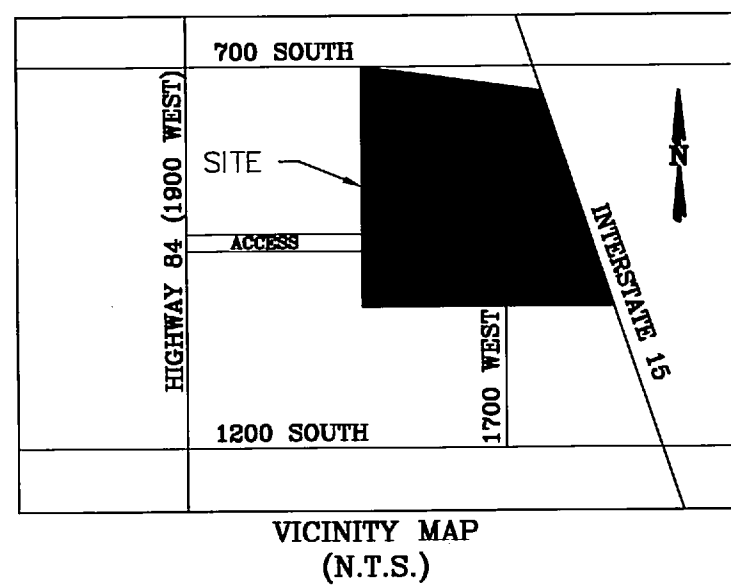


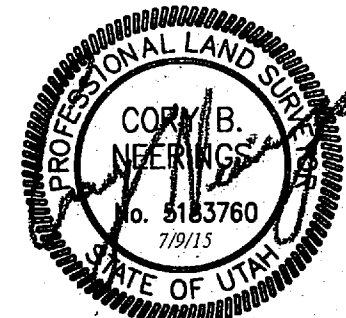
ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24 AND THE SOUTHWEST QUARTER OF SECTION 13 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE
 TO: EDGE HOLDINGS, LLC
 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 2, 5 and 11 from Table A. The field work was completed during May 2015.



CORY B. NEERINGS
 PLS 513760

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE AN ALTA/ACSM SURVEY TO ACCOMPANY THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY TO EDGE HOLDINGS, LLC FILE NUMBER 141557. THE PROPERTY CONSISTS OF FIVE PARCELS, 15-037-0058, 15-037-0059, 15-037-0060, 15-037-0061 AND 15-065-0020, AS IDENTIFIED IN SAID TITLE COMMITMENTS AND IS ACCORDINGLY SHOWN HEREON.

EACH PROPERTY LINE IS SHOWN HEREON AND THE CONTROLLING ELEMENT FOR EACH SIDE IS LISTED IN THE SURVEY NOTES BELOW.

BASIS OF BEARINGS:

BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 1°07'21" EAST BETWEEN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER CORNERS OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

AS SURVEYED BOUNDARY DESCRIPTION

(COMBINES TITLE DESCRIPTION PARCELS)

BEGINNING AT A POINT BEING 89°18'39" 885.94 FEET AND NORTH 1°07'21" EAST 92.55 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; (1) THENCE SOUTH 89°06'53" EAST 13.70 FEET; THENCE NORTH 1°07'21" EAST 1161.15 FEET TO THE SOUTH LINE OF 700 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FIVE(5) COURSES; (1) THENCE SOUTH 84°16'00" EAST 163.90 FEET; (2) THENCE SOUTH 79°45'00" EAST 235.13 FEET; (3) THENCE SOUTH 71°45'55" EAST 374.35 FEET; (4) THENCE SOUTH 82°27'47" EAST 222.01 FEET; (5) THENCE NORTH 84°35'00" EAST 28.74 FEET TO THE WEST LINE OF INTERSTATE 15 AS SHOWN IN RECORD OF SURVEY NUMBER 00467 AS RECORDED IN THE WEBER COUNTY SURVEYOR'S OFFICE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES; (1) THENCE SOUTHEASTERLY 399.19 FEET ALONG THE ARC OF A 3699.72 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 6°10'56" (CHORD BEARS SOUTH 12°19'05" EAST 399.00 FEET); (2) THENCE SOUTH 7°04'39" EAST 359.86 FEET; (3) THENCE SOUTH 7°04'29" EAST 109.14 FEET; (4) THENCE 429.82 FEET ALONG THE ARC OF A 656.19 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 36°57'59" (CHORD BEARS SOUTH 14°11'22" WEST 422.40 FEET); (5) THENCE SOUTH 32°30'22" WEST 377.32 FEET; (6) THENCE 103.03 FEET ALONG A 387.03 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 15°15'03" (CHORD BEARS SOUTH 24°52'46" WEST 102.72 FEET) TO THE NORTHEAST CORNER OF LOT MARRIOTT BUSINESS PARK SUBDIVISION, PHASE 1; THENCE NORTH 88°52'39" WEST 840.76 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 1°07'21" EAST 681.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 42.993 ACRES OR 1,870,177 SQUARE FEET, MORE OR LESS.

