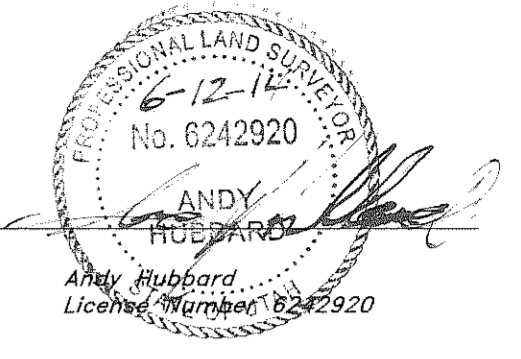
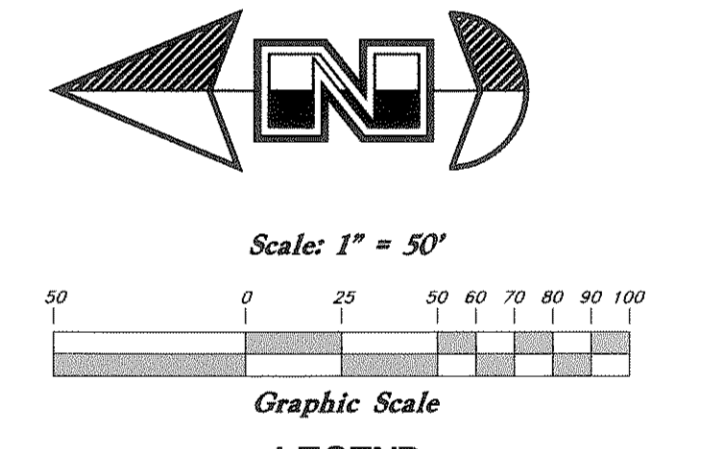
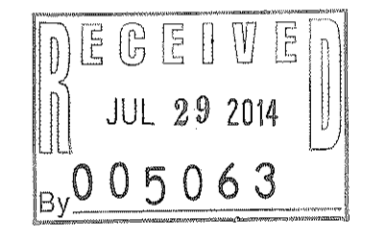


**CERTIFICATION**  
 To First American Title Insurance Company, LLC, YFP Ogdan, LLC and PPM Finance, Inc. and Jackson National Life Insurance Company, its successors and assigns. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A, 1, 2, 3, 4, 6(b), 7(c), 7(b), 7c, 8, 9, 10, 11(a), 13, 14, 16, 17, and 18 thereof.  
 The field work was completed on May 23, 2014.  
 Date of Plat or Map: June 12, 2014.



**BOUNDARY DESCRIPTION**  
 That portion of the South Half of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah, more particularly described as follows:  
 Beginning at a point on the east right-of-way line of Wall Avenue, which is 50.00 feet South 89°02'00" East and 418.00 feet South 00°58'00" West from the Ogdan City Survey Monument at the Intersection of Wall Avenue and Thirty-Sixth Street; and running Thence South 89°02'00" East 276.30 feet; thence North 00°58'00" East 379.52 feet to a point on the southerly right-of-way line of Thirty-Sixth Street being 38.50 feet Perpendicularly south of the centerline of said street; thence South 89°02'13" East parallel to and 38.50 feet Perpendicularly south of the centerline of said street 365.48 feet along the said right-of-way line of Thirty-Sixth Street; thence South 50°34'44" East 40.15 feet to the westerly right-of-way line of Lincoln Avenue; thence along said right-of-way South 00°58'00" West 833.59 feet to a point 125.00 feet North of the North line of Riverdale Road; thence South 51°34'00" West 200.00 feet; thence North 39°15'00" West 50.94 feet; thence South 49°41'18" West 87.67 feet; thence South 50°40'22" West 52.59 feet; thence South 50°05'52" West 63.02 feet; thence South 55°46'03" West 106.09 feet to a point on the northerly right-of-way line of Chimes Drive and on a non-langent curve to the left having a radius of 334.95 feet and a chord that bears North 73°57'30" West 116.81 feet to a point on said east right-of-way line of Wall Avenue; thence North 00°58'00" East 715.59 feet to the point of beginning.



**LEGEND**

—C—	Centerline	—A—	Asphalt
-LGT-	Buried Telephone line	—B—	Concrete
-OHT-	Overhead Telephone line	—BLD—	Building
-OHP-	Overhead Power line	—CB—	Catch Basin
-UGP-	Power line	—LP—	Light Pole
-S-	Sanitary Sewer line	—F—	Fire Hydrant
-W-	Culinary Water line	—V—	Water Valve
-G-	Gas line	—L—	Light Pole
-SD-	Storm Drain line	—WV—	Water Valve
-SW-	Secondary Waterline	—P—	Power Pole w/guy
-LD-	Land Drain line	—B—	Bush
-I-	Irrigation Waterline	—D—	Deciduous Tree
-F-	Fence	—P—	Power Pole
-P-	Post	—M—	Manhole
—W-	Water Meter	—G-	Gas Meter
—T-	Telephone Box	—S-	Sanitary Sewer
—D-	Drain Manhole	—W-	Water Line
—M-	Manhole	—SS-	Sanitary Sewer
—C-	Cleanout Box	—DXXX-	Title Report Order #

**Area Data Table:**  
 Overall Area: 619,567.68 Sq. Ft. or 14.22 Acres  
 Parcel 1: 594,456.08 Sq. Ft. or 13.64 Acres  
 Parcel 1A: 25,111.60 Sq. Ft. or 0.58 Acres

**Parking Stall Data Table:**  
 Overall: 673 Total Stalls, 652 Standard Stalls, 18 Handicap Stalls  
 Parcel 1: 643 Total Stalls, 624 Standard Stalls, 16 Handicap Stalls  
 Parcel 1A: 30 Total Stalls, 28 Standard Stalls, 2 Handicap Stalls

**EXCEPTIONS**  
 The following items are listed as exceptions to coverage in Title Report by First American Title Company, LLC, with Order Number NCS-666723, with an effective date of May 6, 2014 at 7:30a.m.

**EXCEPTION NO. 10** (Plottable - Does not show on plat) Described Centerline falls North of North Property Line.  
 An easement over, across or through the land for sewer pipeline and incidental purposes, as granted to Town of South Ogden by Instrument recorded June 14, 1937 in Book "X" OF Leases at Page 263 of Official Records.

**EXCEPTION NO. 11** (Plottable - Affects Northerly portion of Parcel 1A and Northwest portion of the Parcel 1)  
 An easement over, across or through the land for sewer pipeline and incidental purposes, as granted to United States of America by Instrument recorded 08, 1947 as Entry No. 125702 in Book 253 of Leases at Page 491 of Official Records.

**EXCEPTION NO. 12** (Not Plottable - Highway Stationing not Available)  
 An easement granted to the State Road Commission of Utah by Instrument recorded January 26, 1960 as Entry No. 328779 in Book 636 at Page 199 of Official Records.

**EXCEPTION NO. 13** (Not Plottable - Highway Stationing not Available)  
 An easement granted to the State Road Commission of Utah by Instrument recorded January 26, 1960 as Entry No. 328780 in Book 636 at Page 200 of Official Records.

**EXCEPTION NO. 14** (Plottable - (Parcel 10) Affects Northerly portion of Parcel 1A and Northwest portion of the Parcel 1)  
 An easement over, across or through the land for sewer line and incidental purposes, as granted to Washington Terrace Non-Profit Housing Corporation by Instrument recorded May 19, 1960 as Entry No. 335758 in Book 647 at Page 27 of Official Records.

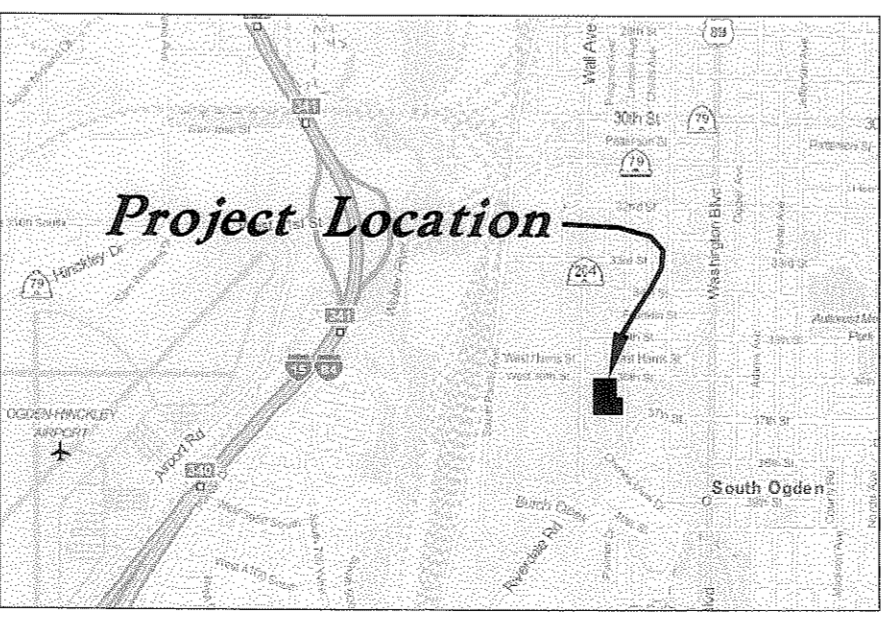
**EXCEPTION NO. 15** (Plottable - Affects Northerly portion of the Parcel 1)  
 An easement over, across or through the land for the purpose of constructing and maintaining thereon cut and fill slopes, highway signing, power, water, telephone, and gas utilities, and appurtenant parts thereof and incidental purposes, as granted to South Ogden City Corporation by Instrument recorded June 6, 1995 as Entry No. 1348647 in Book 1759 at Page 1645 of Official Records.

**EXCEPTION NO. 16** (Plottable - Affects all of Parcel 1A)  
 Grant or Reciprocal Easements dated May 23, 2003 by and between Kimco of Utah, Inc., and America First Credit Union recorded May 29, 2003 as Entry No. 1942343 in Book 2375 at Page 1029 of Official Records.

**EXCEPTION NO. 17** (Plottable - Affects the Southwest Portion of Parcel 1)  
 The terms, conditions and provisions contained in the document entitled "Sign Easement and Agreement", executed by and between Kimco of Utah, Inc. and Wayne Leasing LLC, recorded May 29, 2003 as 1942344 of Official Records.

**EXCEPTION NO. 18** (Blanket - Affects all of Parcel 1)  
 An Unrecorded Lease Document executed by Kimco of Utah, Inc., as Lessor, and Costco Wholesale Corporation, as Lessee, as disclosed by Memorandum of Lease recorded May 29, 2003 as Entry No. 1942345 in Book 2375 at Page 1054 of Official Records.

**EXCEPTION NO. 19** (Plottable - Affects the Northeast and West Portion of Parcel 1)  
 An easement over, across or through the land for electric power transmission and incidental purposes, as granted to PacifiCorp, an Oregon corporation by Instrument recorded October 12, 2004 as Entry No. 2061670 of Official Records.



**Vicinity Map**  
 NTS

**NARRATIVE**  
 This ALTA/ACSM Land Title Survey was requested by Miko Erkamaa of Walker and Dunlop for Title purposes.  
 Brass Cap Monuments were found at the intersection of 36th Street and Wall Avenue and 36th Street and Lincoln Avenue.  
 A line bearing S 89°02'00" E (Ogdan City Survey) between the two monuments was used as the basis of bearing.  
 Property Corners were set as shown.

**FLOOD ZONE DESIGNATION**  
 Property is located in Zone "X". Areas determined to be outside of the 0.2% annual chance flood plane, according to:  
 - Flood Insurance Rate Map No. 49057C0428E  
 - Effective Date of December 16, 2005.

This Property is located in Zone: C3 Commercial Zone per Zoning Map, dated: February, 2014 (Information Provided by the South Ogden City Planning & Zoning Department at <http://www.southogden.com/images/uploads/documents/planning/ZONING--3-24-14.pdf>)

**SITE DEVELOPMENT STANDARDS:**  
 Minimum Lot Area: None  
 Minimum Lot Width: None  
 MINIMUM LOT SETBACKS:  
 1. Front Lot: ten feet (10')  
 2. Side Lot: None, except ten feet (10') adjacent to Residential Boundary  
 BUILDING HEIGHT:  
 Minimum Height: 1 Story  
 Maximum: None  
 Maximum Lot Coverage: None

ALTA/ACSM Land Title Survey  
 Kimco of Utah, Inc.  
 3656 South Wall Avenue  
 Ogden, Utah 84405  
 A part of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah.