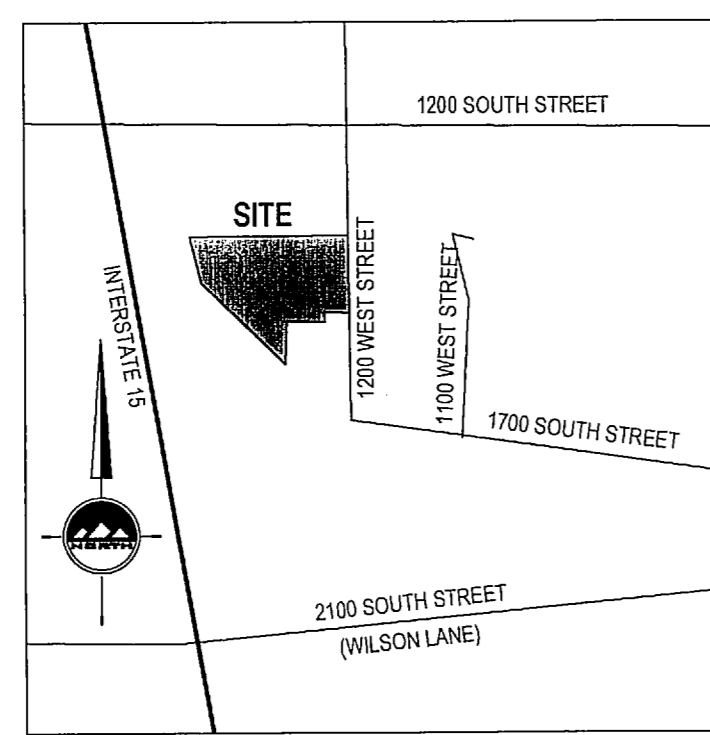


CALL BLUESTAKES @ 1-800-824-1111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

- LEGEND**
- SECTION CORNER
 - MONUMENT
 - EXIST REBAR AND CAP
 - SET ENSIGN REBAR AND CAP
 - MAIL BOX
 - WATER MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - SIGN
 - ELECTRICAL METER
 - TELEPHONE BOX
 - UTILITY POLE
 - CONCRETE
 - BUILDING PRIMARY
 - PUBLIC DRAINAGE EASEMENT
 - ADJACENT RIGHT OF WAY
 - RIGHT OF WAY
 - CENTERLINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - TANGENT LINE
 - EXIST DITCH FLOW LINE
 - FENCE
 - EDGE OF ASPHALT
 - BOLLARD



TYRONE C. & LORI J MARTINEZ
15-063-0065

TYRONE C. & LORI J MARTINEZ
15-063-0063

EAST QUARTER CORNER
SECTION 24
T6N, R2W
SLB&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 description contained within the title report and set property corners in the field to mark the property on the ground. The survey was performed on February 23, 2015 and an additional final site inspection was made on March 23, 2015. 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 completing 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. 002829. I have shown 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 plats on file in the office of the Weber County Recorder.

To: Ogden Storage LLC, a Delaware limited liability company, Southern Farm Bureau Life Insurance Company, a Mississippi Corporation, its successors and/or assigns, as their respective interests may appear, Title West Title Company and Stewart Title Guaranty 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, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), (b) and (c), 8, 9, 11(b), 13, 14, 16, 17, 18 and 22 of Table A thereof. The survey field work was completed on February 23, 2015 and a final site visit was made on March 23, 2015.

Date of Plat of Map: June 16, 2015
Keith R. Russell
License No. 164386

Parcel 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:

