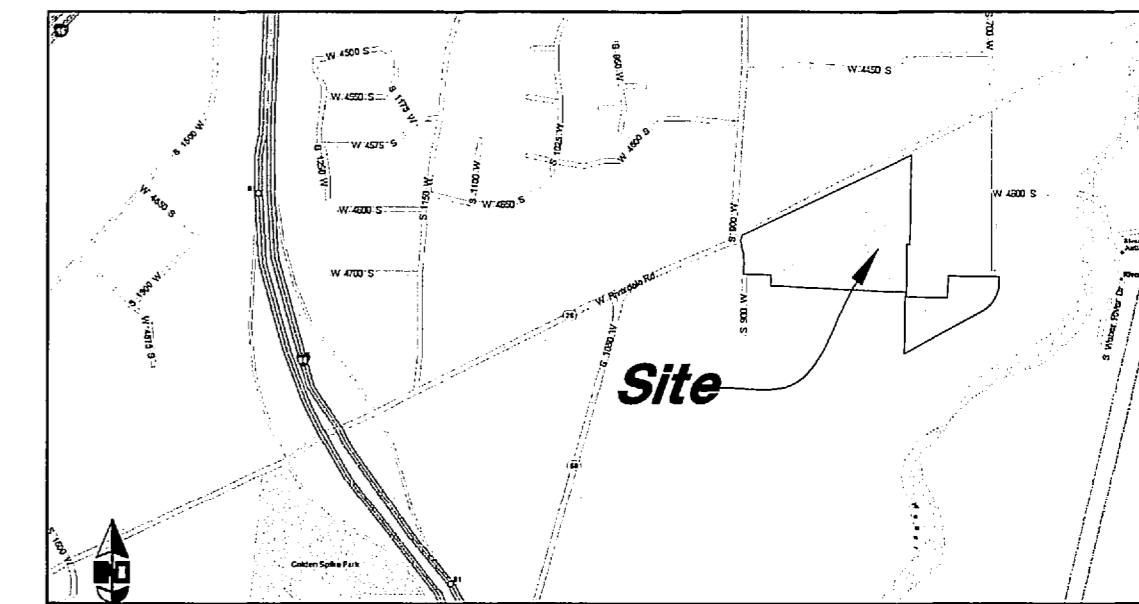


Title Information

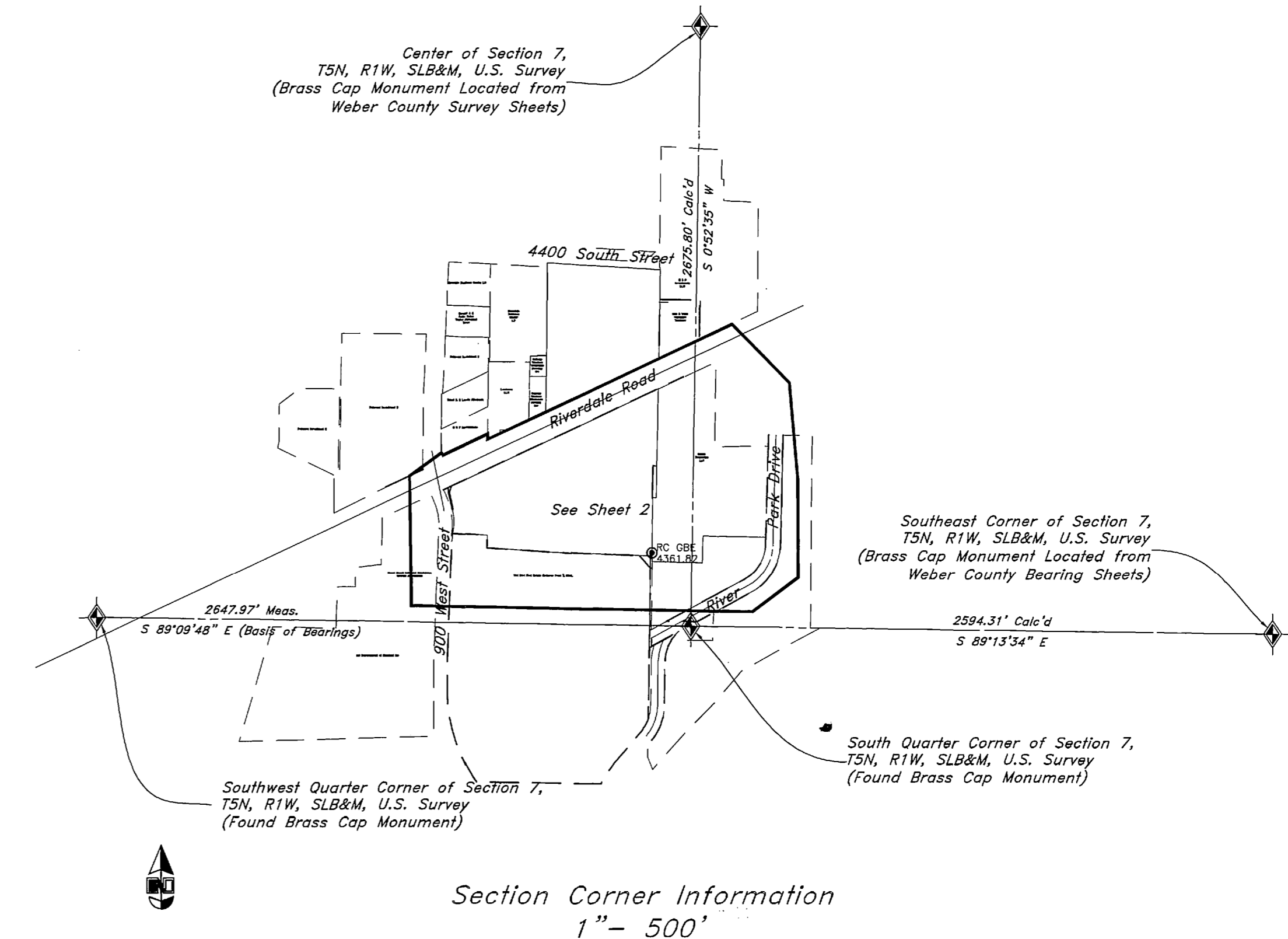
This survey was completed using Commitment for Title Insurance issued by Stewart Title Insurance Agency of Utah, Inc. under File No. 01459-14490 2nd Amendment dated December 09, 2015 @ 8:00 A.M.

The following survey related items are listed from Schedule B - Section 2 of the title report.

