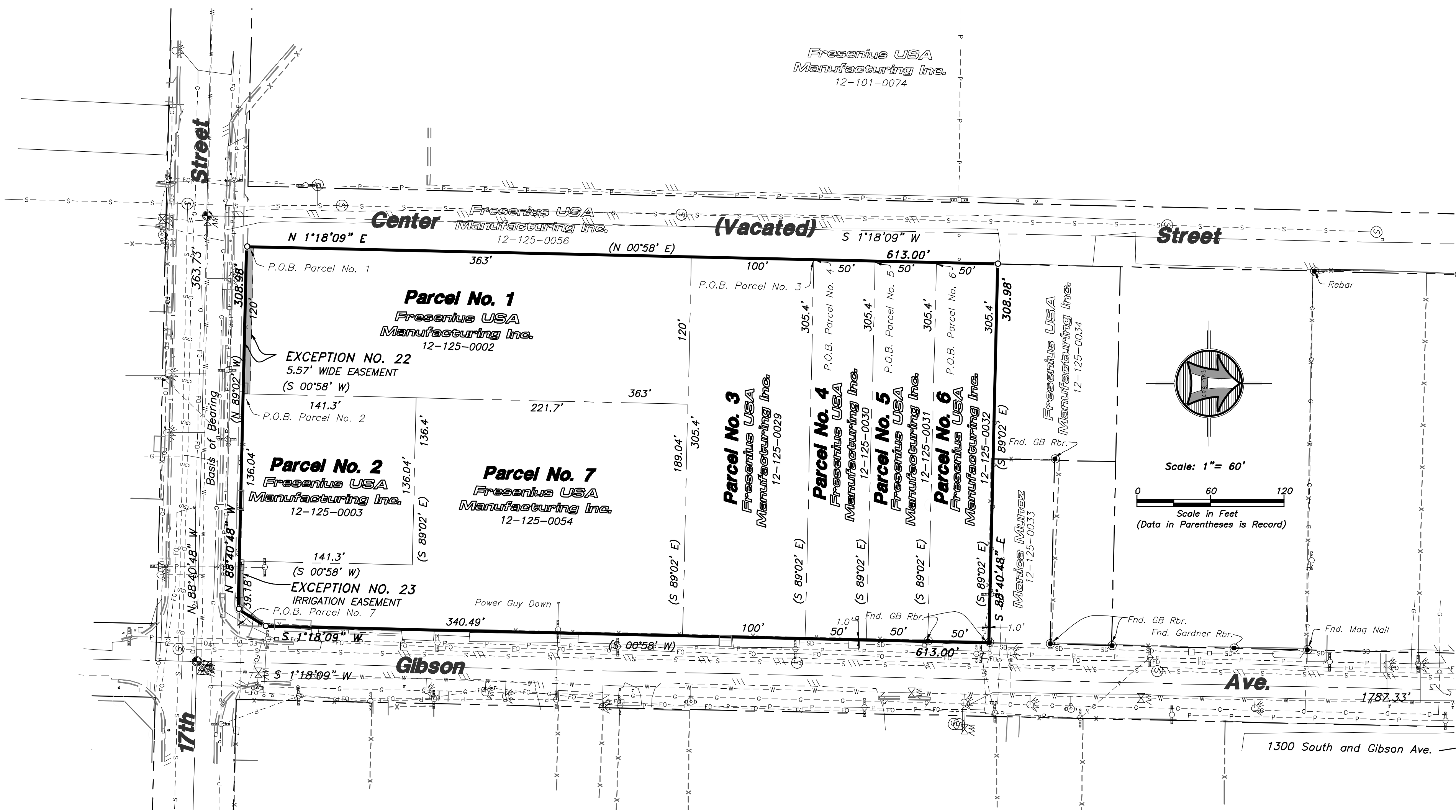


**EXCEPTIONS: SCHEDULE B - SECTION 2**

16. Subject to all existing roads, street, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights of way and easements thereof. (SHOWN HEREON).
17. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. (NOT A SURVEY MATTER).
18. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel in, on, and/or under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (NOT A SURVEY MATTER).
19. Notwithstanding those items described hereinabove, the land is also subject to, any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an A.L.T.A. Survey (made in accordance with "Minimum standard detail requirements for ALTA/ACSM Land Title Surveys"), may disclose. (SHOWN HEREON).
20. 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 evidenced by a visual inspection of the subject property. (SHOWN HEREON).
21. Reservations of Mineral Rights, Recorded in Book "L", at page 127 in Weber County Records. Subject to the right of the proprietor of a vein of lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law. (NOT A SURVEY MATTER).
22. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: In favor of: Ogden City Recorded: August 23, 2016 Entry No.: 2810782, of the Official Records. (SHOWN HEREON. AFFECTS PARCEL NO. 1).
23. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: In favor of: Ogden City Recorded: February 3, 2017 Entry No.: 2840670, of the Official Records. (SHOWN HEREON. AFFECTS PARCEL NO. 7).
24. The terms, conditions, restrictions, reservations and limitations of that certain NonConforming Use Certificate: Recorded: February 9, 1999 Entry No.: 1612071, of the Official Records (NOT A SURVEY MATTER)  
Amended NonConforming Use Certificate: Recorded: February 27, 2007 Entry No.: 2244830, of the Official Records (NOT A SURVEY MATTER)  
Amended certain NonConforming Use Certificate: Recorded: February 27, 2007 Entry No.: 2244833, of the Official Records (NOT A SURVEY MATTER)  
Amended NonConforming Use Certificate: Recorded: November 29, 2007 Entry No.: 2307498, of the Official Records (NOT A SURVEY MATTER)
25. The terms, conditions, restrictions, reservations and limitations of that certain NonConforming Use Certificate: Recorded: August 3, 2001 Entry No.: 1786905, of the Official Records (NOT A SURVEY MATTER)
26. The terms, conditions, restrictions, reservations and limitations of that certain NonConforming Use Certificate: Recorded: August 3, 2005 Entry No.: 2120016, of the Official Records (NOT A SURVEY MATTER)
27. The terms, conditions, restrictions, reservations and limitations of that certain NonConforming Use Certificate: Recorded: June 29, 2007 Entry No.: 2274618, of the Official Records (NOT A SURVEY MATTER)
28. The terms, conditions, restrictions, reservations and limitations of that certain NonConforming Use Certificate: Recorded: November 1, 2000 Entry No.: 1735088, of the Official Records Amended NonConforming Use Certificate: Recorded: February 27, 2007 Entry No.: 2244831, of the Official Records (NOT A SURVEY MATTER)
29. The terms, conditions, restrictions, reservations and limitations of that certain NonConforming Use Certificate: Recorded: July 15, 2013 Entry No.: 2645394, of the Official Records (NOT A SURVEY MATTER)



**TABLE "A" NOTES:**

- 1 - MONUMENTS PLACED {SHOWN HEREON}
- 2 - ADDRESS: ±1285 GIBSON AVE. OGDEN CITY 84404, UT 84405
- 4 - GROSS LAND AREA: 189,251 S.F. / 4.34 ACRES
- 5 - (F) AS ACCURATELY AS THE EVIDENCE PERMITS, THE PERIMETER OF CEMETERIES AND BURIAL GROUNDS, AND THE LOCATION OF ISOLATED GRAVESITES, NOT WITHIN A CEMETERY OR BURIAL GROUND, {NOTHING WAS DISCLOSED IN THE DOCUMENTS PROVIDED TO/ OR OBTAINED BY HAI AND, NO OBSERVED EVIDENCE WAS NOTED IN PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY}.
- 6(A) - IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. {NO REPORT OR LETTER WAS PROVIDED}
- 6(B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. {NO REPORT OR LETTER WAS PROVIDED}
- 7(A) - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. {NO EXISTING BUILDINGS ON SITE}
- 8 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. {SHOWN HEREON}
- 9 - NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES.  
DISABLED = 0    MOTORCYCLE = 0    REGULAR = 0
- 10 - AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. {NO DESIGNATION BY CLIENT}
- 11 - EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:  
(B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. {SHOWN HEREON. THE LOCATION OF THE UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS BASED ON UTILITY MARKINGS ON THE GROUND, EXISTING UTILITY SIGNS AND UTILITY MAPS PROVIDED BY INDIVIDUAL UTILITY COMPANIES. HAI MAKES NO REPRESENTATION OF THE EXACT LOCATION OF THESE UTILITIES}.
- 13 - NAMES OF ADJOINERS. {SHOWN HEREON}
- 16 - EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK. {NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION AT THE TIME OF THIS SURVEY}

**RECORD BOUNDARY DESCRIPTION**

**PARCEL 1:** PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 17TH STREET AND THE EAST LINE OF CENTER STREET, AS PLATTED AND RECORDED, RUNNING THENCE NORTH 0°58' EAST ALONG THE EAST LINE OF CENTER STREET 363 FEET, THENCE SOUTH 89°2' EAST PARALLEL WITH 17TH STREET 120 FEET, THENCE SOUTH 0°58' WEST PARALLEL WITH EAST LINE OF CENTER STREET 363 FEET, THENCE NORTH 89°02' WEST ALONG NORTH LINE OF 17TH STREET 120 FEET TO THE PLACE OF BEGINNING.

**PARCEL 2:** PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 942.5 FEET NORTH AND 336.35 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION (SAID POINT BEING ON THE NORTH LINE OF 17TH STREET 120 FEET EAST OF THE EAST LINE OF CENTER STREET), AND RUNNING THENCE NORTH 0°58' EAST 141.3 FEET THENCE SOUTH 89°02' EAST 136.04 FEET; THENCE SOUTH 0°58' WEST 141.3 FEET TO THE NORTH LINE OF 17TH STREET; THENCE NORTH 89°02' WEST ALONG THE NORTH LINE OF 17TH STREET 135.04 FEET TO THE PLACE OF BEGINNING.

**PARCEL 3:** PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ON THE EAST LINE OF CENTER STREET, 463 FEET NORTH OF 17TH STREET, THENCE SOUTH 89°02' EAST 305.4 FEET MORE OR LESS TO GIBSON AVENUE, THENCE SOUTH ALONG GIBSON AVENUE 100 FEET, THENCE NORTH 89°02' WEST 305.4 FEET, THENCE NORTH 100 FEET TO BEGINNING.

**PARCEL 4:** PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST SIDE OF CENTER STREET 213.35 FEET EAST AND 1405.5 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION (BEING 463 FEET NORTH OF THE NORTH LINE OF 17TH STREET); RUNNING THENCE NORTH 0°58' EAST ALONG THE EAST LINE OF SAID CENTER STREET 50 FEET; THENCE SOUTH 89°02' EAST 305.4 FEET TO THE WEST LINE OF GIBSON AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID GIBSON AVENUE 50 FEET; THENCE NORTH 89°02' WEST 305.4 FEET TO THE PLACE OF BEGINNING.

**PARCEL 5:** PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF CENTER STREET 213.35 FEET EAST AND 1455.5 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION (BEING 513 FEET NORTH OF THE NORTH LINE OF 17TH STREET, IN OGDEN CITY) AND RUNNING THENCE NORTH ALONG THE EAST LINE OF CENTER STREET 50 FEET; THENCE SOUTH 89°02' EAST 305.4 FEET TO THE WEST LINE OF GIBSON AVENUE; THENCE SOUTH ALONG WEST LINE OF GIBSON AVENUE 50 FEET; THENCE WEST 305.4 FEET TO THE PLACE OF BEGINNING.

**PARCEL 6:** PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST SIDE OF CENTER STREET 213.35 FEET EAST AND 1505.5 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION, (BEING 563 FEET NORTH OF THE NORTH LINE OF 17TH STREET IN OGDEN CITY, AND RUNNING THENCE NORTH ALONG THE EAST LINE OF CENTER STREET 50 FEET; THENCE SOUTH 89°02' EAST 305.4 FEET TO WEST LINE OF GIBSON AVENUE; THENCE SOUTH ALONG THE WEST LINE OF GIBSON AVENUE 50 FEET; THENCE WEST TO THE PLACE OF BEGINNING.

**PARCEL 7:** PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 942.5 FEET NORTH AND 522.34 FEET EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF 17TH STREET AND THE WEST LINE OF GIBSON AVENUE; AND RUNNING THENCE NORTH 0°58' EAST 363.0 FEET ALONG THE WEST LINE OF GIBSON AVENUE, THENCE NORTH 89°02' WEST 189.04 FEET, THENCE SOUTH 89°02' WEST 221.7 FEET, THENCE SOUTH 89°02' EAST 136.4 FEET, THENCE SOUTH 0°58' WEST 141.3 FEET TO THE NORTH LINE OF 17TH STREET, THENCE SOUTH 89°02' EAST 53 FEET ALONG THE NORTH LINE OF 17TH STREET TO THE POINT OF BEGINNING.

**LESS AND EXCEPTING:** PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 17TH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG\_06\_17TH STREET\_WFR-46. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GIBSON AVENUE AND THE NORTH RIGHT OF WAY LINE OF 17TH STREET AS PLATTED ON OGDEN CITY BIBLE SHEET #2637, SAID POINT LIES 942.50 FEET NORTH, AND 522.34 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 20, SAID POINT ALSO LIES 33.51 FEET NORTH 0°57'29" EAST ALONG THE MONUMENT LINE OF GIBSON AVENUE (AS MEASURED FROM FOUND OGDEN CITY MONUMENTS AT 17TH STREET AND 13TH STREET) AND 30.00 FEET WEST FROM THE FOUND OGDEN CITY MONUMENT AT 17TH STREET AND GIBSON AVENUE; AND RUNNING THENCE NORTH 89°02'00" WEST 13.40 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF THE 17TH STREET ROAD WIDENING PROJECT (LG\_06\_17TH STREET\_WFR-46); THENCE NORTH 31°45'46" EAST 26.18 FEET ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE TO A POINT ON THE WEST RIGHT OF WAY LINE OF GIBSON AVENUE; THENCE SOUTH 00°58'00" WEST 22.48 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.  
THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00°20'33" CLOCKWISE TO MATCH PROJECT ALIGNMENT.

**NARRATIVE**

The purpose of this survey was to so an ALTA/NSPS Survey, establish and set the property corners of the parcels as shown and described hereon. The survey was ordered by G. Norman George for Matt Toliver. The control used to establish the property corners was the existing Ogden City Street Monumentation along 17th Street from the monument at Gibson Ave. to the monument at the now vacated Center Street as well as the monument at 1300 So. and Gibson Ave. The basis of bearing is the centerline of said 17th which bears North 88°40'48" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

**Legend**

---X---	Subject Property Line	⊗	Telephone Pedestal
---	Secondary Property Line	⊕	Fire Hydrant
---	Centerline	⊙	Water Meter
---	Easement/Right-of-Way Line	⊗	Water Valve
---	Fence Line	⊗	Sewer Manhole
---	Storm Drain Existing	⊗	Power Pole
---	Water Line Existing	⊗	Set 24"x5/8" Rebar with Cap
---	Sewer Line Existing	⊗	Found rebar set by others
---	Power Line Existing	⊗	Ogden City Street Monument
---	Telephone Line Existing	⊗	Section Corner
---	Gas Line Existing	⊗	
---	Fiber Optic Line Existing	⊗	
---	Edge of Asphalt Paving	⊗	
---	Existing Curb and Gutter	⊗	

**SURVEYOR'S CERTIFICATE**

TO: FRESENIUS QUALIFIED OPPORTUNITY ZONE BUSINESS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FRESENIUS USA MANUFACTURING INC., A DELAWARE CORPORATION, EXCHANGE ACCOMMODATION, LLC, A UTAH LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND OLD REPUBLIC NATIONAL TITLE COMPANY;

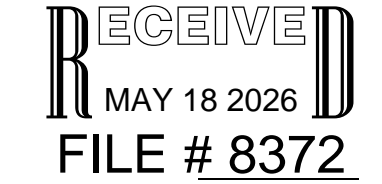
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 4, 6(A) & (B), 7(A), 8, 9, 10, 11(B), 13 AND 16 OF TABLE A THEREOF.

THIS ALTA/NSPS SURVEY WAS CREATED USING OLD REPUBLIC NATIONAL TITLE COMPANY REPORT FOR EXCHANGE ACCOMMODATION, LLC, A UTAH LIMITED LIABILITY COMPANY, FILE NUMBER 2699028mlh WITH A COMMITMENT DATE OF DECEMBER 30, 2025 AT 8:00 AM.

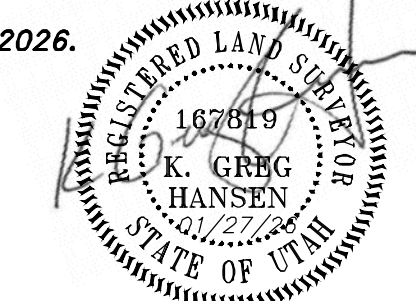
THE SUBJECT PROPERTY HAS DIRECT ACCESS TO GIBSON AVENUE AND 17TH STREET, BOTH ARE PUBLIC STREETS.

THE FIELD WORK ON THIS SURVEY WAS COMPLETED ON JANUARY 20TH, 2026.

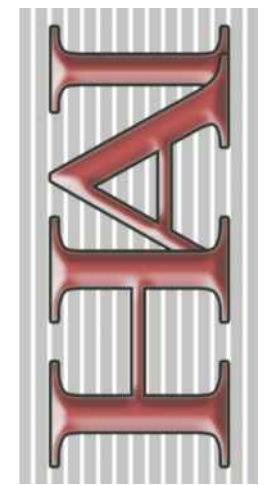
SIGNED THIS 27TH DAY OF JANUARY, 2026.



K. GREG HANSEN, PLS  
UTAH LAND SURVEYOR LICENCE NO. 167819



HANSEN & ASSOCIATES, INC.  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
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Logan  
Ogden  
Brigham City (801) 399-4905 (435) 752-8272  
Since 1957



Drawn By: jgh Date: 01/26/26  
Designed By: tm  
Checked By: tm  
Approved By: tm  
Scale: 1" = 60'  
Drawing File: 26-3-3\_toliver\_v23.dwg  
JOB NUMBER: 26-3-3

ALTA/NSPS Survey For  
**Matt Toliver**  
±1285 Gibson Ave.  
Ogden City, Weber County, Utah  
A Part of the Southwest Quarter of Section 20,  
Township 6 North, Range 1 West, S.L.B.&M.

Sheet  
**1**  
of  
**1**  
Sheets