

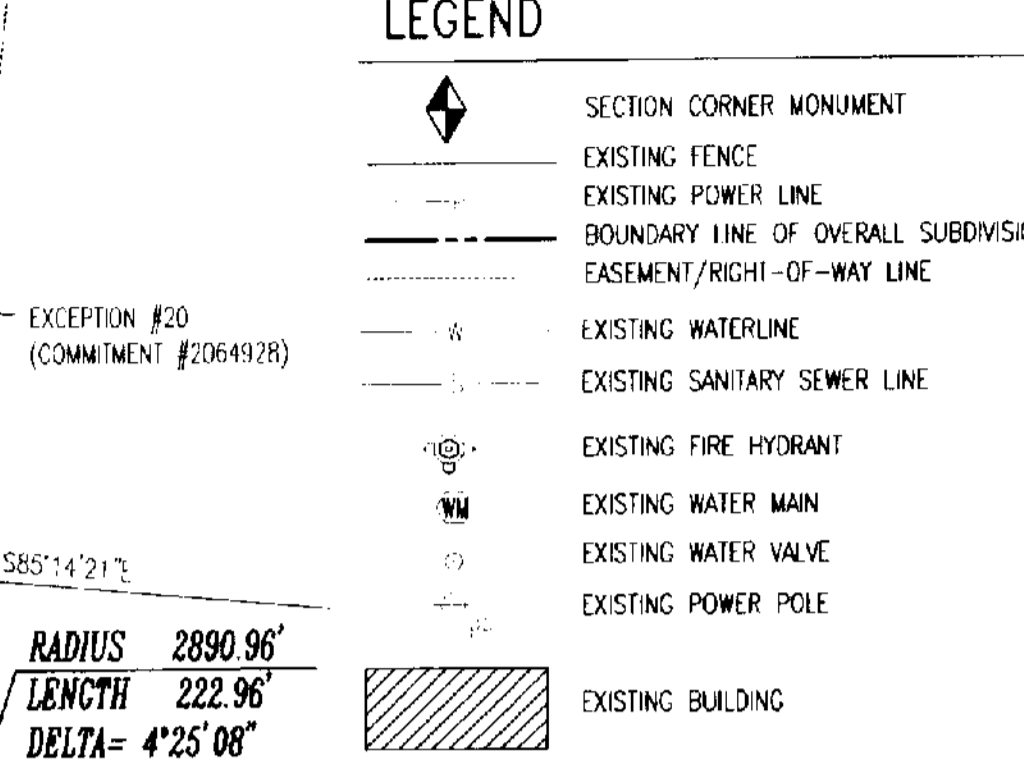
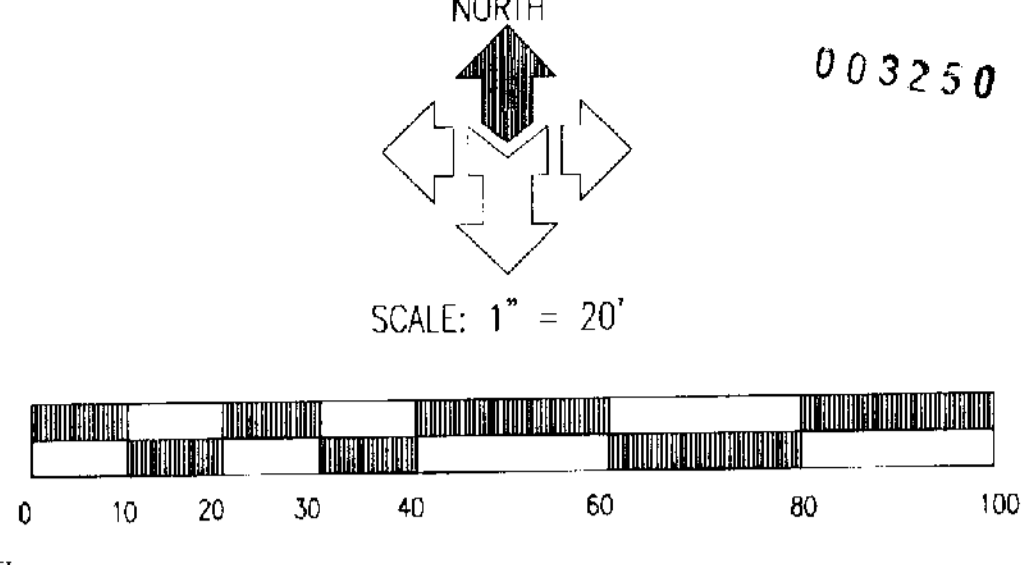
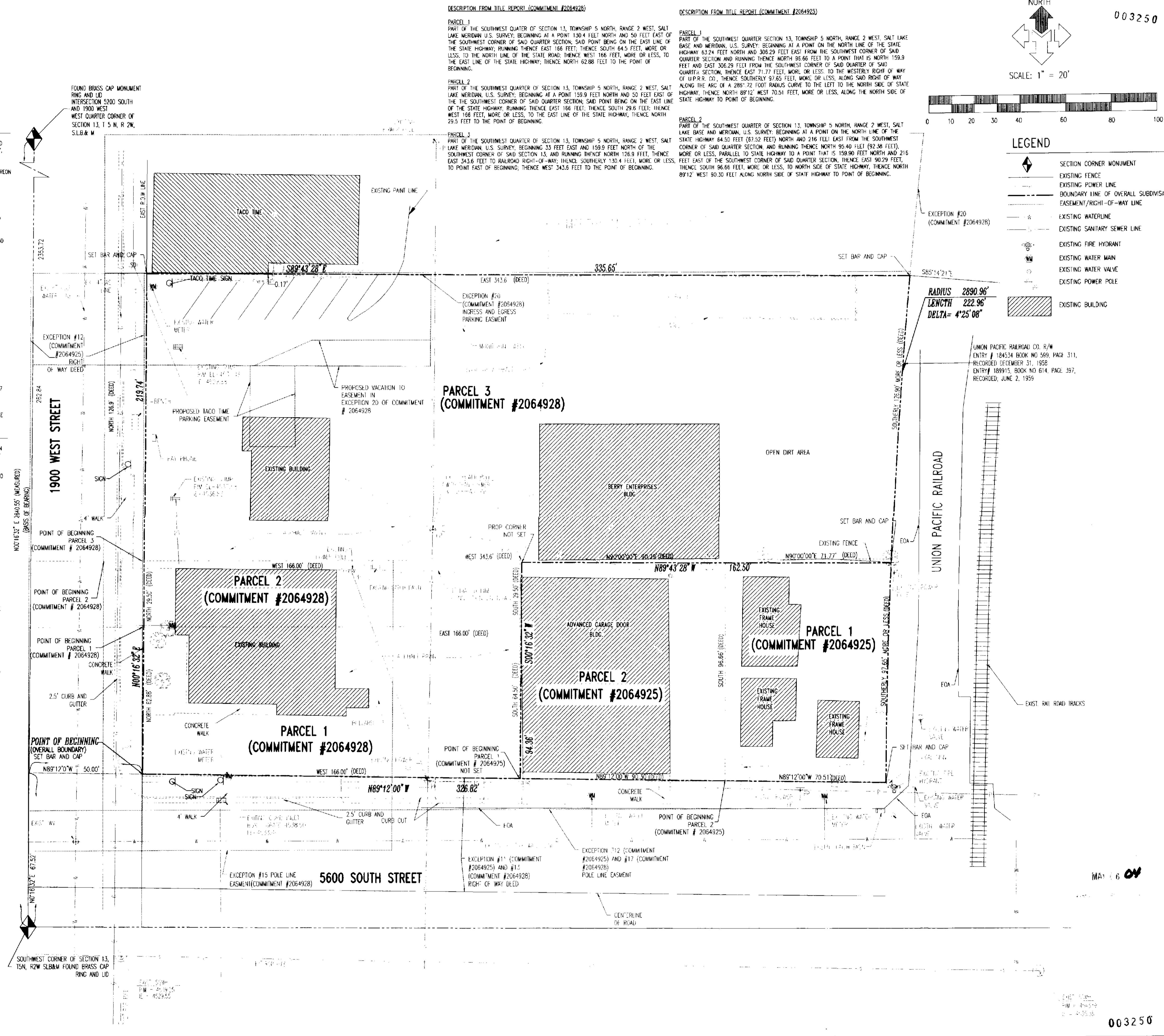
**NARRATIVE**  
 1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PRIOR TO THE SALE OF THE LAND.  
 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 2064925 PREPARED BY STEWART TITLE COMPANY, EFFECTIVE DATE: MAY 22, 2000, AT 8:00 A.M. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.  
 SCHEDULE B-2: EXCEPTION NO.:  
 COMMITMENT NUMBER 2064928

