RECORD DESCRIPTION

Title Information was taken from a Pro Forma Policy prepared by First American Title Company Policy No. NCS-957761-SLC1 with an Effective Date of ______. (provided to Surveyor on 8-14-2019)

PARCEL 1:

A PART OF THE NORTHWEST QUARTER OF SECTION 8 AND PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING at a point described in previous instruments of record as having been on the west line of Riverdale Road which is South 89°49'00" East 1624.49 feet and South 38°21'00" West 22.86 feet from the relocated Northwest Corner of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said relocated Northwest Corner being South 11°46'55" East 2.1 feet from a point recited in some instruments of record as being the Northwest Corner of said Section 8, said point also described in previous instruments of record as being North 38°21' East 768.86 feet from the Intersection of the Northerly line of 300 West Street and the Westerly line of Riverdale Road, and running thence North 51°39'00" West 448.00 feet; thence North 21°00'12" East 179.00 feet; thence South 83°03'20" East 572.77 feet to a point described in previous instruments of record as having been on the Westerly line of Riverdale Road; thence three (3) courses along said West line as follows: South 38'21'00' West 203.56 feet, South 26°03'34" West 58.78 feet and South 38°21'00" West 208.33 feet to the point of BEGINNING.

FXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

A part of the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point which bears East 404.87 feet, North 534.48 feet and South 83°14'16" East 1245.78 feet from the Southwest corner of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, which point is on the Southerly line of the land described as "PARCEL E (OLD PARCEL B)" in that certain Quit Claim Deed recorded January 5, 1996 as Entry No 1381688 in Book 1786 at Page 2044 of the Official Records of the Weber County Recorder, wherein HOMART DEVELOPMENT CO., a Delaware corporation, is Grantor, and HOMART NEWCO ONE, INC., a Delaware corporation, is Grantee; and running thence South 83°14'16" East 184.12 feet along said Southerly line; thence South 38°09'54" West 204.51 feet; thence South 51°39'00" East 64.25 feet to a point described in previous instruments of record as having been on the Westerly line of Riverdale Road; thence South 25°52'38" West 16.39 feet along said Westerly line; thence North 51°39'00" West 148.80 feet; thence North 6°41'29" East 145.76 feet to the point of beginning.

ALSO EXCEPTING THEREFROM FOUR TRACTS OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION ("UDOT") IDENTIFIED AS

PARCEL 1 EXCEPTED TRACT (A) —— "UDOT PARCEL NO. 0026:66", described in that certain Warranty Deed recorded February 1, 2007 as Entry No. 2239499 of the Official Records of the Weber County Recorder.

PARCEL 1 EXCEPTED TRACT (B) — "UDOT PARCEL NO. 0026:66B", described in that certain Warranty Deed recorded February 1, 2007 as Entry No. 2239500 of the Official Records of the Weber County Recorder.

PARCEL 1 EXCEPTED TRACT (C) —— "UDOT PARCEL NO. 0026:086:2", described in that certain Warranty Deed recorded May 22, 2009 as Entry No. 2413491 of the Official Records of the Weber County Recorder.

PARCEL 1 EXCEPTED TRACT (D) — "UDOT PARCEL NO. 0026:086", described in that certain Warranty Deed recorded May 22, 2009 as Entry No. 2413492 of the Official Records of the Weber County Recorder.

PARCEL 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY:

BEGINNING at a point on the Northerly line of 300 West Street, which is North 51°39' West 229.87 feet from the intersection of said Northerly line and the Westerly line of Riverdale Road, said point also being South 89°32'01" East 380.47 feet along the Section line (as newly monumented on the ground), and South 51°39' East 748.65 feet from the Northwest Corner of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 51°39' West 448.81 feet along said Northerly line of 300 West Street; thence North 38°21' East 217.00 feet; thence Northerly along the arc of a 46.56 foot radius curve to the left 37.78 feet (Long Chord bears North 15°06'10" East 36.75 feet); thence North 8°08'39" West 122.69 feet; thence Northerly along the arc of a 46.56 foot radius curve to the right 37.78 feet (Long Chord bears North 15°06'10" East 36.75 feet); thence North 38°21' East 2.0 feet; thence South 51°39'00" East 348.68 feet; thence South 38°21'00" West 34.00 feet; thence South 51°39'00" East 178.00 feet; thence North 38°21'00" East 34.00 feet; thence South 51°39'00" East 270.00 feet to a point described in previous instruments of record as having been on the Westerly line of Riverdale Road; thence South 38°21'00" West 121.02 feet along said line; thence North 51°39'00" West 234.66 feet; thence South 30°50'04" West 166.61 feet; thence North 51°39'00" West 17.00 feet; thence South 38°21'00" West 84.80 feet to the point of BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

A part of the Northwest Quarter of Section 8 and part of the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point described in previous instruments of record as being on the Northerly line of 300 West Street, which is North 51°39' West 258.00 feet from the intersection of said Northerly line and the Westerly line of Riverdale Road, said point given in previous instruments of record as South 89°49' East 400.47 feet and South 3°11'41" West 15.29 feet and South 51°39' East 695.56 feet from the Northwest corner of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, (said point measures 380.47 feet South 89°32'01" East and 720.52 feet South 51°39' East from said Northwest corner of Section 8); and running thence North 51°39' West 420.68 feet along said Northerly line of 300 West Street; thence North 38°21' East 217.00 feet; thence Northerly along the arc of a 46.56 foot radius curve to the left 37.78 feet (Long Chord bears North 15°06'11" East 36.75 feet); thence North 8°08'39" West 111.71 feet; thence South 51°50'11" East 153.60 feet; thence South 38°07'35" West 106.83 feet; thence South 51°39'00" East 172.20 feet; thence North 38°21'00" East 83.65 feet; thence South 51°39'00" East 178.00 feet; thence South 51°39'00" West 55.02 feet; thence South 51°39'00" East 12.00 feet; thence South 38°21'00" West 249.98 feet to the point of beginning.

ALSO EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION ("UDOT") IDENTIFIED AS "UDOT PARCEL NO. 0026:91", described in that certain Warranty Deed recorded February 1, 2007 as Entry No. 2239501 of the Official Records of the Weber County Recorder.

PARCEL 3:

A PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING at a point described in various instruments of record as having been on the West line of Riverdale Road which is South 89°49' East 1624.49 feet and South 38°21' West 518.88 feet from the relocated Northwest corner of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said relocated Northwest corner being South 11°46'55" East 2.1 feet from a point recited in some instruments of record as being the Northwest corner of said Section 8, (which point is also the Southerly most point of "Parcel A" described in that certain "Declaration of Restrictions and Reciprocal Easements" dated as of November 16, 1976, executed by various Signatories including Riverdale Associates, a Utah Limited Partnership, affecting said "Parcel A" and certain other Parcels situated in the vicinity of said "Parcel A", and recorded in the office of the County Recorder of Weber County, Utah, on December 10, 1976 as Entry No. 683163 in Book 1154 at Page 154), said point also being given in various instruments of record as 250.00 feet North 38°21' East from the intersection of the Northerly line of 300 West Street and the Westerly line of Riverdale Road, and running thence North 51°39' West 234.66 feet along the Southwesterly boundary of said "Parcel A" to the Easterly most point of "Parcel B" described in the above-referenced "Declaration of Restrictions and Reciprocal Easements"; thence along the Southeasterly boundary of said "Parcel B" South 30°50'04" West 126.075 feet; thence South 51°39' East 218.17 feet to a point described in various instruments of record as the West line of Riverdale Road; thence along said West line of Riverdale Road North 38°21' East 125 feet, more or less, to the point of BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION ("UDOT") IDENTIFIED AS "UDOT PARCEL NO. 0026:078", described in that certain Warranty Deed recorded April 23, 2009 as Entry No. 2406691 of the Official Records of the Weber County Recorder.

PARCEL 4:

The nonexclusive rights of way and easements for vehicular and pedestrian ingress and egress, vehicular parking, and utilities, appurtenant to PARCELS 1, 2 and 8 described herein, as created, defined and described in that certain Declaration Of Easements, Covenants And Restrictions [Riverdale Shopping Center] recorded October 4, 1,995 as Entry No. 1367204, in Book 1774 at Page 2751, of the Official Records of the Weber County Recorder, as amended and/or otherwise affected by that certain First Amended And Restated First Amendment To Declaration Of Easements, Covenants And Restrictions [Riverdale Shopping Center] recorded March 8, 2002 as Entry No. 1832697, in Book 2215 at Page 2128, of the Official Records of the Weber County Recorder, and by that certain Second Amendment To Declaration Of Easements, Covenants And Restrictions [Riverdale Shopping Center] recorded September 14, 2010 as Entry No. 2491461 of the Official Records of the Weber County Recorder.

EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDS OF RIVERDALE ROAD AS IT PRESENTLY EXISTS, INCLUDING THE PORTIONS CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN (i) Warranty Deed recorded February 1, 2007 as Entry No. 2239499 of the Official Records of the Weber County Recorder, (ii) Warranty Deed recorded February 1, 2007 as Entry No. 2239500 of the Official Records of the Weber County Recorder, (iv) Warranty Deed recorded March 30, 2009 as Entry No. 2400797 of the Official Records of the Weber County Recorder, (v) Warranty Deed recorded April 30, 2009 as Entry No. 2408387 of the Official Records of the Weber County Recorder, (vi) Warranty Deed recorded May 22, 2009 as Entry No. 2413491 of the Official Records of the Weber County Recorder, and (vii) Warranty Deed recorded May 22, 2009 as Entry No. 2413492 of the Official Records of the Weber County Recorder.

PARCEL 5:

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING at a point which bears East 404.87 feet, North 534.48 feet and South 83°14'16" East 576.59 feet from the Southwest corner of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 83°14'16" East 588.20 feet; thence North 55° East 353.54 feet; thence Southeasterly along the arc of a 195 foot radius curve to the right a distance of 37.03 feet (long chord bears South 15°26'23" East 36.97 feet); thence South 10° East 28.13 feet; thence Southeasterly along the arc of a 165 foot radius curve to the left a distance of 110.21 feet (long chord bears South 29°08'05" East 108.17 feet); thence South 38°14'54" West 20.31 feet; thence South 51°45'06" East 30 feet to a point described in previous instruments of record as the West line of Riverdale Road; thence along said West line, North 38°14'54" East 51.00 feet; thence North 51°45'06" West 20.04 feet; thence Northwesterly along the arc of a 134 foot radius curve to the right a distance of 97.65 feet (long chord bears North 30°52'33" West 95.5 feet); thence North 10° West 28.13 feet; thence Northwesterly along the arc of a 226 foot radius curve to the left a distance of 290.73 feet (long chord bears North 46°51'09" West 271.09 feet); thence North 83°42'18" West 1232.59 feet to the East line of Pacific Avenue; thence along said East line South 3°28'21" West 50.05 feet; thence South 83°42'18" East 30.00 feet; thence North 3°28'21" East 20 feet; thence South 83°42'18" East 523.57 feet; thence South 6°45'44" West 335.51 feet to the point of BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION ("UDOT") IDENTIFIED AS "UDOT PARCEL NO. 0026:094", described in that certain Warranty Deed recorded May 22, 2009 as Entry No. 2413493 of the Official Records of the Weber County Recorder, and that certain Corrective Warranty Deed recorded June 5, 2009 as Entry 2416278 of the Official Records of the Weber County Recorder.

PARCEL 6:

The nonexclusive easements for ingress and egress, vehicular parking, and Utility Lines, appurtenant to PARCEL 5 described herein, as created, defined and described in that certain Amended And Restated Joint Easement Agreement recorded June 28, 1995 as Entry No. 1351627, in Book 1761 at Page 2796, of the Official Records of the Weber County Recorder.

