

1. Total land area is 4,469,587 square feet or 102.608 Acres.
2. The Surveyed property forms a mathematically closed figure with no gaps, gores or overlaps.
3. Observed address of the Property is 5800 South Adams Avenue, Washington Terrace, Weber County, Utah.
4. There are no buildings on the Property.
5. There are no parking spaces on the Property.
6. There was no evidence of recent earth moving work at the time of survey. There was no evidence of building construction or building additions observed in the process of conducting field work.
7. There is no evidence of proposed changes in Right of Way lines to the knowledge of the Surveyor.
8. Property is located in Zone R-1-10 and Zone C-2 as depicted hereon. No zoning information was provided to the Surveyor at time of survey.
9. Benchmark information:
Brass Cap Monument for the Northeast Corner of Section 19, T5N, R1W, SL&M. Elevation=4613.94 feet (GEOID215, Ortho Height 4613.9 NAVD 88 Weber County Surveyor Tie Sheet).
10. Topography has been supplemented with drone flight lydar point cloud technology with ground check measurements.

This property lies within flood Zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 49057C0436G, Map Revised 30 November, 2023. Flood Zone X is defined as "Area of Minimal Flood Hazard".

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.

This survey was completed using Commitment for Title Insurance from First American Title Insurance Company National Commercial Services, under Commitment No. NCS-1057889A-SLC1 dated January 15, 2026 at 7:30 AM

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.

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. 12 (BLANKET IN NATURE. AFFECTS ALL OF SUBJECT PARCEL.) The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded January 28, 2022 as Entry No. 3214182 of Official Records.

EXCEPTION NO. 13 (EXACT LOCATION NOT DEFINED IN RECORD. AFFECTS A PORTION OF THE SUBJECT PARCEL AND OTHER PARCELS OF LAND AS DEPICTED HEREON.) An easement over, across or through the land for electric power transmission and telephone circuits and appurtenances and incidental purposes, as granted to Utah Power and Light Company by Instrument recorded May 24, 1913 in Book H at Page 406 of Official Records.

EXCEPTION NO. 15 (DEPICTED HEREON. AFFECTS SUBJECT PARCEL AS SHOWN HEREON AND OTHER PARCELS OF LAND.) An easement over, across or through the Land for electric power transmission and telephone circuits and appurtenances and incidental purposes, as granted to Utah Power and Light Company by Instrument recorded April 03, 1954 as Entry No. 217383 in Book 440 at Page 522 of Official Records.

EXCEPTION NO. 17 (DEPICTED HEREON. AFFECTS SUBJECT PARCEL AS SHOWN HEREON AND OTHER PARCELS OF LAND.) An easement over, across or through the Land for permanent sewer line and incidental purposes, as granted to City of Washington Terrace by Instrument recorded November 07, 1985 as Entry No. 952510 in Book 1479 at Page 475 of Official Records.

EXCEPTION NO. 18 (150 EAST STREET DEPICTED HEREON AND ABUTS NORTHEAST LINE OF SUBJECT PARCEL
Any terms, conditions or rights stemming from unrecorded agreements concerning a future road as
pictured on that certain Ridgeline Subdivision Phase 13 Plat recorded December 03, 1999 as Entry No.
1677378 in Book 51 of Plats at Page 11 of Official Records.

EXCEPTION NO. 19 (DEPICTED HEREON. AFFECTS SOUTHEASTERLY LINE OF SUBJECT PARCEL.) Public Utility easements as shown on Road Dedication Plat Washington Terrace City recorded March 28, 2001 as Entry No. 1760308 in Book 53 of Plats at Page 70 of Official Records.

EXCEPTION NO. 21 (DEPICTED HEREON. AFFECTS SUBJECT PARCEL AS SHOWN.) An easement over, across or through the Land for an electric power double circuit transmission line and incidental purposes, as granted to PacifiCorp, an Oregon corporation by Instrument recorded July 30, 2003 as Entry No. 1961244 in Book 2414 at Page 623 of Official Records.

EXCEPTION NO. 23 (EXACT LOCATION NOT DEFINED IN RECORD. AFFECTS SUBJECT PARCEL AND OTHER PARCELS OF LAND.) Easement Deed by Court Order in Settlement of Landowner Action recorded October 30, 2013 as Entry No. 2662268 of Official Records.

EXCEPTION NO. 25 (EXACT LOCATION OR EXTENT NOT DEFINED IN RECORD.) Certified Copy of Statement of Authority by Pleasant Valley Ranch, L.L.C. recorded June 30, 2016 as Entry No. 2801600 of Official Records.

