

LEGAL DESCRIPTIONS

(Commitment No. NCS-1137649-SLC1, Schedule A)

LEGAL DESCRIPTION FOR TAX PARCEL 13-071-0010

PART OF THE SOUTH 2/3 OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 0°34'04" EAST ALONG THE SECTION LINE 876.15 FEET TO THE CENTER LINE OF VALLEY DRIVE; THENCE ALONG THE CENTER LINE OF VALLEY DRIVE NORTH 81°10' WEST 841.78 FEET; THENCE ALONG THE ARC OF A 4' CURVE TO THE RIGHT 86.66 FEET; NORTH 77°42' WEST 77.87 FEET; THENCE ALONG THE ARC OF A 10' CURVE TO THE LEFT 185.5 FEET; THENCE SOUTH 83°45' WEST 66.37 FEET; THENCE ALONG THE ARC OF A 5' CURVE TO THE LEFT 65.10 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 89°32'42" WEST 1312.64 FEET AND NORTH 0°44' EAST 1023.00 FEET FROM SAID SOUTHEAST CORNER OF SECTION 22, THENCE SOUTH 0°44' WEST 1023.00 FEET, THENCE SOUTH 89°32'42" EAST 1312.64 FEET ALONG THE SOUTH LINE OF SECTION 22 TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EXISTING VALLEY DRIVE, SAID POINT BEING NORTH 0°34'04" EAST 909.50 FEET AND NORTH 81°10' WEST 23.01 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UNITED STATES SURVEY; THENCE FROM SAID POINT OF BEGINNING SOUTH 81°10' EAST 249.74 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF VALLEY DRIVE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CANYON ROAD; THENCE SOUTHEASTERLY ALONG THE ARC OF AN 819.20 FOOT RADIUS CURVE TO THE LEFT 149.91 FEET (LONG CHORD OF ARC BEARS SOUTH 55°00'23" EAST 149.70 FEET) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF VALLEY DRIVE; THENCE NORTH 81°10' WEST 574.63 FEET TO A POINT 33.0 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF EXISTING VALLEY DRIVE OPPOSITE ENGINEER STATION 1+70.00; THENCE NORTHEASTERLY ALONG THE ARC OF A 308 FOOT RADIUS CURVE TO THE LEFT 205.42 FEET (LONG CHORD OF ARC BEARS NORTH 79°43'36" EAST 201.63 FEET) TO THE POINT OF BEGINNING. EXCEPT ALL PROPERTY LYING IN VALLEY DRIVE.

LEGAL DESCRIPTION FOR TAX PARCEL 13-071-0055

BEGINNING AT A POINT WHICH IS 876.01 FEET SOUTH 00°53'27" WEST ALONG THE SECTION LINE AND 88.30 FEET NORTH 88°58'32" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 22, RUNNING THENCE NORTH 88°58'32" WEST 245.40 FEET, THENCE NORTH 03°07'02" WEST 247.84 FEET, THENCE SOUTH 57°49'04" EAST FEET, THENCE SOUTH 59°58'19" EAST 55.09 FEET, THENCE SOUTH 55°23'51" EAST 49.64 FEET THENCE SOUTH 44°26'02" EAST 55.42 FEET, THENCE SOUTH 36°11'21" EAST 49.05 FEET, THENCE SOUTH 31°31'30" EAST 52.97 FEET THENCE SOUTH 33°32'26" EAST 38.81 FEET, THENCE SOUTH 39°25'09" EAST 15.66 FEET TO THE POINT OF BEGINNING. (E#2013114)

LEGAL DESCRIPTION FOR TAX PARCEL 13-071-0058

PARCEL OF LAND BEING A PART OF AN ENTIRE TRACT OF LAND SITUATED THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND BEING DESCRIBED AS FOLLOWS, HAVING A BASIS OF BEARING USING THE WEBER COUNTY NAD27 STATE PLANE COORDINATE SYSTEM OF SOUTH 00°44'28" WEST BETWEEN THE 1980 BUREAU OF LAND MANAGEMENT (BLM) BRASS CAP FOR THE EAST QUARTER CORNER OF SAID SECTION 22 HAVING WEBER COUNTY NAD27 STATE PLANE COORDINATES OF X=1882219.08 & Y=331001.624 AND THE 1980 BLM BRASS CAP FOR THE SOUTHEAST CORNER OF SAID SECTION 22 HAVING WEBER COUNTY NAD27 STATE PLANE COORDINATES OF X=1882184.669 & Y=328341.43, ACCORDING TO THE OFFICIAL RECORDS OF THE WEBER COUNTY SURVEYORS OFFICE:

BEGINNING AT A POINT ON THE EAST SECTION LINE AS DESCRIBED IN THE OGDEN CITY PLAT BOOKS AND AS RE-SURVEYED BY THE WEBER COUNTY SURVEYORS OFFICE, SAID POINT BEING LOCATED BY SURVEY 893.28 FEET SOUTH 00°44'28" EAST ALONG SAID BLM MONUMENTED SECTION LINE, TO COMMON PROPERTY LINE AS RECORDED IN BOOK 132 PAGE 206 AND BOOK 1386 PAGE 1608, AND 15.175 FEET NORTH 44°24'01" WEST ALONG SAID COMMON PROPERTY LINE, AND 154.16 FEET SOUTH 00°38'59" WEST ALONG A COMMON PROPERTY LINE AS RECORDED IN BOOK 1315 PAGE 400 AND BOOK 132 PAGE 206, FROM THE BLM BRASS CAP FOR THE EAST QUARTER CORNER OF SAID SECTION 22, THENCE NORTH 44°44'01" WEST 254.25 FEET ALONG SAID COMMON PROPERTY LINE, THENCE SOUTH 89°13'00" EAST 180.98 FEET ALONG A COMMON PROPERTY LINE AS RECORDED IN BOOK 1315 PAGE 400 AND BOOK 205 PAGE 205 TO SAID EAST SECTION LINE OF SECTION 22 AS DESCRIBED IN THE OGDEN CITY PLAT BOOKS, THENCE SOUTH 00°38'59" WEST 178.15 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, AS SURVEYED BY THE WEBER COUNTY SURVEYORS OFFICE. THE RECORDS OF SAID SURVEY ARE HEREBY SPECIFICALLY REFERENCED AND MADE A PART HEREOF, ALL REFERENCES IN THE ABOVE DESCRIPTION TO DOCUMENTS RECORDED IN SPECIFIC BOOKS AND PAGES ARE AS RECORDED IN THE DEED RECORDS OF WEBER COUNTY, UTAH.

