

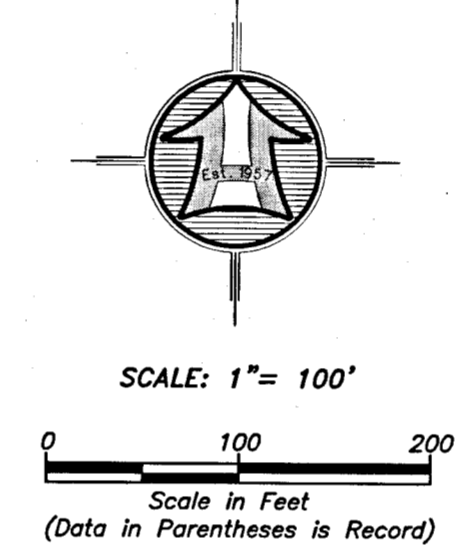
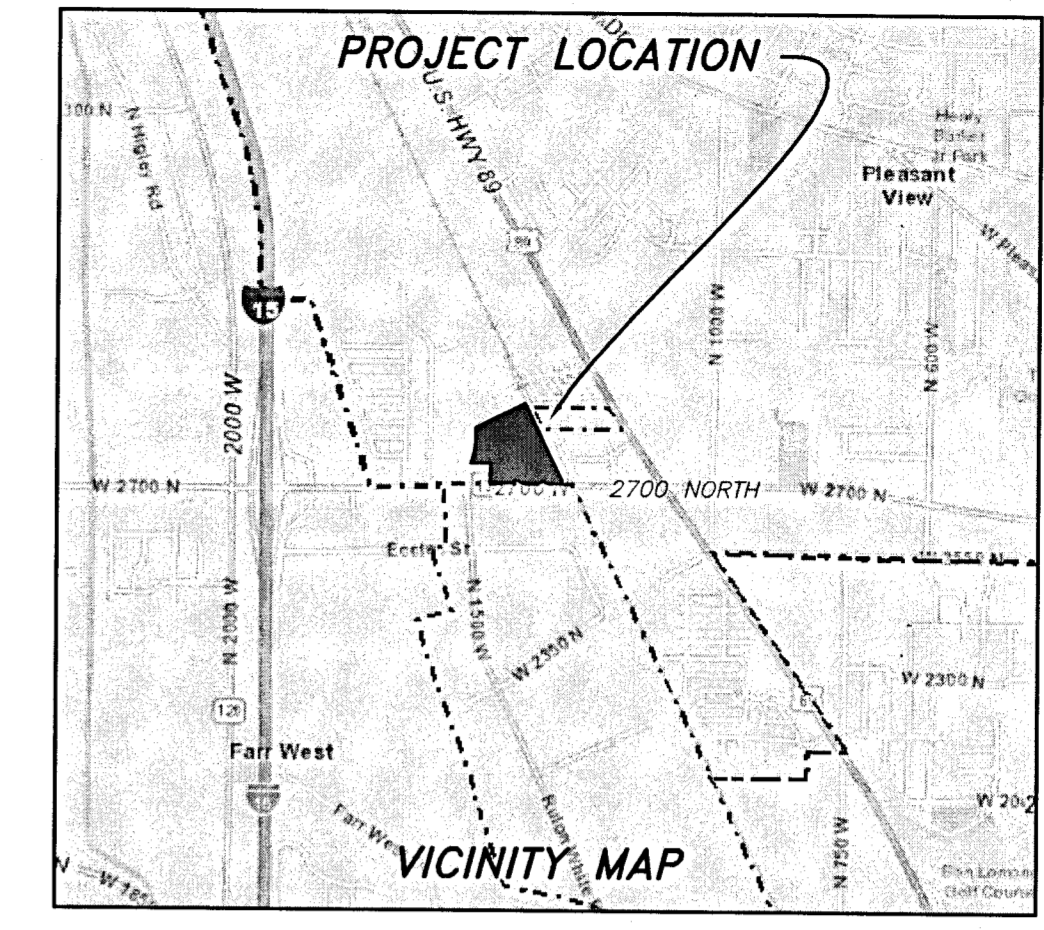
NARRATIVE

THIS ALTA/NSPS SURVEY WAS ORDERED BY MICHAEL DELANEY OF BRILL INC. AND WAS PREPARED USING CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT REPORT NUMBER 41547-5 WITH AN EFFECTIVE DATE OF MAY 19, 2020 AT 7:45 AM.

THE NORTH PARCEL SHOWN HEREON IS NOT A PART OF THIS SURVEY.

THE CONTROL USED WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 25, T7N, R2W, SLB&M. NO CORNERS WERE SET ON THIS SURVEY.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25 WHICH BEARS NORTH 89°34'13" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.



LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N00°39'40"E	18.00'
L2	N89°34'05"W	321.63'
L3	S49°20'28"W	52.89'
L4	N89°42'31"W	40.49'
L5	N48°45'15"W	53.34'
L6	N89°34'05"W	258.75'
L7	S53°53'50"W	50.39'
L8	N89°34'05"W	40.95'
L9	N52°41'47"W	50.00'
L10	N89°34'05"W	220.35'
L11	S25°54'13"E	42.21'
L12	S64°06'18"W	10.00'
L13	N25°54'13"W	47.16'
L14	N89°34'05"W	11.16'
L15	N25°54'13"W	13.24'

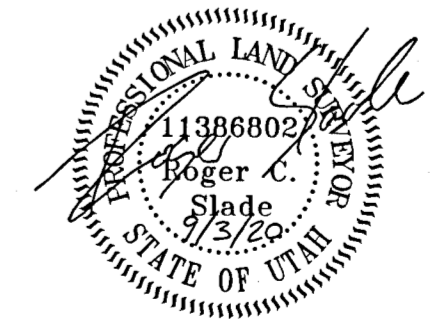
LEGEND	
	SUBJECT PROPERTY LINE
	SECONDARY PROPERTY LINE
	CENTERLINE
	EASEMENT/RIGHT-OF-WAY LINE
	SECTION LINE
	EXISTING 5.0' CONTOUR
	EXISTING 1.0' CONTOUR
	FENCE LINE
	STORM DRAIN EXISTING
	WATER LINE EXISTING
	SEWER LINE EXISTING
	POWER LINE EXISTING
	TELEPHONE LINE EXISTING
	GAS LINE EXISTING
	FIBER OPTIC LINE EXISTING
	EDGE OF ASPHALT PAVING
	EXISTING CURB AND GUTTER
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SEWER MANHOLE
	POWER POLE
	TREE LINE PERIMETER
	FOUND REBAR SET BY OTHERS
	RIGHT-OF-WAY MONUMENT
	SECTION CORNER

ALTA/NSPS SURVEY FOR
BRILL INC.
 1408 WEST 2700 NORTH
 PLEASANT VIEW CITY, WEBER COUNTY, UTAH
 A PART OF THE SOUTH HALF OF SECTION 25
 TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

Designed By: Date: 09/02/2020
 Checked By:
 Approved By:
 Scale: 1" = 100'
 Drawing File: 20-3-119-15 ALTA (6.psd)
 JOB NUMBER: 20-3-115

HAI
HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.hai.net
 Brigham City, Utah
 (435) 733-3191 (en) 399-4905 (435) 752-8272
 Celebrating over 60 Years of Business

Sheet **1** of **2** Sheets



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 OCT 26 2020
 BY: 6675

SOUTHEAST CORNER OF SEC. 25,
 T. 7 N., R. 2 W., SLB&M.
 FOUND WEBER CO. 3" BRASS CAP
 MONUMENT DATED 2004. GOOD COND.

RECORD BOUNDARY DESCRIPTION
 EXCEPTING PARCEL - ENTRY NO. 2078401
 (CROSS HATCHED AREA)

RECORD BOUNDARY DESCRIPTION
 EXCEPTING PARCEL - ENTRY NO. 2078402
 (CROSS HATCHED AREA)

EXCEPTIONS: SCHEDULE B - SECTION 2

- 8. THE FOLLOWING AFFECTS THIS AND OTHER PROPERTY: LIEN OF TAXES, NOW ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE. YEAR: 2020 TAX ID NO.: 19-016-0081 PRIOR YEAR: 2019 PAID AMOUNT: \$107,019.86
9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE WEBER BASIN WATER CONSERVANCY DISTRICT...
10. INTENTIONALLY DELETED.
11. INTENTIONALLY DELETED.
12. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: UTAH INDEPENDENT TELEPHONE COMPANY...
13. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: UTAH INDEPENDENT TELEPHONE COMPANY...
14. RIGHTS AND RIGHTS OF WAY IN FAVOR OF WEBER COUNTY AS CREATED BY QUIT CLAIM DEED...
15. INTENTIONALLY DELETED
16. RESERVATION OF EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: BY WARRANTY DEED EXECUTED BY WEBER COUNTY...
17. ORDINANCE NO. 13-76: DATED: DECEMBER 28, 1976 RECORDED: FEBRUARY 17, 1977 ENTRY NO.: 689570 BOOK/PAGE: 1164...
18. CABLE EASEMENT AND RIGHT OF WAY AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTOR: THE AMALGAMATED SUGAR COMPANY...
19. CABLE EASEMENT AND RIGHT OF WAY AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTOR: WARD JONES...
20. INTENTIONALLY DELETED
21. RIGHT OF OCCUPANCY AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF. PROPERTY OWNER: CARPRO, INC. ACQUIRING ENTITY: STATE OF UTAH...
22. INTENTIONALLY DELETED
23. INTENTIONALLY DELETED
24. RESOLUTION NO. 2005-G (RDA): DATED: OCTOBER 11, 2005 RECORDED: NOVEMBER 4, 2005 ENTRY NO.: 2140380...
25. EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNERS ACTION, AND THE TERMS AND CONDITIONS THEREOF: PLAINTIFFS: MOYLE, LLC...
26. SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER. (MAY AFFECT SUBJECT PROPERTY)
27. SUBJECT, BUT NOT LIMITED, TO THE FOLLOWING ITEMS, AS DISCLOSED BY A SURVEY PREPARED BY BOCK & CLARK'S NATIONAL SURVEYORS NETWORK...
28. ORDINANCE NO. 2016-2: DATED: JUNE 14, 2016 RECORDED: JUNE 15, 2016 ENTRY NO.: 2798715...
29. THE FOLLOWING AFFECTS THIS AND OTHER PROPERTY:
A DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: STATED AMOUNT: \$44,557,500.00 TRUSTOR: AGNL PASTRY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY...
ASSIGNMENT OF LEASES AND RENTS ASSIGNOR: AGNL PASTRY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY...
UCCFINANCING STATEMENT DEBTOR: AGNL PASTRY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY...
ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT ASSIGNED TO: WILMINGTON TRUST...
ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS ASSIGNED TO: WILMINGTON TRUST...
ASSIGNMENT OF UCC FINANCING STATEMENT ASSIGNED TO: WILMINGTON TRUST...
CONTINUATION OF UCC FINANCING STATEMENT OF ENTRY NO. 2700107: RECORDED: MARCH 6, 2019 ENTRY NO.: 2968516
30. THE FOLLOWING AFFECTS THIS AND OTHER PROPERTY: MEMORANDUM OF LEASE, AND THE TERMS AND CONDITIONS THEREOF: LESSOR: AGNL PASTRY, L.L.C. LESSEE: CSM BAKERY PRODUCTS NA, INC. RECORDED: AUGUST 27, 2014 ENTRY NO.: 2700104...
31. OBTAIN AND RECORD A LOT LINE ADJUSTMENT AGREEMENT, A LETTER OF APPROVAL OF THE SUBDIVIDING OF THE SUBJECT PROPERTY...

