

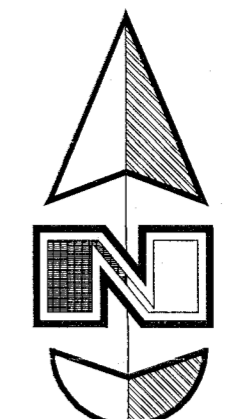
VICINITY MAP

PARKING STALLS

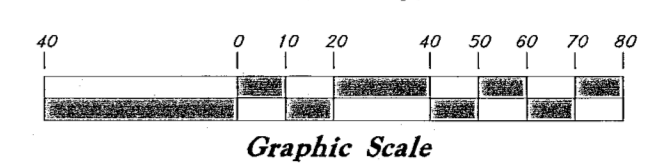
Total Parking Stalls = 49
Specified as Accessible = 1

LEGEND

| | | | | |
|-------------------------|-------------|------------------------|--------|--------------------------|
| Centerline | TA | Top of Asphalt | C.M.P. | Corrugated Metal Pipe |
| Buried Telephone line | EA | Edge of Asphalt | R.C.P. | Reinforced Concrete Pipe |
| Overhead Telephone line | NG | Natural Ground | CONC | Edge of Concrete |
| Overhead Power line | LC | Lip of Gutter | RWALL | Retaining Wall |
| Power line | FC | Service Pole | SMH | Sewer Manhole |
| Sanitary Sewer line | LP | Light Pole | WV | Water Valve |
| Culinary Water line | UP | Utility Pole | NH | Irrigation Manhole |
| Gas line | CP | Telephone Pole | CB | Catch Basin |
| Storm Drain line | FH | Fire Hydrant | DV | Division Box |
| Secondary Waterline | DIT | Flowline of Ditch | TC | Top of Curb |
| Land Drain line | TD | Top of Slope | SW | Staircase |
| Irrigation Waterline | TOP | Top of Slope | GAS | Gas Line Marker |
| Fence | CO | Cleanout | GUY | Guy Wire |
| Power Pole | FC | Flowline | BLDC | Building Corner |
| Post | DMH | Drain Manhole | LS | Landscape |
| Water Meter | IB | Irrigation Control Box | NG | Natural Ground |
| Gas Meter | FL | Flowline | O.C.S. | Ogden County Survey |
| Telephone Box | x99.00 | Spot Elevation | FD | Fire Hydrant |
| Sewer Manhole | Contour | Contour | WV | Water Valve |
| Drain Manhole | Asphalt | Asphalt | LP | Light Pole |
| Water Manhole | Concrete | Concrete | LP | Light Pole w/guy |
| Cleanout Box | Catch Basin | Catch Basin | DT | Deciduous Tree |
| | | | CT | Coniferous Tree |



Scale: 1" = 40'



DESCRIPTION FROM TITLE REPORT

Parcel 1
Part of the Northwest Quarter of Section 19, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey; beginning at a point on the South line of 12th street 555.15 feet West and North 1°03' West 1050 feet, more or less, and North 89°03' West 246.0 feet from the Southeast corner of said Northwest Quarter and running thence North 89°03' West 74.0 feet; thence North 88°41'21" West, 30.00 feet; thence West 248.5 feet; thence South 558.5 feet; thence East 248.5 feet; thence South 88°25'21" East 104.02 feet, more or less, thence North 0°39'49" West 381.64 feet; thence North 1°03' West 160.0 feet, more or less, to the point of beginning. Excepting therefrom that portion if any lying within the 12th street right of way. (E#2231866) 12-100-0008

Parcel 2
The Easterly 6 feet of the Northerly 200 feet of the following described property: A part of the Northwest Quarter of Section 19, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; beginning at a point on the South right of way line of 12th street, said point being 1641.33 feet South 1°06'35" West along the Quarter Section line and 1290.36 feet North 88°41'21" West along said South right of way line from the Northeast corner of said Quarter Section; said point is also 864.76 feet North 88°41'21" West along the monument line and 33.00 feet South 1°18'39" West from the Ogden City Monumental "A" station 193+04.58 and "B" station 27+84.67 and running thence South 88°41'21" East 72.00 feet along said South right of way line; thence South 0°35'51" East 385.00 feet; thence North 88°41'21" West 72.00 feet; thence North 0°35'51" West 385.00 feet to the point of beginning. [Note: because the description of record did not contain an area for this parcel the area for this parcel was calculated by this office for tax purposes.] [Note: this transaction was not accompanied with a written notice of compliance as required by Utah Code 10-9A-605.] (E#2531827) 12-100-0031

OVERALL AS-SURVEYED DESCRIPTION

A part of the Northwest Quarter of Section 19, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Marriott-Slaterville, Weber County, Utah:
Beginning at a point on the South right-of-way line of 12th Street, said point being 1648.41 feet South 1°06'35" West along the Quarter Section line to said South right-of-way line, and 864.90 feet North 88°41'21" West along said South right of way line from the North Quarter corner of said Section 19; said point being 898.76 feet North 88°41'21" West along the monument line and 40.00 feet South 1°18'39" West from the Ogden City Monument at the intersection of said 12th Street and Sheriff's Complex drive, and running thence South 0°39'49" East 534.56 feet; thence North 88°25'21" West 363.75 feet; thence North 0°25'25" West 154.91 feet; thence South 88°41'21" East 9.35 feet; thence North 0°35'51" West 185.00 feet; thence North 88°41'33" West 6.00 feet; thence North 0°35'51" West 192.92 feet to said South right-of-way line of 12th Street; thence South 88°41'21" East 359.25 feet along said South right-of-way line to the point of beginning.
Contains: 4.390 acres.

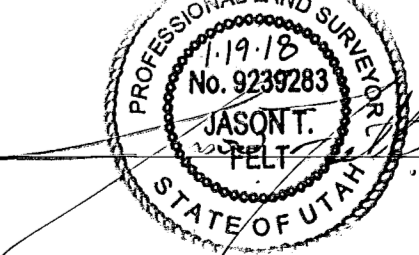
NARRATIVE

This Survey was requested by Mr. Darrel Rich of Hi-Tech Self Storage for Title purposes.
Ogden City Survey Monuments were found in 12th Street at 1200 West Street and near the entrance of Sheriff's Complex drive. A line bearing North 88°41'21" West between these Monuments was used as the basis of bearings for this survey. A Property Survey for RICH-AMCOR Dated August 25, 2006, prepared by Great Basin Engineering was used as reference for this survey. 12th Street was established using the found centerline Monuments. An ALTA/NSPS Survey prepared by Gardner Engineering, dated 1-10-17, and filed in the Weber County Surveyors office. The West line of the property was established using the RICH-AMCOR survey prepared by Great Basin Engineering. The South and East lines were established using occupation as measured on the ground and record distances rotated to match the basis of bearings.
Property Corners were placed as indicated on the Survey.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

To The Ohio National Life Insurance Company, an Ohio corporation, its successors and/or assigns; Stewart Title Guaranty Company; and HI TECH SELF STORAGE INC., a Utah 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/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, and 20 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 survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/NSPS Land Title Surveys."

RECEIVED
MAR 14 2018
BY: 5946



GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7540
WWW.GREATBASINENGINEERING.COM

ALTA/NSPS Land Title Survey
Rich - Hi-Tech Self Storage
865 West 875 West & 865 West 12th Street
Marriott-Slaterville City, Weber County, Utah
A part of Section 19, T6N, R1W, SLB&M, U.S. Survey

19 Jan 2018
SHEET NO. 1
03N426

EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title Report prepared by Stewart Title Guaranty Company, Commitment No. 17-023847, with effective date November 6, 2017 @ 12:00 a.m.

- EXCEPTION NO. 1-11 (NOTHING TO PLOT):** Not a Survey related matter.
- EXCEPTION NO. 12 (NOTHING TO PLOT):** Rights of the public and others entitled thereto, to use for street purposes that portion of the premises lying within 12th Street.
- EXCEPTION NO. 13 (NOTHING TO PLOT, NO MAP OF RECORD PROVIDED TO DETERMINE LOCATION OF CREEK):** A right of way and easement for the Creek and all facilities appurtenant to the maintenance thereof, as the same may be found to intersect the herein described property, as disclosed by map of record.
- EXCEPTION NO. 14 (NOTHING TO PLOT):** Any matters that might be disclosed by an accurate survey of said premises.
- EXCEPTION NO. 15 (DEFINED AS FOUND BY SURVEY ON THE GROUND AND DOCUMENTS PROVIDED TO SURVEYOR):** Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.
- EXCEPTION NO. 16 (NOT PLOTTED, DOES NOT AFFECT SUBJECT PARCELS):** Easement EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: Amcor, Inc.
Grantee: UTAH POWER AND LIGHT COMPANY
Dated: March 25, 1976
Recorded: November 2, 1976
Entry No.: 679744
Book/Page: 1148/697
- EXCEPTION NO. 17-19 (NOTHING TO PLOT):** Not a Survey related matter.
- EXCEPTION NO. 20 (PLOTTED, AFFECTS NORTHWESTERLY PORTION OF SUBJECT PARCELS AS INTERPRETED FROM PROVIDED DOCUMENTS):** EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: Hi Tech Self Storage Inc., a Utah Corporation
Grantee: Pacificorp, an Oregon Corporation
Dated: October 31, 2007
Recorded: July 28, 2009
Entry No.: 2426459
Book/Page: N/A
- EXCEPTION NO. 21 (PLOTTED, AFFECTS NORTHWESTERLY PORTION OF SUBJECT PROPERTY AS INTERPRETED FROM PROVIDED DOCUMENTS):** EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: Hi Tech Self Storage Inc., a Utah Corporation
Grantee: Pacificorp, an Oregon Corporation d/b/a Rocky Mountain Power
Dated: March 17, 2009
Recorded: July 28, 2009
Entry No.: 2426515
Book/Page: N/A
- EXCEPTION NO. 22-29 (NOTHING TO PLOT):** Not a Survey related matter.

ZONING INFORMATION

According to a letter prepared by Marriott-Slaterville City, dated December 5, 2017, addressed to the owner, the property is Zoned "M" (Manufacturing), and "is in compliance with the land use regulations set forth in Chapter 13.11 of Marriott-Slaterville Municipal Code." No setback requirements, height and floor space restrictions, or parking requirements were disclosed.

FLOOD PLAIN

This property lies entirely within flood zone 'X' (unshaded) as shown on FEMA Flood Insurance Rate Maps for Weber County Utah and Incorporated Areas Map Numbered 49057C0426E dated December 16, 2005, and Map Numbered 49057C0407E dated December 16, 2005. Flood Zone X (unshaded) is defined as "Areas determined to be outside the 2% Annual change floodplain."

NOTES

- Utilities shown are from observed evidence on the site and records provided at the time of the survey.
- There is no observed evidence of current earth moving work, building construction, or building additions.
- Based on other surveys performed in the area, there is evidence of a future right-of-way widening from 33 foot half-width to a 50 foot half-width.
- The nearest intersection of a public street from the subject property is East along 12th street 1352 feet to Depot Drive. Property has direct, contiguous access to 12th Street, a public right-of-way.
- On-site utility information was provided to surveyor, on site, by owner.

