

ALTA/ACSM LAND TITLE SURVEY

003505

A PART OF THE NW QUARTER SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, ROY CITY, COUNTY OF WEBER, STATE OF UTAH

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND TO GATHER THE NECESSARY DATA TO DETERMINE THE TOPOGRAPHIC CONFIGURATION OF THE GROUND AND THE PLANIMETRIC LOCATION OF EXISTING IMPROVEMENTS AND OCCUPATIONS FOR DEVELOPMENT PURPOSES. THE INTENDED USE OF THIS PLAT IS TO DEVELOP A COMMERCIAL RETAIL FACILITY ON THE PROPERTY.

NOTES

- FOR ALL TITLE RELATED MATTERS, CLC ASSOCIATES, INC. RELIED UPON THE FOLLOWING COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-129302-WA1, EFFECTIVE DATE-DECEMBER 23, 2004 AT 7:30 A.M. ORDER NO. 338-4372371; EFFECTIVE DATE-OCTOBER 4, 2004 AT 7:30 A.M. ORDER NO. 338-4363865; EFFECTIVE DATE-SEPTEMBER 13, 2004 AT 7:30 A.M. AND RELIED UPON THE FOLLOWING COMMITMENT FOR TITLE INSURANCE ISSUED BY INWEST TITLE SERVICES, ORDER NO. 81017; EFFECTIVE DATE-SEPTEMBER 13, 2004 AT 6:00 P.M.

2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3. THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREOF. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

4. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE; MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999743569 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.

5. FLOOD ZONE: THIS PROPERTY IS IN ZONE C, AREAS OF MINIMAL FLOOD HAZARDS, PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 490223R, WHICH BEARS A MAP REVISED EFFECTIVE DATE OF OCTOBER 24, 1978.

BENCH MARK

THE BENCHMARK FOR THIS SURVEY IS THE WEBER COUNTY BENCH MARK NO. WC-16, DESCRIBED AS BEING LOCATED 500 FEET WEST OF THE INTERSECTION OF 5500 SOUTH AND 4300 WEST, AND IS A BRASS CAP SET IN THE CENTER OF A CONCRETE BRIDGE ABUTMENT, ON THE NORTH SIDE OF THE ROAD AND IS STAMPED "WEBER COUNTY BENCH MARK WC-16 1985", AND HAS A PUBLISHED NGVD29 ELEVATION PER COUNTY BENCH MARK LIST OF 4241.491 US SURVEY FEET.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE AS DETERMINED BY THE LINE BETWEEN THE FOLLOWING THREE NGS HARN STATIONS:

"NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID:A15836) ADJUSTED BY NGS IN JUNE 2000, "RED BUTTE CORNERS ARP" (PID:A19633) ADJUSTED BY NGS IN MARCH 2002, AND "EAST OGDEN GPS BASE STATION ARP" (PID:A15833), ADJUSTED BY NGS IN JUNE 2000.

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE LINE BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 24, T.5N., R.2W., S.L.B.&M.; SHOWN HEREIN AS S02°47'47"W.

LEGAL DESCRIPTION TO CONSOLIDATE PARCELS AS A RESULT OF THE SURVEY

ALL THAT LAND BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN THE CITY OF ROY, COUNTY OF WEBER, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF 1900 WEST STREET, BEING 100 FEET WIDE, ALSO KNOWN AS HIGHWAY NO. 84, SAID POINT OF BEGINNING BEING S02°27'47"W 1700.18 FEET, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 24, AND S89°32'13"E 50.00 FEET, FROM THE NORTHWEST CORNER OF SAID SECTION 24; THENCE S89°32'13"E 272.57 FEET TO THE WEST LINE OF THE I-15 FREEWAY, BEING MEASURED 150 FEET PERPENDICULARLY FROM THE CENTERLINE OF SAID FREEWAY IMPROVEMENTS, THENCE S10°41'48"W ALONG SAID WEST LINE 314.43 FEET; THENCE N89°32'13"W 216.70 FEET TO THE EAST LINE OF SAID 1900 WEST STREET, SAID POINT BEING N00°27'47"E 631.25 FEET, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, AND S89°32'13"E 50.00 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE N00°27'47"E ALONG SAID EAST LINE 309.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.74 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO: SFP-B LIMITED PARTNERSHIP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 7B1, 8, 9, 10, 11B, 12, 13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THE POSITIVE UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

EXECUTED THIS 6th DAY OF JANUARY, 2005

BRAD T. MORTENSEN
PROFESSIONAL LAND SURVEYOR #271154
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.
350 S. 400 E. SUITE 304
SLC, UT 84111

