

5600 SOUTH STREET
(A PUBLICLY DEDICATED ROAD)
(S89°45'18"E 2628.29) 2628.83

FOUND WEBER COUNTY BRASS CAP MONUMENT
NORTHEAST CORNER, SECTION 21,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

TO: OLD FARM PROPERTIES, LLC, ITS SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY AND CK MANAGEMENT, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(b) AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

LEGAL DESCRIPTION:
LOT 4, ROY CROSSROADS COMMERCIAL SUBDIVISION, ROY CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

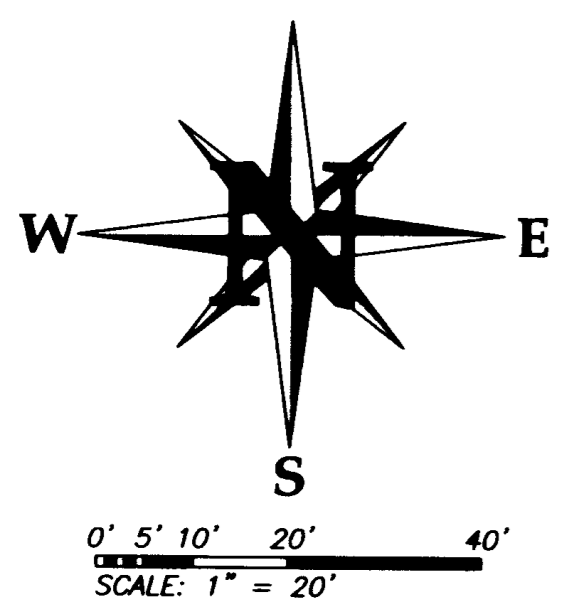
Michael L. Wangemann
MICHAEL L. WANGEMANN, PLS #6431156

7/5/08
DATE

NARRATIVE
PURPOSE: THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS POLICY.
TITLE DOCUMENTS:
COMMITMENT FOR TITLE INSURANCE ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES ORDER NO. NCS-351901-SLC1 EFFECTIVE DATE: APRIL 28, 2008 AT 7:30 A.M.
TITLE POLICY EXCEPTIONS: THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B- SECTION 2, OF THE ABOVE REFERENCED TITLE COMMITMENT:
EXCEPTION 11: VARIOUS EASEMENTS IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION FOR MODIFYING DRIVEWAY ACCESS, CONSTRUCTION OF FILL SLOPES AND DRAINAGE DITCHES AND INSTALLATION AND MAINTENANCE OF TRAFFIC SIGNAL POLES ALL ASSOCIATED WITH THE WIDENING OF 5600 SOUTH STREET RECORDED MARCH 14, 1997 AS ENTRY NO. 1460080 TO 1460084 AND 1460087 TO 1460090 IN BOOK 1852 AT PAGES 297 TO 317, WEBER COUNTY RECORDER'S OFFICE.
EXCEPTION 12: SIDEWALK EASEMENT ALONG THE EASTERLY FIVE FEET OF PROPERTY IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION, AS DESCRIBED IN EASEMENT RECORDED DECEMBER 11, 1998 AS ENTRY NO. 1596512 IN BOOK 1977 AT PAGE 2270 WEBER COUNTY RECORDER'S OFFICE.
EXCEPTION 13: EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED SEPTEMBER 15, 1999 AS ENTRY NO. 1662846 IN BOOK 50 OF PLATS AT PAGE 54.
EXCEPTION 14: ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED SEPTEMBER 15, 1999 AS ENTRY NO. 1662847 IN BOOK 2034 AT PAGE 535 OF OFFICIAL RECORDS.
EXCEPTION 15: SAID DECLARATIONS GRANTS PEDESTRIAN, GENERAL VEHICULAR, PERPETUAL ACCESS, UTILITIES, SIGNAGE, SURFACE WATER DRAINAGE AND UNIMPEDED ACCESS EASEMENTS TO ALL OWNERS OF SAID SUBDIVISION AND CREATES A BLANKET EASEMENT OVER ALL OF THE COMMON AREAS SET FORTH IN SAID DECLARATIONS.

