

SCHEDULE B - SECTION 2 EXCEPTIONS

General Exception

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, 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)

Standard Exceptions

- 2. 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. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- 3. 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. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- 4. Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- 5. 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. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
- 6. 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. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- 7. 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. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- 8. Any service, installations, connections, maintenance, or construction charges for sewer, water, electricity, or garbage. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)

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

Special Exceptions

- 9. 2023 General Property Taxes are accruing as a lien and are not yet due and payable. 2022 General Property Taxes have been PAID in the amount of \$9,939.40. Tax ID No.: 15-065-0012 (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- 10. Subject property is included within the boundaries of Tax District 361 and is subject to the charges and assessments thereof:
 - Weber County
 - Bona Vista Water Conservancy District
 - Weber County Fire Service No. 4
 - Marriott-Slaterville
 (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
- 11. Subject to all existing roads, street, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights of way and easements thereof. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)
- 12. Water rights, or claims or title to water or any special assessments arising from water usage. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)

13. Public utility easements including, but not limited to, utility lines, cable lines, street lights, overhead power lines and their supporting structures located over and across the property, as evidenced by a visual inspection of the subject property. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)

14. The terms, conditions, restrictions and limitations of that certain Agreement by and between State of Utah, acting through the Board of Water Resources and Wilson Irrigation Company: Recorded: May 17, 1996 Entry No.: 1406857 Book: 1806 Page: 2976, of the Official Records

Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: In favor of: The State of Utah, acting through the Board of Water Resources Recorded: May 17, 1996 Entry No.: 1406858 Book: 1806 Page: 2985, of the Official Records (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, EASEMENTS ARE BLANKET IN NATURE)

15. Subject to the rights of the Southern Pacific Railroad to maintain the Right of Way and railroad facilities abutting property on the South. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)

16. 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. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON)

17. Deed of Trust Dated: January 12, 2022 Trustor: Mantas Investments, LLC Trustee: First Utah Bank Beneficiary: First Utah Bank Amount: \$3,375,000.00 Recorded: January 18, 2022 Entry No.: 3211541, of the Official Records Assignment of Rents Recorded: January 18, 2022 Entry No: 3211542, of the Official Records (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)

TITLE REPORT BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE CENTERLINE OF 12TH STREET BEING THE BASIS OF BEARINGS TO-WIT: SOUTH 89°30' EAST, BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24 AND RUNNING THENCE SOUTH 0°44' WEST 1264.8 FEET ALONG THE WEST LINE OF SAID SECTION 24 TO THE CENTERLINE INTERSECTION WITH 12TH STREET, THENCE SOUTH 89°30' EAST 335.28 FEET, THENCE SOUTH 0°15' WEST 80.39 FEET TO THE SOUTH RIGHT OFWAY LINE OF 12TH STREET, THENCE NORTH 88°09'52" EAST 661.19 FEET ALONG SAID RIGHT OF WAY, AND TO THE TRUE POINT OF BEGINNING, THE PROPERTY BOUNDARY RUNNING THENCE ALONG THE SAID SOUTH RIGHT OF WAY LINE ON THE FOLLOWING TWO COURSES AND DISTANCES, NORTH 88°09'52" EAST 329.83 FEET, SOUTH 89°30' EAST 77.72 FEET TO THE EAST BOUNDARY LINE AS ESTABLISHED BY THE REMNANTS OF AN ANCIENT FENCE LINE, THENCE SOUTH 0°15' WEST (SOUTH 0°15' EAST BY RECORD), 420.08 FEET ALONG SAID ANCIENT FENCE LINE TO THE NORTH RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILROAD COMPANY, THENCE NORTH 79°04'06" WEST ALONG SAID CPRR RIGHT OFWAY LINE TO A POINT SOUTH 1°50'08" EAST 317 FEET, MORE OR LESS, FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 1°50'08" WEST, 317 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING: PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE CENTERLINE OF 12TH STREET BEING THE BASIS OF BEARINGS TOWIT: SOUTH 89°30' EAST (ACTUAL SOUTH 89°00'30" EAST) BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE SOUTH 0°44' WEST 1264.8 FEET ALONG THE WEST LINE OF SAID SECTION 24 TO THE CENTERLINE OF INTERSECTION WITH 12TH STREET; THENCE SOUTH 89°30' EAST 335.28 FEET, THENCE SOUTH 0°15' WEST 80.39 FEET TO THE SOUTH RIGHT OFWAY LINE OF 12TH STREET, THENCE NORTH 88°09'52" EAST 661.19 FEET ALONG SAID RIGHT OFWAY TO THE TRUE POINT OF BEGINNING, THE PROPERTY BOUNDARY RUNNING THENCE ALONG THE SAID SOUTH RIGHT OFWAY NORTH 88°09'52" EAST (ACTUAL NORTH 88°39'09" EAST 27.74 THENCE SOUTH 1°50'08" EAST 334.38 FEET, THENCE NORTH 79°04'06" WEST ALONG CPRR RAILROAD RIGHT OFWAY (ACTUAL NORTH 78°23'31" WEST 28.53 FEET); THENCE NORTH 1°50'08" WEST 317 FEET, MORE OR LESS, (ACTUAL 327.98 FEET) TO THE TRUE POINT OF BEGINNING.

