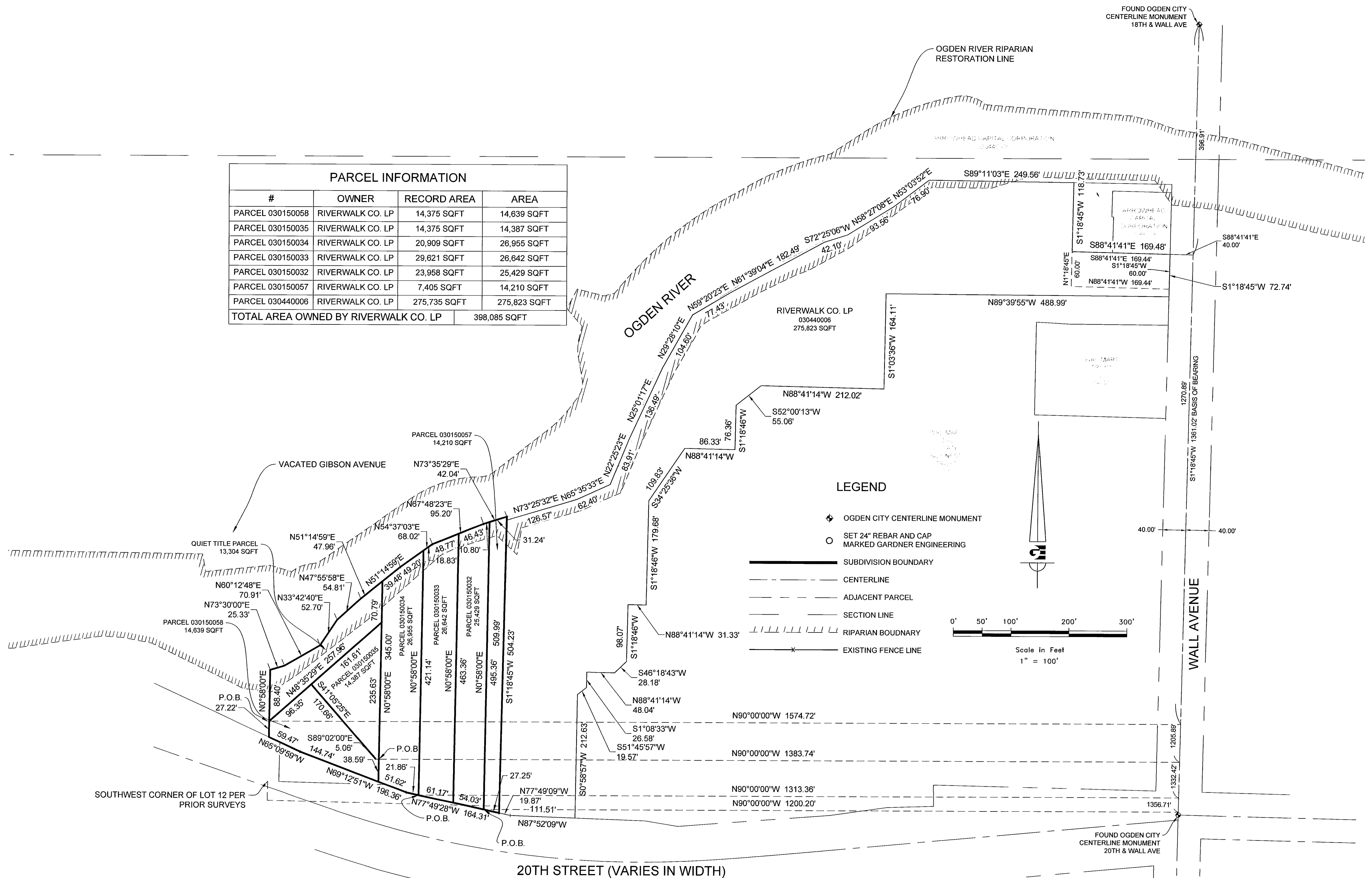


PARCEL INFORMATION			
#	OWNER	RECORD AREA	AREA
PARCEL 030150058	RIVERWALK CO. LP	14,375 SQFT	14,639 SQFT
PARCEL 030150035	RIVERWALK CO. LP	14,375 SQFT	14,387 SQFT
PARCEL 030150034	RIVERWALK CO. LP	20,909 SQFT	26,955 SQFT
PARCEL 030150033	RIVERWALK CO. LP	29,621 SQFT	26,642 SQFT
PARCEL 030150032	RIVERWALK CO. LP	23,958 SQFT	25,429 SQFT
PARCEL 030150057	RIVERWALK CO. LP	7,405 SQFT	14,210 SQFT
PARCEL 030440006	RIVERWALK CO. LP	275,735 SQFT	275,823 SQFT
TOTAL AREA OWNED BY RIVERWALK CO. LP		398,095 SQFT	



PARCEL 030150058 BOUNDARY DESCRIPTION
 A PART OF LOT 12, BLOCK 7, OGDEN FIVE ACRE PLAT "A" LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT BEING LOCATED SOUTH 1°18'45" WEST 1270.89 FEET ALONG THE MONUMENTED CENTERLINE OF WALL AVENUE BETWEEN 18TH STREET AND 20TH STREET AND NORTH 90°00'00" WEST 1383.74 FEET FROM THE CENTERLINE MONUMENT AT WALL AVENUE AND 18TH STREET, RUNNING THENCE SOUTH 0°58'00" WEST 38.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 20TH STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 69°12'51" WEST 144.74 FEET, (2) NORTH 65°09'59" WEST 59.47 FEET TO THE WEST LINE OF SAID LOT 12; THENCE NORTH 0°58'00" EAST 27.22 FEET, THENCE NORTH 48°35'29" EAST 96.35 FEET; THENCE SOUTH 41°09'25" EAST 170.66 FEET; THENCE SOUTH 89°02'00" EAST 5.06 FEET TO THE POINT OF BEGINNING. CONTAINS 14,387 SQUARE FEET MORE OR LESS.

PARCEL 030150035 BOUNDARY DESCRIPTION
