, 2015 AS ENTRY NO. 2730317 IN BOOK 77 OF PLATS AT PAGE 23. (AFFECTS SUBJECT PROPERTY AND SHOWN HEREON)
- 15. ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED APRIL 13, 2015 AS ENTRY NO. 2730318 OF OFFICIAL RECORDS. AND ANY AMENDMENTS THERETO, BUT DELETING ANY COVENANT. CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604(C). (AFFECTS SUBJECT PROPERTY) {UNABLE TO PLOT}

16. A DEED OF TRUST DATED APRIL 08, 2015 BY AND BETWEEN OGDEN CITY REDEVELOPMENT AGENCY, A UTAH POLITICAL SUBDIVISION AS TRUSTOR IN FAVOR OF LINCOLN TITLE INSURANCE AGENCY AS TRUSTEE AND FIBER CORPORATION. A UTAH CORPORATION AS BENEFICIARY. TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1.793.000.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED APRIL 13, 2015 AS ENTRY NO. 2730321

A SUBORDINATION AGREEMENT, WHEREIN THE LIEN OF THE DEED OF TRUST SHOWN HEREIN-ABOVE WAS SUBORDINATED TO THE COMMERCIAL DEED OF TRUST RECORDED MAY 19, 2016 AS ENTRY NO. 2794112 OF OFFICIAL RECORDS. SAID SUBORDINATION AGREEMENT RECORDED MAY 19, 2016 AS ENTRY NO. 2794113 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY)

A COMMERCIAL DEED OF TRUST DATED MARCH 30, 2016 BY AND BETWEEN OBE VISION, LLC, A UTAH LIMITED LIABILITY COMPANY AS TRUSTOR IN FAVOR OF LINCOLN TITLE INSURANCE AGENCY, INC. AS TRUSTEE AND OGDEN INDUSTRIAL DEVELOPMENT CORPORATION AS BENEFICIARY, TO SECURE AN ORIGINAL INDEBTEDNESS OF \$2,000,000.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED MAY 19, 2016 AS ENTRY NO. 2794112 OF OFFICIAL RECORDS.

18. CERTIFICATE OF COMPLETION RECORDED MARCH 15. 2018 AS ENTRY NO. 2910020 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY, SEE ROS# 4989)

19. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

20. ALL-INCLUSIVE TRUST DEED WITH ASSIGNMENT OF RENTS DATED MARCH 26, 2018 BY AND BETWEEN OBE VISION, LLC. A UTAH LIMITED LIABILITY COMPANY AS TRUSTOR IN FAVOR OF LINCOLN TITLE INSURANCE AGENCY AS TRUSTEE AND OGDEN CITY REDEVELOPMENT AGENCY, A BODY POLITIC AND POLITICAL SUBDIVISION OF THE STATE OF UTAH AS BENEFICIARY, TO SECURE AN ORIGINAL INDEBTEDNESS OF \$7,441,200.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED MARCH 28, 2018 AS ENTRY NO. 2912210 OF OFFICIAL RECORDS.

RECORD DESCRIPTION

ALL OF LOT 8, OGDEN BUSINESS EXCHANGE SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SURVEYOR'S CERTIFICATE

TO: OBE VISION, LLC, A UTAH LIMITED LIABILITY COMPANY; 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 THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 8, 10, 13 AND 16 OF TABLE A THEREOF.

THIS ALTA/NSPS SURVEY WAS CREATED USING ALTA TITLE COMMITMENT REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1125065-SLC1 WITH A COMMITMENT DATE OF MARCH 18, 2022 AT 7:30 AM.

THE FIELD WORK ON THIS SURVEY WAS COMPLETED ON DECEMBER 29, 2021.

SIGNED THIS 17TH DAY OF MAY, 2022.

ROGER C. SLADE, PLS UTAH LAND SURVEYOR LICENCE NO. 11386802



ASSOCIATES
neers and Land
street, Brigham, Unit www.haies.ne

HANSEN Consulting 1 538 North M

Sheet

of Sheets