

PROPERTY DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE COUNTY OF WEBER, STATE OF UT, DESCRIBED AS FOLLOWS:

PARCEL 1, OGDEN FRED MEYER SUBDIVISION, AMENDED PARCEL 1, OGDEN CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

SAID PARCEL 1 BEING DESCRIBED BY SURVEY AS FOLLOWS:

PART OF THE NORTH HALF OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING SOUTH 0°56'14" WEST ALONG THE QUARTER SECTION LINE 802.97 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE NORTH 89°33'00" EAST 483.18 FEET; THENCE SOUTH 83°10'00" EAST 272.44 FEET TO A 180.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH 20°19'38" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°05'46" A DISTANCE OF 81.98 FEET; THENCE SOUTH 67°00'45" WEST 5.24 FEET TO THE WEST RIGHT OF WAY LINE OF CHILDS AVENUE; THENCE SOUTH 0°58'00" WEST ALONG SAID WEST LINE 449.38 FEET TO THE BOUNDARY OF PARCEL 2, OGDEN FRED MEYER SUBDIVISION; THENCE ALONG SAID BOUNDARY OF SAID PARCEL 2 NORTH 89°09'45" WEST 138.00 FEET AND SOUTH 0°58'00" WEST 75.00 FEET; THENCE NORTH 89°09'45" WEST 231.27 FEET; THENCE SOUTH 0°50'15" WEST 120.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 12TH STREET; THENCE NORTH 89°09'45" WEST ALONG SAID NORTH LINE 127.41 FEET TO THE BOUNDARY OF PARCEL 5 OF SAID SUBDIVISION; THENCE ALONG SAID BOUNDARY OF SAID PARCEL 5 NORTH 0°50'15" EAST 120.00 FEET; THENCE NORTH 89°09'45" WEST 263.20 FEET; AND SOUTH 0°50'15" WEST 120.00 FEET TO SAID NORTH LINE OF SAID 12TH STREET; THENCE NORTH 89°09'45" WEST ALONG SAID NORTH LINE 57.90 FEET TO SAID QUARTER SECTION LINE OF SAID SECTION 20; THENCE NORTH 0°56'14" EAST ALONG SAID SECTION LINE 190.78 FEET; THENCE WEST 304.60 FEET TO THE EAST RIGHT OF WAY LINE OF WALL AVENUE; THENCE NORTH 0°58'00" EAST ALONG SAID EAST LINE 195.79 FEET; THENCE SOUTH 89°09'45" EAST 170.00 FEET; THENCE NORTH 0°58'00" EAST 135.00 FEET; THENCE NORTH 89°09'45" WEST 170.00 FEET TO SAID EAST LINE OF SAID WALL AVENUE; THENCE NORTH 0°58'00" EAST ALONG SAID EAST LINE 180.95 FEET; THENCE NORTH 89°00'00" EAST 303.31 FEET; THENCE NORTH 89°33'00" EAST 1.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 24, 2008 AS ENTRY NO. 2337309 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWO PARCELS OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 204 (WALL AVENUE), KNOWN AS PROJECT NO. CM-0039(124), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN PARCEL 1 OF OGDEN FRED MEYER SUBDIVISION AMENDED PARCEL 1, A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING EASTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 204, WHICH POINT IS A SOUTHWEST CORNER OF SAID PARCEL 1 (NOTE: SAID POINT OF BEGINNING IS 318.08 FEET NORTH 0°58'00" EAST ALONG THE MONUMENT LINE IN WALL AVENUE AND 80.01 FEET EAST FROM THE OGDEN CITY MONUMENT NO. 382 IN THE INTERSECTION OF WALL AVENUE AND 12TH STREET); AND RUNNING THENCE NORTH 0°58'00" EAST 195.79 FEET ALONG A WESTERLY BOUNDARY LINE OF SAID PARCEL 1 TO A NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 89°09'45" EAST 12.10 FEET ALONG A NORTHERLY BOUNDARY LINE OF SAID PARCEL 1 TO A POINT WHICH IS 56.52 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF STATE ROUTE 204 OF SAID PROJECT AT ENGINEER STATION 117+25.12; THENCE SOUTH 01°19'45" EAST 9.34 FEET TO A POINT WHICH IS 56.76 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 117+15.79; THENCE SOUTH 03°54'06" EAST 41.49 FEET TO A POINT WHICH IS 59.53 FEET RADIIALLY DISTANT EASTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 116+74.04; THENCE SOUTHERLY 144.87 FEET ALONG THE ARC OF A 685.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 00°17'24" EAST FOR A DISTANCE OF 144.86 FEET) TO A SOUTHERLY BOUNDARY LINE OF SAID PARCEL 1 A POINT WHICH IS 61.19 FEET RADIIALLY DISTANT EASTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 115+30.45; THENCE WEST 19.17 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ABOVE BEARINGS 00°20'35" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

ALSO LESS AND EXCEPTING THEREFROM:

BEGINNING IN THE EXISTING EASTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 204, WHICH POINT IS A SOUTHWEST CORNER OF SAID PARCEL 1 (NOTE: SAID POINT OF BEGINNING IS 648.88 FEET NORTH 0°58'00" EAST ALONG THE MONUMENT LINE IN WALL AVENUE AND 80.01 FEET EAST FROM OGDEN CITY MONUMENT NO. 382 IN THE INTERSECTION OF WALL AVENUE AND 12TH STREET); AND RUNNING THENCE NORTH 0°58'00" EAST 180.85 FEET ALONG A WESTERLY BOUNDARY LINE OF SAID PARCEL 1 TO A NORTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 89°00'00" EAST 0.31 FEET ALONG A NORTHERLY BOUNDARY LINE OF SAID PARCEL 1 TO A POINT WHICH IS 49.44 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL OF STATE ROUTE 204 OF SAID PROJECT AT ENGINEER STATION 120+41.20; THENCE SOUTH 01°03'02" EAST 181.06 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 1 AT A POINT WHICH IS 53.12 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CONTROL LINE AT ENGINEERS STATION 118+60.18; THENCE NORTH 89°09'45" WEST 6.69 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ABOVE BEARINGS 00°20'35" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

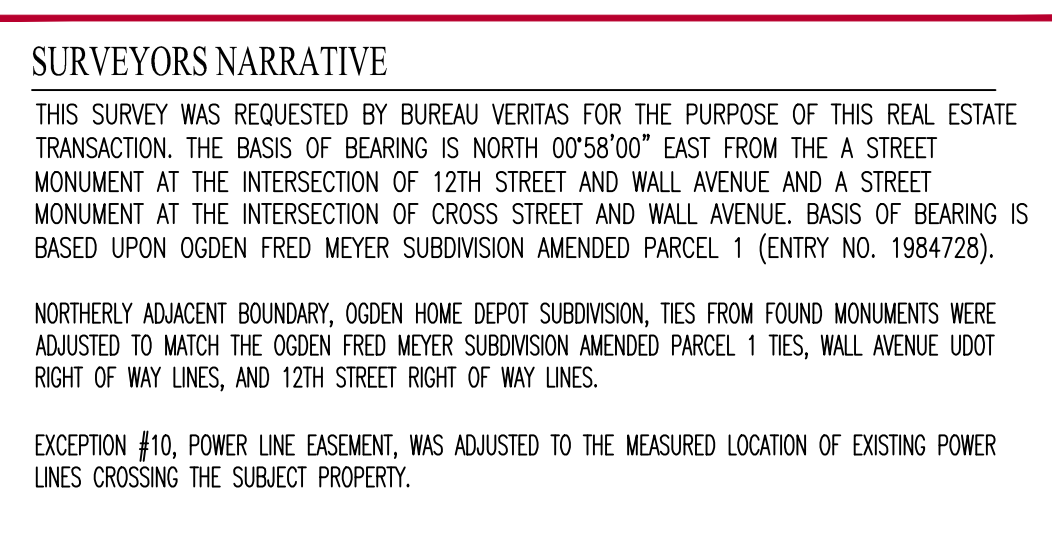
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS DESCRIBED IN THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. NCS-1Y3VUT01-ATL, BEARING AN EFFECTIVE DATE OF DECEMBER 19, 2024 AT 7:30 A.M.

SURVEYORS NARRATIVE

THIS SURVEY WAS REQUESTED BY BUREAU VERITAS FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION. THE BASIS OF BEARING IS NORTH 0°58'00" EAST FROM THE A STREET MONUMENT AT THE INTERSECTION OF 12TH STREET AND WALL AVENUE AND A STREET MONUMENT AT THE INTERSECTION OF CROSS STREET AND WALL AVENUE. BASIS OF BEARING IS BASED UPON OGDEN FRED MEYER SUBDIVISION AMENDED PARCEL 1 (ENTRY NO. 1984728).