 A PART OF LOT 12, BLOCK 7, OGDEN FIVE ACRE PLAT "A" LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT BEING LOCATED SOUTH 1°18'45" WEST 1270.89 FEET ALONG THE MONUMENTED CENTERLINE OF WALL AVENUE BETWEEN 18TH STREET AND 20TH STREET AND NORTH 90°00'00" WEST 1383.74 FEET FROM THE CENTERLINE MONUMENT AT WALL AVENUE AND 18TH STREET, RUNNING THENCE SOUTH 0°58'00" WEST 5.06 FEET; THENCE NORTH 41°09'25" WEST 170.66 FEET TO THE WEST LINE OF SAID LOT 12; THENCE NORTH 48°35'29" EAST 161.61 FEET; THENCE SOUTH 0°58'00" WEST 235.63 FEET TO THE POINT OF BEGINNING. CONTAINS 14,387 SQUARE FEET.

PARCEL 030150034 BOUNDARY DESCRIPTION
 A PART OF LOT 12, BLOCK 7, OGDEN FIVE ACRE PLAT "A" LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 20TH STREET BEING LOCATED SOUTH 1°18'45" WEST 1332.42 FEET ALONG THE MONUMENTED CENTERLINE OF WALL AVENUE BETWEEN 18TH STREET AND 20TH STREET AND NORTH 90°00'00" WEST 1313.36 FEET FROM THE CENTERLINE MONUMENT AT WALL AVENUE AND 18TH STREET, RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 77°49'28" WEST 21.86 FEET; THENCE NORTH 69°12'51" WEST 51.62 FEET; THENCE NORTH 0°58'00" EAST 345.00 FEET TO THE SOUTH BANK OF THE OGDEN RIVER; THENCE ALONG SAID SOUTH BANK THE FOLLOWING TWO (2) COURSES: (1) NORTH 81°14'59" EAST 39.48 FEET, (2) NORTH 54°37'03" EAST 49.20 FEET; THENCE SOUTH 0°58'00" WEST 421.14 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF 20TH STREET AND THE POINT OF BEGINNING. CONTAINS 29,955 SQUARE FEET MORE OR LESS.

PARCEL 030150033 BOUNDARY DESCRIPTION
 A PART OF LOT 12, BLOCK 7, OGDEN FIVE ACRE PLAT "A" LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 20TH STREET BEING LOCATED SOUTH 1°18'45" WEST 1332.42 FEET ALONG THE MONUMENTED CENTERLINE OF WALL AVENUE BETWEEN 18TH STREET AND 20TH STREET AND NORTH 90°00'00" WEST 1313.36 FEET FROM THE CENTERLINE MONUMENT AT WALL AVENUE AND 18TH STREET, RUNNING THENCE NORTH 0°58'00" EAST 421.14 FEET TO THE SOUTH BANK OF THE OGDEN RIVER; THENCE ALONG SAID SOUTH BANK THE FOLLOWING TWO (2) COURSES: (1) NORTH 67°48'23" EAST 46.43 FEET, (2) NORTH 73°32'29" EAST 10.80 FEET; THENCE SOUTH 0°58'00" WEST 495.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 20TH STREET AND THE POINT OF BEGINNING. CONTAINS 26,642 SQUARE FEET MORE OR LESS.

PARCEL 030150032 BOUNDARY DESCRIPTION
 A PART OF LOT 12, BLOCK 7, OGDEN FIVE ACRE PLAT "A" LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 20TH STREET BEING LOCATED SOUTH 1°18'45" WEST 1356.71 FEET ALONG THE MONUMENTED CENTERLINE OF WALL AVENUE BETWEEN 18TH STREET AND 20TH STREET AND NORTH 90°00'00" WEST 1200.20 FEET FROM THE CENTERLINE MONUMENT AT WALL AVENUE AND 18TH STREET, RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 77°49'28" WEST 54.03 FEET; THENCE NORTH 0°58'00" EAST 463.36 FEET TO THE SOUTH BANK OF THE OGDEN RIVER; THENCE ALONG SAID SOUTH BANK THE FOLLOWING (2) COURSES: (1) NORTH 67°48'23" EAST 46.43 FEET, (2) NORTH 73°32'29" EAST 10.80 FEET; THENCE SOUTH 0°58'00" WEST 495.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 20TH STREET AND THE POINT OF BEGINNING. CONTAINS 25,429 SQUARE FEET MORE OR LESS.

PARCEL 030150057 BOUNDARY DESCRIPTION
 A PART OF LOT 12, BLOCK 7, OGDEN FIVE ACRE PLAT "A" LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 20TH STREET BEING LOCATED SOUTH 1°18'45" WEST 1356.71 FEET ALONG THE MONUMENTED CENTERLINE OF WALL AVENUE BETWEEN 18TH STREET AND 20TH STREET AND NORTH 90°00'00" WEST 1200.20 FEET FROM THE CENTERLINE MONUMENT AT WALL AVENUE AND 18TH STREET, RUNNING THENCE NORTH 0°58'00" EAST 495.36 FEET TO THE SOUTH BANK OF THE OGDEN RIVER; THENCE ALONG SAID SOUTH BANK NORTH 73°32'29" EAST 31.24 FEET TO THE EXTENSION OF THE WEST LINE OF LOT 6; THENCE ALONG SAID WEST LINE SOUTH 1°18'45" WEST 509.99 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF 20TH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 77°49'28" WEST 27.25 FEET TO THE POINT OF BEGINNING. CONTAINS 14,210 SQUARE FEET MORE OR LESS.

PARCEL 030440006 BOUNDARY DESCRIPTION
 ALL OF LOT 6 ACCORDING TO OGDEN WAL-MART SUBDIVISION DEDICATED PLAT. CONTAINS 275,823 SQUARE FEET.

