

ALTA/ACSM LAND TITLE SURVEY

OGDEN INDUSTRIAL PARK

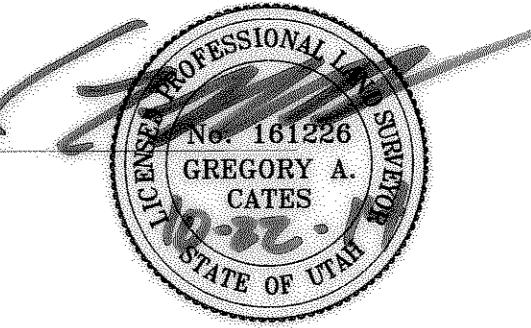
LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH

Certified to: Wilder Enterprise Properties, LLC
Sage Enterprise Properties, LLC
Commonwealth Land Title Insurance Company
Founders Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a) 7(a), 8, 9, 11(a), and 13 of Table A thereof. The field work was completed on September XX, 2014.

Oct 22, 2014
DATE

GREGORY A. CATES
P.L.S. 161226



Legal Descriptions (per title report)

Parcel 1:

Part of the Northwest Quarter of Section 31, Township 6 North, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at the intersection of the centerlines of Kershaw Street and Pennsylvania Avenue, and running thence S89°02'00"E along the centerline of said Kershaw Street 875.81 feet; thence N00°58'00"E 35.00 feet to the North line of said Kershaw Street; thence N00°58'00"E along the West line of Wadman Drive 483.88 feet to the Northeast corner of that certain Wadman Investments, LLC Property described in Warranty Deed Entry 2193439, recorded at the Office of the Weber County Recorder; thence N00°58'00"E 60.00 feet along the West line of said Wadman Drive 60.00 feet to the North line of 2800 South Street, a private road, and the true point of beginning; thence N89°02'00"W along the North line of said private road 224.29 feet to the Easterly line of property owned by BT Property, LLC, recorded at the Office of the Weber County Recorder in Warranty Deed Entry #2007642; thence Northerly and Northeasterly along said Easterly line the following (4) courses: (1) N00°02'00"E 92.38 feet; (2) N08°16'11"W 70.92 feet; (3) S89°42'49"E 25.54 feet; and (4) N49°21'35"E 172.63 feet to the Westerly line of said Wadman Drive; thence Southerly along the West line of said street the following (3) courses: (1) S34°07'30"E 53.11 feet to a point of curvature; (2) 175.34 feet along the arc of a 286.28 foot radius curve to the right, through a central angle of 35°05'30" (Chord bears S16°34'45"E 172.61 feet) to a point of tangency; and (3) S00°58'00"W 69.27 feet to the true point of beginning.

Contains 48,256 Square Feet or 1.11 Acres.

Parcel 2:

Part of the Northwest Quarter of Section 31, Township 6 North, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at a point on the Northerly line of property owned by BT Property, LLC recorded at the Office of the Weber County Recorder in Warranty Deed Entry #2007642, said point being located N00°02'00"E 829.03 feet and S89°02'00"E parallel with the centerline of Kershaw Street 526.69 feet from the center of the intersection of said Kershaw Street and Pennsylvania Avenue, and running thence N00°02'00"E along said Northerly line 40.00 feet; thence N00°02'00"E 320.31 feet roughly parallel with and 0.3 feet offset to the East of an existing chain link fence line, coincident with a boundary line agreement (not yet recorded) between Wadman Investments, LLC and the Utah Alcoholism Foundation to the South line of that certain parcel of land owned by Wadman Investments LLC recorded at the Office of the Weber County Recorder in Deed as Entry #2193446; thence S89°45'00"E along the South line of said Parcel 51.52 feet roughly parallel with and 0.5 feet offset to the South from an existing chain link fence to the Westerly line of Wadman Drive; thence S34°07'30"E along said Westerly line 368.70 feet to the Northerly line of said property owned by BT Properties LLC; thence Westerly along said Northerly line to the following (2) courses: (1) S50°15'54"W 87.51 feet, and (2) N89°40'46"W 191.28 feet to the point of beginning.

Contains 59,802 Square Feet or 1.37 Acres.

Parcel 3

A part of the Northwest quarter of Section 31, Township 6 North, Range 1 West of the Salt Lake Base and Meridian, U.S. Survey:

Beginning at an existing fence being a point on the East line of 1000 West Street (Wadman Drive) located 936.29 feet S89°02'00"E along the centerline of Kershaw Street and 459.32 feet N00°58'00"E from the intersection of Pennsylvania Avenue (1100 West Street) and Kershaw Street; running thence along said East line the following two (2) courses: (1) N00°58'00"E 188.83 feet; (2) to the left along the arc of a 346.28 foot radius curve, a distance of 10.62 feet, chord bears N00°05'16"E 10.62 feet to an existing fence line; thence S89°52'33"E 343.06 feet along said fence line to the West right-of-way line of I-15; thence S31°56'55"E 237.58 feet along said West right-of-way to an existing fence line; thence N89°38'48"W 471.99 feet along said fence line to the point of beginning.