EXCEPTION NO. 27 (BLANKET IN NATURE, AFFECTS ALL OF SUBJECT PARCEL). Deed reservations and Agreement for Donation of Real Property for Veterans' Cemetery, as shown as an exhibit on Quitclaim Deed from Pleasant Valley Ranch, L.L.C., a Utah Limited Liability Company as Grantor and Utah Division of Facilities Construction and Management, a division of the Utah Department of Government Operations, an executive agency of the State of Utah, as Grantee, recorded July 29, 2021 as Entry No. 3171864 of Official Records.

EXCEPTION NO. 29 (BLANKET IN NATURE. AFFECTS ALL OF SUBJECT PARCEL AND OTHER LANDS.)
*Reallocation to Weber Basin Water Conservancy District for Water Reallocation for use by Individuals
 recorded July 12, 2022 as Entry No. 3245435 of Official Records.*

EXCEPTION NO. 31 (BLANKET IN NATURE. AFFECTS ALL OF SUBJECT PARCEL AND OTHER LANDS.)
*Reallocation to Weber Basin Water Conservancy District for Water Reallocation for use by Individuals
 recorded August 02, 2023 as Entry No. 3293049 of Official Records.*

EXCEPTION NO. 34 (SURVEYOR CAN ONLY COMMENT ON THOSE ITEMS PROVIDED FOR REVIEW OR OBSERVED AT TIME OF FIELD VISIT. SEE SIGNIFICANT OBSERVATIONS.) Any loss damage or claim due to the fact that the assessor's legal description along the railroad boundary differs from the legal description along the railroad boundary in the legal description as contained in Schedule A herein.

PART OF THE NORTH HALF OF SECTION 20 AND A PART OF THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN:

Beginning at a point on the Northwestern right-of-way line of Adams Avenue parkway being located North 89°21'24" West 1037.91 feet along the North line of said Section 20 and South 00°00'00" East 971.03 feet from the Northeast corner of said Section 20; Running thence along said Northwestern right-of-way line the following eight (8) courses: (1) along the arc of a 262.00 foot Radius curve 33.33.99 feet, having a central angle of 7°18'11", chord bears South 54°40'34" West 33.37 feet; (2) along the arc of a 779.00 foot Radius curve 115.23 feet, having a central angle of 8°28'30", chord bears South 46°47'14" West 115.12 feet; (3) along the arc of a 29.00 foot Radius curve 12.46 feet, having a central angle of 24°36'31", chord bears South 83°47'54" West 12.36 feet; (4) North 55°27'23" West 63.81 feet; (5) South 34°32'37" West 76.00 feet; (6) South 55°27'23" East 65.89 feet; (7) along the arc of a 29.00 foot Radius curve 16.98 feet, having a central angle of 33°32'41", chord bears South 10°15'56" East 16.66 feet; (8) along the arc of a 262.00 foot Radius curve 70.76 feet, having a central angle of 7°17'7" West 70.75 feet; (9) North 32°50'16" West 70.75 feet; (10) North 75°55'09" West 257.60 feet; (11) North 7°50'07" West 224.58 feet; thence North 68°57'25" West 123.76 feet; thence North 72°34'34" West 249.27 feet; thence North 65°35'10" West 177.36 feet; thence North 73°08'50" West 140.15 feet; thence North 74°07'51" West 118.22 feet; thence North 69°41'04" West 76.50 feet; thence North 40°40'15" West 58.89 feet; thence North 40°22'18" West 275.69 feet; thence North 62°12'38" North 129.47 feet; thence North 64°39'09" West 68.40 feet; thence North 76°20'03" West 137.45 feet; thence North 74°26'44" West 62.84 feet; thence South 14°32'33" West 1581.51 feet to the North right-of-way line of the Union Pacific rail road; thence along said North right-of-way line the following ten (10) courses: (1) North 67°09'43" West 1501.41 feet; (2) North 23°19'10" East 151.97 feet; (3) North 66°50'59" West 336.01 feet; (4) North 64°10'11" West 251.44 feet; (5) North 57°24'25" West 162.78 feet; (6) North 55°26'11" West 248.87 feet; (7) North 46°46'09" West 235.88 feet; (8) North 10°15'56" West 329.02 feet; (9) North 33°56'42" West 69.40 feet; (10) North 33°18'24" West 97.65 feet; (11) to the Northeast Quarter corner of said Section 19; thence along the North line of said Northeast Quarter South 89°38'56" East 1010.01 feet to the Northeast corner of said Northeast Quarter; thence along the boundary line of the PLEASANT VALLEY WEST SUBDIVISIONS PHASE 4 AND 3 and its extension the following four (4) courses: (1) South 89°21'46" East 413.79 feet; (2) South 76°15'24" East 283.22 feet; (3) North 13°44'36" East 140.43 feet; (4) South 76°15'24" East 662.76 feet; thence along the arc of a 26.50 foot Radius curve 30.38 feet, having a central angle of 65°41'04", chord bears South 43°24'52" East 28.74 feet; thence along the arc of a 58.50 foot Radius curve 153.42 feet, having a central angle of 150°15'44", chord bears South 85°42'12" East 113.08 feet; thence South 76°15'24" East 215.53 feet; thence North 13°44'36" East 225.28 feet to the South line of the RIDGELINE SUBDIVISION PHASE 10; thence along the South line of the RIDGELINE SUBDIVISIONS PHASE 10, 11, 12, 13 and 14 to the 26th and 28th NEALL LANE; thence along the following four (4) courses: (1) South 72°45'25" East 92.94 feet; (2) South 69°48'42" East 391.48 feet; (3) South 72°23'45" East 462.29 feet; (4) South 86°32'33" East 310.01 feet; (5) South 70°34'39" East 77.94 feet; (6) South 66°52'02" East 121.37 feet; (7) South 59°24'28" East 119.52 feet; (8) South 11°43'31" East 48.91 feet; (9) South 62°54'00" East 461.83 feet; (10) South 68°10'21" East 153.08 feet; (11) South 55°26'00" East 516.96 feet to the Point of Beginning.

This survey was requested by Mike Smith of, Utah Department of Government Operations, Division of Facilities Construction and Management for the purpose of an ALTA/NSPS Land Title Survey.

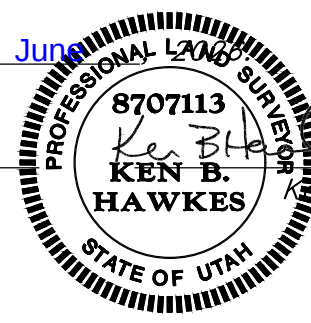
Boundary determined by retracting Property Survey For Pleasant Valley Ranch performed by Gardner Engineering (R1). North line of (R1) adjusted to match Section line per (R13).

(R1) Private Survey entitled PROPERTY SURVEY FOR PLEASANT VALLEY RANCH prepared by Gardner Engineering in 2021 (Not Filed).
(R2) Pleasant Valley West Phase 5 (Bk. 92, Pg. 44, WCR).
(R3) Pleasant Valley Medical Plaza (Bk. 88, Pg. 92, WCR).
(R4) Ridgeline Subdivision Phase 15 (Bk. 60, Pg. 49, WCR).
(R5) Ridgeline Subdivision Phase 13 (Bk. 51, Pg. 11, WCR).
(R6) Ridgeline Subdivision Phase 14 (Bk. 56, Pg. 40, WCR).
(R7) Ridgeline Subdivision Phase 11 (Bk. 47, Pg. 5, WCR).
(R8) Ridgeline Subdivision Phase 10 (Bk. 42, Pg. 31, WCR).
(R9) Pleasant Valley West Subdivision Phase 3 (Bk. 60, Pg. 48, WCR).
(R10) Pleasant Valley West Subdivision Phase 4 (Bk. 73, Pg. 54, WCR).
(R11) Pines At Combe Farm Subdivision (Bk. 65, Pg. 28, WCR).
(R12) Pinecrest Subdivision (Bk. 79, Pg. 91, WCR).
(R13) Weber County Bearing Sheet, Township 5 North, Range 1 West, Salt Lake Base & Meridian, dated 08/26/2025 (WCS).
(R14) ALTA/NSPS Land Title Survey prepared by Great Basin Engineering, Inc. in 2025 (File# 8095 WCS).

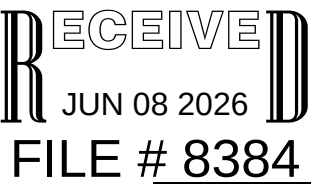
CERTIFICATION

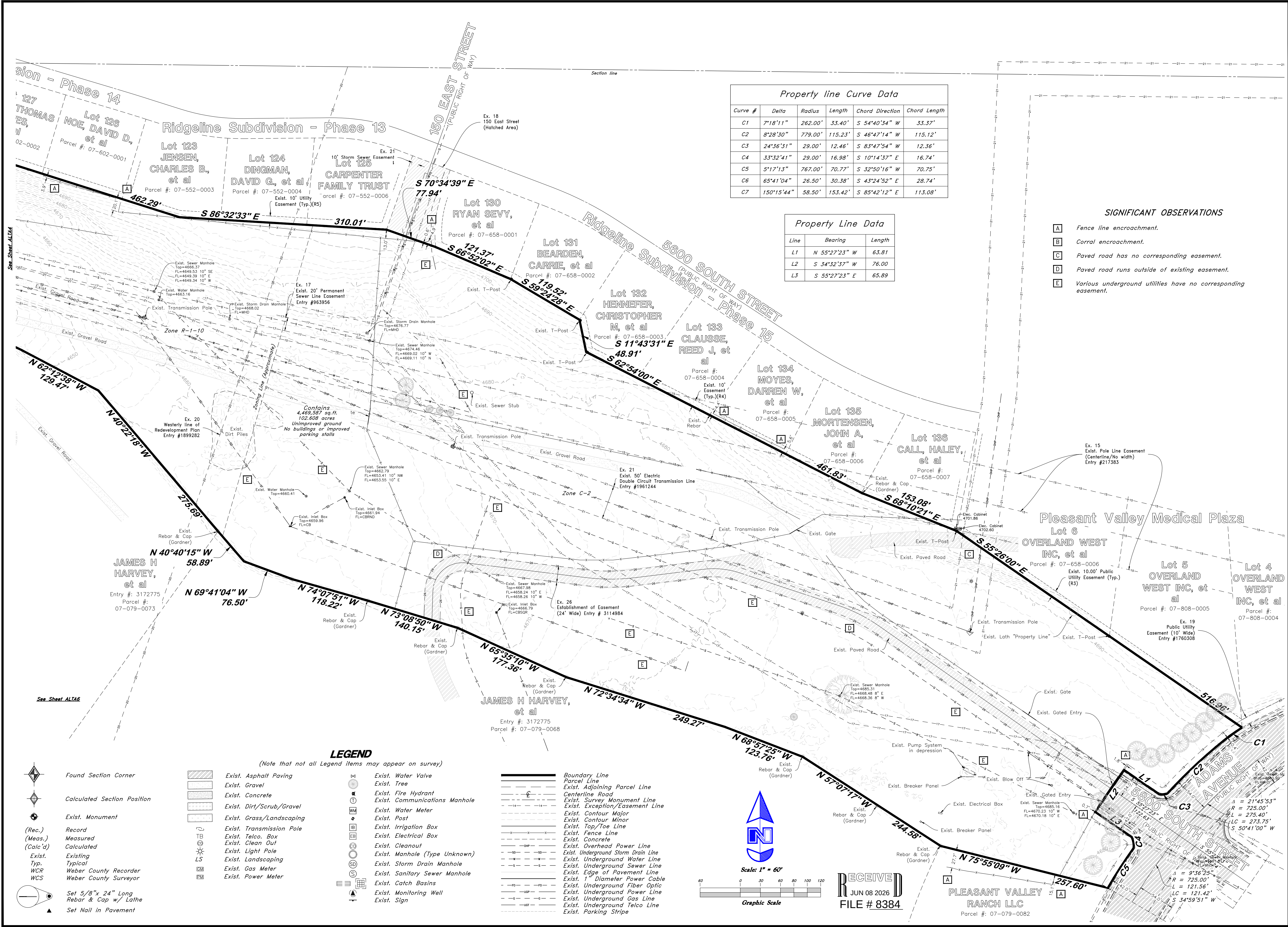
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 8, 9, 11(a), 12, 13, 16, 17, 18, 19, and 20 of Table A Thereof. Field work was completed on 03-12-2026.

8707113
License No.



n B. Hawkes





Property line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	7°18'11"	262.00'	33.40'	S 54°40'34" W	33.37'
C2	8°28'30"	779.00'	115.23'	S 46°47'14" W	115.12'
C3	24°36'31"	29.00'	12.46'	S 83°47'54" W	12.36'
C4	33°32'41"	29.00'	16.98'	S 10°14'37" E	16.74'
C5	5°17'13"	767.00'	70.77'	S 32°50'16" W	70.75'
C6	65°41'04"	26.50'	30.38'	S 43°24'52" E	28.74'
C7	150°15'44"	58.50'	153.42'	S 85°42'12" E	113.08'

Property Line Data		
Line	Bearing	Length
L1	N 55°27'23" W	63.81
L2	S 34°32'37" W	76.00
L3	S 55°27'23" E	65.89

- SIGNIFICANT OBSERVATIONS**
- A Fence line encroachment.
 - B Corral encroachment.
 - C Paved road has no corresponding easement.
 - D Paved road runs outside of existing easement.
 - E Various underground utilities have no corresponding easement.