- EXCEPTIONS NO 1-13, 36; 44-47:** Not Survey Related Matters
- EXCEPTION NO 14 (NOT PLOTTED, DOCUMENT WAS NOT LEGIBLE TO BE ABLE TO DEPICT LOCATION OF EASEMENT):** Subject to a 14 foot Right-of-Way as reserved in that certain Warranty Deed Recorded August 23, 1911 in Book 67, Page 278 of Official Records. (Parcel 5)
- EXCEPTION NO 15 (PLOTTED, AFFECTS RIVERDALE ROAD):** Possible irrigation ditches along the State Highway as permission was granted in Deed to State Road Commission of Utah, Recorded March 15, 1944, as Entry No. 82195, in Book 189, Page 212, and reRecorded April 17, 1944 as Entry No. 83115, in Book 192, Page 213 of Official Records, to relocate outside the Right-of-Way, all irrigation ditches existing within the limits of said Right-of-Way.
- EXCEPTION NO 16 (PLOTTED, AFFECTS RIVERDALE ROAD):** Possible irrigation ditches along the State Highway as permission was granted in Deed to State Road Commission of Utah, Recorded April 17, 1944, as Entry No. 82805, in Book 192, Page 5, of Official Records, to relocate outside the Right-of-Way, all irrigation ditches existing within the limits of said Right-of-Way.
- EXCEPTION NO 18 (PLOTTED, AFFECTS SOUTH OF THE OVERALL BOUNDARY LINE):** Deed of Easement upon the terms and conditions therein provided, in favor of Weber Basin Water Conservancy District, Recorded March 7, 1958 as Entry No. 290077, in Book 573, Page 219, of Official Records.
- EXCEPTION NO 19 (PLOTTED, AFFECTS THE NORTH LINE OF PARCELS 1):** A Right-of-Way and easement for electrical transmission and incidental purposes as created in favor of Utah Power & Light Company Recorded January 4, 1963 as Entry No. 394174, in Book 731, Page 125, of Official Records.
- EXCEPTION NO 20 (PLOTTED, AFFECTS THE NORTH LINE OF PARCEL 1):** A Right-of-Way and easement for electrical transmission and incidental purposes as created in favor of Utah Power & Light Company Recorded January 4, 1963 as Entry No. 394175, in Book 731, Page 126, of Official Records.
- EXCEPTION NO 21 (PLOTTED, AFFECTS THE PROPERTIES TO THE EAST OF THIS SITE):** A Right-of-Way easement for Communication Facilities and incidental purposes as created in favor of Mountain States Telephone and Telegraph Company and/or Qwest Communications Recorded October 30, 1972 as Entry No. 581430, in Book 1008, Page 174, of Official Records. (Per Title Report Documents, should affect Parcels 4 & 5: Description is in error)
- EXCEPTION NO 22 (PLOTTED, AFFECTS PROPERTIES TO THE EAST OF THIS SITE):** A Right-of-Way easement for Communication Facilities and incidental purposes as created in favor of Mountain States Telephone and Telegraph Company and/or Qwest Communications Recorded August 6, 1974 as Entry No. 620548, in Book 1061, Page 91, of Official Records. (Parcel 2)
- EXCEPTION NO 23 (PLOTTED, AFFECTS THE NORTH AND CENTER OF PARCEL 1):** A Right-of-Way easement for Communication Facilities and incidental purposes as created in favor of Mountain States Telephone and Telegraph Company and/or Qwest Communications Recorded August 30, 1982 as Entry No. 863199, in Book 1408, Page 820, of Official Records.
- EXCEPTION NO 24 (PLOTTED, AFFECTS THE EAST PORTION OF PARCEL 1):** A Right-of-Way easement for Communication Facilities and incidental purposes as created in favor of Mountain States Telephone and Telegraph Company and/or Qwest Communications Recorded August 30, 1982 as Entry No. 863200, in Book 1408, Page 822, of Official Records.
- EXCEPTION NO 25 (PLOTTED, AFFECTS THE EAST SIDE OF THE OVERALL BOUNDARY):** A Right-of-Way and easement for electrical transmission and incidental purposes as created in favor of Utah Power & Light Company Recorded August 8, 1989 as Entry No. 1085654, in Book 1565, Page 1738, of Official Records.
- EXCEPTION NO 26 (PLOTTED AFFECTS THE EAST PORTION OF THE PARCEL 1):** 7' Utility and Drainage Easement as shown on the 700 West Street Dedication Plat Recorded February 18, 1990 as Entry No. 1101023 of Official Records.
- EXCEPTION NO 27 (PLOTTED, AFFECTS THE EAST SIDE OF THE OVERALL BOUNDARY):** Agreement and Grant of Easement, upon the terms and conditions therein provided, Recorded September 13, 1991, as Entry No. 1152051, in Book 1607, Page 2529, of Official Records.
- EXCEPTION NO 28 (PLOTTED, ABUTS THE PROPERTY ON THE WEST, BUT DOES NOT AFFECT THIS PROPERTY):** Declaration of Covenants, Conditions and Restrictions, upon the terms and conditions therein provided, Recorded July 17, 1996, as Entry No. 1418383, in Book 1816, Page 1307, of Official Records.
- EXCEPTION NO 29 (PLOTTED, AFFECTS THE WEST PORTION OF PARCEL 1):** Agreement of Easement and Restrictive Covenants, upon the terms and conditions therein provided, Recorded September 7, 2001, as Entry No. 1794066, in Book 2166, Page 533, of Official Records.
- EXCEPTION NO 30 (PLOTTED, BLANKETS THE ENTIRE PROPERTY):** Cross-Access and Easement Agreement, upon the terms and conditions therein provided, Recorded September 7, 2001, as Entry No. 1794068, in Book 2166, Page 564 of Official Records.
- EXCEPTION NO 31 (PLOTTED, AFFECTS THE SOUTH BOUNDARY LINE):** Storm Sewer Easement Agreement, upon the terms and conditions therein provided, Recorded September 7, 2001, as Entry No. 1794070, in Book 2166, Page 596, of Official Records.
- EXCEPTION NO 32 (PLOTTED, AFFECTS THE WEST PORTION OF PARCEL 1):** Easement and Right-of-Way upon the terms and conditions therein provided, in favor of Utah Department of Transportation, Recorded September 7, 2001, as Entry No. 1794071, in Book 2166, Page 609, of Official Records.
- EXCEPTION NO 33 (PLOTTED, AFFECTS THE NORTH LINE OF PARCEL 1):** Easement and Right-of-Way upon the terms and conditions therein provided, in favor of Utah Department of Transportation, Recorded September 11, 2008 as Entry No.'s 2364317, 2364324 & 2364336, of Official Records.
- EXCEPTION NO 34 (PLOTTED, AFFECTS THE NORTH LINE OF PARCEL 1):** Easement and Right-of-Way upon the terms and conditions therein provided, in favor of Utah Department of Transportation, Recorded September 11, 2008 as Entry No. 2364326, of Official Records.
- EXCEPTION NO 35 (PLOTTED, AFFECTS THE NORTH LINE OF PARCEL 1):** Easement and Right-of-Way upon the terms and conditions therein provided, in favor of Utah Department of Transportation, Recorded September 11, 2008 as Entry No. 2364329, of Official Records.
- EXCEPTION NO 38 (NOT PLOTTED, NO DOCUMENTS FOR EXCEPTION WERE PROVIDED AT THE TIME OF SURVEY):** Rights of way for canals, laterals, ditches, roads and utilities, if any, over, under or across said land including, but not limited to, the following: Riverdale Road, 900 West & 700 West.
- EXCEPTION NO 40 (NOT PLOTTED, NO DOCUMENTS FOR EXCEPTION WERE PROVIDED AT THE TIME OF SURVEY):** Any existing easements for utilities which may have been constructed through, over or under that portion of the herein described premises shown as being a portion of vacated streets and alleys.
- EXCEPTION NO 41 (NOT PLOTTED, NO DOCUMENTS FOR EXCEPTION WERE PROVIDED AT THE TIME OF SURVEY):** Easements and rights of way of record or enforceable in law and equity for any existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power, telephone, sewer, gas or water lines now existing over, under or across subject property.
- EXCEPTION NO 42 (PLOTTED, AFFECTS THE EASTERN PORTION OF THE SITE):** Legal description contained herein contains gaps and/or overlaps as disclosed by mathematical comparison of adjoining property.
- EXCEPTION NO 43 (PLOTTED):** Matters disclosed by ALTA Survey dated August 25, 2015 by Great Basin Engineering Inc., which among other things include the following: Deed description gaps, flood zone, and existing utility lines.



Vicinity Map
Not to Scale



Parcel 1:
A part of the South Half of Section 7 and part of the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base & Meridian: Beginning the intersection of the East boundary line of River Park Drive Wal-Mart Subdivision, in Riverdale City, Weber County, Utah, and the Northwesterly right of way line of River Park Drive, said point being 183.64 feet North 89°09'48" West along the Section line (Basis of Bearings) to said East boundary line and 22.67 feet South 00°49'59" West along said East boundary line from the South Quarter corner of said Section 7 to the true point of beginning and running; thence six (6) courses along said East boundary and the North boundary of said Subdivision as follows: (1) North 00°49'59" East 334.61 feet; (2) North 87°43'30" West 353.44 feet; (3) South 00°47'34" West 1.39 feet; (4) North 86°33'05" West 377.76 feet; (5) North 00°28'05" East 56.91 feet; and (6) North 87°00'00" West 151.03 feet to the East right of way line of 900 West Street; thence six (6) courses along said East right of way line as follows: (1) North 04°10'37" East 30.57 feet to the point of a non-tangent curve, of which the radius point lies North 84°15'28" West; (2) Northerly along the arc of a 235.60 foot radius curve to the left a distance of 72.53 feet (Delta Angle equals 17°38'23" and Long Chord bears North 03°04'40" West 72.25 feet); (3) North 13°00'05" West 4.36 feet; (4) North 78°20'44" East 2.00 feet; (5) North 11°43'32" West 76.76 feet; and (6) North 19°44'26" East 30.36 feet to the Southerly right of way line of Riverdale Road (SR-26 based on Right of way maps for project SP-0026(4)0, Sheets 22 & 23); thence North 64°44'34" East 1,016.23 feet along said Southerly right of way line to the West line of property described by that Judgment and Quiet Title Decree recorded January 18, 1994 as Entry No. 1269338, in Book 1698, Page 2567; thence six (6) courses along the said West and South line of property as follows: (1) South 01°00'35" West 486.44 feet; (2) North 88°03'25" West 15.63 feet; (3) South 00°30'47" West 283.66 feet [South 0°48'02" West 245.13 feet; thence South 89°29'13" East 1.23 feet; thence South 0°30'47" West 38.43 feet]; (4) South 88°33'19" East 224.23 feet; (5) North 01°26'41" East 120.00 feet; (6) South 88°33'19" East 279.47 feet to said Northwesterly right of way line of River Park Drive; thence three (3) courses along said Northwesterly right of way line as follows: (1) South 01°26'41" West 32.56 feet to the point of a non-tangent curve, of which the radius point lies North 88°33'17" West; (2) Southwesterly along the arc of a 183.15 foot radius curve to the right a distance of 192.06 feet (Delta Angle equals 60°04'56" and Long Chord bears South 31°29'11" West 183.38 feet); and (3) South 61°31'41" West 478.70 feet to the point of beginning.

Parcel 1-A:
A right of way created by that dedication plat of River Park Drive Wal-Mart Subdivision recorded September 7, 2001 as Entry No. 1794108 over and across that portion shown as "H&P Investments access easement".
Containing 565,167.26 square feet or 12.9745 acres, more or less.

Flood Plain

Property is located in Zone "X" (No Shading and Zone X (Shading): Areas determined to be outside of the 0.2% annual chance flood plane" (No Shading), and "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood" according to:
- Flood Insurance Rate Map No. 49057C0436F
- Effective Date of June 2, 2015.
And
Property is located in Zone "X" (No Shading and Zone X (Shading): Areas determined to be outside of the 0.2% annual chance flood plane" (No Shading) according to:
- Flood Insurance Rate Map No. 49057C0417F
- Effective Date of June 2, 2015

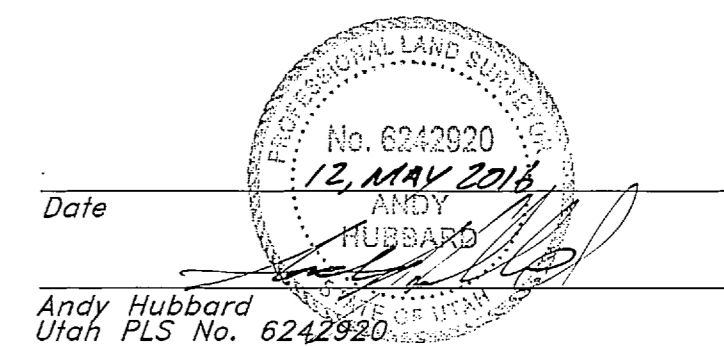
Narrative
This Survey update was requested by Mr. James Rumpsa of Cutrbus for the purpose of showing the current conditions of this site, as well as Title Purposes.
A line between monuments found for the South Quarter Corner and the Southwest Corner of Section 7 was assigned the bearing of S 89°09'48" East as the Basis of Bearings.
Property Corners were set as depicted on this Survey.

- Notes**
- Utilities shown are from observed evidence on the site and records available at the time of the survey, and confirmed with information provided by utility companies at the time the survey was completed.
 - There is no observed evidence of current earth moving work, building construction, or building additions.
 - No information was available from Riverdale City regarding proposed changes in Street Right-of-Way. No observed evidence of streets or sidewalk construction or repairs.
 - No encroachments were found other than what is shown on the drawing.

Certification
To H & P Investments who also acquired title as H & P Investment and H & P Inv. LLC and Stewart Title Insurance Agency of Utah, Inc.:

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, and NSPS in 2005, and includes Items 1, 2, 4, 5, 7(a), 8, 11(b), 13, 14 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of Survey: January 13, 2016
Fieldwork Completed: September 11, 2015



RECEIVED
DEC 29 2016
BY: 5631A

ALTA/ACSM Survey
Cutrbus - Riverdale
 Approx. 850 West Riverdale Road
 Riverdale City, Weber County, Utah
 A part of Section 7, T5N, R1W, SLB&M, U.S. Survey

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 B.L.C. (801)521-0222
 WWW.GRETBASINENGINEERING.COM

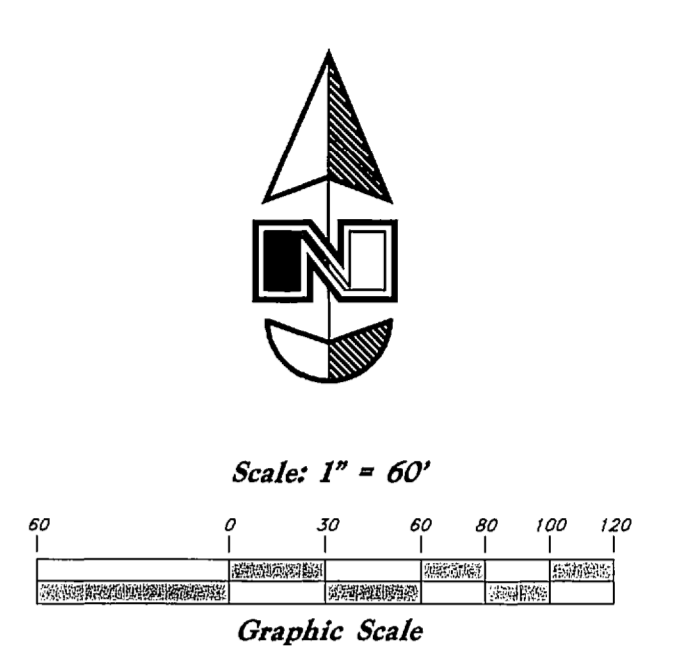
12 May, 2016
 SHEET NO. 1 of 2
 15N234

- LEGEND**
- Centerline
 - TA Buried Telephone line
 - EA Overhead Telephone line
 - OHP Overhead Power line
 - UGP Underground Power line
 - SP Service Pole
 - LP Sanitary Sewer line
 - SW Cullinary Water line
 - W Gas line
 - SD Storm Drain line
 - SW Secondary Waterline
 - LD Land Drain line
 - IW Irrigation Waterline
 - Fence
 - Power Pole
 - Post
 - Water Meter
 - Gas Meter
 - Telephone Box
 - Sewer Manhole
 - Drain Manhole
 - Water Manhole
 - Cleanout Box
 - Set Rebar & Cap

- TA Top of Asphalt
- EA Edge of Asphalt
- NG Natural Ground
- LG Lip of Gutter
- SP Service Pole
- LP Light Pole
- CP Catch Basin
- DP Diversion Box
- FH Fire Hydrant
- DIT Flowline of Ditch
- TOE Toe of Slope
- TOP Top of Slope
- CO Cleanout
- FC Fence
- DMH Drain Manhole
- WM Water Manhole
- GM Gas Meter
- Spot Elevation
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- Record Information

