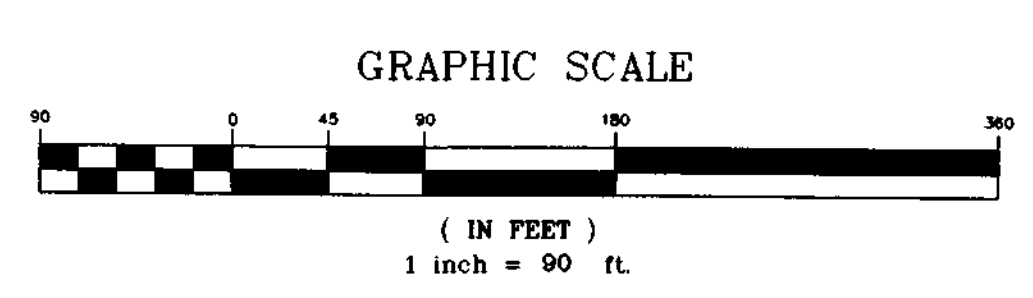
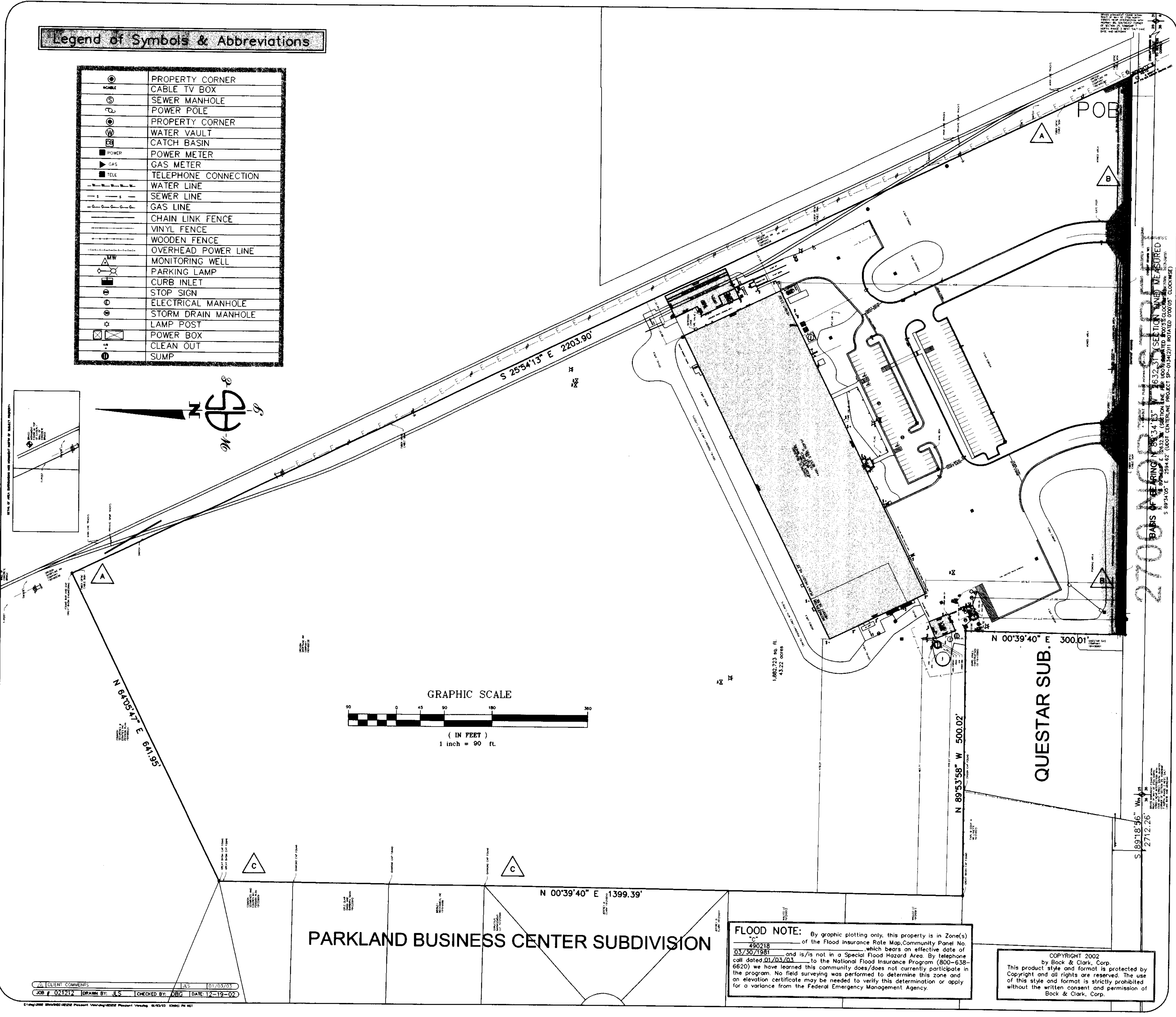
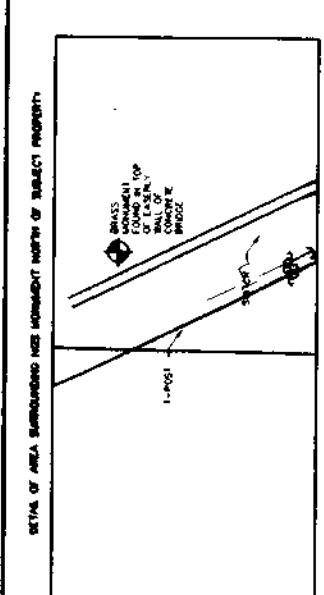
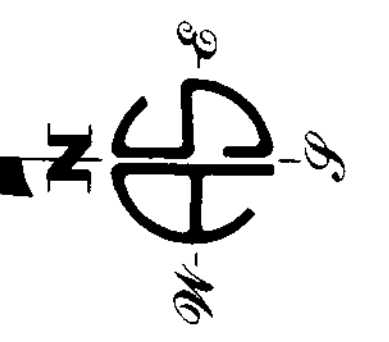


