

SUBJECT'S DESCRIPTION

ALL OF PARCELS 6 OF ROY CITY CENTER LOCATED IN AND ON THE OFFICIAL RECORD AT THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE.

1. 60% OF PARCEL 6 OF ROY CITY CENTER LOCATED IN AND ON THE OFFICIAL RECORD AT THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE.

2. 40% OF PARCEL 6 OF ROY CITY CENTER LOCATED IN AND ON THE OFFICIAL RECORD AT THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE.

3. 100% OF PARCEL 6 OF ROY CITY CENTER LOCATED IN AND ON THE OFFICIAL RECORD AT THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE.

4. 100% OF PARCEL 6 OF ROY CITY CENTER LOCATED IN AND ON THE OFFICIAL RECORD AT THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE.

5. 100% OF PARCEL 6 OF ROY CITY CENTER LOCATED IN AND ON THE OFFICIAL RECORD AT THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE.

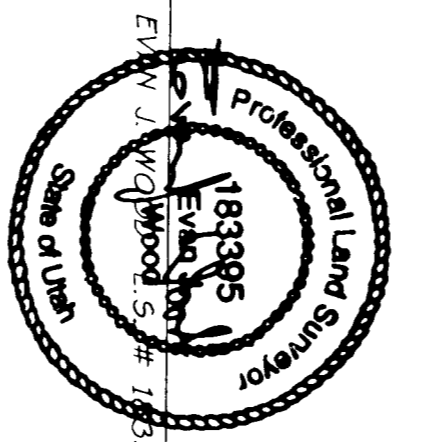
6. 100% OF PARCEL 6 OF ROY CITY CENTER LOCATED IN AND ON THE OFFICIAL RECORD AT THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE.

7. 100% OF PARCEL 6 OF ROY CITY CENTER LOCATED IN AND ON THE OFFICIAL RECORD AT THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE.

8. 100% OF PARCEL 6 OF ROY CITY CENTER LOCATED IN AND ON THE OFFICIAL RECORD AT THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE.

9. 100% OF PARCEL 6 OF ROY CITY CENTER LOCATED IN AND ON THE OFFICIAL RECORD AT THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE.

10. 100% OF PARCEL 6 OF ROY CITY CENTER LOCATED IN AND ON THE OFFICIAL RECORD AT THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE.



July 11, 1997

TITLE DOCUMENTS:

1. COMMITMENT FOR TITLE INSURANCE BY: MERRILL LEE, INC. POLICY NO. 1344-4. DATE OF POLICY: APRIL 2, 1997 AT 5:00 PM.
2. DEEDS AND OWNERSHIP OF ADJACENT PROPERTIES AS SHOWN ON THIS SURVEY WERE PROVIDED BY THE WEBER COUNTY RECORDER'S OFFICE.

TITLE POLICY EXCEPTIONS:

1. THE EFFECT OF AND CONDITIONS CONTAINED IN THIS SURVEY AS THEY APPEAR IN THE PUBLIC RECORDS.

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10. THE EFFECT OF AND CONDITIONS CONTAINED IN THIS SURVEY AS THEY APPEAR IN THE PUBLIC RECORDS.

GENERAL NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BETWEEN MONUMENTS LOCATED AT THE INTERSECTIONS OF 1900 WEST STREET AND 5600 SOUTH AND 1900 WEST STREET AND 5600 SOUTH. THE BEARING IS 5 002751 W PER INFORMATION FROM THE WEBER COUNTY RECORDER'S OFFICE.
2. ALL CORNERS SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM RECORD DESCRIPTIONS OR OFFICIAL MAPS OF RECORD. ALL OTHER CORNERS ARE THE RESULT OF SURVEYING THIS OFFICE.
3. SUBJECT PROPERTY CONTAINS 23888 SQUARE FEET OR 0.544 ACRES.
4. SUBJECT PROPERTY LIES WITHIN ZONE 'C' OF THE FLOOD INSURANCE RATE MAP PROGRAM (FIRM NO. 480233) AND IS DETERMINED TO BE IN AN AREA OF MINOR FLOOD HAZARDS.
5. SUBJECT PROPERTY CONTAINS: 28 REGULAR PARKING SPACES, 2 HANDICAP SPACES.
6. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE UTILITIES SHOWN IN 5600 SOUTH WERE TAKEN FROM UDOT RECORDS 8557-0012323.
7. THE ZONING IS BUSINESS 'C-2' PER THE ROY CITY ZONING ORDINANCE. THIS INCLUDES A 20 SETBACK REQUIREMENT FROM THE STREET. NO SIDE-YARD SETBACK IS REQUIRED ON THIS SITE.

RECEIVED
JAN 27 1998
Weber County Survey

DIAMOND
Dillon and Land Surveying, LLC
1000 N. 1000 W. SALT LAKE CITY, UT 84119
TEL: 801-488-4375

LARSEN and MALMOUIST, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1000 N. 1000 W. SALT LAKE CITY, UT 84119
TEL: 801-488-4375

ALTA/C&M LAND TITLE SURVEY
1000 N. 1000 W. SALT LAKE CITY, UT 84119
TEL: 801-488-4375

PROJECT NO. 9078
SHEET 1 OF 1