SURVEY NOTES

- THE EASEMENT ESTATE/RIGHT-OF-WAY SHOWN HEREON IS RECORDED WITH THE COUNTY AS ENTRY NO. 2745018.
- THE WEST LINE OF THE PROPERTY RUNS ALONG THE PARCEL RUNS ALONG TITLE LINES AND THE WEST BOUNDARY OF THAT RECORD OF SURVEY NUMBER 283 AS RECORDED WITH THE WEBER COUNTY SURVEYOR.
- THE NORTH LINE OF THE PROPERTY RUNS ALONG THE SOUTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET AS REFERENCED BY TITLE DOCUMENTS.
- THE EAST LINE OF THE PROPERTY RUNS ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 AS REFERENCED BY RECORD OF SURVEY NUMBER 4267 AS RECORDED WITH THE WEBER COUNTY SURVEYOR.
- THE SOUTH LINE OF THE PROPERTY RUNS ALONG THE NORTH LINE OF THE MARRIOTT BUSINESS PARK SUBDIVISION (PHASE 1 AND 2) AS RECORDED WITH THE WEBER COUNTY SURVEYOR.
- EASEMENT FROM EXCEPTION 15 WAS PLOTTED AS DESCRIBED AND DOESN'T FIT EXISTING STORM DRAINAGE FEATURES. SHOWN HEREON AS DESCRIBED.
- THERE IS A SEWER MANHOLE IN THIS AREA ACCORDING TO UTILITY MAPS PROVIDED. A SEARCH WAS PERFORMED TO LOCATE BUT DUE TO AGRICULTURAL USE THE MANHOLE WAS NOT FOUND. THE LOCATION SHOWN HERE IS APPROXIMATED BASED ON SAID DESIGN DRAWINGS.
- THE UNDERGROUND PIPES AS SHOWN ON THIS MAP ARE BASED ON PHYSICAL EVIDENCE OBSERVED ABOVE GROUND. UTILITY DRAWINGS WERE USED TO SEARCH BUT DUE TO AGRICULTURAL USE SOME FEATURES WERE NOT ABLE TO BE LOCATED.
- NO BUILDING EXISTS ON THE SUBJECT PROPERTY.
- PROPERTY CORNERS WERE NOT SET FOR THIS SURVEY.
- THE BENCHMARK WAS ESTABLISHED WITH A NGVD 29 ELEVATION OF 4258.226' AT THE BRASS CAP MONUMENT FOR THE WEBER COUNTY SURVEYOR'S BENCHMARK WC-48 ON FILE AT THE WEBER COUNTY SURVEYOR'S OFFICE.

TITLE COMMITMENT DESCRIPTIONS

(COMMITMENT NO. 141557)

PARCEL 1:
 PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 700 SOUTH STREET WHICH IS LOCATED NORTH 0 DEG 30 MIN 49 SEC EAST 1234.83 FEET ALONG THE SECTION LINE AND NORTH 90 DEG 00 MIN 00 SEC EAST 1078.94 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. RUNNING THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: SOUTH 84 DEG 16 MIN 00 SEC EAST 163.90 FEET, SOUTH 79 DEG 45 MIN 00 SEC EAST 235.13 FEET, SOUTH 71 DEG 45 MIN 55 SEC EAST 374.35 FEET, SOUTH 82 DEG 27 MIN 47 SEC EAST 222.01 FEET, NORTH 84 DEG 35 MIN 00 SEC EAST 31.07 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 15 (RADIUS POINT BEARS SOUTH 74 DEG 33 MIN 11 SEC WEST 3699.72 FEET), THENCE ALONG SAID SOUTH RIGHT OF WAY LINE ALONG THE ARC OF A 3699.72 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 133.31 FEET (CHORD BEARS SOUTH 14 DEG 23 MIN 57 SEC EAST 133.31 FEET), THENCE SOUTH 55 DEG 28 MIN 15 SEC WEST 409.56 FEET, THENCE LEFT ALONG THE ARC OF A 253.00 FOOT RADIUS CURVE A DISTANCE OF 164.28 FEET (CHORD BEARS NORTH 53 DEG 09 MIN 50 SEC WEST 161.41 FEET), THENCE NORTH 71 DEG 45 MIN 55 SEC WEST 396.87 FEET, THENCE RIGHT ALONG THE ARC OF A 187.00 FOOT RADIUS CURVE A DISTANCE OF 237.89 FEET (CHORD BEARS NORTH 35 DEG 19 MIN 17 SEC WEST 222.17 FEET), THENCE NORTH 1 DEG 07 MIN 21 SEC EAST 156.10 FEET TO THE POINT OF BEGINNING. (BASIS OF BEARING IS THE WEST LINE OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS NORTH 0 DEG 30 MIN 49 SEC EAST MARKED BY BRASS CAP MONUMENTS).

