

Narrative

This Survey was requested by Mr. Monty Vonwallner of Sparetime Family Fun Center prerequisite to development of this property.

This site was previously surveyed in 1990 by Mountain West Professional Land Surveyors.

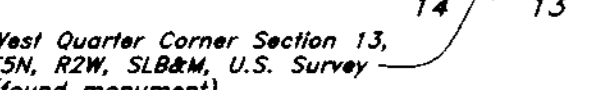
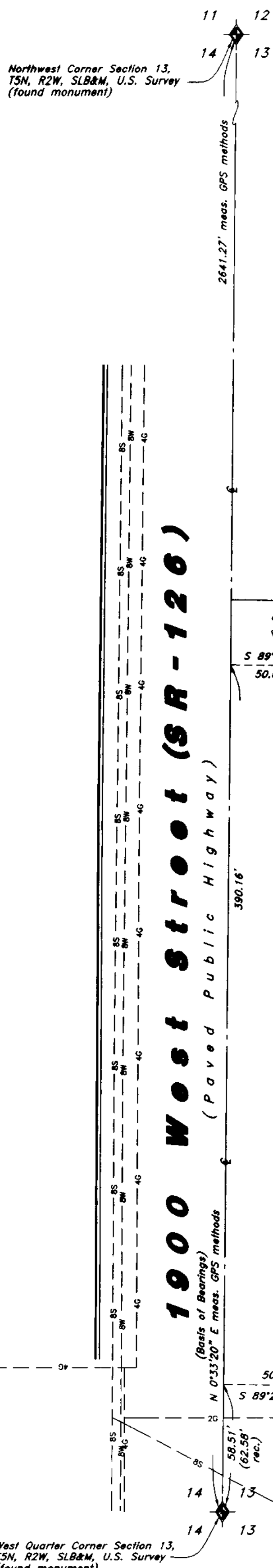
The 1990 survey was retraced and honored for the location of the Northerly right-of-way line of 5200 South Street and the interpretation of the service station deed lines: At the time of the 1990 survey, the service station property was in two parcels. Both of the legal descriptions suffered from nonclosure - mainly due to the wrong bearing of 5200 South Street. The 1990 survey interpreted that all of the described dimensions needed to be held, but utilized different bearings (to fit 1900 West and 5200 South Streets) to close the parcels geometrically. This interpretation causes the Northerly lines of the service station property to fall approximately parallel to and along an existing concrete curb wall. The two legal descriptions were later combined in a 1996 warranty deed which was geometrically forced closed (apparently without benefit of a field survey since the bearings do not fit the existing street conditions). The 1996 warranty deed description calls for the 1989 warranty deed lines of the Fitzgerald Family Bowling Center deed lines (Book 1564, Page 1601) which also do not fit the existing conditions on the ground.

In 1999 Mountain West Professional Land Surveyors established the boundary for 5150 South and the Silver Creek Development to the North of this site. The South Line of 5150 South Street and the Westerly Line of 1750 West Street were honored from this survey. It is apparent that a new Westerly right-of-way line should be generated and dedicated to the City to cover the existing improvements along 1750 West Street as they have been constructed.

The same bad tie to the North Line of 5200 South Street (as found in the service station description) now appears in the 2005 Quit Claim Deed from UDOT to Roy City (needs to be slid 4.07 ft. Southerly). The bearing for 5200 South Street is shown correctly.

A line between monuments found for West Quarter Corner and the Northwest Corner of Section 13 was assigned the Weber County bearing of North 0°33'20" East as the Basis of Bearings.

