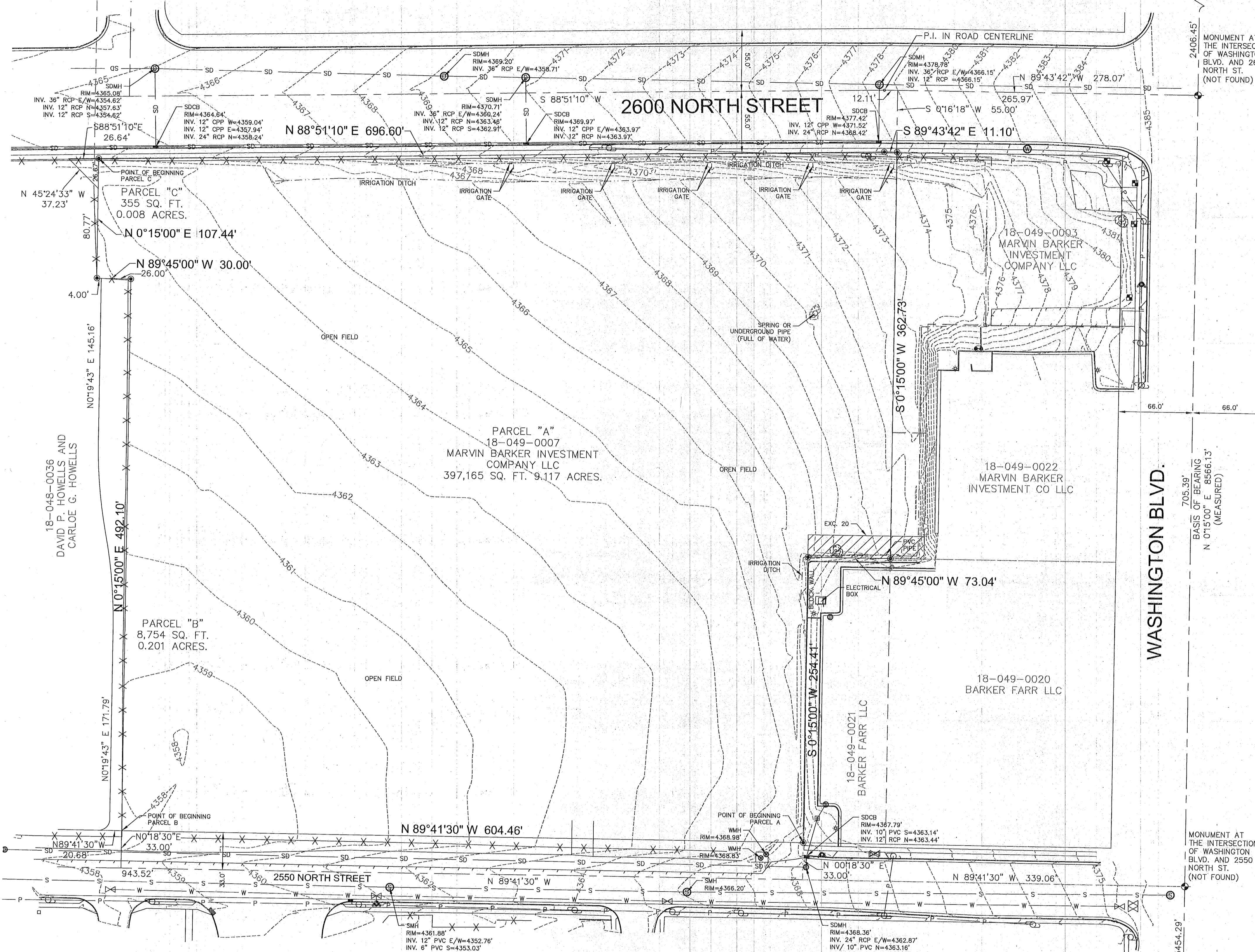


ALTA / NSPS LAND TITLE SURVEY
 APPROX. 300 EAST 2600 NORTH
 OGDEN, UTAH 84414

File No.: 17-023464
 Effective Date: January 10, 2018 at 12:00 AM
 To: C & N INVESTMENTS PROPERTIES, LLC
 MARVIN BARKER INVESTMENT COMPANY, L.L.C., A UTAH LIMITED LIABILITY COMPANY
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11, 13, 14, 16, 17, 19 and 19 of the Table A thereof. The field work was completed on January 17, 2018.



