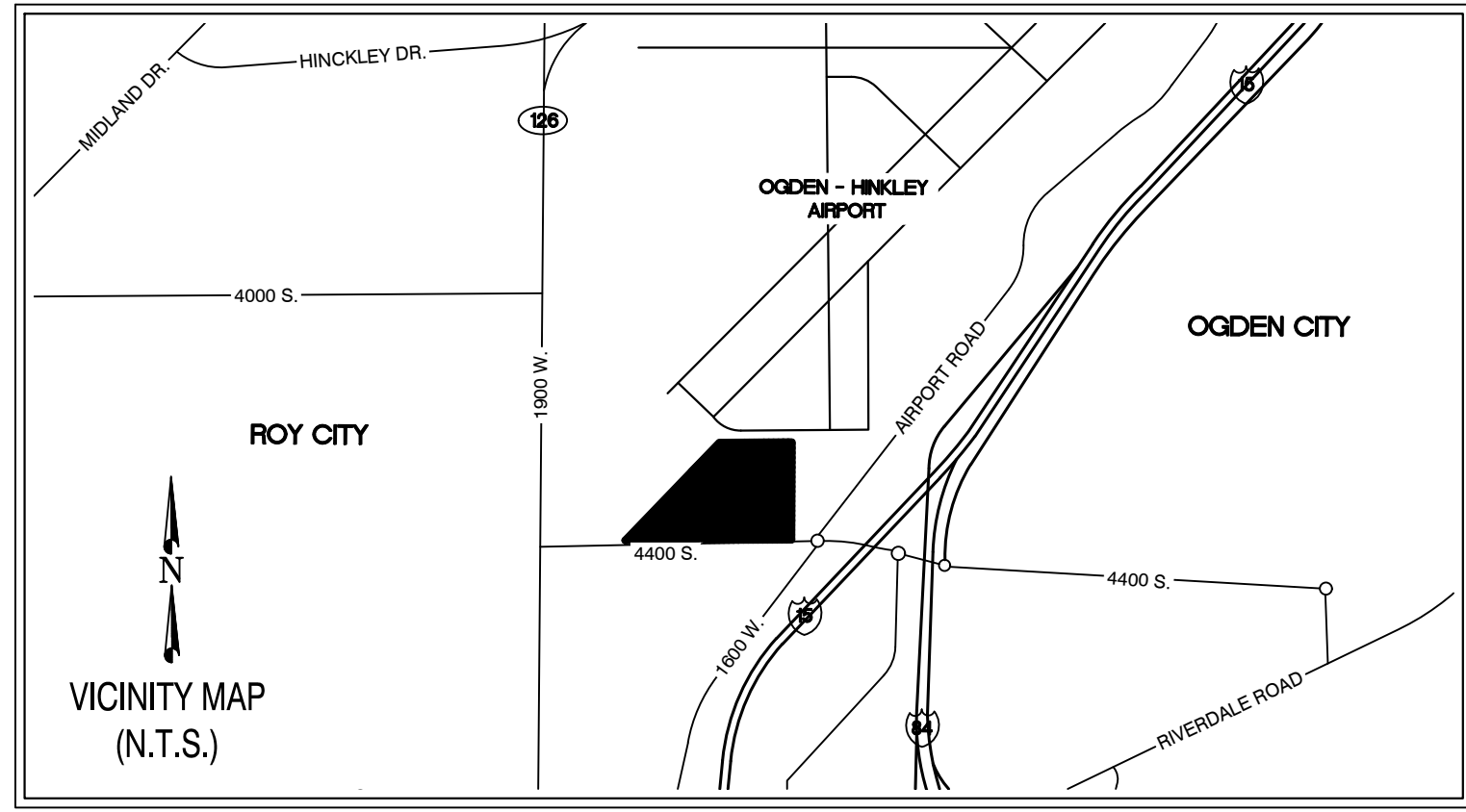


**ALTA/NSPS LAND TITLE SURVEY**  
**OGDEN-HINCKLEY AIRPORT – MTK HOLDINGS PARCELS**  
**LOCATED IN THE NORTHWEST QUARTER SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST,**  
**SALT LAKE BASE AND MERIDIAN**  
**OGDEN CITY / ROY CITY, WEBER COUNTY, UTAH**  
**NOVEMBER 2023**

**Exceptions Corresponding to Schedule B**

- 1-8. Standard Title Exceptions
- 9-11. Taxes for the year 2023.  
**Affects:** Parcels 1, 2 & 3. Blanket in nature, not plotted.
- 12. The herein described Land is located within the boundaries of Ogden City, Weber Basin Water Conservancy District, Central Weber Sewer Improvement District, Weber County Mosquito Abatement District, Weber Area Dispatch 911 and Emergency Services District, and is subject to any and all charges and assessments levied thereunder.  
**Affects:** Parcel 1. Blanket in nature, not plotted.  
  
 The herein described Land is located within the boundaries of Roy City, Weber Basin Water Conservancy District, North Davis Sewer District, Weber County Mosquito Abatement District, Roy Water Conservancy District, Weber Area Dispatch 911 and Emergency Services District, and is subject to any and all charges and assessments levied thereunder. (affects Parcel 2)  
**Affects:** Parcel 2. Blanket in nature, not plotted.  
  
 The herein described Land is located within the boundaries of Hooper City, Weber Basin Water Conservancy District, Hooper Cemetery Maintenance District, Weber County Mosquito Abatement District, Hooper Water Improvement District, Weber Fire District, Weber Area Dispatch 911 and Emergency Services District, Weber Fire District Bond, and is subject to any and all charges and assessments levied thereunder.  
**Affects:** Parcel 3. Blanket in nature, not plotted.
- 13-14 Minerals of whatsoever kind, Claim, right, title or interest to water or water rights.  
**Affects:** Parcels 1, 2 & 3. Blanket in nature, not plotted.
- 15. Intentionally deleted by Title Company.
- 16. A lack of access to and from the Land to a public road, street or highway.  
**Affects:** Parcel 3. Access to Parcel 3 via Parcel 2.
- 17-20. Ordinance No. 54-7 Adopting Expanded Redevelopment Project Area No. 1 the Redevelopment Plan and Providing for Payment of the Tax Increment to the Redevelopment Agency of Roy, Utah, Notice of Adoption of Amendment to Redevelopment Plan for Redevelopment Project Area No. One of the Redevelopment Agency of Roy, Utah, Affidavit and Notice of Name Change from Roy Water Conservancy Subdistrict to Roy Water Conservancy District, Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA"), recorded January 20, 2015 as Entry No. 2718461. Reservations as set forth in that certain Patent recorded February 20, 1969 in Book 1 at Page 17.  
**Affects:** Parcels 1, 2, and 3. Blanket in nature, not plotted.
- 21. Right of way as disclosed by various instruments of record including but not limited to that certain Warranty Deed recorded May 19, 1930 in Book 112 at Page 409.  
**Affects:** Parcel 1, 2 & 3. Said instrument describes two right of ways. 1) "less a strip two rods wide off the South end thereof used for a highway, subject to the right of way of Davis and Weber Counties Canal Company for its canal as now located on said land and to the right of the owners of adjoining land to the use of ditches now on said land as heretofore used, for irrigation". Does not affect Parcels 1-3. Not plotted. 2) "right of way for a gas pipeline and telephone line on west side of thereof, heretofore granted to Wasatch Gas Company". No width described in instrument. Does not affect Parcels 1-3.
- 22. Clear Zone Easement in favor of the City of Ogden to prevent the erection or growth of any structure, tree, or other object into the air space above said approach surface and incidental purposes, by instrument dated May 23, 1963 and recorded July 30, 1963, as Entry No. 407032, in Book 749, at Page 169.  
**Affects:** May indirectly affect Parcels 1-3 but, said easement does not directly affect the subject parcels. Not plotted and shown hereon.
- 23. Declaration of Easement by MTK Holding, L.L.C. for the benefit of all Utility Providers to construct, operate, replace, repair and maintain utility lines including all necessary fixtures and incidental purposes, by instrument dated August 22, 2002 and recorded August 23, 2002, as Entry No. 1969955, in Book 2256, at Page 2469.  
**Affects:** the southerly boundary of Parcels 1 & 2. Plotted and shown hereon.
- 24. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Protective Covenants, Conditions and Restrictions recorded August 29, 2005 as Entry No. 2125354, 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.  
**Affects:** Parcels 1, 2 & 3. Blanket in nature, not plotted.
- 25. Public Utility Easement in favor of Ogden City Corporation, a Utah municipal corporation for the installation, maintenance and operation of public utility service lines and facilities (culinary water, secondary water, sanitary sewer, storm drainage, electrical, gas, telephone, cable) and incidental purposes, by instrument dated August 3, 2006 and recorded August 10, 2006, as Entry No. 2199808.  
**Affects:** Parcels 1 & 2. Plotted and shown hereon. NOTE: Said easement doesn't align with the cul-de-sac on 1650 West Street.
- 26. Right of Way Easement in favor of PacifiCorp, an Oregon corporation, its successors and assigns to construct, reconstruct, operate, maintain, repair, replace, enlarge, and remove underground electric distribution and communication lines and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded July 6, 2007, as Entry No. 2276054.  
**Affects:** Parcel 1. The legal description on said easement is incomplete or could not be re-traced. Not plotted and shown hereon.
- 27. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).  
**Affects:** Parcels 1, 2 & 3. Blanket in nature, not plotted.
- 28. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.  
**Affects:** Parcels 1, 2 & 3. Additional matters, if any are disclosed hereon.
- 29-31. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws. Any lien, or right to a lien, for services, labor or material, Ordinance No. 2023-31 of Ogden City, Utah, Adopting the Airport Community Reinvestment Project Area Plan Dated June 6, 2023.  
**Affects:** Parcels 1, 2 & 3. Blanket in nature, not plotted.



**Utility Note**

The location of the utilities shown hereon are a combination of observed evidence of utilities above ground appurtenances and underground plans to determine the location of any subterranean uses. Lacking excavation, the exact location of underground features could not be accurately, completely, and reliably depicted.

**Flood Note**

By graphic plotting only, this property is in zone(s) X (Other Flood Areas) of the Flood Insurance Rate Map, Community Panel No. 49057C0417 F, which bears an Effective Date of June 2, 2015.

**Zoning Note**

This surveyor was not provided with current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer; thus, these items are not shown hereon.

**Property Owner**

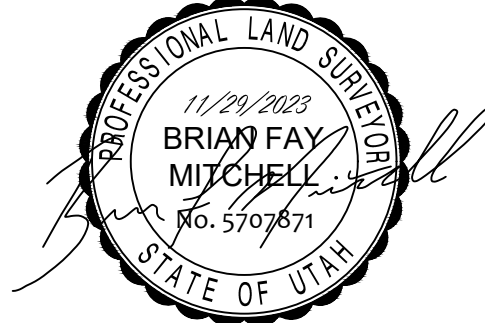
MTK Holding, L.L.C.  
 Approx. 1650 West 4400 South  
 Ogden, Utah

**Surveyor's Certification**

To: MTK Holding, L.L.C.,  
 Old Republic National Title Insurance Company,  
 Cottonwood Title Insurance Agency, Inc.;

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, 8, 11, 13, 16 and 17 of Table A thereof. The fieldwork was completed on November 17, 2023.

Date of Plat or Map: *November 29, 2023*



**Title Report Legal Description**

**PARCEL 1:**  
 A part of the Southeast Quarter of the Northwest Quarter of Section 12, Township 5 North, Range 2 West, Salt Lake Base And Meridian, U.S. Survey. Beginning at a point on the South line of said Northwest Quarter which is 17.04 feet South 89°52'04" West along said South line from the Southeast Corner of said Northwest Quarter, running thence North 0°46'04" East 622.20 feet along a fence line extended and fence line to a fence corner; thence North 28°54'40" West 479.72 feet along a fence line to a fence corner; thence North 88°17'54" West 513.25 feet along a fence line to a fence corner; thence South 44°48'50" West 809.88 feet along a fence line to a fence corner; thence South 1°16'41" West 485.96 feet along a fence line and fence line extended to the South line of said Northwest Quarter; thence North 89°52'04" East 1318.26 feet along said South line to the point of beginning.

LESS AND EXCEPTING therefrom that portion of the above described property deeded to or used by Weber County.

**PARCEL 2:**  
 A part of the Southwest Quarter of the Northwest Quarter of Section 12, Township 5 North, Range 2 West, Salt Lake Base And Meridian, U.S. Survey. Beginning at a point which is 1335.30 feet South 89°52'04" West along said South line from the Southeast corner of said Northwest Quarter and 622.20 feet North 0°46'04" East along a fence line to a fence corner; thence the following courses: North 1°16'41" East 452.95 feet along a fence to a fence corner; thence South 44°48'50" West 639.77 feet; thence North 89°52'04" East 440.81 feet to point of beginning.

**PARCEL 3:**  
 A part of the Southwest Quarter of the Northwest Quarter of Section 12, Township 5 North, Range 2 West, Salt Lake Base And Meridian, U.S. Survey. Beginning at a point which is 17.04 feet South 89°52'04" West along said South line from the Southeast corner of said Northwest Quarter and 622.20 feet North 0°46'04" East along a fence line to a fence corner; thence the following courses: North 28°54'40" West 479.72 feet along a fence line to a fence corner; thence South 88°17'54" East 237.56 feet; thence South 0°46'04" West 412.92 feet to point of beginning.

**THIS IS THE SAME LEGAL DESCRIPTION PROVIDED BY: COTTONWOOD TITLE INSURANCE AGENCY, INC.**  
**ISSUING AGENT: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
**COMMITMENT DATE: OCTOBER 23, 2023 AT 7:30AM**  
**FILE NO. 159772-TOF**

**Narrative / General Notes**

This survey was prepared at the request of Jake Jackson of Asilia Investments with the purpose of providing an ALTA/NSPS Survey in accordance with 2021 ALTA/NSPS Minimum Standards on that tract of land described in that Title Commitment for Insurance provided by Old Republic National Title Insurance Company having Issuing Agent: Cottonwood Title Insurance Agency, Inc. with a Commitment Date: October 23, 2023 along with File No.: 159772-TOF. The bearings shown hereon were rotated to airport bearings that Record of Survey prepared by CLS Inc. filed as 002836 in the Office of the Weber County Surveyor. The bearing of N 00°28'39" E. along the Section line between the West Quarter Corner and the Northwest Corner of said Section 12 was used as the Basis of Bearing for this survey.

- (GN1) On the date of the field survey, November 17, 2023 there was NO observable evidence of earth moving work, external building construction, or building additions.
- (GN2) Access to Parcels 1 & 2 via 4400 South Street. Access to Parcel 3 via 1650 West and Parcel 2.
- (GN3) On the date of the field survey there was no observable evidence of the site used as a solid waste dump, sump, or sanitary landfill.
- (GN4) Current zoning classification and building setback requirements, height and floor space area restrictions, and parking requirements were not provided by insurer / client.
- (GN5) There are 541 regular parking spaces and 10 ADA parking spaces for a total of 551 visible parking spaces.
- (GN6) This surveyor is unaware of any changes in street right-of-way lines, either completed or proposed at this time.

NO.	DATE	DESCRIPTION OF REVISION	INITIAL

**CIVIL ENGINEERING + SURVEYING**

**CIR**

10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095  
 Phone: +35-503-7641

ALTA/NSPS LAND TITLE SURVEY  
 OGDEN-HINCKLEY AIRPORT – MTK HOLDINGS PROPERTY

Prepared for:  
**Asilia Investments**  
 Northwest Quarter, Section 12, T5N., R2W., S.L.B. & M.

**GRAPHIC SCALE**

Prepared By: TAJ Date: 11/27/2023  
 Surveyed By: RD Date: 11/17/2023  
 Checked By: BFM Date: 11/29/2023

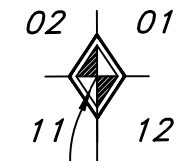
SHEET NO. 1 OF 2

**SVY**

PROJECT ID: S23-315      DATE: 11/29/2023  
 FILE NAME:

C:\Users\Bjorn\OneDrive\Documents\Temp\Job\back\_3193\Ogden\_AltA\_Surveying Dec 12, 2024 - 11:49am

Found Northwest Corner  
Section 12, T.5N., R.2W., SLB&M  
Weber County 3" Brass Cap  
(5N2W11NE)



# ALTA/NSPS LAND TITLE SURVEY

## OGDEN-HINCKLEY AIRPORT - MTK HOLDINGS PARCELS

LOCATED IN THE NORTHWEST QUARTER SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
OGDEN CITY / ROY CITY, WEBER COUNTY, UTAH  
NOVEMBER 2023

### Legend of Symbols & Abbreviations

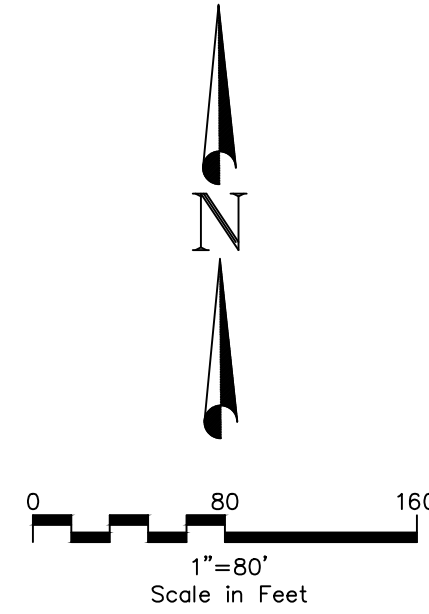
- Boundary Line
- - - Section Line
- - - Road Center Line
- - - Adjacent Parcel
- - - Roy City / Ogden City Boundary Line
- - - Easement
- - - Right-of-Way Line
- Existing Chain Link Fence
- Existing Metal Fence
- - - Curb and Gutter (C&G)
- SS Existing Sanitary Sewer
- SD Existing Storm Drain
- T Existing Telephone
- UGP Existing Underground Power
- OHP Existing Overhead Power
- W Existing Water
- G Existing Gas
- Set yellow rebar/cap stamped "CIR"
- Found nail (Held)
- Found rivet (Held)
- Sewer Stub - 8" Sewer Pipe
- Buried Gas Line Marker
- △ Gate Control Panel
- Overhead Light
- Storm Drain Inlet Boxes
- Sign (as labeled)
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Water Manhole
- Power and Telephone Pole
- Power Vault
- Irrigation Control Box
- Communications Box
- Electric Box
- Telephone Pedestal
- Gas Meter
- Bollard
- Water Meter
- Sanitary Cleanout
- Access Point
- Trash Enclosure
- Title Report Exception Item
- Parking Stall Count
- Guy Wire
- ADA Parking
- Irrigation Valve
- Electrical Control Panel
- Air Conditioner Unit
- Fire Riser

### Benchmark Info

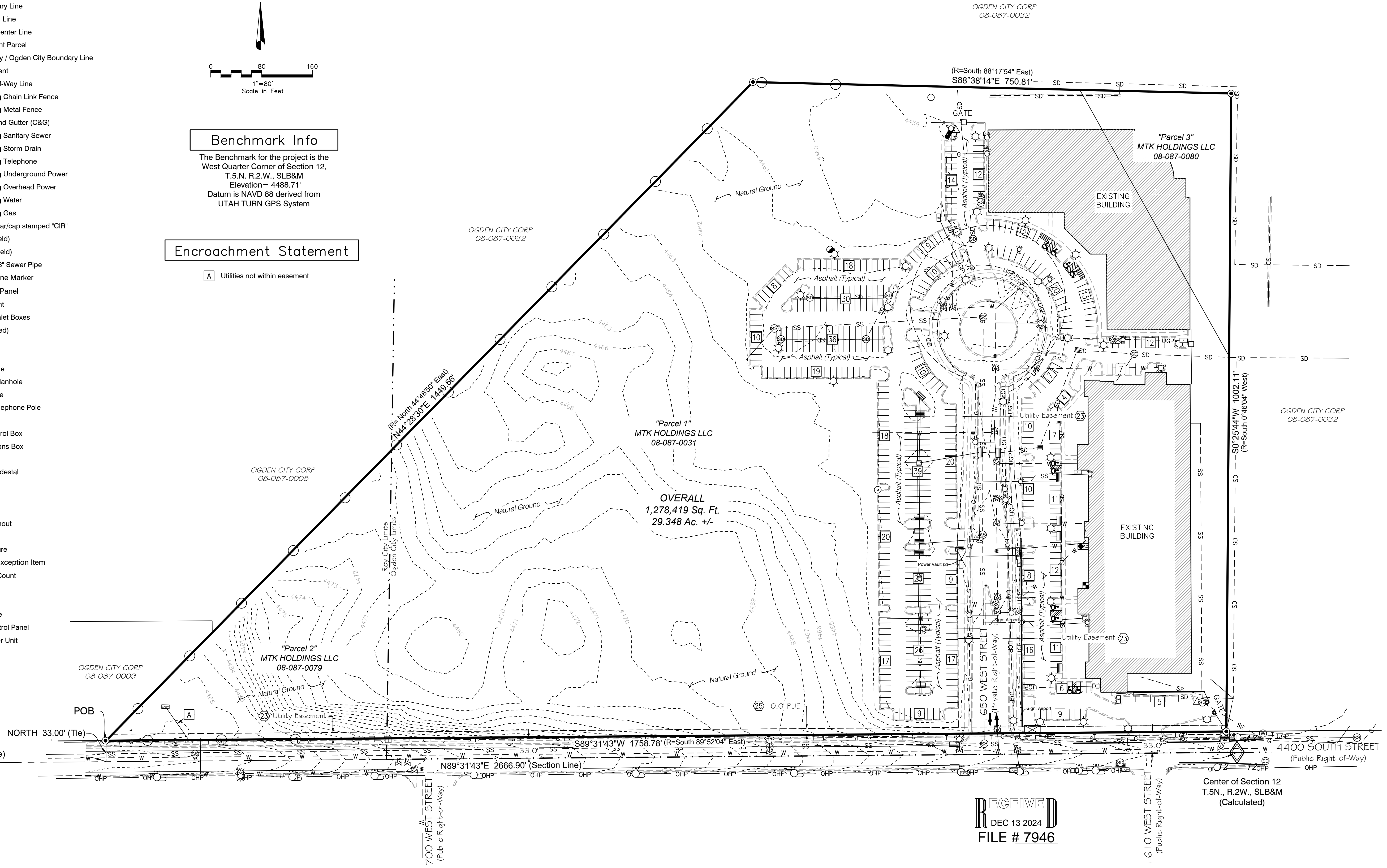
The Benchmark for the project is the West Quarter Corner of Section 12, T.5N. R.2W., SLB&M  
Elevation= 4488.71'  
Datum is NAVD 88 derived from UTAH TURN GPS System

### Encroachment Statement

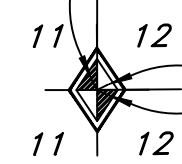
A Utilities not within easement



N. 00°28'39" E. 2652.20' - AIRPORT BEARINGS (BASIS OF BEARING)



Found West Quarter Corner  
Section 12, T.5N., R.2W., SLB&M  
Weber County 3" Brass Cap  
(5N2W11E)



RECEIVED  
DEC 13 2024  
FILE # 7946

NO.	DATE	DESCRIPTION OF REVISION	INITIAL

PREPARED BY:  
**CIR** CIVIL ENGINEERING + SURVEYING  
10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095  
Phone: 435-503-7641

ALTA/NSPS LAND TITLE SURVEY  
OGDEN-HINCKLEY AIRPORT - MTK HOLDINGS PROPERTY  
Prepared for:  
**Asilia Investments**  
Northwest Quarter, Section 12, T5N., R2W., S.L.B. & M.

GRAPHIC SCALE  
0 80 160 240  
( IN FEET )  
1"=80'

Prepared By: TAJ Date: 11/27/2023  
Surveyed By: RD Date: 11/17/2023  
Checked By: BFM Date: 11/29/2023

SHEET NO. 2 OF 2  
**SVY**  
PROJECT ID: S23-315 DATE: 11/29/2023  
FILE NAME: