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BENCHMARK

WITNESS CORNER-28 LOCATED IN THE
TRAFFIC ISLAND ON SOUTH SIDE OF LIGHT
POLE BASE

BENCHMARK ELEV=4356.14
(FOUND BRASS CAP MONUMENT)

SURVEYOR'S CERTIFICATE

I, Michael B. Herbst, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate No. 5046930 as prescribed by the laws of the State of Utah and I have made a survey of Parcel 13-056-0005 in Ogden, Weber County Utah. The purpose of this survey is to define the overall property on the ground. The Basis of Bearing for this survey is along the line measured as North 16°52'24" West 2546.14 feet between the Southwest Corner of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian and a Weber County benchmark brass cap monument identified as WC-28 which was found on the south side of a traffic signpost base located in the Southeast traffic island at the intersection of Harrison Boulevard and Canyon Road. I retraced the boundary from a previously recorded ALTA survey (Weber County Surveyors Office File No. 4165) prepared by Great Basin Engineering - South, dated May of 2008. I have also noted found and set rebar and caps at each property corner.

To:
FTM Fund Holdings, LLC together with its subsidiaries, successors, and assigns,
First American Title Insurance Company National Commercial Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1-4, 6(a), 7(b), 8, 9, 10(a), 11, 13, 14, 16, and 17-20 of Table A thereof. The field work was completed in June of 2019.

6/24/2019
Michael B. Herbst
License No. 5046930

ADDITIONAL SURVEY NOTES - TABLE A

The following items are referenced on this survey from the Optional Survey Requirements, Table A of the Title Report:

Item 1: Monuments placed and references to any found monuments or witness corners are shown on this survey.

Item 2: The address of this parcel per Weber County Assessor's Office is: 1239 Canyon Road, Ogden, UT 84404

Item 3: Flood zone classification Zone "X" representing areas with minimal flooding as depicted by FEMA Map No. 49057C0427E, effective on 12/16/2005.

Item 4: Gross land area is 43,560.93 square feet, or 1,000 acres.

Item 6(a): Based on a zoning report provided by the client, the current zoning classification for this parcel is Zone CP-2 which is the Community Commercial Zone. As stated in this report, the property meets all setback requirements, height and floor space area restrictions, and parking requirements. Said zoning report was prepared by Joseph R. Simpson, Senior Planner with Ogden City Planning department, dated June 7, 2009.

Item 6(b): No zoning setback requirements are set forth in said zoning report listed in item 6(a), as provided to the surveyor by the client.

Item 7(a): Exterior dimensions of all buildings at ground level. (As shown on this survey).

Item 7(b)(1): Square footage of exterior footprint of all buildings at ground level. (As shown on this survey).

Item 7(c): Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. (As shown on this survey).

Item 8: No substantial features were observed in the process of conducting the fieldwork (Except those as shown on this survey).

Item 9: The total number of parking spaces is 44. 42 regular stalls and 2 ADA accessible stalls (As shown on this survey).

Item 10(a): No division or party walls were designated by the client, or discovered during the course of the fieldwork on this property.

Item 11: Location of utilities existing on or serving the surveyed property were determined by observed evidence collected pursuant to Section 5.E.v. (As shown on this survey).

Item 13: Names of adjoining owners according to current tax records. (As shown on this survey).

Item 14: As specified by the client, distance to the nearest intersecting street. (As shown on this survey).

Item 16: There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

Item 17: No proposed changes in street right of way lines, were made available to the surveyor by the client or controlling jurisdiction. Nor was there any evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

Item 18: No field delineation markers of wetlands was observed, conducted or hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork.

Item 19: Offsite easements as disclosed in the title report and any documents provided to or obtained by the surveyor are shown on the survey.

Item 20: Professional Liability Certificate of insurance can be furnished upon request.

DESCRIPTION FROM TITLE REPORT

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING 295.25 FEET EAST SOUTH 89°40'00" EAST ALONG THE QUARTER SECTION LINE 74.03 FEET NORTH 1°00'00" EAST 238.63 FEET SOUTH 89°00'00" EAST AND 52.87 FEET NORTH 1°00'00" EAST FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE SOUTH 89°00'00" EAST 174.14 FEET TO THE WEST LINE OF HARRISON B.V.D., THENCE NORTHWESTERLY ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES: NORTH 1°33'00" EAST 233 FEET (SURVEYED); 17.46 FEET TO AN EXISTING RIGHT OF WAY MONUMENT; NORTH 28°30'55" WEST 201.03 FEET TO AN EXISTING RIGHT OF WAY MONUMENT; NORTH 15°00'00" WEST 107 FEET, MORE OR LESS, (158.19 FEET TO AN EXISTING RIGHT OF WAY MONUMENT) ALONG A LINE PARALLEL TO AND 70.0 FEET DISTANT SOUTHWESTERLY FROM THE CENTERLINE OF HIGHWAY PROJECT; THENCE NORTH 64°11' WEST 108.46 FEET, THENCE SOUTH 7°40' WEST 11.99 FEET, THENCE SOUTH 55°08'58" EAST 190.15 FEET, THENCE SOUTH 1°07' WEST 141.85 FEET TO THE POINT OF BEGINNING. (13-056-0005)

