

LEGEND

- PP POWER POLE
- PP POWER LINE
- TP TELEPHONE POLE
- TP TELEPHONE LINE
- TM TELEPHONE BOX
- TM TELEPHONE METER
- WM WATER METER
- GM GAS METER

STATEMENT OF ENCROACHMENTS

- (A) TELEPHONE POLE, TELEPHONE BOX & TELEPHONE LINE
- (B) POWER POLE & POWER LINES WITHOUT BENEFIT OF A KNOWN EASEMENT OR AGREEMENT.
- (C) ASPHALT ENCROACHES FROM ADJOINING PROPERTY

5200 SOUTH STREET

STATE HIGHWAY 84

1900 WEST STREET

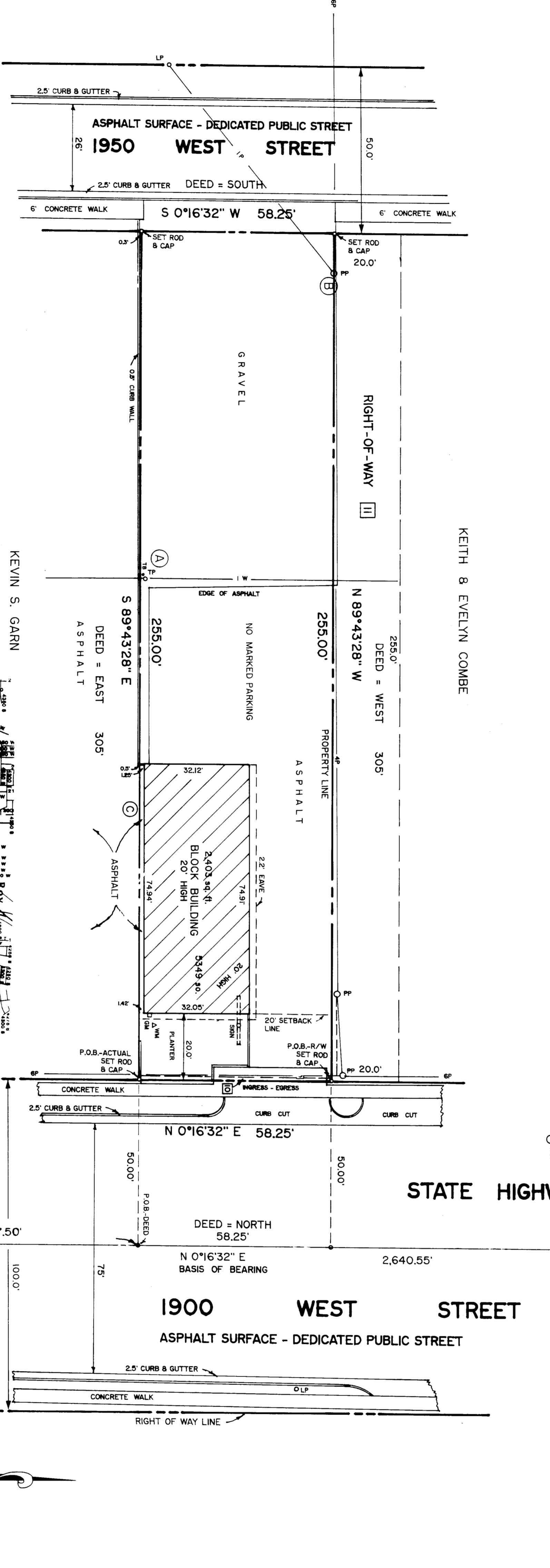
EASEMENTS PER LAWYERS' TITLE INSURANCE COMMITMENT NO. 390426, DATED NOV. 1, 1995

(9) A Fish, Lisa, Etampel 1 feet West of and parallel to State Road, in favor of Lisa Power & Light Company, recorded June 1, 1943 in Book 677, Page 476 of Deeds, printed and shown herein.

(11) Reservation in Warranty Deed recorded March 8, 1974 in Book 1047, Page 819 of Records. Excluding herefrom all buildings, structures and improvements on the above described premises which remain the property of the grantor. (Affects the 20 foot right of way.)

THIS PROPERTY IS ZONED C-2 FRONT YARD SETBACK 30 FEET, NO SIDE OR REAR YARD HEIGHT 35 FEET DENSITY NO. 4, NO PARKING REQUIREMENTS, AUTO REPAIR IS PERMITTED. THERE IS NO MARKED PARKING SPACES.

THE CONTACT PERSON FOR ZONING INFORMATION IS MARK LARSON, ROY CITY, UTAH 84067, 8001 SOUTH 1900 WEST STREET



LEGAL DESCRIPTION

BEGINNING 247.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST 305 FEET; THENCE SOUTH 58.25 FEET; THENCE EAST 305 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE STATE TOGETHER WITH A RIGHT-OF-WAY FOR ALL PURPOSES OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING:

BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 84, SAID CORNER OF THE NORTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SAID SECTION NORTH 305.75 FEET AND WEST 50 FEET, MORE OR LESS FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SAID SECTION WEST 250 FEET, MORE OR LESS TO A POINT 305 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION, THENCE SOUTH 20 FEET; THENCE EAST 295 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ACTUAL DESCRIPTION AFTER EXCEPTION.

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 84, SAID CORNER OF THE NORTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SAID SECTION NORTH 305.75 FEET AND WEST 50.00 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST 305 FEET; THENCE SOUTH 58.25 FEET; THENCE EAST 305 FEET TO THE POINT OF BEGINNING.

ALONG THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY 84, 22.22 FEET NORTH, THENCE SOUTH 89°43'28\"/>

THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT.

THE DEED DESCRIPTION ASSUMES THE SECTION LINES ARE NORTH-SOUTH AND EAST-WEST. THE ACTUAL BEARING ALONG THE SECTION LINE IS AS SHOWN, PER ROY CITY PLATS.

FLOOD NOTE:

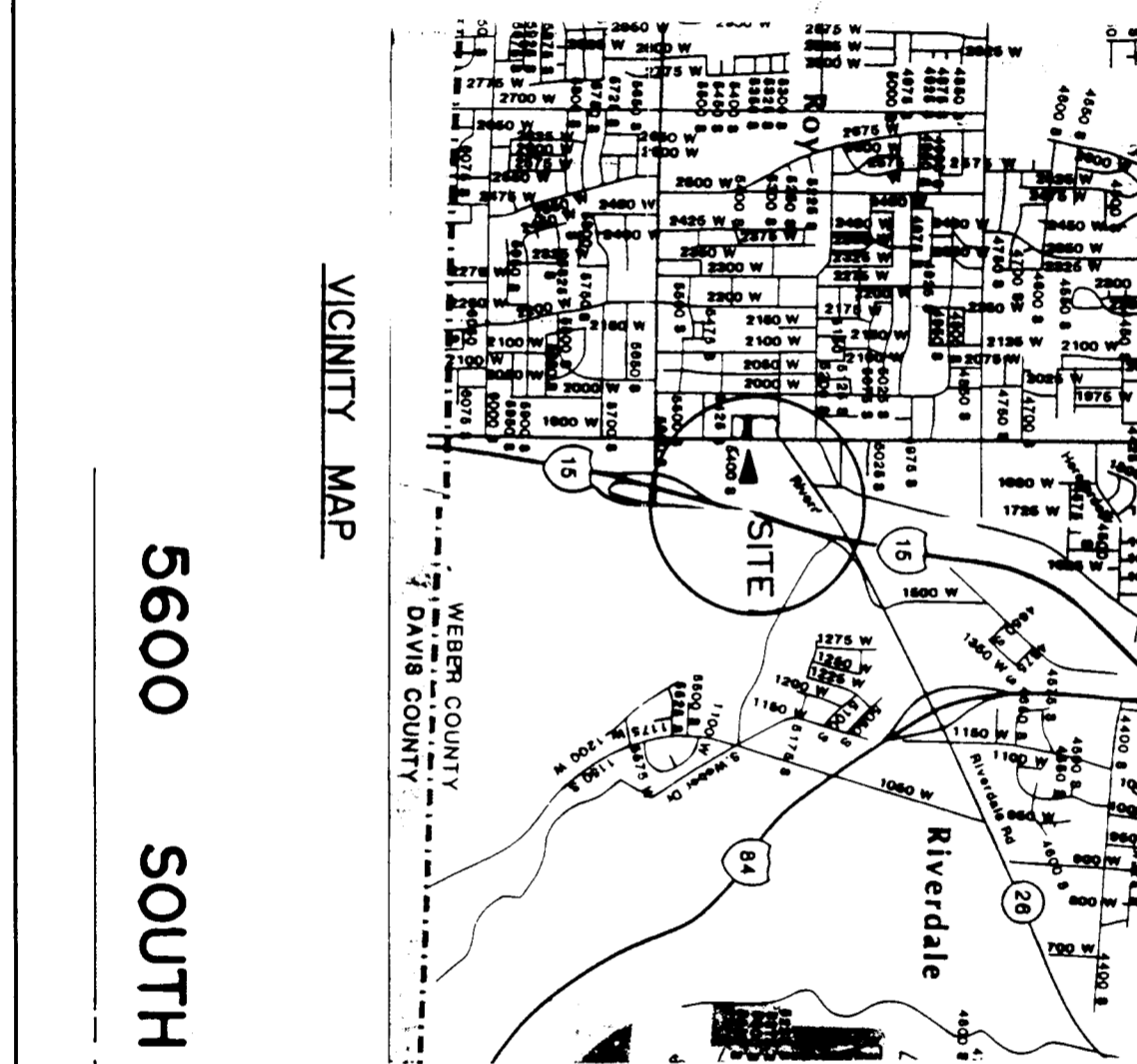
By specific act only, this property is in Special Flood Hazard Area of the Flood Insurance Rate Map, Community Flood No. 25247Z-0103B-B. This area is subject to flooding from the National Flood Insurance Program (NFIP). The NFIP is a federal program which provides flood insurance to property owners. The NFIP is a federal program which provides flood insurance to property owners. The NFIP is a federal program which provides flood insurance to property owners.

LOCATION - SE 1/4 SECTION 14, T9N, R9W, SALT LAKE B. & M.

BUSH & GUDDELL INC.

1111 SOUTH 300 EAST STREET
SALT LAKE CITY, UTAH 84143

DATE: 12/15/97
SCALE: 1" = 20'



5600 SOUTH STREET

1900 WEST STREET

STATE HIGHWAY 84

SCALE: 1" = 20'

BOCK & CLARK'S NATIONAL SURVEYORS NETWORK

ENGINEERS & SURVEYORS 1-800-787-8391 (1-800-SURVEY-1) (FAX: 330-666-3608)
537 N. CLEVELAND - MASSILLON RD., AKRON, OHIO 44333

ALTA/ACSM LAND TITLE SURVEY

for
MIDAS UTAH PROJECT
B & C Project 96907/Slide 8
County of Weber, State of Utah

Survey Performed By:
BUSH & GUDDELL INC.
555 South 300 East Street
Salt Lake City, Utah 84143
Tel.: 801-354-1228

BOCK & CLARK'S NATIONAL SURVEYORS NETWORK

ENGINEERS & SURVEYORS 1-800-787-8391 (1-800-SURVEY-1) (FAX: 330-666-3608)
537 N. CLEVELAND - MASSILLON RD., AKRON, OHIO 44333