

BOUNDARY DESCRIPTION

The Land referred to herein below is situated in the County of Weber, State of Utah, and is described as follows:

PART OF LOTS 30, 31 AND 32, BLOCK 10, SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING NORTH 0°58' EAST 23.76 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 32 AND RUNNING THENCE NORTH 0°58' EAST 245.73 FEET, MORE OR LESS, ALONG THE WEST LINE OF WASHINGTON BOULEVARD TO A POINT WHICH IS SOUTH 0°58' WEST 24.34 FEET FROM THE SOUTH LINE OF 32ND STREET (QCD 477-3), THENCE NORTH 89°02' WEST 132.3 FEET, THENCE NORTH 0°58' EAST 24.34 FEET TO THE SOUTH LINE OF 32ND STREET, THENCE NORTH 89°02' WEST ALONG THE SOUTH LINE OF 32ND STREET 180.2 FEET TO THE EAST LINE OF KIESEL AVENUE, THENCE SOUTH 0°58' WEST ALONG THE EAST LINE OF KIESEL AVENUE 269.42 FEET, THENCE SOUTH 88°54'59" EAST 312.50 FEET TO THE POINT OF BEGINNING.

AS SURVEYED BOUNDARY DESCRIPTION

A PART OF LOT 30, 31 AND 32, BLOCK 10, SOUTH OGDEN, WEBER COUNTY, UTAH SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET AND THE EAST RIGHT-OF-WAY LINE OF KIESEL AVENUE BEING THE NORTHWEST CORNER OF SAID LOT 30;

RUNNING THENCE SOUTH 88°33'25" EAST 169.27 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF THE VACUUM EXCHANGE LLC PROPERTY, TAX ID. NO. 04-038-0030; THENCE SOUTH 01°05'09" WEST 24.32 FEET ALONG THE WEST BOUNDARY LINE OF SAID VACUUM EXCHANGE LLC PROPERTY TO THE SOUTHWEST CORNER OF THE ELVINA P. MORTENSEN PROPERTY, TAX ID. NO. 04-038-0013; THENCE SOUTH 88°02'10" EAST 132.00 FEET TO THE SOUTHEAST CORNER OF SAID ELVINA P. MORTENSEN PROPERTY BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD, SAID POINT ALSO BEING LOCATED 3.02 FEET SOUTH 01°05'09" WEST OF THE SOUTHEAST CORNER OF SAID LOT 30; THENCE SOUTH 01°05'09" WEST 244.88 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID LOT 32; THENCE NORTH 88°22'20" WEST 302.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 32 BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°18'05" EAST 269.42 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 61,451 SQUARE FEET OR 1.794 ACRES.

