

RECORD DESCRIPTION

PARCEL 1:
LOT 2, WESTERN ICE HOUSE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED JUNE 11, 2015 AS ENTRY NO. 2740094 IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

PARCEL 1A:
A RIGHT OF WAY CREATED IN THAT DEDICATION PLAT OF WESTERN ICE HOUSE SUBDIVISION RECORDED JUNE 11, 2015 AS ENTRY NO. 27410094, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: 3.0' FOOTING EASEMENT ALONG THE SOUTH LINE OF LOT 1, WESTERN ICE HOUSE SUBDIVISION.

PARCEL 1B:
BENEFITS, IF ANY, PURSUANT TO THAT CERTAIN MAINTENANCE EASEMENT RECORDED JANUARY 29, 2016 AS ENTRY NO. 2778232 OF OFFICIAL RECORDS.

THE ABOVE DESCRIBED AND SURVEYED HEREON IS THE SAME AS THAT WHICH IS CITED IN THE COMMITMENT FOR TITLE INSURANCE, PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 1606886, WITH AN EFFECTIVE DATE OF FEBRUARY 28, 2022 AT 8:00 AM.

ALTA/NSPS LAND TITLE SURVEY

130 W. 28TH ST.
 NV5 PROJECT NO. 202201739_001
 130 W. 28TH ST., OGDEN, UT
 BASED UPON TITLE COMMITMENT NO. 1606886
 OF STEWART TITLE GUARANTY COMPANY
 BEARING AN EFFECTIVE DATE OF FEBRUARY 28, 2022 AT 8:00 AM
 Surveyor's Certification

TO: OUTOUR ACQUISITIONS, LLC AND/OR ASSIGNS; BAWAG P.S.K. BANK FÜR ARBEIT UND WIRTSCHAFT UND ÖSTERREICHISCHE POSTSPARKASSE AKTIENGESELLSCHAFT, AND ITS SUCCESSORS AND/OR ASSIGNS; AND BOCK & CLARK CORPORATION, AN NV5 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 ITEMS 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 11A, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 12, 2021.

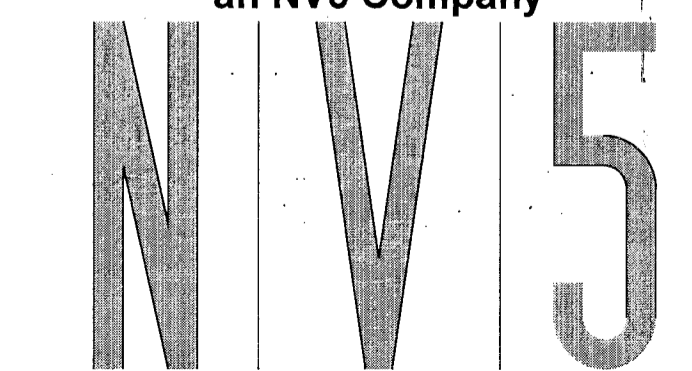


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 DEC 05 2022
 BY: 7728

DAVID B. DRAPER
 REGISTRATION NO. 8861599
 IN THE STATE OF UTAH
 DATE OF SURVEY: APRIL 18, 2022
 DATE OF LAST REVISION: MAY 13, 2022
 NETWORK PROJECT NO. 202201739_001 CMP (MCNEIL PROJ. NO. 22230)

SHEET 1 OF 1

Bock & Clark Corporation
 an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

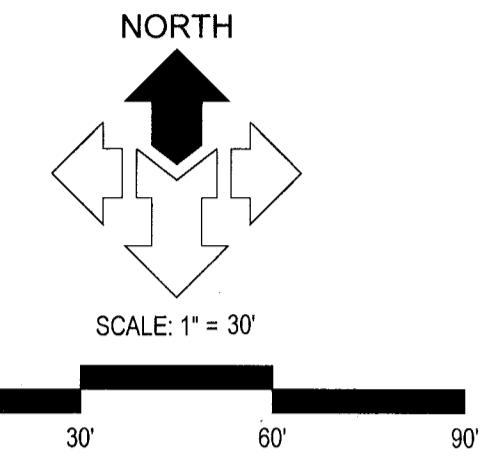
SURVEY ZONING ENVIRONMENTAL ASSESSMENT

FLOOD NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITHIN ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) PER MAP NO. 4955/04/02E, EFFECTIVE ON DECEMBER 16, 2005. AS SHOWN ON FEMA WEBSITE (FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED



MISCELLANEOUS NOTES

- M1** THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.
- M2** THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 1606886, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 28, 2022 AT 8:00 AM.
- M3** MCNEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B PART II AS SHOWN HEREON.
- M4** THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°58'00" EAST ALONG THE SECTION LINE OF WALL AVENUE, BETWEEN THE OGDEN MONUMENTS LOCATED AT 27TH STREET AND 29TH STREET, AS SHOWN ON THIS SURVEY.
- M5** CORNER MONUMENTS WERE FOUND, SET OR NOT SET AS NOTED HEREON.
- M6** NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- M7** SUBJECT PARCEL HAS DIRECT DRIVEWAY ACCESS VIA 28TH STREET PUBLIC RIGHT OF WAY.
- M8** NO GAPS OR OVERLAPS WITH ADJOINING PROPERTIES.