CALL UTILITY NOTIFICATION CENTER OF BLUE STAKES 800-662-4111
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT LOCATION AND ELEVATION OF ALL UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGAL AND EXCEPTIONS FROM TITLE REPORT COMMITMENT NO. NCS-129302-WA1

LEGAL DESCRIPTION

PARCEL 1:

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN WEBER COUNTY, UT AND IS DESCRIBED AS: BEGINNING AT A POINT 439.75 FEET SOUTH AND 50 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE EAST 279 FEET, MORE OR LESS, TO THE WEST LINE OF THE RIGHT-OF-WAY OF THE HIGHWAY KNOWN AS PROJECT NO. 15-B; THENCE S10°42'W 56 FEET, MORE OR LESS; THENCE WEST 308 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SECTION; THENCE NORTH 55 FEET TO THE PLACE OF BEGINNING. EXCEPT THEREFROM ALL OIL, GAS AND MINERAL RIGHTS.

PARCEL 2:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 499.75 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; RUNNING THENCE EAST 318 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF THE HIGHWAY PROJECT NO. 15-B; THENCE S10°42'W 56 FEET, MORE OR LESS; THENCE WEST 308 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SECTION; THENCE NORTH 55 FEET TO THE PLACE OF BEGINNING. EXCEPT RIGHT-OF-WAY FOR STATE HIGHWAY ALONG THE WEST END OF SAID TRACT AS CONVEYED TO THE STATE OF UTAH.

EXCEPTIONS

- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)
- ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS. (ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER. (NOT A SURVEY MATTER.)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER.)
- GENERAL PROPERTY TAXES FOR THE YEAR 2004 HAVE BEEN ASSESSED IN THE AMOUNT OF \$390.63 AND ARE NOW DUE AND PAYABLE, BUT WILL NOT BECOME DELINQUENT UNTIL NOVEMBER 30. TAXES FOR THE PRIOR YEARS HAVE BEEN PAID. TAX PARCEL NO. 09-142-0029. (NOT A SURVEY MATTER.)
- ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN ROY WATER CONSERVANCY DISTRICT, NORTH DAVIS SEWER DISTRICT AND ROY CITY. (NOT A SURVEY MATTER.)
- ROY CITY ORDINANCE NO. 547, ADOPTING EXPANDED REDEVELOPMENT PROJECT AREA NO. 1; THE REDEVELOPMENT PLAN AND PROVIDING FOR PAYMENT OF THE TAX INCREMENT TO THE REDEVELOPMENT AGENCY OF ROY, UTAH, RECORDED FEBRUARY 1, 1982, AS ENTRY NO. 851306, IN BOOK 1397 AT PAGE 190 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- NOTICE OF ADOPTION OF AMENDMENT TO REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. ONE OF THE REDEVELOPMENT AGENCY OF ROY, UTAH, RECORDED AUGUST 2, 1990, AT ENTRY NO. 1115257, IN BOOK 1584 AT PAGE 1249 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)
- ROY CITY COUNCIL ORDINANCE NO. 881, ADOPTING THE REDEVELOPMENT PLAN FOR THE 1900 WEST REDEVELOPMENT PROJECT AREA AS THE OFFICIAL REDEVELOPMENT PLAN FOR THE PROJECT, RECORDED JUNE 13, 2001, AND ENTRY NO. 1776404, IN BOOK 2145 AT PAGE 2939 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- EASEMENT FOR ELECTRIC POWER TRANSMISSION AND TELEPHONE CIRCUITS AND APPURTENANCES (THE EXACT LOCATION OF WHICH IS NOT DISCLOSED) GRANTED TO UTAH POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED ON MAY 24, 1913, IN BOOK H AT PAGE 408 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL AND IS BLANKET IN NATURE)

14. ACCESS IS LIMITED TO THOSE OPENINGS PERMITTED BY THE STATE OF UTAH AS EVIDENCED BY THE CERTAIN WARRANTY DEED (CONTROLLED ACCESS) RECORDED SEPTEMBER 24, 1963, AS ENTRY NO. 410646, IN BOOK 754 AT PAGE 43 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON)

(THE FOLLOWING EXCEPTION AFFECTS PARCEL 1)

15. EASEMENT FOR AN IRRIGATION FACILITY AND APPURTENANT PARTS THEREOF GRANTED TO THE STATE ROAD COMMISSION OF UTAH BY EASEMENT RECORDED JULY 3, 1964, AS ENTRY NO. 429689, IN BOOK 778 AT PAGE 260 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON)

(THE FOLLOWING EXCEPTION AFFECTS PARCEL 2)

16. EASEMENT FOR AN IRRIGATION FACILITY AND APPURTENANT PARTS THEREOF GRANTED TO THE STATE ROAD COMMISSION OF UTAH BY EASEMENT RECORDED JULY 3, 1964, AS ENTRY NO. 429689, IN BOOK 778 AT PAGE 259 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON)

LEGAL AND EXCEPTIONS FROM TITLE REPORT COMMITMENT NO. 81017

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 756.25 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 67 FEET, THENCE EAST TO THE WEST LINE OF THE RIGHT-OF-WAY OF THE SALT LAKE AND OGDEN RAILWAY COMPANY, THENCE NORTH 67 FEET, THENCE WEST TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL RIGHTS.

EXCEPTIONS

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OF OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OF INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER.)
- TAXES FOR THE CURRENT YEAR. (NOT A SURVEY MATTER.)
- ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OF ANY OVERLAPPING OR IMPROVEMENTS OR OTHER BOUNDARY OR LOCATION DISPUTES (CAN BE ELIMINATED OR AMENDED IN MORTGAGEE'S POLICY UPON PROPER EVIDENCE BEING FURNISHED). (ANY MATTERS THAT AFFECT SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- RESTRICTIVE COVENANTS AFFECTING THE PROPERTY DESCRIBED IN SCHEDULE A. (NOT A SURVEY MATTER.)
- RIGHTS OF CLAIMS OF PARTIES IN POSSESSION, AND NOT OF RECORD IN THE PUBLIC RECORDS; LIENS FOR LABOR, SERVICES OR MATERIAL OR CLAIM TO SAME WHICH ARE NOT OF RECORD IN SAID RECORDS. (ANY MATTERS THAT AFFECT SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- ANY ROADWAY OR EASEMENT, SIMILAR OR DISMILAR, ON, UNDER, OVER OR ACROSS SAID PROPERTY, OR ANY PART THEREOF AND NOT OF RECORD IN SAID RECORDS. (ANY MATTERS THAT AFFECT SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT: A. SOME PORTION OF THE LAND FORMS THE BED OR BANK OF A NAVIGABLE RIVER OR LAKE, OR LIES BELOW THE MEAN HIGH WATER MARK THEREOF; B. THE BOUNDARY OF THE LAND HAS BEEN AFFECTED BY A CHANGE IN THE COURSE OR WATER LEVEL OF A NAVIGABLE RIVER OR LAKE. C. THE LAND IS SUBJECT TO WATER RIGHTS, CLAIMS OF TITLE TO WATER, AND TO ANY GOVERNMENTAL REGULATION PERTAINING TO WETLANDS. (DOES NOT APPLY TO THIS PROPERTY.)

SECTION 2

1. TAXES FOR THE YEAR 2004 ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE, PRIOR TO TAX INFORMATION AS FOLLOWS: YEAR: 2003; STATUS: PAID; AMOUNT: \$536.02; SERIAL NO.: 09-142-0027. (NOT A SURVEY MATTER.)

2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE SPECIAL ASSESSMENT DISTRICT(S) SHOWN BELOW, AND IS SUBJECT TO ALL CHARGES AND/OR ASSESSMENTS LEVIED THEREBY: DISTRICT(S): WEBER COUNTY SCHOOL DISTRICT, DISTRICT(S): WEBER BASIN WATER, DISTRICT(S): NORTH DAVIS SEWER DISTRICT, DISTRICT(S): HOOPER CEMETERY DISTRICT, DISTRICT(S): ROY CITY, DISTRICT(S): HOOPER PARK SERVICE AREA DISTRICT, DISTRICT(S): WEBER SEWER SERVICE NO. 2. (NOT A SURVEY MATTER.)

3. ANY AND ALL OUTSTANDING OIL AND GAS, MINING AND MINERAL RIGHTS, ETC., TOGETHER WITH THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AND THE RIGHT OF INGRESS AND EGRESS FOR THE USE OF SAID RIGHTS. (NOT A SURVEY MATTER.)