NOTES

- A. THE SUBJECT PROPERTY LIES WITHIN THE ZONE M.
- B. THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0407E WITH AN EFFECTIVE DATE OF 12/16/2005.
- 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 PROPERTY HAS A PURPORTED ADDRESS OF 1751 WEST, 12TH STREET, UTAH, AND WAS OBSERVED IN THE FIELD.
- I. EXISTING BUILDING ENCROACHES BY 4.66 FEET AT FURTHEST POINT.
- J. EXISTING PARKING IMPROVEMENTS ENCROACH BY 14.30 FEET AT FURTHEST POINT.
- K. AREA DIFFERS FROM RECORD (3.23 ACRES) BY 0.03 ACRES.

UTILITY CONTACT

Code	Name	Phone (Ext)	Contact Name	Email	Comments	Description
BYW	BOYD VALLEY WATER IMPROVEMENT DISTRICT	360-544-2129	MATT FOX	MATT@BOYDVALLEYWATER.COM		UTILITY WATER
CLUTW	CLARK COUNTY	360-544-2129	REY BRUNTON	REY@CLARKCOUNTY.UT.GOV		UTILITY FIRE MARKED BY LINC
CLUTW	CLARK COUNTY	360-544-2129	LARRY BENDER	LARRY@CLARKCOUNTY.UT.GOV		UTILITY FIRE MARKED BY LINC
CHW	CENTRAL WATER SERVICE DISTRICT	360-544-2129	JAMES DUNN	JAMES@CENTRALWATER.COM		UTILITY WATER
NET	NEUTRON BUSINESS DATA	360-544-2129	NATIONAL FIBER SECURITY	NET@NEUTRONBIZDATA.COM	EMAIL PREFERRED - ALL INQUIRIES MUST INCLUDE LOCATION MAP INCLUDING COUNTY, CITY AND STATE, CROSS STREETS, INFORMATION	UTILITY FIBER MARKED BY STAKE CENTER
MRIT	MARATHON PIPE LINE	360-544-2129	SHERRINA BORDEN	CL.BORDEN@MARATHONPIPELINE.COM		UTILITY FIBER
MIC	MARRIOTT-SLATERVILLE CITY	360-544-2129	POWER & ASSOCIATES	SHANE@POWER.CO.UT		UTILITY FIBER & CABLE MARKED BY LINC
SOOCL	SODIUM ENERGY UTAH	360-544-2129	CL MAPPOO	MAPPOO@SODIUMENERGY.COM	FOR PRINTED & ELECTRONIC MAPS	UTILITY FIBER & CABLE MARKED BY LINC
POWED	POWELL MOUNTAIN POWER	360-544-2129	CLARE BENTNER	CLARE@POWELLPOWER.COM		UTILITY FIBER MARKED BY LINC
VRNGA	VERMONT NETWORKS	360-544-2129	INGENIERING	GIB@VRNGANETWORKS.NET		UTILITY FIBER MARKED BY STAKE CENTER
UDOTI	UTAH DOT REGION 1	360-544-2129	CHERYL SCHRIBNER	CHERYL@UTAH.GOV		UTILITY FIBER OPTICS & TRAFFIC SIGNALS
WHAREN	WEST HAVEN CITY	360-544-2129	SCOTT VENTURA	SCOTT@WESTHAVEN.CY.UT.GOV		UTILITY FIBER & CABLE MARKED BY STAKE CENTER
ZAVOCT	ZAVO FIBER SOLUTIONS	360-544-2129	JON EDWARDS	UTAH@ZAVOCT.COM		UTILITY FIBER MARKED BY STAKE CENTER



VICINITY MAP



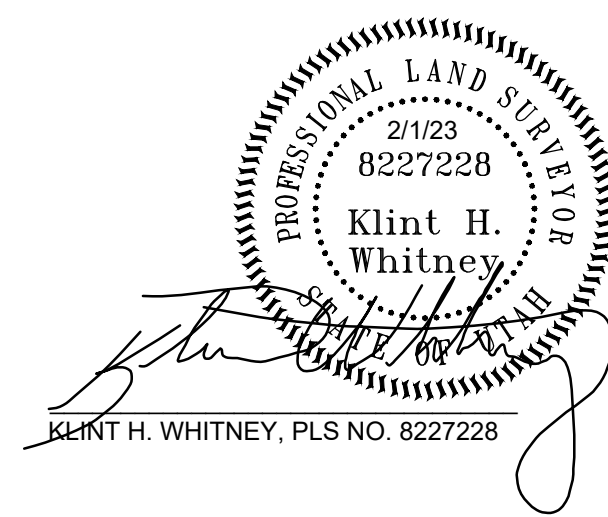
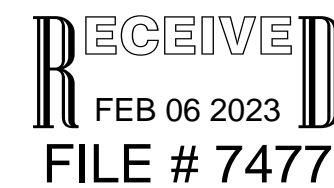
NARRATIVE

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 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. FILE NUMBER 2372689MLH WITH AN EFFECTIVE DATE OF DECEMBER 23RD AT 8:00 A.M. THE SURVEY WAS ORDERED BY 12TH STREET PROPERTY HOLDINGS, LLC. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WHICH BEARS SOUTH 01°07'20" WEST, 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: 12TH STREET PROPERTY HOLDINGS, LLC MANTAS INVESTMENT, LLC OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY 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 FOR TITLE INSURANCE FILE NUMBER 2372689MLH WITH AN EFFECTIVE DATE OF DECEMBER 23RD AT 8:00 A.M. AND INCLUDES ITEMS 1, 2, 4, 7A, 8, 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2023.

SIGNED THIS 1ST DAY OF FEBRUARY, 2023.



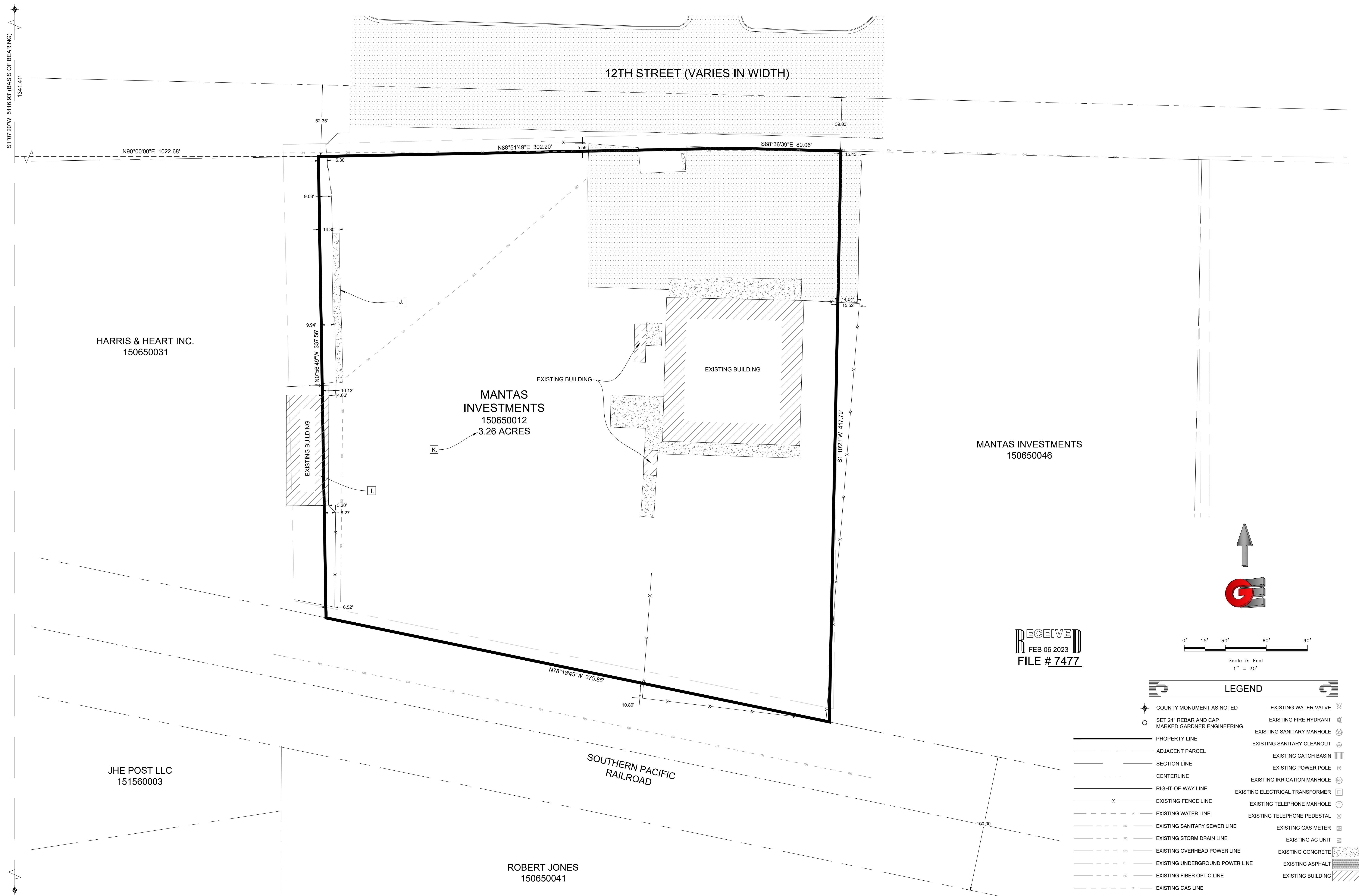
REVISIONS	DATE	DESCRIPTION

SCALE: N/A DATE: 2/01/23 DESIGN: DRAWN: JTN CHECKED: KHW DWG.: E:\2021\11-REB SURVEY\23-10 - HARRIS AND HARTSBUKE TOWNSHIP 6 NORTH AND RANGE 2 WEST.DWG

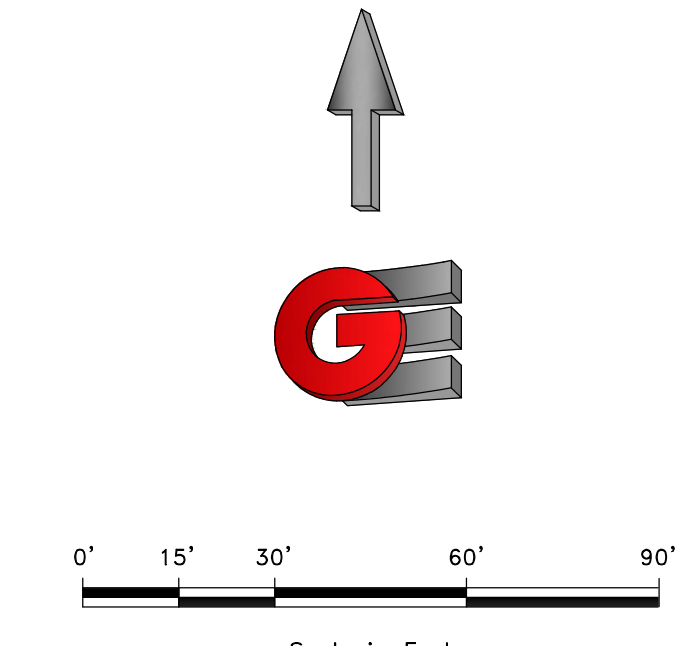
ALTA SURVEY FOR 12TH STREET PROPERTY HOLDINGS, LLC
1751 WEST 12TH STREET, OGDEN, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.6202 FAX: 801.476.6066

S1
2



RECEIVED
FEB 06 2023
FILE # 7477



LEGEND			
	COUNTY MONUMENT AS NOTED		EXISTING WATER VALVE
	SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING		EXISTING FIRE HYDRANT
	PROPERTY LINE		EXISTING SANITARY MANHOLE
	ADJACENT PARCEL		EXISTING SANITARY CLEANOUT
	SECTION LINE		EXISTING CATCH BASIN
	CENTERLINE		EXISTING POWER POLE
	RIGHT-OF-WAY LINE		EXISTING IRRIGATION MANHOLE
	EXISTING FENCE LINE		EXISTING ELECTRICAL TRANSFORMER
	EXISTING WATER LINE		EXISTING TELEPHONE MANHOLE
	EXISTING SANITARY SEWER LINE		EXISTING TELEPHONE PEDESTAL
	EXISTING STORM DRAIN LINE		EXISTING GAS METER
	EXISTING OVERHEAD POWER LINE		EXISTING AC UNIT
	EXISTING UNDERGROUND POWER LINE		EXISTING CONCRETE
	EXISTING FIBER OPTIC LINE		EXISTING ASPHALT
	EXISTING GAS LINE		EXISTING BUILDING

REVISIONS	DATE	DESCRIPTION

SCALE: 1:30_XREF
DATE: 2/1/23
DESIGN: _____
DRAWN: JTN
CHECKED: KHW
DWG.: E:\2021 - MISC SURVEYS\210 - HARRIS AND HEART SURVEY\DWG\HARRIS AND HEART.DWG

ALTA SURVEY FOR 12TH STREET PROPERTY HOLDINGS, LLC
1751 WEST 12TH STREET, OGDEN, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, 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