LEGAL DESCRIPTION FOR TAX PARCEL 13-071-0057

PART OF THE SOUTH 2/3 OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SECTION 22, AND THE CENTER LINE OF VALLEY DRIVE, WHICH POINT IS NORTH 0°34'04" EAST 876.15 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22, RUNNING THENCE NORTH 0°34'04" EAST 875.86 FEET TO THE NORTH LINE OF THE SOUTH 2/3 OF SAID QUARTER SECTION; THENCE NORTH 89°10'30" WEST ALONG SAID NORTH LINE 481.71 FEET; THENCE SOUTH 25°33' EAST 968.97 FEET TO THE CENTER LINE OF VALLEY DRIVE, THENCE SOUTH 81°10' EAST 55.47 FEET ALONG THE CENTER LINE OF VALLEY DRIVE TO THE POINT OF BEGINNING. SUBJECT HOWEVER TO RIGHT OF WAY FOR ROAD AND HIGHWAYS AND INTERURBAN CAR LINES. TOGETHER WITH SUFFICIENT LAND FOR DEPOT PURPOSES, AS APPEARS OF RECORD AND RIGHTS OF WAY FOR DITCHES, PIPE LINES, AND TELEPHONE LINES, AS NOW LOCATED UPON SAID LAND, EXCEPT LANDS AND RIGHT OF WAY DEEDED TO OGDEN CITY, A MUNICIPAL CORPORATION AND THE UNITED STATES GOVERNMENT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PERPETUAL RIGHT OF WAY 16.5 FEET WIDE, THE SAME BEING 8.25 FEET ON EACH SIDE, A PORTION OF THE COURSE BEING ALONG THE CENTER LINE OF THE OGDEN RAPID TRANSIT COMPANY'S MAIN LINE TRACT, A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS NORTH 1220 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, THENCE SOUTH 88°31' WEST 342 FEET, MORE OR LESS, THENCE SOUTH 31°03' WEST 544.74 FEET, THENCE ON THE ARC OF A 20' CURVE TO THE 100.58 FEET, THENCE SOUTH 51°10' WEST 109.31 FEET, THENCE SOUTH 47°20' WEST 304.07 FEET, THENCE ON A ARC OF A 30' CURVE TO THE RIGHT 60.11 FEET, THENCE SOUTH 65°22' WEST 154.16 FEET, THENCE SOUTH 5°22' WEST 143.32 FEET, THENCE ON THE ARC OF A 24' CURVE TO THE RIGHT 90.25 FEET, THENCE SOUTH 27°02' WEST 68 FEET, MORE OR LESS, TO THE SOUTH LINE OF SECTION 23.

EXCEPT PROPERTY DEEDED TO OGDEN CITY BY WARRANTY DEED IN BOOK 1406 PAGE 1765. ALSO EXCEPTING PROPERTY CONVEYED BY QCD E# 2362354.

PARCELS 1 & 2. SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED ACCESS EASEMENT:

A PARCEL OF LAND BEING A PART OF AN ENTIRE TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND BEING DESCRIBED AS FOLLOWS: HAVING A BASIS OF BEARING USING THE WEBER COUNTY NAD27 STATE PLANE COORDINATE SYSTEM OF SOUTH 00°44'28" WEST BETWEEN THE 1980 BUREAU OF LAND MANAGEMENT (BLM) BRASS CAP FOR THE EAST QUARTER CORNER OF SAID SECTION 22 HAVING WEBER COUNTY NAD27 STATE PLANE COORDINATES OF X=1882219.08 & Y=331001.624 AND THE 1980 BLM BRASS CAP FOR THE SOUTHEAST CORNER OF SAID SECTION 22, HAVING WEBER COUNTY NAD27 STATE PLANE COORDINATES OF X=1882219.08 & Y=331001.624 AND THE 1980 BLM BRASS CAP FOR THE SOUTHEAST CORNER OF SAID SECTION 22, HAVING WEBER COUNTY NAD27 STATE PLANE COORDINATES OF X=1882184.669 & Y=328341.43 ACCORDING TO THE OFFICIAL RECORDS OF THE WEBER COUNTY SURVEYORS OFFICE. BEGINNING AT A POINT ON THE EAST SECTION LINE AS DESCRIBED IN THE OGDEN CITY PLAT BOOKS AND AS RE-SURVEYED BY THE WEBER COUNTY SURVEYORS OFFICE, SAID POINT BEING LOCATED BY SURVEY 893.28 FEET SOUTH 00°44'28" EAST ALONG SAID BLM MONUMENTED SECTION LINE TO COMMON PROPERTY LINE AS RECORDED IN BOOK 132 PAGE 206 AND BOOK 1386 PAGE 1608 AND 15.175 FEET NORTH 44°24'01" WEST ALONG SAID COMMON PROPERTY LINE FROM THE BLM BRASS CAP FOR THE EAST QUARTER CORNER OF SAID SECTION 22, THENCE SOUTH 44°24'01" EAST 131.50 FEET ALONG SAID COMMON PROPERTY LINE, THENCE SOUTH 89°21'01" EAST 50.00 FEET ALONG SAID COMMON PROPERTY LINE, THENCE SOUTH 19°44'01" EAST 371.25 FEET ALONG SAID COMMON PROPERTY LINE, THENCE SOUTH 57°02'35" WEST 54.38 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 57°02'35" WEST 24.26 FEET, THENCE NORTH 24°29'23" WEST 262.68 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET AND AN ARC LENGTH OF 190.53 FEET (CHORD BEARING NORTH 74°27'59" WEST 171.14 FEET) TO THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 39, THENCE NORTH 40°38'28" WEST 24.35 FEET ALONG SAID RIGHT OF WAY LINE, THENCE A CURVE TO THE RIGHT HAVING A RADIUS OF 144.00 FEET AND AN ARC LENGTH OF 234.14 FEET (CHORD BEARING SOUTH 75°10'10" EAST 209.19 FEET) THENCE SOUTH 24°29'23" EAST 260.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR TAX PARCEL 13-074-0002

THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: EXCEPT THAT PORTION WITHIN OGDEN CITY LIMITS (THE WEST 300 FEET OF THE SOUTH 1320 FEET OF SAID QUARTER SECTION). SUBJECT, HOWEVER, TO RIGHTS-OF-WAY FOR ROADS AND HIGHWAYS AND INTERURBAN CAR LINES, TOGETHER WITH SUFFICIENT LAND FOR DEPOT PURPOSES, AS APPEARS OF RECORD, AND RIGHTS-OF-WAY FOR DITCHES, PIPE LINES, POWER LINES, AND TELEPHONE LINES, AS NOW LOCATED UPON SAID LAND. EXCEPT 3.16 ACRES OF LAND CONVEYED TO U.S.A. FOR SOUTH OGDEN HIGHLINE CANAL (131-601). EXCEPT RIGHT-OF-WAY DEEDED TO OGDEN CITY, A MUNICIPAL CORPORATION DESCRIBED IN BOOK 641 OF DEEDS, PAGE 378. EXCEPT A PORTION OF LAND CONVEYED TO OGDEN CITY BY QCD RECORDED IN BOOK 520, PAGE 132. EXCEPT A PARCEL OF LAND CONVEYED TO STATE ROAD COMMISSION (874-616). EXCEPT 3 PARCELS OF LAND CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY W.D. RECORDED IN BOOK 1152, PAGES 178, 182 AND 183. EXCEPT A PARCEL OF LAND BEING PART OF AN ENTIRE TRACT SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY UTAH, THE BOUNDARIES OF SAID PARCEL OF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23, RUNNING THENCE SOUTH 89°06'33" EAST 272.48 FEET ALONG THE QUARTER SECTION LINE, THENCE SOUTH 45°53'27" WEST 385.34 FEET TO THE WEST LINE OF SAID SECTION 23, THENCE NORTH 00°53'27" EAST 272.48 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. (E#2013115)

LEGAL DESCRIPTION FOR TAX PARCEL 13-074-0016

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE EAST 300 FEET; THENCE NORTH 800 FEET, MORE OR LESS, TO THE SOUTH LINE OF VALLEY DRIVE; THENCE NORTH 81°10' WEST ALONG SAID SOUTH LINE 303 FEET, MORE OR LESS, TO THE QUARTER SECTION LINE; THENCE SOUTH 0°34'04" WEST 842 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION FOR TAX PARCEL 13-074-0019

PARCEL OF LAND BEING A PART OF AN ENTIRE TRACT SITUATED THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND BEING DESCRIBED AS FOLLOWS, HAVING A BASIS OF BEARING USING THE WEBER COUNTY NAD27 STATE PLANE COORDINATE SYSTEM OF SOUTH 00°44'28" WEST BETWEEN THE 1980 BUREAU OF LAND MANAGEMENT (BLM) BRASS CAP FOR THE EAST QUARTER CORNER OF SAID SECTION 22 HAVING WEBER COUNTY NAD27 STATE PLANE COORDINATES OF X=1882.219.08 & Y=331001.624 AND THE 1980 BLM BRASS CAP FOR THE SOUTHEAST CORNER OF SAID SECTION 22 HAVING WEBER COUNTY NAD27 STATE PLANE COORDINATES OF X=1882184.669 & Y=328341.43, ACCORDING TO THE OFFICIAL RECORDS OF THE WEBER COUNTY SURVEYORS OFFICE.

BEGINNING AT A POINT ON THE EAST SECTION LINE AS DESCRIBED IN THE OGDEN CITY PLAT BOOKS AND AS RE-SURVEYED BY THE WEBER COUNTY SURVEYORS OFFICE, SAID POINT BEING LOCATED BY SURVEY 893.28 FEET SOUTH 00°44'28" EAST ALONG SAID BLM MONUMENTED SECTION LINE, TO COMMON PROPERTY LINE AS RECORDED IN BOOK 132 PAGE 206 AND BOOK 1386 PAGE 1608 AND 15.175 FEET NORTH 44°24'01" WEST ALONG SAID COMMON PROPERTY LINE, FROM THE BLM BRASS CAP FOR THE EAST QUARTER CORNER OF SAID SECTION 22, THENCE SOUTH 44°24'01" EAST 131.50 FEET ALONG SAID COMMON PROPERTY LINE, THENCE SOUTH 89°21'01" EAST 50.00 FEET ALONG SAID COMMON PROPERTY LINE, THENCE SOUTH 19°44'01" EAST 371.25 FEET ALONG SAID COMMON PROPERTY LINE, THENCE SOUTH 57°02'35" WEST 97.83 FEET, THENCE NORTH 27°28'01" WEST 154.80 FEET ALONG A COMMON PROPERTY LINE AS RECORDED IN BOOK 1386 PAGE 1608 AND BOOK 132 PAGE 206. THENCE ALONG THE ARC OF A SIMPLE CURVE TO THE LEFT 198.16 FEET HAVING A RADIUS OF 657.57 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 36°06'01" WEST 197.42 FEET ALONG SAID COMMON PROPERTY LINE, THENCE NORTH 44°44'01" WEST 320.16 FEET ALONG SAID COMMON PROPERTY LINE TO A COMMON PROPERTY LINE AS RECORDED IN BOOK 205 PAGE 205 AND BOOK 132 PAGE 206, THENCE SOUTH 89°13'00" EAST 47.10 FEET ALONG SAID COMMON PROPERTY LINE THENCE SOUTH 44°44'01" EAST 254.25 FEET ALONG SAID COMMON PROPERTY LINE TO A POINT BEING ON THE EAST LINE OF SECTION 22, AS DESCRIBED FROM OGDEN CITY PLATS, THENCE NORTH 00°38'59" EAST 154.16 FEET ALONG SAID OGDEN CITY PLATS SECTION TO THE POINT OF BEGINNING, AS SURVEYED BY THE WEBER COUNTY SURVEYORS OFFICE. THE RECORDS OF SAID SURVEY ARE HEREBY SPECIFICALLY REFERENCED AND MADE A PART HEREOF, ALL REFERENCES IN THE ABOVE DESCRIPTION TO DOCUMENTS RECORDED IN SPECIFIC BOOKS AND PAGE AS RECORDED IN THE DEED RECORDS OF WEBER COUNTY UTAH. CONTAINS 1.54 ACRES MORE OR LESS. SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED ACCESS EASEMENT: A PARCEL OF LAND BEING A PART OF AN ENTIRE TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND BEING DESCRIBED AS FOLLOWS: HAVING A BASIS OF BEARING USING THE WEBER COUNTY NAD27 STATE PLANE COORDINATE