Legend of Symbols & Abbreviations

○	PROPERTY CORNER
⊙	CABLE TV BOX
⊕	SEWER MANHOLE
⊗	POWER POLE
⊙	PROPERTY CORNER
⊕	WATER VAULT
⊗	CATCH BASIN
⊕	POWER METER
⊗	GAS METER
⊕	TELEPHONE CONNECTION
⊗	WATER LINE
⊕	SEWER LINE
⊗	GAS LINE
⊕	CHAIN LINK FENCE
⊗	VINYL FENCE
⊕	WOODEN FENCE
⊗	OVERHEAD POWER LINE
⊕	MONITORING WELL
⊗	PARKING LAMP
⊕	CURB INLET
⊗	STOP SIGN
⊕	ELECTRICAL MANHOLE
⊗	STORM DRAIN MANHOLE
⊕	LAMP POST
⊗	POWER BOX
⊕	CLEAN OUT
⊗	SUMP



**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) \_\_\_\_\_ of the Flood Insurance Rate Map, Community Panel No. \_\_\_\_\_ and is/is not in a Special Flood Hazard Area. By telephone call dated 01/03/03 to the National Flood Insurance Program (800-638-6620) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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Legal Description

A part of the South half of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:  
Beginning at a point (North 89°52' West 1268.0 feet), North 89°34'13" West 1250.97 feet along the Section line and (North 26°12' West) North 25°54'13" West 48.10 feet from the Southeast Corner of said Section 25 and which point is the intersection of the Westerly right of way boundary of the Oregon Short Line Railroad and the Northerly line of 2700 North Street - Utah State Route 134 (80 foot wide right of way), running thence North 89°53'58" West 1059.83 feet along said Northerly line of 2700 North Street to a point being 300.00 feet perpendicularly distant Easterly from the Quarter Section line; thence North 0°39'40" East 300.01 feet along a line parallel to and being 300.00 feet perpendicularly distant Easterly from the Quarter Section line to a point being 300.00 feet perpendicularly distant Northerly from the Northerly line of 2700 North Street; thence North 89°53'58" West 500.02 feet along a line parallel to and being 300.00 feet perpendicularly distant Northerly from said Northerly line of Street to a point being 200.00 feet perpendicularly distant Westerly from the Quarter Section line, thence North 0°39'40" East 1399.39 feet along a line parallel to and being 200.00 feet perpendicularly distant Westerly from the quarter Section line, thence North 64°05'47" East 641.95 feet along a line perpendicularly to the Westerly right of way line of the Oregon Short Line Railroad to a point on said Westerly Railroad right of way line, thence (South 26°12' East) South 25°54'13" East 2203.90 feet along said Westerly line of the Railroad right of way to the point of beginning.