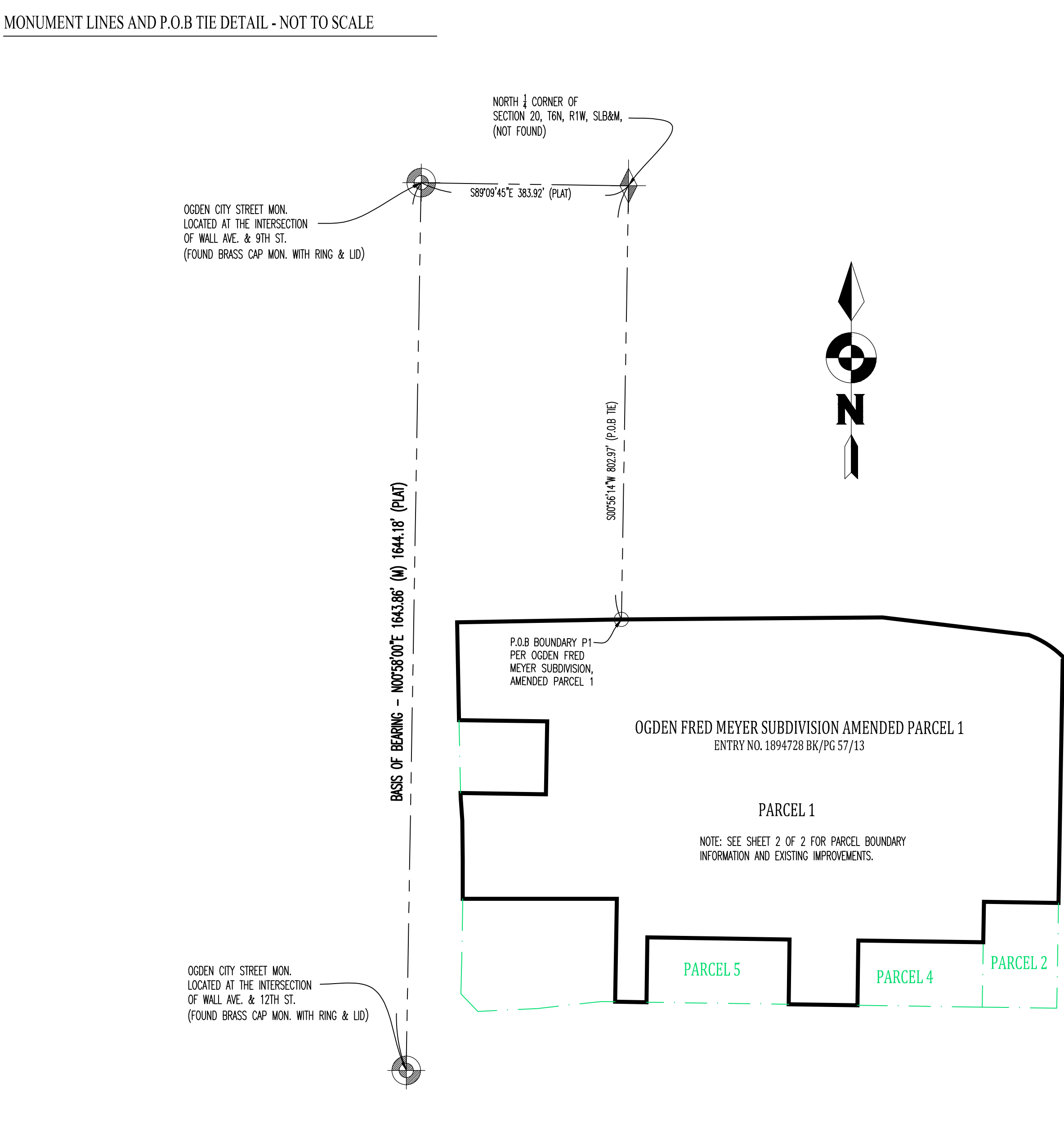
NORTHERLY ADJACENT BOUNDARY, OGDEN HOME DEPOT SUBDIVISION, TIES FROM FOUND MONUMENTS WERE ADJUSTED TO MATCH THE OGDEN FRED MEYER SUBDIVISION AMENDED PARCEL 1 TIES, WALL AVENUE UDOT RIGHT OF WAY LINES, AND 12TH STREET RIGHT OF WAY LINES.

EXCEPTION #10, POWER LINE EASEMENT, WAS ADJUSTED TO THE MEASURED LOCATION OF EXISTING POWER LINES CROSSING THE SUBJECT PROPERTY.



REVISIONS		
NO.	DESCRIPTION OF REVISIONS	DATE
1	DATE OF SURVEY	02/20/2025

- TITLE COMMITMENT EXCEPTION NOTES
- NOTE:
EXCEPTIONS 1-9 & 26-33 ARE NOT SURVEY MATTERS & ARE NOT SHOWN HEREON.
- 10 An easement over, across or through the Land for electric transmission and telephone circuits and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded December 01, 1950 as Entry No. 172134 in Book 354 at Page 569 of Official Records.
[ITEM CROSSES A PORTION OF THE SUBJECT PROPERTY, AS SHOWN HEREON. ITEM WAS ADJUSTED TO MATCH EXISTING POWER POLE LINE LOCATION AS MEASURED IN THE FIELD.]
- 11 Easement granted to Knudson Development Company, a Utah corporation, its successors and assigns by Instrument recorded July 18, 1973 as Entry No. 597579 in Book 1030 at Page 313 of Official Records.
[ITEM CROSSES THE SUBJECT PROPERTY, AS SHOWN HEREON.]
- 12 An easement over, across or through the Land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of the State of Utah, its successors and assigns by Instrument recorded October 11, 1973 as Entry No. 602869 in Book 1037 at Page 388 of Official Records.
[ITEM CROSSES THE SUBJECT PROPERTY, AS SHOWN HEREON.]
- 13 An easement over, across or through the Land for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors and assigns by Instrument recorded June 21, 1979 as Entry No. 780864 in Book 1309 at Page 118 of Official Records.
[ITEM CROSSES THE SUBJECT PROPERTY, AS SHOWN HEREON.]
- 14 Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded September 25, 1979 as Entry No. 790540 in Book 1324 at Page 615 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).
[ITEM BLANKETS THE SUBJECT PROPERTY IN NATURE. NOT SHOWN HEREON.]
- 15 Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded April 14, 1995 as Entry No. 1340858 in Book 1753 at Page 1004 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). Amendment to declarations recorded June 05, 2003 as Entry No. 1944878 in Book 2380 at Page 2028 of Official Records.
[ITEM BLANKETS THE SUBJECT PROPERTY IN NATURE. NOT SHOWN HEREON.]
- 16 Cross Access Agreement by and between Home Depot U.S.A., Inc., a Delaware corporation and Grand Central, Inc., a Utah corporation dated August 04, 1999 recorded August 31, 1999 as Entry No. 1659608 in Book 2031 at Page 2023 of Official Records.
[ITEM CROSSES THE SUBJECT PROPERTY, AS SHOWN HEREON. ITEM WAS GRAPHICALLY PLOTTED.]
- 17 An easement over, across or through the Land for sanitary sewer line and incidental purposes, as granted to Flying J Inc., a Utah corporation by Instrument recorded November 23, 1999 as Entry No. 1675437 in Book 2045 at Page 777 of Official Records.
[ITEM CROSSES THE SUBJECT PROPERTY, AS SHOWN HEREON.]
- 18 Easements, notes and restrictions as shown on Ogden Fred Meyer Subdivision Amended Parcel 1 plat subdivision plot recorded December 04, 2002 as Entry No. 1894728 in Book 57 of Plats at Page 13.
[ITEM CROSSES THE SUBJECT PROPERTY, AS SHOWN HEREON. GRAPHICALLY PLOTTED THE 16' MOUNTAIN FUEL SUPPLY COMPANY EASEMENT, THE 10' IRRIGATION PIPELINE EASEMENT, THE 7' UTAH POWER AND LIGHT COMPANY EASEMENT, AND THE 40' EXISTING ROW EASEMENT. PLOTTED THE 20' WIDE SEWER EASEMENT BASED UPON CALLS IN SAID PLAT.]