4. NOTICE OF ADOPTION OF AMENDMENT TO REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. ONE OF THE REDEVELOPMENT AGENCY OF ROY, UTAH, DATED: JULY 9, 1990, RECORDED: AUGUST 2, 1990 AS ENTRY NO. 1115257, IN BOOK 1584 AT PAGE 1249. (DOES NOT AFFECT SUBJECT PROPERTY)

5. ORDINANCE NO. 881, RECORDED ON JUNE 13, 2001 AS ENTRY NO. 1776404, IN BOOK 2145 AT PAGE 2939. PURPOSE: AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR THE 1900 WEST REDEVELOPMENT PROJECT AREA AS THE OFFICIAL REDEVELOPMENT PLAN FOR THE PROJECT. (BLANKET IN NATURE)

6. ORDINANCE NO. 547, RECORDED ON FEBRUARY 2, 1982 AS ENTRY NO. 851306 IN BOOK 1397 AT PAGE 190. PURPOSE: AN ORDINANCE ADOPTING EXPANDED REDEVELOPMENT PROJECT AREA NO. 1, THE REDEVELOPMENT PLAN AND PROVIDING FOR PAYMENT OF THE TAX INCREMENT TO THE REDEVELOPMENT AGENCY OF ROY, UTAH. (BLANKET IN NATURE)

7. THE STATE OF UTAH FAILED TO DISCLOSE THE EXISTENCE OF SFP-B LIMITED PARTNERSHIP. EVIDENCE OF THE LEGAL STATUS OF SAID ENTITY AND ITS ABILITY TO HOLD, CONVEY AND/OR ENCUMBER TITLE TO REAL PROPERTY MUST BE DELIVERED TO AND APPROVED BY THE COMPANY PRIOR TO THE ISSUANCE OF ANY POLICIES HEREAFTER. (NOT A SURVEY MATTER.)

LEGAL AND EXCEPTIONS FROM TITLE REPORT COMMITMENT NO. 338-4372371

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN WEBER COUNTY, UTAH AND IS DESCRIBED AS: PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 379.75 FEET SOUTH AND 50 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; RUNNING THENCE EAST 290 FEET, MORE OR LESS, TO THE WEST LINE OF THE RIGHT-OF-WAY OF THE HIGHWAY KNOWN AS PROJECT NO. 15-B; THENCE S10°42'W 61 FEET; THENCE WEST 279 FEET, MORE OR LESS; THENCE NORTH 60 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS

- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)
- ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS AND ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS. (ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER. (NOT A SURVEY MATTER.)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER.)
- GENERAL PROPERTY TAXES FOR THE YEAR 2004 HAVE BEEN ASSESSED IN THE AMOUNT OF \$629.65 AND ARE NOW DUE AND PAYABLE, BUT WILL NOT BECOME DELINQUENT UNTIL NOVEMBER 30. TAXES FOR PRIOR YEARS HAVE BEEN PAID. TAX PARCEL NO. 09-142-0030. (NOT A SURVEY MATTER.)
- ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN ROY WATER CONSERVANCY DISTRICT, NORTH DAVIS SEWER AND ROY CITY. (NOT A SURVEY MATTER.)
- NOTICE OF ADOPTION OF AMENDMENT TO REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. ONE OF THE REDEVELOPMENT AGENCY OF ROY, UTAH RECORDED AUGUST 2, 1990 AS ENTRY NO. 1115257 IN BOOK 1584 AT PAGE 1249 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)
- AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR THE 1900 WEST REDEVELOPMENT PROJECT AREA AS THE OFFICIAL REDEVELOPMENT PLAN FOR THE PROJECT RECORDED JUNE 13, 2001 AS ENTRY NO. 1776404 IN BOOK 2145 AT PAGE 2939 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR THE RIGHT TO ERECT, OPERATE AND MAINTAIN ELECTRIC POWER TRANSMISSION AND TELEPHONE CIRCUITS AND APPURTENANCES AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT COMPANY A CORPORATION, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED MAY 24, 1913 IN BOOK H AT PAGE 408 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- THE RIGHT OF THE STATE ROAD COMMISSION OF UTAH TO RELOCATE AND RECONSTRUCT WITHIN THE GRANTOR'S LAND AND OUTSIDE THE LIMITS OF ABOVE DESCRIBED RIGHT OF WAY, ALL IRRIGATION DITCHES EXISTING WITHIN SAID LIMITS OF ABOVE DESCRIBED RIGHT OF WAY, ALL CUT AND/OR FILL SLOPES MADE NECESSARY BY THE GRADING FOR SIDEWALKS ON SAID SIDEWALKS ON SAID PROJECT, AS FOUND IN RIGHT OF WAY DEED RECORDED OCTOBER 4, 1941 IN BOOK 149 AT PAGE 346 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON)
- WARRANTY DEED (CONTROLLED ACCESS) RECORDED SEPTEMBER 24, 1963 AS ENTRY NO. 410646 IN BOOK 754 AT PAGE 43 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON)
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR THE PURPOSE OF CONSTRUCTING THEREON AN IRRIGATION FACILITY AND APPURTENANT PARTS THEREOF INCIDENT TO THE CONSTRUCTION OF A FREEWAY KNOWN AS PROJECT NO. 15-B AND INCIDENTAL PURPOSES, AS GRANTED TO STATE ROAD COMMISSION OF UTAH BY INSTRUMENT RECORDED JULY 3, 1964 AS ENTRY NO. 429689 IN BOOK 778 AT PAGE 260 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON)

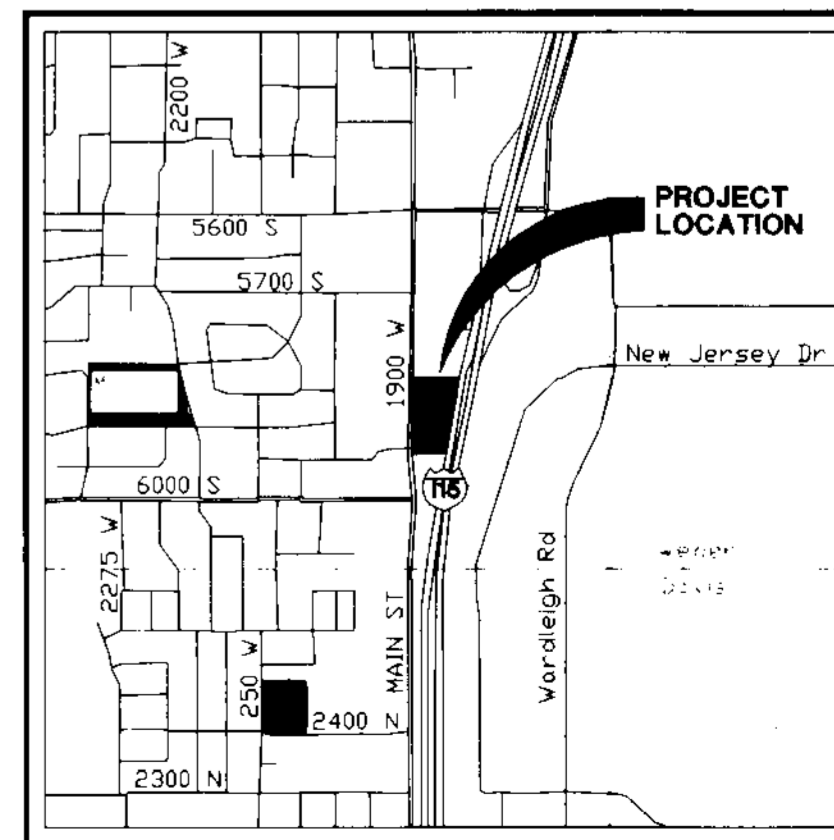
LEGAL AND EXCEPTIONS FROM TITLE REPORT COMMITMENT NO. 338-4363865

LEGAL DESCRIPTION

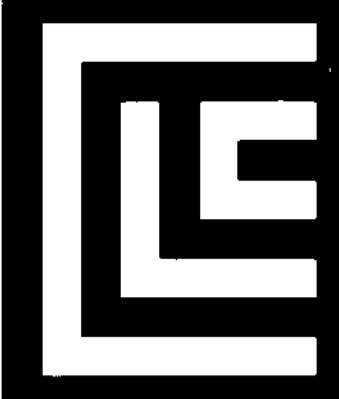
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 698.25 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 67 FEET; THENCE EAST TO THE WEST LINE OF THE RIGHT-OF-WAY OF THE SALT LAKE AND OGDEN RAILWAY COMPANY, THENCE NORTH 67 FEET; THENCE WEST TO THE PLACE OF BEGINNING EXCEPTING A TRACT OF LAND DESCRIBED AS FOLLOWS: A TRACT OF LAND FOR HIGHWAY KNOWN AS PROJECT NO. 15-B SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, THEN BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE GRANATORS LAND, WHICH POINT IS 698.25 FEET NORTH AND APPROXIMATELY 374 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE WEST 95 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY LINE OF SAID CENTER LINE OF SAID PROJECT; THENCE S10°42'W 68 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID GRANATORS LAND; THENCE EAST 108 FEET, MORE OR LESS, ALONG SAID BOUNDARY LINE TO THE WESTERLY RIGHT OF WAY LINE OF THE U.P.R.R.; THENCE NORTHERLY 67 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, ALSO EXCEPTING: THE WEST 50 FEET OF THE SUBJECT PROPERTY, WHICH IS PART OF THE STATE ROAD (1900 WEST).

EXCEPTIONS

- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.(NOT A SURVEY MATTER.)
- ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.(ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.(ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS AND ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.(ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER.(NOT A SURVEY MATTER.)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.(NOT A SURVEY MATTER.)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER.)
- GENERAL PROPERTY TAXES FOR THE YEAR 2004 HAVE BEEN ASSESSED IN THE AMOUNT OF \$917.31, AND ARE NOW DUE AND PAYABLE, BUT WILL NOT BECOME DELINQUENT UNTIL NOVEMBER 30. TAX PARCEL NO. 09-142-0026. GENERAL PROPERTY TAXES FOR THE YEAR 2003 HAVE BEEN PAID. TAX PARCEL NO. 09-142-0026.(NOT A SURVEY MATTER.)
- ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN ROY WATER CONSERVANCY DISTRICT, NORTH DAVIS SEWER AND ROY CITY.(NOT A SURVEY MATTER.)
- AN ORDINANCE ADOPTING EXPANDED REDEVELOPMENT PROJECT AREA NO. 1, THE REDEVELOPMENT PLAN AND PROVIDING FOR PAYMENT OF THE TAX INCREMENT TO THE REDEVELOPMENT AGENCY OF ROY, UTAH, RECORDED FEBRUARY 2, 1982 AS ENTRY NO. 851306 IN BOOK 1397 AT PAGE 190 OF OFFICIAL RECORDS.(BLANKET IN NATURE)
- NOTICE OF ADOPTION OF AMENDMENT TO REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. ONE OF THE REDEVELOPMENT AGENCY OF ROY, UTAH, RECORDED AUGUST 2, 1990 AS ENTRY NO. 1115257 IN BOOK 1584 AT PAGE 1249 OF OFFICIAL RECORDS.(DOES NOT AFFECT SUBJECT PROPERTY)
- AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR THE 1900 WEST REDEVELOPMENT PROJECT AREA AS THE OFFICIAL REDEVELOPMENT PLAN FOR THE PROJECT, RECORDED JUNE 13, 2001 AS ENTRY NO. 1776404 IN BOOK 2145 AT PAGE 2939 OF OFFICIAL RECORDS.(BLANKET IN NATURE)
- A DEED OF TRUST DATED SEPTEMBER 30, 2002 BY AND BETWEEN CATHERINE H. PALMER, AS TRUSTOR IN FAVOR OF AMERICAN PREFERRED TITLE INSURANCE AGENCY, AS TRUSTEE AND MORTGAGE CORPORATION, AS BENEFICIARY, TO SECURE AN ORIGINAL INDEBTEDNESS OF \$100,000.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED OCTOBER 7, 2002 AS ENTRY NO. 1880349 IN BOOK 2271 AT PAGE 2270 OF OFFICIAL RECORDS.(NOT A SURVEY MATTER.)
- SUBJECT TO THE TERMS AND CONDITIONS OF THE CATHERINE H. PALMER LIVING TRUST DATED AUGUST 8, 2000. (NOT A SURVEY MATTER.)



VICINITY MAP (NTS)
NORTH



350 SOUTH 400 EAST
SUITE 304
SALT LAKE CITY
UTAH 84111
P O BOX 368 5605
F O BOX 368 5604
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

DESCRIPTION ORIGINAL PREPARATION
DATE 01/06/05

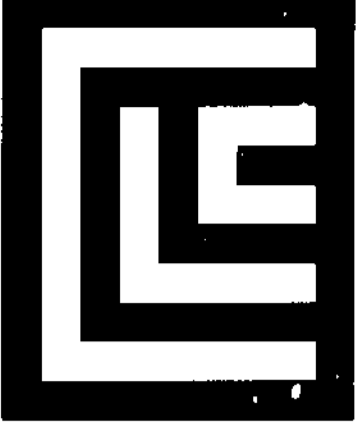


DRAWN UNDER THE DIRECT SUPERVISION OF
BRAD T. MORTENSEN
UTAH REGISTRATION NO. 271154 FOR AND ON BEHALF OF
CLC ASSOCIATES

ALTA/ACSM LAND TITLE SURVEY
SFP-B LIMITED PARTNERSHIP
5832, 5854, 5860, 5868, AND 5874 SOUTH
1900 WEST
ROY, UTAH 84067

PROJECT #: 04-0407
DRAWN BY: DM
DESIGNED BY:
CHECKED BY: BM

G 1.10

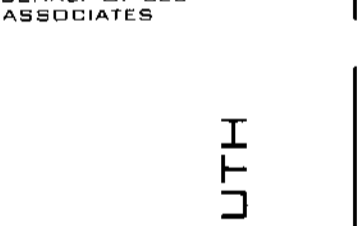


CLC ASSOCIATES
350 SOUTH 400 EAST
SUITE 304
SALT LAKE CITY
UTAH 84111
P 801 363 5005
F 801 363 5604
CLC@CLC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