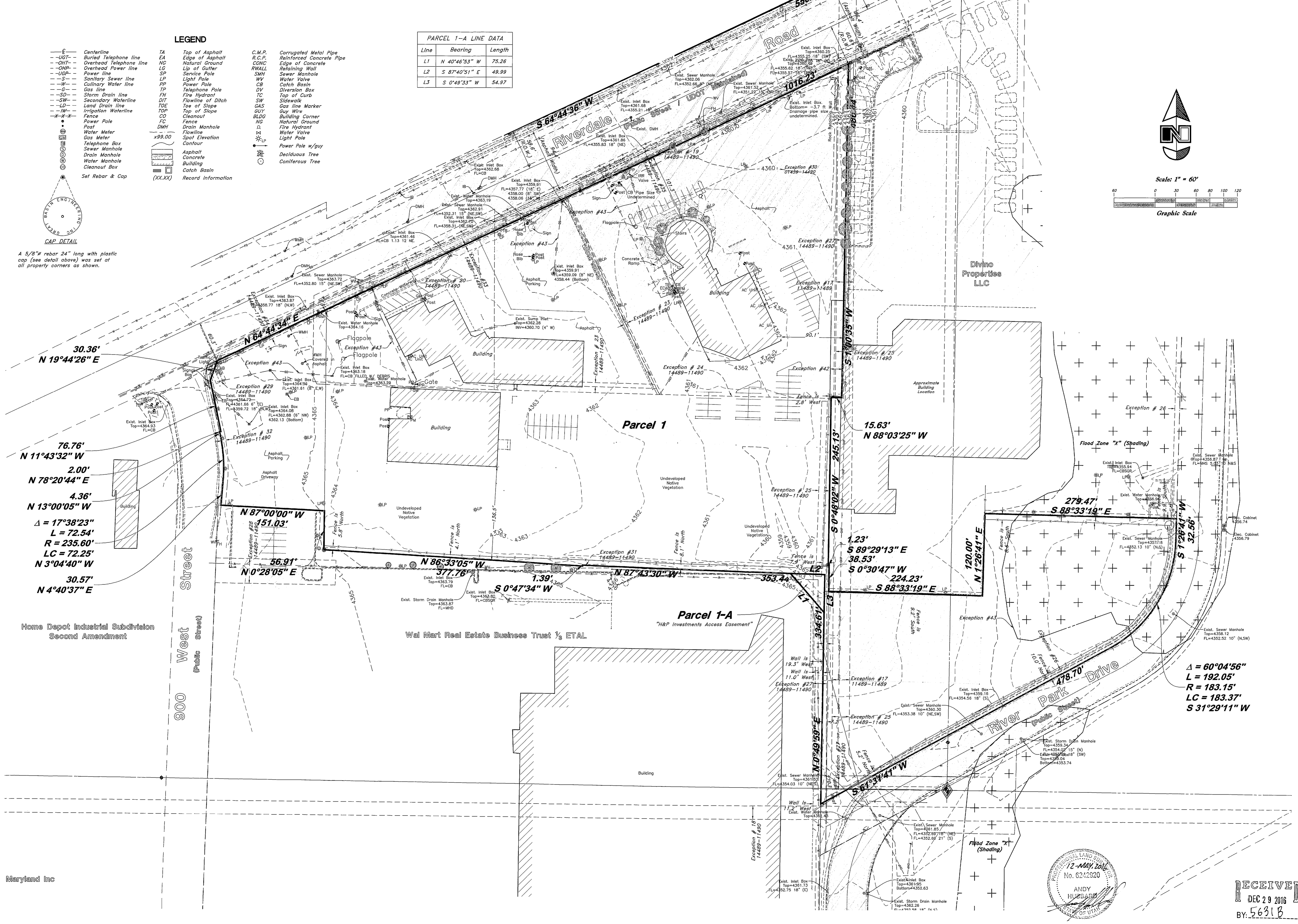
PARCEL 1-A LINE DATA

Line	Bearing	Length
L1	N 40°46'53" W	75.26
L2	S 87°40'51" E	49.99
L3	S 0°49'33" W	54.97



CAP DETAIL

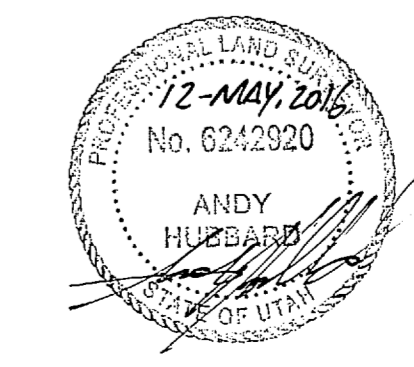
A 5/8" rebar 24" long with plastic cap (see detail above) was set at all property corners as shown.



Home Depot Industrial Subdivision
Second Amendment

Wai Mart Real Estate Business Trust 1/3 ETAL

Maryland Inc



RECEIVED
DEC 29 2016
BY: 5631B

ALTA/ACSM Survey

Cutrubus - Riverdale

Approx. 850 West Riverdale Road
Riverdale City, Weber County, Utah

A part of Section 7, T5N, R1W, SLB&M, U.S. Survey

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12 May, 2016

SHEET NO. **2** of 2

15N234