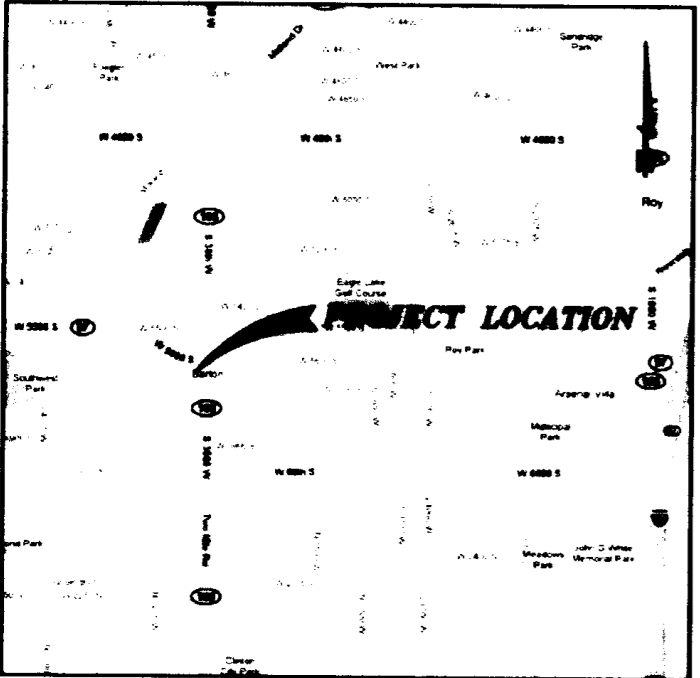
GENERAL NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY BRASS CAP MONUMENTS LOCATED AT THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.
2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
3. THE ADDRESS TO THIS PROPERTY IS 5605 SOUTH 3500 WEST, ROY, UTAH 84067.
4. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49057C0425E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2006.
5. THIS SURVEYED PROPERTY HAS A TOTAL OF TWENTY-ONE (21) PARKING STALLS, ONE (01) OF WHICH ARE RESERVED FOR THE HANDICAP.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THE SURVEYED PROPERTY IS LOCATED IN COMMUNITY COMMERCIAL ZONE (CC) OF THE ROY CITY ZONING CODE. THE FOLLOWING APPLY:
FRONT YARD SET BACK = 30 FEET; SIDE YARD SETBACK = 20 FEET; REAR YARD = NONE; MAXIMUM BUILDING HEIGHT = 26 FEET (ACCORDING TO THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS FOR ROY CROSSROADS COMMERCIAL SUBDIVISION REFERRED IN EXCEPTION 14); LANDSCAPING COVERAGE = 15% OF TOTAL SITE.
9. THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT CROSSING OR BURDENING ANY PART OF THE LAND.
10. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.
12. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS.

UTILITY NOTE:
THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.



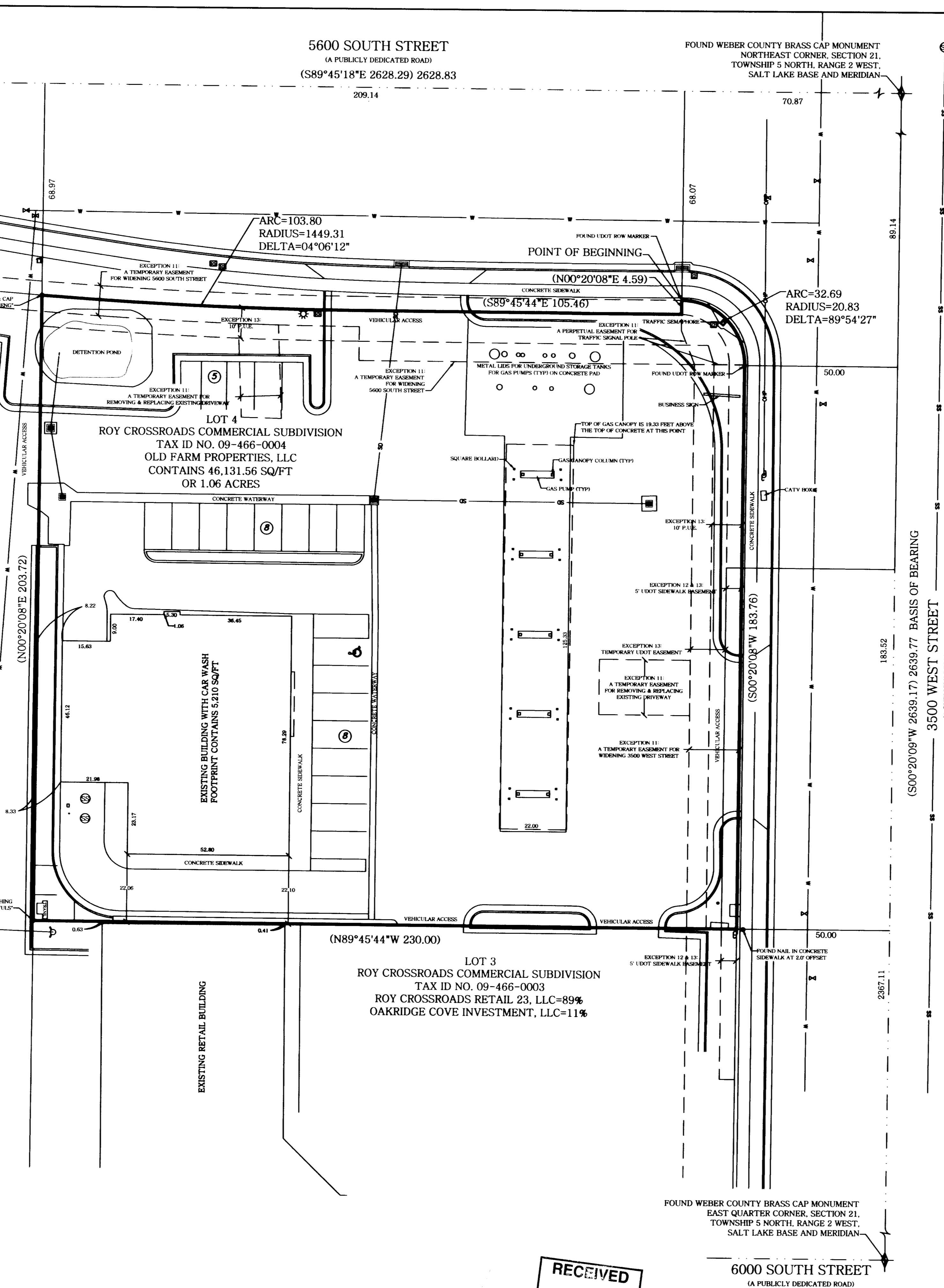
LOT 2
ROY CROSSROADS COMMERCIAL SUBDIVISION
TAX ID NO. 09-466-0002
ROY CROSSROADS RETAIL 23, LLC=89%
OAKRIDGE COVE INVESTMENT, LLC=11%

VICINITY MAP



SYMBOL LEGEND

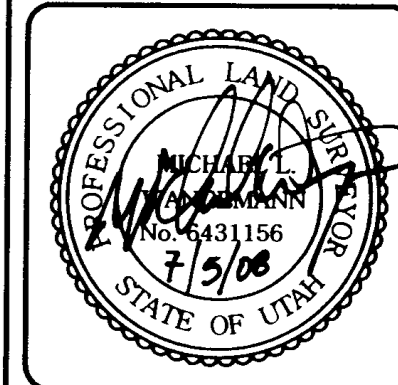
LINE TYPE LEGEND



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NOV 03 2008
WEBER CO. SURVEYOR

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UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
2302 West 2100 South, Syracuse, UT 84075
Phone 801-725-8458 or 801-725-8395
Fax 801-728-0818
www.utahlandsurveying.com



REV	DATE	DESCRIPTION

ALTA/ACSM LAND TITLE SURVEY
5605 SOUTH 3500 WEST, ROY, UTAH 84067
PREPARED FOR: CK MANAGEMENT
DELL NICHOLS
175 EAST 400 SOUTH, SUITE 700
SALT LAKE CITY, UTAH 84111
NORTHEAST 1/4, SEC 21, T5N, R2W, S18&M
LOCATION:

JOB NO: 0245-08
DATE: 06/27/2008
SCALE: 1" = 20'
DRAWN: MLW
CHECKED: TRG
DESIGNED:

SHEET
1 OF 1