

VICINITY MAP
Not to Scale

EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title Report prepared by Commonwealth Land Title Insurance Company, Sandstone Shopping Center, LLC, and Founders Title Company, Nebraska Corporation; File No. 15-020073, Effective Date: September 7, 2015 at 12:00 a.m.

EXCEPTION NO. 1-11 (NOTHING TO PLOT): Not a Survey related matter.

EXCEPTION NO. 12 (NOT PLOTTED EXACT LOCATION NOT DISCLOSED): Right of way dated March 19, 1929 in favor of Ogdan Gas Company, a Utah Corporation, recorded April 22, 1929 in Book "S" of Leases, Page 104. (As shown on plat map)

EXCEPTION NO. 13 (PLOTTED AFFECTS THE NORTHERLY PORTION OF LOT 1): An easement over, across or through the land for the pipeline purposes and incidental purposes, in favor of Wasatch Gas Company as disclosed by that certain Warranty Deed recorded December 31, 1968 in book 907 at Page 235 of official records. (as shown on the Survey of Reeve & Associates Inc. dated May 23, 2007, last revised August 30, 2007, Job No. 1756-10).

EXCEPTION NO. 14 (NOTHING TO PLOT): Resolution of the Board of County Commissioners of Weber County creating and establishing a Special Services District recorded January 24, 2006 s Entry No. 2156401 of official records.

EXCEPTION NO. 15 (PLOTTED AFFECTS THE EAST AND WEST LINES OF LOT 1): Terms and Conditions of Declaration of Easements, including an easement for ingress and egress, but not for parking in favor of Lot 2, recorded September 24, 2007, as Entry No. 2293736 and as shown on the Survey of Reeve & Associates, Inc., dated May 23, 2007, last revised August 30, 2007, Job No. 1756-10.

EXCEPTION NO. 16 (PLOTTED AFFECTS THE NORTH, EAST, SOUTH AND WEST LINES OF LOT 1): Easements for Public utilities, shared use ingress and egress and 30' gas line as shown on the recorded plat.

EXCEPTION NO. 17 (PLOTTED AFFECTS THE EAST AND WEST LINES OF LOT 1): terms conditions and easements contained in declaration of easement recorded 09/24/07 as entry no. 2293736.

EXCEPTION NO. 18 (PLOTTED AFFECTS THE SOUTHERLY PORTION OF LOT 1): Underground right of way easement and conditions contained therein: grantor: sandstone shopping center, LLC grantee: PacifiCorp, an Oregon Corp. DBA Rocky Mountain Power recorded: 06/23/15 Entry no: 2742120 Book/Page: N/A

