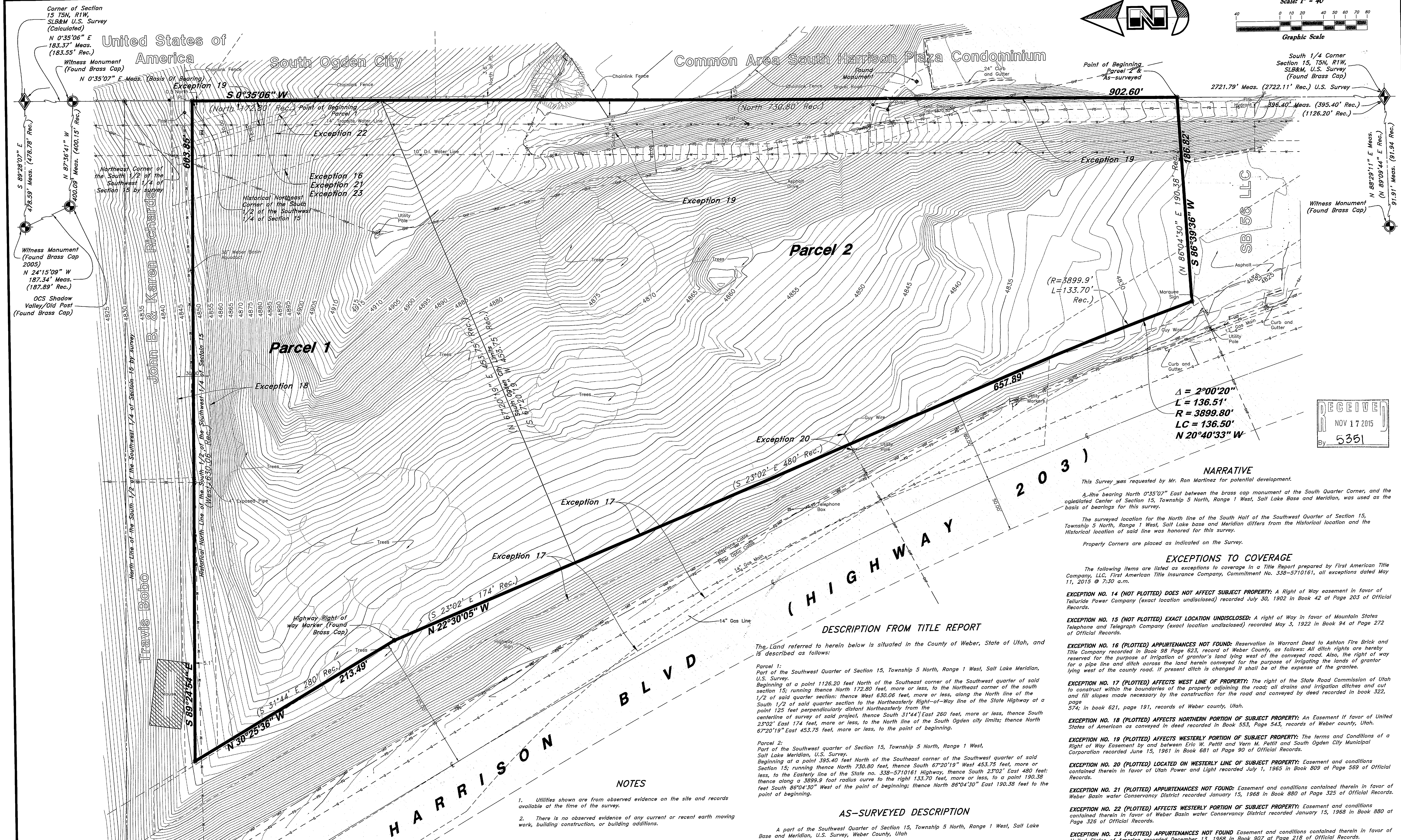

RECEIVED
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By 5351

NARRATIVE

This Survey was requested by Mr. Ron Martinez for potential development.

A line bearing North 0°35'07" East between the brass cap monument at the South Quarter Corner, and the calculated Center of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian, was used as the basis of bearings for this survey.

The surveyed location for the North line of the South Half of the Southwest Quarter of Section 15, Township 5 North, Range 1 West, Salt Lake base and Meridian differs from the Historical location and the Historical location of said line was honored for this survey.

Property Corners are placed as indicated on the Survey.

EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title Report prepared by First American Title Company, LLC, First American Title Insurance Company, Commitment No. 338-5710161, all exceptions dated May 11, 2015 @ 7:30 a.m.

EXCEPTION NO. 14 (NOT PLOTTED) DOES NOT AFFECT SUBJECT PROPERTY: A Right of Way easement in favor of Telluride Power Company (exact location undisclosed) recorded July 30, 1902 in Book 42 at Page 203 of Official Records.

EXCEPTION NO. 15 (NOT PLOTTED) EXACT LOCATION UNDISCLOSED: A right of Way in favor of Mountain States Telephone and Telegraph Company (exact location undisclosed) recorded May 3, 1922 in Book 94 at Page 272 of Official Records.

EXCEPTION NO. 16 (PLOTTED) APPURTENANCES NOT FOUND: Reservation in Warrant Deed to Ashton Fire Brick and Title Company recorded in Book 98 Page 623, record of Weber County, as follows: All ditch rights are hereby reserved for the purpose of irrigation of grantor's land lying west of the conveyed road. Also, the right of way for a pipe line and ditch across the land herein conveyed for the purpose of irrigating the lands of grantor lying west of the county road. If present ditch is changed it shall be at the expense of the grantee.

EXCEPTION NO. 17 (PLOTTED) AFFECTS WEST LINE OF PROPERTY: The right of the State Road Commission of Utah to construct within the boundaries of the property adjoining the road; all drains and irrigation ditches and cut and fill slopes made necessary by the construction for the road and conveyed by deed recorded in book 322, page
574; in book 621, page 191, records of Weber county, Utah.

EXCEPTION NO. 18 (PLOTTED) AFFECTS NORTHERN PORTION OF SUBJECT PROPERTY: An Easement if favor of United States of American as conveyed in deed recorded in Book 553, Page 543, records of Weber county, Utah.

EXCEPTION NO. 19 (PLOTTED) AFFECTS WESTERLY PORTION OF SUBJECT PROPERTY: The terms and Conditions of a Right of Way Easement by and between Eric W. Pettit and Vern M. Pettit and South Ogden City Municipal Corporation recorded June 15, 1961 in Book 681 at Page 90 of Official Records.

EXCEPTION NO. 20 (PLOTTED) LOCATED ON WESTERLY LINE OF SUBJECT PROPERTY: Easement and conditions contained therein in favor of Utah Power and Light recorded July 1, 1965 in Book 809 at Page 569 of Official Records.

EXCEPTION NO. 21 (PLOTTED) APPURTENANCES NOT FOUND: Easement and conditions contained therein in favor of Weber Basin water Conservancy District recorded January 15, 1968 in Book 880 at Page 325 of Official Records.

EXCEPTION NO. 22 (PLOTTED) AFFECTS WESTERLY PORTION OF SUBJECT PROPERTY: Easement and conditions contained therein in favor of Weber Basin water Conservancy District recorded January 15, 1968 in Book 880 at Page 326 of Official Records.

EXCEPTION NO. 23 (PLOTTED) APPURTENANCES NOT FOUND Easement and conditions contained therein in favor of United States of America recorded December 13, 1968 in Book 907 at Page 218 of Official Records.

DESCRIPTION FROM TITLE REPORT

The Land referred to herein below is situated in the County of Weber, State of Utah, and is described as follows:

Parcel 1:
Part of the Southwest Quarter of Section 15, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey.
Beginning at a point 1126.20 feet North of the Southeast corner of the Southwest quarter of said section 15; running thence North 172.80 feet, more or less, to the Northeast corner of the south 1/2 of said quarter section: thence West 630.06 feet, more or less, along the North line of the South 1/2 of said quarter section to the Northeasterly Right-of-Way line of the State Highway at a point 125 feet perpendicularly distant Northeasterly from the centerline of survey of said project, thence South 31°44' East 260 feet, more or less, thence South 23°02' East 174 feet, more or less, to the North line of the South Ogden city limits; thence North 67°20'19" East 453.75 feet, more or less, to the point of beginning.

Parcel 2:
Part of the Southwest quarter of Section 15, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey.
Beginning at a point 395.40 feet North of the Southeast corner of the Southwest quarter of said Section 15; running thence North 730.80 feet, thence South 67°20'19" West 453.75 feet, more or less, to the Easterly line of the State no. 338-5710161 Highway, thence South 23°02' East 480 feet: thence along a 3899.9 foot radius curve to the right 133.70 feet, more or less, to a point 190.38 feet South 86°04'30" West of the point of beginning; thence North 86°04'30" East 190.38 feet to the point of beginning.

AS-SURVEYED DESCRIPTION

A part of the Southwest Quarter of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah

Beginning at a point on the Quarter Section line, being 396.40 feet North 0°35'07" East along said Quarter Section line from the South Quarter Corner of said Section 15, and running thence South 86°39'36" West 186.82 feet to the East line of Harrison Boulevard (Highway 203), said point being 80.00 feet perpendicularly distant Easterly from the Centerline of said Highway, and being a point on the arc of a curve; thence three (3) courses along said East of Harrison Boulevard as follows: (1) Northerly along the arc of a 3899.80 foot Radius curve to the left a distance of 136.51 feet (Delta Angle equals 2°00'20", Center bears South 70°19'37" West, and Long Chord bears North 20°40'33" West 136.50 feet); (2) North 22°30'05" West 657.89 feet to a point 125.00 feet perpendicularly distant Easterly from the centerline of said Highway; and (3) North 30°25'36" West 213.49 feet to the Historical North line of the South Half of the Southwest Quarter of said Section 15; thence South 89°24'54" East 603.85 feet to the Historical Northeast Corner of said South Half of the Southwest Quarter of Section 15; thence South 0°35'06" West 898.23 feet along said Quarter Section line to the point of beginning.

Contains: 7.963 acres

BENCHMARK

Weber County Surveyor's Bench Mark WC-50 located at the intersection of Wasatch Drive and Combe Road

Elevation = 4816.791 (NGVD '29).

NOTES

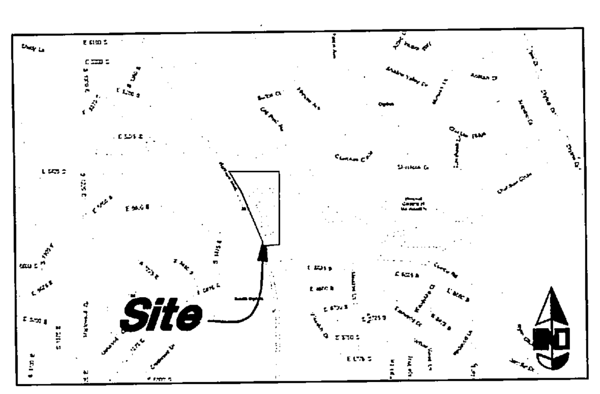
1. Utilities shown are from observed evidence on the site and records available at the time of the survey.

2. There is no observed evidence of any current or recent earth moving work, building construction, or building additions.

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Power pole	CD	Finish Contour	—90—	
Water Manhole	Power pole w/guy		Exist. Contour	--90--	
Storm Drain Manhole	Light Pole		Finish Grade	95.33TA	
Electrical Manhole	Fence		Exist. Grade	95.72TA	
Catch Basins	Flowline of ditch		Ridge Line	—R—	
Exist. Fire Hydrant	Overhead Power line	—OHP—	Direction of Flow		
Fire Hydrant	Corrugated Metal Pipe	CMP	Existing Asphalt		
Exist. Water Valve	Concrete Pipe	CP	New Asphalt		
Water Valve	Reinforced Concrete Pipe	RCP	Heavy Duty Asphalt		
Sanitary Sewer —S—	Ductile Iron	DI	Concrete		
Culinary Water —W—	Polyvinyl Chloride	PVC	Open Face Curb & Gutter		
Gas Line —G—	Top of Asphalt	TA			
Irrigation Line —IW—	Edge of Asphalt	EA			
Storm Drain —SD—	Centerline	CL			
Telephone Line —T—	Flowline	FL			
Secondary Waterline —SD—	Finish Floor	FF			
Power Line —P—	Top of Curb	TC			
Fire Line —F—	Top of Wall	TWL			
Land Drain —LD—	Top of Walk	TW			
Fiber Optics —FO—	Top of Concrete	TCN			
	Natural Ground	NG			



VICINITY MAP
Not to Scale

SURVEYOR'S CERTIFICATE

To Ron Martinez, First American Title Company, LLC, First American Title Insurance Company, GBH Properties Group, LLC, a Utah Limited Liability Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 4, 5, 8, 11(a), 11(b), 13, 16, and 20(a), of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 7-1-2015

Professional Land Surveyor No. 6242920 Andy Hubbard, State of Utah, 7-1-15
Andy Hubbard
Utah PLS 6242920

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

REV | DATE | DESCRIPTION

ALTA / ACSM Land Title Survey

Martinez - GBH Properties

5600 South Harrison BLVD
South Ogden City, Weber County, Utah
A part of Section 15, T5N, R1W, SLB&M, U.S. Survey

July 1, 2015

SHEET NO. 1

15N811