

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Title Insurance from First American Title Insurance Company, under Commitment Number: NCS-2E3EUT02-DC72, dated August 01, 2025 at 7:30 AM

EXCEPTION NOS. 1, 5, 6, 8 thru 10, 18, 20, 21 and 26 (NOT A SURVEY MATTER)

EXCEPTION NO. 2 (SURVEYOR CAN ONLY COMMENT ON THOSE ITEMS PROVIDED FOR REVIEW OR OBSERVED AT TIME OF FIELD VISIT. SEE SIGNIFICANT OBSERVATIONS.) Any facts, rights, interest, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

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EXCEPTION NO. 4 (SURVEYOR CAN ONLY COMMENT ON THOSE ITEMS PROVIDED FOR REVIEW OR OBSERVED AT TIME OF FIELD VISIT. SEE SIGNIFICANT OBSERVATIONS.) Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), that would be disclosed by an accurate and complete land title survey of the Land and that are not shown in Public Records.

EXCEPTION NO. 7 (SURVEYOR CAN ONLY COMMENT ON THOSE ITEMS PROVIDED FOR REVIEW OR OBSERVED AT TIME OF FIELD VISIT. SEE SIGNIFICANT OBSERVATIONS.) Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

EXCEPTION NO. 11 (LAND DESCRIBED LIES TO THE EAST OF AND DOES NOT AFFECT THE SUBJECT PARCELS.) An easement over, across or through the Land for communication and other facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded March 15, 1973 as Entry No. 589229 in Book 1019 at Page 27 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

EXCEPTION NO. 12 (BLANKET IN NATURE. COVERS MANY PARCELS INCLUDING THE SUBJECT PARCELS. DEFINES FRONT, SIDE AND REAR YARD SETBACKS. ALSO NOTES THAT NO BUILDING SHALL BE CLOSER THAN 40 FEET TO ANY OTHER BUILDING ON AN ADJACENT PROPERTY OF A DIFFERENT OWNER. NO MORE THAN 50% OF THE PROPERTY AREA OF ANY OWNER SHALL BE COVERED BY BUILDING.) Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded April 13, 1973 as Entry No. 591240 in Book 1021 at Page 675 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 December 13, 1978 as Entry No. 761418 in Book 1278 at Page 224 of Official Records.

Amendment to declarations recorded January 11, 1984 as Entry No. 899248 in Book 1439 at Page 314 of Official Records.

EXCEPTION NO. 13 (DEPICTED HEREON. ADJACENT TO SOUTHWEST LINE OF LOT 4 AND DOES NOT AFFECT THE SUBJECT PARCELS) An easement over, across or through the Land for electric distribution circuits and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors and assigns by Instrument recorded December 20, 1974 as Entry No. 628939 in Book 1073 at Page 316 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

EXCEPTION NO. 14 (DEPICTED HEREON. AFFECTS THE NORTHWESTERLY PORTION OF LOT 4) Easements and restrictions as shown on Weber Industrial Park, Plat "A" subdivision plat recorded April 02, 1976 as Entry No. 661691 in Book 19 of Plats at Page 44.

EXCEPTION NO. 15 (NOT DEPICTED HEREON. THERE ARE NO EASEMENTS AFFECTING THE SUBJECT PARCELS NOTED ON SAID SUBDIVISION PLAT.) Easements, notes and restrictions as shown on Weber Industrial Park, Plat "B" subdivision plat recorded January 11, 1977 as Entry No. 685697 in Book 20 of Plats at Page 5.

EXCEPTION NO. 16 (BLANKET IN NATURE. COVERS MANY PARCELS INCLUDING THE SUBJECT PARCELS) Agreement by and between the State of Utah, acting through the Board of Water Resources and the Weber-Box Elder Conservation District, a corporation, organized under the Laws of the State of Utah recorded May 17, 1996 as Entry No. 1406842 in Book 1806 at Page 2917 of Official Records.

EXCEPTION NO. 17 (NOT DEPICTED HEREON. EXACT LOCATION NOT DEFINED IN RECORD. BLANKETS SECTION 36 ALONG WITH MANY MORE SECTIONS) An easement over, across or through the Land for water distribution system and incidental purposes, as granted to the State of Utah, acting through the Board of Water Resources by Instrument recorded May 17, 1996 as Entry No. 1406843 in Book 1806 at Page 2925 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

EXCEPTION NO. 19 (DOCUMENT NOT PROVIDED FOR REVIEW) The following matters disclosed on that certain survey prepared by Reeve & Associates, Inc., having been certified under the date of February 17, 2020, as Job No. 7445-01, by Trevor J. Hatch, a Registered Land Surveyor holding License No. 9031945: a. Fence line discrepancy; b. Power Pole; c. Storm Drain Manhole; and d. Water Valve

EXCEPTION NO. 22 (THERE IS NO PHYSICAL EVIDENCE OF A CANAL RUNNING OVER AND ACROSS OR ADJACENT TO THE SUBJECT PROPERTY) Easements and rights of way associated with a canal running over and across or adjacent to the subject property.

EXCEPTION NO. 23 (DEPICTED ON SURVEY. IS ADJACENT TO EASTERLY LINE OF LOTS 3 AND 26 AND THE SOUTHERLY LINES OF LOTS 4, 25 AND 26) Easements and rights of way associated with a railroad running over and across or adjacent to the subject property.

EXCEPTION NO. 24 (DEPICTED ON SURVEY.) Access to Parcel 2 (Lot 25) exists only as a result of the common ownership in Parcel 1.

EXCEPTION NO. 25 (SURVEYOR CAN ONLY COMMENT ON THOSE ITEMS PROVIDED FOR REVIEW OR OBSERVED AT TIME OF FIELD VISIT. SEE SIGNIFICANT OBSERVATIONS.) Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

RECORD DESCRIPTION

Commitment No. NCS-2E3EUT02-DC72

Parcel 1:

Part of the Northeast Quarter of Section 36, Township 7 North, Range 2 West, Salt Lake base and Meridian, U.S. survey, being described as follows:

Part of Lot 3, WEBER INDUSTRIAL PARK PLAT "A" and all of Lot 25, WEBER INDUSTRIAL PARK PLAT "B", further described as follows:

Beginning at a point on the Easterly right of way line of Browning Avenue, said point being North 89°34'13" West 835.54 feet and South 00°25'47" West 1525.44 feet from the Northeast corner of said Section 36; thence North 88°54'04" East 52.27 feet; thence along a non-tangent curve turning to the right with a radius of 440.52 feet, an arc length of 447.84 feet, a delta angle of 58°14'51", a chord bearing of South 62°23'24" East, and a chord length of 428.80 feet to the Westerly right of way line of a Union Pacific railroad right of way; thence South 25°53'05" East along said Westerly right of way line, 810.47 feet to the Northerly right of way line of a Union Pacific railroad right of way and the Southeast corner of Lot 25, WEBER INDUSTRIAL PARK PLAT "B"; thence along said Northerly right of way line, along a non-tangent curve turning to the left with a radius of 479.76 feet, an arc length of 395.37 feet, a Delta angle of 47°13'01", a chord bearing of North 61°13'02" West, and a chord length of 384.27 feet; thence North 34°59'34" West 95.66 feet; thence North 55°13'31" East 6.09 feet; thence North 34°59'41" West 448.98 feet; thence North 25°54'12" West 324.84 feet to the Point of Beginning.

Parcel 2:

Lot 26, WEBER INDUSTRIAL PARK PLAT "B", according to the Official Plat thereof on file and of record in the Weber County Recorder's Office.

RECORD DESCRIPTION

Commitment No. NCS-2E3EUT01-DC72

Lot 4, WEBER INDUSTRIAL PARK PLAT "A", Weber County, Utah, according to the Official Plat thereof, on file and of record in the Office of the Weber County Recorder.