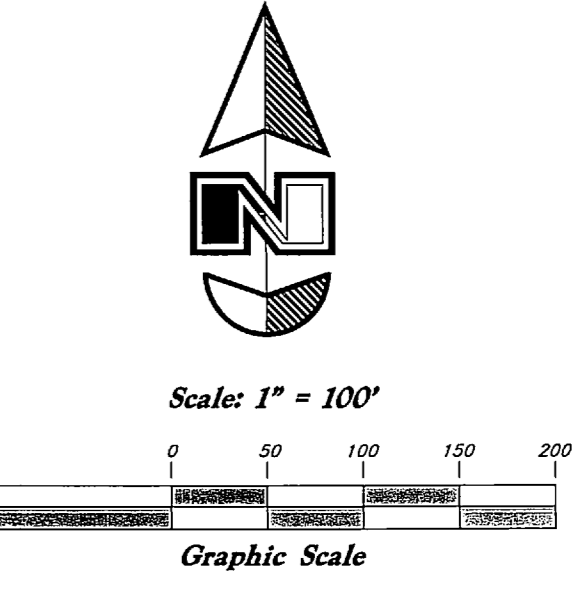
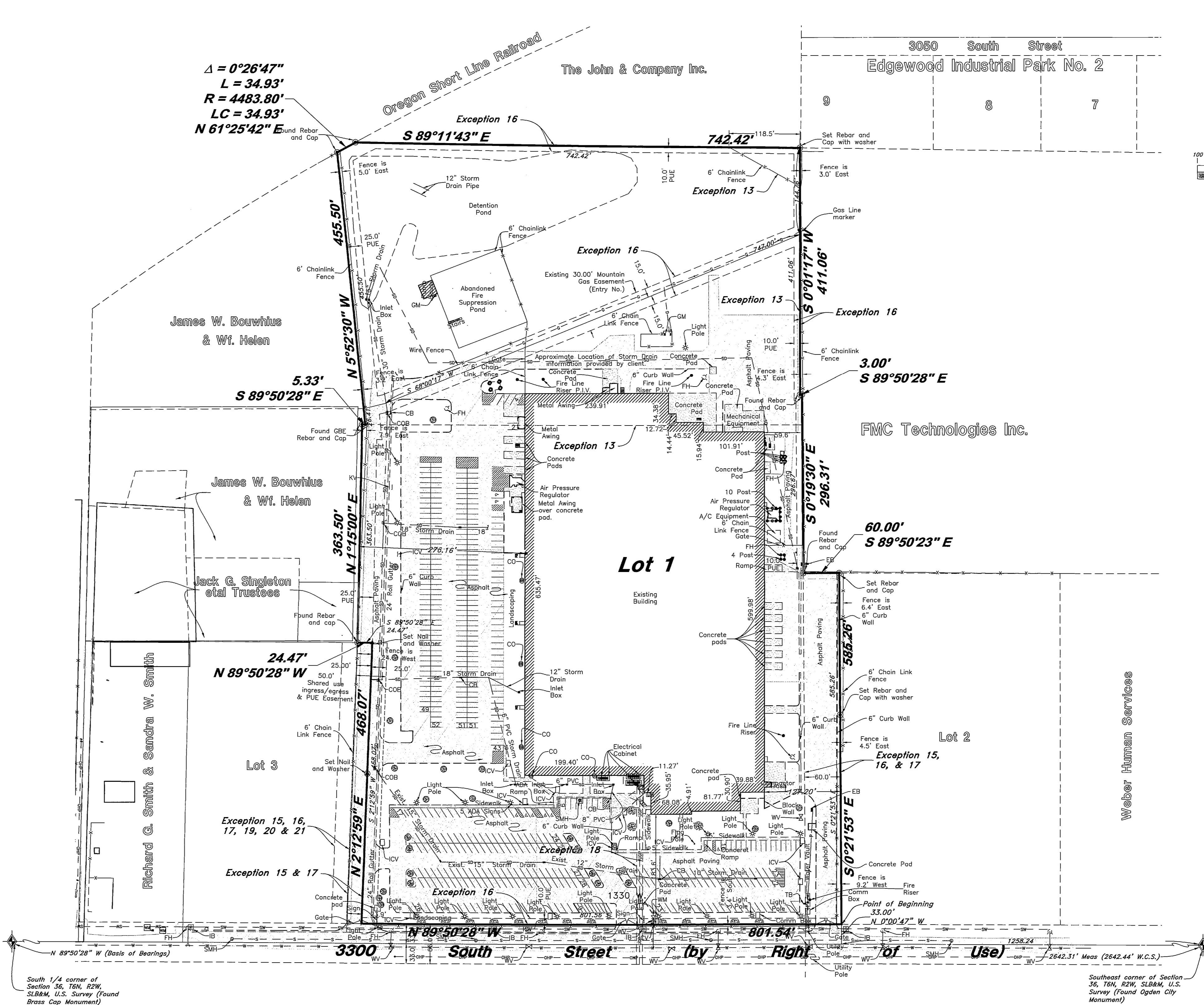
EXCEPTION NO. 19 (PLOTTED AFFECTS THE EAST AND WEST LINES OF LOT 1): A Deed of Trust given to secure a note bearing even date thereof, with interest thereon, payable as therein provided, said Deed of Trust being in the amount of \$5,300,000.00, dated August 31, 2007, executed by SANDSTONE SHOPPING CENTER, LLC, as TRUSTOR, in favor of COMMONWEALTH LAND TITLE INSURANCE COMPANY, as TRUSTEE, and EQUITRUST LIFE INSURANCE COMPANY, as BENEFICIARY, recorded August 31, 2007, as Entry No. 2289251, of Official Records.

Modification Agreement Recorded 11/20/08 as Entry No. 2376392.

