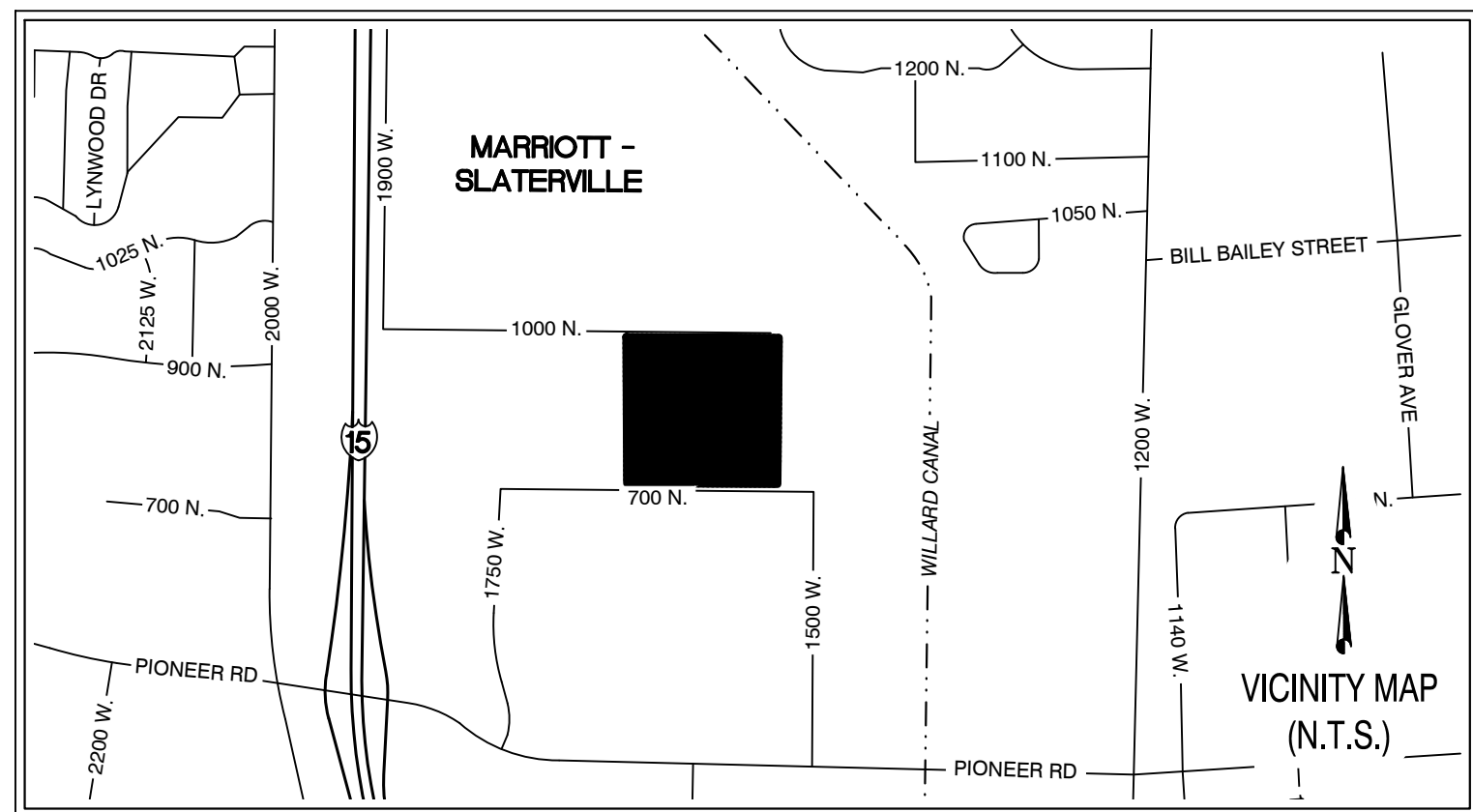


ALTA/NSPS LAND TITLE SURVEY
MARRIOTT – SLATERVILLE INDUSTRIAL PARK
NORTHWEST QUARTER SECTION 12, TOWNSHIP 6 NORTH
SALT LAKE BASE AND MERIDIAN
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH



Exceptions Corresponding to Schedule B

- 1-7. Standard Title Exceptions
- 8-11. Taxes for the year 2025 now a lien, not yet due. General property taxes for the year 2024 were paid. Tax Parcel No. 15-031-0025 and Tax Parcel No. 15-031-0015. Any charge upon the land by reason of its inclusion in Bona Vista Water, Central Weber Sewer and Marriott/Slaterville City. The effect of the 1969 Farmland Assessment Act recorded January 26, 2022 as Entry No. 3213573 of Official Records.
Affects: Subject parcel. Not surveyed related. Not platted.
12. Agreement for use and access to a well granted to Frank Blair recorded May 02, 2001 as Entry No. 1767985 in Book 2135 at Page 2838 of Official Records.
Affects: Appears to affect the subject parcel but, due to a lack of insufficient survey control in the area this easement could not be plotted.
- 13-13. An easement over, across or through the Land for public use and incidental purposes, as granted to Farr West Properties, LLC by Instrument recorded November 19, 2009 as Entry No. 2445629 of Official Records.
Affects: Parcels 1-3. Said easement is located at the northwesterly portion of the overall boundary shown hereon.
14. Notice of Creation from the Northern Utah Environmental Resource Agency ("NUERA"), dated October 28th, 2014 recorded January 20, 2015 as Entry No. 2718461 of Official Records.
Affects: Subject parcel. Not surveyed related. Not platted.
15. An easement over, across or through the Land for sewer line and incidental purposes as disclosed by Final Judgment of Compensation and Condemnation recorded December 22, 2020 as Entry No. 3112259 of Official Records.
Affects: Indirectly affects the subject parcel. Said easement lies within the now dedicated 700 North Street.
16. Notice of Approval recorded March 18, 2021 as Entry No. 3136004 of Official Records.
Affects: Subject parcel together with other lands not include herein. Said approval split a larger overall parcel into two parcels. One parcel described as "DUTS Purchase Parcel" and the other described as "Remaining Frank Blair Parcel". Said "Remaining Frank Blair Parcel" is shown hereon less the road dedication and south.
- 17-17. Roadway Access Easement Agreement and Termination of Right-of-Way Easement Deed recorded April 01, 2021 as Entry No. 3140584 of Official Records.
Affects: the westerly portion of the subject parcel together with other lands not included herein. Plotted and shown hereon.
18. North East Commercial Project Area Interlocal Agreement by and between the Community Reinvestment Agency of Marriott Slaterville City and the Weber Basin Water District recorded August 02, 2021 as Entry No. 3172636 of Official Records. An unrecorded Lease executed by Frank S Blair Family LLC, as Lessor, and Mark Hodson, as Lessee, as disclosed by Application for Assessment and Taxation of Agricultural Land recorded January 26, 2022 as Entry No. 3213573 of Official Records. NOTE: The present ownership of the leasehold rights as disclosed by the herein above mentioned lease and any other matters affecting said lease are not shown herein.
Affects: the subject parcel together with other land not included herein. Blanket in nature, not platted.
19. An unrecorded Lease executed by Frank S Blair Family LLC, as Lessor, and Mark Hodson, as Lessee, as disclosed by Application for Assessment and Taxation of Agricultural Land recorded January 26, 2022 as Entry No. 3213573 of Official Records.
NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein.
20. A Resolution No. 2020-1 of the Marriott-Slaterville City Community Reinvestment Agency Authorizing the Establishment of the Northeast Commercial Survey Area recorded April 07, 2022 as Entry No. 3228837 of Official Records.
Affects: a portion of the subject parcel together with other land not included herein. Blanket in nature, not platted.
21. Terms, conditions, and provisions contained within Master Development Agreement for West Creek recorded January 24, 2025 as Entry No. 3355571 of Official Records.
Affects: the subject parcel together with other land not included herein. Blanket in nature, not platted.
- 22-23 Any claim to (a) ownership of or rights to minerals and similar substances, Water rights, claims or title to water, whether or not shown by the Public Records.
Affects: the subject parcel. Blanket in nature, not platted.

UN1 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. 49057C0200 E, which bears an Effective Date of December 16, 2005.