The following is shown for informational purposes only: Tax Parcel No. 19-016-0081  
Contains 1,882,723 sq. ft. or 43.22 acres  
Description indicates the same parcel described in that certain Land America Title Commitment No. F-027798, with an effective date of December 3, 2002.  
The drawing shows the tie back to the monument being 0.04' shorter than the above description. The drawing also notes the bearing along 2700 North as North 89°53'56" West. The legal description calls to the intersection of the Northerly right of way line of 2700 North Street and the Westerly boundary of the railroad parcel as the point of beginning. The information shown on the plot is based upon the new right of way maps and descriptions prepared for and by UDOT for 2700 North Street.

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Weber County Survey

ALTA/ACSM Land Title Survey

Holiday Project  
Holiday - Pleasant View, UT  
1400 West 2700 North, Pleasant View, UT 84404

The undersigned, being a registered land surveyor of the State of Utah, hereby certifies to Corpic, Inc., CSM America Inc., Commonwealth Land Title Insurance Company, and Bock and Clark Corporation that as of December 19, 2002, I have made a survey of a tract of land described as follows:

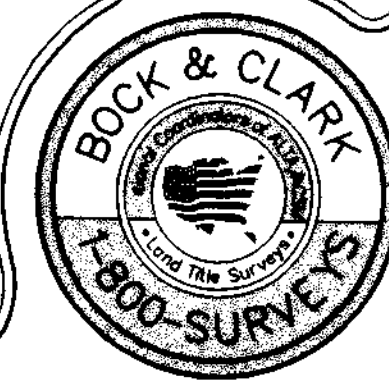
I further certify that:  
(a) This survey was made on the ground between December 12-13, 2002, and in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, as established and adopted by the American Land Title Association ("ALTA") and the American Congress on Surveying and Mapping ("ACSM") in 1999 and meets the accuracy requirements (as adopted by ALTA and ACSM and in effect on the date of this certification), with accuracy and precision requirements modified to meet current, original and linear tolerance requirements of the State of Utah, and including items 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10 and 11(a) of Table A, hereof.  
(b) This survey is true and correct, was made on the ground under my supervision as per the best notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon.  
(c) This survey correctly shows the location of all building structures and other improvements and visible items on the subject property.  
(d) This survey correctly shows the location and dimensions of (i) all streets, roads, and building setback lines affecting the subject property and (ii) all easements, covenants, restrictions, rights of way, servitudes and other matters of record, together with appropriate recording references, to the extent such matters can be located, affecting the subject property and listed in the title insurance commitment number F-027798 dated December 3, 2002 and issued by Commonwealth Land Title Insurance Company with respect to the subject property and (iii) all easements, covenants, restrictions, rights of way, servitudes and other matters apparent from a physical inspection of the subject property or otherwise known to me. A statement is shown on this survey (i) naming each item referenced on the title commitment and advising whether the item is or is not plotted; and (ii) whether the easement affects the subject property including the affected portion, if the item referenced in the title commitment is not such the commitment; the location of all improvements on the subject property, is in accord with minimum building setback provisions and restrictions of record referenced in the title commitment.  
(e) Except as shown on the survey, there are no (1) improvements, visible easements, rights-of-way, party walls, visible uses or conflicts, (2) visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements, (3) visible encroachments on the subject property by buildings, structures or other improvements situated on adjoining premises, or (4) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements situated on the subject property.  
(f) The distance from the nearest intersecting street or road is as shown hereon.  
(g) The subject property has direct and free access to 2700 North Street, a dedicated public street, highway or road as shown hereon.  
(h) Except as shown on the survey, (i) the subject property does not visibly serve any adjoining property for drainage, utilities or ingress or egress and (ii) all visible utilities serving the subject property enter through adjoining parcels, streets and/or easements of record (if applicable to the subject property); and  
(i) Except as shown on the survey, no part of the subject property lies within a Special Flood Hazard Area or other flood hazard or flood plain area however designated, as determined in accordance with criteria established by the Federal Insurance Administration, the Federal Emergency Management Agency or as determined in accordance with criteria, including the Flood Insurance Rate Map, established by any city or other governmental authority having or asserting jurisdiction over the subject property.

Dannie B. Green  
Registration No. 376078  
Within State of Utah  
Date of Survey: 12/12-13/02  
Date of Last Revision: 01/03/03  
Date Printed: 01/03/03  
Network Project No. 20020873-005  
Survey Prepared by:



Alta Surveying  
3855 South 500 West Suite F  
Salt Lake City, UT 84115  
Phone: 801-288-4445  
Fax: 801-288-2080

Bock & Clark's National Surveyors Network  
National Coordinators of ALTA/ACSM Land Title Surveys  
537 North Cleveland - Massillon Road  
Akron, Ohio 44333  
Phone: (800) SURVEYS, Fax: (330) 666-3608, www.1800surveys.com





### Zoning Information

SET FORTH IN CHAPTER 18.32 FOR MP-1, LIGHT INDUSTRIAL USE ZONE. THE MANUFACTURE OF BAKERY GOODS AND CANDIES IS A PERMITTED USE OF THIS ZONE.

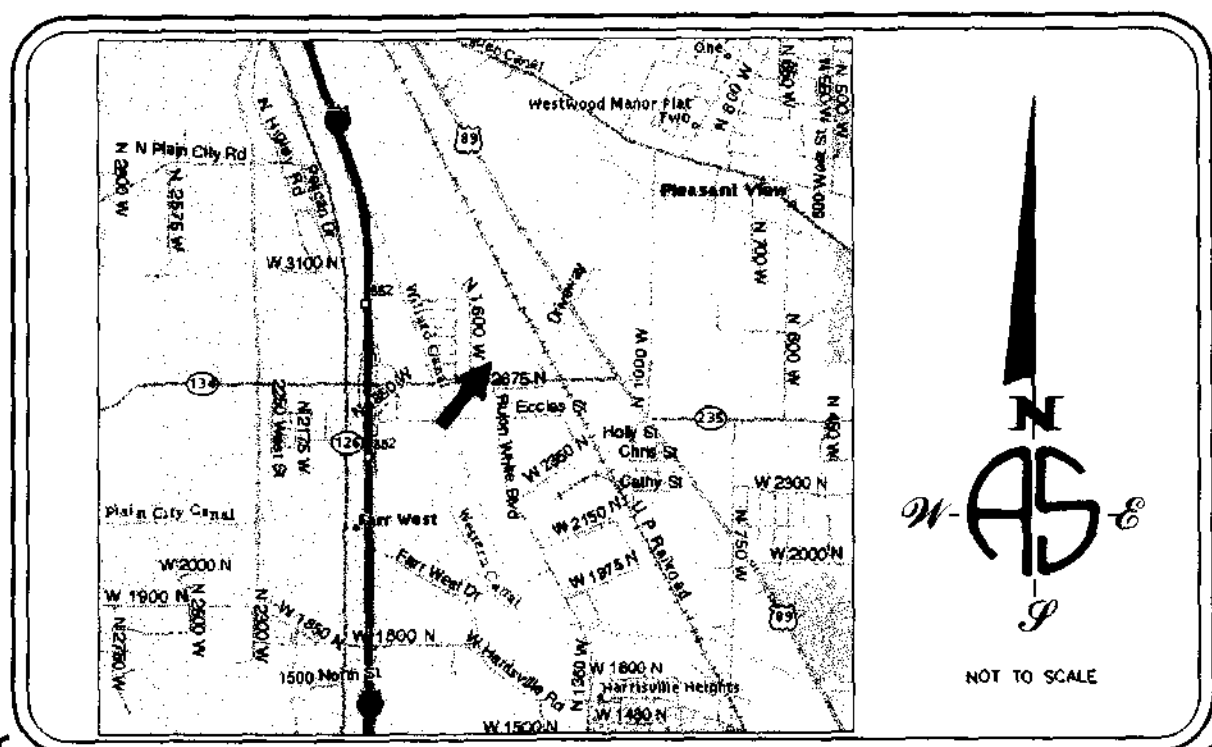
MINIMUM LOT SIZE: NONE  
MINIMUM LOT AREA: NONE  
MINIMUM LOT WIDTH: NONE

MINIMUM YARD REQUIREMENTS:  
1. FRONT YARD: TWENTY-FIVE FEET (25')  
FRONT YARD IS SHOWN AND CALCULATED AS A 25' OFFSET OF THE NORTHERLY LINE OF 2700 NORTH STREET, ANY BOUNDARY THAT DOES NOT FRONT ON A STREET IS CONSIDERED A SIDE YARD.  
2. SIDE YARD: NONE  
3. REAR YARD: NONE

MAXIMUM HEIGHT: NONE  
PARKING RESTRICTIONS: ONE SPACE PER TWO EMPLOYEES ON LARGEST SHIFT

SITE INFO:  
PARKING STALLS: 106  
HANDICAP STALLS: 3  
BUILDING SQUARE FOOTAGE (MAIN): 127,161 SQ. FT.  
BUILDING HEIGHT: 33.52' AS MEASURED FROM SOUTHEAST CORNER  
ADDITIONAL HEIGHTS SHOWN WHERE MEASURED

INFORMATION OBTAINED FROM PLEASANT VIEW CITY COMMUNITY DEVELOPMENT  
DEBBIE JONES (801) 782-8529  
http://www.co.weber.ut.us/pvcity.htm



Vicinity Map

