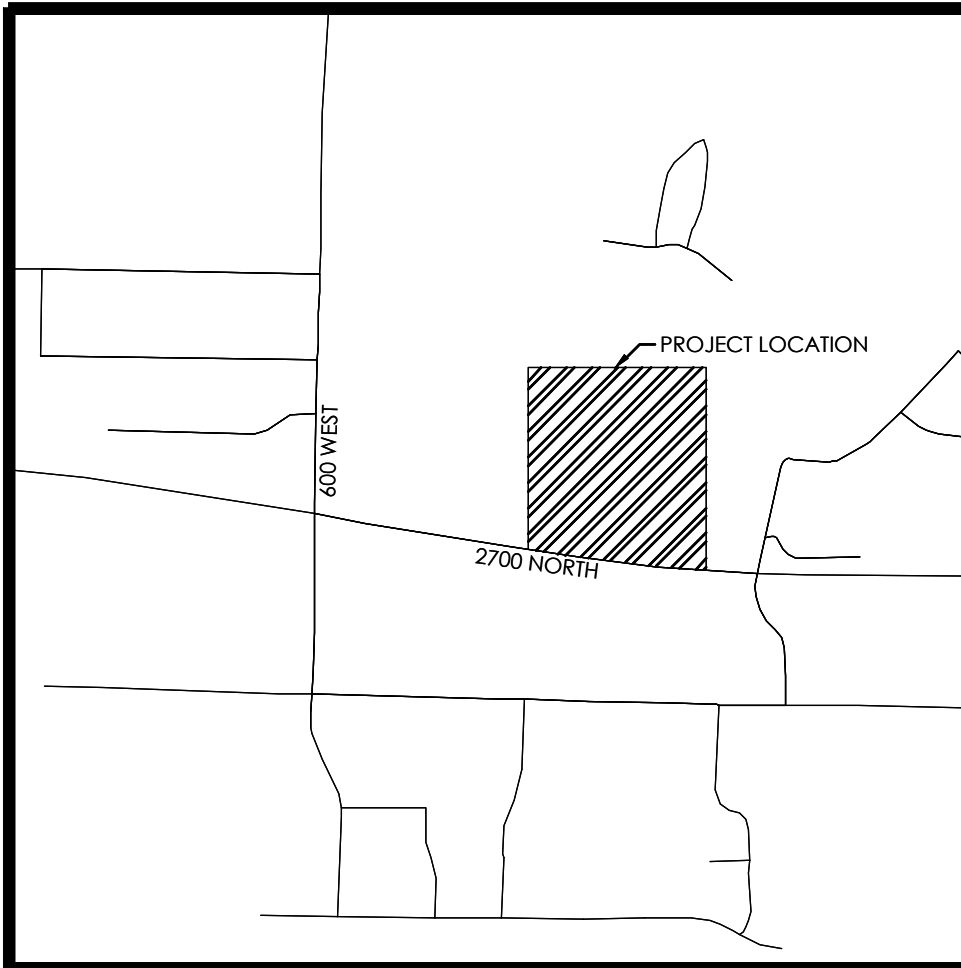


# ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE SE QUARTER OF SECTION 30 AND THE NE QUARTER OF SECTION 31, T7N, R1W, SLB&M



VICINITY MAP  
N.T.S

### LEGAL DESCRIPTION (PER TITLE REPORT #158793-CAF)

**PARCEL 1:**

A part of the Northeast corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian; Beginning at the Northeast corner of said Section 31; thence South 00°50'24" East 349.91 feet along the section line to the North right of way line of 2700 North Street (UDOT Project No. SP-0134 (2) 11), being a point of curvature of a non-tangent curve, of which the radius point lies North 04°47'51" East; thence Westerly along the arc of an 8,033.82 foot radius curve to the right a distance of 645.12 feet (central angle equals 04°36'03" and long chord bears North 82°54'07" West 644.95 feet) along said North right of way line; thence North 80°33'41" West 23.28 feet to a line described in that certain Boundary Line Agreement recorded as Entry No. 2793784, in the Weber County Recorder's office; thence North 01°21'06" East 272.38 feet along said boundary line to the section line; thence South 89°28'38" East 651.45 feet along the section line to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain Special Warranty Deed recorded December 19, 2019 as Entry No. 3023770 in the Weber County Recorder's office and by that certain Quit Claim Deed recorded October 8, 2020 as Entry No. 3091879 in the Weber County Recorder's office, to-wit:

A part of the Northeast corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian; Commencing at the Northeast corner of said Section 31; thence 256.70 feet South 0°50'18" East along the Section line and 661.67 feet South 89°09'42" West to the intersection of the North right of way line of 2700 North Street (UDOT Project No. SP-0134 (2) 11) and a line described in that certain Boundary Line Agreement recorded as Entry No. 2793784, in the Weber County Recorder's Office being the true point of beginning; and running thence North 01°21'06" East 151.11 feet along said Boundary line Agreement; thence South 88°38'54" East 257.14 feet; thence South 00°20'19" West 184.37 feet to said North right of way line being a point on a non-tangent curve, of which the radius point lies North 07°41'32" East; thence two (2) courses along said North right of way line as follows: (1) Westerly along the arc of a 8,033.82 foot radius curve to the right a distance of 239.24 feet (Central Angle equals 01°42'22" and Long Chord bears North 81°27'17" West 239.23 feet); and (2) North 80°33'41" West 23.28 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded December 17, 2019 as Entry No. 3023310 in the Weber County Recorder's office, to-wit:

A part of the Southwest Quarter of Section 29, the Southeast Quarter of Section 30, the Northeast corner of Section 31, and the Northwest Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian; Commencing at the Northeast corner of said Section 31; thence 338.59 feet South 0°50'18" East along the Section line and 107.23 feet South 89°09'42" West to the North right of way line of 2700 North Street (UDOT Project No. SP-0134 (2) 11), being the true point of beginning; and running thence North 00°36'15" West 741.87 feet to the line described in that certain Boundary Line Agreement recorded December 17, 2019 as Entry Number 3023145 in the Weber County Recorder's Office; thence two (2) courses along said Boundary line agreement as follows: (1) South 86°27'23" East 293.03 feet; and (2) South 00°36'15" East 711.91 feet to the Northwest corner of Pleasant Meadows P.R.U.D. 1st Amendment (Weber County Recorder in Book 66 at Pages 21 and 22); thence South 00°45'10" West 34.93 feet along the West boundary line of said P.R.U.D., to said North right of way line being a point on a non-tangent curve, of which the radius point lies North 03°28'47" East; thence Westerly along the arc of a 8,033.82 foot radius curve to the right a distance of 292.62 feet (Central Angle equals 02°05'13" and Long Chord bears North 85°28'37" West 292.60 feet) along said North right of way line to the point of beginning.

**PARCEL 2:**

Part of the Southeast quarter of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at the Southeast corner of the Southeast quarter of said Section 30; thence North 6.27 chains; thence North 88°11' West 9.58 chains; thence South 6.27 chains; thence East 9.57 chains to the beginning.

SUBJECT TO AND TOGETHER WITH the effects of that certain Boundary Line Agreement recorded May 18, 2016 as Entry No. 2793783 in the Weber County Recorder's office.

ALSO SUBJECT TO AND TOGETHER WITH the effects of that certain Boundary Line Agreement recorded December 17, 2019 as Entry No. 3023145 in the Weber County Recorder's office.

LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded December 17, 2019 as Entry No. 3023310 in the Weber County Recorder's office, to-wit:

A part of the Southwest Quarter of Section 29, the Southeast Quarter of Section 30, the Northeast corner of Section 31, and the Northwest Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian; Commencing at the Northeast corner of said Section 31; thence 338.59 feet South 0°50'18" East along the Section line and 107.23 feet South 89°09'42" West to the North right of way line of 2700 North Street (UDOT Project No. SP-0134 (2) 11), being the true point of beginning; and running thence North 00°36'15" West 741.87 feet to the line described in that certain Boundary Line Agreement recorded December 17, 2019 as Entry Number 3023145 in the Weber County Recorder's Office; thence two (2) courses along said Boundary line agreement as follows: (1) South 86°27'23" East 293.03 feet; and (2) South 00°36'15" East 711.91 feet to the Northwest corner of Pleasant Meadows P.R.U.D. 1st Amendment (Weber County Recorder in Book 66 at Pages 21 and 22); thence South 00°45'10" West 34.93 feet along the West boundary line of said P.R.U.D., to said North right of way line being a point on a non-tangent curve, of which the radius point lies North 03°28'47" East; thence Westerly along the arc of a 8,033.82 foot radius curve to the right a distance of 292.62 feet (Central Angle equals 02°05'13" and Long Chord bears North 85°28'37" West 292.60 feet) along said North right of way line to the point of beginning.