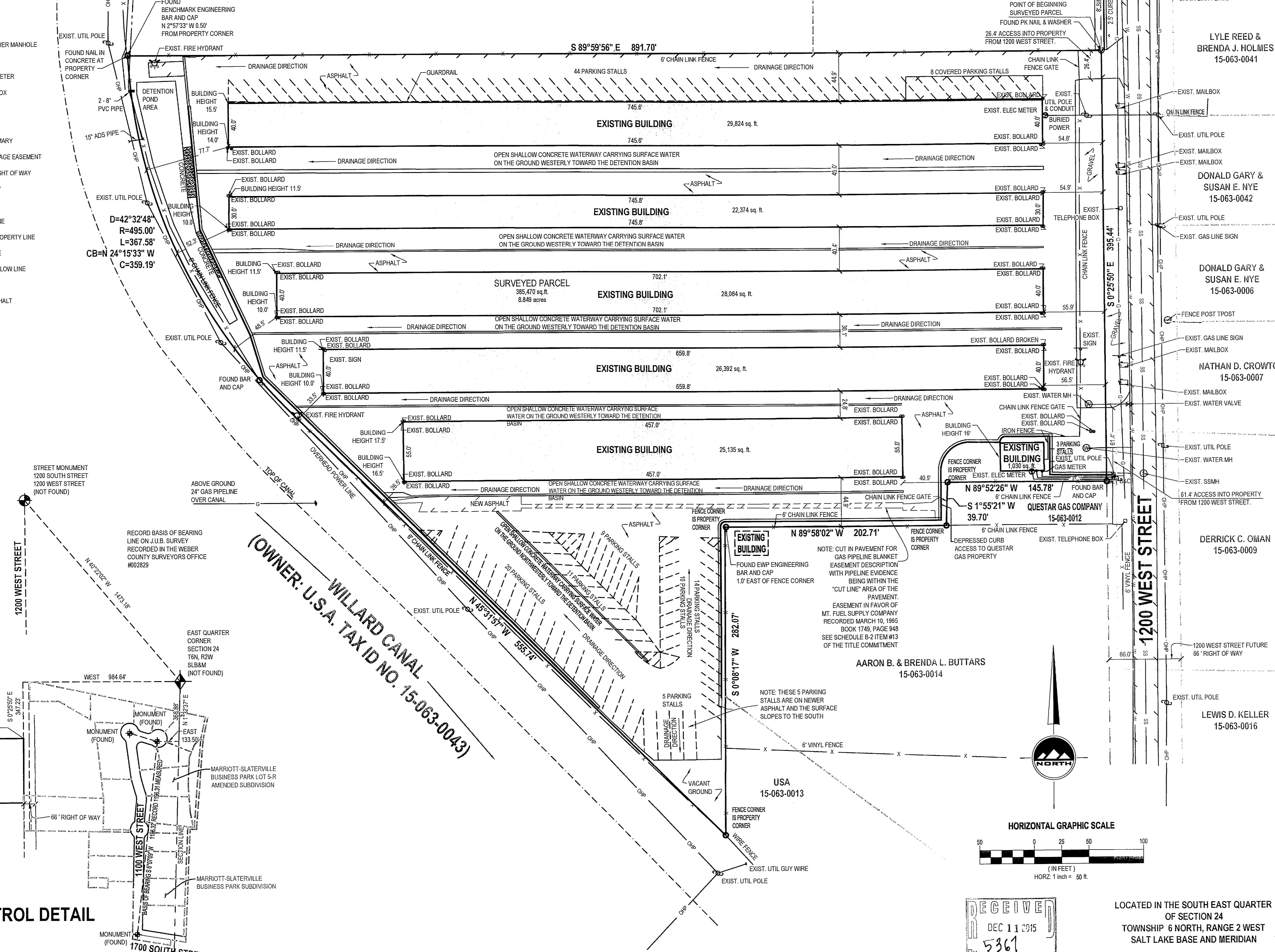
Beginning at the intersection of the west line of 1200 West Street and the extension of a fence line, said point being a "Found PK Nail" in the asphalt and being West 984.64 feet to the west line of 1200 West Street and South 0°25'30" East 347.23 feet along the west line of 1200 West Street from the East Quarter Corner of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, said East Quarter Corner being East 133.50 feet to the section line and North 1°23'17" East 368.88 feet along the section line to the said East Quarter Corner from an existing Street Monument in the east-de-sue of the recorded Plat of the Marriott-Slaterville Business Park, Lot 5-R Amended with the Basis of Bearing being South 6°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°23'50" East 395.44 feet along the west line of 1200 West Street the extension of a fence line; Thence North 89°52'26" West 145.78 feet to and along said fence line to a fence corner; Thence South 1°53'21" West 39.70 feet along a fence line to a fence corner; Thence North 89°58'02" West 202.71 feet along a fence line to a fence corner; (a) EWP Eng. 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 northeastern line of the Willard Canal; Thence North 4°51'15" West 555.74 feet along the northeastern line of the Willard Canal; Thence northwesterly 367.58 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°15'33" West 359.19 feet, with a central angle of 42°32'48") along the northwesterly line of the Willard Canal to a fence line, said point being South 2°57'33" East 0.5 feet from a found rebar and cap labeled Benchmark Engineering; Thence South 89°59'56" East 891.70 feet along a fence line, and beyond to the point of beginning.

Contains 385,470 square feet, 8.849 acres.

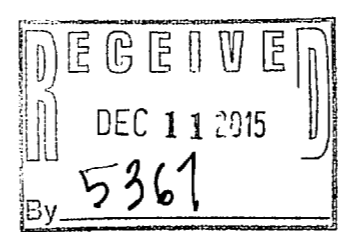
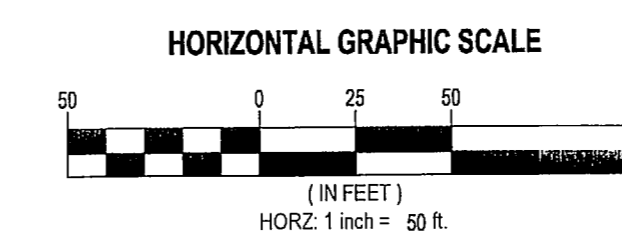
Tax ID Parcels 15-063-0061 and 15-063-0062

Notes:

- 1) For conditions of record not shown herein as well as specific references to items in the Commitment for Title Insurance, please refer to the Commitment for Title Insurance supplied by Title West Title Company of Salt Lake City, Utah, under File No. 67776-4th Amended dated effective March 31, 2015.
 - a. Schedule B-2, items no. 1 - 7 are general statements and cannot be plotted.
 - b. Schedule B-2, item no. 8 refers to property taxes and cannot be plotted.
 - c. Schedule B-2, item no. 9 refers to government and service districts that service the property and cannot be plotted.
- 2) Schedule B-2, item no. 10 refers to a Resolution No. 23-2005 of the Board of County Commissioners of Weber County creating and establishing a Special Service District throughout all of Weber County to be known as the "Weber Area Dispatch 911 and Emergency Service District" and cannot be plotted.
- 3) Schedule B-2, item no. 11 is a Certificate of Creation of the Northern Utah Environmental Resource Agency and the terms, conditions and limitations contained therein and cannot be plotted.
- 4) Schedule B-2, item no. 12 is a Certificate of Creation of the Marriott-Slaterville City Community Development and Renewal Agency and cannot be plotted.
- 5) Schedule B-2, item no. 13 is a Grant of Easement in Favor of Mountain Fuel Supply Company and described a blanket easement. 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 cut south of the south building appears to be the location of the gas line. Natural gas pipes were also found and located within the 1200 West Street right of way.
- 6) Schedule B-2, item no. 14 states any rights, easements, interests or claims which may exist by reason of or reflected by the following faces shown on the survey, (which is this survey):
 - a) A 15" pipe traversing east to west on the west property line.
 - b) 2 - 8" pipes traversing east to west on the west property line.
 - c) The location of a fence line over a westerly portion does not match the property boundary.
- 7) Table A, Item no. 1 of the ALTA Survey Requirements - The property corner have been set with a rebar and cap, a nail and washer or we have honored the location of a fence post as the property corner in some instances. All corners are noted on the survey as to what represents the corner location. In the case of a fence post corner they are considered a monument just as if it were a rebar and cap and the fence corner post represents the marker for the boundary of the property.
- 8) Table A, Item no. 2 of the ALTA Survey Requirements - The address of the property is in the title block as 1515 South 1200 West Street, Marriott - Slaterville, Utah 84404.
- 9) Table A, Item no. 3 of the ALTA Survey Requirements - The property is located in a Zone X according to the FEMA Flood Rate Map, Community Panel no. 49057C0407E, dated effective December 16, 2005.
- 10) Table A, Item no. 4 of the ALTA Survey Requirements - The gross land area is shown on the survey and within the legal description and is 385,470 square feet or 8.849 acres.
- 11) Table A, Item no. 6(b) of the ALTA Survey Requirements. The property is located in the A-1 Zone in Marriott - Slaterville City. This referenced property meets all zoning requirements and use for the subject property as a pre-existing non-conforming use that is eligible for reconstruction in accordance with Utah Code 18-9a-511, including but not limited to lot size, building setbacks, building heights and parking. For further information please call Marriott - Slaterville City at 801-627-1919 and ask for Trent Myerhoffler in the Community Development Department or Bill Morris, the City Attorney.
- 12) Table A, Item no. 7(a) of the ALTA Survey Requirements - The dimensions of each building are noted on the survey to the nearest tenth of a foot. 7(b)(1) the exterior footprint of each building is shown on the survey. 7(b)(2) the square footage for each building is also noted on the survey with no other specified instructions given by the client, and 7(c) the height of each building being measured on the west end of each building and ranging from 10.0 feet to 17.5 feet high.
- 13) Table A, Item no. 8 of the ALTA Survey Requirements. All substantial visible features observed are shown.
- 14) Table A, Item no. 9 of the ALTA Survey Requirements. All Parking Stalls with striping are shown. There are 3 customer parking stalls by the office outside the storage fencing, 44 uncovered parking stalls on the north side of the north building, 8 covered parking stalls on the north side of the north building and 60 parking stalls of varying sizes in the Southwest Corner of the property. The parking stalls inside the project total 112 and are presumed to be for vehicle, trailer or recreational vehicle storage.
- 15) Table A, Item no. 10(b) of the ALTA Survey Requirements. All observed utility lines have been shown. No other information about utilities has been provided. The scale of the drawing makes it difficult to show the utility lines. The office has power, communications and gas on the south side of the building all coming in from the road underground. On the north side is the water and the sewer is east out of the building to the road. The north storage unit has power meters on the east side just opposite the power pole with underground power from the pole to these meters. Each building is equipped with security cameras on the four corners that are controlled by the office. Some of the utility lines shown are representations of buried utility lines and are not exact locations of those lines.
- 16) Table A, Item no. 13 of the ALTA Survey Requirements. The names of adjoining land owners with their tax id numbers are plotted on the survey.
- 17) Table A, Item no. 14 of the ALTA Survey Requirements. The nearest intersection is 1200 West Street and 12th Street and is 1500 linear feet in a north direction from the Northeast Corner of the surveyed parcel.
- 18) Table A, Item no. 16 of the ALTA Survey Requirements. There was no observed evidence of current earth moving work, building construction or building additions.
- 19) Table A, Item no. 17 of the ALTA Survey Requirements. 1200 West Street has a current right of way of 66 feet. The curb, gutter and sidewalk are not installed across the frontage of this property. To the north there is curb, gutter and sidewalk installed and it would appear that the road was widened when those improvements were installed, the back of the sidewalk is 6.5 feet west of the current right of way. When improvements are installed across this frontage there would most likely be a dedication of 7 feet to the city to widen the road for those improvements. This would make the "half" width of the road 40 feet where it is currently 33 feet. Currently the road is a 2 lane asphalt road with some underground utilities currently in place. The found PK Nail at the Northeast Corner of the site supporting this conclusion. Please refer to the drawing to see the current curb, gutter and sidewalk to the north. There are north and south entrance gates on 1200 West Street with rocks lining the asphalt to restrict any vehicles from access other than through the gates. The north access is 25 feet wide and the south access is 6 feet wide.
- 20) Table A, Item no. 18 of the ALTA Survey Requirements. No evidence of the site being used as a solid waste dump, sanitary landfill or other use was observed.
- 21) Table A, Item no. 19 of the ALTA Survey Requirements. The requirement for the areas as delineated by appropriate authorities has been removed.
- 22) Table A, Item no. 22. The number of parking spaces required by applicable zoning or building codes. The parking stalls have been described and the totals given in note 9 above. Note 6 above describes the pre-existing non-conforming use of this land as it currently exists. There is not a minimum number of parking stall required, however the current number of parking spaces disclosed above in note 9 are accepted as a pre-existing non-conforming use.

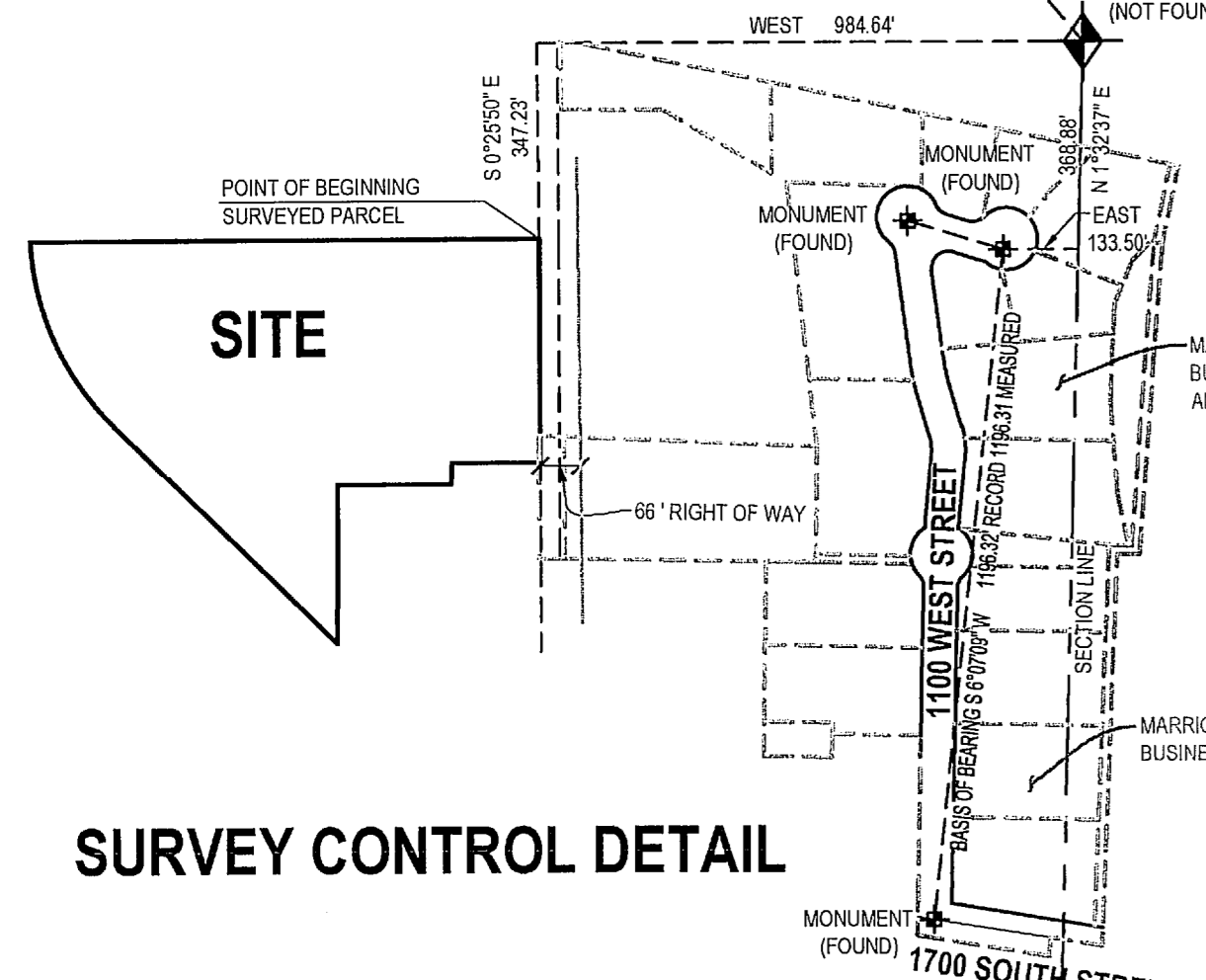


WILLARD CANAL
(OWNER: U.S.A. TAX ID NO. 15-063-0043)



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

SURVEY CONTROL DETAIL



LAYTON
1485 W. Hill Field Rd. #204
Layton, UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.834.3590

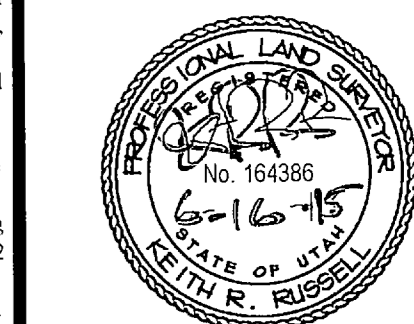
CEDAR CITY
Phone: 435.865.1453

WWW.ENSIGNUTAH.COM

FOR SOUTHERN FARM BUREAU LIFE INSURANCE CO.

CONTACT KATHY MAIR
PHONE: 801-288-0505
FAX: 866-827-8562

OGDEN STORAGE LLC
DELAWARE LIMITED LIABILITY COMPANY
1515 SOUTH 1200 WEST STREET
MARRIOTT-SLATERVILLE, UTAH



ALTA/ACSM
LAND TITLE
SURVEY

PROJECT NUMBER: L2016-A
FIRST DATE: 3/28/15
DRAWN BY: A.SHELBY
CHECKED BY: K.RUSSELL
PROJECT MANAGER: KRUSSELL