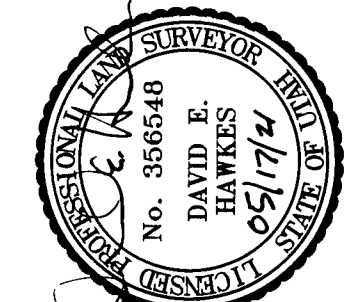


North East Corner Section 19, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Not final location determined from Ogden City Plats.

SURVEYORS CERTIFICATE:

To: Summa Terra Development Group, LLC.
 This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes no items from Table A thereof.
 The field work was completed on April 14, 2021.



David E. Hawkes PLS #356548 DATE 05/17/21

This ALTA and NSPS Land Title Survey was prepared using that certain Commitment For Title Insurance issued by Stewart Title Guaranty Company, Commitment Number 1136276, with a commitment date of February 01, 2021 at 8:00 a.m.

NARRATIVE:

Boundary Consultants was retained by the Summa Terra Development Group to perform an ALTA/NSPS Land Title Survey of the subject parcel. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEDD Model CONUS 12B @ height 4215.353 feet and no calibration. Basis of Bearing for this survey is Geodetic NORTH as determined by GPS or North 89°02'52" West 3166.24 feet measured between the Ogden City and Weber County Survey Monuments at the intersections of Gibson Avenue and 12th (SR-39) and 750 West Streets.
 The section corners that the subject parcel is tied no longer exist. We have relied on Ogden City Plat #2634 to determine the historic location of the corners which are pertinent to this survey. We also relied upon the walls in the subject parcels deed to the right of way lines of both 12th Street and Gibson Avenue.

SCHEDULE B - PART II: EXCEPTIONS

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. **Non-Survey Issue.**
- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. **Non-Survey Issue.**
- Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. **As Depicted on Survey.**
- Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records. **Non-Survey Issue.**
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. **As Depicted on Survey.**
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. **Non-Survey Issue.**
- Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. **Non-Survey Issue.**
- Taxes for the year 2021 are now a lien, but not yet due. Current Tax ID No. 12-120-0049. (2020 taxes were paid in the amount of \$14,129.51) **Non-Survey Issue.**
- Salid property is located within the boundaries of Mosquito Abatement District, Weber Basin Water - General, Weber Basin Water - Ogden, Central Weber Sewer District, and Ogden City, West 12th Street Economic Development Plan and is subject to the charges and assessments levied thereunder. **Non-Survey Issue.**
- Ordinance No. 2001-33, an Ordinance of Ogden City, Utah, Adopting the West 12th Street Economic Development Project Area Economic Development Plan Entitled, "West 12th Street Economic Development Plan," dated March 30, 2001; and Providing that this Ordinance Shall Become Effective Immediately Upon Publication After Final Passage and the terms, conditions and limitations contained therein, recorded May 30, 2001, as Entry No. 1773356, in Book 2142, at Page 1202 of County Records.
- Notice of Adoption of Redevelopment Plan Entitled "West 12th Street Economic Development Plan" and dated March 30, 2001 and the terms, conditions and limitations contained therein, recorded May 30, 2001, as Entry No. 1773357, in Book 2142, at Page 1209 of County Records. **Subject Parcel Lies within Described Boundary.**
- Resolution No. 23-2005, a resolution of the Board of County Commissioners of Weber County creating and establishing a special service district throughout all of Weber County, to be known as the Weber Area Dispatch 911 and Emergency Services District, recorded January 24, 2006, as Entry No. 2156401 of Official Records. **Non-Survey Issue.**
- The terms and conditions of that certain Certificate of Creation, creating and establishing the Northern Utah Environmental Resource Agency, and any future charges and assessments that may be levied thereunder, recorded January 20, 2015, as Entry No. 2718451, of Official Records. **Non-Survey Issue.**
- Water rights, claims or title to water, whether or not the matters are shown by the Public Records. **Non-Survey Issue.**
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. **Non-Survey Issue.**
- 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. **As Depicted on Survey.**
- Subject to an irrigation ditch along the Southernly boundaries as set forth in MESNE instruments of record. **As Depicted on Survey.**
- Subject to the Easements, Covenants and Agreements as set forth in Warranty Deed and the terms, conditions and limitations contained therein, recorded October 24, 1941, in Book 150, at Page 225 of County Records. **Non-Survey Issue.**
- Easement and right of way upon the terms and conditions therein provided, in favor of Utah Power & Light Company, a corporation, its successors in interest and assigns, recorded July 1, 1943, in Book 167, Page 586 of Official Records. **Easement lies within the "New" Right of Way Line of 12th Street.**
- Easement and right of way upon the terms and conditions therein provided, in favor of The Mountain States Telephone and Telegraph Company, its successors and assigns, as Entry No. 478019, in Book 844, Page 516 of Official Records. **Location is Ambiguous. Description is tied to the Section nor Subject Parcel Corners.**
- Unrecorded Lease with R.O.A. General, Inc., dated February 1, 1987, and referenced as Notice of Claim of Interest and the terms, conditions and limitations contained therein, recorded December 21, 2001, as Entry No. 1816147, in Book 2196, at Page 284 of County Records. **Superseded by Amended Notice of Claim of Interest.**
- Amended Notice of Claim of Interest and the terms, conditions and limitations contained therein, recorded April 20, 2017, as Entry No. 2853004, of County Records. **As Depicted on Survey.**
- Certificate of Small Lot Subdivision Approval and the terms, conditions and limitations contained therein, recorded December 23, 2008, as Entry No. 2381500 of County Records. **Non-Survey Issue.**
- Easement and right of way upon the terms and conditions therein provided, in favor of Praxair Distribution, Inc., a Delaware Corporation, recorded March 31, 2009 as Entry No. 2401587, of Official Records.
- Address Affidavit and the terms, conditions and limitations contained therein, recorded January 24, 2018 as Entry No. 2928218 of County Records. **No Effect - Referenced Parcel does not exist in the Weber County Records.**
- Notice of Interest in favor of Lovell Development Group, LLC recorded February 11, 2020 as Entry No. 3034516, of Official Records. **Describes Subject Parcel. Non-Survey Issue.**
- A Deed of Trust executed by 12th Street Apartments LLC as TRUSTOR and Cottonwood Title Insurance Agency as TRUSTEE, in the stated amount of \$200,000.00, in favor of Jason Wickens as BENEFICIARY, dated October 28, 2020 and recorded October 29, 2020 as Entry No. 3097342, of Official Records. **Describes Subject Parcel. Non-Survey Issue.**
- A Deed of Trust executed by 12th Street Apartments LLC as TRUSTOR and Cottonwood Title Insurance Agency as TRUSTEE, in the stated amount of \$550,000.00, in favor of Central Bank Custodian FBO: Paxton R. Guyman IRA #21303 as BENEFICIARY, dated October 28, 2020 and recorded October 29, 2020 as Entry No. 3097343, of Official Records. **Describes Subject Parcel. Non-Survey Issue.**
- A Deed of Trust executed by 12th Street Apartments LLC as TRUSTOR and Cottonwood Title Insurance Agency as TRUSTEE, in the stated amount of \$300,000.00, in favor of Joshua Johnson as BENEFICIARY, dated October 28, 2020 and recorded October 29, 2020 as Entry No. 3097344, of Official Records. **Describes Subject Parcel. Non-Survey Issue.**
- The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder. **Non-Survey Issue.**
- Any matters that might be disclosed by an accurate survey of said premises. Encroachments by improvements and fences along the west side of the subject parcel. Fence encroachments along the south boundary of the subject parcel. The description is poorly constructed with the tie to section corners being incorrect.
 The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review. **Non-Survey Issue.**