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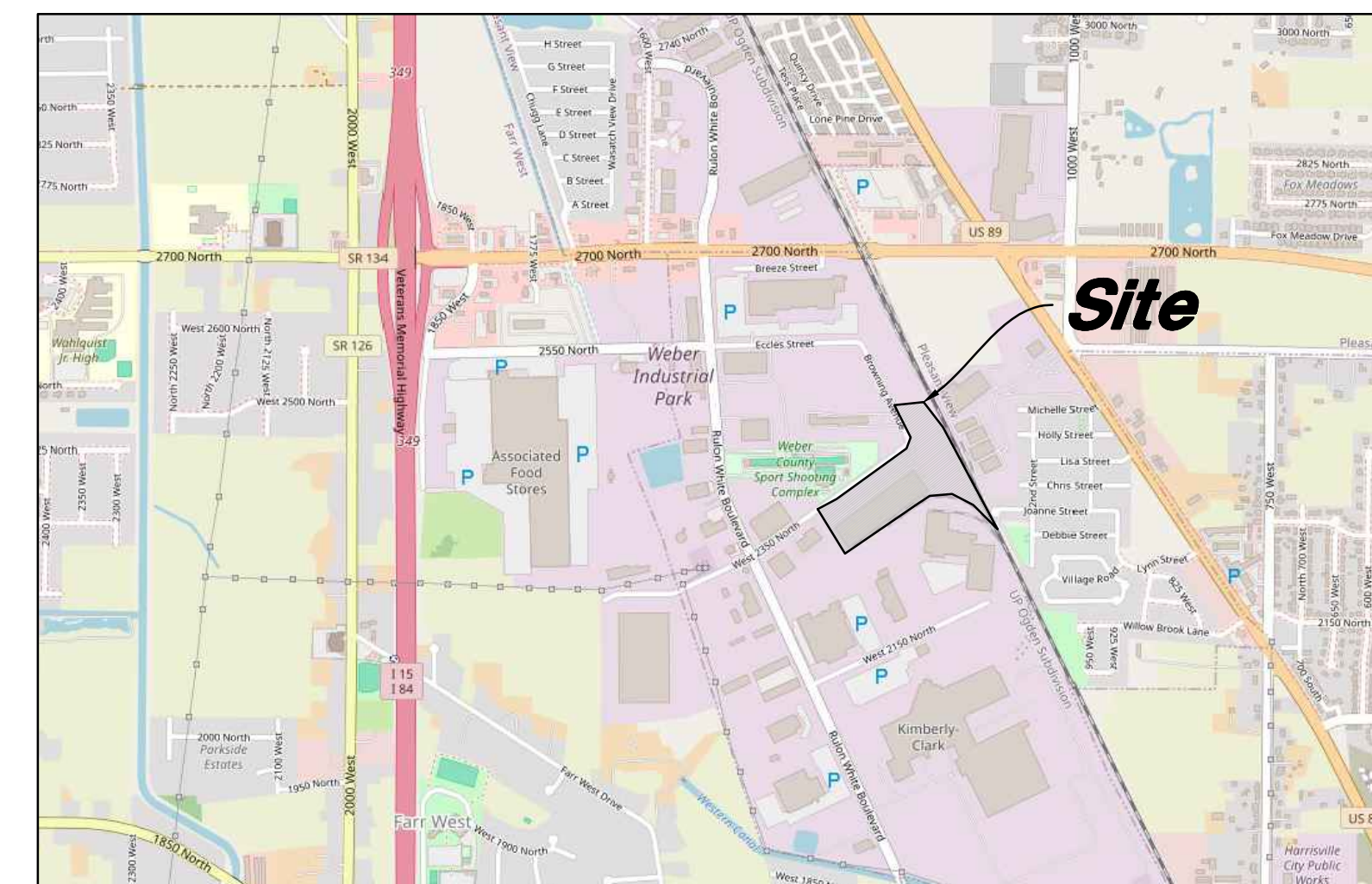
Amendment to declarations recorded December 13, 1978 as Entry No. 761418 in Book 1278 at Page 224 of Official Records.

Amendment to declarations recorded April 05, 1979 as Entry No. 772587 in Book 1295 at Page 688 of Official Records.

EXCEPTION NO. 12 (DEPICTED ON SURVEY. AFFECTS THE NORTHWESTERLY LINE OF LOT 4 AND DOES NOT AFFECT SUBJECT PARCEL.) Easements, notes and restrictions as shown on Weber Industrial Park, Plat "A" subdivision plat recorded April 02, 1976 as Entry No. 661691 in Book 19 of Plats at Page 44.

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Vicinity Map (Not to Scale)

BENCHMARK

Standard City Street Monument at Intersection of 1500 W. St. and 2350 N. Street. Elevation=4281.36 feet (Assigned).

NOTES

- 1. Gross land area for subject parcels is 763,383 sq.ft or 17.525 acres.
2. There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
3. There are 2 ADA parking spaces, 24 tractor/trailer parking spaces and 80 standard parking spaces for a total of 106 parking spaces on the subject parcels.
4. Address for Subject Parcel is known as 1277 West 2350 North, Ogden, 84404.
5. No Zoning report was provided to surveyor for review at time of field visit.

FLOOD PLAIN

This property lies within flood Zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Unincorporated Areas, Utah Map Number 49057C0200F. Effective Date 30 November, 2023. Flood Zone X is defined as "Area of Minimal Flood Hazard".

