

MISCELLANEOUS REPORT

Prepared By



5929 S. Fashion Pointe Drive, Suite 502, South Ogden, UT 84403
File No. 081401

Prepared for:

GWC Capital

Phone No.:

Fax No.:

ATTENTION: Michelle Rowe

IN WITNESS WHEREOF the said Company has caused these presents to be signed by its duly authorized officer to be effective as of April 4, 2025 at 8:00 a.m.

US TITLE INSURANCE AGENCY

A handwritten signature in black ink that reads "William Becker".

William Becker, Title Officer
US Title Insurance Agency

PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS MISCELLANEOUS REPORT TO:
ALICE WELSH: (801)621-7131

SCHEDULE A

- A. The estate or interest in the land described or referred to in this report and covered herein is fee simple and title thereto is, at the effective date hereof, vested in:

Weber County, a public corporation of the State of Utah [VESTING](#)

SCHEDULE B

Exceptions

1. Taxes or assessments which 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.
2. Any facts, rights, interests, 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 thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. 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 public records.
5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or thereafter furnished, imposed by law and not shown by the public records.

* * *

7. No Parcel Number is assigned to parcel herein as it lies within the county road.
8. Property is located within the following special improvement districts:
DISTRICTS:
 - Weber County
 - Weber County Schools
 - Liberty Cemetery
 - Nordic Valley Sewer
 - Weber Fire District
 - Weber Co Fire Service Area No. 4
 - Weber Co. Service Area 5-Liberty
 - Weber Area Dispatch 911 and Emergency Service District
 - Unincorporated Weber County Municipal Services
 - Northern Utah Environmental Resource Agency
 - Ogden Valley Transmitter/Recreation Special Service District
 - Ogden Valley Parks Service Area
9. All existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights-of-way and easements thereof.
10. Reservations contained in that certain Patent, issued by the United States of America, and recorded August 20, 1889 as in book 1, page 168 of Official Records.

 "Yet excluding from the transfers by these presents, all mineral lands should any be found to exist in the tract described in the foregoing, but the exclusion and exception, according to the terms of the Statute, shall not be construed to include coal and iron."
11. Easement to Use Irrigation System in favor of the State of Utah, acting through the Utah Water and Power Board, recorded March 27, 1961 as Entry No. 353788, in book 673, page 596 of official records.

 Agreement between the State of Utah, acting through the Utah Water and Power Board and the Pine Canyon Ditch Company, recorded June 21, 1961 as Entry No. 359237, in book 681, page 414 of official records.

Resolution conveying facilities to Pine Canyon Ditch Company recorded August 5, 1969 as Entry No. 523878, in book 922, page 458 of official records.

[353788](#)

[359237](#)

[523878](#)

12. Resolution Establishing the Nordic Valley Sewer Improvement District, recorded March 7, 1980 as Entry No. 805058, in book 1347, page 217 of official records.

[805058](#)

13. Ordinance No. 2024-24, an Ordinance of Weber County adopting the project area plan for the Nordic Village Community Reinvestment Project Area, and the terms and conditions therein, recorded January 15, 2025 as Entry No. 3354459 of the Official Records.

[ORD 3354459](#)

Nordic Village Reinvestment Project Area Plat, recorded January 31, 2025 as Entry No. 3356462 of the Official Records.

[Project Area Plat 3356462](#)

14. Local Entity Plat - Nordic Village Public Infrastructure District No. 1, recorded January 31, 2025 as Entry No. 3356463 of the Official Records.

[Annex Plat 3356463](#)

15. Ordinance No. 2025-06, an Ordinance of Weber County vacating a portion of a public right-of-way along Nordic Valley Way, and the terms and conditions therein, recorded March 31, 2025 as Entry No. 3363278 of Official Records.

[ORD 3363278](#)

16. Amended and Restated Contract Fee Agreement, between Nordic Village Venture, LLC and Nordic Village Public Infrastructure District No. 1, and the terms and conditions therein, recorded April 9, 2025 as Entry No. 3364369 of Official Records.

[AGREE 3364369](#)

17. Rights of the public for the use and enjoyment of said parcel as a road and as access to adjacent parcels.

(Continued)

SCHEDULE B – Section 2
Exceptions

* * *

NOTE: The name(s) of , has/have been checked for Judgments and Tax Liens, etc., in the appropriate offices and if any were found would appear as Exceptions to title under Schedule B, Section 2 herein.

SCHEDULE C
Description

The land referred to in this report is situated in the County of Weber, State of Utah, and is described as follows:

A parcel of land located in the South Half of Section 29 and the North Half of Section 32, Township 7 North, Range 1 East, Salt Lake Base and Meridian, Weber County, Utah, more particularly described as follows:

Beginning at a point which is on the Easterly Right-of-Way line of 3500 East, said point being North 87°58'12" West 2,632.23 feet along the North section line of Section 32, to the North Quarter of said section, thence North 0°24'08" East 80.50' along the section line, and North 89°35'52" West 8.36' from the found monument at the Northeast Corner of said Section 32, Township 7 North, Range 1 East, Salt Lake Base and Meridian, and running thence: North 89°42'02" West 8.00 feet; thence South 00°18'02" West 59.09 feet to a point on a 125.00 foot radius non-tangent curve to the left, the center of which bears South 89°42'02" East; thence Southerly 69.35 feet along the arc of said curve through a central angle of 31°47'13" (chord bears South 15°35'39" East 68.46 feet) to a point on a 225.00 foot radius non-tangent curve to the left, the center of which bears South 22°08'48" East; thence Southwesterly 49.20 feet along the arc of said curve through a central angle of 12°31'46" (chord bears South 61°35'19" West 49.11 feet); thence South 55°19'26" West 56.34 feet to a point on a 48.00 foot radius non-tangent curve to the left, the center of which bears North 34°40'35" West; thence Northeasterly 46.10 feet along the arc of said curve through a central angle of 55°01'23" (chord bears North 27°48'44" East 44.35 feet); thence North 00°18'02" East 141.49 feet; thence North 89°42'02" West 8.00 feet; thence North 01°20'16" East 814.15 feet to a point on a 225.00 foot radius non-tangent curve to the left, the center of which bears North 70°39'38" East; thence Southeasterly 115.29 feet along the arc of said curve through a central angle of 29°21'34" (chord bears South 34°01'09" East 114.04 feet); thence South 01°20'16" West 719.95 feet to the Point of Beginning.

Basis of Bearing:

North 87°58'12" West 2,632.23 feet between the North Quarter Corner and the Northeast Corner of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian.

The above described property also known by the street address of: None Assigned, UT

APN: None Assigned