DATE PLOTTED: 05/17/21

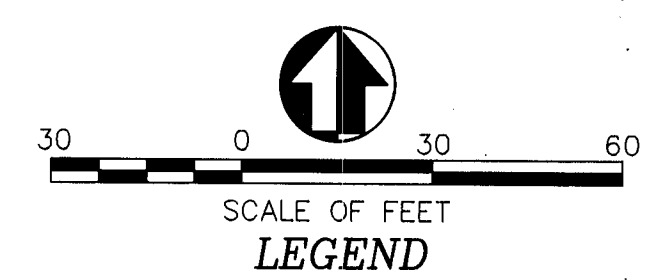
SCALE 1"=30'
 PROJECT NUMBER 2111001

ALTA/NSPS LAND TITLE SURVEY
 WEBER COUNTY TAX PARCEL 12-120-0049
 12th STREET APARTMENTS, LLC
 LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 20,
 AND THE NORTHEAST QUARTER OF SECTION 19,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
 Professional Land Surveyors
 1295 North 1700 West, Farr West, Utah
 801-792-1569 801-690-7158 FAX

DESIGNED	DEH
CHECKED	DEH
SHEET	1
	2

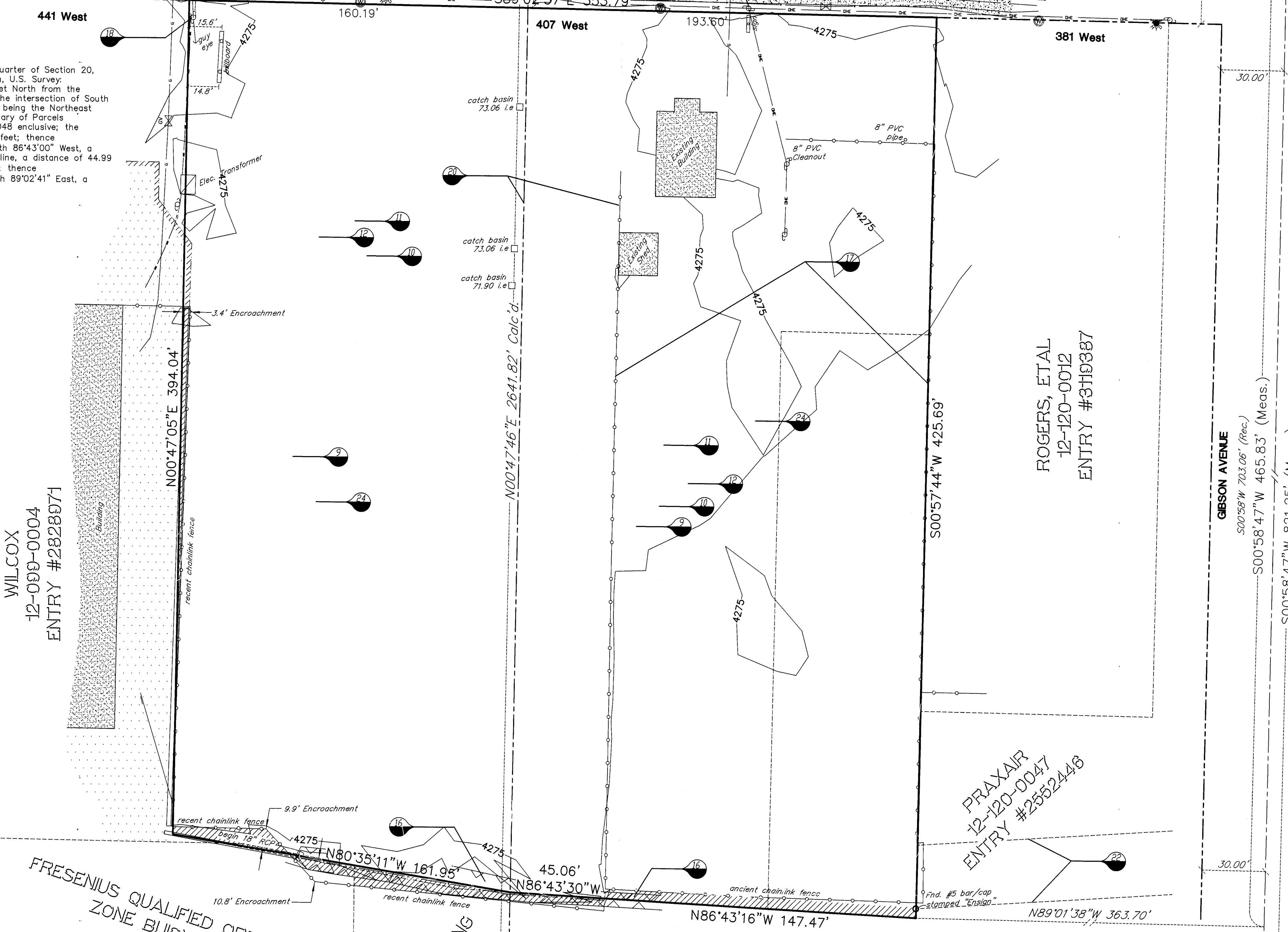
DESCRIPTION:
 Part of the Northeast quarter of Section 19 and Northwest quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point on the East of Section 19 line 977.2 feet North from the Southeast corner of quarter Section 19, said point being at the intersection of South line of 12th Street and the East of Section 19 line, and also being the Northeast corner of Parcel #12-099-0002; thence around overall boundary of Parcels #12-099-0002, #12-120-0099-0017 and Parcel #12-120-0048 inclusive; the following course: South 89°02'41" East, a distance of 193.60 feet; thence South 00°58'00" West, a distance of 425.69 feet; thence North 86°43'00" West, a distance of 147.47 feet; thence continue West along said line, a distance of 44.99 feet; thence North 80°35'06" West, a distance of 162.03 feet; thence North 00°47'21" East, a distance of 394.04 feet; thence South 89°02'41" East, a distance of 160.19 feet to the point of beginning.



