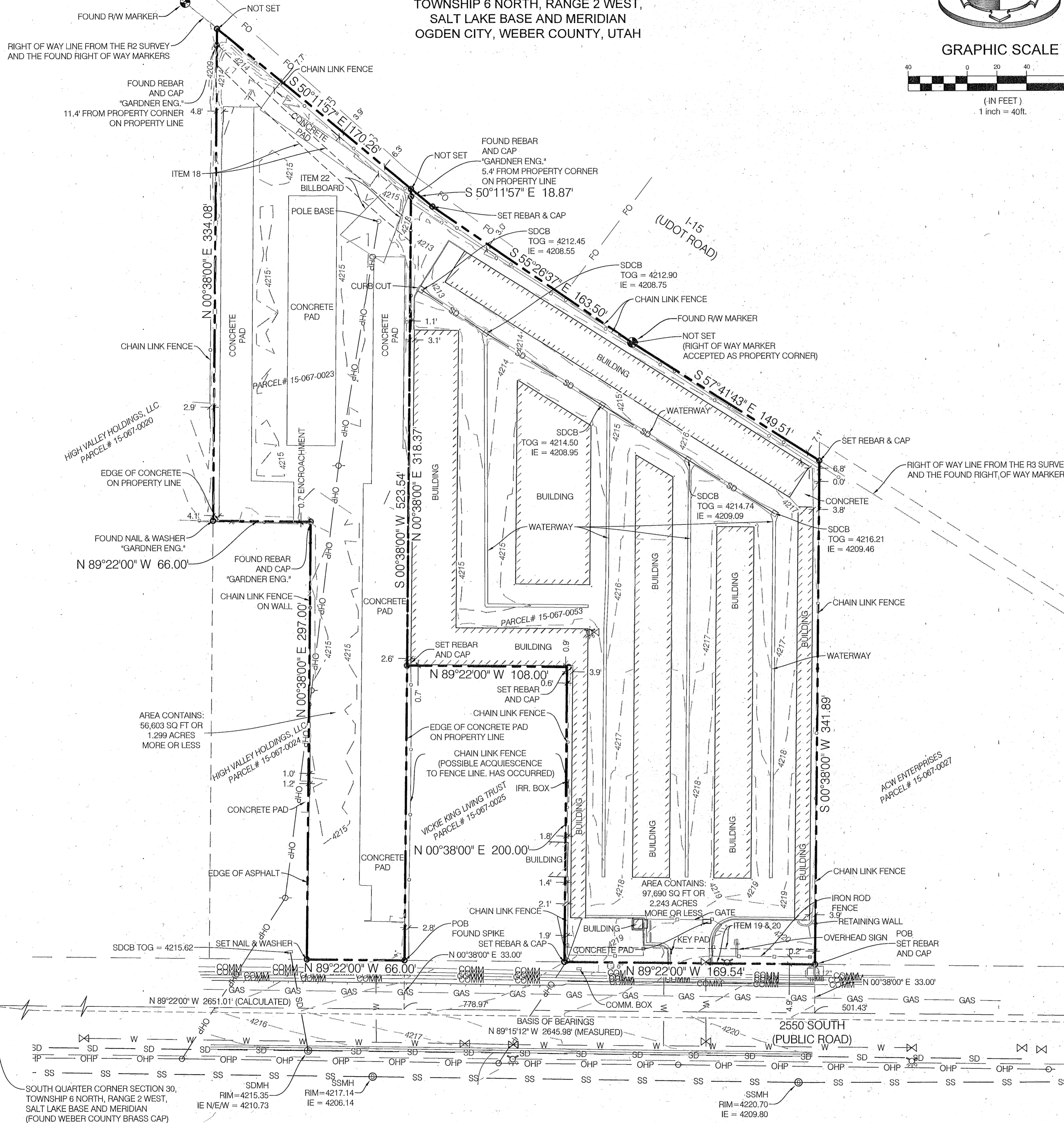
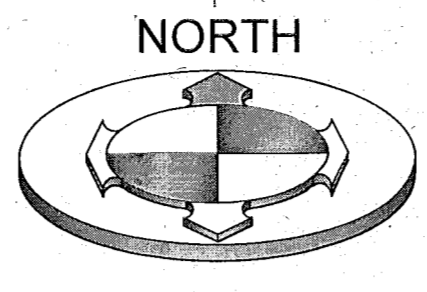