### AS SURVEY DESCRIPTION

A part of the Southeast Quarter of Section 30 and The Northeast Quarter of Section 31, Township 7 North, Range 1 West Salt Lake Base & Meridian, Located in Pleasant View City, Weber County, Utah, more particularly described as follows:

Beginning at along the section line between the Northeast corner and the North 1/4 of Section 31, said point also located N89°28'38"W 105.87 feet from the Northeast Corner of said section; thence S00°36'15"E 341.18 feet to a point located along the North line of 2700 North Street (UDOT Project No. SP-0134 (2) 11); thence Westerly along the arc of a non-tangent curve to the right having a radius of 8,033.82 feet (radius bears: N05°34'24"E) a distance of 544.72 feet through a central angle of 04°3'30"6" Chord: N82°29'03"W 544.62; thence N80°32'31"W 15.94 feet to a rebar and cap PLS #167819; thence N01°21'06"E 679.79 feet along an existing fence line and the agreed boundary line per Entry No. 2793782 of the Weber County Records to a rebar and cap PLS #167819; thence N88°12'48"E 230.38 feet to a point along an agreed boundary line per Entry No. 3023145 of the Weber County Records; thence along said boundary line S86°27'23"E 302.11 feet; thence S00°36'15"E 400.83 feet to the point of beginning.

Contains: 8.99 acres +/-

### LEGAL DESCRIPTION (PER TITLE REPORT - 158758-CAF)

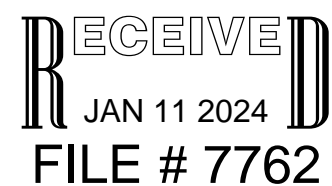
Lot 1, BAILEY'S 2700 NORTH P.U.D., according to the official plat thereof recorded December 9, 2022 as Entry No. 3266399 in Book 94 at Page 82 in the office of the Weber County Recorder.

**PARCEL 1A:**

A nonexclusive easement for ingress and egress as set forth and disclosed in that certain Declaration of Covenants, Conditions, Restrictions and Easements for Bailey's 2700 North PUD recorded December 19, 2022 as Entry No. 3267535 in the office of the Weber County Recorder.

### LEGEND

	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	Ex SD - EXIST. STORM DRAIN
	Ex SS - EXIST. SANITARY SEWER
	Ex W - EXIST. CULINARY WATER
	Ex SW - EXIST. SECONDARY WATER
	Ex IRR - EXIST. IRRIGATION
	Ex GAS - EXIST. NATURAL GAS
	Ex COMM - EXIST. COMMUNICATIONS
	OHP - EXIST. OVERHEAD POWER
	UGP - EXIST. UNDERGROUND POWER
	EXIST. FENCE
	EXIST. IRRIGATION DITCH FLOWLINE
	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
	EXIST. EDGE OF ASPHALT
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	BOUNDARY MARKER
	EXIST. SD INLET, MANHOLE & COMBO BOX
	EXIST. SEWER MANHOLE
	EXIST. WATER VALVE & WATER METER
	EXIST. FIRE HYDRANT
	EXIST. IRRIGATION BOX
	EXIST. GAS VALVE & GAS METER
	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXIST. ELECTRICAL BOX



### SURVEY NARRATIVE

The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey of the parcels identified by Weber County Tax ID number 17-060-0049, 17-063-0074 & 17-063-0073 as shown hereon. This survey was carried out using a Trimble GPS System and a TopCon Total Station. The boundaries of parcels 17-060-0049, 17-063-0074 & 17-063-0073 were retraced using the title reports provided by the client (Commitment No. 158758-CAF & Commitment No. 158793) and compared to recorded documentation from official records as shown hereon.

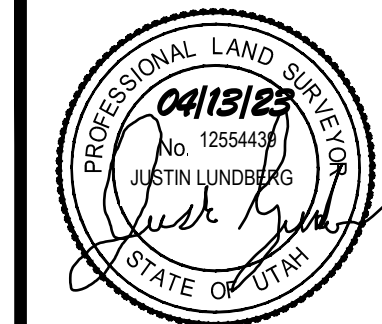
A number of Boundary line agreements have been recorded around the subject property as shown hereon.