LEGAL DESCRIPTION FOR TAX PARCEL 13-074-0021

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY:

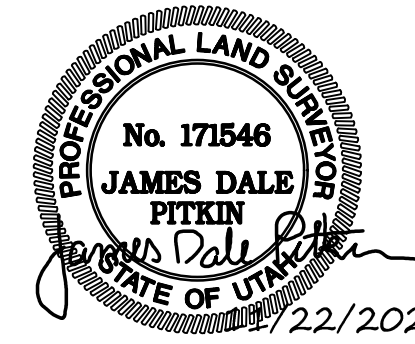
BEGINNING 842 FEET NORTH 0°34'04" EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 23, THENCE NORTH 35' EAST 478 FEET, MORE OR LESS, THENCE EAST 300 FEET, THENCE SOUTH 35' WEST 520 FEET, THENCE NORTH 81°10' WEST 303 FEET TO BEGINNING. EXCEPT PARCEL SOLD TO OGDEN CITY BY DEED IN BOOK (520-132). EXCEPT PARCEL SOLD TO THE STATE ROAD COMMISSION (874-616) & (933-26). ALSO EXCEPT PROPERTY CONVEYED BY QCD E# 2362354 PARCEL 1 AND QCD E# 2362355 PARCEL 2.

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, a Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 171546, do hereby certify a survey of the described property was made under my direction and the map hereon is a true and correct representation of said survey.

Date: November 22, 2022

James D. Pitkin, PLS
License No. 171546



NARRATIVE

A survey of the subject property was completed as part of an ALTA/NSPS Land Title Survey requested by Russel King. A Commitment for Title Insurance Commitment No. NCS-1137649-SLC1, dated July 18, 2022, prepared by First American Title Insurance Company was provided and relied upon for the preparation of this survey.

The basis of bearings for this survey is North 00°44'28" East between the 1980 Bureau of Land Management monuments marking the Southeast and East Quarter Corners of Section 22, Township 6 North, Range 1 West, Salt Lake Base & Meridian.

Numerous discrepancies and inconsistencies exist between the Weber County GIS Map (Geo-Gizmo), the published Weber County Ownership Plat maps, and the record property descriptions. The ownership information and Tax Parcel configurations on the Weber County Ownership Plat maps more accurately reflect the actual locations of property parcels in the area, however, a number of inaccuracies are still depicted.

The Title Commitment includes Tax Parcel No. 13-074-0002 in its entirety, however, the subject property specified for this survey includes only that portion of said Tax Parcel south of Highway 39 and west of the United States of America parcel identified as Tax Parcel No. 13-074-0006.

Discrepancies in location between the 1980 Bureau of Land Management (BLM) Section corner monuments found and the locations depicted on the Ogdan City "Bible" sheet corner locations are apparent and documented in several surveys of record (Ref. 6). Many of the record property descriptions appear to have been written utilizing the Ogdan City "Bible" sheet locations and match existing improvements, but no actual monuments were found or have been documented in those locations. The Ogdan City Monuments found in Valley Drive were used as a basis for orienting the "Bible" sheet section corner locations. The calculated corner locations shown were utilized as the basis for the record property descriptions. The relationship between the calculated corner locations and the BLM monuments found are shown. A control/section breakdown detail is provided on Sheet 3.

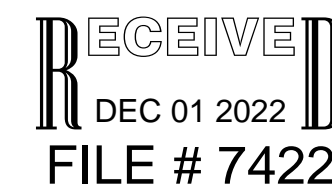
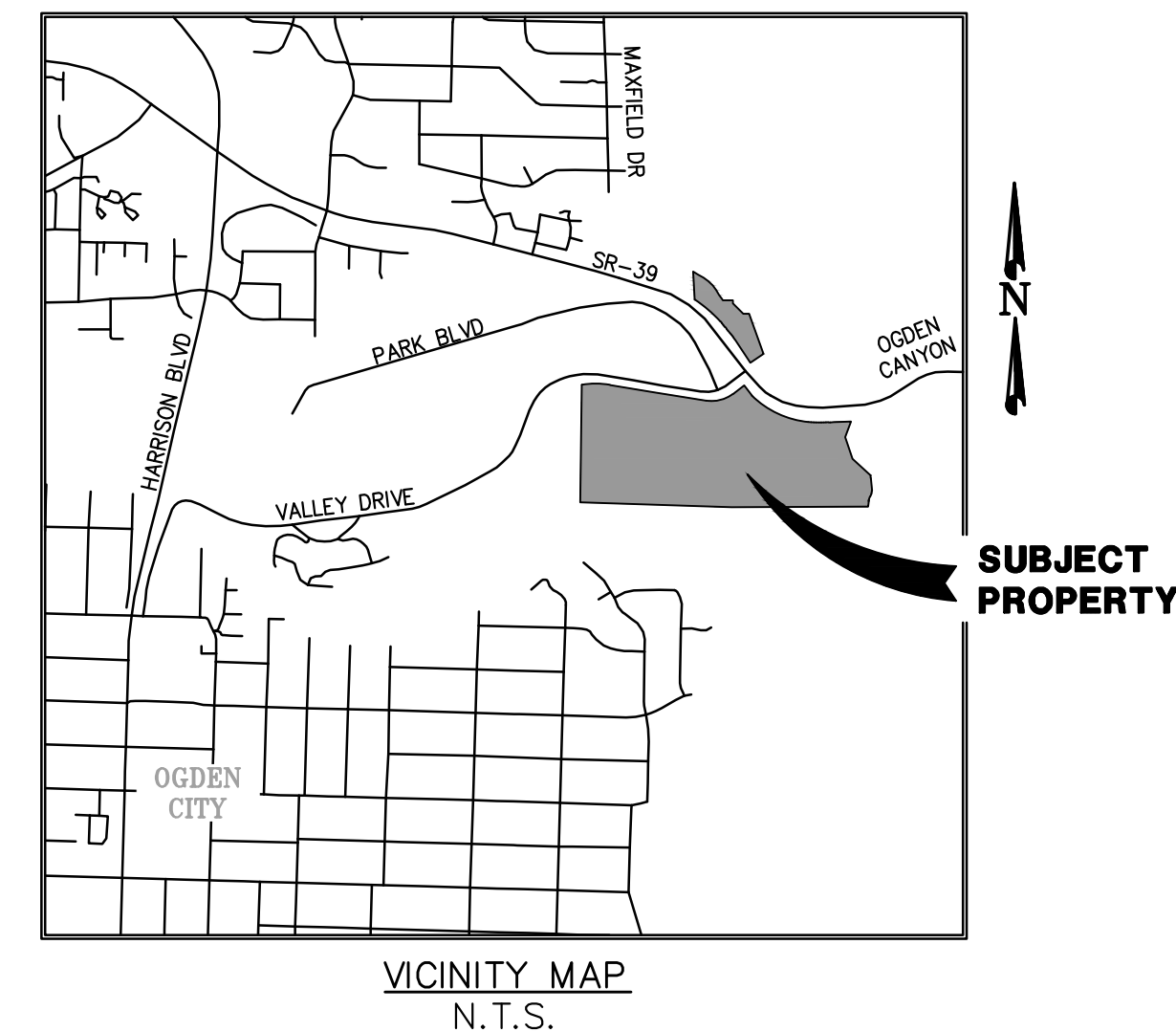
The BLM monuments were used to control the southerly line of the subject property. The north line of the northerly parcels of the subject property, being the north line of the South 2/3 of the East 1/2 of the Southeast Quarter of Section 22, was determined from the Ogdan City "Bible" Sheets and agrees well with the record deed lines of the properties in this area.