EXCEPTIONS SCHEDULE B

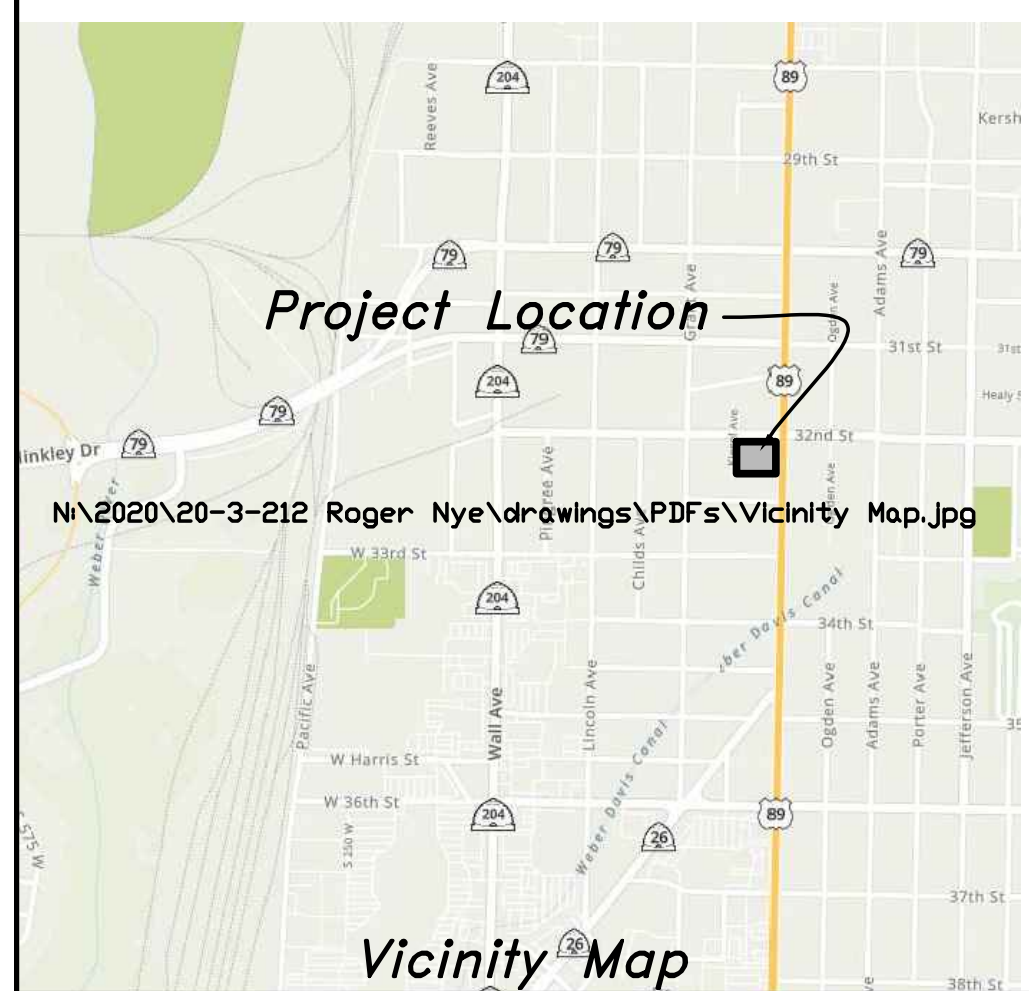
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. (Nothing to plot).
- Any facts, rights, interest, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. (No facts, rights, interest, or claims known at the time of this survey other than those shown and described hereon).
- Easements, claims of easement or encumbrances that are not shown by the Public Records. (No easements, claims of easement or encumbrances known at the time of the survey).
- Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), that would be disclosed by an accurate and complete land title survey of the Land and that are not shown in Public Records. (No encroachments found based on this survey).
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records. (Nothing to plot).
- Any lien or right to a lien for services, labor or material, unless such lien is shown by the Public Records at Date of Plat. (Nothing to plot).
- 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. (Nothing to plot).
- Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of \$18,387.47. Tax Parcel No. 04-038-0016. (Nothing to plot).
- Any charge upon the land by reason of its inclusion in Central Weber Sewer and Ogden City. (Nothing to plot).
- The terms and conditions of that certain Certificate of Creation, creating and establishing the Northern Utah Environmental Resource Agency, and any future charges and assessments that may be levied thereunder recorded January 20, 2015 as Entry No. 2718461 of Official Records. (Nothing to plot).
- An Utah Deed of Trust dated June 01, 2021 by and between Kris Operhal, an individual as Trustor in favor of Stewart Title of Utah, Inc., a Utah corporation as Trustee and Hurs & Mercantile Company, a Utah corporation as Beneficiary, to secure an original indebtedness of \$2,050,000.00 and any other amounts or obligations secured thereby, recorded June 02, 2021 as Entry No. 3157811 of Official Records. (Nothing to plot).
- A Request for Notice recorded April 14, 2022 as Entry No. 3230155 of Official Records, wherein Notice of any Default or Sale instrument referred to herein be mailed to Wasatch Peaks Federal Credit Union, 4723 Harrison Boulevard, Ogden, UT 84403. (Nothing to plot).
- A Deed of Trust dated April 8, 2022 by and between Kris Operhal, an individual as Trustor in favor of Wasatch Peaks Federal Credit Union as Trustee and Wasatch Peaks Federal Credit Union as Beneficiary, to secure an original indebtedness of \$4,085,000.00 and any other amounts or obligations secured thereby, recorded April 11, 2022 as Entry No. 3229409 of Official Records. (Nothing to plot).
- An Assignment of Rents and Leases recorded April 11, 2022 as Entry No. 3229413 of Official Records, wherein Kris Operhal, an individual assigns all rents, leases, income and profits accruing from the land to Wasatch Peaks Federal Credit Union. (Nothing to plot).
- The following exception affects all of the Land, together with other land not included herein: A Trust Deed With Assignment of Rents to Secure Credit Agreement dated January 27, 2023 by and between Kristian K. Operhal, as to Parcel 1, Kris Operhal, an individual; as to Parcel 2 and Old Post Holding Company, L.L.C., a Utah limited liability company; as to Parcel 3 as Trustor in favor of Invest Title Services, Inc as Trustee and Wasatch Peaks Federal Credit Union, a federal credit union as Beneficiary, to secure an original indebtedness of \$200,000.00 and any other amounts or obligations secured thereby, recorded January 27, 2023 as Entry No. 3271440 of Official Records. Note: The herein-mentioned deed of trust secures a revolving line of credit. The Company requires signed authorization from Trustor(s) closing line of credit. (Nothing to plot).
- The following exception affects all of the Land, together with other land not included herein: A Trust Deed With Assignment of Rents to Secure Credit Agreement dated February 02, 2023 by and between Kristian K. Operhal, as to Parcel 1, Kris Operhal, an individual; as to Parcel 2 and Old Post Holding Company, L.L.C., a Utah limited liability company; as to Parcel 3 as Trustor in favor of Invest Title Services, Inc as Trustee and Wasatch Peaks Federal Credit Union, a federal credit union as Beneficiary, to secure an original indebtedness of \$275,000.00 and any other amounts or obligations secured thereby, recorded February 03, 2023 as Entry No. 3272203 of Official Records. Note: The herein-mentioned deed of trust secures a revolving line of credit. The Company requires signed authorization from Trustor(s) closing line of credit. (Nothing to plot).
- Mechanics' and/or Materialmen's Lien claims if either work is started, any material delivered or service rendered, prior to the recordation of the Security Instrument to be insured. LOSS OF PRIORITY under this provision may jeopardize the Company's ability to insure under an ALTA Lenders Policy. The State Construction Registry discloses the following Preliminary Notice(s): Found within the last 12 months Entry # 10014395, filed November 30, 2022 by Rocky Mountain Hardwood Floors. (Nothing to plot).
- Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. (Parking on the south side of existing building appears to be joint access with adjacent to the south).
- Water rights, claims or title to water, whether or not shown by the Public Records. (Nothing to plot).