### Statement of Encroachments

- A** POWER LINE AND UNDERGROUND CABLE LINE AND THEIR APPURTENANCES COME ONTO THE EASTERLY PORTION OF THE PROPERTY WITHOUT THE BENEFIT OF A RECORDED EASEMENT.
- B** ABOVE AND UNDERGROUND TELEPHONE LINES, POLES, MANHOLES, POWER LINES, POLES AND TRANSFORMER BOXES ARE UPON THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF A RECORDED EASEMENT, WITH THE EXCEPTION OF THAT CABLE EQUIPMENT DISCLOSED IN TITLE COMMITMENT.
- C** BAR AND CAPS SET BY SURVEYORS SETTING OUT THE SUBDIVISION TO THE WEST ARE UP TO 0.40' WEST OF THE MOST WESTERLY DESCRIBED LINE OF THE SUBJECT PROPERTY.

1,882,723 sq. ft.  
43.22 acres

### Narrative

BASIS OF SURVEY WAS BETWEEN TWO SECTION MONUMENTS ALONG 2700 NORTH STREET AS SHOWN HEREON, THE SOUTHWEST, SOUTH QUARTER, AND THE SOUTHWEST CORNERS OF SECTION 25 WERE FOUND AS SHOWN HEREON, THE NORTHERLY CORNERS OF THE LOT WERE MARKED BY GREAT BASIN ENGINEERING, THE WESTERLY LINE BEING MARKED BY DIAMOND LAND SURVEYING IN CONJUNCTION WITH THE FILING OF THE PARKLAND BUSINESS CENTER SUBDIVISION, THE SOUTHWEST CORNERS OF THE SUBJECT PROPERTY WERE MARKED BY ENSIGN ENGINEERING IN CONJUNCTION WITH THE FILING OF THE QUESTAR SUBDIVISION, THE EASTERLY SIDE OF THE PROPERTY IS BOUND BY THE RAILROAD RIGHT OF WAY, THE SOUTHERLY LINE BY THE HIGHWAY, PRELIMINARY PLANS TO WIDEN SAID HIGHWAY ARE NOW AVAILABLE FROM THE UTAH DEPARTMENT OF TRANSPORTATION, THE INTERSECTION OF 2700 SOUTH STREET WITH 1500 WEST IS 143.0' FROM THE POINT OF BEGINNING, THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES CURRENTLY OR PREVIOUSLY EXISTING ON THE SUBJECT PROPERTY.

### Notes Corresponding to Schedule B

- 13. EASEMENT AND CONDITIONS CONTAINED THEREIN.  
Grantor: PORTER M. GOOCH and MELBA F. GOOCH  
Grantee: UTAH POWER AND LIGHT COMPANY  
Purpose: Pole Line Easement  
Dated: June 21, 1963  
Recorded: August 7, 1963  
Entry No. 407549, Book/Page: 750/2  
WITHIN THE RIGHT OF WAY OF 2700 NORTH, DOES NOT AFFECT SUBJECT PROPERTY, CENTERLINE SHOWN HEREON.
- 14. Subject to an easement over property owned by the Amalgamated Sugar Company as reserved to Porter Gooch for ingress and egress to main water head gate at a point where the West side of the Oregon Short Line right of way intersects with the North side of the County Road, as disclosed by Warranty Deed recorded April 12, 1973, in book 1021, page 506, records of Weber County, Utah.  
EASEMENT IS FOR TRANSPORTATION OF WATER ACROSS THE PROPERTY AND FOR ACCESS TO A HEAD GATE TO CONTROL THE WATER FLOW. THERE IS NO VISIBLE EVIDENCE OF DITCHES ON THE PROPERTY, NOT SHOWN.
- 15. Cable Easement and Right of Way Agreement dated March 18, 1987 and recorded May 8, 1987 as Entry No. 1010269 in book 1516 at page 1284.  
AFFECTS SOUTHERLY MOST SIX FEET OF THE PROPERTY, SHOWN ON PLAT Assignment of Easement dated May 29, 1987 and recorded June 5, 1987 as Entry No. 1013800 in book 1518 at page 2892.
- 16. Cable Easement and Right of Way Agreement dated December 23, 1986 and recorded March 8, 1987 as Entry No. 1010270 in book 1516 at page 1286.  
AFFECTS SOUTHERLY MOST SIX FEET OF THE PROPERTY, SHOWN ON PLAT Assignment of Easement dated May 29, 1987 and recorded June 5, 1987 as Entry No. 1013803 in book 1518 at page 2878.
- 17. Cable Easement and Right of Way Agreement dated December 12, 1986 and recorded May 8, 1987 as Entry No. 1010270 in book 1516 at page 1286.  
AFFECTS SOUTHERLY MOST SIX FEET OF THE PROPERTY, SHOWN ON PLAT Assignment of Easement dated May 29, 1987 and recorded June 5, 1987 as Entry No. 1013802 in book 1518 at page 2896.