- LEGEND**
- ROAD CENTER LINES, OGDEN CITY SURVEY MONUMENT
 - BOUNDARY LINE
 - RIGHT OF WAY LINES
 - RECORDS OF SURVEY
 - 10.00' WIDE PUBLIC UTILITY EASEMENT
 - ADJOINING PARCELS DEED LINES
 - 10.00' ROCKY MOUNTAIN POWER EASEMENT
 - EDGE OF ASPHALT
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC (BY SURFACE INDICATIONS)
 - STORM DRAIN LINE (BY SURFACE INDICATIONS)
 - GAS LINE (BY SURFACE INDICATIONS)
 - WATER LINES (BY SURFACE INDICATIONS)
 - CHAINLINK FENCE
 - DIMENSION LINES
 - CONCRETE
 - ASPHALT
 - ENCROACHMENT AREAS
 - CATCH BASIN
 - STORM DRAIN INLET BOX
 - SEWER MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - GAS VALVE

SOUTH BOUNDARY DESCRIPTION:
 Commencing at the Ogden City brass cap well monument marking the center line intersection of 12th Street and Gibson Avenue, thence South 00°58'22" West 465.83 feet coincident with the center line of said Gibson Avenue; Thence departing said center line North 89°01'38" West 465.83 feet to the true point of beginning; Thence the following three (3) courses coincident with the south title lines of Weber County Tax Parcel 12-120-0049, 1) North 86°43'16" West 147.47 feet; 2) North 86°43'30" West 45.06 feet; 3) North 80°35'11" West 161.95 feet to the west boundary line and the terminus of this description.

SR-39
 12th STREET
BASIS OF BEARING
 N89°03'15"W (Rec.)
 N89°02'52"W 3166.24'



FRESENIUS QUALIFIED OPPORTUNITY ZONE BUSINESS, LLC
 12-099-0018
 ENTRY #3007015

HERITAGE OPERATING
 12-099-0018
 ENTRY #1903917

PRAXAIR
 12-120-0047
 ENTRY #2552448

ROGERS, ETAL
 12-120-0012
 ENTRY #319387

RECEIVED
 MAY 17 2021
 BY: 6857

East Quarter Corner Section 19, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Not final location determined from Ogden City Plats.

Find Ogden City well mon. Intersection 13th and Gibson Ave.

Find Ogden City well mon. Intersection 14th and Gibson Ave.