

SURVEYOR'S CERTIFICATE

To: GO Industrial Acquisitions, LLC, an Arizona limited liability company; Commonwealth Land Title Insurance Company; Wagstaff Investments, LLC, a Utah limited liability 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, 8, 9, 13, 16, & 19 of Table A thereof. The on-site measurements were completed on September 19, 2025.

Date: October 30, 2025

James D. Pitkin, PLS
License No. 171546



RECORD DESCRIPTIONS

(Title Commitment No. NCSUT01201, Effective Date: August 18, 2025)

PARCEL 1:

Beginning at a point South 89°59'40" West 433.99 feet and South 07°30'35" East 33.28 feet from the North quarter corner of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 07°30'35" East along the Westerly right-of-way line of Airport Road 467.42 feet; thence Southeasterly 189.33 feet along a curve to the left having a radius of 970.33 feet, a central angle of 11°10'46" and a chord that bears South 13°05'58" East 189.03 feet to the Wagstaff Investment parcel; thence South 88°11'08" West 286.23 feet along the Wagstaff Investment parcel; thence South 23°02'48" East 68.15 feet along the Westerly line of the aforesaid Wagstaff Investment parcel; thence North 88°37'10" West 665.88 feet to the Easterly right-of-way line of the Denver and Rio Grande Railroad, same said right-of-way being 50.00 feet perpendicularly equidistant from the center of the existing tract; thence North 10°47'00" West 715.81 feet along said railroad right-of-way; thence North 89°59'40" East 955.08 feet to the point of beginning.

LESS AND EXCLUDING therefrom, the following three (3) tracts conveyed to the City of West Jordan by (1) that certain Special Warranty Deed being recorded February 5, 2009 as Entry No. 10615841 in Book 9682 at Page 9150 of Official Records, and (2) that certain Special Warranty Deed being recorded February 1, 2013 as Entry No. 11568833 in Book 10104 at Page 1011 of Official Records, described as follows:

TRACT 1:

Beginning at a point which is North 89°59'50" West, a distance of 433.998 feet along the Section line and South, a distance of 53.000 feet from the North Quarter corner of Section 31, Township 2 South, Range 1 West of the Salt Lake Base and Meridian, to a point which is 53.00 feet perpendicularly distant from the Section line; thence North 89°59'50" West, parallel to said Section line, a distance of 940.795 feet to the Easterly right of way line of the D&RG Railroad; thence North 10°46'30" West, a distance of 20.359 feet along said right of way line to a point 33.00 feet perpendicularly distant from the Section line; thence South 89°59'50" East, parallel to said Section line, a distance of 941.968 feet; thence South 07°30'05" East, a distance of 20.173 feet to the point of beginning.

TRACT 2:

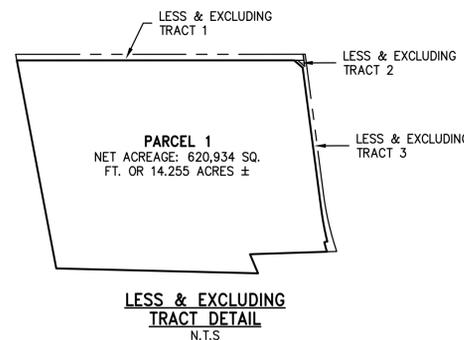
Beginning at a point which is North 89°59'50" West, a distance of 433.995 feet along the Section line and South 00°00'10" West, a distance of 53.000 feet from the North Quarter corner of Section 31, Township 2 South, Range 1 West of the Salt Lake Base and Meridian, to a point 53.000 feet perpendicularly distant from the Section line; thence South 07°30'05" East, a distance of 20.000 feet; thence North 48°44'58" West, a distance of 30.075 feet; thence South 89°59'50" East, a distance of 20.000 feet to the point of beginning.