EXCEPTION NO. 20 (PLOTTED AFFECTS ALL OF LOT 1):
Financing Statement
Debtor: Sandstone Shopping Center, LLC
Creditor: Equitrust Life Insurance Company
For: Collateral as additional Security
Recorded: August 31, 2007
Entry No.: 2289253
Book/Page: N/A

EXCEPTION NO. 21 (PLOTTED DOES NOT AFFECT PROPERTY):
Financing Statement
Debtor: Sandstone Shopping Center, LLC
Creditor: Equitrust Life Insurance Company
For: Collateral as additional Security
Recorded: 12/20/12
Entry No.: 2611656
Book/Page: N/A

EXCEPTION NO. 22-24 (NOTHING TO PLOT): Not a Survey related matter.



Legend
(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Gas Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Electrical Box
- Catch Basin
- Cleanout Box
- Sewer Manhole
- Root Drain
- Fire Hydrant
- Water Valve
- Storm Drain
- Water Manhole
- Storm Drain Manhole
- Sewer Manhole
- Irrigation Box
- Irrigation Manhole
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Fire Department Connection
- Finish Contour
- Ext. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- Concrete
- Spill
- Curb & Gutter
- Gas Meter
- Telephone Box
- Power Line
- Fiber Optic Line
- Power Pole
- Centerline
- Existing Building
- Set Nail & Washer
- Set Rebar & Cap
- w/ Fencepost
- Set Hub & Tack
- Found Manometer
- Found Section Corner
- Radial Line (Rad.)
- Non-Radial Line (N/R)
- Public Utility Easement (P.U.E.)
- Ogdan City Surveyor (O.C.S.)
- Weber County Surveyor (W.C.S.)

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
All of Lot 1, Wall Commercial Subdivision, Ogdan City, Weber County, Utah.
Contains 22.849 Acres

PARKING STALLS

Standard Parking = 490 Stalls
ADA Parking = 9 Stalls
Motorcycle Parking = 9 Stalls

NOTES

- There is no evidence of the site being used as a solid waste dump.
- Evidence exists of recent construction on site within the last few years with the extension of existing building, detention facilities, and parking areas.

ZONING

As per Optional Item 6 of Table B, Subject Property was found in RMU and RMF 35 Zoning but no specific zoning information was provided by client at the time of the survey.

FLOOD ZONE

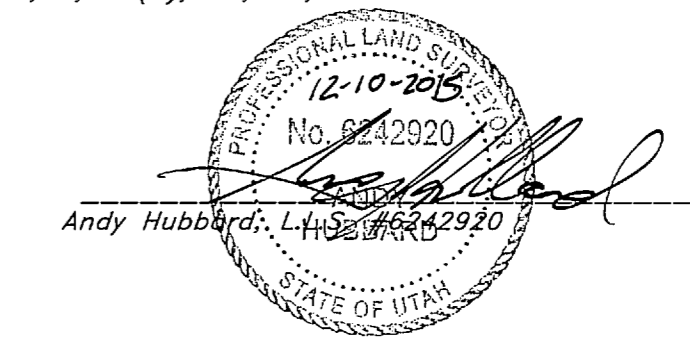
The property lies entirely within flood zone "X" (unshaded) as shown on the FEMA Flood Insurance Rate Map for Salt Lake County, Utah and Incorporated Areas Map No. 49057C0426E dated December 16, 2005, (Community Panel No 4901890426E). Flood Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% Annual Chance Floodplain".

NARRATIVE

This Survey was requested by Mr. Blair Wall for the purpose of updating an Alta Survey performed by Great Basin Engineering Dated 15 Oct, 2003.
A Brass Cap monument was found at the South 1/4 corner and an Ogdan City Monument was found at the Southeast corner of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. A line bearing North 89°50'28" West between these two Monuments was used as the basis of bearings.
Property corners were set as depicted on this drawing.

SURVEYOR'S CERTIFICATE

To Commonwealth Land Title Insurance Company, Founders Title Company, Sandstone Shopping Center, LLC, and NSC Properties, LLC, Ogdan City, a Utah Municipal Corporation;
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM, and NSPS in 2011, shall meet the accuracy requirements of an urban survey, and shall include Optional Table "A" items 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11(b), 13, 16, and 18 of Table A thereof.



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ALTA/ACSM Land Title Survey
Wall Commercial Subdivision
1330 West 3300 South
Ogdan City, Weber County, Utah
A part of the Section 36 T6N, R2W, SL&M, U.S. Survey

10 Dec, 2015

SHEET NO.
1