12. RIGHT OF WAY DEED DATED JUNE 21, 1941, TO THE STATE ROAD COMMISSION OF UTAH TO RELOCATE AND RECONSTRUCT WITHIN THE GRANTORS' LAND AND OUTSIDE THE LIMITS OF THE ABOVE DESCRIBED RIGHT OF WAY, AND TO EXTEND ONTO SAID GRANTORS' LAND AND OUTSIDE THE LIMITS OF SAID DESCRIBED RIGHT OF WAY, ALL CUT AND/OR FILL SLOPES MADE NECESSARY BY THE GRADING FOR SIDEWALKS ON SAID PROJECT. RIGHT OF WAY DEED RECORDED AUGUST 6, 1941, IN BOOK 147, AT PAGE 596 OF OFFICIAL RECORDS, AS SHOWN HEREON.  
 13. SUBJECT TO A RIGHT OF WAY DEED DATED NOVEMBER 14, 1941 AND RECORDED DECEMBER 11, 1941 IN BOOK 152 AT PAGE 178 OF OFFICIAL RECORDS (AFFECTS PARCEL 5) AS SHOWN HEREON.  
 14. RIGHT OF WAY DEED DATED FEBRUARY 9, 1942, TO THE STATE ROAD COMMISSION OF UTAH. IN EXECUTING THIS DEED, THE GRANTORS HEREBY FURTHER GRANT TO THE GRANTEE, THE RIGHT TO USE A STRIP OF LAND 2 FT. WIDE ADJOINING THE ABOVE DESCRIBED RIGHT OF WAY, ON THE NORTH SIDE OF SAID CENTER LINE FROM ENGINEER'S STATION 0+50 TO STATION 1+50; AND A STRIP OF LAND 10 FT. WIDE ADJOINING THE ABOVE DESCRIBED RIGHT OF WAY ON SAID NORTH SIDE OF SAID CENTER LINE FROM ENGINEER'S STATION 1+50 TO STATION 3+77, TO BE USED FOR:  
 RELOCATING AND RECONSTRUCTING ALL IRRIGATION DITCHES NOW LOCATED IN ABOVE DESCRIBED RIGHT OF WAY.  
 CONSTRUCTING ALL CUT OR FILL SLOPES MADE NECESSARY BY THE GRADING FOR SIDEWALKS UPON ABOVE DESCRIBED RIGHT OF WAY.  
 CONSTRUCTING IRRIGATION STRUCTURES.  
 RIGHT OF WAY DEED RECORDED MARCH 16, 1942, IN BOOK 156, AT PAGE 253 OF OFFICIAL RECORDS, AS SHOWN HEREON.  
 17. POLE LINE EASEMENT DATED NOVEMBER 26, 1946, TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS, FOR A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE CIRCUITS AND ONE POLE, WITH THE NECESSARY GUYS, STUBS, CROSSARMS AND OTHER ATTACHMENTS THEREON, OR AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS. POLE LINE EASEMENT RECORDED FEBRUARY 13, 1947, IN BOOK 258, AT PAGE 291 OF OFFICIAL RECORDS, AS SHOWN HEREON.  
 18. ORDINANCE NO. 54-7, DATED DECEMBER 15, 1981, ADOPTING EXPANDED REDEVELOPMENT PROJECT AREA NO. 1. ORDINANCE RECORDED FEBRUARY 2, 1982, AS ENTRY NO. 851306, IN BOOK 1387, AT PAGE 190 OF OFFICIAL RECORDS, AS SHOWN HEREON.  
 19. SUBJECT TO AN AGREEMENT FOR NON-EXCLUSIVE RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AND PARKING DATED OCTOBER 2, 1987 AND RECORDED OCTOBER 13, 1987 AS ENTRY NO. 1027573 IN BOOK 1527 AT PAGE 1976 OF OFFICIAL RECORDS, AS SHOWN HEREON.  
 20. NOTICE OF ADOPTION OF AMENDMENT TO REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. ONE DATED JULY 9, 1990 AND RECORDED AUGUST 2, 1990, AS ENTRY NO. 1115257, IN BOOK 1584, AT PAGE 1249 OF OFFICIAL RECORDS, AS SHOWN HEREON.  
 COMMITMENT NUMBER 2064925