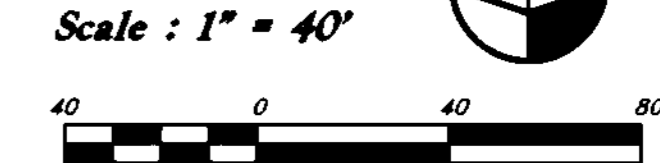
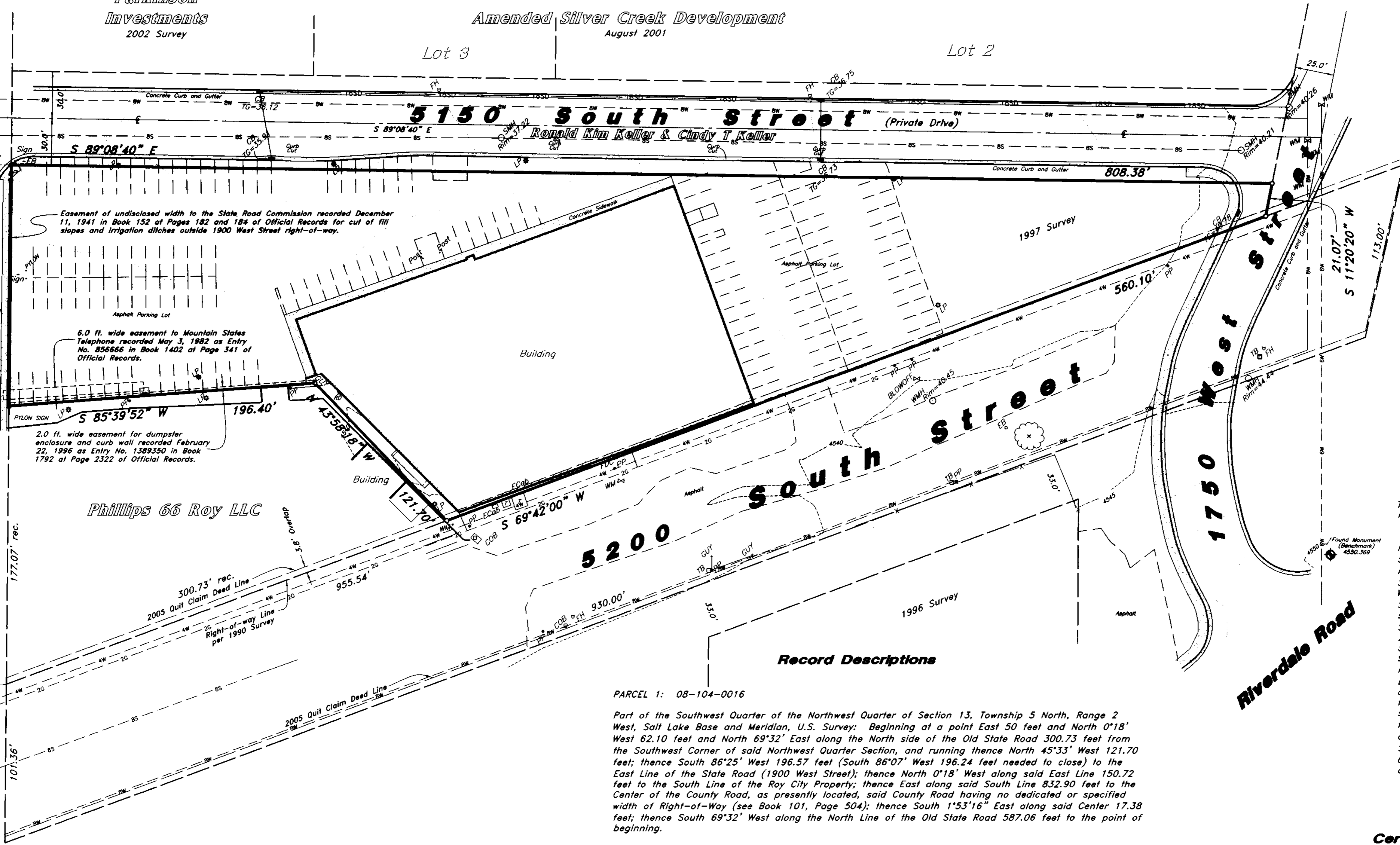
No Property Corners were placed with this Survey.



- Legend: Manhole, Gas Meter, Fire Hydrant, Water Valve, Buried Phone Cable, Sanitary Sewer Line, Culinary Water Line, Gas Line, Storm Drain Line, Sign, Power Pole, Power Pole w/Guy, Fence, Overhead Power, Telephone & Cable TV Line, Irrigation Control Box, Bollard, Telephone Box, Centerline, Diameter, Flowline, Contour, Deciduous Tree, Asphalt, Concrete, Existing Building, Inlet Box, Catch Basin, Power Meter, ECAB, LP, EB, Post.

Parkinson Investments 2002 Survey

Amended Silver Creek Development August 2001



Title Information

This survey was completed using Title Report Order No. NCS-204819-SLC dated November 25, 2005 from First American Title Insurance Company issued by The Talon Group Title and Settlement Services.

As Surveyed Description

A part of the Northwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Roy, Weber County, Utah:

Beginning at a point on the East Line of State Highway 126 (1900 West Street) and the South Line of 5150 South Street (private street) as it exists at 30.00 foot half-width being 390.16 feet North 0°33'20" East along the Section Line; and 50.00 feet South 89°08'40" East from the West Quarter Corner of said Section 13; and running thence South 89°08'40" East 808.38 feet along the South Line of said 5150 South Street to the Westerly Line of 1750 West Street as shown of record; thence South 11°20'20" West 21.07 feet along said Westerly Line to the Northerly Line of 5200 South Street as determined by field survey No. 90-1024 by Mountain West Professional Land Surveyors, P.C. dated 3/6/90 and signed by Martin B. Moore, Jr. Utah License No. 3964; thence South 69°42'00" West 560.10 feet along said Northerly Line to the Boundary Line Common to the adjacent service station as determined by said field survey; thence along said common Boundary Lines the following two courses: North 43°58'18" West 121.70 feet; and South 85°33'52" West 196.40 feet to the East Line of State Highway 126 (1900 West Street); thence North 0°33'20" East 154.31 feet along said East Line to the point of beginning.

Contains 107,578 sq. ft. or 2.470 acres

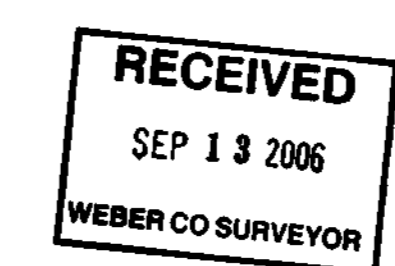
Certification

I, Bruce D. Pimper, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 362256, as prescribed by the Laws of the State of Utah and I have made a survey of the above described property. I further certify that this plat correctly shows the true dimensions of the property surveyed.

DATE 11 Sept 2006

362256 BRUCE D. PIMPER

Bruce D. Pimper, Utah RLS. No. 362256



Benchmark: USGS benchmark, 4" brass cap set flush on South side of bridge abutment, near the intersection of 1750 West and Riverdale Road. Elevation = 4550.369 published by Weber County (measured 9 Dec, 2005)

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and - where possible, measurements taken in the field. No underground explorations were performed.

PARCEL 1: 08-104-0016

Part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point East 50 feet and North 0°18' West 62.10 feet and North 69°32' East along the North side of the Old State Road 300.73 feet from the Southwest Corner of said Northwest Quarter Section, and running thence North 45°33' West 121.70 feet; thence South 86°25' West 196.57 feet (South 86°07' West 196.24 feet needed to close) to the East Line of the State Road (1900 West Street); thence North 0°18' West along said East Line 150.72 feet to the South Line of the Roy City Property; thence East along said South Line 832.90 feet to the Center of the County Road, as presently located, said County Road having no dedicated or specified width of Right-of-Way (see Book 101, Page 504); thence South 1°53'16" East along said Center 17.38 feet; thence South 69°32' West along the North Line of the Old State Road 587.06 feet to the point of beginning.

Less and excepting road as now located.

PARCEL 2: 08-104-0039

A tract of Land, being part of an entire tract situated in the Southwest 1/4 Northwest 1/4 and Northwest 1/4 Southwest 1/4 of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows: Beginning at the intersection of the East Right of Way Line of SR-126 known as 1900 West Street and the Northerly Right of Way Line of the Old State Road, said point being North 0°33'20" East 62.58 feet along the Center Line of said SR-126, being the West Line of said Section 13 and South 89°26'40" East 50.00 feet from the West 1/4 Corner of said Section 13, and running thence North 69°42' East 955.54 feet along said Northerly Right of Way Line of said Old State Road to the Westerly Right of Way Line of the Union Pacific Railroad; thence South 12°45' West 113.00 feet along said Westerly Right of Way Line of the Union Pacific Railroad to the Southerly Right of Way Line of said Old State Road; thence South 69°42' West 930.00 feet along said Southerly Right of Way Line of said Old State Road to said East Right of Way Line of said SR-126; thence North 0°33'20" East 100.35 feet along the East Right of Way Line to the point of beginning.

Table with columns: DESIGNED BY, DRAFTED BY, CLIENT NAME, SHEET NO.

GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and LAND SURVEYORS. 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116

Boundary Survey Sparetime Family Fun Center 5160 South 1900 West Roy City, Weber County, Utah A Part of the NW 1/4 of Section 13, T5N, R2W, SLB&M

3 May, 2006 SHEET NO. 1