RECORD BOUNDARY DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT (NORTH 89°52' WEST 1268.0 FEET) NORTH 89°34'13" WEST 1250.97 FEET ALONG THE SECTION LINE AND (NORTH 26°12' WEST) NORTH 25°54'13" WEST 48.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25 AND WHICH POINT IS THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF THE OREGON SHORT LINE RAILROAD AND THE NORTHERLY LINE OF 2700 NORTH STREET - UTAH STATE ROUTE 134 (80 FOOT WIDE RIGHT-OF-WAY); RUNNING THENCE NORTH 89°53'58" WEST 1059.83 FEET ALONG SAID NORTHERLY LINE OF 2700 NORTH STREET TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0°39'40" EAST 300.01 FEET ALONG A LINE PARALLEL TO AND BEING 300.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTION LINE TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE NORTHERLY LINE OF 2700 NORTH STREET; THENCE NORTH 89°53'58" WEST 500.02 FEET ALONG A LINE PARALLEL TO AND BEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID NORTHERLY LINE OF STREET TO A POINT BEING 200.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0°39'40" EAST 1399.39 FEET ALONG A LINE PARALLEL TO AND BEING 200.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 64°05'47" EAST 641.95 FEET ALONG A LINE PERPENDICULAR TO THE WESTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD TO A POINT ON SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE (SOUTH 26°12' EAST) SOUTH 25°54'13" EAST 2203.90 FEET ALONG SAID WESTERLY LINE OF THE RAILROAD RIGHT-OF-WAY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT 43.14 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 49+08.39 WHICH POINT IS 1250.97 FEET NORTH 89°34'13" WEST AND 48.10 FEET NORTH 25°54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 2; AND RUNNING THENCE NORTH 89°53'58" WEST 1060.01 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 37.01 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE NORTH 0°39'40" EAST 17.99 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 89°34'05" EAST 321.63 FEET ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE NORTH 49°20'28" EAST 52.89 FEET TO A POINT 89.76 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 89°42'31" EAST 40.49 FEET TO A POINT 89.86 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 48°45'15" EAST 53.34 FEET TO A POINT 55.00 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 89°34'05" EAST 258.75 FEET, ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE NORTH 53°53'50" EAST 50.39 FEET TO A POINT 85.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 89°34'05" EAST 40.95 FEET TO A POINT 85.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 52°41'47" EAST 50.00 FEET TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 89°34'05" EAST 231.51 FEET, TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 25°54'13" EAST 13.24 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E# 2078401)

ALSO EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 49+02.51, WHICH POINT IS 1250.97 FEET NORTH 89°34'13" WEST AND 61.34 FEET NORTH 25°54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25; AND RUNNING THENCE NORTH 89°34'05" WEST 11.16 FEET, ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE NORTH 25°54'13" WEST 42.21 FEET TO A POINT 92.83 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE NORTH 64°06'18" EAST 10.00 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 97.26 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 25°54'13" EAST 47.16 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E# 2078402)

TABLE "A" NOTES:

- 1 - MONUMENTS FOUND AND/OR SET ARE SHOWN HEREON.
2 - ADDRESS OF PROPERTY IS SHOWN HEREON.
3 - SUBJECT PROPERTY IS DESIGNATED AS ZONE X PER FIRM MAP NO. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
4 - GROSS LAND AREA: RECORD DESCRIPTION CONTAINS 43.22 TOTAL ACRES - LESS EXCEPTING PARCELS CONT. 0.49 ACRES = NET ACREAGE OF 42.73 ACRES. (NORTH PARCEL CONTAINS 21.09 ACRES - SOUTH PARCEL CONTAINS 21.64 ACRES)
7(a) - EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL SHOWN HEREON.
7(b)(1) - SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF BUILDINGS AT GROUND LEVEL SHOWN HEREON.
8 - SUBSTANTIAL FEATURES SHOWN HEREON.
9 - PARKING STALLS SHOWN HEREON. 14 DOCK STALLS, 22 TRAILER STALLS, 5 HANDICAP STALLS, 4 MOTORCYCLE STALLS & 96 STANDARD STALLS.
11 - THE LOCATION OF UNDERGROUND UTILITIES ARE BASED FROM OBSERVABLE EVIDENCE.
13 - NAMES OF ADJOINERS SHOWN HEREON.
14 - DISTANCE TO NEAREST INTERSECTION SHOWN HEREON.
16 - NO EVIDENCE OF RECENT EARTHWORK OR CONSTRUCTION WAS OBSERVED AT THE TIME OF THIS SURVEY.
17 - RULON WHITE BOULEVARD IS EXPECTED TO CONTINUE NORTH THROUGH THE NORTH PARCEL IN THE NEAR FUTURE.

SOUTH PARCEL BOUNDARY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF RULON WHITE BOULEVARD AND THE NORTH LINE OF PV CSTORE SUBDIVISION, RECORDED AS ENTRY NO. 2948359 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED 335.94 FEET NORTH 03°34'39" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°34'13" EAST);

RUNNING THENCE NORTHERLY TO THE NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 696.50 FOOT RADIUS CURVE, A DISTANCE OF 50.53 FEET, CHORD BEARS NORTH 17°52'51" EAST 50.52 FEET, HAVING A CENTRAL ANGLE OF 04°09'25"; THENCE NORTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 803.50 FOOT RADIUS CURVE, A DISTANCE OF 270.60 FEET, CHORD BEARS NORTH 10°18'41" EAST 269.32 FEET, HAVING A CENTRAL ANGLE OF 19°17'45"; THENCE NORTH 00°39'48" EAST 190.29 FEET; THENCE NORTH 63°53'15" EAST 793.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD; THENCE SOUTH 25°54'13" EAST 1223.46 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF UDOT PROPERTY, RECORDED AS ENTRY NO. 2078402; THENCE ALONG THE BOUNDARY OF SAID PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 64°06'18" WEST 10.00 FEET; AND (2) SOUTH 25°54'13" EAST 42.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2700 NORTH STREET RECORDED AS ENTRY NO. 2078401; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: (1) NORTH 89°34'05" WEST 220.35 FEET; (2) NORTH 52°41'47" WEST 50.00 FEET; (3) NORTH 89°34'05" WEST 40.95 FEET; (4) SOUTH 53°33'50" WEST 50.39 FEET; (5) NORTH 89°34'05" WEST 258.75 FEET; (6) NORTH 48°45'15" WEST 53.34 FEET; (7) NORTH 89°42'31" WEST 40.49 FEET; (8) SOUTH 49°20'28" WEST 52.89 FEET; AND (9) NORTH 89°34'05" WEST 321.45 FEET (321.63 FEET BY RECORD) TO THE EAST LINE OF QUESTAR SUBDIVISION FIRST AMENDMENT, RECORDED AS ENTRY NO. 2532375; THENCE NORTH 00°39'40" EAST 282.01 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 2, OF SAID PvcSTORE SUBDIVISION; THENCE NORTH 89°53'58" WEST 282.79 FEET ALONG THE SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 21.64 ACRES.