TRACT 3:

A parcel of land in fee for the widening of the existing highway known as Airport Road, being part of an entire tract of property situate in the Northeast quarter of the Northwest quarter of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning at the Northeast corner of said entire tract, said point being 429.64 feet North 89°59'50" West along the North section line, and 32.99 feet South 00°00'10" West from the North quarter corner of said Section 31; and running thence along the East line of said entire tract the following two (2) courses: (1) South 07°30'05" East 467.42 feet to a point on a 970.33 foot radius curve to the left; (2) thence along the arc of said curve 189.34 feet, chord bears South 13°05'29" East 189.04 feet to a point on the South line of said entire tract; thence along said South line South 88°11'38" West 32.33 feet to a point on a 913.17 foot radius non-tangent curve to the right; thence along the arc of said curve 32.32 feet, chord bears North 15°03'54" West 32.31 feet; thence North 76°09'29" East 10.00 feet to a point on a 908.17 foot radius non-tangent curve to the right; thence along the arc of said curve 103.84 feet, chord bears North 10°46'37" West 103.78 feet; thence North 07°30'05" West 473.09 feet; thence North 49°44'09" West 37.10 feet; thence South 89°59'50" East 12.29 feet; thence South 48°44'58" East 30.08 feet; thence North 07°30'05" West 40.17 feet; thence North 89°57'37" East 6.99 feet to the point of beginning.

PARCEL 2:

Together with the rights granted by that certain Easement Agreement being recorded May 7, 2004 as Entry No. 9057106 in Book 8985 at Page 856 of Official Records.



NARRATIVE

An ALTA/NSPS Land Title Survey of the subject property was requested by GO Industrial for future design considerations. A Commitment for Title Insurance prepared by Commonwealth Land Title Insurance Company, Commitment No. NCSUT01201, Effective Date: August 18, 2025 was provided and relied upon for the preparation of this survey.

The Basis of Bearings for this survey is South 89°59'40" West 2640.49 feet measured along the Section line between the North Quarter corner of Section 31 (Mon #2S1W3002) and the Northwest corner of Section 31 (Mon #2S2W2501), Township 2 South, Range 1 West, Salt Lake Base & Meridian.

The Benchmark utilized for the elevations shown are from the brass cap monument found marking the North Quarter corner of Section 31, Township 2 South, Range 1 West, Salt Lake Base & Meridian referenced on that certain Salt Lake County Surveyor's Monument Reference Sheet (Mon #2S1W3002) at 4624.15 feet (NAVD88).

SURVEYOR'S NOTES

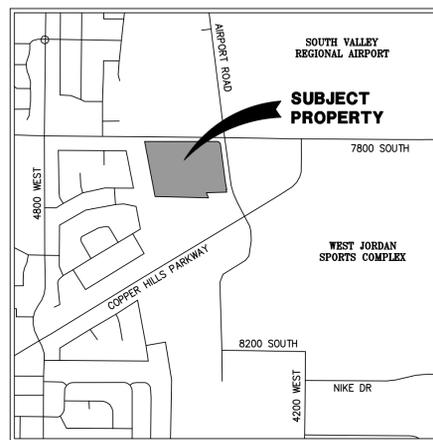
- A. The subject property is located within areas identified as Zone "AE" (Special flood hazard areas, base flood elevations determined) and Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) No.'s 49035C0430G & 49035C0410G, Effective Date: September 25, 2009, for Community No. 490108, City of West Jordan.
- B. Utilities shown have been located from visible indications surveyed on the subject property and from information provided. The surveyor has not physically located the underground utilities and makes no guarantee that the utilities shown hereon compromise all such utilities in the area either in service or abandoned.
- C. Subject property has direct access to 7800 South Street and Airport Road. No curb cuts were observed along either road. Access is limited to those openings permitted by West Jordan City.
- D. No clearly identifiable parking spaces were observed in the process of conducting the fieldwork.
- E. No evidence of recent earth moving work, building construction, or building additions were observed in the process of conducting the fieldwork.
- F. This Survey was made in accordance with laws and/or minimum standards of the State of Utah.
- G. A Zoning Analysis, dated October 3, 2025, prepared by Snell & Wilmer was provided. According to the analysis, the subject property is located within the Light Industrial (M-1) zoning district and the Airport Overlay (Ah) zoning district. West Jordan City Code Section 13-5F-3 provides the following setback requirements: Front - 10 feet, Corner Side, Interior Side, Rear - None when adjoining same zone or any other manufacturing zone, 30 feet on a side adjoining a nonresidential or nonmanufacturing zone, or 60 feet on a side adjoining a residential zone. Height restrictions for the Airport Overlay Ah Zone are provided in City Code Section 13-6A-5-C.