11. (0-20920) RIGHT OF WAY DEED DATED FEBRUARY 9, 1942, TO THE STATE ROAD COMMISSION OF UTAH. IN EXECUTING THIS DEED, THE GRANTORS HEREBY FURTHER GRANT TO THE GRANTEE, THE RIGHT TO USE A STRIP OF LAND 2 FT. WIDE ADJOINING THE ABOVE DESCRIBED RIGHT OF WAY, ON THE NORTH SIDE OF SAID CENTER LINE FROM ENGINEER'S STATION 0+50 TO STATION 1+50; AND A STRIP OF LAND 10 FT. WIDE ADJOINING THE ABOVE DESCRIBED RIGHT OF WAY ON SAID NORTH SIDE OF SAID CENTER LINE FROM ENGINEER'S STATION 0+50 TO STATION 3+77, TO BE USED FOR:  
 RELOCATING AND RECONSTRUCTING ALL IRRIGATION DITCHES NOW LOCATED IN ABOVE DESCRIBED RIGHT OF WAY.  
 CONSTRUCTING ALL CUT OR FILL SLOPES MADE NECESSARY BY THE GRADING FOR SIDEWALKS UPON ABOVE DESCRIBED RIGHT OF WAY.  
 CONSTRUCTING IRRIGATION STRUCTURES.  
 RIGHT OF WAY DEED RECORDED MARCH 16, 1942, IN BOOK 156, AT PAGE 253 OF OFFICIAL RECORDS, AS SHOWN HEREON.  
 12. (0-20920) POLE LINE EASEMENT DATED NOVEMBER 26, 1946, TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS, FOR A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE CIRCUITS AND ONE POLE, WITH THE NECESSARY GUYS, STUBS, CROSSARMS AND OTHER ATTACHMENTS THEREON, OR AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS. POLE LINE EASEMENT RECORDED FEBRUARY 13, 1947, IN BOOK 258, AT PAGE 291 OF OFFICIAL RECORDS, AS SHOWN HEREON.  
 McNEIL ENGINEERING, INC., MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2.  
 3. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 01°16'32" EAST ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.  
 4. CORNERS OF THE PROPERTY WERE MARKED WITH A 5/8 INCH DIA. TWO FEET IN LENGTH, AND RED PLASTIC CAP STAMPED "MCNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAN.  
 5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES.  
 6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO McNEIL ENGINEERING, INC. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.  
 SURVEYOR'S CERTIFICATE:  
 TO: MOYLE PETROLEUM COMPANY  
 U.S. TITLE  
 STEWART TITLE GUARANTEE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT  
 PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."  
 DATE: 9-26-00  
 DALE K. BENNETT  
 LICENSE NO.: 103381  
 ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 6, 1999  
 ADOPTED BY THE BOARD OF DIRECTORS, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON OCTOBER 20, 1999  
 ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 19, 1999  
 AMERICAN LAND TITLE ASSOCIATION, 1828 L ST., N.W., SUITE 705, WASHINGTON, D.C. 20036  
 AMERICAN CONGRESS ON SURVEYING AND MAPPING, 5410 GROSVENOR LANE, BETHESDA, MD 20814  
 NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, 5410 GROSVENOR LANE, BETHESDA, MD 20814  
 1999.

REFERENCE:  
 ALTA/ACSM LAND TITLE SURVEY DONE BY EWP ENGINEERING, INC. DRAWN ON SEPTEMBER 25, 1998.



**McNEIL ENGINEERING  
 AND LAND SURVEYING, L.C.**  
 PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES  
 6895 SOUTH 900 EAST MIDVALE, UTAH 84047  
 TEL: (801) 255-7700 FAX: (801) 255-8011 EMAIL: info@mcneileng.com  
 VISIT OUR WEB SITE AT: www.mcneileng.com

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**DALE K. BENNETT**  
 LICENSE NO. 103381  
 STATE OF UTAH

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**MOYLE PETROLEUM  
 ROY, UTAH COMMON CENTS STORE**  
 LOCATED IN THE SW 1/4 OF SECTION 13, T5N, R2W, S46E

**ALTA/ACSM LAND TITLE SURVEY**

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REVISIONS		
REV.	DATE	DESCRIPTION

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DATE:	09/26/00
DRAWN BY:	BB
CALC. BY:	DWB
SURVEYED BY:	RM/SM
CHECKED BY:	DWB
SCALE:	1" = 20'
COMP. DRWG:	2002BALTAS

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JOB NO: 200268

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SHEET NUMBER  
**C11**