PARCEL 7:

The non-exclusive right-of-way and easement for pedestrian and vehicular ingress and egress and temporary parking, appurtenant to a portion of PARCEL 1 described herein, and to a portion of PARCEL 5 described herein, as created, defined and described in that certain Amended And Restated Declaration Of Easements, Covenants And Restrictions recorded December 20, 1996 as Entry No. 1446398, in Book 1840 at Page 973, of the Official Records of the Weber County Recorder.

EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDS OF RIVERDALE ROAD AS IT PRESENTLY EXISTS, INCLUDING THE PORTIONS
CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN (i) Warranty Deed recorded May 22, 2009 as Entry No. 2413492 of the
Official Records of the Weber County Recorder, (ii) Warranty Deed recorded May 22, 2009 as Entry No. 2413493 of the Official Records
of the Weber County Recorder, and (iii) Corrective Warranty Deed recorded June 5, 2009 as Entry No. 2416278 of the Official Records.

PARCEL 8:

Part of the Northwest Quarter of Section 8 and part of the Southwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point described in previous instruments of record as being on the North line of 300 West Street, which is North 51°39' West 258.00 feet from the intersection of said Northerly line and the Westerly line of Riverdale Road, said point given in previous instruments of record as South 89°49' East 400.47 feet and South 3°11'41" West 15.29 feet and South 51°39' East 695.56 feet from the Northwest corner of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, (said point measures 380.47 feet South 89°32'01" East 720.52 feet South 51°39' East from said Northwest corner of Section 8) and running thence North 51°39' West 420.68 feet along said Northerly line of 300 West Street, thence North 38°21' East 217.00 feet, thence Northerly along the arc of a 46.56 foot radius curve to the left 37.78 feet (long chord bears North 15°06'11" East 36.75 feet); thence North 8°08'39" West 111.71 feet; thence South 51°50'11" East 153.60 feet; thence South 38°07'35" West 106.83 feet, thence South 51°39'00" East 172.20 feet; thence North 38°21'00" East 83.65 feet, thence South 51°39'00" East 178.00 feet; thence South 38°21'00" West 55.02 feet; thence South 51°39'00" East 12.00 feet; thence South 38°21'00" West 249.98 feet to the point of beginning.

PARCEL 9:

A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING at a point 1111.12 feet South 1°00'35" West, Utah State Plane Grid Bearing along the Section line, 72.91 feet South 78°05'28" East and 330.13 feet South 78°05'28" East from the Northwest corner of said Northwest Quarter, and running thence South 78°05'28" East 271.84 feet to a point described in previous instruments of record as the Westerly line of Riverdale Road (State Highway 26); thence South 38°24'20" West 106.31 feet along said line; thence North 78°05'28" West 87.20 feet; thence North 51°29'55" West 42.85 feet; thence North 68°22'35" West 16.93 feet; thence North 89°41'28" West 14.21 feet; thence North 78°05'28" West 67.15 feet; thence North 11°03'04" East 75.97 feet to the point of BEGINNING.

EXCEPTING THEREFROM TWO TRACTS OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION ("UDOT") IDENTIFIED AS FOLLOWS:

PARCEL 9 EXCEPTED TRACT (A) — "UDOT PARCEL NO. 0026:55", described in that certain Warranty Deed recorded February 1, 2007 as Entry No. 2239498 of the Official Records of the Weber County Recorder.

PARCEL 9 EXCEPTED TRACT (B) — "UDOT PARCEL NO. 0026:068", described in that certain Warranty Deed recorded May 22, 2009 as
Entry No. 2413477 of the Official Records of the Weber County Recorder, and in that certain Corrective Deed recorded June 5, 2009 as
Entry No. 2416280 of the Official Records of the Weber County Recorder.

PARCEL 10:

Lots 2, 3 and 3A, RIVERDALE CENTER II SUBDIVISION, according to the official plat thereof, filed in Book "52" of Plats at Page 52 of the Official Records of the Weber County Recorder.

EXCEPTING FROM SAID LOT 3, RIVERDALE CENTER II SUBDIVISION, A TRACT OF LAND CONVEYED TO THE UTAH DEPARTMENT OF

EXCEPTING FROM SAID LOT 3, RIVERDALE CENTER IT SUBDIVISION, A TRACT OF LAND CONVEYED TO THE OTAH DEPARTMENT OF TRANSPORTATION ("UDOT") IDENTIFIED AS "UDOT PARCEL NO. 0026:070", described in that certain Warranty Deed recorded May 22, 2009 as Entry No. 2413486 of the Official Records of the Weber County Recorder, and in that certain Corrective Warranty Deed recorded June 5, 2009, as Entry No. 2416279 of the Official Records of the Weber County Recorder.

PARCEL 11:

The nonexclusive easement and right of way for vehicular and pedestrian ingress and egress, appurtenant to PARCEL 10 described herein, as created, defined and described in that certain Reciprocal Easement Agreement recorded December 28, 1999 as Entry No. 1681479, in Book 2050 at Page 2304, of the Official Records of the Weber County Recorder, as amended and/or otherwise affected by that certain Partial Termination Of Reciprocal Easement Agreement recorded February 1, 2007 as Entry No. 2239475 of the Official Records, and by that certain Partial Termination Of Reciprocal Easement Agreement recorded February 1, 2007 as Entry No. 2239476 of the Official Records.

EXCEPTING THEREFROM THE PORTIONS CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN (i) Warranty Deed recorded May 14, 2009 as Entry No. 2411572 of the Official Records of the Weber County Recorder, and (ii) Warranty Deed recorded May 27, 2010 as Entry No. 2474629 of the Official Records of the Weber County Recorder.

PARCEL 12:

The nonexclusive vehicular, pedestrian, parking, utility, construction, and exterior light easements, appurtenant to PARCELS 9 and 10 described herein, as created, defined and described in that certain Declaration Of Covenants, Conditions And Restrictions recorded December 28, 1999 as Entry No. 1681482, in Book 2050 at Page 2341, of the Official Records of the Weber County Recorder, as amended by that certain First Amendment To Declaration Of Covenants, Conditions And Restrictions recorded October 9, 2002 as Entry No. 1880895, in Book 2272 at Page 1089, of the Official Records of the Weber County Recorder, and by that certain Second Amendment To Declaration Of Covenants, Conditions And Restrictions, recorded February 1, 2007 as Entry No. 2239477 of the Official Records of the Weber County Recorder, upon, over and across Lot 1, RIVERDALE CENTER II SUBDIVISION, according to the official plat thereof on file in the records of the Weber County Recorder, as provided for in said Declaration as heretofore amended.

