LEGAL DESCRIPTION

PARCEL OF LAND, BEING AN ENTIRE TRACT OF PROPERTY IDENTIFIED AS SERIAL NO. 03-009- 0006 ON THE WEBER COUNTY RECORDER PLATIVIAPS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN WEBER COUNTY, STATE OF UTAH AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 21ST STREET AND THE SOUTH LINE OF LOT 3, BLOCK 6, FIVE ACRE PLAT A, OGDEN CITY,SURVEY SAID POINT BEING NORTH 01°03'47" EAST 762.90 FEET ALONG THE WALL AVENUE MONUMENT ONE TO THE POINT OF INTERSECTION WITH THE 21ST STREET MONUMENT LINE AND THE NORTH 01°03'47" EAST 49.46 FEET ALONG THE WALL AVENUE MONUMENT LINE AND NORTH 88°56'13" WEST 49.50 FEET TO THE SOUTHWEST CORNER OF SAID LOTS AND NORTH 88°59'17" WEST 945.30 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 22ND STREET,THENCE NORTH 88°59'17" WEST 67.52 FEET ALONG SAID NORTH RIGHT OF WAY OF 21ST STREET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE EAST BOUND LANES OF 21ST STREET EXPRESSWAY KNOWN AS UDOT PROJECT M-2038(002) DATED 1976, THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES:
1) NORTH 79°07'19" WEST 273.90 FEET TO A POINT BEARING NORTHERLY 40.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 119+00 2) NORTH 62°55'40" WEST 192.16 FEET TO A POINT BEARING NORTHERLY 50.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 117+003) NORTH 46°59'54" WEST 196.46 FEET TO A POINT BEARING NORTHERLY 80.00 FEET PERPENDICULARLY DISTANT FROM CENTERLINE OF SAID PROJECT AT ENGINEER STATION 114+93.87; 4) NORTH 42°46'43" WEST 193.11FEET TO A POINT BEARING NORTHERLY 95.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 1124.93.87; 5) NORTH 42°56'46" WEST 306.28 FEET TO A POINT BEARING NORTHERLY 125.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 110+06;6) NORTH 64°22'08" WEST 113.42 FEET TO A POINT BEARING NORTHERLY 110.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 109+04; 7) SOUTH 75°21'38" WEST 88.27 FEET TO A POINT ON THE EASTERLY LINE OF THE 20 FOOT WIDE UTAH TRANSIT AUTHORITY RIGHT OF WAY,AS DEFINED IN THAT CERTAIN QUIT CLAIM DEED, DATED SEPTEMBER 16, 2002 AND RECORDED SEPTEMBER 20, 2002 AS E#1876044, BOOK2265, PAGE 470, SAID POINT BEING 10.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF THE UTAH TRANSIT AUTHORITY RAILROAD TRACKS AS SURVEYED ON FEBRUARY 1, 2006 MIDPOINT BEARING NORTHERLY 48.86 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 108+44.44; THENCE PARALLEL WITH AND 10.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID TRACK CENTERLINE NORTH 18°25'33"WEST 148.85 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE WEST BOUND LANES OF THE 21ST STREET, EXPRESSWAY KNOWN AS UTAH DEPARTMENT OF TRANSPORTATION PROJECT M-2038(002) DATED 1976, SAID POINT BEARING SOUTHERLY 76.44 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 108+28.97;THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:
1) SOUTH 34°28'10" EAST 42.86 FEET TO A POINT BEARING SOUTHERLY 110.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEERS STAT10N108+57;2) SOUTH 83°04'11" EAST 359.04 FEET TO A POINT BEARING SOUTHERLY 90.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 112+35.92;3) SOUTH 78°02'00" EAST 196.63 FEET TO A POINT BEARING SOUTHERLY 70.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 114+35.92;4) SOUTH 71°03'40" EAST 20.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF GIBSON AVENUE, SAID POINT BEARING SOUTHERLY 70.05 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 114+58.91; THENCE SOUTH 01°03'47" WEST 10.73 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 20TH STREET, THENCE SOUTH 88°59'17" EAST 33.17 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A POINT ON SAID UDOT SOUTHERLY RIGHT OF WAY LINE, SAID POINT BEARING SOUTHERLY 70.14 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 114+91.76; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO 2) COURSES;
1) SOUTH 71°03'40" EAST 251.45 FEET TO A POINT BEARING SOUTHERLY 75.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEERS STATION 117+38.71; 2) SOUTH 81°04'43" EAST 459.59 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF REEVE AVENUE SAID POINT BEARING SOUTHERLY 85.66 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 121+78.01;THENCE SOUTH 01°03'47" WEST 156.36 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF RUSHTON STREET, THENCE SOUTH 88°59'17" EAST 132.70FEET ALONG SAID SOUTH RIGHT OF WAY LINE, THENCE SOUTH 01°03'47" WEST 213.00 FEET ALONG A COMMON PROPERTY LINE AS CONVEYED AND RECORDED IN BOOK 1595 PAGE 2201 TITLES TRANSFER PARCEL NO. 72 EXHIBIT A AND BOOK 1583 PAGE 2854 AND BOOK 1881 PAGE 1452 OF THE DEED RECORDS OF WEBER COUNTY, UTAH, THENCE NORTH 88°59'17" WEST 215.00 FEET ALONG A COMMON PROPERTY LINE AS CONVEYED AND RECORDED IN BOOK 1695 PAGE 2201 TITLED TRANSFER PARCEL NO. 72 EXHIBIT A AND BOOK 1641 PAGE 1660 OF THE DEED RECORDS OF WEBER COUNTY, UTAH; THENCE SOUTH 01°03'47"WEST 150.00 FEET ALONG SAID COMMON PROPERTY LINE AS CONVEYED AND RECORDED IN BOOK 1695 PAGE 2201 TITLED TRANSFER PARCEL N072 EXHIBIT A AND BOOK 1641 PAGE 1660 OF THE DEED RECORDS OF WEBER COUNTY, UTAH TO THE POINT OF BEGINNING.

BASIS OF BEARING 89°59'42" WEST 2233.18 FEET FROM SAID OGDEN CITY MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 22ND STREET TO THE WEST QUARTER CORNER OF SAID SECTION 29.

EXCEPTING THEREFROM:
A TRACT OF LAND IN LOT 8, BLOCK 6,FIVE ACRE PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH: HAVING A BASIS OF BEARING BETWEEN THE WEST V4 SECTION 29,TOWNSHIP 6 NORTH, RANGE 1 WEST AND THE MONUMENTED INTERSECTION OF 22ND STREET AND WALL AVENUE, WHICH IS SOUTH 89°44'44" EAST 2233.18 FEET, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THE EAST BOUND LANES OF 20TH STREET EXPRESSWAY (UDOT PROJECT M-2038) WHICH IS SOUTH 89°44'44" EAST 119.39 FEET AND NORTH 0°15'16" EAST 1508.34 FEET FROM THE WEST QUARTER SECTION 29,TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;THENCE SOUTH 75°36'36" WEST 46.16 FEET TO A POINT ON THE EASTERLY LINE OF A 20 FOOT WIDE UTAH TRANSIT AUTHORITY RIGHT OF WAY, THENCE PARALLEL WITH AND 10.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE TRACKS CENTERLINE NORTH 18°10'35" WEST 148.86 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE WEST BOUND LANES OF 20TH STREET (UDOT PROJECT M-2038), THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE NEXT (2) TWO COURSES;
1) SOUTH 34°13'12" EAST 42.86 FEET, 2) SOUTH 82°49'13" EAST 37.86 FEET, THENCE SOUTH 18°10'35" EAST 94.50FEET TO THE POINT OF BEGINNING. (E# 2644862) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

