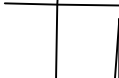




CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



VICINITY MAP
NOT TO SCALE



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

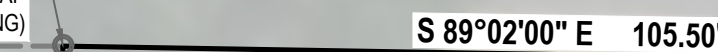
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GIV DEVELOPMENT
50 N 600 W, UNIT D
SALT LAKE CITY, UT 84116

CONTACT:
ABBIE SIMONS
PHONE: 801.917.4484



SUBJECT PARCEL

EXISTING BUILDING

26TH STREET
(PUBLIC STREET)

ADAMS AVENUE
(PUBLIC STREET)

01-014-0021
GOBIND LLC

01-011-0023
FOX CAPITAL LLC

LEGEND



NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET



HORIZONTAL GRAPHIC SCALE

Scale: 1 inch = 20 ft.

**A PART OF LOTS 1 AND 10, BLOCK 17,
PLAT A, OGDEN CITY SURVEY, BEING A PART OF
THE NORTHEAST QUARTER OF SECTION 32 AND
THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH**

RECEIVED
OCT 30 2025
FILE # 8204

486 26TH STREET OGDEN ALTA

486 26TH STREET
OGDEN, UTAH 84401

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER 14330	PRINT DATE 2025-09-16
PROJECT MANAGER T.WILLIAMS	DESIGNED BY J.RINDLISBACHE

1 of 2



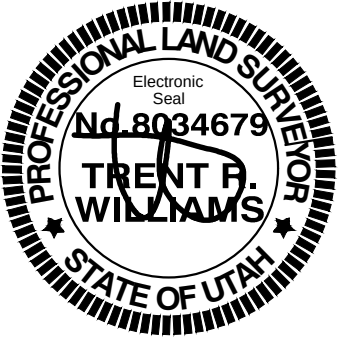
SURVEYOR'S CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered land Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

To: Inwest Title, Stewart Title, MFI Ogden 1, LLC, GIV Development and Utah Equitable TOD Fund, LLC,

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, 8, 13, 14 and 18 of Table A thereof. The field work was completed on 08/22/2025.

Date of ALTA: September 2, 2025



Trent R. Williams, PLS
License no. 8034679

SURVEY NARRATIVE

The purpose of this survey is to establish the bounds of the property and easements for the client. Used as reference was a survey by Silverpeak Engineering (Survey No. 6294). All corners from the survey were found in place as noted hereon.

RECORD DESCRIPTIONS

Parcel 1: (01-015-0063)
Part of Lot 1, Block 17, Plat A, Ogden City Survey, Weber County, Utah: Beginning at the Southeast corner of Lot 1, thence West 105.5 feet; thence North 132 feet to the North line of Lot 1; thence East 50.5 feet; thence South 33 feet; thence East 3 feet; thence South 11 feet; thence East 52 feet to the West line of Adams Avenue; thence South along the West line of Adams Avenue 88 feet, more or less, to the place of beginning.
Parcel 2: (01-015-0003)
Part of Lot 1, Block 17, Plat A, Ogden City Survey, Weber County, Utah: Beginning at the Northeast corner of said Lot 1, and running thence South 44 feet, thence West 52 feet, thence North 11 feet, thence West 3 feet, thence North 33 feet, thence East 55 feet to the place of beginning.
Parcel 3: (01-015-0037)
Part of Lot 10, Block 17, Plat a, Ogden City Survey, Weber County, Utah: Beginning at a point on the West line of Adams Avenue 92 feet South of the Northeast corner of said Lot 10, and running thence South on the West line of Adams Avenue 40 feet, more or less, to the Southeast corner of said Lot 10, thence West 105.5 feet, thence North 40 feet to a point 92 feet South of the North line of said Lot 10; thence East 105.5 feet to the place of beginning

AS-SURVEYED DESCRIPTION

A part of Lots 1 and 10, Block 17, Plat A, Ogden City Survey, being a part of the Northeast Quarter of Section 32 and the Northwest Quarter of Section 33, Township 6 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at the Southeast Corner of said Lot 1, being at the intersection of the North Line of 26th Street and the West line of Adams Avenue and running thence;
North 89°02'59" West 105.50 feet along the North line of 26th Street;
Thence North 0°58'00" East 173.25 feet;
Thence South 89°02'00" East 105.50 feet to the West line of Adams Avenue;
Thence South 0°58'00" West 173.25 feet along the westerly line of Adams Avenue to the Point of Beginning.

Contains 18,281 square feet or 0.420 acres

NOTES:

- The property borders Adams Avenue and 26th Street.
- For conditions of record not shown hereon as well as specific references to items in the title report, please refer to the title report supplied by Inwest Title Insurance Company, Commitment Number 316755.
- Table A Items:
 - Item 1: Monuments have been placed at each property corners.
 - Item 2: Address for the land described is:
486 26th Street
Ogden, Utah 84401
 - Item 3: Flood Zone is designated as "X" per FEMA Map number 49057C0429F effective June 2, 2015.
 - Item 4: Gross land area is: 18,281 square feet or .420 acres.
 - Item 8: Substantial features shown hereon.
 - Item 13: Adjoining owners: Noted hereon.
 - Item 14: The nearest intersection is 26th Street and Adams Avenue. This intersection is in Weber County.
 - Item 18: Easements of record are noted hereon as provided by the title report.

- Schedule B Exceptions from Coverage:
 - Items no. 1-3 refers to property taxes and cannot be plotted.
 - Item no. 4 refers to special assessment districts and cannot be plotted.
 - Item no. 5 Resolution No. 93-57 of the Ogden City Council to create the Ogden City, Central Business District No. 1 and cannot be shown.
 - Item no. 6 refers to Ordinance 2012-38 of Ogden City for the creation of a new special assessment area for Central Business Improvement District No. 2 and cannot be shown.
 - Item no. 7 refers to an adoption of Ordinance 2018-1 by the Ogden City Council and cannot be shown.
 - Item no. 8 refers to 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 and is shown hereon.
 - Item no. 9 refers the rights of others to access, repair, remove or replace a stop sign and a light pole located upon the property and cannot be plotted.
 - Item no. 10 refers to public utility easements including but not limited to utility lines, cable lines, street lights, overhead power lines and their supporting structures located over and across the property, as disclosed by a visual inspection of the subject property and cannot be plotted.
 - Item no. 11 refers to a Right of Way Easement in favor of Mountain States Telephone and Telegraph Company and is plotted hereon.
Recorded: February 14, 1979
Entry No. 767165
Book 1287, Page 198
 - Item no. 12 refers to an Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power it's successors and assigns and is plotted hereon.
Recorded: June 23, 2015
Entry No. 2742130
 - Item no. 13 refers to the rights of parties in possession of the subject property under unrecorded leases, contracts, rental or occupancy agreements and any claims, rights or interests arising thereunder and cannot be plotted.
 - Item no. 14 refers to a Trust deed
Recorded: December 30, 2022
Entry No. 3268803
 - Item no. 15 refers to a Trust deed
Recorded March 9, 2023
Entry No. 3275685

RECEIVED
OCT 30 2025
FILE # 8204

EN SIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GIV DEVELOPMENT
50 N 600 W, UNIT D
SALT LAKE CITY, UT 84116

CONTACT:
ABBIE SIMONS
PHONE: 801.917.4484

486 26TH STREET OGDEN ALTA

486 26TH STREET
OGDEN, UTAH 84401

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER 14330	PRINT DATE 2025-10-22
PROJECT MANAGER T.WILLIAMS	DESIGNED BY J.RINDLISBACHER