The location of SR-39 right of way was based upon the calculated "Bible" sheet corner locations and the associated right of way drawings for UDOT Project No.'s SU-0568(6) & RS-0568(16). No right of way monuments were found during the course of fieldwork to further delineate the right of way. The basis of location for the right of way plans is the monument at the intersection of Valley Drive and Park Boulevard along with ties to the Ogdan City "Bible" sheets.

The record location of the right of ways of Valley Drive and Park Boulevard, as shown on the Ogdan City "Bible" sheets, adjacent deed calls and Ogdan City monuments found in Valley Drive, do not agree entirely with the existing improvements of both roads. The Ogdan City Monuments found in Valley Drive were used for the initial road right of way, but the alignment of the existing road improvements diverge significantly from the "Bible" sheet location continuing westerly. The alignment of Valley Drive as shown is based upon a best fit alignment following the existing improvements. Ogdan City was not able to provide any documentation that matches the alignment of Valley Drive as constructed.

REFERENCES

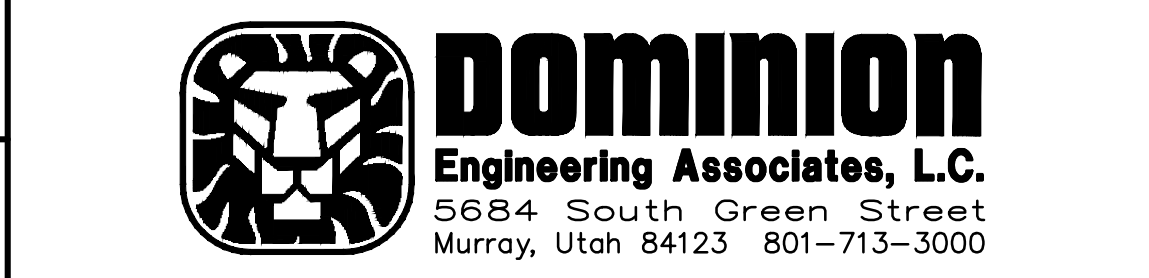
- 1. Commitment for Title Insurance Commitment No. NCS-1137649-SLC1, dated July 18, 2022, prepared by First American Title Insurance Company & associated documentation.
- 2. Weber County "Bible" Sheets & Ownership Plat Maps.
- 3. Weber County Tie Sheet No.'s: 6N1W27NE, 6N1W22E, 6N1W27N, 6N1W28NE, 6N1W22N.
- 4. Utah Department of Transportation Right of Way Drawings: Project No.'s SU-0568(6) & RS-0568(16).
- 5. Bureau of Land Management Plat Maps and associated notes.
- 6. Record of Survey maps on file in the Office of the Weber County Surveyor: 646, 2722, 3177, 3404, 3847, 4827, 4829, 5086, 5933, 6473, 6491.



Path: P:\RAINBOW GARDENS 3611\SURVEY\RAINBOW GARDENS ROS.dwg | plot date: November 23, 2022 | plotted by: bryan

DRAWN	BJE 9.22	CHECKED	JDP 9.22
DESIGNED		PROJECT ENGINEER	
APPROVED		JDP	
	DATE	PROJECT MANAGER	

RUSSEL KING
OGDEN CITY, WEBER COUNTY, UTAH



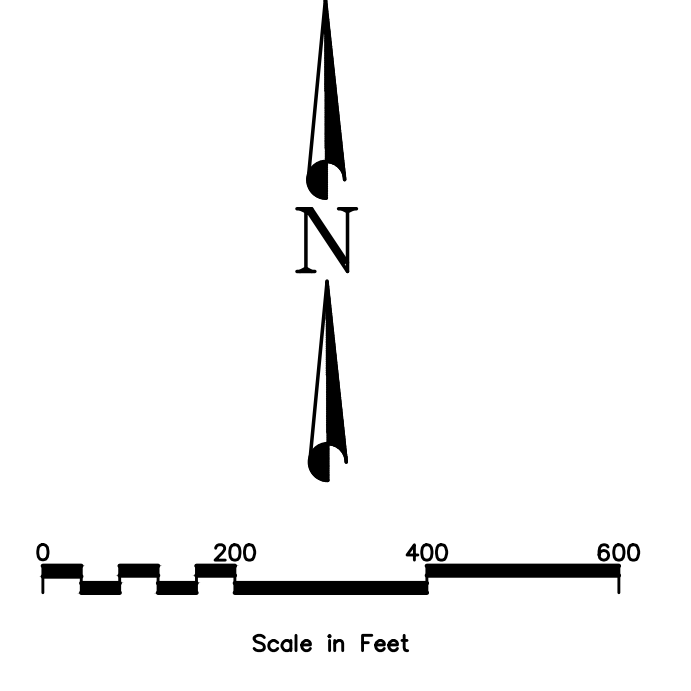
RECORD OF SURVEY
1851 VALLEY DRIVE
LOCATED IN THE SE 1/4 SEC. 22 & THE SW 1/4 SEC. 23,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