LOCATION

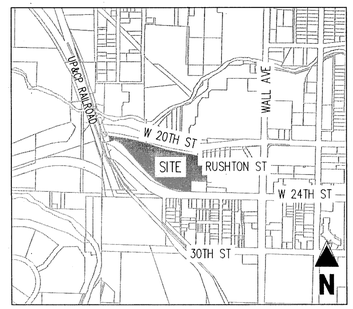
LOCATED IN THE NORTHWEST QUARTER OF
SECTION 29, TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.
OGDEN CITY, WEBER COUNTY, UTAH

FLOOD ZONE

PARCEL LIES WITHIN FLOOD ZONE X,
AREAS OF MINIMAL FLOODING
FLOOD INSURANCE RATE MAP NO. 49057C0426E
EFFECTIVE DATE: DECEMBER 16, 2005

BENCHMARK

ON-SITE BENCHMARK: TBM#1
MAG NAIL IN ASPHALT TRAIL
NAVD88 ELEVATION=4292.55
(AS SHOWN HEREON)



VICINITY MAP

RECEIVED
DEC 05 2022
BY: 7424

TITLE REPORT EXCEPTIONS

First American Title Insurance Company
Commitment Number: NCS-1064138-MD61
Commitment Date: March 19, 2021 at 7:30 AM
Revision No.:

1.-11. {Not a survey matter}

12. Restrictive Easement for Ogden Yard Pacific West Sale Parcel and Notice of Environmental Institutional Controls, recorded February 28, 2006 as Entry No. 2163211 of Official Records. {Affects subject parcel - blanket in nature}

13. Covenants, Conditions and Restrictions as contained in that certain Quit-Claim Deed, recorded February 28, 2006 as Entry No. 2163217 of Official Records. {Affects subject parcel - blanket in nature}

Amendment to declarations recorded September 26, 2006 as Entry No. 2210633 of Official Records.

(The following exception affects all of the Land, together with other land not included herein)

14. A Deed of Trust dated May 30, 2008 by and between Ogden Mall Development Co., L.P., a California limited partnership as Trustor in favor of First American Title Insurance Agency as Trustee and State Compensation Insurance Fund as Beneficiary, to secure an original indebtedness of $6,300,000.00 and any other amounts or obligations secured thereby, recorded June 06, 2008 as Entry No. 2346385 of Official Records. {Not a survey matter}

(The following exception affects all of the Land, together with other land not included herein)

15. A Deed of Trust with assignment of Rents dated April 11, 2011 by and between Ogden Gateway LLC, an arizona limited liability company as Trustor in favor of Metro National Title-Clearfield as Trustee and Drink H2O Bar Management, Inc., an Arizona Corporation as Beneficiary, to secure an original indebtedness of $655,000.00 and any other amounts or obligations secured thereby, recorded April 13, 2011 as Entry No. 2523250 of Official Records. {Not a survey matter}

16. Reciprocal Easement Agreement by and between Ogden City, a utah municipal corporation and Ogden Gateway LLC, an Arizona limited liability company recorded July 10, 2013 as Entry No. 2644863 of Official Records. {Affects subject parcel as shown hereon - exact location of easement(s) not described in recorded document. However, the document does described a 20 foot non-exclusive easement in, over and upon subject parcel for the purposes to construct, maintain, repair and replace the City's trail and utility infrastructure, including but not limited to sanitary sewer lines and storm sewer lines; and ingress and egress by emergency responders to access City's trail system}

17. Certificate of Small Lot Subdivision Approval recorded July 19, 2013 as Entry No. 2646495 of Official Records. {Not a survey matter}

18. Easement Deed by Court Order in Settlement of Landowners Action recorded October 30, 2013 as Entry No. 2662268 of Official Records. {Affects subject parcel - blanket in nature}

19. Certificate of Creation from Northern Utah Environmental resource agency ("NUERA"), dated October 28th, 2014 recorded January 20, 2015 as Entry No. 2718461 of Official Records. {Not a survey matter}

20. Mechanics' and/or Materialmen's Lien claims if either work is started, any material delivered or service rendered, prior to the recordation of the Security Instrument to be insured. {Not a survey matter}

LOSS OF PRIORITY under this provision may jeopardize the Company's ability to insure under an ALTA Lenders Policy.

The State Construction Registry discloses the following Preliminary Notice(s): (within last 12 months):NONE

21. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005. {Not a survey matter}

22. Any facts, rights, interest or claims which would be disclosed by a correct ALTA/NSPS survey. {As shown}

23. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. {Not a survey matter}

NARRATIVE

The purpose of this survey is to show the relationship of Survey Parcel with surrounding parcels and improvements, as well as to provide those named in the Surveyors Certificate a ALTA/NSPS survey for their use in evaluating the site.

This Survey does not guarantee title to line, nor is it proof of ownership, nor is it a legal instrument of conveyance. Furthermore, any survey markers set in conjunction with this survey are not intended to represent evidence of ownership of the subject property or its ad joiners. The general intent of this survey is to portray where possible the record title lines of the subject property and to show their relationship to any evidence of use and/or possession.

This survey represents opinions based on facts and evidence. As the evidence changes or if new evidence is discovered or recovered, then the surveyor reserves the right to modify or alter his opinions pertaining to this survey according to this new evidence.

This survey shows all easements of record as disclosed by the title report as shown hereon. The surveyor has made no independent search for record easements or encumbrances. This survey depicts all observable improvements or other indications of easements and utilities. Utilities shown hereon are based on a combination of visual inspection by survey crews and drawings provided by local utility companies during the course of the survey. It is the contractors responsibility to seek blue stake information and verify utility locations prior to any excavation.

Basis of Bearing is North 89°59'42" West between the West Quarter Corner of Section 29, Township 6 South, Range 1 West and a street monument located at the intersection of Wall Street and 22nd Street as shown hereon.

SURVEYORS CERTIFICATE

To: St. John Properties Acquisitions, LLC, a Maryland limited liability company and First American 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes of items of Table A thereof.

The field work was completed on: June 6, 2022.

PROFESSIONAL LAND SURVEYOR 9679988 ROBERT LAW 9/6/22 STATE OF UTAH

Robert Law
PLS# 9679988

9/6/2022
Date:

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	06/2022
SURVEY BY:	PEPG CREW
DRAWN BY :	BGB
DESIGNED BY :	N/A
CHECKED BY :	RSL
SCALE :	1"=50'

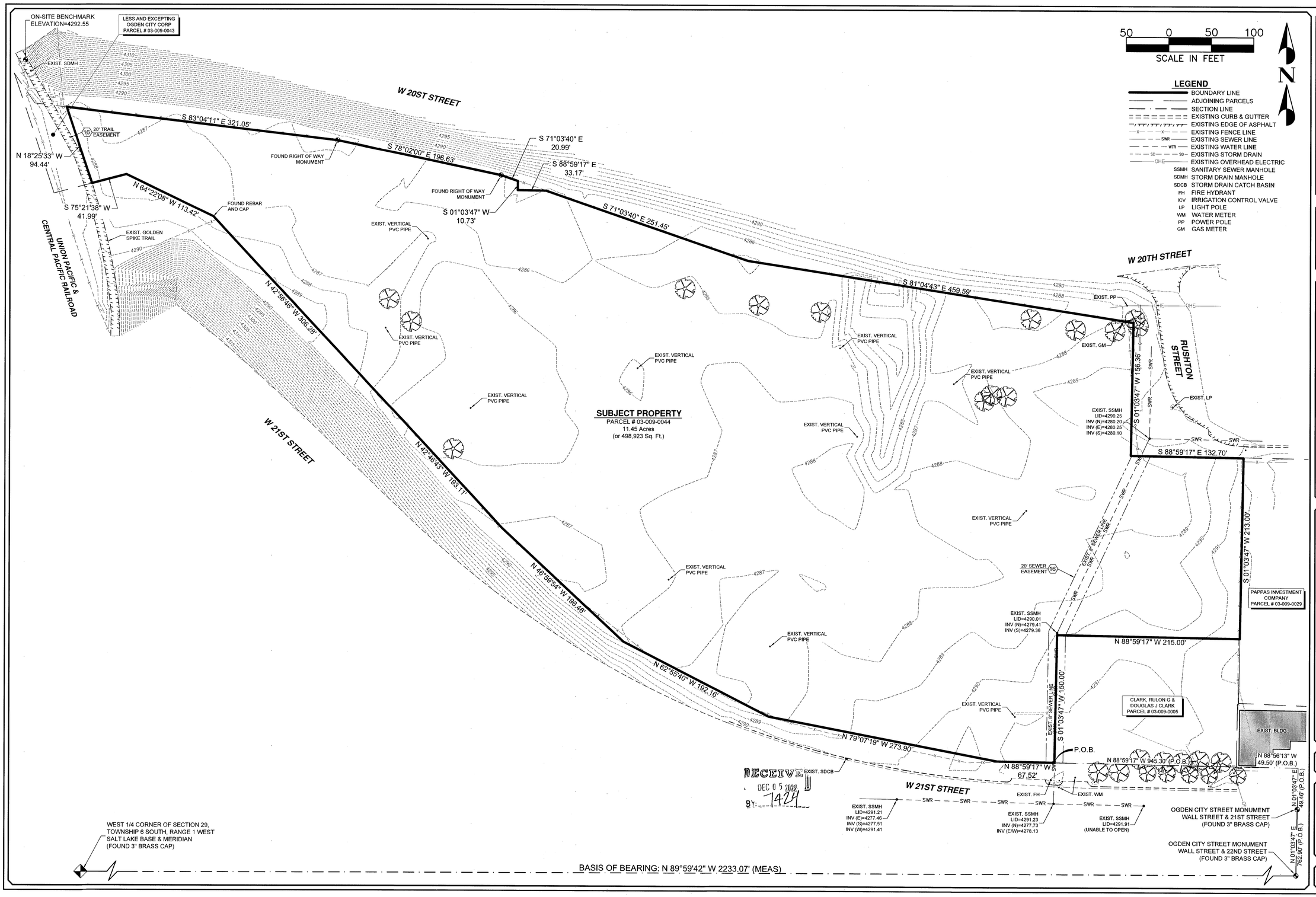
CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
MATERIALS TESTING • INSPECTION SERVICES • LAB TESTING • GEOTECHNICAL
ENVIRONMENTAL • CIVIL ENGINEERING • TRANSPORTATION ENGINEERING
SURVEYING • CONSTRUCTION MANAGEMENT • SPECIALTY LAB

ST. JOHN PROPERTIES
ALTA/NSPS SURVEY
195 WEST RUSHTON STREET
OGDEN, UT 84401

SEPTEMBER 6, 2022 | 1119.2214 | DWG\ALTA-01
LAST REVISED | PROJECT NUMBER | DRAWING FILE

OGDEN
CITY

SHEET NO. 1/2



LEGEND

- BOUNDARY LINE
- ADJOINING PARCELS
- SECTION LINE
- EXISTING CURB & GUTTER
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE LINE
- SWR — EXISTING SEWER LINE
- WTR — EXISTING WATER LINE
- SD — EXISTING STORM DRAIN
- OHE — EXISTING OVERHEAD ELECTRIC
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- SDCB STORM DRAIN CATCH BASIN
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- WM WATER METER
- PP POWER POLE
- GM GAS METER

RECEIVED
DEC 05 2022
BY: 7424

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 06/2022
SURVEY BY: PEPG CREW
DRAWN BY: BKB
DESIGNED BY: N/A
CHECKED BY: RSL
SCALE: 1"=50'

CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
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ST. JOHN PROPERTIES
ALTA/NSPS SURVEY
195 WEST RUSHTON STREET
OGDEN, UT 84401

SEPTEMBER 6, 2022 — LAST REVISED
1119.2214 — PROJECT NUMBER
DWG \ALTA-01 — DRAWING FILE

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CITY

SHEET NO. 2/2