PARCEL 13:

The non-exclusive right-of-way and easement for pedestrian and vehicular ingress and egress, appurtenant to PARCEL 9 and PARCEL 10-Lot 2 described herein, as created, defined and described pursuant to the provisions of that certain Declaration Of Easements, Covenants And Conditions recorded February 1, 2007, as Entry No. 2239510, of the Official Records of the Weber County Recorder.

EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDS OF RIVERDALE ROAD AS IT PRESENTLY EXISTS, INCLUDING THE PORTIONS CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN (i) Warranty Deed recorded May 22, 2009 as Entry No. 2413470 of the Official Records of the Weber County Recorder, (ii) Warranty Deed recorded May 22, 2009 as Entry No. 2413471 of the Official Records of the Weber County Recorder, and (iii) Warranty Deed recorded June 17, 2009 as Entry No. 2418634 of the Official Records of the Weber County Recorder.

PARCEL 14:

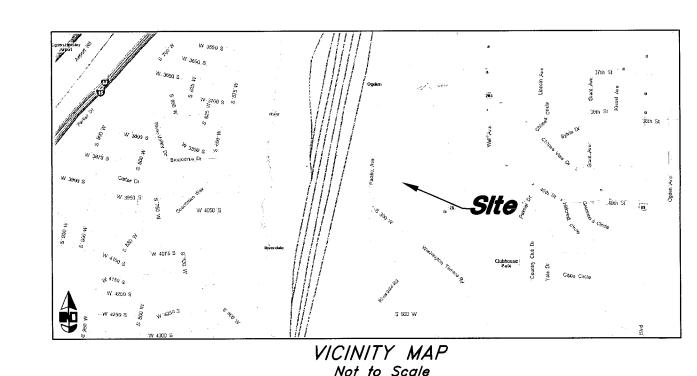
The non-exclusive rights-of-way and easements for pedestrian and vehicular ingress and egress, and for the laying, construction, installation, operation, inspection, servicing, maintenance, repair, removal, alteration, enlargement, relocation and replacement of underground utility pipes, lines, wires, conduits and related facilities, appurtenant to the portion of PARCEL 10 described herein within Lot 3, RIVERDALE CENTER II SUBDIVISION, as created, defined and described pursuant to the provisions of that certain Declaration Of Easements, Covenants And Restrictions recorded February 1, 2007, as Entry No. 2239512, of the Official Records of the Weber County Recorder.

EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDS OF RIVERDALE ROAD AS IT PRESENTLY EXISTS, INCLUDING THE PORTIONS

CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN (i) Warranty Deed recorded May 22, 2009 as Entry No. 2413470 of the

Official Records of the Weber County Recorder, and (ii) Warranty Deed recorded May 22, 2009 as Entry No. 2413471 of the Official

Records of the Weber County Recorder.



PARCEL 15:

The nonexclusive easement for the ingress and egress of passenger vehicles and pedestrian and vehicular traffic, appurtenant to a portion of PARCEL 1 and to a portion of PARCEL 5 described herein, as created, defined and described in that certain Agreement recorded August 6, 1981 as Entry No. 841288, in Book 1387 at Page 230, of the Official Records of the Weber County Recorder.

EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDS OF RIVERDALE ROAD AS IT PRESENTLY EXISTS, INCLUDING THE PORTIONS CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN (i) Warranty Deed recorded May 22, 2009 as Entry No. 2413492 of the Official Records, (ii) Warranty Deed recorded May 22, 2009 as Entry No. 2413493 of the Official Records, and (iii) Corrective Warranty Deed recorded June 5, 2009 as Entry No. 2416278 of the Official Records.

PARCEL 16:

The easements and rights of ingress and egress, appurtenant to PARCEL 2 and PARCEL 8 described herein, as are reasonably necessary to perform any necessary or desirable repairs, replacements, restoration, or maintenance in connection with a party wall, as created, defined and described pursuant to the provisions of that certain Party Wall Agreement recorded November 7, 2002 as Entry No. 1888086 in Book 2286 at Page 2082 of the Official Records of the Weber County Recorder.

FLOOD ZONE MAP

Properties are located in Zones AE, X – inside the 0.2% annual chance floodplain, and X – Outside the 0.2% annual chance floodplain according to Flood Insurance Rate Map (FIRM) for Riverdale City; Community Panel 49057C0428E with the effective date of December 16, 2005.

ZONING

No Zoning Information was provided to the Surveyor at the time the Survey was completed.

PARKING SUMMARY

PARCEL 1 - 10 ADA Stalls - 140 Total Stalls

PARCEL 2 - 6 ADA Stalls - 73 Total Stalls

PARCEL 3 - 1 ADA Stall - 58 Total Stalls

PARCEL 5 - 7 ADA Stalls - 345 Total Stalls

PARCEL 8 - 3 ADA Stalls - 181 Total Stalls

PARCEL 9 - 0 ADA Stalls - 23 Total Stalls

PARCEL 10

LOT 2- 4 ADA Stalls - 160 Total Stalls

LOT 3- 8 ADA Stalls - 343 Total Stalls

NOTES

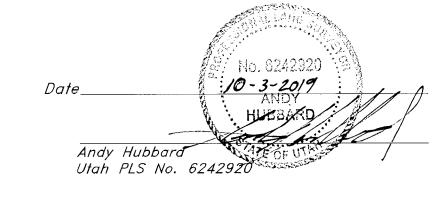
- 1. Utilities shown are from observed evidence on the site and records available at the time of the survey.
- 2. No encroachments were found other than what is shown on the drawing.
- 3. There appeared to be no changes in street right of way, or evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
- 4. There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- 5. There is no evidence of field delineation of wetlands in the process of conducting the fieldwork.

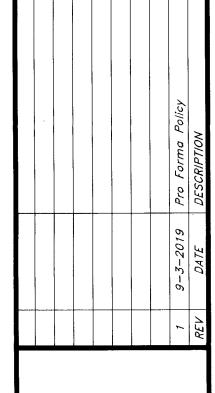
CERTIFICATION

To THE DIAMOND INVESTMENT COMPANY, a Utah corporation, RIVERDALE ASSOCIATES, a Utah limited partnership, RIVERDALE SHOPPING CENTER ASSOCIATES, LTD., a Utah limited partnership, RIVERDALE CENTER, L.C., a Utah limited liability company, RIVERDALE CENTER II, L.C., CCA Acquisition Company, LLC 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 the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 2, 3, 4, 6(a)(b), 7(a)(b)(1)(c), 8, 9, 10(a), 13, 14, 16, 17, and 20 of Table A thereof.

The field work was completed on 7-16-2019.





DEC 0 4 2019 BY: 6384

CAMPAT BAST OFFEN, UTAH 844



nd Title Surve

Riverdale City, Weber (

/NSP

4

17 July, 2019

SHEET NO.

12N236-ALTA-2019

EXCEPTIONS TO COVERAGE

This survey was completed using Pro Forma Policy from First American Title Insurance Company under Commitment No. NCS-957761-SLC1 dated ______ (provided to Surveyor on 8-14-2019)

EXCEPTION NO. 1-15; 27; 46; 49-50; 52-53; 56; 78-80; 86-87 (NOT A SURVEY MATTER)

EXCEPTION NO. 16 (NOT PLOTTED, BLANKETS ENTIRE SITE): An easement over, across or through the Land for electric power transmission, distribution and telephone circuits and related facilities and incidental purposes, as granted to Utah Power and Light Company by Instrument recorded May 24, 1913 in Book H of Liens and Leases at Paae 410 of Official Records.

The effect of a Partial Release of Easement, recorded January 1, 2008 as Entry No.2318824 of Official Records.

EXCEPTION NO. 17 (PLOTTED, AFFECTS SOUTHERLY LINE OF PARCEL 5): An easement over, across or through the Land for lines of telephone and telegraph transmission and related facilities and incidental purposes, as granted to Mountain States Telephone and Telegraph Co. by Instrument recorded November 15, 1918 in Book N at Page 183 of Official Records.

EXCEPTION NO. 18 (NO BACKUP DOCUMENT PROVIDED): An easement over, across or through the Land for electric power transmission, distribution and telephone circuits and related facilities and incidental purposes, as granted to Utah Power & Light Company, a corporation by Instrument recorded December 22, 1930 as Entry No. in Book T of Liens and Leases at Page 175 of Official Records.

EXCEPTION NO. 19 (10' WIDE STRIP ALONG RIVERDALE ROAD AS IT EXISTED IN 1938, UNABLE TO DETERMINE EXACT LOCATION): Easement, and rights granted to the State Road Commission of Utah, recorded December 15, 1938 as Entry No. 40180 in Book Y of Liens and Leases at Page 192 of Official Records.

EXCEPTION NO. 20 (PLOTTED, AFFECTS THE NORTHWESTERLY PORTION OF PARCEL 5, UNDISCLOSED WIDTH): An easement over, across or through the Land for electric power transmission, distribution and telephone circuits and related facilities and incidental purposes, as granted to Utah Power & Light Company, a corporation by Instrument recorded October 4, 1944 as Entry No. 86628 in Book 199 at Page 150 of Official Records.

EXCEPTION NO. 21 (PLOTTED, AFFECTS EASTERLY PORTION OF PARCEL 9): Easement, for the license and permission of constructing a canal channel change and appurtenant parts, in favor of the State Road Commission of Utah, Licensee, recorded November 5, 1951 as Entry No. 184139 in Book 377 at Page 460 of Official Records.

EXCEPTION NO. 22 INTENTIONALLY DELETED

EXCEPTION NO. 23 (PLOTTED, AFFECTS SOUTHERLY AND EASTERLY PORTION OF PARCEL 5): Grant of Easement, in favor of the Central Weber Sewer Improvement District, recorded October 18, 1966 as Entry No. 480029 in Book 848 at Page 46 of Official Records.

EXCEPTION NO. 24 (PLOTTED AFFECTS PARCELS 1, 2 & 8 TOGETHER WITH OTHER PROPERTIES): Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Declaration Of Restrictions And Reciprocal Easements, recorded December 10, 1976 as Entry No. 863163 in Book 1154 at Page 154 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).

EXCEPTION NO. 25 (PLOTTED AFFECTS PARCELS 1, 2 & 8 TOGETHER WITH OTHER PROPERTIES): Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Declaration Of Restrictions And Reciprocal Easements, recorded November 1, 1977 as Entry No. 716563 in Book 1206 at Page 650 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).

EXCEPTION NO. 26 (PLOTTED, AFFECTS CENTER OF PARCEL 10): An easement over, across or through the Land for electric power transmission, distribution and telephone circuits and related facilities and incidental purposes, as granted to Utah Power & Light Company, a corporation by Instrument recorded November 10, 1977 as Entry No. 717819 in Book 1208 at Page 517 of Official Records.

EXCEPTION NO. 28 (NOT PLOTTED, LOCATION NOT DISCLOSED): Agreement, by and between Riverdale Associates and Weber Canal Water Company, a Utah corporation, recorded February 27, 1978 as Entry No. 729656 in Book 1227 at Page 285 of Official Records.

EXCEPTION NO. 29 (NOT PLOTTED, LOCATION NOT DISCLOSED): Any easement and right of way associated with a canal, also known as the "Weber Canal", as it may be found to intersect said land. Said canal being disclosed by various instruments of record, including, but not limited to, an Agreement, recorded February 27, 1978 as Entry No. 729656 in Book 1227 at Page 285 of Official Records.

Also, disclosed by that certain Easement Agreement, recorded August 8, 1980 as Entry No. 816530 in Book 1363 at Page 70 of Official Records.

EXCEPTION NO. 30 (PLOTTED, AFFECTS EASTERLY PORTION OF PARCEL 2): An easement over, across or through the Land for communication lines and related facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded May 17, 1978 as Entry No. 739227 in Book 1242 at Page 585 of Official Records.

EXCEPTION NO. 31 (NOT PLOTTED, INDISCERNIBLE LOCATION FROM RECORDED DOCUMENTS): An easement over, across or through the Land for communication lines and related facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded October 6, 1978 as Entry No. 754541 in Book 1267 at Page 282 of Official Records.

EXCEPTION NO. 32 (PLOTTED, AFFECTS THE WESTERLY PORTIONS OF PARCELS 2 AND 8, UNDISCLOSED WIDTH): An easement over, across or through the Land for electric power transmission, distribution and telephone circuits and related facilities and incidental purposes, as granted to Utah Power & Light Company, a corporation by Instrument recorded June 21, 1979 as Entry No. 780862 in Book 1309 at

EXCEPTION NO. 33 (PLOTTED, AFFECTS PARCEL 5 UNDISCLOSED WIDTH): Easement Agreement, by and between Newmart Associates, a
Utah joint venture and Weber Canal Water Company, recorded August 8, 1980 as Entry No. 816530 in Book 1363 at Page 70 of Official

EXCEPTION NO. 34 INTENTIONALLY DELETED

MANAGORIAN CONTRA DE CARLO ELEMANA ESPANDOS ALEMA DOSO A CARLO MASA COMO O PORTO ARA PERO A A CARLO DA CARLO DA

EXCEPTION NO. 35 (PLOTTED, AFFECTS WESTERLY PORTION OF PARCEL 5): An easement over, across or through the Land for gas transmission and distribution facilities and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation by Instrument recorded January 6, 1981 as Entry No. 827670 in Book 1374 at Page 638 of Official Records.

EXCEPTION NO. 36 (PLOTTED, AFFECTS EASTERLY AND SOUTHERLY PORTIONS OF PARCEL 5): Dedication Of Water Line And Easement Agreement, by and between Skaggs Properties, Inc., a Delaware corporation, Newmart Associates, a Utah joint venture and Riverdale City, recorded March 23, 1981 as Entry No. 832360 in Book 1378 at Page 1223 of Official Records.

EXCEPTION NO. 37 (PLOTTED, AFFECTS WESTERLY PORTION OF PARCEL 5): An easement over, across or through the Land for electric power transmission, distribution and telephone circuits and related facilities and incidental purposes, as granted to Utah Power & Light Company, a corporation by Instrument recorded May 1, 1981 as Entry No. 834948 in Book 1381 at Page 191 of Official Records.

EXCEPTION NO. 38 (PLOTTED, AFFECTS EASTERLY PORTION OF PARCEL 5): An easement over, across or through the Land for sewer lines and related facilities and incidental purposes, as granted to Newmart Associates, a Utah joint venture by Instrument recorded May 29, 1981 as Entry No. 836744 in Book 1382 at Page 1335 of Official Records.

EXCEPTION NO. 39: (AFFECTS NORTHWESTERLY PORTION OF PARCELS 1 & 5, ROADWAY CALLED FOR IN THE DOCUMENT IS NOT DESCRIBED):
Agreement, by and between Skaggs Properties, Inc., a Delaware corporation, Riverdale Associates, a Utah limited partnership and
Riverdale City, recorded August 6, 1981 as Entry No. 841288 in Book 1387 at Page 230 of Official Records.

EXCEPTION NO. 40 (LOCATION OF BURCH CREEK AFFECTS THE NORTHWESTERLY PORTION OF PARCEL 1): Any easement and right of way

associated with Burch Creek, wherein the existence of said creek is disclosed by various instruments of record, including, but not limited to, an Agreement, recorded August 6, 1981 as Entry No. 841288 in Book 1387 at Page 230 of Official Records.

Also disclosed by that certain Declaration of Easements, Covenants and Restrictions, recorded October 4, 1996 as Entry No. 1367204 in

Book 1774 at Page 2751 of Official Records.

Also disclosed by that certain Amended and Restated Declaration of Easements, Covenants and Restrictions, recorded December 20, 1996 as Entry No. 1446398 in Book 1840 at Page 973 of Official Records.

EXCEPTION NO. 41 (PLOTTED AFFECTS THE SOUTHWESTERLY PORTION OF PARCEL 9): An easement over, across or through the Land for underground electric transmission and distribution lines and associated facilities and incidental purposes, as granted to PacifiCorp, an Oregon Corporation, dba Utah Power & Light Company by Instrument recorded March 26, 1991 as Entry No. 1134927 in Book 1596 at Page 1026 of Official Records.

EXCEPTION NO. 42 (NOT PLOTTED, BLANKETS ENTIRE SITE): Amended and Restated Joint Easement Agreement, by and between Homart Development Co., a Delaware Corporation and Smith's Food & Drug Centers, Inc., a Utah corporation, recorded June 28, 1995 as Entry No. 1351627 in Book 1761 at Page 2796 of Official Records.

EXCEPTION NO. 43 (BLANKETS PARCELS 1, 2, & 8 WITH OTHER PARCELS): Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded October 4, 1995 as Entry No. 1367204 in Book 1774 at Page 2751 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).

First Amendment to declarations recorded March 8, 2002 as Entry No. 1832697 in Book 2215 at Page 2128 of Official Records.

Second Amendment to declarations recorded September 14, 2010 as Entry No. 2491461 of Official Records.

EXCEPTION NO. 44 (USE RESTRICTION FOR AFFECTS ALL OR PORTIONS OF PARCELS 1,2,8,&10): Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain Use Restrictions, recorded October 4, 1995 as Entry No. 1367205 in Book 1774 at Page 2763 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).

EXCEPTION NO. 45 (RIGHT OF WAY EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS ACROSS DESIGNATED AREAS AFFECTS PARCELS 1 & 5): Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded December 20, 1996 as Entry No. 1446398 in Book 1840 at Page 973 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)

EXCEPTION NO. 47 (PLOTTED, AFFECTS SOUTHEASTERLY PORTION OF PARCEL 10): Reciprocal Easement Agreement, recorded December 28, 1999 as Entry No. 1681479 in Book 2050 at Page 2304 of Official Records.

The effects of a Partial Termination of Reciprocal Easement Agreement, recorded February 1, 2007 as Entry No.2239475 of Official

The effects of a Partial Termination of Reciprocal Easement Agreement, recorded February 1, 2007 as Entry No.2239476 of Official Records.

EXCEPTION NO. 48 (BLANKETS PORTIONS OF PARCEL 10): Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded December 28, 1999 as Entry No. 1681482 in Book 2050 at Page 2341 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).

First Amendment to declarations recorded October 9, 2002 as Entry No. 1880895 in Book 2272 at Page 1089 of Official Records.

Second Amendment to declarations recorded February 1, 2007 as Entry No. 2239477 of Official Records.

EXCEPTION NO 51 (PLOTTED, AFFECTS PARCEL 10): Easements, notes and restrictions as shown on the recorded plat for Riverdale

EXCEPTION NO. 54 (LOCATION OF PARTYWALL IS BETWEEN PARCEL 2 & 8): Party Wall Agreement, by RIVERDALE CENTER II, L.C., a Utah limited liability company and RIVERDALE CENTER III, L.C., a Utah limited liability company, recorded November 7, 2002 as Entry No.

EXCEPTION NO. 55 (BLANKETS ALL OF PARCELS 9 & 10 AND OTHER PROPERTIES): Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Declaration of Restrictions, recorded May 13, 2004 as Entry No. 2030544 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).

Also Declaration of Restrictions recorded June 23, 2004 as Entry No. 2039187 of Official Records.

1888086 in Book 2283 at Page 2082 of Official Records.

Center II Subdivision, recorded July 3, 2000, as Entry No. 1714139, in Book 52 of Plats at Page 52.

EXCEPTION NO. 57 (BLANKETS PARCELS 1, 2, 3, 5 & 8): Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Declaration of Covenants and Restrictions, recorded June 23, 2004 as Entry No. 2039188 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).

EXCEPTION NO. 58 (BLANKETS PARCEL 3 AND OTHER PROPERTIES): Notice of Adoption of Redevelopment Project Area Plan Entitled "550 West Redevelopment Project Area Plan", recorded July 20, 2005 as Entry No. 2116997 of Official Records.

EXCEPTION NO. 59 (EXACT LOCATION NOT DESCRIBED SHOWN FROM GRAPHICAL DEPICTION ON DOCUMENT, AFFECTS PARCEL 1): An easement over, across or through the Land for underground electric distribution and communication lines and related facilities and incidental purposes, as granted to PacifiCorp, an Oregon corporation by Instrument recorded July 28, 2006 as Entry No. 2196529 of Official Records.

EXCEPTION NO. 60 (BLANKETS THE SOUTHEASTERN PORTION OF PARCEL 10 AND OTHER PROPERTIES): Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Declaration of Easements, Covenants and Restrictions, recorded February 1, 2007 as Entry No. 2239510 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).

EXCEPTION NO. 61 (PLOTTED, AFFECTS SOUTHERLY LINE OF PARCEL 9): An easement over, across or through the Land for underground utility pipes and lines and related facilities and incidental purposes, as granted to Martha M. Craig, Trustee of The Martha M. Craig Revocable Living Trust by Instrument recorded February 1, 2007 as Entry No. 2239511 of Official Records.

EXCEPTION NO. 62 (EXACT LOCATION NOT DESCRIBED SHOWN FROM GRAPHICAL DEPICTION ON DOCUMENT AFFECTS PARCEL 10): Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Declaration of Easements, Covenants and Restrictions, recorded February 1, 2007 as Entry No. 2239512 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).

EXCEPTION NO. 63 INTENTIONALLY DELETED

EXCEPTION NO. 64 (PLOTTED, AFFECTS EASTERLY PORTION OF PARCEL 3): A perpetual easement for the purpose of constructing and maintaining thereon public utilities and appurtenant parts and other facilities as described in and under the recited terms and conditions by the Utah Department of Transportation in instrument, recorded April 23, 2009 as Entry No. 2406690 of Official Records.

EXCEPTION NO. 65 INTENTIONALLY DELETED

EXCEPTION NO. 66 INTENTIONALLY DELETED

EXCEPTION NO. 67 (PLOTTED, AFFECTS EASTERLY PORTION OF PARCEL 10): A perpetual easement for the purpose of constructing and maintaining thereon public utilities and appurtenant parts and other facilities as described in and under the recited terms and conditions by the Utah Department of Transportation in instrument, recorded May 22, 2009 as Entry No. 2413474 of Official Records.

EXCEPTION NO. 68 INTENTIONALLY DELETED

EXCEPTION NO. 69 (PLOTTED, AFFECTS EASTERLY PORTION OF PARCEL 9): A perpetual easement for the purpose of constructing and maintaining thereon public utilities and appurtenant parts and other facilities as described in and under the recited terms and conditions by the Utah Department of Transportation in instrument, recorded May 22, 2009 as Entry No. 2413476 of Official Records.

EXCEPTION NO. 70 INTENTIONALLY DELETED

EXCEPTION NO. 72 INTENTIONALLY DELETED

EXCEPTION NO. 71 INTENTIONALLY DELETED

EXCEPTION NO. 73 (PLOTTED, AFFECTS EASTERLY PORTION OF PARCEL 10): A perpetual easement for the purpose of constructing and maintaining thereon public utilities and appurtenant parts and other facilities as described in and under the recited terms and conditions by the Utah Department of Transportation in instrument, recorded May 22, 2009 as Entry No. 2413485 of Official Records.

EXCEPTION NO. 74 INTENTIONALLY DELETED

EXCEPTION NO. 75 INTENTIONALLY DELETED

EXCEPTION NO. 76 (PLOTTED, AFFECTS EASTERLY PORTION OF PARCEL 1): A perpetual easement for the purpose of constructing and maintaining thereon public utilities and appurtenant parts and other facilities as described in and under the recited terms and conditions by the Utah Department of Transportation in instrument, recorded May 22, 2009 as Entry No. 2413490 of Official Records.

EXCEPTION NO. 77 INTENTIONALLY DELETED

EXCEPTION NO. 81 EXACT LOCATION NOT DISCLOSED BY GRAPHICAL DEPICTION NOT NO AFFECT SUBJECT PARCELS): An easement over, across or through the Land for underground electric power transmission, distribution and communication lines and facilities and incidental purposes, as granted to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power by Instrument recorded May 30, 2013 as Entry No. 2638310 of Official Records.

Notice of Mortgage, wherein PacifiCorp, an Oregon corporation, dba Rocky Mountain Power, encumbers certain easement interests to secure the indebtedness of a certain Mortgage and Deed of Trust, and as may be supplemented, recorded October 7, 2013 as Entry No.2658777 of Official Records.

EXCEPTION NO. 82 (NOT PLOTTED, AFFECTS ENTIRE SITE): Certificate of Creation for the Northern Utah Environmental Resource Agency ("NUERA"), recorded January 20, 2015 as Entry No. 2718461 of Official Records.

EXCEPTION NO. 83 (PLOTTED, AFFECTS SOUTHEASTERLY PORTION OF PARCEL 5): An easement over, across or through the Land for sanitary sewer service lines and facilities and incidental purposes, as granted to Central Weber Sewer Improvement District by Sewer Line Easement, recorded February 14, 2019 as Entry No. 2965436 of Official Records.

EXCEPTION NO. 84 (PLOTTED, AFFECTS SOUTHERLY LINE OF PARCEL 5): An easement over, across or through the Land for sanitary sewer service lines and facilities and incidental purposes, as granted to Central Weber Sewer Improvement District by Temporary Construction Easement, recorded February 14, 2019 as Entry No. 2965437 of Official Records.

EXCEPTION NO. 85 INTENTIONALLY DELETED

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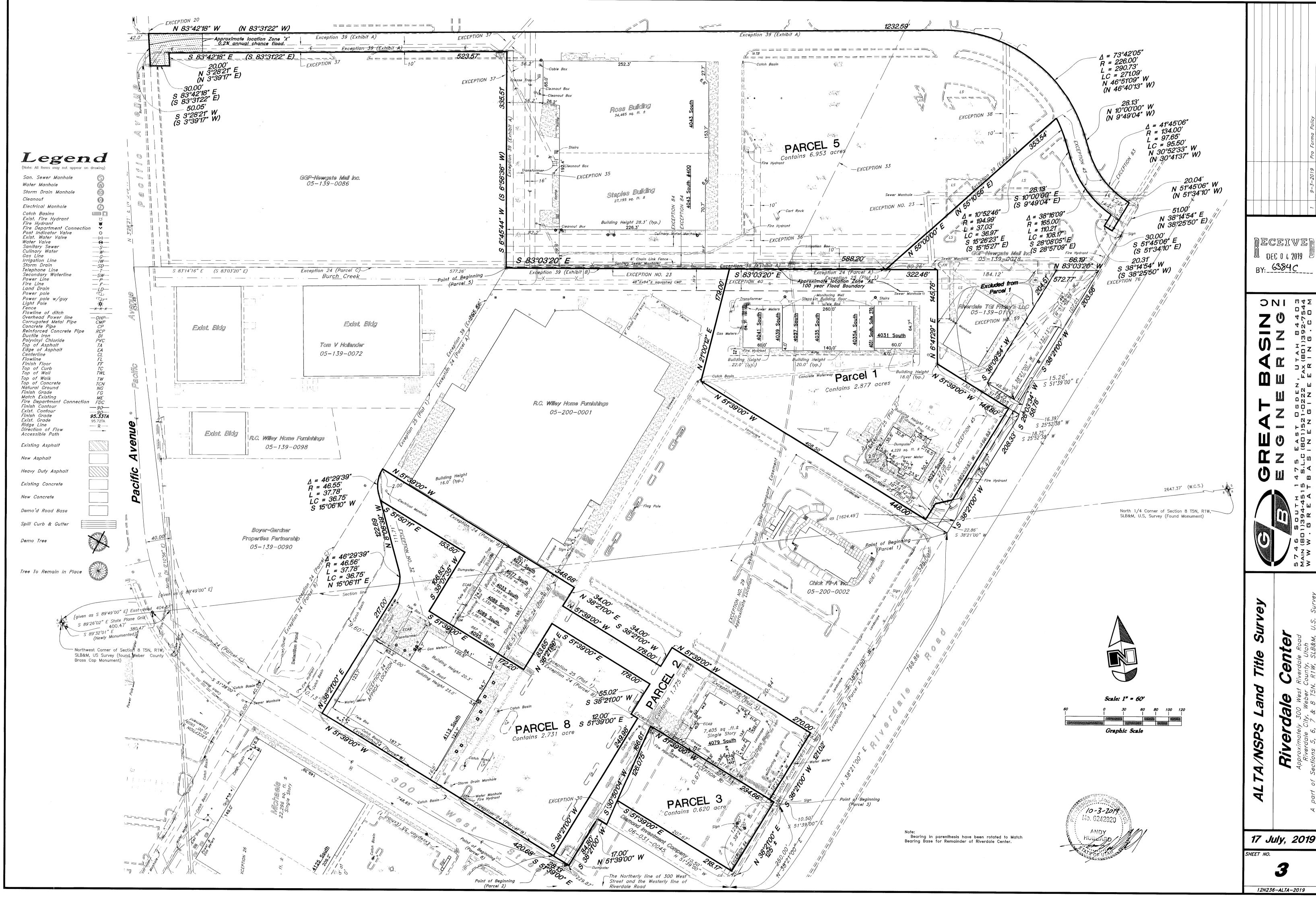
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