PROFESSIONAL LAND SURVEYOR
8707113
KEN B. HAWKES
6/01/2024
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAN (801)394-4515, SLC (801)521-0222, FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

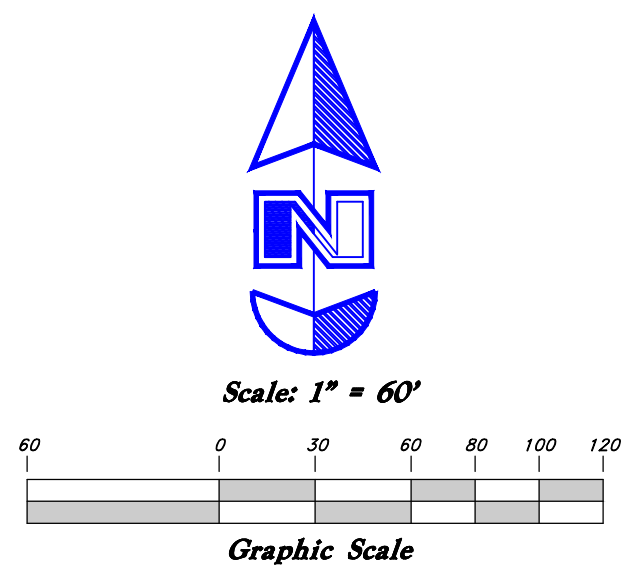
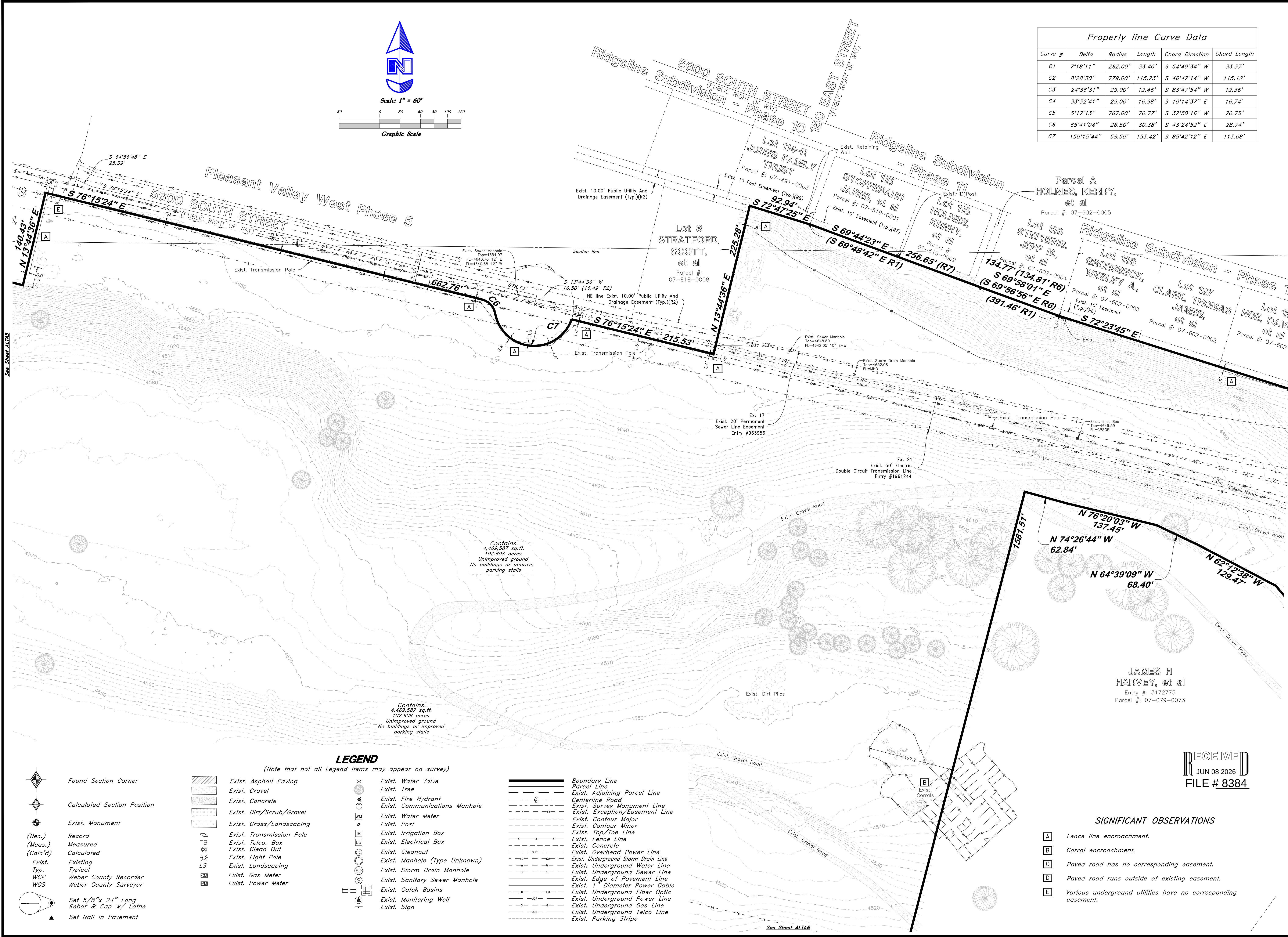
ALTA/NSPS Land Title Survey