NORTH PARCEL BOUNDARY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF RULON WHITE BOULEVARD AND THE NORTH LINE OF PV CSTORE SUBDIVISION, RECORDED AS ENTRY NO. 2948359 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED 335.94 FEET NORTH 03°34'39" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°34'13" EAST);

RUNNING THENCE NORTH 89°53'58" WEST 217.23 FEET ALONG THE NORTH LINE OF SAID PV CSTORE SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 24, PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1, RECORDED AS ENTRY NO. 1549557; THENCE NORTH 00°39'40" EAST 1399.39 FEET ALONG THE EAST LINE OF SAID PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1 TO THE SOUTHWEST CORNER OF LOT 6, PARKLAND COMMERCIAL SUBDIVISION PHASE 1 & 2, 3RD AMENDMENT, RECORDED AS ENTRY NO. 2944652; THENCE NORTH 64°05'47" EAST 641.95 FEET ALONG THE SOUTHERLY LINE OF SAID PARKLAND COMMERCIAL SUBDIVISION PHASE 1 & 2, 3RD AMENDMENT TO THE SOUTHEAST CORNER OF LOT 5, PARKLAND COMMERCIAL SUBDIVISION PHASE 2 1ST AMENDMENT, RECORDED AS ENTRY NO. 2788187 ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD; THENCE SOUTH 25°54'13" EAST 920.04 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 63°53'15" WEST 793.35 FEET; THENCE SOUTH 00°39'48" WEST 190.29 FEET; THENCE SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 803.50 FOOT RADIUS CURVE, A DISTANCE OF 270.60 FEET, CHORD BEARS SOUTH 10°18'41" WEST 269.32 FEET, HAVING A CENTRAL ANGLE OF 19°17'45"; THENCE SOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 696.50 FOOT RADIUS CURVE, A DISTANCE OF 50.53 FEET, CHORD BEARS SOUTH 17°52'51" WEST 50.52 FEET, HAVING A CENTRAL ANGLE OF 04°09'25" TO THE POINT OF BEGINNING. CONTAINING 21.09 ACRES.

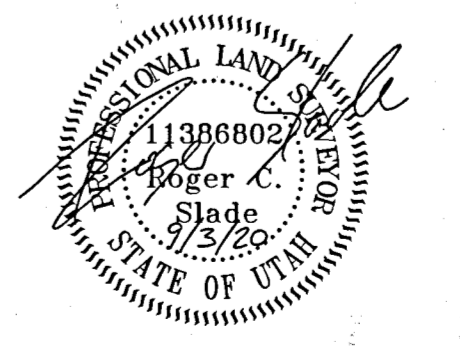
SURVEYOR'S CERTIFICATE

TO: BRILL, INC.; ANGELO, GORDON & CO., L.P., A DELAWARE LIMITED PARTNERSHIP; AG NET LEASE ACQUISITION CORP., A DELAWARE CORPORATION; AGNL PASTRY OF DELAWARE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; AGNL PASTRY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; AG NET LEASE III (SO) CORP., A DELAWARE CORPORATION, SCHULTE ROTH & ZABEL LLP; WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WFRBS COMMERCIAL MORTGAGE TRUST 2014-C22, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-C22; AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; CHICAGO NATIONAL TITLE INSURANCE COMPANY;
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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 7(A), 7(B)(1), 8, 9, 11, 13, 14, 16 AND 17 OF TABLE A THEREOF.

(THIS ALTA/NSPS SURVEY WAS CREATED USING ALTA TITLE COMMITMENT REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 41547-5 WITH A COMMITMENT DATE OF MAY 19, 2020 AT 7:45 AM.

THE FIELD WORK ON THIS SURVEY WAS COMPLETED ON JUNE 10, 2020. SIGNED THIS 3RD DAY OF SEPTEMBER 2020.

ROGER C. SLADE, PLS UTAH LAND SURVEYOR LICENCE NO. 11386802



RECEIVED OCT 26 2020 BY: 6679

Brill Inc. logo and contact information: HANSEN & ASSOCIATES, INC., Consulting Engineers and Land Surveyors, 538 North Main Street, Brigham, Utah 84302. Includes a table for revision tracking with columns for No., Date, and By.

ALTA/NSPS SURVEY FOR BRILL INC. 1406 WEST 2700 NORTH PLEASANT VIEW CITY, WEBER COUNTY, UTAH A PART OF THE SOUTH HALF OF SECTION 25 TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

Sheet 2 of 2 Sheets