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

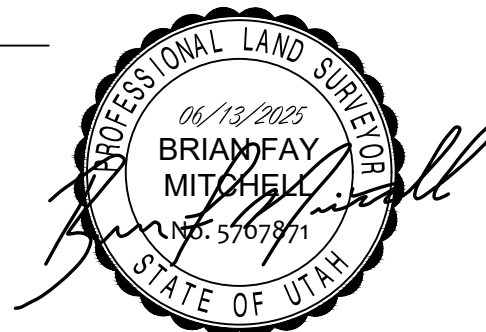
Frank S. Blair Family, LLC
No Situs available, Weber County, UT

Surveyor's Certification

To: BlackPine, LLC, a Utah limited liability company,
Frank S. Blair Family LLC,
First American Title Insurance Company National Commercial Services

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, 13, 16 and 18 of Table A thereof. The fieldwork was completed on July 5, 2023 and field verified June 17, 2025.

Date of Plat or Map: June 13, 2025



RECEIVED
JUN 24 2025
FILE # 8088

Title	Report	Legal	Description
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A PARCEL OF LAND BEING PART OF TWO ENTIRE TRACTS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED JULY 20, 2021 AS ENTRY NO. 3169654 IN THE OFFICE OF THE WEBER COUNTY RECORDER. SAID PARCEL OF LAND IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DUT 5 ROADWAY DEDICATION RECORDER AUGUST 4, 2021 AS ENTRY NO 31733370 IN BOOK 91, AT PAGE 11 IN THE OFFICE OF SAID RECORDER, WHICH IS 2008.05 FEET S. 00°12'35" E. ALONG THE SECTION 14 AND 1332.60 FEET S. 89°20'54" E. FROM THE NORTHWEST CORNER OF SAID SECTION 12; THENCE N. 00°00'02" W. 926.47 FEET; THENCE S. 89°57'35" E. 149.83 FEET; THENCE S. 89°29'52" E. 881.01 FEET; THENCE SOUTH 929.60 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF DUT 5 ROADWAY DEDICATION; THENCE N. 89°24'15" W. 1,030.92 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 957,259 SQ. FT. IN AREA OR 21.975 ACRES, MORE OR LESS.

BASIS OF BEARING: S. 00°12'35" E. ALONG THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

THIS IS THE SAME LEGAL DESCRIPTION PROVIDED BY: FIRST AMERICAN
ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
COMMITMENT DATE: APRIL 29, 2025 AT 7:30 AM
FILE NO. NCS-1182942P-SLC1
REVISION NUMBER: 1

Narrative / General Notes (GN1)

This survey was prepared at the request of BlackPine LLC with the purpose of providing an ALTA/NPSPS survey in accordance with 2021 ALTA/NPSPS Minimum Standards on that tract of land described in that Title Commitment for Insurance provided by First American Title Insurance Company, having Issuing Agent: First American Title Insurance Company National Commercial Services with Commitment Number 20210229, 20210229, with File No.: ACS-11829-00-01, Revision Number: 1. The westerly boundary line of said survey parcel was established by a survey previously described as the DUT 5 ALTA Survey promulgated by Engin Engineering having project number 10264, dated April 6, 2021. The southerly boundary line is the northerly right-of-way line of DUT 5 Roadway Dedication recorded August 4, 2021 as Entry No. 31733730 in the Office of the Weber County Recorder. The easterly boundary line was re-established using the deed line. The northerly boundary line was re-established using the vesting deed, existing occupation, and other surveys including Property Survey filed as 6396 and Record of Survey filed as 6396. The bearing of S. 00°12'35" E. between the Northwest Corner and the Southwest Corner of Section 12 is used as the Basis of Bearing for this survey. It is based on said DUT 5 Roadway Dedication Plat.

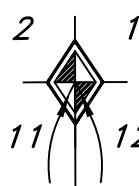
- (GN1) On the date of the original field survey was July 5, 2023 and field verified on June 13, 2025 to update this survey. There was NO observable evidence of earth moving work, external building construction, or building additions.
 - (GN2) Access to the subject property via 700 North or 1000 North.
 - (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) No visible address was observed on site. However, per the title report address it is APNs 15-031-0025, 15-031-0015, Marriott-Slaterville, UT.
 - (GN6) This surveyor is unaware of any changes in street right-of-way lines, either completed or proposed at this time.
 - (GN7) This Surveyor is aware of an un-filed ALTA/NSPS Survey prepared by Ensign Engineering of the Amazon facility which was taken into account for this survey.
 - (GN8) Due to the discrepancy in public records and a lack of survey control within the Northeast Quarter of Section 12, this Surveyor recommends a boundary line agreement along the common boundary line with Westside Investments.

Street monuments shown on DUT 5 Roadway Dedication recorded August 4, 2021 as Entry No. 3173370 in Book 91, a Page 11 & 12 were not installed as of the original survey in July 2023. The basis of bearing shown on said roadway dedication was held for the location of the dedication. However, during the course of this survey, a street monument was found at the intersection of 700 North Street and 1500 West Street and was found to be set 0.26' +/- westerly of the

Street monuments shown on DUT 5 Roadway Dedication recorded August 4, 2021 as Entry No. 3173370 in Book 91, at Page 11 & 12 were not installed as of the original survey in July 2023. The basis of bearing shown on said roadway dedication was held for the location of the dedication. However, during the course of this survey, a street monument was found at the intersection of 700 North Street and 1500 West Street and was found to be set $0.26^\circ \pm$ westerly of the platting location of the monument. For consistency, this survey also holds the basis of bearing for the location of the roadway dedication. Monument was not held.

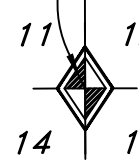
[illegible]

Found Northwest Corner
Section 12, T.6N., R.2W., SLB&M
Weber County Survey 3" Brass Cap
Mon. #6N2W11NE



S. 00°12'35" E. 5343.03' (BASIS OF BEARING)
2008.05

Found Southwest Corner
Section 12, T.6N., R.2W., SLB&M
Weber County Survey 3" Brass Cap
Mon. #6N2W14NE



Benchmark Info

The Benchmark for the project is the
Northwest Corner of Section 12,
T.6N., R.2W., SLB&M
Elevation= 4241.46'
Datum is NAVD 88 derived from
UTAH TURN GPS System

Encroachment Statement

A Deed gap varies up to 9.7' +/-

Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Section Tie Line
- Road Center Line
- Adjacent Parcel
- Easement Line
- Right-of-Way Line
- Existing Wire Fence
- Existing Golf Ball Fence
- Curb and Gutter (C&G)
- SS Existing Sanitary Sewer
- SD Existing Storm Drain
- OHP Existing Overhead Power
- W Existing Water
- G Existing Gas
- Set yellow rebar/cap stamped "CIR"
- Overhead Light
- Storm Drain Inlet Boxes
- Sign (as labeled)
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Power and Telephone Pole
- Power Vault
- Telephone Pedestal
- Title Report Exception Item
- Record Bearing and Distance
- Guy Wire
- PUE Public Utility Easement

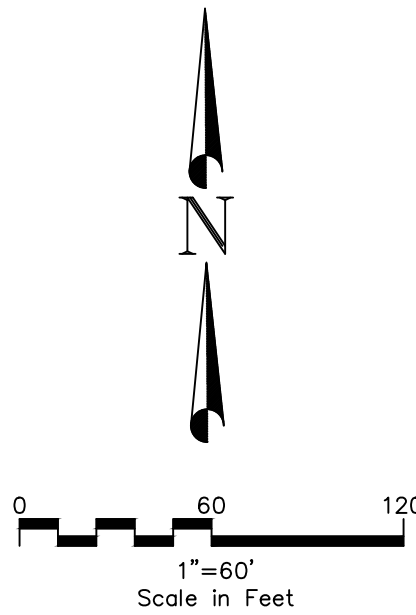
66.0' DUT5 Access & Utility Easement No. 17

GB MS INDUSTRIAL LLC
15-031-0024

FRANK S. BLAIR
FAMILY LLC
15-031-0025

FRANK S. BLAIR
FAMILY LLC
15-031-0015

OVERALL AREA
957,259 Sq. Ft.
21.975 Ac.



GRAPHIC SCALE

(IN FEET)
1"=60'

SHEET NO. 1 OF 2

SVY

PROJECT ID: S23-149 DATE: 07/11/2023
FILE NAME:

ALTA/NSPS LAND TITLE SURVEY
MARIOTT-SLATERVILLE INDUSTRIAL PARK

Prepared for:
BlackPine Group

NW Quarter, Section 12, T6N., R2W., S.L.B. & M.

PREPARED BY:

CIVIL ENGINEERING
& SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

NO. DATE DESCRIPTION OF REVISION REVISIONS

INITIAL

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