DFCM Veterans Cemetery
5800 South Adams Avenue, Washington Terrace, Weber County, Utah
A part of the N1/2 of Section 20, and the NE 1/4 of Section 19
and the SW 1/4 of Section 17, 15N, 10W, S1E8M, U.S. Survey

March 2026

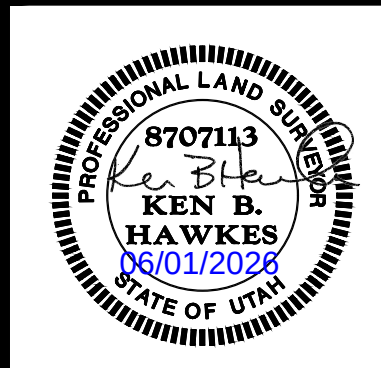
SHEET NO.
ALTA3

26-808-V



Property line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	7°18'11"	262.00'	33.40'	S 54°40'34" W	33.37'
C2	8°28'30"	779.00'	115.23'	S 46°47'14" W	115.12'
C3	24°36'31"	29.00'	12.46'	S 83°47'54" W	12.36'
C4	33°32'41"	29.00'	16.98'	S 10°14'37" E	16.74'
C5	5°17'13"	767.00'	70.77'	S 32°50'16" W	70.75'
C6	65°41'04"	26.50'	30.38'	S 43°24'52" E	28.74'
C7	150°15'44"	58.50'	153.42'	S 85°42'12" E	113.08'

Underground utilities added/Significant Observations updated		DATE		DESCRIPTION	
1	03/25/2026				



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801)394-4515, S.L.C (801)521-0222, FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey

DFCM Veterans Cemetery
5800 South Adams Avenue, Washington Terrace, Weber County, Utah
A part of the NE 1/2 of Section 20, and the NE 1/4 of Section 19 and the SW 1/4 of Section 17, 15N, 10W, SLB&M, U.S. Survey

March 2026

SHEET NO.
ALTA4

26-808-V

Found Section Corner

Calculated Section Position

Exist. Monument

(Rec.) Measured

(Calc'd) Calculated

Exist. Typ.

WCR Weber County Recorder

WCS Weber County Surveyor

Set 5/8" x 24" Long Rebar & Cap w/ Lathe

Set Nail in Pavement

Exist. Asphalt Paving

Exist. Gravel

Exist. Concrete

Exist. Dirt/Scrub/Gravel

Exist. Grass/Landscaping

Exist. Transmission Pole

Exist. Telco. Box

Exist. Clean Out

Exist. Light Pole

Exist. Landscaping

Exist. Gas Meter

Exist. Power Meter

Exist. Water Valve

Exist. Tree

Exist. Fire Hydrant

Exist. Communications Manhole

Exist. Water Meter

Exist. Post

Exist. Irrigation Box

Exist. Electrical Box

Exist. Cleanout

Exist. Manhole (Type Unknown)