TABLE "A" NOTES:

- Monuments found and/or set are shown hereon.
- Address of the property is 3227 Washington Blvd. Ogden, Utah.
- FEMA has classified this area as Zone X which is an area of minimal flood hazard. Map No. 49005C0377C with an effective date of May 24, 2011.
- Gross land area for the property is 1.794 Acres.
- (a) - Building dimensions shown hereon.
- (b)(1) - Square footage of exterior footprint of all buildings at ground level shown hereon.
- Substantial features shown hereon.
- 90 parking stalls and 3 handicap stall as shown hereon.
- No designation by client for party wall verification provided. No party walls exist on property at the time of this survey. Exception No. 10 defines a Party Wall that no longer existing on the subject property.
- The location of underground utilities are based from observable evidence and utility maps provided by various utility companies as shown hereon. Blue stake locations of utilities was not provided. Utility location shown hereon may not be the exact location.
- Names of adjoining shown hereon.
- No evidence of recent earth moving or building construction observed at the time of this survey.
- No proposed changes in street right-of-ways was noted from Ogden City.
- No onsite plottable easements provided in Title Report and no known at the time of this survey. Utilities serving the subject property are within the dedicated public right-of-ways as shown hereon.

Narrative

The purpose of this survey was to do an ALTA/NSPS Survey of Lots 30, 31 and 32, Block 10, South Ogden Survey and establish and set the property corners of the property as shown and described hereon. The survey was ordered by Delaney Stephens for Kris Operhal. The control used to establish the property corners was the existing Ogden City Survey Monumentation surrounding said Block 10. The basis of bearing is the Monument line along 32nd Street from the monument at Grant Ave. to the monument at Kiesel Ave. which bears South 88°33'25" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.



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APR 25 2023
FILE # 7537

Scale: 1" = 30'
Scale in Feet
(Data in Parentheses is Record)

	Subject Property Line		Telephone Pedestal
	Secondary Property Line		Fire Hydrant
	Centerline		Water Meter
	Easement/Right-of-Way Line		Water Valve
	Section Line		Sewer Manhole
	Fence Line		Power Pole
	Storm Drain Existing		Light Pole
	Water Line Existing		Bolt
	Sewer Line Existing		Set 24x5/8 Rebar with Cap
	Power Line Existing		Found rebar set by others
	Telephone Line Existing		Street Monument
	Gas Line Existing		Section Corner
	Fiber Optic Line Existing		
	Existing Asphalt Paving		
	Existing Curb and Gutter		
	Existing Concrete		

ALTA/ACSM Certification

To West Bank, and its successors and/or assigns, First American Title Insurance Company, and Kris Operhal:

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, 7(a), 7(b)(1), 8, 9, 10, 11(a), 13, 16, 17, and 18 on Table A thereof. The field work was completed on March 9th, 2023.

Date of Plat or Map: March 2, 2023.

Signed this 17th day of March, 2023.

K. Greg Hansen PLS
Utah Land Surveyor Licence No. 167819

HANSEN & ASSOCIATES, INC.
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HAI

Drawn By: KOH Date: 3/16/2023
Designed By: JUP
Checked By: JUP
Approved By: JUP
Scale: 1" = 30'
Drawing File: 23-3-36/19
JOB NUMBER: 23-3-36

ALTA/NSPS Survey For
Kris Operhal
3227 Washington Blvd.
Ogden City, Weber County, Utah

A Part of the Southeast Quarter of Section 32,
Township 6 North, Range 1 West, Salt Lake Base & Meridian

Sheet
1
of
1
Sheets