PARCEL 2:
 PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 15, WHICH IS LOCATED SOUTH 1 DEG 07 MIN 21 SEC WEST 377.47 FEET ALONG THE SECTION LINE AND NORTH 90 DEG 00 MIN 00 SEC EAST 1958.16 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 54 DEG 53 MIN 51 SEC WEST 345.89 FEET, THENCE NORTH 35 DEG 06 MIN 09 SEC EAST 133.21 FEET, THENCE LEFT ALONG THE ARC OF A 433.00 FOOT RADIUS CURVE A DISTANCE OF 337.48 FEET (CHORD BEARS NORTH 12 DEG 46 MIN 29 SEC EAST 329.00 FEET), THENCE NORTH 9 DEG 33 MIN 14 SEC WEST 328.12 FEET, THENCE LEFT ALONG THE ARC OF A 253.00 FOOT RADIUS CURVE A DISTANCE OF 110.43 FEET (CHORD BEARS NORTH 22 DEG 03 MIN 29 SEC WEST 109.56 FEET), THENCE NORTH 55 DEG 26 MIN 15 SEC EAST 409.56 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 15 (RADIUS POINT BEARS SOUTH 74 DEG 33 MIN 11 SEC WEST 3699.72 FEET), THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: RIGHT ALONG THE ARC OF A 3699.72 FOOT RADIUS CURVE A DISTANCE OF 265.91 FEET (CHORD BEARS SOUTH 11 DEG 17 MIN 33 SEC EAST 285.86 FEET), SOUTH 6 DEG 30 MIN 49 SEC EAST 449.77 FEET, RIGHT ALONG THE ARC OF A 666.20 FOOT RADIUS CURVE A DISTANCE OF 426.51 FEET (CHORD BEARS SOUTH 14 DEG 09 MIN 33 SEC WEST 419.27 FEET), SOUTH 32 DEG 30 MIN 00 SEC WEST 204.21 FEET TO POINT OF BEGINNING. (BASIS OF BEARING IS THE WEST LINE OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SOUTH 1 DEG 07 MIN 21 SEC WEST MARKED BY BRASS CAP MONUMENTS).