ALTANSPTS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH

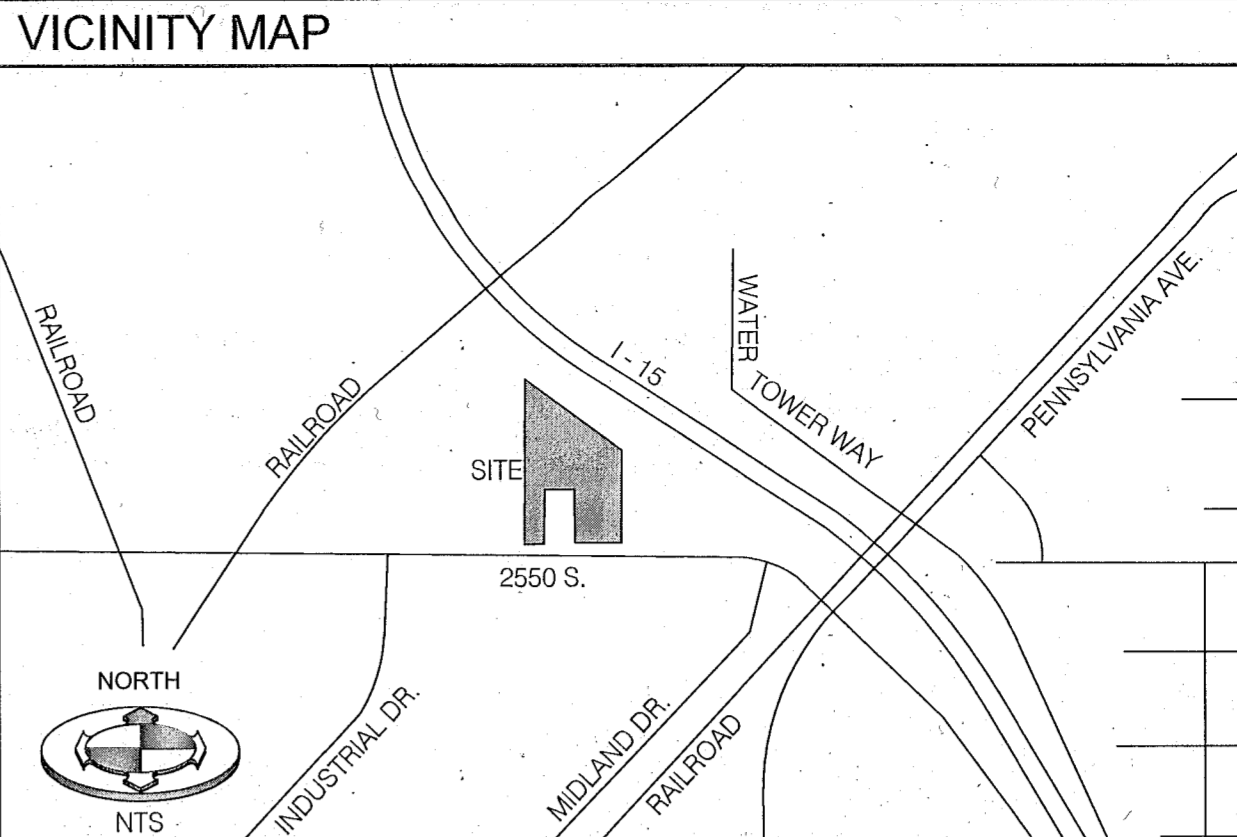


SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY
STEWART TITLE OF UTAH, INC.
JMP NET, LLS OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPTS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 11, 2019.

BRIAN A. LINAK
REGISTERED PROFESSIONAL SURVEYOR
No. 240951
UTAH



LEGAL DESCRIPTION PER TITLE REPORT

FILE NO.: 577809

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF WEBER, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING 778.97 FEET NORTH 89°22' WEST AND NORTH 0°38' EAST 33 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 89°22' WEST 66 FEET; THENCE NORTH 0°38' EAST 297 FEET; THENCE NORTH 89°22' WEST 66 FEET; THENCE NORTH 0°38' EAST 325 FEET TO THE SOUTHWESTERLY LINE OF INTERSTATE HIGHWAY (I-15); THENCE SOUTHEASTERLY ALONG ARC OF HIGHWAY TO A POINT NORTH 0°38' EAST FROM BEGINNING; THENCE SOUTH 0°38' WEST 542 FEET, MORE OR LESS, TO BEGINNING.