DESCRIPTION
ORIGINAL PREPARATION

DATE
01/06/05



PREPARED UNDER THE
DIRECT SUPERVISION OF
BRAND H. HORTERBERG
UTAH REGISTRATION NO.
271154 FOR AND ON
BEHALF OF CLC
ASSOCIATES

ALTA/ACSM LAND TITLE SURVEY
SFP-B LIMITED PARTNERSHIP
5832, 5854, 5860, 5868, AND 5874 SOUTH
1900 WEST
ROY, UTAH 84067

PROJECT # 04-0407
DRAWN BY: DM
DESIGNED BY:
CHECKED BY: BM

C 1.11

N89°40'26"W 5295.78'

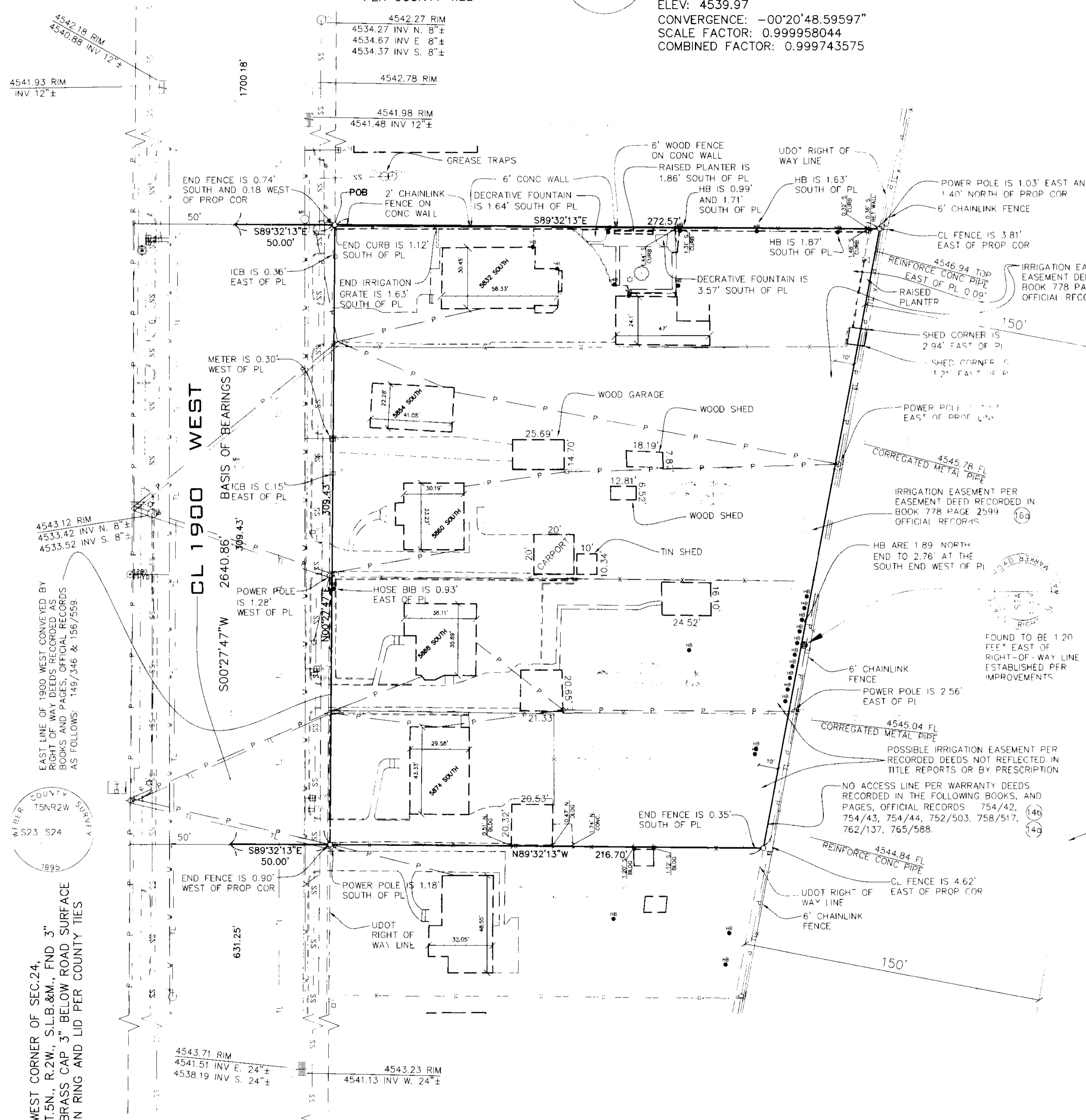
5600 SOUTH

NORTHWEST CORNER OF SEC.24,
T.5N., R.2W., S.L.B.&M., FND 3"
BRASS CAP 0.6' BELOW ROAD
SURFACE IN RING AND LID
PER COUNTY TIES



UTAH COORDINATE SYSTEM NAD83 (1994)
NAD 83, UTAH NORTH - 4301, US SURVEY FEET
NGVD 29, US SURVEY FEET
N: 3583067.483
E: 1495580.686
ELEV: 4539.97
CONVERGENCE: -00°20'48.59597"
SCALE FACTOR: 0.999958044
COMBINED FACTOR: 0.999743575

NORTHEAST CORNER OF SEC.24,
T.5N., R.2W., S.L.B.&M., FND 3"
BRASS CAP FLUSH WITH GROUND
AND IN FENCE LINE PER COUNTY TIES



EAST LINE OF 1900 WEST CONVEYED BY
RIGHT OF WAY DEEDS RECORDED AS
BOOKS AND PAGES, OFFICIAL RECORDS
AS FOLLOWS: 149/346 & 156/559.



WEST CORNER OF SEC.24,
T.5N., R.2W., S.L.B.&M., FND 3"
BRASS CAP 3" BELOW ROAD SURFACE
IN RING AND LID PER COUNTY TIES

FOUND TO BE 120
FEET EAST OF
RIGHT-OF-WAY LINE
ESTABLISHED PER
IMPROVEMENTS

CENTER LINE OF HIGHWAY ESTABLISHED
PER IMPROVEMENTS

LEGEND:

- SET NEAR AND CAP MARKED "PLS 271154"
- FND GOVERNMENT MONUMENT AS NOTED
- FND MONUMENT UNLESS OTHERWISE NOTED
- △ BENCH MARK
- CONTROL POINT AS NOTED
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRIC METER
- GAS METER
- MAIL BOX
- HAND HOLD
- LIGHT POLE
- POWER VAULT
- TELEPHONE RISER
- MANHOLE AS NOTED
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- INLET CATCH BASIN
- GRATE INLET
- CATCH BASIN
- POWER POLE
- GUY WIRE
- IRRIGATION CONTROL BOX
- HOSE BIB
- SIGN - AS NOTED
- LIGHT POLE
- HANDICAP PARKING
- FENCE AS NOTED
- SANITARY SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- WATER LINE
- POWER LINE
- IRRIGATION LINE
- GAS LINE
- EASEMENT AS NOTED
- IRRIGATION GATE
- RIGHT OF WAY LINE
- ONE FOOT CONTOURS
- FIVE FOOT CONTOURS
- IRRIGATION VALVE
- BOLLARD
- TELEPHONE POLE
- 6" CONCRETE CURB WITH 1/2" CONCRETE GUTTER
- CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINES
- PROPERTY LINE
- PROPOSED LOT LINES
- DEED ENCROACHMENT LINE
- EXISTING BUILDING LINE
- WALL AS NOTED
- EDGE OF ASPHALT
- FLOOD ZONING AS NOTED
- SIDE WALK
- EXISTING BRIDGE LINE
- STREAM LAKE SHORE LINE
- CONCRETE FLATWORK
- EXISTING BLDG AS NOTED

RECEIVED
OCT 18 2005
WEBER CO SUR

6000 SOUTH

UTAH COORDINATE SYSTEM NAD83 (1994)
NAD 83, UTAH NORTH - 4301, US SURVEY
NGVD 29, US SURVEY FEET
N: 3580427.387
E: 1495559.343
ELEV: 4544.53
CONVERGENCE: -00°20'48.64219"
SCALE FACTOR: 0.999958247
COMBINED FACTOR: 0.999743562

ALTA/ACSM LAND TITLE SURVEY