PARCEL 3:
 PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHEAST CORNER OF LOT 2, MARRIOTT BUSINESS PARK SUBDIVISION-PHASE 1, WHICH IS LOCATED SOUTH 1 DEG 07 MIN 21 SEC WEST 600.61 FEET ALONG THE SECTION LINE AND NORTH 90 DEG 00 MIN 00 SEC EAST 986.10 FEET AND SOUTH 88 DEG 52 MIN 38 SEC EAST 450.01 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 1 DEG 07 MIN 21 SEC EAST 57.30 FEET, THENCE RIGHT ALONG THE ARC OF A 483.00 FOOT RADIUS CURVE A DISTANCE OF 286.45 FEET (CHORD BEARS NORTH 18 DEG 06 MIN 45 SEC EAST 282.27 FEET), THENCE NORTH 35 DEG 06 MIN 09 SEC EAST 308.24 FEET, THENCE LEFT ALONG THE ARC OF A 387.00 FOOT RADIUS CURVE A DISTANCE OF 286.04 FEET (CHORD BEARS NORTH 12 DEG 46 MIN 28 SEC EAST 278.86 FEET), THENCE NORTH 9 DEG 33 MIN 14 SEC WEST 328.12 FEET, THENCE LEFT ALONG THE ARC OF A 187.00 FOOT RADIUS CURVE A DISTANCE OF 203.04 FEET (CHORD BEARS NORTH 40 DEG 39 MIN 34 SEC WEST 193.22 FEET), THENCE NORTH 71 DEG 45 MIN 55 SEC WEST 396.87 FEET, THENCE RIGHT ALONG THE ARC OF A 253.00 FOOT RADIUS CURVE A DISTANCE OF 321.85 FEET (CHORD BEARS NORTH 35 DEG 19 MIN 17 SEC WEST 300.58 FEET), THENCE NORTH 1 DEG 07 MIN 21 SEC EAST 161.45 FEET TO THE SOUTH RIGHT OF WAY LINE OF 700 SOUTH STREET, THENCE SOUTH 84 DEG 16 MIN 00 SEC EAST 163.90 FEET ALONG SAID SOUTH RIGHT OF WAY LINE, THENCE SOUTH 1 DEG 07 MIN 21 SEC WEST 156.10 FEET, THENCE LEFT ALONG THE ARC OF A 187.00 FOOT RADIUS CURVE A DISTANCE OF 237.89 FEET, THENCE SOUTH 71 DEG 45 MIN 55 SEC EAST 374.35 FEET, THENCE SOUTH 11 DEG 17 MIN 33 SEC EAST 222.17 FEET, THENCE SOUTH 71 DEG 45 MIN 55 SEC EAST 396.87 FEET, THENCE RIGHT ALONG THE ARC OF A 253.00 FOOT RADIUS CURVE A DISTANCE OF 274.71 FEET (CHORD BEARS SOUTH 40 DEG 39 MIN 34 SEC EAST 261.41 FEET), THENCE SOUTH 9 DEG 33 MIN 14 SEC EAST 328.12 FEET, THENCE RIGHT ALONG THE ARC OF A 433.00 FOOT RADIUS CURVE A DISTANCE OF 337.48 FEET (CHORD BEARS SOUTH 12 DEG 46 MIN 29 SEC WEST 329.00 FEET), THENCE SOUTH 35 DEG 06 MIN 09 SEC WEST 308.24 FEET, THENCE LEFT ALONG THE ARC OF A 417.00 FOOT RADIUS CURVE A DISTANCE OF 247.31 FEET (CHORD BEARS SOUTH 18 DEG 06 MIN 45 SEC WEST 245.10 FEET), THENCE SOUTH 1 DEG 07 MIN 21 SEC WEST 57.30 FEET TO THE NORTHWEST CORNER OF LOT 1, MARRIOTT BUSINESS PARK SUBDIVISION-PHASE 1, THENCE NORTH 88 DEG 52 MIN 39 SEC WEST 66.00 FEET TO THE POINT OF BEGINNING. (BASIS OF BEARING IS THE WEST LINE OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SOUTH 1 DEG 07 MIN 21 SEC WEST MARKED BY BRASS CAP MONUMENTS).

PARCEL 4:
 PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHWEST CORNER OF LOT 2, MARRIOTT BUSINESS PARK SUBDIVISION-PHASE 1, WHICH IS LOCATED SOUTH 1 DEG 07 MIN 21 SEC WEST 600.61 FEET ALONG THE SECTION LINE AND NORTH 90 DEG 00 MIN 00 SEC EAST 986.10 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 1 DEG 07 MIN 21 SEC EAST 681.30 FEET, THENCE SOUTH 89 DEG 06 MIN 53 SEC EAST 13.70 FEET, THENCE NORTH 1 DEG 07 MIN 21 SEC EAST 999.70 FEET, THENCE LEFT ALONG THE ARC OF 253.00 FOOT RADIUS CURVE A DISTANCE OF 321.85 FEET (CHORD BEARS SOUTH 35 DEG 19 MIN 17 SEC EAST 300.58 FEET), THENCE SOUTH 71 DEG 45 MIN 55 SEC EAST 396.87 FEET, THENCE RIGHT ALONG THE ARC OF A 187.00 FOOT RADIUS CURVE A DISTANCE OF 203.04 FEET (CHORD BEARS SOUTH 40 DEG 39 MIN 34 SEC EAST 193.22 FEET), THENCE SOUTH 9 DEG 33 MIN 14 SEC EAST 328.12 FEET, THENCE RIGHT ALONG THE ARC OF A 387.00 FOOT RADIUS CURVE A DISTANCE OF 286.04 FEET (CHORD BEARS SOUTH 12 DEG 46 MIN 28 SEC WEST 278.86 FEET), THENCE SOUTH 35 DEG 06 MIN 09 SEC WEST 308.24 FEET, THENCE LEFT ALONG THE ARC OF A 483.00 FOOT RADIUS CURVE A DISTANCE OF 286.45 FEET (CHORD BEARS SOUTH 18 DEG 06 MIN 45 SEC WEST 282.27 FEET), THENCE SOUTH 1 DEG 07 MIN 21 SEC WEST 57.30 FEET TO THE NORTHEAST CORNER OF LOT 2, MARRIOTT BUSINESS PARK SUBDIVISION-PHASE 1, THENCE NORTH 88 DEG 52 MIN 39 SEC WEST 450.01 FEET TO THE POINT OF BEGINNING. (BASIS OF BEARING IS THE WEST LINE OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SOUTH 1 DEG 07 MIN 21 SEC WEST MARKED BY BRASS CAP MONUMENTS).

TOGETHER WITH THE DECLARATION OF TERMINATION OF EASEMENT ESTATE/RIGHT OF WAY AND CREATION OF EASEMENT ESTATE/RIGHT OF WAY;

A PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 1484 (1900 WEST STREET), SAID POINT BEING NORTH 0 DEG 30 MIN 49 SEC EAST 163.90 FEET ALONG THE SECTION LINE AND EAST 67.89 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13 AND RUNNING THENCE SOUTH 89 DEG 42 MIN 00 SEC EAST 251.85 FEET; THENCE SOUTH 89 DEG 30 MIN 14 SEC EAST 647.17 FEET TO THE WEST LINE OF WARRANTY DEED ENTRY NUMBER 2335806 IN FAVOR OF EDGE HOLDINGS LLC; THENCE SOUTH 1 DEG 07 MIN 21 SEC WEST 66.00 FEET ALONG SAID WEST LINE; THENCE NORTH 89 DEG 30 MIN 14 SEC WEST 646.33 FEET; THENCE NORTH 89 DEG 42 MIN 00 SEC WEST 252.28 FEET TO SAID EAST RIGHT OF WAY LINE, THENCE NORTH 1 DEG 01 MIN 51 SEC EAST 96.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
 PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHWEST CORNER OF LOT 1, MARRIOTT BUSINESS PARK SUBDIVISION PHASE 1, WHICH IS LOCATED SOUTH 1 DEG 07 MIN 21 SEC WEST 600.61 FEET ALONG THE SECTION LINE AND NORTH 90 DEG 00 MIN 00 SEC EAST 986.10 FEET AND SOUTH 88 DEG 52 MIN 39 SEC EAST 450.01 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 1 DEG 07 MIN 21 SEC EAST 57.30 FEET, THENCE RIGHT ALONG THE ARC OF A 417.00 FOOT RADIUS CURVE A DISTANCE OF 247.31 FEET (CHORD BEARS NORTH 18 DEG 06 MIN 45 SEC EAST 243.70 FEET), THENCE NORTH 9 DEG 33 MIN 14 SEC WEST 328.12 FEET, THENCE SOUTH 54 DEG 53 MIN 51 SEC EAST 345.89 FEET TO THE WEST RIGHT OF WAY OF INTERSTATE HIGHWAY 15, THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: SOUTH 32 DEG 30 MIN 00 SEC WEST 173.11 FEET, LEFT ALONG THE ARC OF A 387.03 FOOT RADIUS CURVE A DISTANCE OF 103.41 FEET (CHORD BEARS SOUTH 24 DEG 50 MIN 45 SEC WEST 103.10 FEET) TO THE NORTHEAST CORNER OF LOT 1, MARRIOTT BUSINESS PARK SUBDIVISION-PHASE 1, THENCE NORTH 88 DEG 52 MIN 39 SEC WEST 324.25 FEET TO THE POINT OF BEGINNING. (BASIS OF BEARING IS THE WEST LINE OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SOUTH 1 DEG 07 MIN 21 SEC MARKED BY BRASS CAP MONUMENT).

TITLE COMMITMENT (SCHEDULE 'B' EXCEPTIONS)

THE TITLE COMMITMENT FOR THIS SURVEY WAS ISSUED BY STEWART TITLE COMPANY, COMMITMENT FILE NUMBER 141557 WITH AN EFFECTIVE DATE OF APRIL 1, 2015 AT 8:00 A.M. HE FOLLOWING IS A LIST OF THE ITEMS SET FORTH IN SCHEDULE B OF SAID TITLE REPORT:

- ITEMS 1 THROUGH 11 ARE NOT A SURVEY MATTER
12. CONDITIONS, RESTRICTIONS AND/OR STIPULATIONS AS DISCLOSED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN BOOK 1587 PAGE 711 OF W.C.R.
 SURVEY FINDINGS: PLOTTED AS DESCRIBED AND SHOWN HEREON
13. EASEMENT AND CONDITIONS CONTAINED THEREIN
 Grantor: 12TH STREET PROPERTIES, L.C.
 Grantee: WEBER COUNTY, STATE OF UTAH
 Location: SEE DEED
 Purpose: AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A STORM SEWER PIPELINE
 Dated: June 24, 1993
 Recorded: June 24, 1993
 Entry Number: 1233008
 Book: 1 Page: 1669 / 0436
 SURVEY FINDINGS: PLOTTED AS DESCRIBED AND SHOWN HEREON(SEE NOTE 6)
14. EASEMENT AND CONDITIONS CONTAINED THEREIN
 Grantor: 12TH STREET PROPERTIES, L.C., A UTAH LIMITED LIABILITY COMPANY
 T & K MARRIOTT, A UTAH LIMITED LIABILITY COMPANY
 Location: SEE DEED
 Purpose: A PERPETUAL EASEMENT, OVER, ALONG, UNDER AND ACROSS THAT CERTAIN PARCEL OF REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO FOR THE INSTALLATION, MAINTENANCE AND CONTINUED USE OF SURFACE/SUB-SURFACE STORM WATER DRAINAGE PIPELINE SYSTEM
 Dated: April 21, 1994
 Recorded: May 11, 1994
 Entry Number: 1291170
 Book: 1 Page: 1715 / 1146
 SURVEY FINDINGS: PLOTTED AS DESCRIBED AND SHOWN HEREON.
15. EASEMENT AND CONDITIONS CONTAINED THEREIN
 Grantor: T & K MARRIOTT, L.C., A UTAH LIMITED LIABILITY COMPANY
 Grantee: 12TH STREET PROPERTIES, L.C., A UTAH LIMITED LIABILITY COMPANY
 Location: SEE DEED
 Purpose: A PERPETUAL EASEMENT, OVER, ALONG, UNDER AND ACROSS THAT CERTAIN PARCEL OF REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO FOR THE INSTALLATION, MAINTENANCE AND CONTINUED USE OF SURFACE/SUB-SURFACE STORM WATER DRAINAGE PIPELINE SYSTEM
 Dated: April 21, 1994
 Recorded: May 11, 1994
 Entry Number: 1291171
 Book: 1 Page: 1715 / 1149
 SURVEY FINDINGS: PLOTTED AS DESCRIBED AND SHOWN HEREON
16. AGREEMENT
 Dated: November 16, 1990
 By and Between: THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES AND THE WILSON IRRIGATION COMPANY
 Recorded: May 17, 1996
 Entry Number: 1406857
 Book: 1806 Page: 2976
 SURVEY FINDINGS: AFFECTS ALL OF SECTION 24
 EASEMENT TO USE DISTRIBUTION SYSTEM
 Dated: October 25, 1990
 Grantor: WILSON IRRIGATION COMPANY
 Grantee: STATE OF UTAH ACTING THROUGH THE BOARD OF WATER RESOURCES
 Location: NO EXACT LOCATION
 Purpose: AN EASEMENT TO USE THE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES, PIPELINES AND ALL APPURTENANT WORKS AND FACILITIES OF THE WEBER-COBLE ELDER CONSERVATION DISTRICT.
 Recorded: May 17, 1996
 Entry Number: 1406858
 Book: 1806 Page: 2985 (NO EXACT LOCATION)
 SURVEY FINDINGS: AFFECTS ALL OF SECTION 24
17. APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND 1969 FARMLAND ASSESSMENT ACT
 Recorded: August 29, 2008
 Entry Number: 2362163
 SURVEY FINDINGS: NOTHING TO PLOT
18. CERTIFICATE OF CREATION
 Dated: December 1, 2014
 Recorded: January 20, 2015
 Entry Number: 2718461
 SURVEY FINDINGS: AFFECTS ENTIRE PARCEL
19. RESOLUTION
 Purpose: SEE DEED
 Recorded: October 1, 1991
 Entry Number: 1153737
 Book: 1 Page: 1609 / 0390
 SURVEY FINDINGS: AFFECTS ALL OF SECTION 24
20. TRUST DEED
 Dated: September 10, 1990
 Amount: \$432,000.00
 Trustor: CHRISTIANSEN BROTHERS, INC. EMPLOYEE STOCK OWNERSHIP TRUST Beneficiary: FIRST INTERSTATE BANK OF UTAH, N.A.
 Trustee: FIRST INTERSTATE BANK OF UTAH, N.A.
 Recorded: October 1, 1990
 Entry Number: 1120271
 Book: 1587 Page: 1587
 SURVEY FINDINGS: NO DOCUMENT PROVIDED
21. WARRANT FOR DELINQUENT TAX
 Filed By: STATE TAX COMMISSION OF UTAH
 Against: EDGE HOLDINGS LLC DBA EDGE LAN
 Amount: \$896.89
 Civil Number: 136900080
 Dated: January 7, 2013
 SURVEY FINDINGS: NOTHING TO PLOT
22. JUDGMENTS WERE CHECKED AGAINST THE FOLLOWING NAMES: EDGE HOLDINGS LLC
 SIERRA RV
 SURVEY FINDINGS: NOTHING TO PLOT
23. A 24 MONTH VESTING CHAIN OF TITLE HAS BEEN DONE AND THE FOLLOWING ITEMS WERE FOUND TO BE OF RECORD: NONE
 SURVEY FINDINGS: NOTHING TO PLOT
24. NOTICE TO APPLICANT: THE LAND HEREIN MAY BE SERVICED BY CITIES, IMPROVEMENT DISTRICTS, OR UTILITY COMPANIES THAT PROVIDED MUNICIPAL TYPE SERVICES FOR WATER, SEWER, ELECTRICITY OR OTHER SERVICES THAT DO NOT RESULT IN A LIEN, BUT FOR WHICH SERVICES MAY BE TERMINATED IN THE EVENT OF NON-PAYMENT OF SERVICE CHARGES TO DATE OR TRANSFER FEES. ALTHOUGH THE COMPANY ASSUMES NO LIABILITY THEREFORE, YOU ARE URGED TO MAKE INVESTIGATION INTO SUCH MATTERS.
 SURVEY FINDINGS: NOTHING TO PLOT
25. NOTE: ANY MATTER IN DISPUTE BETWEEN YOU AND THE COMPANY MAY BE SUBJECT TO ARBITRATION AS AN ALTERNATIVE TO COURT ACTION. YOU MAY REVIEW A COPY OF THE ARBITRATION RULES AT <http://www.alta.org>. ANY DECISION REACHED BY ARBITRATION SHALL BE BINDING UPON BOTH YOU AND THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY STATE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION
 SURVEY FINDINGS: NOTHING TO PLOT

CIR

ENGINEERING, L.L.C.

3032 SOUTH 1030 WEST, SUITE 202
 SLC, Utah 84119 - 801-949-6296

Recorder

PAGE 10F2

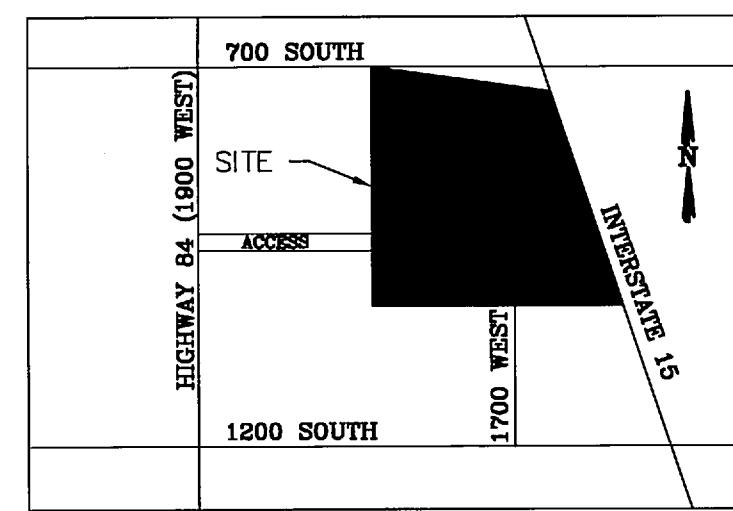
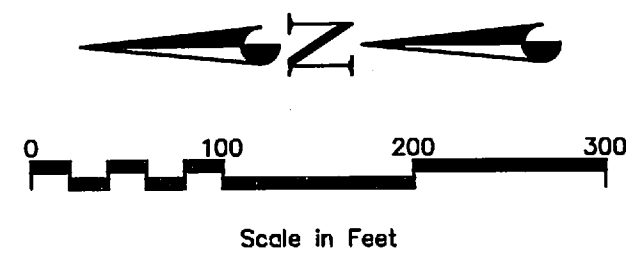
7/9/15