TOGETHER WITH A PERPETUAL RIGHT OF WAY FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT, DATED MAY 19, 1988 AND RECORDED AUGUST 21, 1988 AS ENTRY NO. 879457 IN BOOK 1497 AT PAGE 370 OF THE OFFICIAL RECORDS, OVER "SECTION 1" (AS DERIVED IN SAID RECIPROCAL EASEMENT AGREEMENT) OF THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 16.5 FEET WEST 172.25 FEET EAST (SOUTH 89°46'07" EAST ALONG THE QUARTER SECTION LINE) FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH 31° WEST 472.80 FEET, THENCE SOUTH 89°00'00" EAST 418.66 FEET (410.01 FEET) TO THE WEST LINE OF HARRISON BOULEVARD, THENCE NORTHERLY AND WESTERLY ALONG SAID LINE TO FOLLOWING THREE (3) COURSES: NORTHERLY ALONG THE AND OF A 4.5693 FOOT DISTANCE CURVE TO THE LEFT A DISTANCE OF 97.22 FEET NORTH 0°27'12" WEST 286.34 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT AND NORTH 2°33'00" EAST 192.54 FEET ALONG A LINE PARALLEL TO AND 75.0 FEET DISTANT WESTERLY FROM THE CENTERLINE OF THE EXPRESSWAY PROJECT; THENCE NORTH 89°00'00" WEST 174.14 FEET; THENCE NORTH 1°00' EAST 141.85 FEET; THENCE NORTH 55°08'58" WEST 110.15 FEET; THENCE NORTH 7°40' EAST 81.99 FEET TO THE SOUTH LINE OF CANYON ROAD, THENCE NORTH 64°11' WEST 108.46 FEET ALONG SAID SOUTH LINE TO THE CENTERLINE OF THE EXISTING POWER LINE; THENCE SOUTH 7°40' WEST 352.96 FEET; THENCE SOUTH 0°31' WEST 127.70 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 64°10' WEST 14.00 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

SURVEY NOTES

a) This ALTA Survey is based on a Commitment for Title Insurance, Commitment No.: NCS-956406-SLC1 issued by First American Title Insurance Company National Commercial Services, with an effective date of March 29, 2019 at 8:00 AM, and all easements, covenants and restrictions referenced in said title commitment or agreement from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

b) The record legal description, shown hereon, creates a mathematically closed figure.

c) There is no observed evidence of current earth moving work, building construction or building additions and is listed as follows and shown hereon.

d) There are no proposed changes in street right of way lines. There is no observed evidence of recent street or sidewalk construction or repairs.

e) There is no observed evidence of site use as a solid waste dump, ramp or sanitary landfill except as noted below and shown hereon.

f) There is no observed evidence of the property being, or having been, used for cemetery, burial ground or graves site purposes.

g) All above ground evidence of utilities, drainage structures, structural support and ingress and egress for or from adjoining properties is shown hereon.

The following items are referenced on this survey from Schedule B, Part II of the Title Report:

10. Pole Line Easement in favor of UTAH POWER AND LIGHT COMPANY, a Corporation, recorded July 13, 1970 in Book 945, Page 193, records of Weber County, Utah. (As shown on this survey)

11. Subject to a 12 inch irrigation pipe whose right of use is retained by FARR ORCHARD COMPANY was disclosed by a GREAT BASIN ENGINEERING, INC., Certificate of Survey dated December 29, 1987. (No copy of the Great Basin Survey was obtained. Not plotable or shown on this survey)

12. Reciprocal Easement Agreement dated May 19, 1988 by and between SMITH'S FOOD KING PROPERTIES, INC., AND FARR ORCHARD COMPANY, recorded August 21, 1988, as Entry No. 879457 in Book 1497, at Page 370. (Blanket in nature)

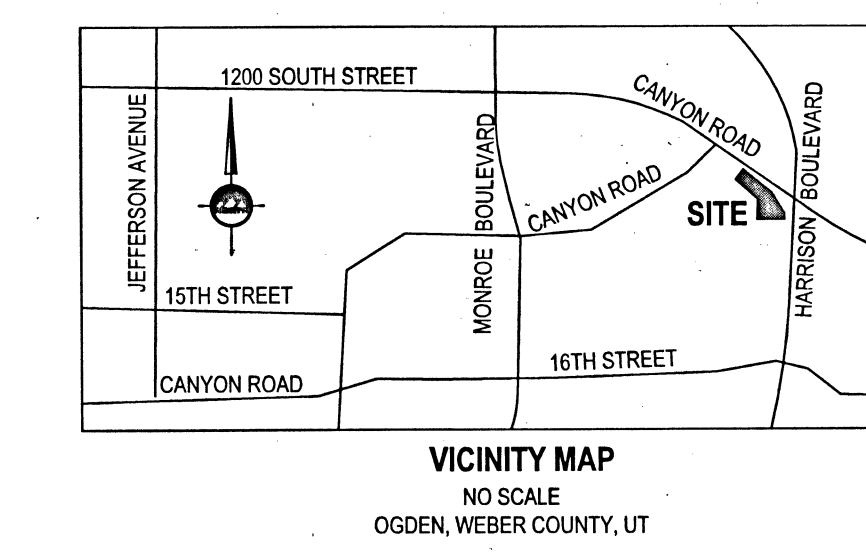
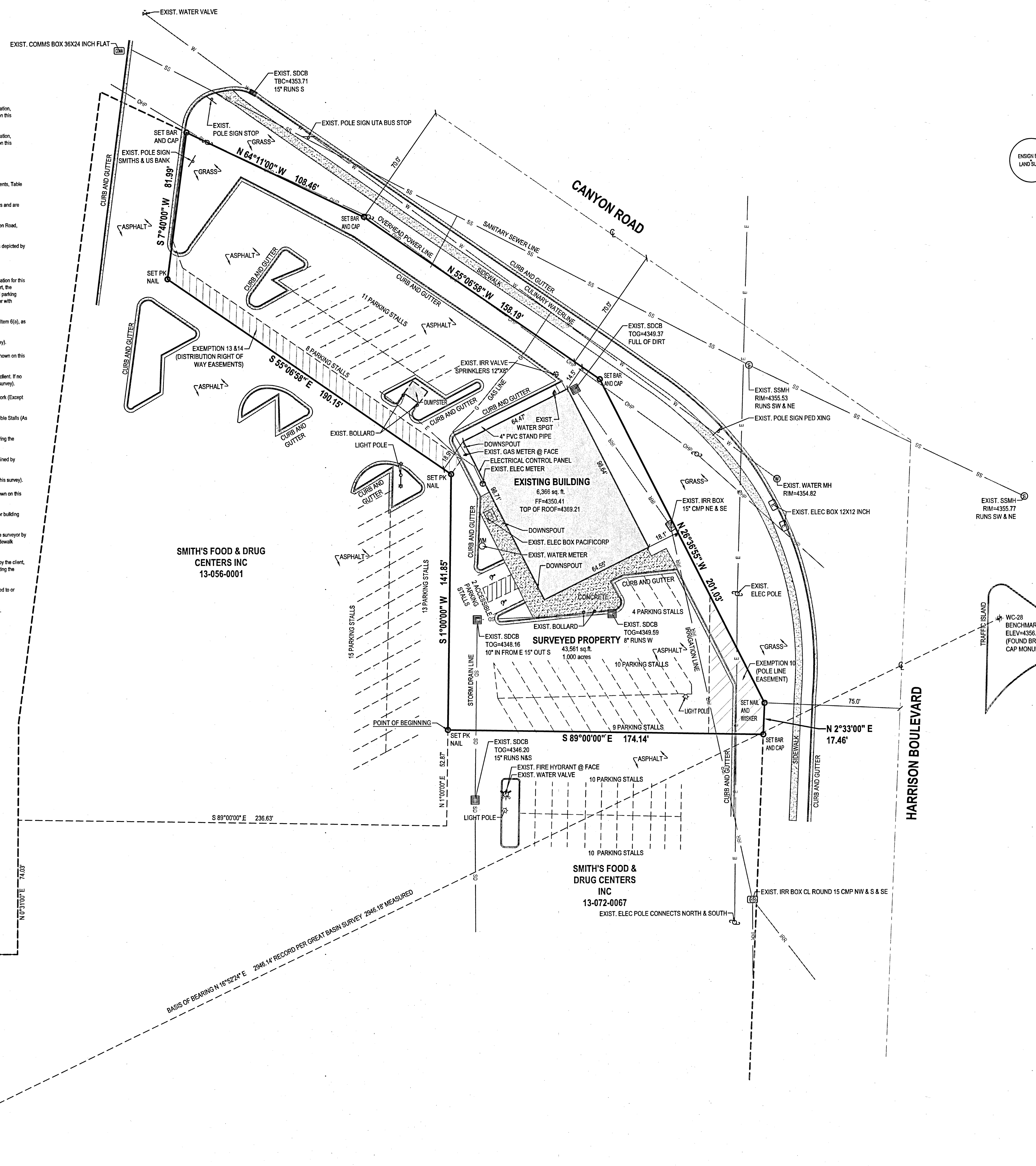
13. Distribution Right of Way Easement in favor of PacifiCorp, an Oregon corporation, recorded May 18, 1998 as Entry No. 1545365 in Book 1929 at Page 778. (As shown on this survey)

