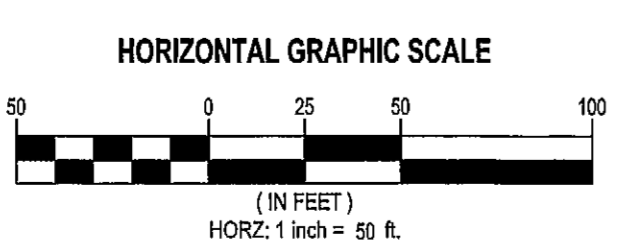
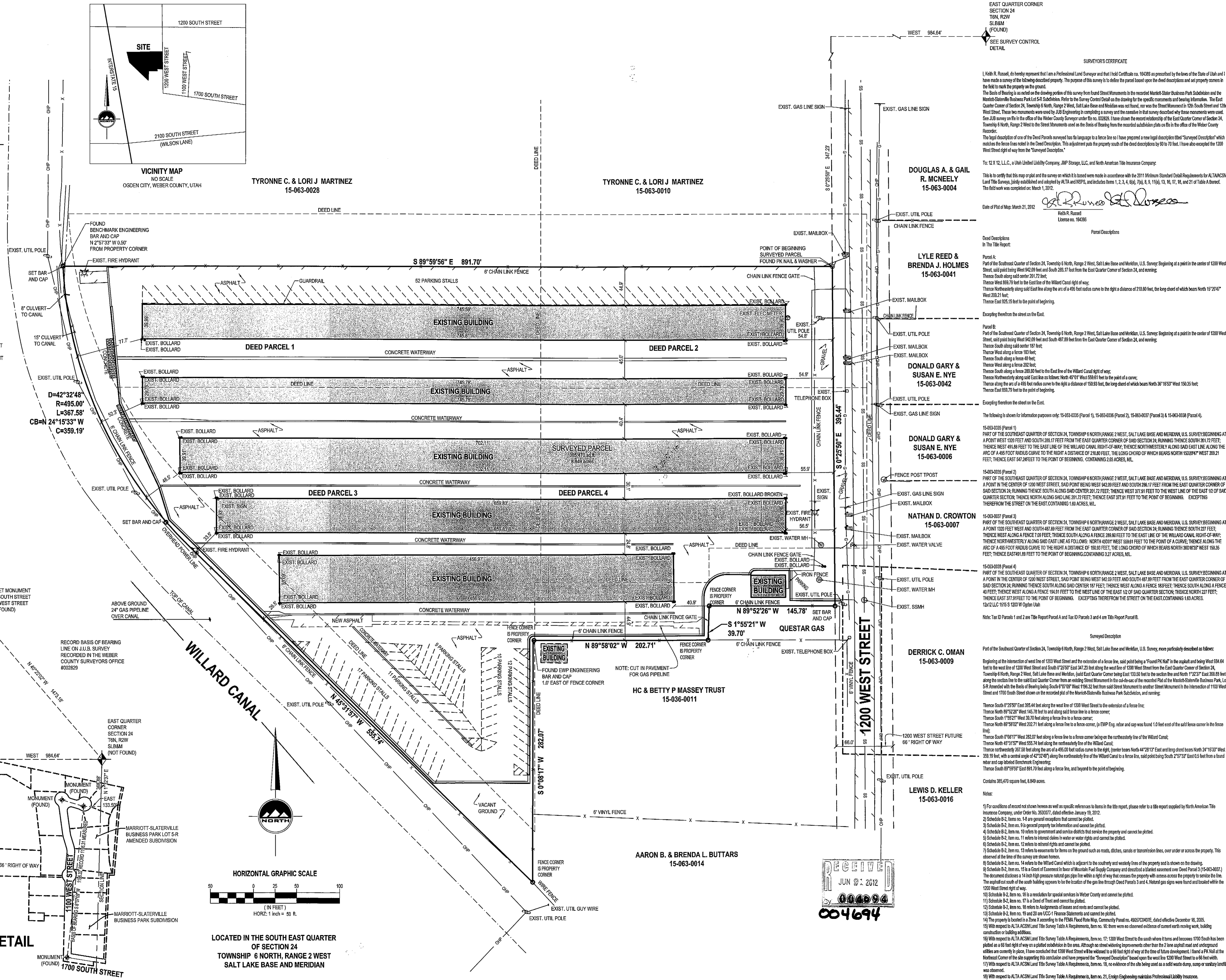
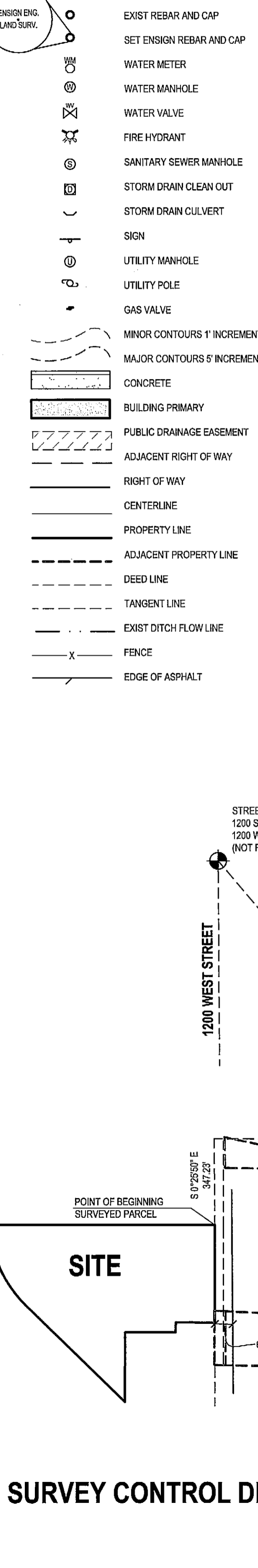
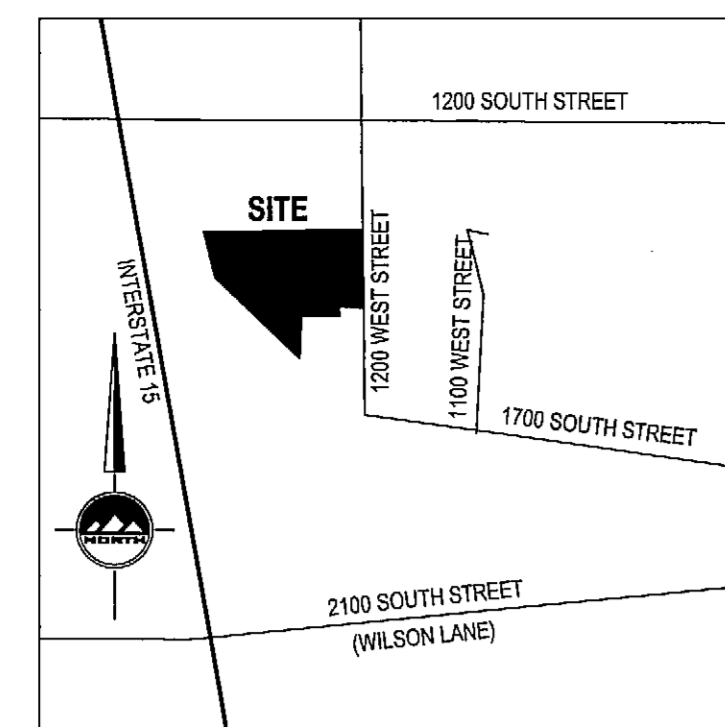


CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48
HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

- LEGEND**
- SECTION CORNER
 - MONUMENT
 - EXIST REBAR AND CAP
 - SET ENSIGN REBAR AND CAP
 - WATER METER
 - WATER MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN CLEAN OUT
 - STORM DRAIN CULVERT
 - SIGN
 - UTILITY MANHOLE
 - UTILITY POLE
 - GAS VALVE
 - MINOR CONTOURS 1' INCREMENT
 - MAJOR CONTOURS 5' INCREMENT
 - CONCRETE
 - BUILDING PRIMARY
 - PUBLIC DRAINAGE EASEMENT
 - ADJACENT RIGHT OF WAY
 - RIGHT OF WAY
 - CENTERLINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - DEED LINE
 - TANGENT LINE
 - EXIST DITCH FLOW LINE
 - FENCE
 - EDGE OF ASPHALT



LOCATED IN THE SOUTH EAST QUARTER
OF SECTION 24
TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

EAST QUARTER CORNER
SECTION 24
T6N, R2W
SLS&M
(FOUND)
SEE SURVEY CONTROL
DETAIL

SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to define the parcel based upon the deed descriptions and set property corners in the field to mark the property on the ground.

The Basis of Bearing is as noted on the drawing portion of this survey from found Street Monuments in the recorded Marriott-Slaterville Business Park Subdivision and the Marriott-Slaterville Business Park Lot 5-R Subdivision. Refer to the Survey Control Detail on the drawing for the specific monuments and bearing information. The East Quarter Corner of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian was not found, nor was the Street Monument in 12th South Street and 12th West Street. These two monuments were used by JUB Engineering in compiling a survey and the narrative in that survey described why these monuments were used. See JUB survey on file in the office of the Weber County Surveyor under file no. 000265. There also exist the record relationship of the East Quarter Corner of Section 24, Township 6 North, Range 2 West to the Street Monuments used as the Basis of Bearing from the recorded subdivision plat as file in the office of the Weber County Recorder.

The legal description of one of the Deed Parcels surveyed has its language to a fence line so I have prepared a new legal description titled "Surveyed Description" which makes the fence line noted in the Deed Description. This adjustment puts the property south of the deed descriptions by 69 to 70 feet. I have also accepted the 1200 West Street right of way from the "Surveyed Description."

To: 12 X 12, L.L.C., a Utah Limited Liability Company, JMP Storage, LLC, and North 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, as duly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8(a), 7(a), 8, 3, 11(a), 13, 16, 17, 18, and 21 of Table A herein. The field work was completed on March 1, 2012.

Date of Plat Map: March 21, 2012

Keith R. Russell
License no. 164386

DEED DESCRIPTIONS

Parcel A:
Part of the Southeast Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey Beginning at a point in the center of 1200 West Street, said point being West 942.89 feet and South 285.17 feet from the East Quarter Corner of Section 24, and bearing:
Thence South along said center 187 feet;
Thence West 689.79 feet to the East line of the Willard Canal right of way;
Thence Northwesterly along said East line along the arc of a 495 foot radius curve to the right a distance of 210.80 feet, the long chord of which bears North 15°20'47" West 202.21 feet;
Thence East 925.15 feet to the point of beginning.

Excepting therefrom the street on the East.

Parcel B:
Part of the Southeast Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey Beginning at a point in the center of 1200 West Street, said point being West 942.89 feet and South 487.89 feet from the East Quarter Corner of Section 24, and bearing:
Thence South along said center 187 feet;
Thence West along a fence 163 feet;
Thence South along a fence 40 feet;
Thence West along a fence 202 feet;
Thence South along a fence 289.20 feet to the East line of the Willard Canal right of way;
Thence Northwesterly along said East line as follows: North 45°11' West 553.61 feet to the point of a curve;
Thence along the arc of a 495 foot radius curve to the right a distance of 150.53 feet, the long chord of which bears North 36°16'53" West 150.35 feet;
Thence East 689.79 feet to the point of beginning.

Excepting therefrom the street on the East.

The following is shown for information purposes only: 15-063-0035 (Parcel 1), 15-063-0036 (Parcel 2), 15-063-0037 (Parcel 3) & 15-063-0038 (Parcel 4).

15-063-0035 (Parcel 1)
PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY BEGINNING AT A POINT IN THE CENTER OF 1200 WEST STREET AND SOUTH 281.72 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 24 RUNNING THENCE SOUTH 281.72 FEET; THENCE WEST 461.88 FEET TO THE EAST LINE OF THE WILLARD CANAL RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID EAST LINE ALONG THE ARC OF A 495 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 210.80 FEET; THENCE EAST 925.15 FEET; THENCE EAST 547.24 FEET TO THE POINT OF BEGINNING. CONTAINING 2.85 ACRES, ML.

15-063-0036 (Parcel 2)
PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY BEGINNING AT A POINT IN THE CENTER OF 1200 WEST STREET, SAID POINT BEING WEST 942.89 FEET AND SOUTH 286.17 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 24 RUNNING THENCE SOUTH ALONG SAID CENTER 187 FEET; THENCE WEST 377.91 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID QUARTER SECTION; THENCE NORTH ALONG SAID LINE 201.72 FEET; THENCE EAST 377.91 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE STREET ON THE EAST CONTAINING 1.80 ACRES, ML.

15-063-0037 (Parcel 3)
PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY BEGINNING AT A POINT IN THE CENTER OF 1200 WEST STREET AND SOUTH 487.89 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 24 RUNNING THENCE SOUTH 127 FEET; THENCE WEST ALONG A FENCE 187 FEET; THENCE SOUTH ALONG A FENCE 288.90 FEET TO THE EAST LINE OF THE WILLARD CANAL RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID EAST LINE AS FOLLOWS: NORTH 45°11' WEST 553.61 FEET TO THE POINT OF A CURVE; THENCE ALONG THE ARC OF A 495 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 150.53 FEET, THE LONG CHORD OF WHICH BEARS NORTH 36°16'53" WEST 150.35 FEET; THENCE EAST 689.79 FEET TO THE POINT OF BEGINNING. CONTAINING 3.27 ACRES, ML.

15-063-0038 (Parcel 4)
PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY BEGINNING AT A POINT IN THE CENTER OF 1200 WEST STREET, SAID POINT BEING WEST 942.89 FEET AND SOUTH 487.89 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 24 RUNNING THENCE SOUTH ALONG SAID CENTER 187 FEET; THENCE WEST ALONG A FENCE 183 FEET; THENCE SOUTH ALONG A FENCE 40 FEET; THENCE WEST ALONG A FENCE 194.91 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID QUARTER SECTION; THENCE NORTH 227 FEET; THENCE EAST 377.91 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE STREET ON THE EAST CONTAINING 1.63 ACRES. 12 X 12 L.L.C.'S 1200 W Ogden Utah

Surveyed Description

Part of the Southeast Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the intersection of west line of 1200 West Street and the extension of a fence line, said point being a "Found PK Nail" in the asphalt and being West 584.64 feet to west line of 1200 West Street and South 427.20 feet along the west line of 1200 West Street from the East Quarter Corner of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, said East Quarter Corner being East 533.50 feet to the section line and North 1°32'33" East 388.83 feet along the section line to the said East Quarter Corner from an existing Street Monument in the old do-sac of the recorded Plat of the Marriott-Slaterville Business Park, Lot 5-R Amended with the Basis of Bearing being South 67°07'09" West 1196.32 feet from said Street Monument to another Street Monument in the intersection of 1100 West Street and 1700 South Street shown on the recorded plat of the Marriott-Slaterville Business Park Subdivision, and running:

Thence South 0°25'59" East 395.44 feet along the west line of 1200 West Street to the extension of a fence line;

Thence North 69°32'28" West 145.78 feet to and along said fence line to a fence corner;

Thence South 1°52'21" West 39.70 feet along a fence line to a fence corner;

Thence North 69°30'02" West 202.71 feet along a fence line to a fence corner; (a EWP rebar and cap was found 1.0 foot east of the said fence corner in the fence line);

Thence South 0°08'17" West 282.07 feet along a fence line to a fence corner being on the northeasterly line of the Willard Canal;

Thence North 45°11'57" West 553.74 feet along the northeasterly line of the Willard Canal;

Thence Northwesterly 387.58 feet along the arc of a 495.00 foot radius curve to the right, (center bears North 44°28'13" East and long chord bears North 24°16'33" West 336.19 feet, with a central angle of 42°32'49") along the northeasterly line of the Willard Canal to a fence line, said point being South 2°57'33" East 65 feet from a found rebar and cap located in the ground;

Thence South 65°59'59" East 891.70 feet along a fence line, and beyond to the point of beginning.

Contains 385,470 square feet, 8.849 acres.

Notes:

- 1) For conditions of record not shown herein as well as specific references to items in the title report, please refer to a title report supplied by North American Title Insurance Company, under Order No. 353077, dated effective January 19, 2012.
- 2) Schedule B-2, Item no. 1-8 are general exceptions that cannot be plotted.
- 3) Schedule B-2, Item no. 9 is general property tax information and cannot be plotted.
- 4) Schedule B-2, Item no. 10 refers to government and service districts that service the property and cannot be plotted.
- 5) Schedule B-2, Item no. 11 refers to interest claims in water or water rights and cannot be plotted.
- 6) Schedule B-2, Item no. 12 refers to mineral rights and cannot be plotted.
- 7) Schedule B-2, Item no. 13 refers to easements for items on the ground such as roads, ditches, canals or transmission lines, over, under or across the property. This does not include the line of the survey as shown herein.
- 8) Schedule B-2, Item no. 14 refers to the Willard Canal which is adjacent to the southerly and westerly lines of the property and is shown on the drawing.
- 9) Schedule B-2, Item no. 15 is a Grant of Easement in favor of Mountain Fuel Supply Company and described a blanket easement over Deed Parcel 3 (15-063-0037). The document discloses a 14 inch high pressure natural gas pipe line within a right of way that crosses the property with access across the property to service the line. The asphalt out south of the building appears to be the location of the gas line through Deed Parcels 3 and 4. Natural gas signs were found and located within the 1200 West Street right of way.
- 10) Schedule B-2, Item no. 16 is a resolution for special services in Weber County and cannot be plotted.
- 11) Schedule B-2, Item no. 17 is a Deed of Trust and cannot be plotted.
- 12) Schedule B-2, Item no. 18 refers to Assignments of leases and rents and cannot be plotted.
- 13) Schedule B-2, Item no. 19 and 20 are UCC-1 Finance Statements and cannot be plotted.
- 14) The property is located in a FEMA Flood Plain Map, Community Flood no. 46077C040E, dated effective December 16, 2005.
- 15) With respect to ALTA/ACSM Land Title Survey Table A Requirements, item no. 16: There were no observed evidence of current earth moving work, building construction or building additions.
- 16) With respect to ALTA/ACSM Land Title Survey Table A Requirements, item no. 17: 1200 West Street to the south where it becomes 1700 South has been platted as a 66 foot right of way on a plat subdivision in the area. Although no street widening improvements other than the 2 lane asphalt road and underground utilities are currently in place, there are no other 1200 West Street and the widened to a 66 foot right of way at the time of future development. I found a PK Nail at the Northeast Corner of Section 24 supporting this conclusion and have prepared the "Surveyed Description" based upon the west line 1200 West Street to a 66 foot width.
- 17) With respect to ALTA/ACSM Land Title Survey Table A Requirements, item no. 18, no evidence of the site being used as a solid waste dump, ramp or sanitary landfill was observed.
- 18) With respect to ALTA/ACSM Land Title Survey Table A Requirements, item no. 21, Ensign Engineering maintains Professional Liability Insurance.

ENSIGN

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Phone: 801.255.0529

TOOELE
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FOR:
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4700 South Highland Drive
SUITE "D"
SLC, UT 84117

CONTACT:
RONALD D. WITZEL
PHONE: 801-484-3440
FAX:

12 X12 STORAGE FACILITY

1515 SOUTH 1200 WEST STREET
MARRIOTT-SLATERVILLE, UTAH

PROFESSIONAL LAND SURVEYOR
No. 164386
3-2-12
KEITH R. RUSSELL

NO.	DATE	REVISION	BY
1			FOR REVIEW
2			
3			
4			
5			
6			
7			
8			
9			

ALTA/ACSM LAND TITLE SURVEY

PROJECT NUMBER: L2016
PRINT DATE: 3/22/12
DRAWN BY: A.SHELBY
CHECKED BY: K.RUSSELL
PROJECT MANAGER: KRUSSELL

1 of 1