REFERENCES

- 1. Commitment for Title Insurance & associated documentation prepared by Commonwealth Land Title Insurance Company, Commitment No. NCSUT01201, Effective Date: August 18, 2025.
- 2. Records of Survey Nos. S2013-09-0349 & S2023-11-0939

POTENTIAL ENCROACHMENTS

- A Electrical & fiber optic boxes outside of public utility easement.
- B Storm drain line in southeast corner.
- C Fence t-posts north of property line.
- D Fence 1.1' north of property line in southwest corner.



VICINITY MAP
N.T.S.

SCHEDULE B, PART II EXCEPTIONS

(Title Commitment No. NCSUT01201, Effective Date: August 18, 2025)

1-11 Standard exceptions, not matters of survey and are not shown or addressed.

- 12 Instrument recorded February 4, 1918 as Entry No. 390686 in Book 10-P at Page 374, Notice of Interest in Canal Property Easement, recorded November 1, 1999 as Entry No. 7502870 in Book 8320 at Page 1076 and Quitclaim Deed being recorded July 21, 2020 as Entry No. 13334993 in Book 10983 at Page 1393 describe a 3 rod right-of-way for the Provo Reservoir Canal, also known as the Welby Jacobs Canal. Quitclaim deed recorded as Entry No. 13334993 releases any interest in the canal property to Wagstaff Investments. The historic canal right-of-way is shown.
- 13 Easement Agreement recorded May 7, 2004 as Entry No. 9057106 in Book 8985 at Page 856 describes various easements in favor of the subject property and the southerly adjoining Parcel No.'s 21-31-126-013, 21-31-126-006, & 21-31-126-003. A 15-foot wide sewer easement and a 15-foot wide storm drain easement plot across the subject property and are shown. An access easement and emergency access easement plot on the southerly portion of Parcel No. 21-31-126-013. [Same as Parcel 2]
- 14 Grant of Easement recorded February 5, 2009 as Entry No. 10615842 in Book 9682 at Page 9152 describes an easement for slopes for cuts and incidental purposes in favor of the City of West Jordan. An easement of varied width plots along 7800 South Street and is shown.
- 15 Grant of Easement recorded February 5, 2009 as Entry No. 10615843 in Book 9682 at Page 9154 describes an easement for utility lines and incidental purposes in favor of the City of West Jordan. A 10-foot easement plots along 7800 South Street and is shown.
- 16 Any and all rights of abutters to the underlying fee conveyed by that certain Special Warranty Deed recorded February 1, 2013 as Entry No. 11568833 in Book 10104 at Page 1011. The document describes the area of Less & Excluding Tract 3, plots in the adjoining Airport Road and is shown.
- 17 Grant of Easement recorded February 1, 2013 as Entry No. 11568834 in Book 10104 at Page 1014 describes an easement for utilities, slope cuts and incidental purposes in favor of the City of West Jordan. A 13' wide easement plots along Airport Road and is shown.
- 18 Storm Easement Agreement recorded December 19, 2016 as Entry No. 12437088 in Book 10512 at Page 5374 describes an easement in favor of the southerly adjoining parcel for storm drainage. A 20-foot storm drain easement is shown.
- 19 Subject to any rights being associated with lying adjacent to the Denver and Rio Grande railroad on the west.
- 20 Access is limited to those openings permitted by West Jordan City for ingress to and egress from 7800 South Street on the north and Airport Road on the east.
- 21 Subject to the rights of others as to that portion lying within Barney's Creek including maintenance thereof, as shown on the Salt Lake County plat. Barney's Creek is shown.
- 22 Not a matter of survey and not shown or addressed.

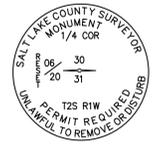
UTILITY CONTACTS

Culinary Water, Storm Drain & Sanitary Sewer	West Jordan City	801-657-1557 clint.hutchings@westjordan.utah.gov
Power	Rocky Mountain Power	503-813-6993 rmpplanninganddesignrequests@pacifiCorp.com
Natural Gas	Enbridge Gas Utah	801-324-3970 map.requests@dominionenergy.com
Telecommunications	Comcast/Telecom	514-644-2333 annette.harm@telecom.ca
Telecommunications	Lumen/CenturyLink	385-479-7345 james.chidester@lumen.com
Telecommunications	Verizon Business (MCI)	800-624-9675 investigations@verizon.com
Telecommunications	Utopia Fiber	801-613-3854 xwu@utopianet.org
Telecommunications	Zayo Fiber Solutions	385-228-2413 zayo.relo.utah@zayo.com
Telecommunications	Google Fiber	877-454-6959 gfiber-utility-request-ut@google.com
Telecommunications & Traffic Signals	UDOT Region II	801-887-3403 goldenholt@utah.gov
Telecommunications & Traffic Signals	Salt Lake County	385-468-6124 tkeller@saltlakecounty.gov



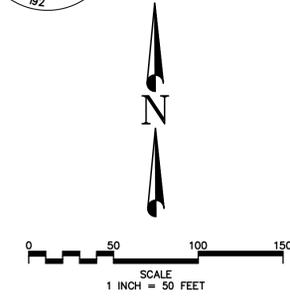
Path: P:\GO INDUSTRIAL - 7800 LOGISTICS\SURVEY\DRAWINGS\GO 7800 ALTA.dwg | plotted by: bryan | December 16, 2025

DRAWN BJE_09.2025 <small>DATE</small>	CHECKED JDP_09.2025 <small>DATE</small>	GO INDUSTRIAL	 Dominion Engineering Associates, L.C. <small>5684 South Green Street Murray, Utah 84123 801-713-3000</small>	ALTA/NSPS LAND TITLE SURVEY 4501 WEST 7800 SOUTH					PROJECT NO. 4305
DESIGNED <small>DATE</small>	PROJECT ENGINEER	WEST JORDAN, SALT LAKE COUNTY, UTAH		LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN					SHEET NO. 1 of 2
APPROVED <small>DATE</small>	PROJECT MANAGER								NO.



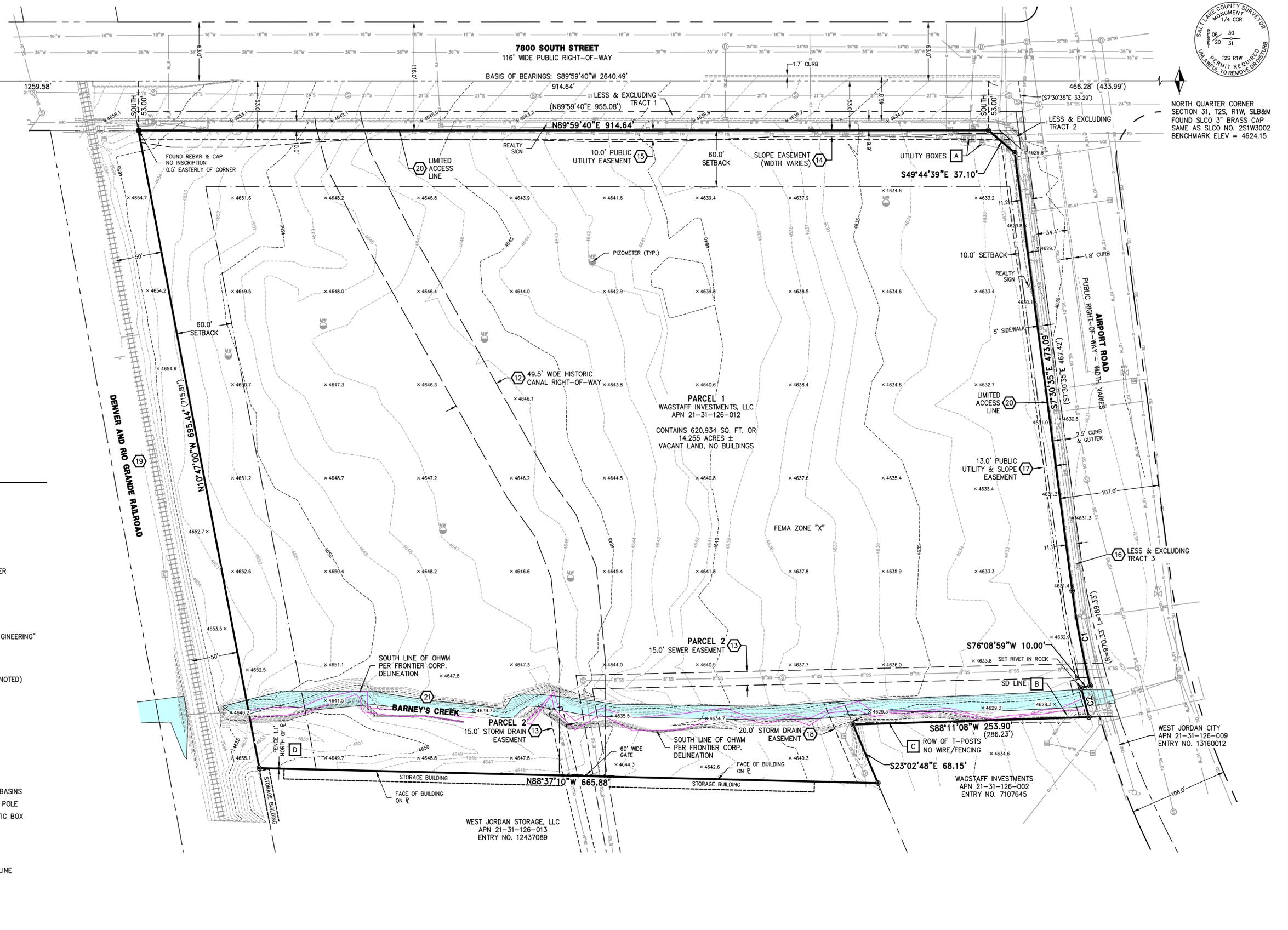
NORTHWEST CORNER OF SECTION 31
T2S, R1W, SLB&M
FOUND SLCO 2.5" BRASS CAP
SAME AS SLCO NO. 252W2501