QUIET TITLE PARCEL BOUNDARY DESCRIPTION
 A PART OF LOT 12, BLOCK 7, OGDEN FIVE ACRE PLAT "A" LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT BEING LOCATED SOUTH 1°18'45" WEST 1205.89 FEET ALONG THE MONUMENTED CENTERLINE OF WALL AVENUE BETWEEN 18TH STREET AND 20TH STREET AND NORTH 90°00'00" WEST 1574.72 FEET FROM THE CENTERLINE MONUMENT AT WALL AVENUE AND 18TH STREET, RUNNING THENCE NORTH 0°58'00" EAST 88.40 FEET TO THE SOUTH BANK OF THE OGDEN RIVER; THENCE ALONG SAID SOUTH BANK THE FOLLOWING FIVE (5) COURSES: (1) NORTH 73°30'00" EAST 25.33 FEET, (2) NORTH 60°12'48" EAST 70.91 FEET, (3) NORTH 33°42'40" EAST 52.70 FEET, (4) NORTH 47°55'58" EAST 54.81 FEET, (5) NORTH 51°14'59" EAST 47.96 FEET; THENCE SOUTH 0°58'00" WEST 70.79 FEET; THENCE SOUTH 48°35'29" EAST 257.96 FEET TO THE POINT OF BEGINNING. CONTAINS 13,304 SQUARE FEET.

60' EASEMENT DESCRIPTION
 A PART OF LOT 6 OGDEN WAL-MART SUBDIVISION OGDEN CITY, WEBER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6 SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF WALL AVENUE BEING LOCATED SOUTH 01°18'45" WEST 396.91 FEET ALONG THE CENTERLINE OF WALL AVENUE AND NORTH 88°41'41" EAST 40.00 FEET FROM THE OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF 18TH AND WALL AVENUE, RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°18'45" WEST 60.00 FEET; THENCE NORTH 88°41'41" WEST 169.44 FEET; THENCE NORTH 01°18'45" EAST 60.00 FEET TO THE BOUNDARY LINE OF SAID LOT 6; THENCE ALONG THE BOUNDARY OF SAID LOT 6 SOUTH 88°41'41" EAST 169.44 FEET TO THE POINT OF BEGINNING.

SCALE: 1"=100' XREF	DATE: 8/23/18	DESIGN: KHW	DRAWN: KHW	CHECKED: KHW
REVISIONS	DATE	DESCRIPTION		

PROPERTY SURVEY FOR RIVERWALK COMPANY
 WALL AVENUE & 20TH STREET
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 29
 TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RIVERWALK COMPANY LLC. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING OGDEN CITY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE MONUMENTED CENTERLINE OF WALL AVENUE BETWEEN THE OGDEN CITY CENTERLINE MONUMENT OF WALL AVENUE AND 18TH STREET AND THE OGDEN CITY CENTERLINE MONUMENT OF WALL AVENUE AND 20TH STREET WHICH BEARS SOUTH 1°18'45" WEST. CURRENT VESTING DEEDS RECORDED AS ENTRY NO. 2401814, NO. 2476304, NO. 2476305, NO. 2476306, AND NO. 2476308 ALONG WITH THE DEDICATED PLAT OF SAID SUBDIVISION AND FIRST AMENDMENT AND FOUND PROPERTY CORNERS WERE USED ALONG WITH CURRENT OCCUPATION AND THE RIPARIAN RIGHT-OF-WAY STUDY PREPARED BY OGDEN CITY, ALONG WITH HISTORIC AND CURRENT SURVEY SHOTS TAKEN ALONG THE SOUTH BANK OF THE OGDEN RIVER WERE USED TO ESTABLISH THE BOUNDARY.

SURVEYOR'S CERTIFICATE
 I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 18TH DAY OF APRIL, 2018.
 RECEIVED
 MAY 06 2018
 BY: 6239
 KLINT H. WHITNEY, PLS NO. 8227228

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
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