SCALE 1"=100'

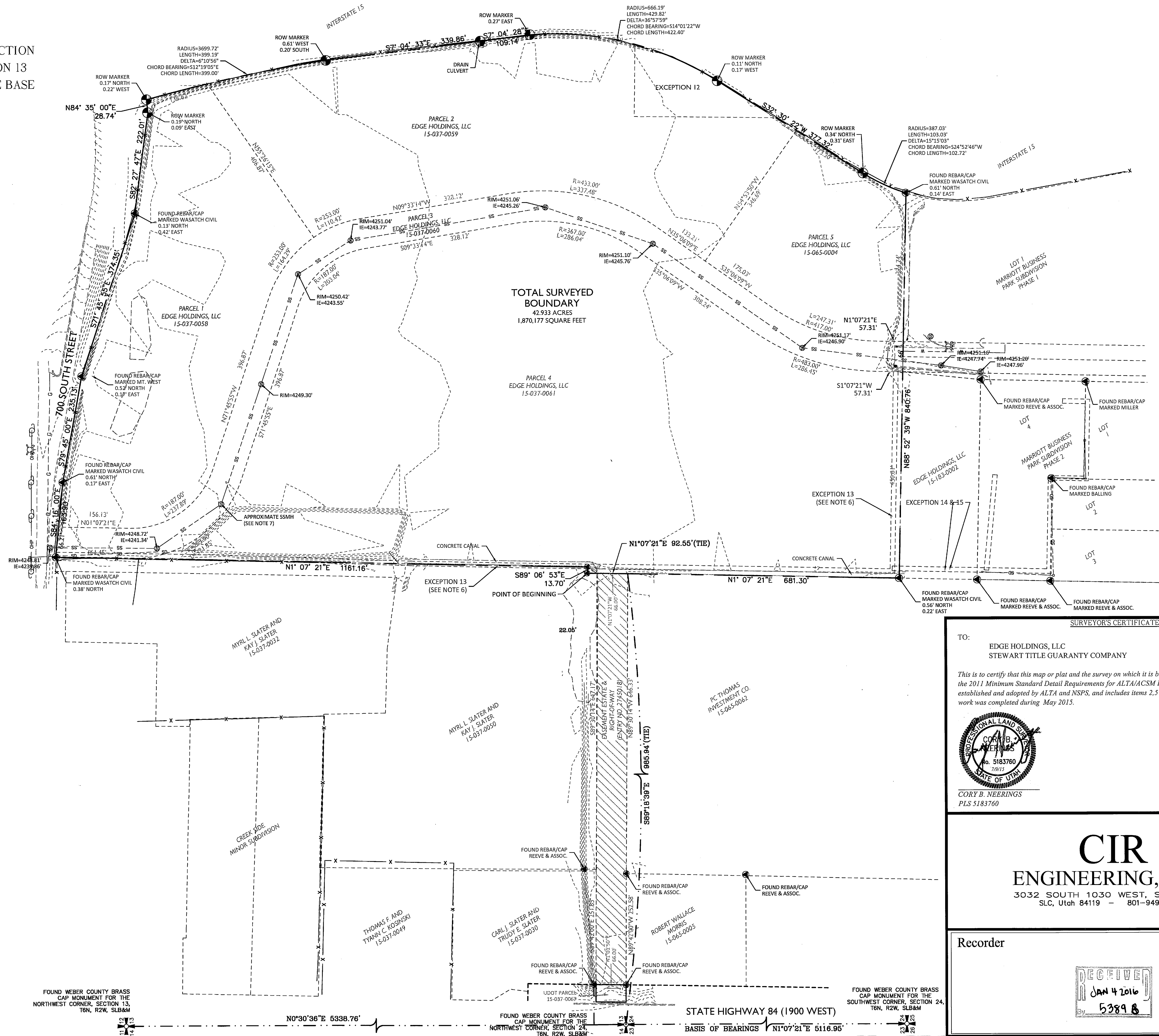
ALTA

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24 AND THE SOUTHWEST QUARTER OF SECTION 13 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



VICINITY MAP (N.T.S.)



SURVEYOR'S CERTIFICATE

TO: EDGE HOLDINGS, LLC
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 2, 5 and 11 from Table A. The field work was completed during May 2015.

CORY B. NEERINGS
PLS 5183760

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

Recorder

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7/9/15
SCALE 1"=100'
ALTA

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