TAX ID NO. 15-067-0023
FILE NO.: 577846

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF WEBER, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT OF THE NORTH LINE OF 2550 SOUTH STREET, SAID POINT BEING LOCATED NORTH 44°31'55" EAST 7.27 FEET FROM THE EXISTING OGDEN CITY MONUMENT (USED IN SOME SURVEYS AS THE NORTHEAST CORNER OF SECTION 36 - SEE WEBER COUNTY TIE SHEET NO. 13-27) TO THE NORTHEAST CORNER OF SECTION 36; SAID SECTION (NOT IN PLACE) AND NORTH 89°22'00" WEST ALONG SECTION LINE (CALLED FOR IN DEEDS) 501.43 FEET AND NORTH 0°38'00" EAST 33.00 FEET TO THE SAID POINT OF BEGINNING; AND RUNNING THENCE NORTH 89°22'00" WEST ALONG SAID NORTH LINE 169.54 FEET; THENCE NORTH 0°38'00" EAST 200.00 FEET; THENCE NORTH 89°22'00" WEST 108.00 FEET; THENCE NORTH 0°38'00" EAST 318.37 FEET TO THE SOUTH LINE OF INTERSTATE I-15 AND A POINT ON THE ARC OF A 2079.86 FOOT NON-TANGENT RADIUS CURVE; THENCE SOUTHWESTERLY THE FOLLOWING TWO CALLS ALONG SAID SOUTH LINE; SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 04°50'03" A DISTANCE OF 176.48 FEET (RADIUS BEARS: NORTH 37°34'28" WEST/HORCHORD BEARS SOUTH 54°50'33" EAST 175.43 FEET), SOUTH 57°45'46" EAST 156.17 FEET; THENCE SOUTH 0°38'00" WEST 337.11 FEET TO THE NORTH LINE OF SAID 2550 SOUTH STREET AND THE POINT OF BEGINNING.

TAX ID NO. 15-067-0053
FILE NO.: 577846

REFERENCE DOCUMENTS

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 577809, COMMITMENT DATE OCTOBER 3, 2019.

R2) COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 577846, COMMITMENT DATE OCTOBER 3, 2019.

R3) RECORD OF SURVEY PREPARED BY HANSEN & ASSOCIATES, INC., ON FILE AT THE OFFICE OF THE WEBER COUNTY SURVEYOR AS MAP # 4267.

R4) RECORD OF SURVEY PREPARED BY PINNACLE ENGINEERING & LAND SURVEYING, INC., ON FILE AT THE OFFICE OF THE WEBER COUNTY SURVEYOR AS MAP # 4265.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 577809, COMMITMENT DATE OCTOBER 3, 2019.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-16 NOT ADDRESSED IN THIS SURVEY

ITEM 17 EASEMENT AND RIGHT OF WAY, AND THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF SALT LAKE PIPE LINE COMPANY, RECORDED JUNE 20, 1952 AS ENTRY NO. 191900, IN BOOK 392, PAGE 220 OF OFFICIAL RECORDS.

ITEM 18 EASEMENT AND RIGHT OF WAY, AND THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF STATE ROAD COMMISSION OF UTAH, RECORDED DECEMBER 31, 1964 AS ENTRY NO. 441683, IN BOOK 793, PAGE 482 OF OFFICIAL RECORDS.

ITEM 19 RESERVATIONS CONTAINED IN WARRANTY DEED (CONTROLLED ACCESS), AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED DECEMBER 31, 1964, AS ENTRY NO. 441684, IN BOOK 793, AT PAGE 483 OF OFFICIAL RECORDS.

ITEM 20 AGREEMENT, DATED NOVEMBER 16, 1990, BY AND BETWEEN: THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES; AND WILSON IRRIGATION COMPANY, RECORDED MAY 17, 1996, AS ENTRY NO. 1406857, IN BOOK 1806, AT PAGE 2976 OF COUNTY RECORDS. (EXACT LOCATION NOT DISCLOSED)

ITEM 21 ANY EASEMENTS AND/OR RIGHTS OF WAY FOR THE WATER DISTRIBUTION SYSTEM AND APPURTENANCES OF THE WILSON IRRIGATION COMPANY AND/OR THE STATE OF UTAH BOARD OF WATER RESOURCES, AS THE SAME MAY BE FOUND TO INTERSECT THE HEREIN DESCRIBED PROPERTY, AS DISCLOSED BY MEANS INSTRUMENTS OF RECORD, INCLUDING THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED MAY 17, 1996, AS ENTRY NO. 1406858, IN BOOK 1806, AT PAGE 2985, OF OFFICIAL RECORDS. (EXACT LOCATION NOT DISCLOSED)

ITEM 22 PERPETUAL EASEMENT AGREEMENT, BY AND BETWEEN SAND STORM LAND COMPANY, LLC, A UTAH LIMITED LIABILITY COMPANY (GRANTOR), AND R.O.A. GENERAL, INC. (D&A RECREATION OUTDOOR ADVERTISING (GRANTEE)) AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED OCTOBER 25, 2017, AS ENTRY NO. 2886010 OF COUNTY RECORDS. (SURVEY FINDINGS: NO DESCRIPTION PROVIDED, EXISTING LOCATION AS SHOWN)

ITEMS 23-24 NOT ADDRESSED IN THIS SURVEY

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY RON WITZEL OF MAGNUS PROPERTIES, LLC TO PERFORM AN ALTANSPTS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°12'15" WEST, AS SHOWN HEREON.