Contains 81,583 Square Feet or 1.87 Acres.

Parcel 4

A part of the Northwest Quarter of Section 31, Township 6 North, Range 1 West of the Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the East line of 1000 West Street (Wadman Drive) located 936.29 feet S89°02'00"E along the centerline of Kershaw Street and 232.03 feet N00°58'00"E from the intersection of Pennsylvania Ave (1100 West Street) and Kershaw Street; running thence N00°58'00"E 227.29 feet along said East line to an existing fence line; thence S89°38'48"E 471.99 feet along said fence line to the West right-of-way line of I-15; thence S31°56'55"E 173.97 feet (158.84 feet by record) along said West right-of-way line to the West right-of-way line of "H" Street; thence S00°00'51"W 183.36 feet along said West right-of-way line; thence N89°02'00"W 213.04 feet (213.51 feet by record); thence N00°58'00"E 97.03 feet; thence N89°02'00"W 356.50 feet to the point of beginning.

Contains 144,184 Square Feet or 3.31 Acres.

Parcel 5

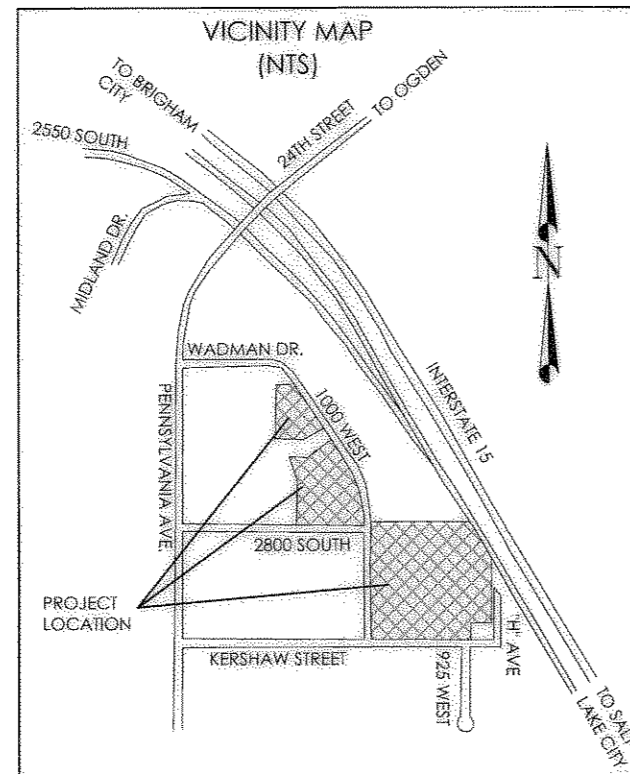
A part of the Northwest Quarter of Section 31, Township 6 North, Range 1 West of the Salt Lake Base and Meridian, U.S. Survey:

Beginning at the intersection of the North line of Kershaw Street and the East line of 1000 West Street (Wadman Drive) located 936.29 feet S89°02'00"E along the centerline of Kershaw Street and 35.00 feet N00°58'00"E from the intersection of Pennsylvania Avenue (1100 West Street) and Kershaw Street; running thence N00°58'00"E 197.03 feet along said East line; thence S89°02'00"E 356.50 feet; thence S00°58'00"W 97.03 feet to the Northwest Corner of Parcel 140380020; thence S89°02'00"E 13.48 feet (13.51 feet BR record) along the Northwest corner of Parcel 140380019; thence S00°20'18"E 100.02 feet (South 100.00 feet by record) along the West line of said parcel 140380019 to said North line of Kershaw Street; thence N89°02'00"W 372.25 feet along said North line to the point of beginning.

Contains 71,701 Square Feet or 1.65 Acres.

Notes:

- The Basis of Bearing used on this survey was between two existing Section Corners. The bearing between the Northwest Corner and the Southwest Corner of Section 31, Township 6 North, Range 1 West, Salt Lake Base and Meridian, is S00°02'06"W.
- This survey and plat has been prepared for Wilder Enterprise Properties, LLC, Sage Enterprise Properties, LLC, Commonwealth Land Title Insurance Company and Founders Title Company for their use only. All other parties are subsequently put on notice as to the limited degree of reliance, if any, upon this plat.
- The location and research of each applicable record easement, right-of-way, servitude, and other matters affecting the subject property were made solely upon the reliance of commitment for title insurance, issued by Commonwealth Land Title Insurance Company, effective date July 14, 2014, at 8:00 AM, Order No. 4912254 and with respect to the subject property has been shown on the survey, to the extent that such matters can be located.
- Additions or deletions to the drawing by anyone other than the Surveyor, whose seal is shown upon this drawing, is prohibited without written consent of the aforementioned Professional Land Surveyor.
- Property corners are marked as shown.
- The subject property shown on the Survey does not lie within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. The subject property lies within a Zone "X" Flood Plain being defined as areas of minimal flooding on the Flood Insurance Rate Map, Map Number 49057C0409E, with an effective date of December 16, 2005.