PROJECT NO.	3611				
SHEET NO.	1 of 5				
NO.	REVISIONS	BY	DATE	FILE NAME:	SCALE:
0	RELEASED FOR REVIEW	JDP	11.22.22	KING ROS	N/A

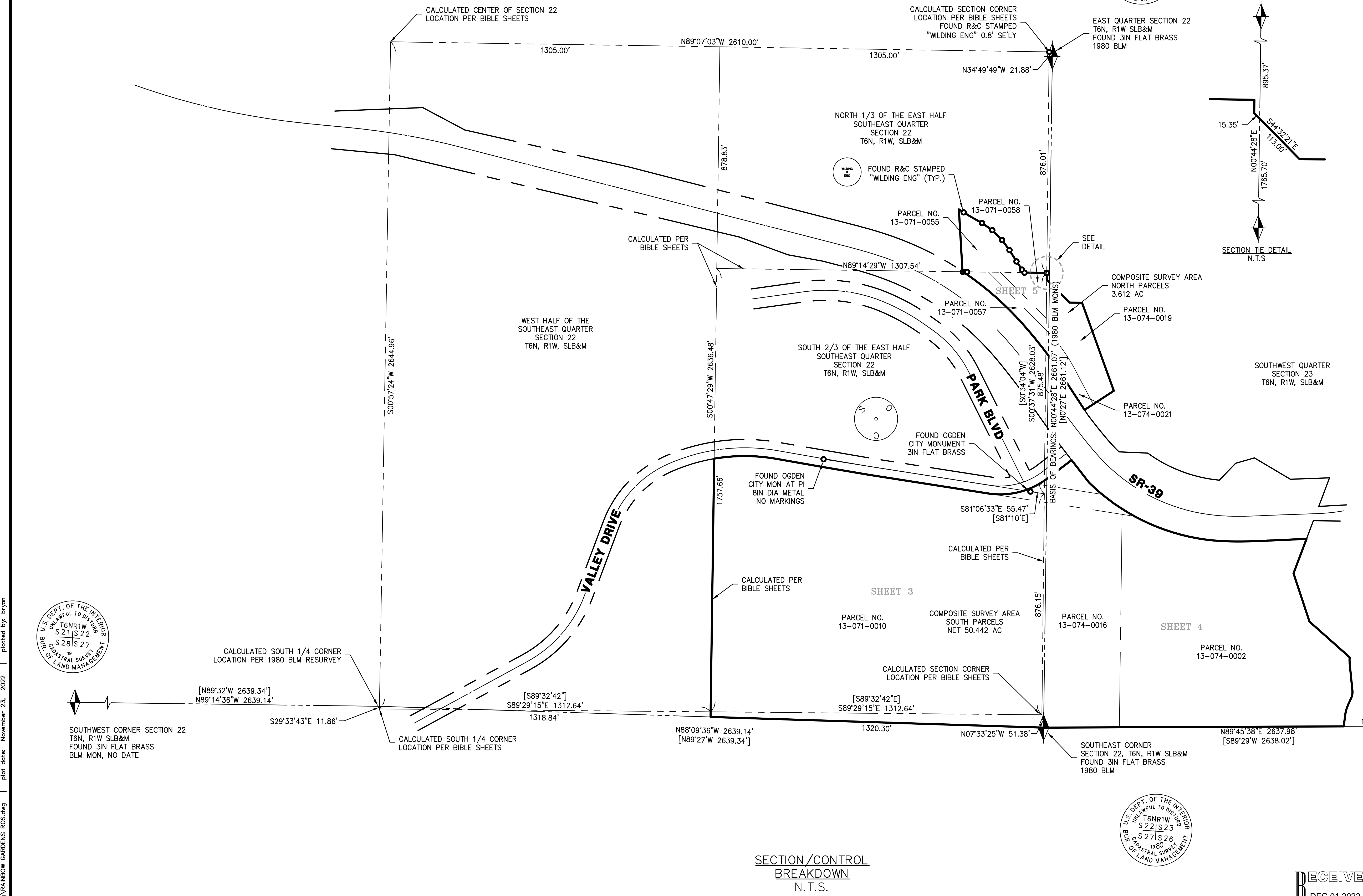


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD TANGENT
C1	717.00'	247.44'	19°46'23"	N 89°49'59" W	246.22' 124.96'
C2	36011.48'	376.40'	0°35'56"	S 80°14'45" E	376.40' 188.20'
C3	308.00'	247.96'	46°07'36"	N 75°49'39" E	241.32' 131.14'
C4	150.00'	25.67'	9°48'14"	S 0°45'41" E	25.64' 12.86'
C5	50.00'	26.70'	30°35'45"	N 9°36'31" E	26.38' 13.68'
C6	150.00'	37.05'	14°09'07"	S 17°48'34" W	36.96' 18.62'
C7	150.00'	9.45'	3°36'35"	S 8°54'51" W	9.45' 4.73'

Line Table		
Line	BEARING	LENGTH
L1	S 58°05'00" E	51.31
L2	S 60°14'15" E	55.09
L3	S 55°39'47" E	49.64
L4	S 44°41'58" E	55.42
L5	S 36°27'17" E	49.05
L6	S 31°47'26" E	52.97
L7	S 33°48'22" E	38.81
L8	S 39°41'05" E	15.67
L9	S 89°14'29" E	88.31
L10	S 00°37'31" W	26.36



- LEGEND**
- SUBJECT PROPERTY BOUNDARY LINES
 - - - ADJACENT PROPERTY
 - - - CENTER OF STREET
 - - - ROW OF LINES
 - - - SECTION LINES
 - - - CALCULATED SECTION LINES
 - FOUND CORNERS/MONUMENTS (AS NOTED)
 - ◆ SECTION CORNER MONUMENTS FOUND (AS NOTED)
 - S00°09'30"E 967.19' BEARINGS AND DISTANCES MEASURED
 - [S00°52'41"W 991.74'] RECORD BEARINGS AND DISTANCES



SECTION/CONTROL
BREAKDOWN
N.T.S.

RECEIVED
DEC 01 2022
FILE # 7422

DRAWN BJE 8.22 DATE	CHECKED JDP 8.22 DATE
DESIGNED DATE	PROJECT ENGINEER DATE
APPROVED DATE	PROJECT MANAGER DATE

RUSSEL KING
OGDEN CITY, WEBER COUNTY, UTAH

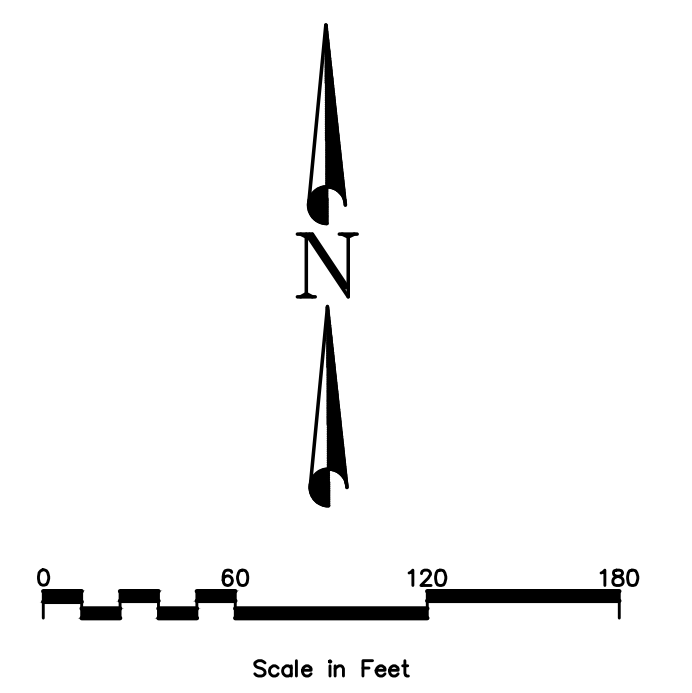
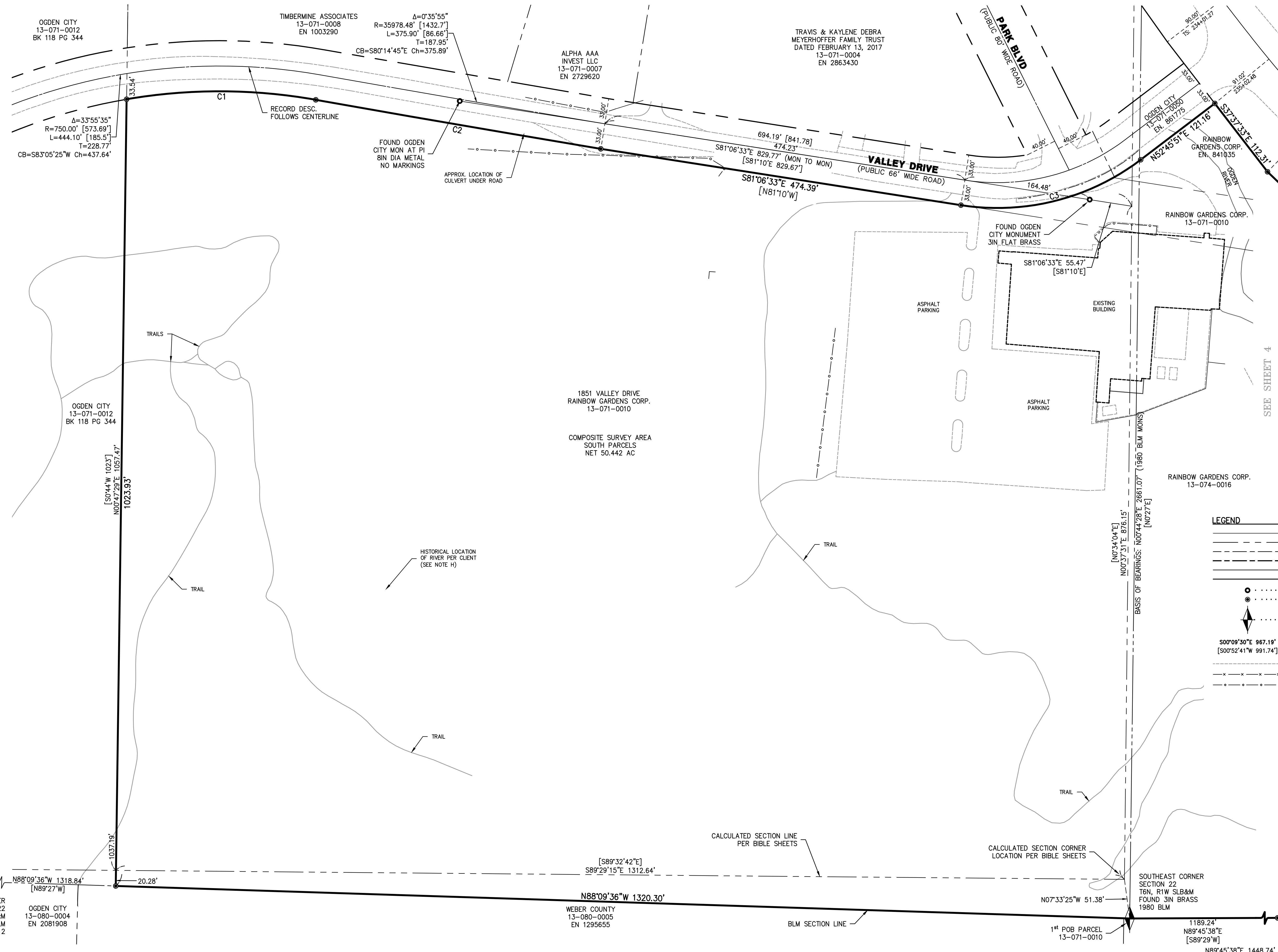


RECORD OF SURVEY
1851 VALLEY DRIVE
LOCATED IN THE SE 1/4 SEC. 22 & THE SW 1/4 SEC. 23,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

PROJECT NO. 3611	
SHEET NO. 2 of 5	
0	RELEASED FOR REVIEW JDP 11.22.22
NO.	REVISIONS BY DATE

Path: P:\RAINBOW GARDENS 3611\SURVEY\dwg\RAINBOW GARDENS ROS.dwg | plot date: November 23, 2022 | plotted by: bryan

SEE SHEET 5



LEGEND

	SUBJECT PROPERTY BOUNDARY LINES
	ADJACENT PROPERTY
	CENTER OF STREET
	ROW OF LINES
	SECTION LINES
	CALCULATED SECTION LINES
	FOUND CORNERS/MONUMENTS (AS NOTED)
	PROPERTY CORNER (NOT SET AT THIS DATE)
	SECTION CORNER MONUMENTS FOUND (AS NOTED)
	BEARINGS AND DISTANCES MEASURED
	RECORD BEARINGS AND DISTANCES
	EDGE OF EXISTING IMPROVEMENTS (AS NOTED)
	FENCE
	GUARD RAIL