Exist. Storm Drain Manhole

Exist. Sanitary Sewer Manhole

Exist. Catch Basins

Exist. Monitoring Well

Exist. Sign

Boundary Line

Parcel Line

Exist. Adjoining Parcel Line

Centerline Road

Exist. Survey Monument Line

Exist. Easement/Easement Line

Exist. Contour Major

Exist. Contour Minor

Exist. Top/Toe Line

Exist. Fence Line

Exist. Concrete

Exist. Overhead Power Line

Exist. Underground Storm Drain Line

Exist. Underground Water Line

Exist. Underground Sewer Line

Exist. Edge of Pavement Line

Exist. 1" Diameter Power Cable

Exist. Underground Fiber Optic

Exist. Underground Power Line

Exist. Underground Gas Line

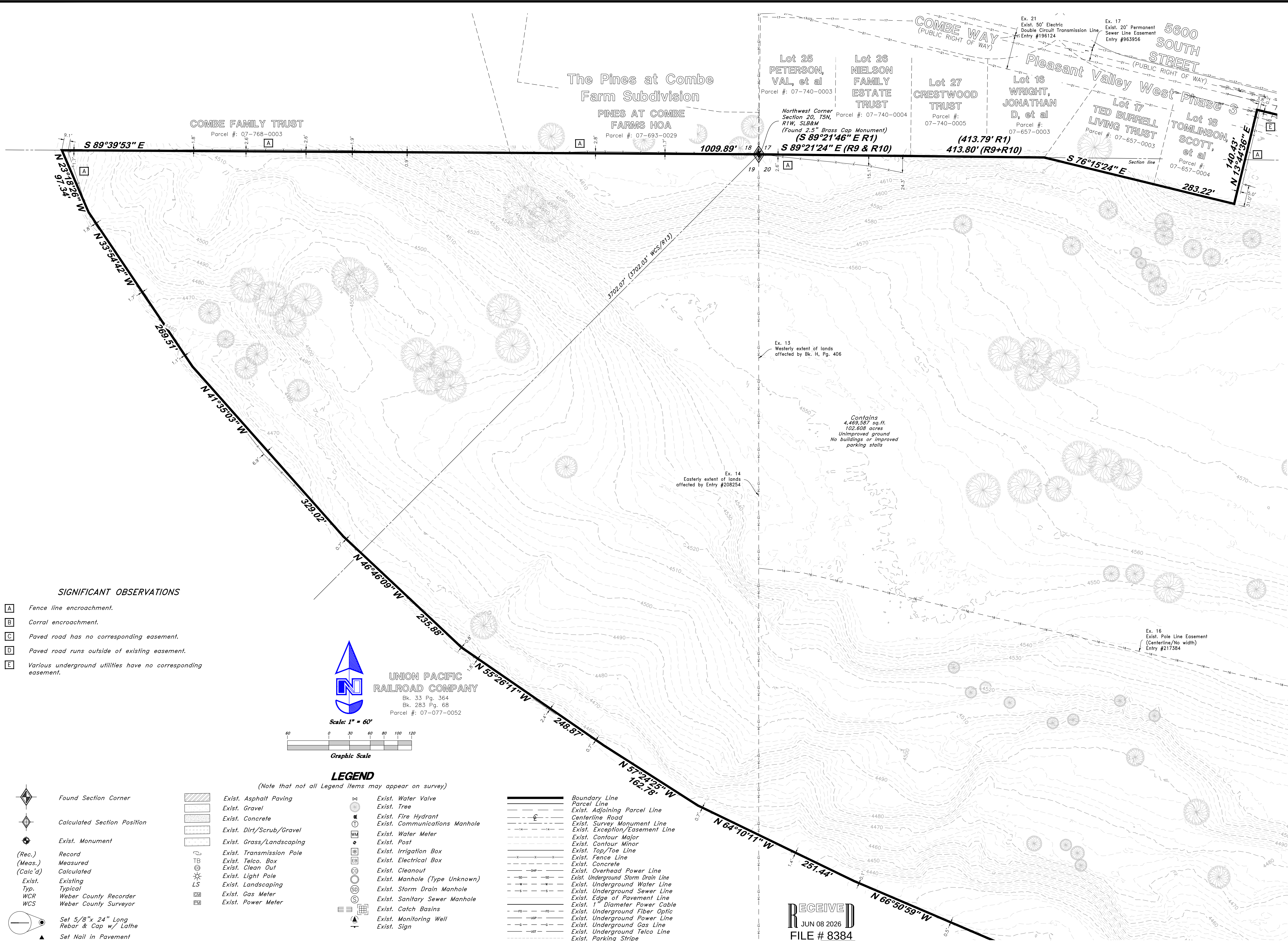
Exist. Underground Telco Line

Exist. Parking Stripe

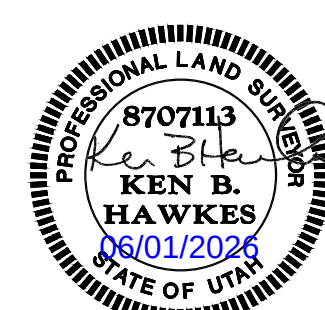
- SIGNIFICANT OBSERVATIONS**
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RECEIVED
JUN 08 2026
FILE # 8384

See Sheet ALTA6



See Sheet ALTA4



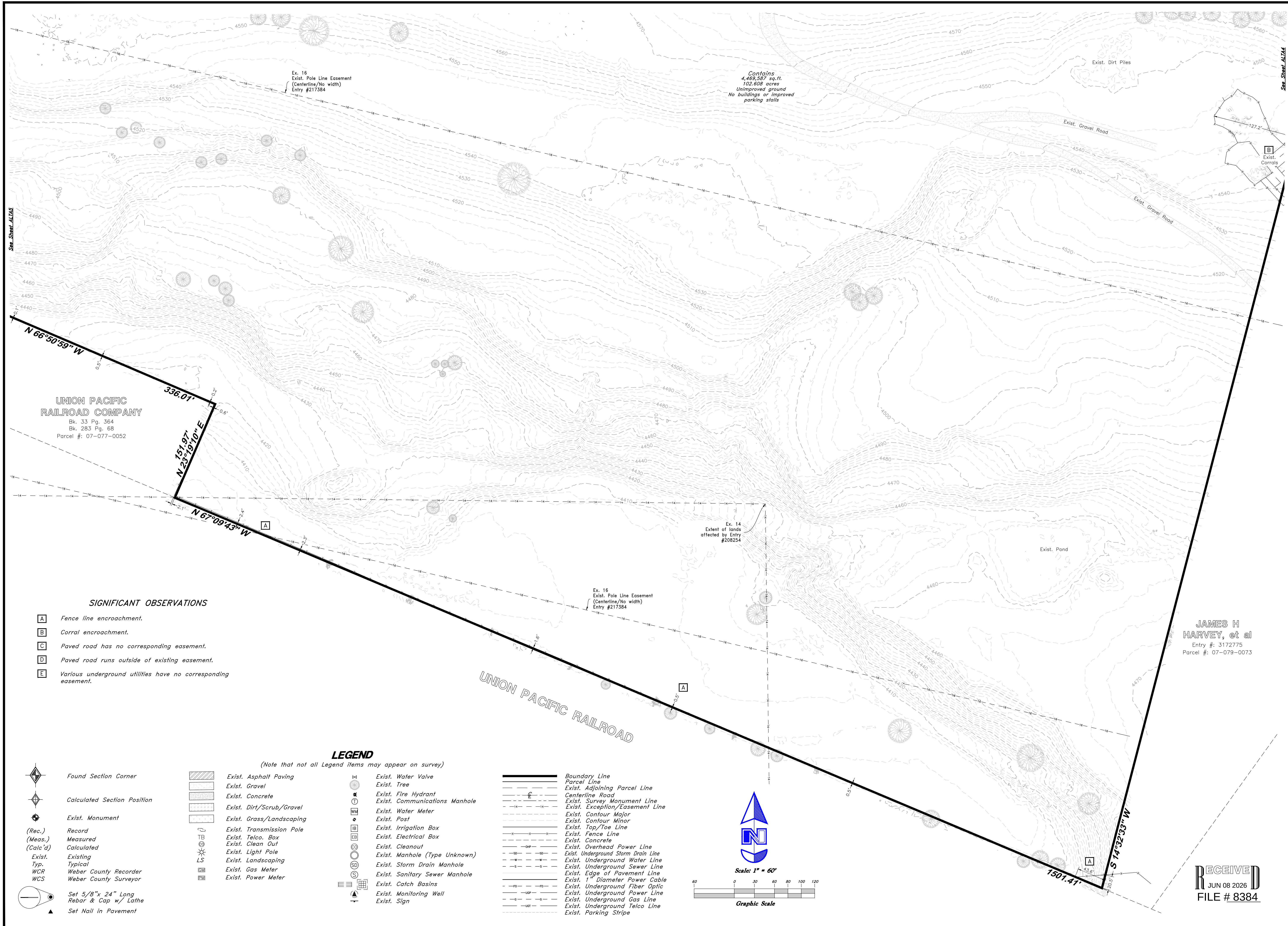
GREAT BASIN
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ALTA/NSPS Land Title Survey

March 2026

ALTA5

26-808-V

[illegible]

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MAIN (801) 594-4515 S.L.C. (801) 521-0222 FAX (801) 392-7544
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ALTA/NSPS Land Title Survey
DFCM Veterans Cemetery
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and the SW 1/4 of Section 17, T5N, R1W, S16&M, U.S. Survey

March 2026

SHEET NO.

ALTA6

26-808-V