NARRATIVE

This survey was requested by Kris Malone of MelLife Investment Management for the purpose of an ALTA/NSPS Land Title Survey.

The Basis of Bearings of this survey is North 10°54'31" West measured between existing street monuments at the intersection of 1550 West and 2350 North Street and the intersection of 1550 West and 2550 North Street.

Section calculated per (R1). Boundary for Lots 3 & 4 calculated per (R2) & (R4). Boundary for Lots 25 and 26 calculated per (R3) & (R4). (R2) and (R3) were rotated clockwise 0°17'52" to match the North line of Section 36 (R1). (R4) was rotated clockwise 0°00'04" to match the North line of Section 36.

Northerly and Easterly lines of Lots 3 & 25 were calculated per (R4) as noted hereon. We did not agree with radial information with regard to the Union Pacific Railroad Right of Way and held record information from (R3). Nor did we agree with the westerly lines per (R4). The remainder of Lots 3 and 25 were determined by (R2) and (R3) as noted hereon.

Reference Documents Include:

- (R1) Weber County Surveyor Bearing Sheet, Township 7 North, Range 2 West, SLB&M, dated 08/26/2025.
(R2) Weber Industrial Park Plat A (Entry No. 661691).
(R3) Weber Industrial Park Plat B (Entry No. 685697).
(R4) ALTA/NSPS SURVEY for Clyde Companies Inc. (File No. 6470).
(R5) ALTA/ACSM SURVEY for United Food, Inc. (File No. 1680).

Commitment No. NCS-2E3EUT02-DC72 description for Parcel 1 appears to have been established from a 2020 Reeve & Associate, Inc. ALTA Survey (R4). The East and South lines were established utilizing fences and tracks along the railroad right-of-way and do not follow the record subdivision. This survey adjusts the title description lines to the record subdivision lines as depicted.

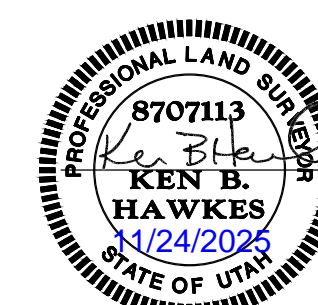
UTILITY STATEMENT

The underground utilities shown have been located from field survey information and site plan design drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pertaining to table A item 11(b) no private utility locate request was obtained.

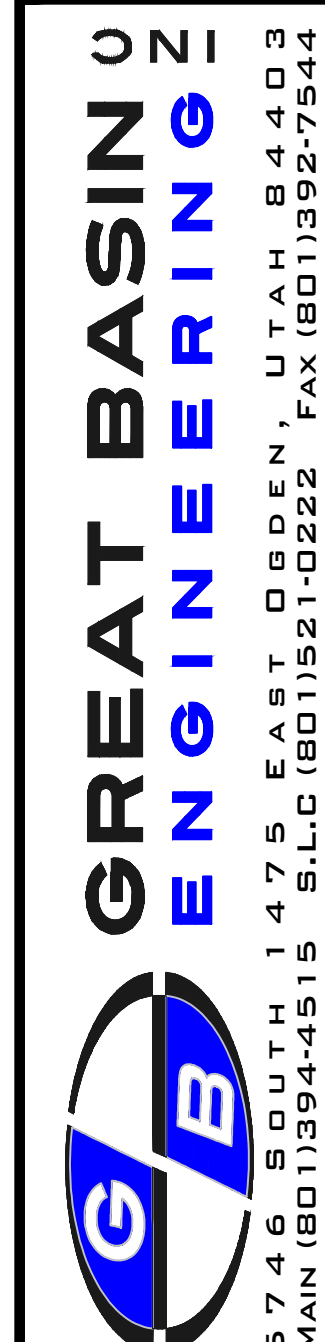
CERTIFICATION

United Foods, Inc., a corporation, The Pictsweet Company, MelLife Investment Management 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 2021 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), 7(a), 7(b), 8, 9, 11(a), 16 and 18 of Table A thereof.

Field work was completed on 11-11-2025.



Ken B. Hawkes



ALTA/NSPS Land Title Survey
Pictsweet - United Foods
1277 West 2350 North, Ogden, Weber County, Utah
A part of the E 1/2 of Section 36, T7N, R2W, SLB&M, U.S. Survey

November 2025

SHEET NO.

A-1

08N408 - ALTA