ITEMS CORRESPONDING TO SCHEDULE B-II

- 1** RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND.
 SURVEY FINDINGS: RAILROAD SPUR ALONG THE WEST SIDE OF THE BUILDING
- 2** A RIGHT-OF-WAY EASEMENT FOR COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES AS CREATED IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND/OR QWEST COMMUNICATIONS RECORDED JULY 2, 1978 AS ENTRY NO. 869497, IN BOOK 1133, PAGE 110, OF PUBLIC RECORDS.
 SURVEY FINDINGS: SHOWN HEREON
- 3** EASEMENT & BOUNDARY AGREEMENTS, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED MAY 5, 2014, AS ENTRY NO. 2685205, OF PUBLIC RECORDS.
 SURVEY FINDINGS: SHOWN HEREON
- 4** EASEMENTS, BUILDING SETBACK LINES, NOTES, RESTRICTIONS, DEDICATIONS AND/OR CONDITIONS OF APPROVAL AS SET FORTH ON THE OFFICIAL RECORDED DEDICATION PLAT RECORDED JUNE 11, 2015 AS ENTRY NO. 2740094 OF OFFICIAL RECORDS.
 SURVEY FINDINGS: NOTHING TO PLOT
- 5** MAINTENANCE EASEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JANUARY 19, 2016, AS ENTRY NO. 2778232, OF PUBLIC RECORDS.
 SURVEY FINDINGS: BLANKETS PARCEL 1A

TABLE "A" ITEM NOTES

2. ADDRESS OF SURVEYED SITE IS 130 WEST 28TH STREET, OGDEN, UTAH 84401
3. SEE FLOOD ZONE NOTE
4. GROSS LAND AREA SHOWN HEREON
- 6(A). SHOWN HEREON
- 6(B). SHOWN HEREON
- 7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON
- 7(B)(1). SQUARE FOOTAGE OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON
- 7(C). MEASURED HEIGHT OF ALL BUILDINGS ARE SHOWN HEREON
8. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON
9. THERE ARE 9 REGULAR PARKING STALLS, 0 ADA PARKING STALLS, TOTALING 9 OVERALL PARKING STALLS
10. LOCATION OF CERTAIN DIVISION AND/OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES ARE SHOWN HEREON
- 11A. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
13. ADJOINING OWNERS SHOWN HEREON
14. 27TH STREET IS APPROXIMATELY 764 FEET NORTH OF SUBJECT PROPERTY
16. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
17. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
18. ALL APPLICABLE EASEMENTS SHOWN HEREON

LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- SECTION LINE
- EASEMENT LINE
- FENCE
- POWER LINE
- STORM DRAIN LINE
- CONCRETE
- BUILDING
- FIRE HYDRANT
- WATER METER
- UTILITY POLE
- ELECTRICAL TRANSFORMER
- CLEAN OUT
- SANITARY SEWER MANHOLE
- NATURAL GAS METER
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS BOX
- MANHOLE
- PROPERTY CORNER

SITE



VICINITY MAP - NOT TO SCALE

ZONING INFORMATION

SUBJECT PROPERTY IS IN M-2 (MANUFACTURING AND INDUSTRIAL) ZONE.

SETBACKS
 FRONT: 10' MINIMUM
 SIDE (STREET): 10' MINIMUM
 SIDE (INTERIOR): NONE
 REAR: NONE

MAXIMUM BUILDING HEIGHT: NONE
 MINIMUM LOT AREA: 4,000 SQ.FT.
 MINIMUM LOT WIDTH: 50'
 MINIMUM LOT DEPTH: NO REQUIREMENT NOTED
 MAXIMUM FLOOR AREA RATIO: NO REQUIREMENT NOTED

PARKING FORMULA: WAREHOUSE WITH FREIGHT MOVEMENT: 1 SPACE/EMPLOYEE
 REQUIRED SPACES: UNABLE TO DETERMINE - EMPLOYEE COUNT UNKNOWN

INFORMATION PROVIDED BY BOCK & CLARK CORPORATION, AN NV5 COMPANY, DATED MAY 2, 2022.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION

FIELD WORK: DRAFTED: KSL CHECKED: DBD FB & PG:

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