Legal Description

PART OF LOTS 15, 16, 47 AND 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT NORTH 89°41'30" WEST 273.04 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 48; AND RUNNING THENCE NORTH 89°41'30" WEST 504.46 FEET TO GEORGE I ALVORD PROPERTY, THENCE NORTH 0°15'00" EAST 492.10 FEET, THENCE NORTH 89°45'00" WEST 30.00 FEET, THENCE NORTH 0°15'00" EAST 107.44 FEET, MORE OR LESS, TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE NORTH 88°51'10" EAST 696.60 FEET, MORE OR LESS, TO THE NORTH OGDEN CITY LIMITS LINE; THENCE SOUTH 0°15'00" WEST 362.79 FEET, THENCE NORTH 89°43'42" WEST 11.10 FEET, THENCE SOUTH 0°15'00" WEST 254.41 FEET, TO BEGINNING.

As-Surveyed Descriptions

Parcel A: A parcel of land located in the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:
 Beginning at a point on the North right-of-way line of 2550 North Street said point being North 89°41'30" West 339.06 feet along the centerline of 2550 North Street and North 0°15'00" East 33.00 feet from the intersection of 2550 North Street and Washington Boulevard, said intersection location being North 0°15'00" East 5454.29 feet along the centerline of Washington Boulevard, from the brass cap monument located at the intersection of said Washington Boulevard and 1700 North Street and South 0°15'00" West 3111.84 feet along the centerline of Washington Boulevard, from the brass cap monument located at the intersection of said Washington Boulevard and Elberta drive and running:
 thence North 89°41'30" West 604.46 feet along the said north line of 2550 North Street;
 thence North 0°15'00" East 492.10 feet;
 thence North 89°45'00" West 30.00 feet;
 thence North 0°15'00" East 107.44 feet to the south right-of-way line of 2600 North Street;
 thence along the said south right-of-way line of 2600 North Street the following two courses: North 88°51'10" East 696.60 feet, and South 89°43'42" East 11.10 feet;
 thence South 0°15'00" West 362.79 feet;
 thence North 89°45'00" West 73.04 feet;
 thence South 0°15'00" West 254.41 feet to the point of beginning.
 Contains 397,165 square feet, 9.117 acres.

Parcel B: A parcel of land located in the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:
 Beginning at a point on the North right-of-way line of 2550 North Street said point being North 89°41'30" West 943.49 feet along the centerline of 2550 North Street and North 0°15'00" East 33.00 feet from the intersection of 2550 North Street and Washington Boulevard, said intersection location being North 0°15'00" East 5454.29 feet along the centerline of Washington Boulevard, from the brass cap monument located at the intersection of said Washington Boulevard and 1700 North Street and South 0°15'00" West 3111.84 feet along the centerline of Washington Boulevard, from the brass cap monument located at the intersection of said Washington Boulevard and Elberta drive and running:
 thence North 89°41'30" West 20.68 feet along the north line of 2550 North Street;
 thence northeasterly 15.70 feet along the arc of a 10.00 foot radius curve to the left, (center bears North 0°18'30" West and long chord bears North 45°19'06" East 14.14 feet, with a central angle of 89°58'47");
 thence North 0°19'43" East 171.79 feet;
 thence northerly 83.07 feet along the arc of a 430.00 foot radius curve to the left, (center bears North 89°40'17" West and long chord bears North 5°12'22" West 82.95 feet, with a central angle of 11°04'10");
 thence northerly 83.07 feet along the arc of a 430.00 foot radius curve to the right, (center bears North 79°15'33" East and long chord bears North 5°12'22" West 82.95 feet, with a central angle of 11°04'10");
 thence North 0°19'43" East 145.16 feet;
 thence South 89°45'00" East 26.00 feet;
 thence South 0°15'00" West 492.10 feet to the point of beginning.
 Contains 8,754 square feet, 0.201 acres.

Parcel C: A parcel of land located in the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:
 Beginning at a point on the South right-of-way line of 2600 North Street said point being North 89°41'30" West 973.49 feet along the center line of 2550 North Street and North 0°15'00" East 632.51 feet from the intersection of 2550 North Street and Washington Boulevard, said intersection location being North 0°15'00" East 5454.29 feet along the centerline of Washington Boulevard, from the brass cap monument located at the intersection of said Washington Boulevard and 1700 North Street and South 0°15'00" West 3111.84 feet along the centerline of Washington Boulevard, from the brass cap monument located at the intersection of said Washington Boulevard and Elberta drive and running:
 thence South 0°15'00" West 26.67 feet;
 thence North 45°24'33" West 37.23 feet to the south line of 2600 North Street;
 thence North 88°51'10" East 26.64 feet along the south line of 2600 North Street to the point of beginning.
 Contains 355 square feet, 0.008 acres.