14. Distribution Right of Way Easement in favor of PacifiCorp, an Oregon corporation, recorded May 18, 1998 as Entry No. 1545366 in Book 1929 at Page 781. (As shown on this survey)

ADDITIONAL SURVEY NOTES - TABLE A

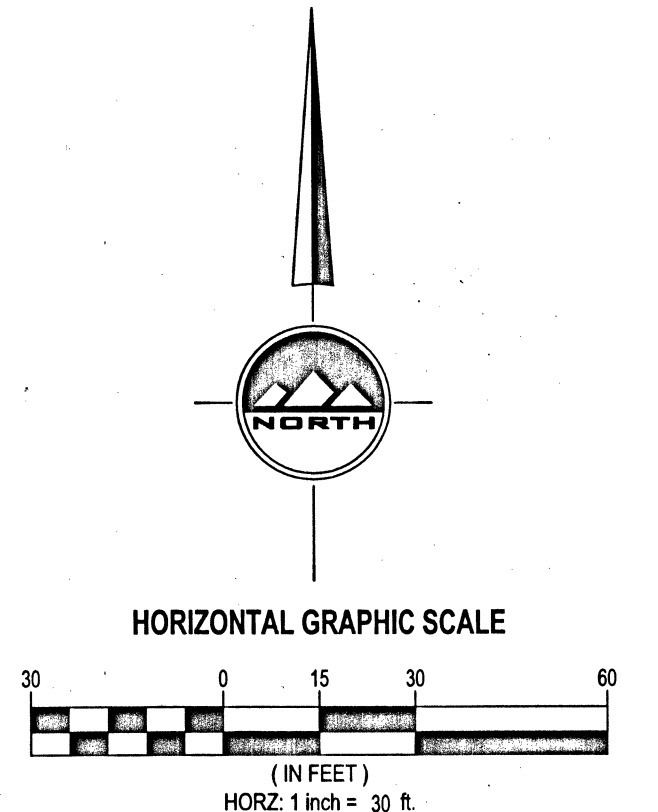
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LEGEND

SECTION CORNER	ADJACENT RIGHT OF WAY
MONUMENT	RIGHT OF WAY
EXIST REBAR AND CAP	CENTERLINE
SET ENSIGN REBAR AND CAP	PROPERTY LINE
WATER METER	ADJACENT PROPERTY LINE
WATER MANHOLE	DEED LINE
WATER VALVE	TANGENT LINE
FIRE HYDRANT	EXIST DITCH FLOW LINE
IRRIGATION VALVE	FENCE
SANITARY SEWER MANHOLE	EDGE OF ASPHALT
STORM DRAIN CLEAN OUT	SS SANITARY SEWER LINE
STORM DRAIN CATCH BASIN	SD STORM DRAIN LINE
SIGN	W CULINARY WATER LINE
ELECTRICAL BOX	IRR IRRIGATION LINE
UTILITY MANHOLE	OWP OVERHEAD POWER LINE
UTILITY POLE	E ELECTRICAL LINE
LIGHT	G GAS LINE
CABLE BOX	CONCRETE
TELEPHONE BOX	BUILDING
GAS METER	PUBLIC DRAINAGE EASEMENT



RECEIVED
BY: 6614

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 22
TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY -
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
MENO GROUP
1899 SOUTH HOLBROOK LANE
TEMPLE, AZ 85281

CONTACT:
LISA INGRAM
PHONE: 1.480.659.1777

NORTH OGDEN COMMERCIAL PROPERTY
ALTA/NSPS
1273 CANYON ROAD
OGDEN, UTAH

PROFESSIONAL LAND SURVEYOR
No. 5046930
MICHAEL B. HERBST
6/24/2019
STATE OF UTAH

ALTA/NSPS SURVEY

PROJECT NUMBER: 9123
PRINT DATE: 6/24/19

DRAWN BY: A.SHELBY
CHECKED BY: M.HERBST

PROJECT MANAGER: M.HERBST

1 OF 1