BENCHMARK
THE STREET MONUMENT ON 2550 SOUTH STREET, AS SHOWN.
ELEVATION = 4227.61

NARRATIVE
THE NORTHERLY PROPERTY LINES WERE EXTENDED OR ENDED AT THE I-15 RIGHT OF WAY LINE THAT WAS DETERMINED BY THE FOUND RIGHT OF WAY MARKERS AND THE R2 SURVEY. IT APPEARS A SURVEY HAS BEEN RECENTLY BEEN PREPARED FOR THE 1272 WEST PROPERTY. IT WAS NOT FILED AT THE TIME OF THE SURVEY, MOST LIKELY DUE TO THE TIMING OF THE SURVEY.

GENERAL NOTES

- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
 - A- THE CONCRETE PAD ON THE EAST SIDE OF PARCEL 15-067-0023 PROPERTY IS ON THE PROPERTY LINE. ANY OVERHANGS WILL BE AN ENCROACHMENT WHEN CONSTRUCTED.
 - B- THE SOUTH LINE OF THE NORTHWEST CONCRETE PAD IS ENCROACHING 0.7' INTO PARCEL 15-067-0024.
 - C- THE RIGHT OF WAY FENCE ON THE NORTH PROPERTY LINE VARIES ON AND OFF THE PROPERTY LINE.
 - D- THE HOUSE ON PARCEL 15-067-0025 IS ENCROACHING. IT IS RECOMMENDED THAT BOUNDARY LINE AGREEMENTS BE PREPARED ON ALL THREE SIDES OF THIS PARCEL.
 - E- A CONCRETE PAD AND FENCE FROM ON THE EAST SIDE OF PARCEL 15-067-0024 IS ENCROACHING.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 2550 SOUTH STREET.
- NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- NO POSTED ADDRESSES WAS OBSERVED DURING SURVEY.
- THE PROPERTY AT 1272 WEST WAS UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY.

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 577846, COMMITMENT DATE OCTOBER 3, 2019.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-15 NOT ADDRESSED IN THIS SURVEY

ITEM 16 EASEMENT AND RIGHT OF WAY, AND THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF SALT LAKE PIPE LINE COMPANY, RECORDED JANUARY 20, 1952 AS ENTRY NO. 191900, IN BOOK 392, PAGE 220 OF OFFICIAL RECORDS.

ITEM 17 AGREEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED MAY 17, 1996, AS ENTRY NO. 1406857, IN BOOK 1806, AT PAGE 2976 OF COUNTY RECORDS. (EXACT LOCATION NOT DISCLOSED)

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ITEM 19 EASEMENT AND RIGHT OF WAY, AND THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF OGDEN CITY CORPORATION, A UTAH MUNICIPAL CORPORATION, RECORDED SEPTEMBER 8, 2006 AS ENTRY NO. 2206696, OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)

ITEM 20 EASEMENT AND RIGHT OF WAY, AND THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF OGDEN CITY CORPORATION, A UTAH MUNICIPAL CORPORATION, RECORDED OCTOBER 10, 2006 AS ENTRY NO. 2213651 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)

LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)	EDGE OF EXISTING ASPHALT	SANITARY SEWER MANHOLE & PIPE	SS
SECTION CORNER (NOT FOUND)	FENCE, CHAIN	STORM DRAIN MANHOLE & PIPE	SD
STREET MON. (FOUND)	FENCE, IRON	CULINARY PIPE LINE	W
PROPERTY CORNER (PLAT NOTED)	FIBER OPTIC	POWER POLE & OVERHEAD POWER	OHP
ADJACENT PL. or LOT LINES	COMMUNICATION LINE	GAS LINE	GAS
EXISTING RIGHT-OF-WAY LINE	COMM	TELECOMM PEDESTAL	MB
EASEMENT LINE	CATCH BASIN	MAILBOX	
CURB & GUTTER	GUY WIRE	WATER MANHOLE	
	WATER VALVE & WATER METER		
	FIRE HYDRANT		

SCALE MEASURES IN CHAIN ON FULL SIZE SHEETS
ADJUST ACCORDING FOR REDUCED SIZE SHEETS

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SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

JMP NET, LLC
1238 & 1272 W. 2550 SOUTH
OGDEN CITY, UTAH

PROJECT NO. 1910273

ALTANSPTS
LAND TITLE
SURVEY

SVA.01
- 1 OF 1