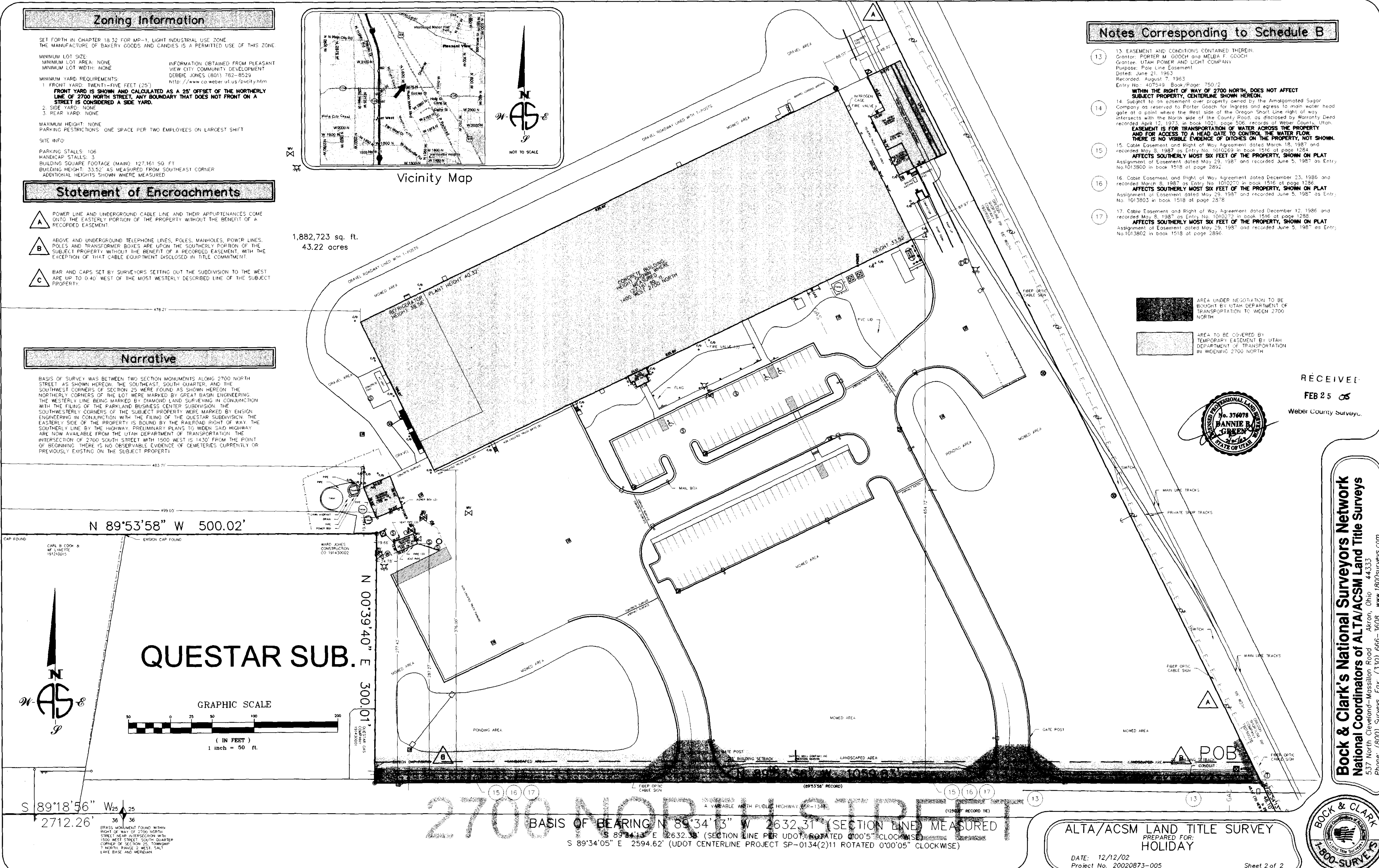
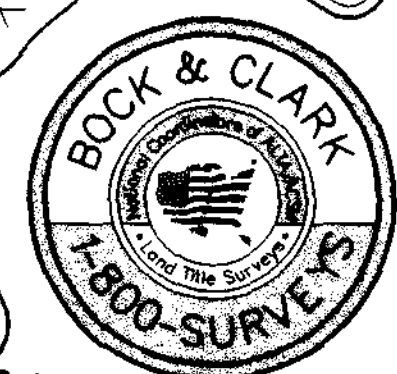
AREA UNDER NEGOTIATION TO BE BOUGHT BY UTAH DEPARTMENT OF TRANSPORTATION TO WIDEN 2700 NORTH

AREA TO BE COVERED BY TEMPORARY EASEMENT BY UTAH DEPARTMENT OF TRANSPORTATION IN WIDENING 2700 NORTH

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Weber County Surveyor



**Bock & Clark's National Surveyors Network**  
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Akron, Ohio 44333  
537 North Cleveland-Massillon Road  
Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com



2700 NORTH STREET  
BASIS OF BEARING N 89°34'13\"/>

ALTA/ACSM LAND TITLE SURVEY  
PREPARED FOR:  
HOLIDAY  
DATE: 12/12/02  
Project No. 20020873-005  
Sheet 2 of 2