- 19 A Parking Easement Agreement executed May 15, 2003 between Fred Meyer Stores, Inc., a Delaware corporation and Salt Lake Exchange Accommodations 431, L.L.C., a Utah limited liability company recorded May 21, 2003 as Entry No. 1940695 in Book 2371 at Page 1542 of Official Records.
- Amended and Restated Parking Easement Agreement, and the terms, covenants and conditions thereof, recorded October 15, 2014 as Entry No. 2706523 of Official Records.
[PARKING EASEMENT AREAS CROSS THE SUBJECT PROPERTY AND BENEFITS PARCEL 4 OF THE OGDEN FRED MEYER SUBDIVISION, AMENDED PARCEL 1, SUBDIVISION PLAT. ITEM SUPERCEDES EXCEPTION #19 ENTRY NUMBER 1940695. EASEMENT IS FOR THE USE OF NO LESS THAN 57 PARKING SPACES WITHIN THE APPROXIMATE PARKING EASEMENT AREAS, AS SHOWN HEREON. BASED UPON EXHIBIT C WITHIN DOCUMENT. ITEM IS ONE IN THE SAME AS EXCEPTION #23.]
- 20 Reservations contained in that certain Special Warranty Deed with Restrictive Covenant recorded September 22, 2004 as Entry No. 2058041 of Official Records.
Said Special Warranty Deed with Restrictive Covenant was re-recorded October 28, 2004 to correct the legal description and to add the successor by merger information as Entry No. 2065071 of Official Records.
[ITEM BLANKETS THE SUBJECT PROPERTY IN NATURE. NOT SHOWN HEREON.]
- 21 A Supplemental Declaration of Restrictions, Grant of Easements, and Maintenance Agreement dated September 21, 2005 by and between Ball Ventures Ogden, LLC, an Idaho limited liability company and Ball Ventures, LLC, an Idaho limited liability company recorded September 21, 2005 as Entry No. 2130399 of Official Records.
[ITEM CROSSES THE SUBJECT PROPERTY, AS SHOWN HEREON. ITEM IS GRAPHICALLY PLOTTED BASED UPON EXHIBIT C WITHIN DOCUMENT.]
- 22 An underground right of way easement over, across or through the land for electric power transmission and incidental purposes, as granted to PacifiCorp, an Oregon corporation, d/b/a Rocky Mountain Power its successors and assigns by Instrument recorded March 07, 2011 as Entry No. 2518237 of Official Records.
[ITEM CROSSES THE SUBJECT PROPERTY ALONG THE WESTERLY BOUNDARY LINE, AS SHOWN HEREON.]
- 23 Amended and Restated Parking Easement Agreement, and the terms, covenants and conditions thereof, recorded October 15, 2014 as Entry No. 2706523 of Official Records.
[PARKING EASEMENT AREAS CROSS THE SUBJECT PROPERTY AND BENEFIT PARCEL 4 OF THE OGDEN FRED MEYER SUBDIVISION, AMENDED PARCEL 1, SUBDIVISION PLAT. ITEM SUPERCEDES EXCEPTION #19 ENTRY NUMBER 1940695. EASEMENT IS FOR THE USE OF NO LESS THAN 57 PARKING SPACES WITHIN THE APPROXIMATE PARKING EASEMENT AREAS, AS SHOWN HEREON. BASED UPON EXHIBIT C WITHIN DOCUMENT. ITEM IS ONE IN THE SAME AS EXCEPTION #19.]
- 24 Certificate of Creation, of the Northern Utah Environmental Resource Agency ("NUERA"), by the Lieutenant Governor of the State of Utah, recorded January 20, 2015 as Entry No. 2718461 of Official Records.
[ITEM BLANKETS THE SUBJECT PROPERTY IN NATURE. NOT SHOWN HEREON.]
- 25 Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded June 17, 2016 as Entry No. 2799010 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).
[ITEM BLANKETS THE SUBJECT PROPERTY AND PARCEL 4 OF THE OGDEN FRED MEYER SUBDIVISION, AMENDED PARCEL 1, SUBDIVISION PLAT IN NATURE. NOT SHOWN HEREON.]
- THE EXCEPTIONS SHOWN AND DESCRIBED HEREON ARE THE SAME EXCEPTIONS DESCRIBED IN THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NCS-1Y3VUT01-ATL, BEARING AN EFFECTIVE DATE OF DECEMBER 19, 2024 AT 7:30 A.M.



ZONING REPORT

A ZONING REPORT WAS NOT PROVIDED TO SURVEYOR PURSUANT TO TABLE A ITEMS 6(A) & 6(B).

16 PARKING STALLS WERE LOCATED ON SITE WITHIN PARKING EASEMENT IN FAVOR FOR PARCEL 4 OF THE FRED MEYER SUBDIVISION PLAT, AMENDED PARCEL 1. 1 OF WHICH SPACES IS AN ADA ACCESSIBLE PARKING SPACE. ALL OTHER STALLS WITHIN PARKING AREA WERE UNDETERMINED DUE TO PAINT WEAR.

LIST OF SIGNIFICANT OBSERVATIONS

NONE

RECEIVED
JUL 01 2025
FILE # 8095

Peterson Engineering P.C.
Consulting Engineers & Land Surveyors
7107 south 400 west, Ste #1
Midvale Utah 84047
OFFICE: 801-225-3503 -- CELL: 801-859-7150
dave@petersoneng.net
A-25-008
SHEET 1 OF 2

- GENERAL SURVEY NOTES
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF UTAH.
 - THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°58'00"E. (SEE SURVEYOR'S NARRATIVE FOR DESCRIPTION.)
 - THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS COMMITMENT NUMBER NCS-1Y3VUT01-ATL, WITH AN EFFECTIVE DATE OF DECEMBER 19, 2024 AT 7:30 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
 - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AS X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 49057C0426F, WITH A DATE OF IDENTIFICATION OF 11/30/2023, FOR COMMUNITY NO. 490188, IN WEBER COUNTY, STATE OF UTAH, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
 - THE PROPERTY HAS DIRECT ACCESS TO 12TH STREET, WALL AVENUE, AND CHILDS AVENUE, ALL OF WHICH ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.
 - 16 PARKING STALLS WERE LOCATED ON SITE WITHIN PARKING EASEMENT IN FAVOR FOR PARCEL 4 OF THE FRED MEYER SUBDIVISION PLAT, AMENDED PARCEL 1. 1 OF WHICH SPACES IS AN ADA ACCESSIBLE PARKING SPACE. ALL OTHER STALLS WITHIN PARKING AREA WERE UNDETERMINED DUE TO PAINT WEAR.
 - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - SURVEYOR IS UNWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO THE CITY OF OGDEN. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF SURVEY.
 - THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (V) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UTILITY PRINTS WERE NOT PROVIDED BY CLIENT PURSUANT TO TABLE A ITEM 11A.
 - NO APPARENT WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT WWW.FWS.GOV/WETLANDS. NO MARKERS INDICATING A DELINEATION OF WETLANDS HAVE BEEN OBSERVED DURING THE COMPLETION OF THIS SURVEY.
 - THERE WERE NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
 - ADDRESS AS OBSERVED: 202 12TH STREET, OGDEN, UTAH 84404
 - AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CEMETERIES, GRAVE SITES, AND/OR BURIAL GROUNDS LOCATED ON THE SURVEYED PROPERTY.
 - THE SUBJECT PROPERTY SHOWN HEREON CREATES A GEOMETRICALLY CLOSED FIGURE WITH NO CAPS, GORES, OVERLAPS, OR HATUS.
 - ALL OFFSITE EASEMENTS PER PROVIDED TITLE COMMITMENT, IF ANY, ARE SHOWN AND/OR MENTIONED HEREON.

LAND AREA

AS-SURVEYED CONTAINS:
PARCEL 1: ±621,814.24 SQ. FT OR 14.27 ACRES

SURVEYOR'S CERTIFICATION

TO: MPT OF OGDEN RE-STEWART, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; AND BUREAU VERITAS:

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, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 12, 2025
DATE OF PLAT OR MAP: FEBRUARY 20, 2025

DAVID D. PETERSON
REGISTERED LAND SURVEYOR #295720
STATE OF UTAH
PETERSON ENGINEERING, P.C.
DAVE@PETERSONENG.NET
7107 S 400 W #1, MIDVALE, UT
801-255-3503
www.petersonengineering.net

RECEIVED
JUL 01 2025
FILE # 8095

Survey Coordinated by:
Bureau Veritas
510 E. Memorial Road, Suite A-1
Oklahoma City, OK 73114
800-411.2010
ALTA@bvna.com
www.bvna.com

BUREAU VERITAS
1828

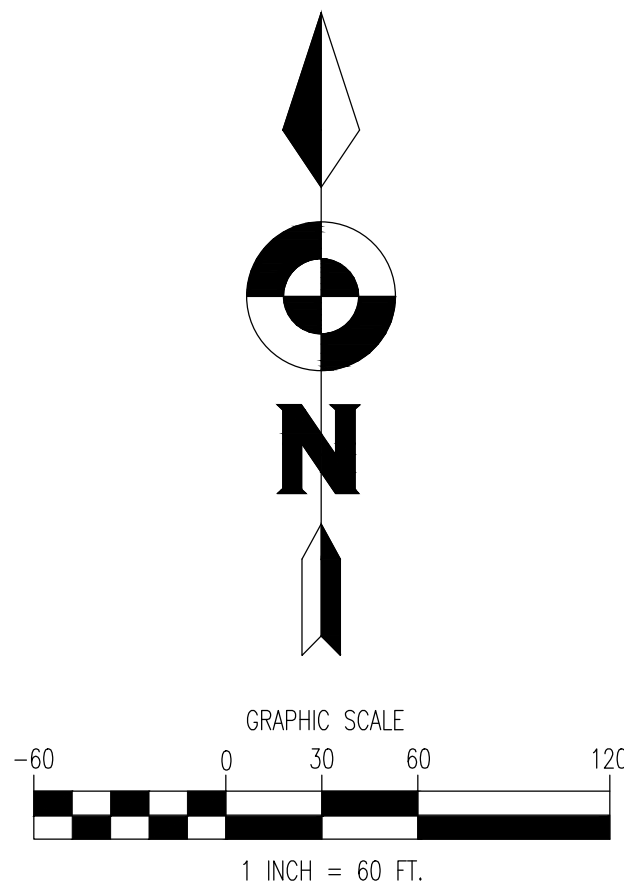
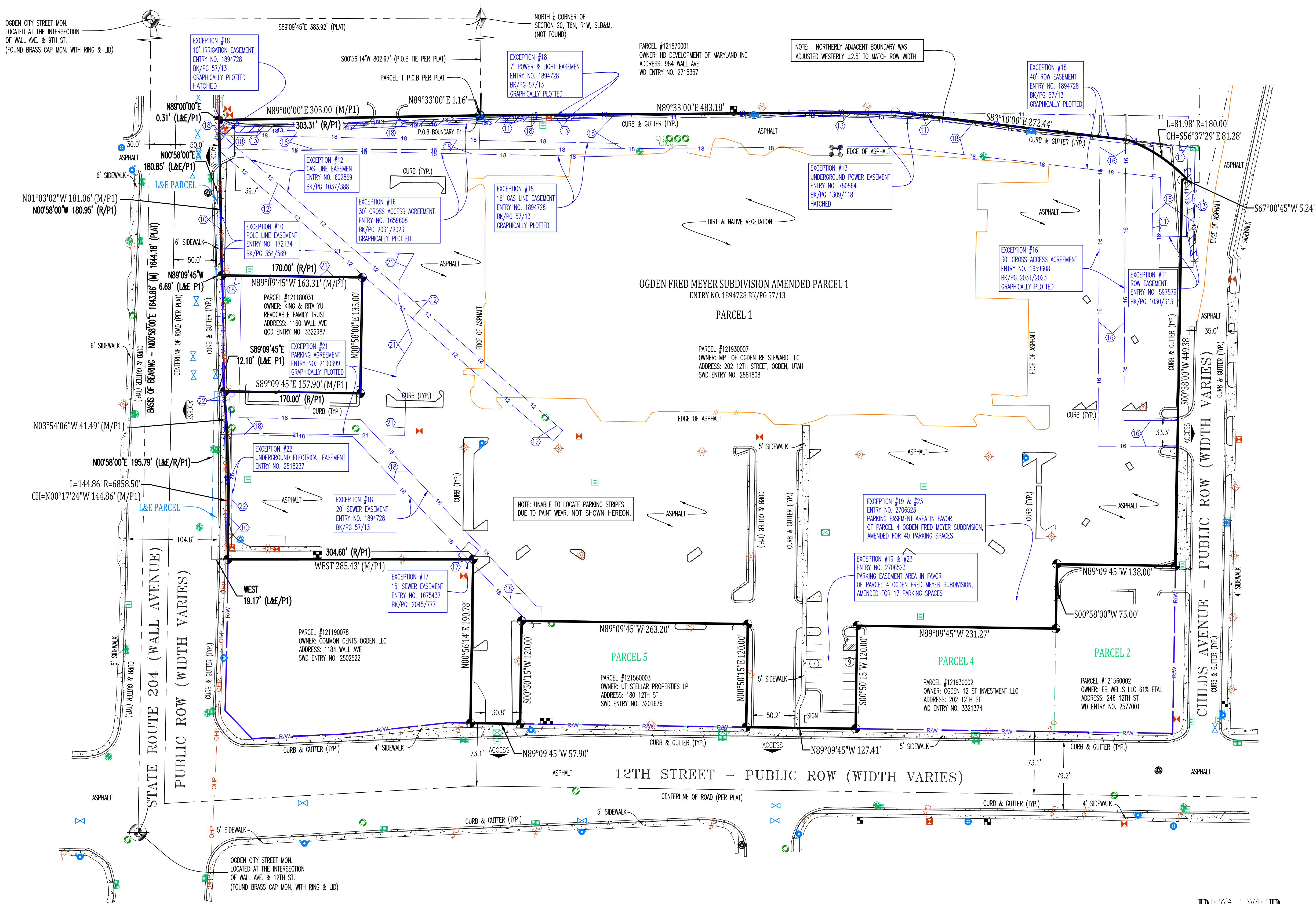
ALTA /NSPS LAND TITLE SURVEY

202 12TH STREET

BV PROJECT: 172784.25R000-001.220

202 12TH STREET, OGDEN, UT 84404

LOCATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 6N, RANGE 1W, SALT LAKE BASE & MERIDIAN
CITY OF OGDEN, WEBER COUNTY, UTAH



LAND AREA
AS-SURVEYED CONTAINS:
PARCEL 1: ±621,814.24 SQ. FT OR 14.27 ACRES

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|-------------------------------|------------------|----------------------|
| POWER POLE | WATER VALVE | STORM MANHOLE |
| ELECTRIC MANHOLE | FIRE HYDRANT | STORM INLET |
| ELECTRIC METER / BOX | WATER MANHOLE | CURB STORM INLET |
| SIGHT LIGHT | WATER METER | STORM CLEAN OUT |
| COMM. MANHOLE | MONITORING WELL | SANITARY SEWER |
| CABLE BOX | CORNER SET/FOUND | CLEAN OUT |
| INDICATES HANDICAPPED PARKING | CORNER NOT SET | SCHEDULE B EXCEPTION |
| | BULLARD | PARKING STALL COUNT |
- XXXX' DISTANCE TO NEAREST INTERSECTION
- SECTION CORNER
- ACCESS ACCESS TO PUBLIC RIGHT OF WAY
- MONUMENT

POB - POINT OF BEGINNING
WD - WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
QCD - QUIT CLAIM DEED
P1 - PARCEL 1
BK - BOOK
PG - PAGE

LINE TABLE

- | | |
|-------------------|------------------|
| BOUNDARY | BUILDING SETBACK |
| PLAT BOUNDARY | CURB & GUTTER |
| ADJACENT BOUNDARY | PARKING STRIPES |
| LESS & EXCEPTING | FENCE |
| R/W | EDGE OF ASPHALT |

REVISIONS		
NO.	DESCRIPTION OF REVISIONS	DATE
1	DATE OF SURVEY	02/20/2025

ALTA /NSPS LAND TITLE SURVEY
202 12TH STREET
BV PROJECT: 172784.25R000-001.220
202 12TH STREET, OGDEN, UT 84404
LOCATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 6N, RANGE 1W, SALT LAKE BASE & MERIDIAN
CITY OF OGDEN, WEBER COUNTY, UTAH

Peterson Engineering P.C.
Consulting Engineers & Land Surveyors
7107 south 400 west, Ste #1
Midvale Utah 84047
OFFICE: 801-225-3503 -- CELL: 801-859-7150
dave@petersoneng.net
A-25-008
SHEET 2 OF 2

Survey Coordinated by:
Bureau Veritas
510 E. Memorial Road, Suite A-1
Oklahoma City, OK 73114
800-411.2010
ALTA@bvna.com
www.bvna.com