NORTH QUARTER CORNER
SECTION 31, T2S, R1W, SLB&M
FOUND SLCO 3" BRASS CAP
SAME AS SLCO NO. 251W3002
BENCHMARK ELEV = 4624.15



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	908.17'	103.84'	6°33'03"	S 10°47'07" E	103.78'
C2	913.17'	32.30'	2°01'36"	S 15°04'23" E	32.30'

- LEGEND**
- SUBJECT PROPERTY BOUNDARY LINE
 - ADJACENT PROPERTY LINES
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE (LINE TYPE VARIES)
 - SETBACK LINE
 - ORDINARY HIGH WATER MARK PER FRONTIER CORP. DECLINATION PIN FLAGS
 - SECTION MONUMENTS FOUND (AS NOTED)
 - SURVEY MONUMENTS FOUND (AS NOTED)
 - SET REBAR & CAP MARKED "DOMINION ENGINEERING" (UNLESS OTHERWISE NOTED)
 - EXISTING MISC. FENCE
 - EXISTING RAILROAD TRACKS
 - EDGE OF EXISTING IMPROVEMENTS ± (AS NOTED)
 - CULINARY WATER LINES ±
 - SANITARY SEWER LINES ±
 - STORM DRAIN LINES ±
 - OVERHEAD POWER LINES ±
 - UNDERGROUND POWER LINES ±
 - FIBER OPTIC LINES ±
 - EXISTING VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING STORM DRAIN MANHOLE, CATCH BASINS
 - EXISTING ELECTRICAL BOX, METER, POWER POLE
 - EXISTING TELECOMMUNICATIONS, FIBER OPTIC BOX
 - EXISTING FIRE HYDRANT
 - EXISTING PIZOMETER
 - RECORD BEARINGS AND/OR DISTANCES
 - EXISTING ONE FOOT ELEVATION CONTOUR LINE
 - EXISTING SPOT ELEVATION
 - TITLE EXCEPTION REFERENCE NUMBERS
 - FEMA ZONE AE (SEE NOTE A)



Path: P:\GO INDUSTRIAL - 7800 LOGISTICS\SURVEY\DRAWINGS\GO 7800 ALTA.dwg | plot date: December 16, 2025 | plotted by: bryon

DRAWN	BJE_09_2025	CHECKED	JDP_09_2025
DESIGNED		PROJECT ENGINEER	
APPROVED	JDP	PROJECT MANAGER	

GO INDUSTRIAL

WEST JORDAN, SALT LAKE COUNTY, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

ALTA/NSPS LAND TITLE SURVEY
4501 WEST 7800 SOUTH

**LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN**

PROJECT NO.		4305	
SHEET NO.		2 of 2	
NO.	REVISIONS	BY	DATE
2	ADD OHWM & SET CORNERS	BJE	10.30.25
1	ADDRESS COMMENTS	BJE	10.06.25
0	RELEASED FOR REVIEW	JDP	09.25.25
FILE NAME:		SCALE:	
ALTA		1"=50'	