NOTES:

- The basis of bearing is North 0°15'00" East between the found brass cap monuments found in Washington Boulevard at the intersections of 1700 North Street and Elberta Drive located in the Northeast Quarter of Section 32, Township 7 North, Range 1 West, and Salt Lake Base and Meridian as shown. The survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.
- The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
- This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
- The locations of underground utilities/structures may vary from locations shown hereon. Locations of underground utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.
- The Parcel contains 397,174 square feet or 9.117 acres.
- The Purported address of the site approx. 300 East 2600 North, Ogden, Utah 84414.
- The Parcel has access to 2550 North Street which is a public right of way.
- The Parcel lies within Zone X per the FEMA Map Number 49057C0211E, Effective Date: December 16, 2005.
- The Parcel does not lie within any wetlands per the U.S. Fish and Wildlife Wetlands Mapper.
- There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There are no proposed changes in street right of way lines or evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

LEGEND

Boundary Line	Light
Ditch Flow Line	Communications Box
Right-of-Way Line	Water Meter
Adjoiner Line	Water Valve
Street Centerline	Fire Hydrant
Fence Line	Water Manhole
Edge of Asphalt	Sewer Manhole
Sanitary Sewer Line	Storm Drain Catch Basin
Overhead Power Line	Storm Drain Manhole
Water Line	Gas Meter
Storm Drain Line	Power Pole
Exc. 20	Guy Wire
	Tree
	Property Corner
	Found Street Monument

SCHEDULE B - Section 2

13. EASEMENT AND CONDITIONS CONTAINED THEREIN:
 Grantor: C. M. Barker
 Grantee: The Mountain States Telephone and Telegraph Company
 Dated: October 25, 1918
 Recorded: November 1, 1918
 Book/Page: N/164
 EXACT LOCATION NOT DISCLOSED

Survey Findings: The location of said easement is not disclosed. This item may or may not effect the property.

14. 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.

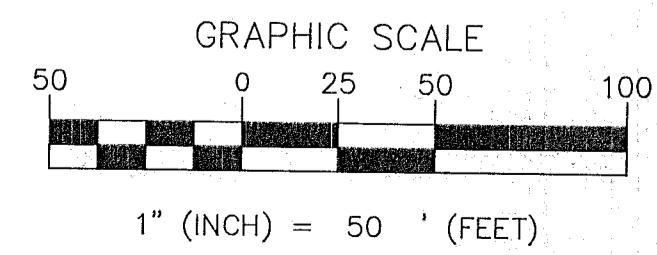
Survey Findings: Existing improvements are shown herein. This item effects the property.

15. Any matters that might be disclosed by an accurate survey of said premises.

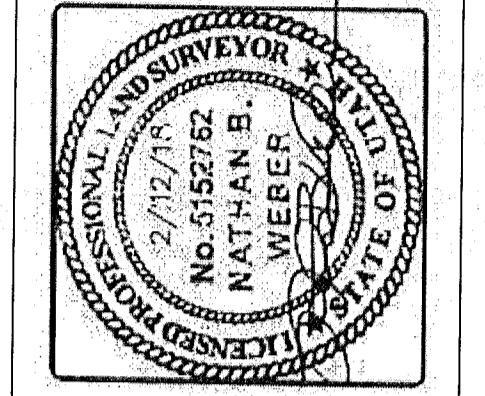
Survey Findings: This is an accurate survey of said premises. This item effects the property.

20. SUBJECT TO THE FOLLOWING: A 20.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT LOCATED OGDEN SURVEY, WEBER COUNTY, UTAH AND RUNNING THENCE SOUTH 89°45'00" WEST 273.04 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLAT B NORTH BEGINNING, AS CREATED BY WARRANTY DEED RECORDED 08/25/05, AS ENTRY NO. 2124814.

Survey Findings: The easement is located in the eastern portion of the property as shown. This item effects the property.



NO.	DATE	REVISIONS



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ALTA/NSPS LAND TITLE SURVEY
 2593 NORTH 400 EAST
 NORTH OGDEN, UTAH

KIMLEY-HORN

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DATE PLOTTED 2/23/2018
 JOB No. 18-013
 SHEET 1 OF 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN