

DESCRIPTION PER TITLE REPORT

PARCEL 1:
PART OF THE SOUTHEAST QUARTER OF SECTION 11 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 15 AND THE SOUTH RIGHT OF WAY LINE OF PIONEER ROAD LOCATED NORTH 0°12'35" WEST 1942.17 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND SOUTH 90°00'00" WEST 36.45 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE SOUTH 01°55'32" EAST 182.51 FEET ALONG SAID EAST RIGHT OF WAY LINE, BEING AN EXISTING FENCE LINE, THENCE SOUTH 88°06'43" EAST 70.82 FEET, THENCE NORTH 33°16'29" EAST 28.88 FEET, THENCE SOUTH 88°06'43" EAST 245.41 FEET, THENCE NORTH 33°16'29" EAST 50.56 FEET TO THE LEFT ALONG THE ARC OF A 768.51 FOOT RADIUS CURVE A DISTANCE OF 329.83 FEET, CHORD BEARS NORTH 68°20'00" WEST 326.65 FEET (4) THENCE NORTH 81°06'41" WEST 81.03 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF THE SOUTHEAST QUARTER OF SECTION 11 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 15 AND THE SOUTH RIGHT OF WAY LINE OF PIONEER ROAD LOCATED NORTH 0°12'35" WEST 1942.17 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND SOUTH 90°00'00" WEST 36.45 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER AND THENCE SOUTH 01°55'32" EAST 182.52 FEET ALONG SAID EAST RIGHT OF WAY LINE BEING AN EXISTING FENCE LINE TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 01°55'32" EAST 88.20 FEET ALONG SAID EAST RIGHT OF WAY LINE AND FENCE LINE TO AN EXISTING FENCE CORNER OF THE NORTH RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE SOUTH 88°06'43" EAST 818.35 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO SAID SOUTH RIGHT OF WAY LINE OF PIONEER ROAD, THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) TO THE RIGHT ALONG THE ARC OF A 868.51 FOOT RADIUS CURVE A DISTANCE OF 150.02 FEET CHORD BEARS NORTH 80°18'52" WEST 150.83 FEET, (2) NORTH 55°20'00" WEST 139.15 FEET (3) TO THE LEFT ALONG THE ARC OF A 768.51 FOOT RADIUS CURVE A DISTANCE OF 19.11 FEET CHORD BEARS NORTH 88°02'44" WEST 19.11 FEET, THENCE SOUTH 33°16'29" WEST 50.56 FEET, THENCE NORTH 88°06'43" WEST 245.41 FEET, THENCE SOUTH 33°16'29" WEST 28.88 FEET, THENCE NORTH 88°06'43" WEST 70.82 FEET TO THE POINT OF BEGINNING.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. NCS-1151837-SL1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: SEPTEMBER 28, 2022, AT 7:30 AM.

SCHEDULE B-2 EXCEPTIONS

NO APPLICABLE EXCEPTIONS TO LIST OR EASEMENTS TO PLOT

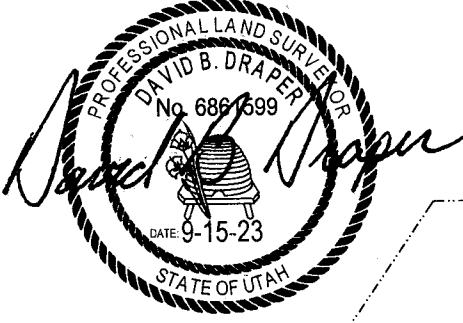
SURVEYOR'S CERTIFICATE

TO KUM & G, L.C., AN IOWA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

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 DEED REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 10, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 18, 2022.

DATE OF PLAT OR MAP: NOVEMBER 28, 2022

DAVID B. DRAPER
LICENSE NO. 6861599



SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 0°33'22" EAST ALONG THE SECTION LINE, BETWEEN THE FOUND WEBER COUNTY MONUMENTS MARKING THE SOUTHWEST AND NORTHWEST CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED ACCORDING TO DEED.

GENERAL NOTES

- MNELL ENGINEERING OR MNELL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- UNLESS OTHERWISE NOTED HEREON, PROPERTY CORNERS WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MNELL ENG."
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- SURVEYED PARCEL CURRENTLY DOES NOT HAVE ANY IMPROVED DRIVEWAY ACCESS TO A PUBLIC RIGHT OF WAY.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED

TABLE "A" ITEMS

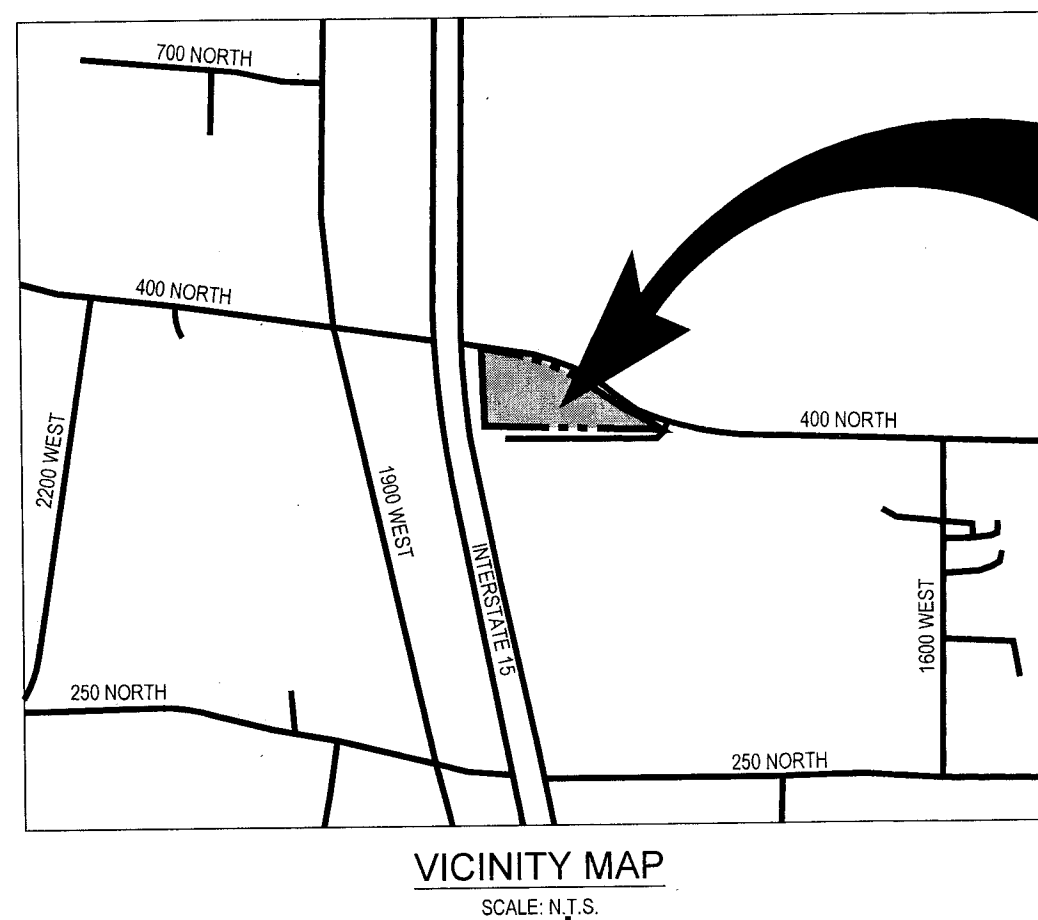
- SEE GENERAL NOTE 2
- ADDRESS SHOWN HEREON
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH ZONE "X" PER MAP NO. 490570200E, EFFECTIVE ON DECEMBER 16, 2005.
- GROSS LAND AREA SHOWN HEREON
- CONTOURS SHOWN HEREON
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.
- NO BUILDINGS ON SITE
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE ONLY. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL. NO UTILITY MAPS HAVE BEEN PROVIDED BY THE CLIENT.
- ADJOINING OWNERS SHOWN HEREON
- DISTANCE TO NEAREST INTERSECTING STREET SHOWN HEREON
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH-MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. MNELL ENGINEERING HAS NOT BEEN MADE AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES
- NO APPLICABLE EXCEPTIONS TO LIST OR EASEMENTS TO PLOT

LEGEND

| | | |
|--|--|------------------------|
| RIGHT OF WAY LINE | | FIRE HYDRANT |
| LOT LINE | | WATER METER |
| PROPERTY LINE | | WATER VALVE |
| MONUMENT LINE | | ELECTRICAL BOX |
| SECTION LINE | | POWER BOX |
| EASEMENT LINE | | ELECTRICAL METER |
| FENCE | | GUY WIRE |
| POWER LINE | | LIGHT BOX |
| FIBER OPTIC LINE | | UTILITY POLE |
| TELEPHONE LINE | | SANITARY SEWER MANHOLE |
| WATER LINE | | STORM DRAIN MANHOLE |
| SANITARY SEWER LINE | | TELEPHONE RISER |
| STORM DRAIN LINE | | COMMUNICATIONS BOX |
| NATURAL GAS LINE | | BROADBAND BOX |
| MAJOR CONTOUR | | TRAFFIC SIGNAL BOX |
| MINOR CONTOUR | | MAILBOX |
| CONCRETE | | SIGN |
| DECIDUOUS TREE | | PROPERTY CORNER |
| DEDICATION PARCEL A (1.531 SQ. FT. OR 0.035 ACRES) | | |
| DEDICATION PARCEL B (455 SQ. FT. OR 0.010 ACRES) | | |

REMAINDER COMBINED PARCEL

THE REMAINDER COMBINED PORTION OF THOSE PARCELS OF LAND CONVEYED BY SPECIAL WARRANTY DEED RECORDED APRIL 21, 2023 AS ENTRY NO. 3208988 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID COMBINED REMAINDER PARCEL ALSO A PART OF THE SOUTHEAST QUARTER OF SECTION 11 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID COMBINED REMAINDER PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 15 AND THE SOUTH RIGHT OF WAY LINE OF PIONEER ROAD, SAID POINT BEING NORTH 0°33'22" WEST 1942.17 FEET (NORTH 0°12'35" WEST BY DEED) ALONG THE SECTION LINE AND SOUTH 88°39'13" WEST 36.45 FEET (WEST BY DEED) FROM THE WEBER COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 88°06'43" EAST 818.35 FEET ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID PARCELS TO A POINT ON THE ARC OF A 57.50 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°17'41" A DISTANCE OF 102.86 FEET, CHORD BEARS NORTH 88°52'49" EAST 89.56 FEET, TO A POINT OF REVERSE CURVATURE, THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°29'47" A DISTANCE OF 6.33 FEET, CHORD BEARS SOUTH 47°13'14" EAST 6.31 FEET, TO A POINT ON SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE, THENCE SOUTH 88°27'30" EAST 451.01 FEET (SOUTH 88°06'43" EAST BY DEED) ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID PARCELS, THENCE NORTH 27°19'44" EAST 20.58 FEET TO A POINT ON THE ARC OF A 868.51 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT AND SAID SOUTH RIGHT OF WAY LINE OF PIONEER ROAD, THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF PIONEER ROAD THE FOLLOWING FOUR COURSES: 1) NORTHEASTERLY ALONG THE OF SAID CURVE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°59'22" A DISTANCE OF 105.88 FEET, CHORD BEARS NORTH 88°10'32" WEST 105.91 FEET, 2) NORTH 55°40'47" WEST 139.15 FEET (NORTH 55°20'00" WEST BY DEED) TO A POINT OF CURVATURE, 3) NORTHEASTERLY ALONG THE ARC OF A 768.51 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°00'02" A DISTANCE OF 348.75 FEET, CHORD BEARS NORTH 88°40'48" WEST 348.75 FEET, 4) NORTH 81°27'28" WEST 61.03 FEET (NORTH 81°06'41" WEST BY DEED) TO THE POINT OF BEGINNING.



SITE

DEDICATION PARCEL A

A PORTION OF A PARCEL OF LAND CONVEYED BY AND CITED AS PARCEL 2 IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 21, 2023 AS ENTRY NO. 3208988 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID PARCEL ALSO A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 400 NORTH STREET AND THE SOUTH LINE OF THE AFORE CITED PARCEL 2, SAID POINT ALSO BEING ON THE ARC OF A 57.50 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT, SAID POINT BEING NORTH 0°33'22" WEST 1942.17 FEET (NORTH 0°12'35" WEST BY DEED) ALONG THE SECTION LINE AND SOUTH 88°39'13" WEST 36.45 FEET (WEST BY DEED) TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 15 AND THE SOUTH RIGHT OF WAY LINE OF PIONEER ROAD AND SOUTH 2°19'19" EAST 270.71 FEET (SOUTH 1°55'32" EAST BY DEED) ALONG SAID EAST RIGHT OF WAY LINE AND AN EXISTING FENCE LINE TO THE INTERSECTION WITH SAID NORTH RIGHT OF WAY LINE AND SOUTH 88°27'30" EAST 13.13 FEET (SOUTH 88°06'43" EAST BY DEED) ALONG SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE OF PARCEL 2 FROM THE WEBER COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°17'41" A DISTANCE OF 102.86 FEET, CHORD BEARS NORTH 88°52'49" EAST 89.56 FEET, TO A POINT OF REVERSE CURVATURE, THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°29'47" A DISTANCE OF 6.33 FEET, CHORD BEARS SOUTH 47°13'14" EAST 6.31 FEET, TO A POINT ON SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE OF PARCEL 2, THENCE NORTH 88°27'30" WEST 94.21 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING.

DEDICATION PARCEL B

A PORTION OF A PARCEL OF LAND CONVEYED BY AND CITED AS PARCEL 2 IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 21, 2023 AS ENTRY NO. 3208988 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID PARCEL ALSO A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 400 NORTH STREET AND THE SOUTH LINE OF THE AFORE CITED PARCEL 2, SAID POINT BEING NORTH 0°33'22" WEST 1942.17 FEET (NORTH 0°12'35" WEST BY DEED) ALONG THE SECTION LINE AND SOUTH 88°39'13" WEST 36.45 FEET (WEST BY DEED) TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 15 AND THE SOUTH RIGHT OF WAY LINE OF PIONEER ROAD AND SOUTH 2°19'19" EAST 270.71 FEET (SOUTH 1°55'32" EAST BY DEED) ALONG SAID EAST RIGHT OF WAY LINE AND AN EXISTING FENCE LINE TO THE INTERSECTION WITH SAID NORTH RIGHT OF WAY LINE AND SOUTH 88°27'30" EAST 13.13 FEET (SOUTH 88°06'43" EAST BY DEED) ALONG SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE OF PARCEL 2 FROM THE WEBER COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°17'41" A DISTANCE OF 102.86 FEET, CHORD BEARS NORTH 88°52'49" EAST 89.56 FEET, TO A POINT OF REVERSE CURVATURE, THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°29'47" A DISTANCE OF 6.33 FEET, CHORD BEARS SOUTH 47°13'14" EAST 6.31 FEET, TO A POINT ON SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE OF PARCEL 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 2, THENCE NORTH 88°27'30" WEST 50.00 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING.

FRANKS BLAIR FAMILY, LLC PARCELS

PIONEER ROAD
OGDEN, UTAH

LOCATED IN THE NW & SW 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. & M.

| REVISIONS | | DESCRIPTION |
|-----------|---------|---------------------------|
| REV | DATE | ADD PROPOSED DESCRIPTIONS |
| 1 | 5-25-23 | 9-15-23 |
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PROJECT NO: 22685
CAD FILE: 22685ALTMNELL
DRAWN BY: KSL
CALC BY: DBD
FIELD CREW: IQ
CHECKED BY: DBD
DATE: 11-28-22
ALTA/NSPS
LAND TITLE
SURVEY
1 OF 1