### SURVEYOR'S CERTIFICATE

To Shiny Shell - Pleasant View, a Utah limited liability company; Fifth Third Bank, National Association, and its successors and assigns; Cottonwood Title; Old Republic 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 2021 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, 5, 6(a), 7(a)(1),(c), 8, 9, 11, 13, 14, 16, 17 & 19 of Table A thereof. The fieldwork was completed on June 08, 2022.

Justin Lundberg  
Professional Land Surveyor  
License No. 12554439

*Justin Lundberg*  
Date: 04/13/23



ALTA/NSPS LAND TITLE SURVEY  
 LOCATION: THE SE QUARTER OF SECTION 30 AND THE SE QUARTER OF SECTION 31, T7N, R1W, SLB&M  
 PLEASANT VIEW CITY, OGDEN, UTAH  
 PROPERTY OF: SHINY SHELL - PLEASANT VIEW, LLC  
 PREPARED FOR: BRYON PRINCE

REVISION BLOCK		DESCRIPTION
#	DATE	
1	###	###
2	###	###
3	###	###
4	###	###
5	###	###
6	###	###

Drawn: MJT	Checked: JDL
Scale: 1"=50'	Job #: 22-0130
Date: 04/13/23	Sheet:

# ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE SE QUARTER OF SECTION 30 AND THE NE QUARTER OF SECTION 31, T7N, R1W, SLB&M



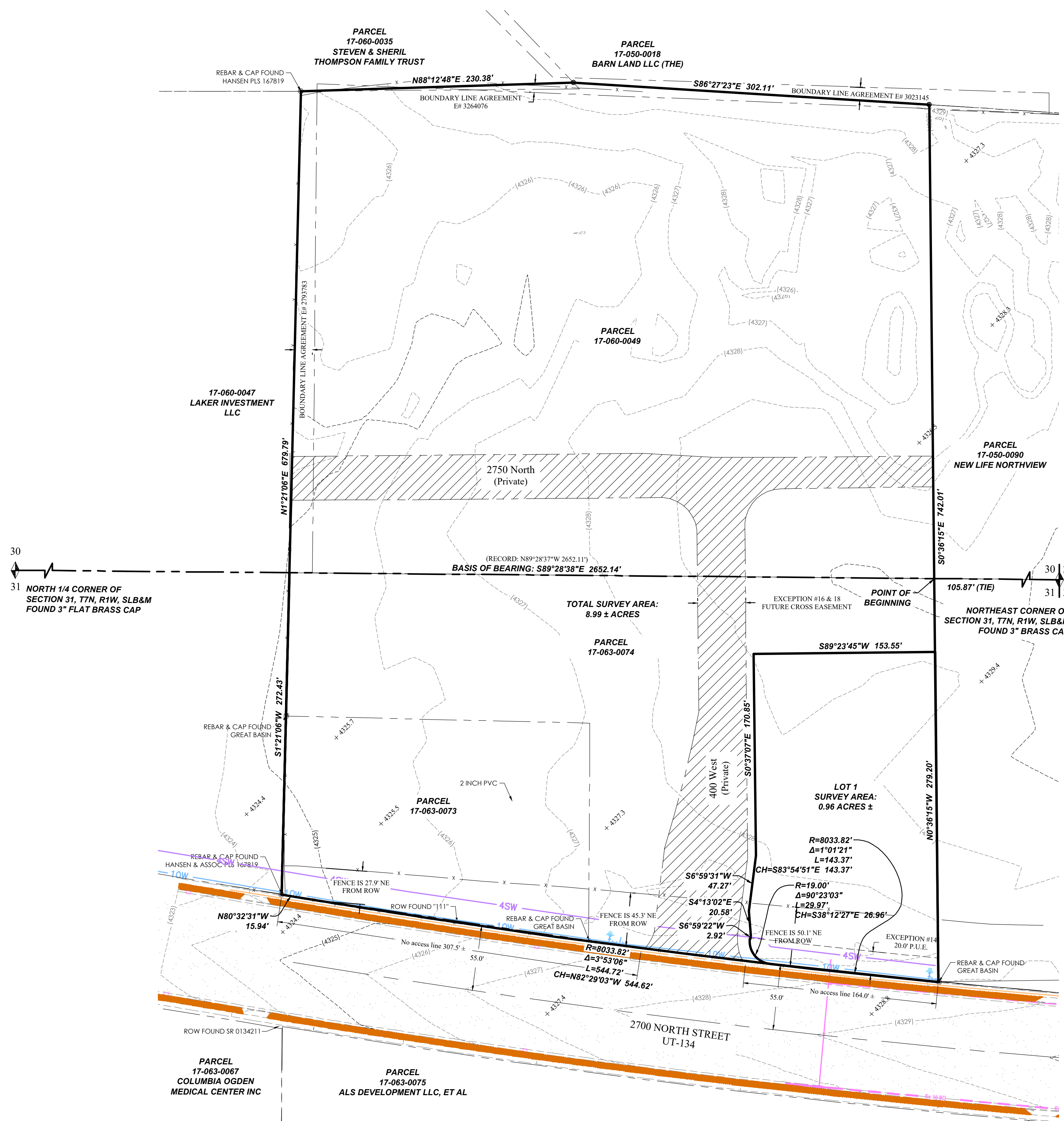
VICINITY MAP  
N.T.S.

### SCHEDULE B-II EXCEPTIONS

- Exception #1-14  
*Contain no plottable descriptions.*
- Exception #14  
Easements, notes and restrictions as shown on the recorded plat for Bailey's 2700 North PUD recorded December 9, 2022 as Entry No. 3266399 in Book 94 at Page 82.  
*Survey Findings: Shown hereon.*
- Exception #15  
Single-Parcel Drainage Agreement Between Utah Department of Transportation and Brent K. Bailey recorded December 9, 2022 as Entry No. 3266400.  
*Survey Findings: Surveyed property lies within the land described in the exception document.*
- Exception #16  
Future Cross Access Easement by and between Utah Department of Transportation and Brent K. Bailey recorded December 9, 2022 as Entry No. 3266401.  
*Survey Findings: Shown hereon.*
- Exception #17  
Long-Term Storm Water Management Agreement by and between Pleasant View City, a Utah municipal corporation and Brent K. Bailey recorded December 9, 2022 as Entry No. 3266403.  
*Survey Findings: Surveyed property lies within the land described in the exception document.*
- Exception #18  
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Conditions, Restrictions and Easements recorded December 19, 2022 as Entry No. 3267535, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.  
*Survey Findings: Surveyed property lies within the land described in the exception document.*
- Exception #19  
Long-Term Storm Water Management Agreement by and between Pleasant View City, a Utah municipal corporation and Shiny Shell - Pleasant View, LLC, a Utah limited liability corporation recorded March 16, 2023 as Entry No. 3276672.  
*Survey Findings: Surveyed property lies within the land described in the exception document.*
- Exception #20  
The following matters disclosed on that certain survey prepared by Focus Engineering & Surveying, LLC, having been certified under the date of March 22, 2023, as Job No. 22-0130, by Justin Lundberg, a Professional Land Surveyor holding License No. 12554439:  
a. Existing fences not located on boundary lines  
Any matters that may be disclosed by an updated or current ALTA/NSPS Land Title Survey:  
*Survey Findings: Shown hereon.*
- Exception #21 - 22  
*Contain no plottable descriptions.*

### LEGEND

	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. SECONDARY WATER
	EXIST. IRRIGATION
	EXIST. NATURAL GAS
	EXIST. COMMUNICATIONS
	EXIST. OVERHEAD POWER
	EXIST. UNDERGROUND POWER
	EXIST. FENCE
	EXIST. IRRIGATION DITCH FLOWLINE
	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
	EXIST. EDGE OF ASPHALT
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	BOUNDARY MARKER
	EXIST. SD INLET, MANHOLE & COMBO BOX
	EXIST. SEWER MANHOLE
	EXIST. WATER VALVE & WATER METER
	EXIST. FIRE HYDRANT
	EXIST. IRRIGATION BOX
	EXIST. GAS VALVE & GAS METER
	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXIST. ELECTRICAL BOX
	EXIST. COMMUNICATIONS BOX
	EXIST. SPOT ELEVATION



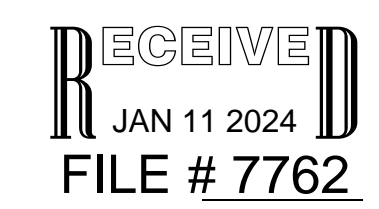
### NOTES

- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcels 17-060-0049, 17-063-0074, 17-063-0073 & 17-452-0024 described and shown hereon.
- A Title Commitments prepared by Cottonwood Title, Salt Lake City, Utah, File No. 167597-CAF, Effective Date: March 15, 2023, File No. 158793-CAF, Effective Date: April 29, 2022 were utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
- The Basis of Bearing for this Survey is S89°28'38"E along the Section line between the Northeast Corner and the North 1/4 Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
- Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD88 elevation of 4329.40 derived by GPS static observation on the 3-inch flat brass cap monument marking the Northeast 1/4 Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base & Meridian and post-processed using NOAA's Online Positioning User Service (OPUS).
- #5 rebar & cap (FOCUS ING) to be set at all boundary corners unless noted otherwise.
- This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the parties listed in the Surveyor's Certificate shown hereon. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions.
- With regard to locations of utilities on or serving the surveyed property, information from sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- Survey responses to Table A (Optional Survey Responsibilities and Specifications):
  - Item 1: Survey monuments found or set shown hereon.
  - Item 2: Not provided
  - Item 3: Survey property lies within Zone X (Area of Minimal Flood Hazard) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) #49057C0211E, Effective Date: 12/15/2005 (Not Printed).
  - Item 4: Gross land area shown hereon.
  - Item 5: Vertical relief shown hereon. (See Note #4).
  - Item 6(a): Zoning letter not provided.
  - Item 7(a): No buildings were observed.
  - Item 8: Substantial features observed are shown hereon.
  - Item 9: No parking spaces identifiable.
  - Item 11: Location of existing utilities shown hereon.
  - Item 13: Names of adjoining owners shown hereon.
  - Item 14: 2700 North Street & Hillsborough DR located south east of property. 2700 North Street & 600 West Street located northwest from property.
  - Item 16: No evidence of recent earth moving work or building construction was observed.
  - Item 19: Focus Engineering and Surveying has/will have adequate Professional Liability Insurance in effect through the contract term. A copy of the Certificate of Insurance can be furnished upon request.
- Any digital aerial photography shown hereon was obtained by Focus Engineering & Surveying, LLC during the process of conducting the field work for this survey. The orthomosaic map shown hereon has been georeferenced to control points on the group.
  - The following documents were reviewed and/or utilized in the preparation of this Survey:
    - S5462 prepared by HANSEN & ASSOCIATES, INC. 05/06/2016.
    - S6431 prepared by GARDNER ENGINEERING 01/16/2020.
    - S5535 prepared by HANSEN & ASSOCIATES, INC. 08/22/2016.
    - S6546 prepared by McNeil Engineering 07/06/2020.
    - Bailey's 2700 North PUD, Entry # 3266399 BK 94, PG 82. 12-09-2022
    - Boundary Line Agreement Entry # 2793784 at Page 1-5.
    - Boundary Line Agreement Entry # 3023145 at Page 1-18.
    - Boundary Line Agreement Entry # 2793783 at Page 1-5.
    - Warranty Deed Entry # 3010310 at Page 1-2.
    - Warranty Deed Entry # 3023310 at Page 1-2.
    - Warranty Deed Entry # 2882514 at Page 1-20.
    - Warranty Deed Entry # 3157412 at Page 1-2.
    - Special Warranty Deed Entry # 3023145 at Page 1-3.

**ALTA/NSPS LAND TITLE SURVEY**  
 LOCATION: THE SE QUARTER OF SECTION 30 AND THE SE QUARTER OF SECTION 31, T7N, R1W, SLB&M  
 PLEASANT VIEW CITY, OGDEN, UTAH  
 PROPERTY OF: SHINY SHELL - PLEASANT VIEW, LLC  
 PREPARED FOR: BRYON PRINCE

REVISION BLOCK	DATE	DESCRIPTION
1	###/###/###	###
2	###/###/###	###
3	###/###/###	###
4	###/###/###	###
5	###/###/###	###
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Scale: 1"=50'	Job #: 22-0130
Date: 04/13/2023	Sheet:



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