RECEIVED
 DEC 01 2022
 FILE # 7422

Path: P:\RAINBOW GARDENS 3611\SURVEY\RAINBOW GARDENS ROS.dwg | plot date: November 23, 2022 | plotted by: bryan

DRAWN BJE 9.22 DATE	CHECKED JDP 9.22 DATE
DESIGNED DATE	PROJECT ENGINEER DATE
APPROVED DATE	PROJECT MANAGER DATE

RUSSEL KING

OGDEN CITY, WEBER COUNTY, UTAH

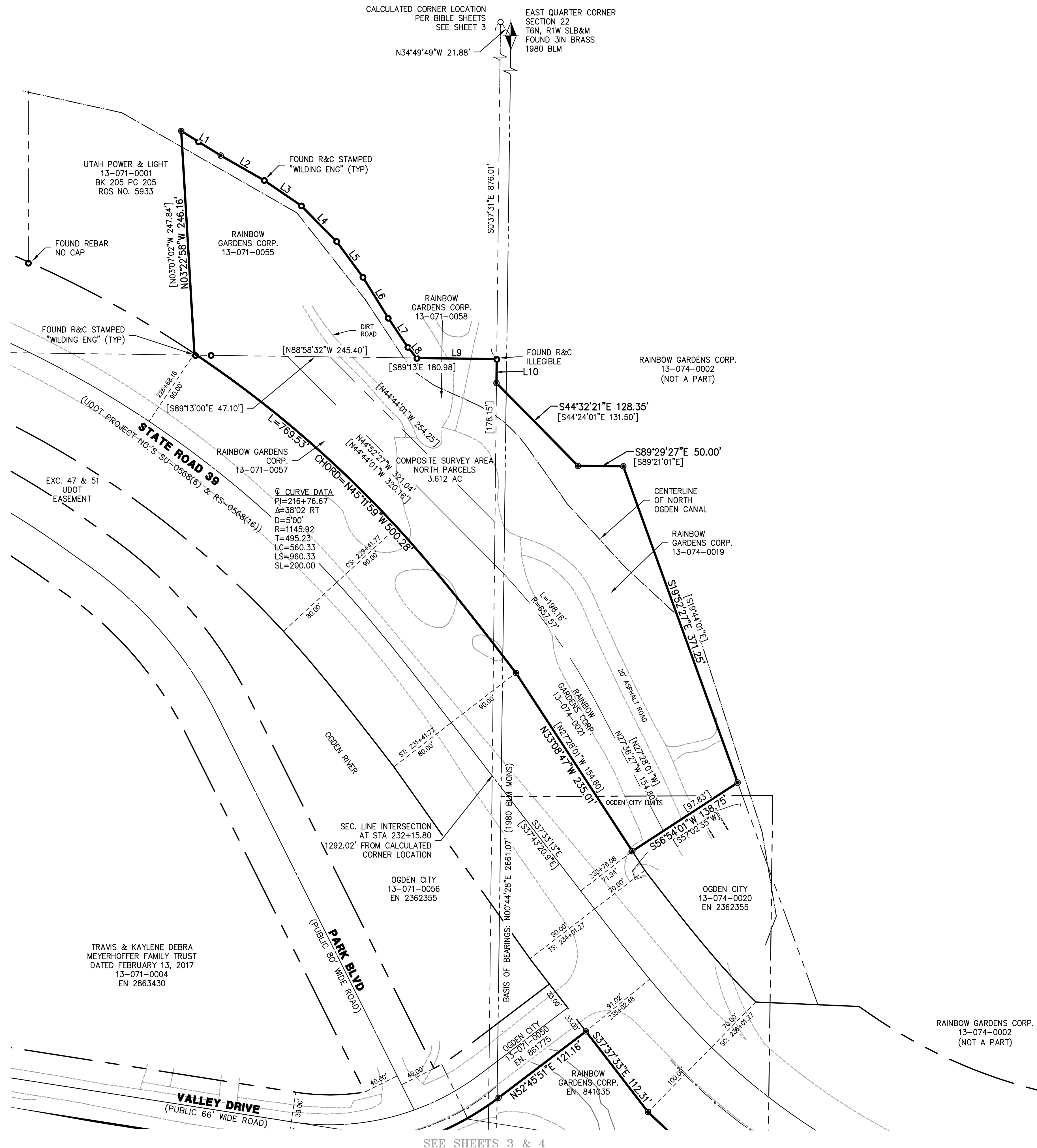
Dominion
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84123 801-713-3000

RECORD OF SURVEY
1851 VALLEY DRIVE

LOCATED IN THE SE 1/4 SEC. 22 & THE SW 1/4 SEC. 23,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

PROJECT NO. 3611	
SHEET NO. 3 of 5	
NO.	REVISIONS
0	RELEASED FOR REVIEW JDP 11.22.22
BY	DATE
KING ROS	11.22.22
SCALE: 1"=60'	

CALCULATED CORNER LOCATION PER BIBLE SHEETS SEE SHEET 3
 EAST QUARTER CORNER SECTION 22 T6N, R1W SLB&M FOUND 3IN BRASS 1980 BLM



SEE SHEETS 3 & 4

RECEIVED
 DEC 01 2022
 FILE # 7422

Path: P:\RAINBOW GARDENS 3611\SURVEY\RAINBOW GARDENS ROS.dwg | plot date: November 23, 2022 | plotted by: bryan

DRAWN BJE 9.22 DATE	CHECKED JDP 9.22 DATE
DESIGNED DATE	PROJECT ENGINEER PROJECT ENGINEER
APPROVED DATE	PROJECT MANAGER JDP PROJECT MANAGER

RUSSEL KING

OGDEN CITY, WEBER COUNTY, UTAH

Dominion
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84123 801-713-3000

RECORD OF SURVEY
1851 VALLEY DRIVE

LOCATED IN THE SE 1/4 SEC. 22 & THE SW 1/4 SEC. 23,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

PROJECT NO. 3611	
SHEET NO. 5 of 5	
NO.	REVISIONS
0	RELEASED FOR REVIEW
BY	DATE
JDP	11.22.22
FILE NAME: KING ROS	SCALE: 1"=60'