

Title Information

This survey was completed using Title Report Order No. 023-5008725 dated February 18, 2008 from First American Title Insurance Company.

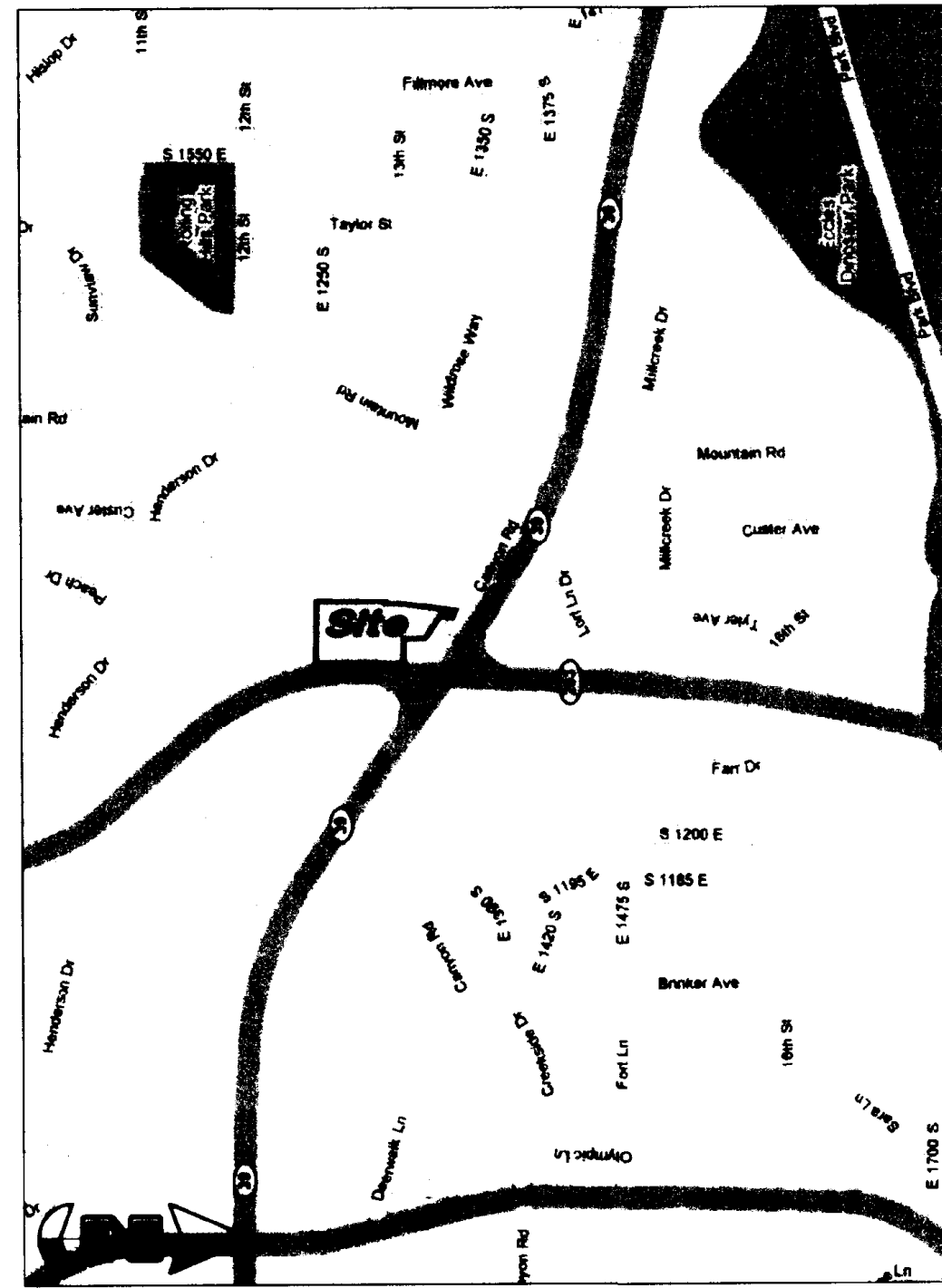
The following survey related items circled from Schedule B - Section 2 of the title report are plotted on the survey:

The following survey related items not circled from Schedule B - Section 2 of the title report could not be plotted:

- #13 Subject to Central Weber Sewer District, Ogden City District and Weber Area Dispatch 911 and Emergency Services District covers all of Weber County but contains nothing to plot.
- #14 Easement over, across or through the land as granted to Utah Power and Light Company recorded January 2, 1914 in Book H of Leases at Page 645 of Official Records was plotted approximately due to more or less dimensions.
- #15 Easement over, across or through the land as granted to Utah Power and Light Company recorded February 13, 1914 in Book H of Leases at Page 678 of Official Records could not be plotted due to undisclosed size and location.
- #16 Easement over, across or through the land as granted to Utah Light and Traction Company recorded September 7, 1915 in Book L of Leases at Page 396 of Official Records, and interest conveyed to Utah Power and Light Company by deed recorded January 26, 1945 as Entry No. 89431 in Book 205 of Deeds at Page 205 of Official Records, one Description is illegible and the other two do not affect this site.
- #17 Easement over, across or through the land for powerline facilities recorded December 27, 1944 as Entry No. 88677 in Book 203 of Deeds at Page 397 of Official Records.
- #18 Easement over, across or through the land granted to Utah Power and Light Company recorded January 9, 1945 as Entry No. 88979 in Book 199 of Leases at Page 572 of Official Records contains no specified width, and Declaration recorded July 22, 1963 as Entry No. 406583 in Book 748 at Page 432 of Official Records contains nothing to plot.
- #19 20.0 ft. wide easement over, across or through the land granted to the State of Utah Road Commission recorded December 14, 1967 as Entry No. 498018 in Book 878 at Page 411 of Official Records.
- #20 10.0 ft. wide easement over, across and through the land granted to Utah Power and Light Company recorded July 13, 1976 as Entry No. 537415 in Book 945 at Page 193 of Official Records plots 600 feet South of site.
- #23 Reciprocal Easement Agreement by and between Smith's Food King and Farr Orchard Company recorded August 21, 1986 as Entry No. 979457 in Book 1497 at Page 370 of Official Records covers the entire shopping center with building and parking restrictions, the overlapping areas of which will not exactly match the existing site without interpretation. Please see "Exhibit A" of the recorded document for more detail.
- #24 10.0 ft. wide easement over, across and through the land granted to PacifiCorp recorded May 18, 1998 as Entry No. 1545366 in Book 1929 at Page 781 of Official Records.

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0427 E dated 16 Dec. 2005. Flood Zone X is defined as "Areas determined to be outside 0.2% annual chance floodplain." (no shading)



Vicinity Map
no scale

Notes

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

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

There are 293 parking stalls on this site, of which 4 are designated for handicap parking and access.

Total area of the site contains 302,323 sq. ft. or 6.940 acres.

Benchmark

Finish Floor at Main Entrance
Elevation= 4350.97 (assigned)

Narrative

This Survey was requested by Mr. Bruce Van Horn of Smith's Food and Drug Stores to reveal As-Built conditions prerequisite development of a fuel center.

This Survey honors previous 1984 and 1987 Surveys by Great Basin Engineering, Inc.

No Centerline or Right-of-Way markers were recovered with this Survey. A monument was found for the Southwest Corner of Section 22, but had never been fixed into the previous Survey Control.

Right-of-Way markers for both Canyon Road and Harrison Boulevard along with the Ogden City Monuments were recovered for Control with the earlier 1984 Survey. The 1987 Survey was completed to "As-Built" the conditions of the New Construction of the then New Store site. Wall ties and building ties which have not changed since the 1987 Survey were honored to re-establish the boundaries of this site. The bearing of N 16°52'24" E has been calc'd from the Monument found for the Southwest Corner of Section 22 to the Monument found for the WC - 28 to help retrace this survey in the future.

No Property Corners were recovered or placed with this Survey.

Record Descriptions

PARCEL 1:

A part of the West half of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 16.5 rods (272.25 feet) East (South 89°46'07" East along the Quarter Section Line) from the West Quarter Corner of said Section 22; running Thence South 0°31' West 376.80 feet; thence South 89°00' East 246.82 feet; thence North 1°00' East 451.00 feet; thence North 89°00' West 236.63 feet; thence South 0°31' West 74.03 feet to the Quarter Section Line; thence North 89°46'07" West 14.00 feet along said Quarter Line to the point of beginning.

PARCEL 2:

A part of the Southwest Quarter of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is 16.5 rods (272.25 feet) East (South 89°46'07" East along the Quarter Section Line); 472.80 feet South 0°31' West; and 225.01 feet South 89°00' East from the West Quarter Corner of said Section 22; running thence South 89°00' East 193.00 feet to the West Line of Harrison Boulevard; thence Northerly along the arc of a 5669.58 foot radius curve to the left 60.05 feet (Long Chord bears North 3°17'29" East 60.05 feet); thence North 89°00' West 195.40 feet; thence South 1°00' West 60.00 feet to the point of beginning.

PARCEL 3:

A part of the Southwest Quarter of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 16.5 rods (272.25 feet) East (South 89°46'07" East along the Quarter Section Line) and South 0°31' West 376.80 feet from the Northwest Corner of said Southwest Quarter; and running thence South 0°31' West 96.00 feet; thence South 89°00' East 225.01 feet; thence North 1°00' East 60.00 feet; thence South 89°00' East 195.40 feet to the West Line of Harrison Boulevard; thence Northerly along said line the following two (2) courses: Northerly along the arc of a 5669.58 foot radius curve to the left a distance of 61.17 feet; and North 0°27'10" West 141.37 feet; thence North 89°00' West 172.61 feet; thence South 1°00' West 166.47 feet; thence North 89°00' West 246.82 feet to the point of beginning.

PARCEL 4:

A part of the West half of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 16.5 rods (272.25 feet) East (South 89°46'07" East along the Quarter Section Line) South 0°31' West 376.80 feet, South 89°00' East 246.82 feet and North 1°00' East 166.47 feet from the Southwest Corner of the Northwest Quarter of said Section 22, and running thence South 89°00' East 172.61 feet to the West Line of Harrison Boulevard; thence Northerly Along said Line the following two (2) courses: North 0°27'10" West 144.97 feet and North 2°33' East 192.54 feet along a Line parallel to and 75.00 feet distance Westerly from the Centerline of the Expressway Project; thence North 89°00' West 174.14 feet; thence South 1°00' West 337.39 feet to the point of beginning.

PARCEL 5:

A part of the Northwest Quarter of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 286.25 feet East (South 89°46'07" East along the Quarter Section Line) and 74.03 feet North 0°31' East from the Southwest Corner of said Northwest Quarter; and running thence South 89°00' East 236.63 feet; thence North 1°00' East 194.72 feet; thence North 55°06'58" West 190.15 feet; thence North 7°40' East 81.99 feet to the South Line of Canyon Road; thence North 64°11' West 52.62 feet to the Centerline of the existing power line; thence South 7°40' West 352.96 feet; thence South 0°31' West 53.67 feet to the point of beginning.

Certification

To Smith's Food and Drug Stores and First American Title Insurance Company:

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, and NSPS in 2005, and includes Items 3, 8, 9, 10, and 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Smith's
FOOD & DRUG STORES
#131
Ogden, Utah

RECEIVED
OCT 27 2008
WEBER CO SURVEYOR

004165

Date: 20 May 2008

BRUCE D. PIMPER
Utah RLS No. 362256

ALTA / ACSM Land Title Survey
Smith's Food and Drug Stores
1485 Harrison Boulevard
Ogden City, Weber County, Utah
A Part of the West 1/2 of Section 22, T6N, R1W, SL&M

GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Ogden (801)394-7288 Fax (801)321-6551
Salt Lake City (801)521-6529

2 Apr, 2008
SHEET NO. 1 of 2

Southwest Corner Section 22,
T6N, R1W, SL&M, U.S. Survey
(found monument)

West Quarter Corner
Section 22
Calc'd Corner per
Ogden City Plat

Northwest Corner Section 22,
T6S, R1W, SL&M, U.S. Survey
Calc'd Corner per Ogden City
Plat

Orchard Park Estates No. 2

Farr Drive

Utah Power and Light Company

Parcel 1
Smith's
Food and Drug Store
Finish Floor=4350.97

Parcel 5
asphalt parking lot

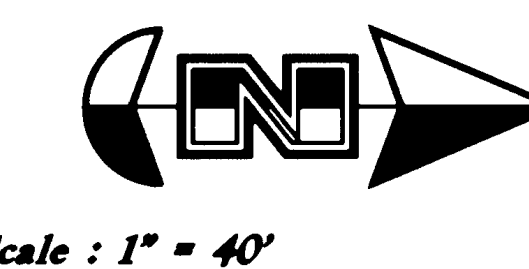
Parcel 3
asphalt parking lot

Parcel 4
asphalt parking lot

Hollywood Video

Canyon Road
(Paved Public Highway)

Harrison Boulevard
(Paved Public Highway)



Scale: 1" = 40'

Legend

- Manhole
- CM Gas Meter
- FH Fire Hydrant
- WV Water Valve
- T- Buried Phone Cable
- S- Sanitary Sewer Line
- W- Culinary Water Line
- G- Gas Line
- SD- Storm Drain Line
- Sign
- PP Power Pole
- PP Power Pole w/Guy
- Flowline
- Overhead Power, Telephone & Cable TV Line
- FL Flowline
- Centerline
- Contour
- TB Telephone Box
- EB Electrical Box
- Post
- Inlet Box
- ECAB Electrical Cabinet
- LP Light Pole
- CB Catch Basin
- PM Power Meter
- Coniferous Tree
- Deciduous Tree
- Asphalt
- Concrete
- Existing Building
- GP Guard Post
- PB Power Box
- OC Engineering Plat

Notes

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

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

There are 293 parking stalls on this site, of which 4 are designated for handicap parking and access.

004165
RECEIVED
OCT 27 2008
WEBER CO SURVEYOR

Smith's
FOOD & DRUG STORES
#131
Ogden, Utah

ALTA / ACSM Land Title Survey
Smith's Food and Drug Stores
1485 Harrison Boulevard
Ogden City, Weber County, Utah
A Part of the West 1/2 of Section 22,
T6N, R1W, SL&M

REGISTERED LAND SURVEYOR
3622
BRUCE D. PUMPER
STATE OF UTAH
2 Apr, 2008
SHEET NO. **2**

DESIGNED BY: ---
DRAFTED BY: JF
CLIENT NAME:
Smith's Food and Drug
SMC131
GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Open (801)394-7288 Fax (801)321-9551
Salt Lake City (801)321-8529

REV	DATE	DESCRIPTION