LEGEND

---X---	CHAINLINK FENCE	○	POWER POLE
---	EDGE OF ASPHALT	□	MONUMENT
---	EXISTING BUILDING	□	ELECTRIC BOX
---	CURB & GUTTER	○	WATER VALVE
---	PAINT STRIPE	○	FIRE HYD.
---	EXISTING WALL	○	WATER MANNHOLE
---	EXISTING CONCRETE	○	WATER METER
---	SECTION LINE	○	COMM. PED.
---	BOUNDARY LINE	○	SEWER DRAIN MANNHOLE
---		○	PROPERTY CORNER (AS NOTED)
---		○	HANDICAP PARKING
---		○	BOLLARD
---		○	SECTION CORNER
---		○	SCHEDULE B-2 ITEM

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	286.28'	175.34'	35°05'33"	S16°34'44"E	172.61'
C2	346.28'	10.62'	1°45'26"	N00°05'17"E	10.62'

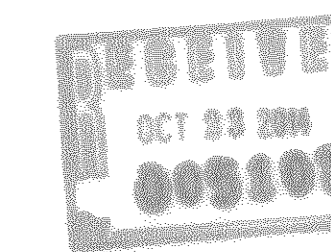
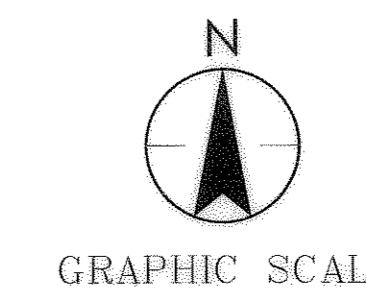
Title Documents
Commitment for Title Insurance by: Commonwealth Land Title Insurance Company
Company Name: Founders Title Company
Order No.: 4912254
Effective Date: July 14, 2014 at 08:00 a.m.

Applicable Survey Exceptions

- 21, 31, 41 and 47
Easement and Conditions Contained therein:
Grantee: U.S. West Communications, Inc., a Colorado corporation
Recorded: November 12, 1999
Entry No.: 1673566
Book/Page: 2043 / 1660
(Survey Findings: Shown as plotted.)
- 32, 42, 48
Non-Exclusive Perpetual Easement and Maintenance Agreement and the terms, conditions and limitations contained therein:
Recorded: January 27, 2004
Entry No.: 2007643
(Survey Findings: Shown as plotted.)
- 22
Easement and Conditions Contained therein:
Grantee: PacificCorp, an Oregon corporation
Recorded: July 28, 2006
Entry No.: 2196530
(Survey Findings: vague description, used existing utilities and previous plats to plot.)
- 23
A 15 foot right-of-way disclosed by various instruments of record, including, but not limited to, Warranty Deed recorded May 13, 2008 as Entry No. 2341485. (Survey Findings: shown as plotted.)
- 30, 39
Easement and Conditions Contained therein:
Grantee: Ogden City
Recorded: April 5, 1966
Entry No.: 471315
Book/Page: 833 / 277
(Survey Findings: shown as plotted.)
- 33
Easement and Conditions Contained therein:
Grantee: PacificCorp, an Oregon corporation
Recorded: November 16, 2006
Entry No.: 2222484
(Survey Findings: vague description, used existing utilities and previous plats to plot.)

FOUND SPIKE
3" BELOW SURFACE
S89°02'00"E 1387.10' SPIKE TO BC MON (MEASURED)
S89°55'49"E 906.31' SPIKE TO PK NAIL (MEASURED)
S89°14'18"E 480.80' PK NAIL TO BC MON (MEASURED)

SOUTHWEST CORNER SECTION 31,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
(FOUND 3" BRASS CAP)



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OGDEN INDUSTRIAL PARK ALTA
WEBER COUNTY, UTAH
NW 1/4 SEC 31, T6N, R1W, SLB&M
OGDEN, UTAH
ALTA/ACSM LAND TITLE SURVEY

Project Number: 205303042
File Name: 03042v.ctb.dwg

SRV GAC SRV 14.09.02
Dwn Chkd Dsgn YYMM.DD

Drawing No.
Revision Sheet

1 of 1