

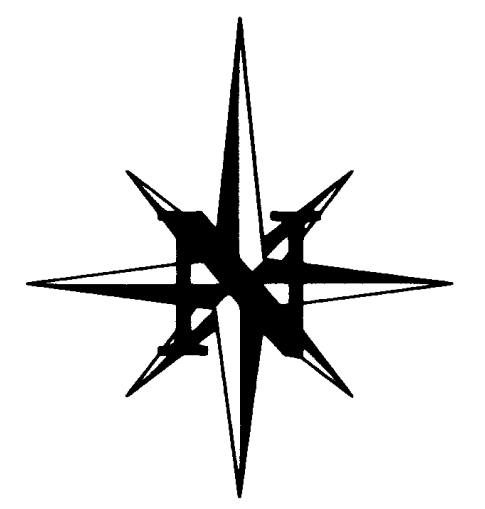
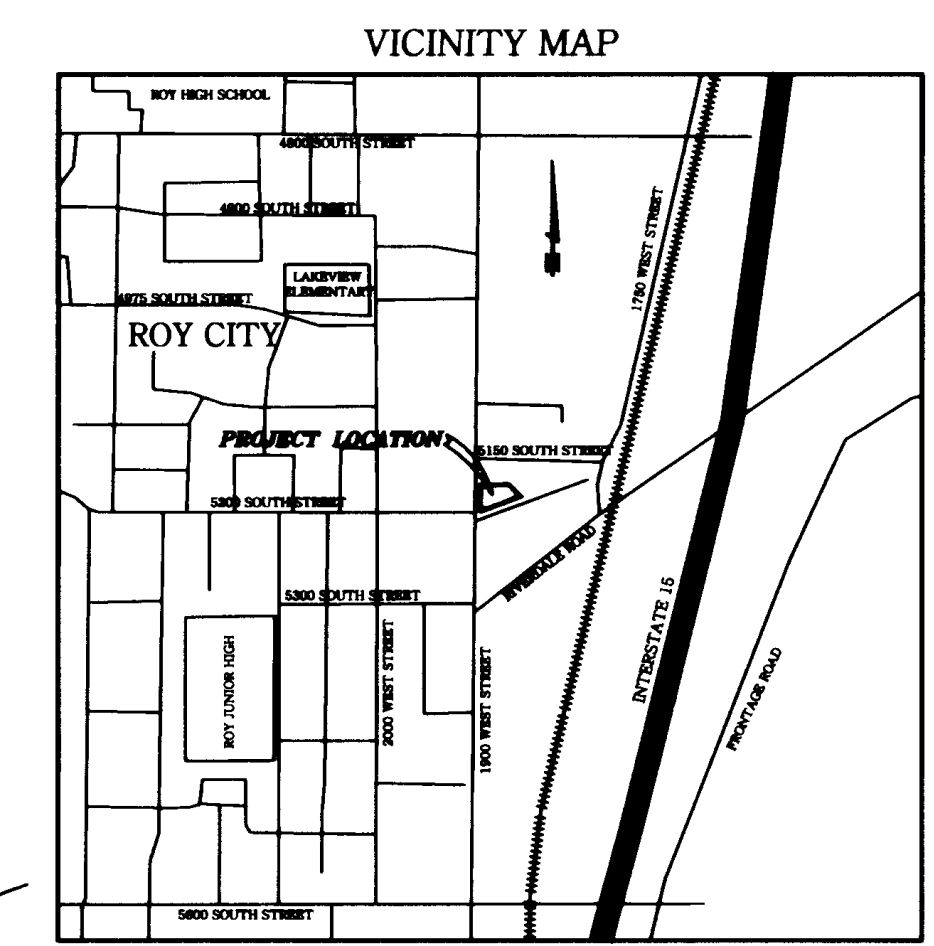
FOUND BRASS CAP MONUMENT  
NORTHWEST CORNER, SECTION 13,  
TOWNSHIP 5 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
SET 2006

1900 WEST STREET (U-84)  
(A PUBLICLY DEDICATED ROAD)  
(N0°33'20"E 2641.27' 2641.32' BASIS OF BEARING)

VORWALLER INVESTMENT, LLC  
TAX ID NO.: 08-104-0016

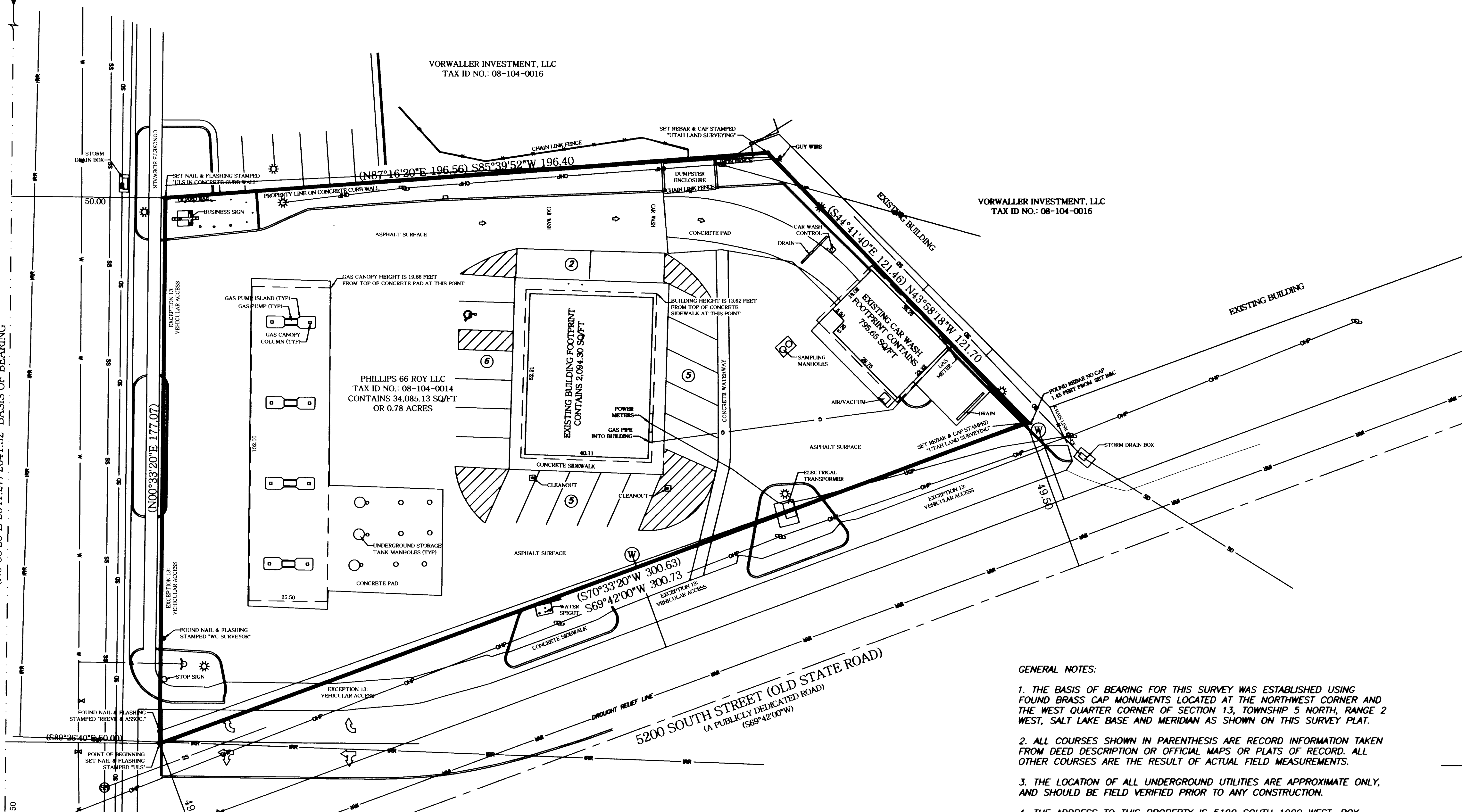
VORWALLER INVESTMENT, LLC  
TAX ID NO.: 08-104-0016

PHILLIPS 66 ROY LLC  
TAX ID NO.: 08-104-0014  
CONTAINS 34,085.13 SQ/FT  
OR 0.78 ACRES



0' 5' 10' 20' 40'  
SCALE: 1" = 20'

004179  
RECEIVED  
NOV 03 2008  
WEBER CO SURVEYOR



**SURVEYOR'S CERTIFICATE**

TO: PHILLIPS 66 ROY, LLC, A UTAH LIMITED LIABILITY COMPANY, 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:**

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 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS AT THE INTERSECTION OF THE EASTERLY LINE OF 1900 WEST STREET AND THE NORTHERLY LINE OF THE OLD STATE ROAD, SAID POINT BEING NORTH 00°33'20" EAST (BASIS OF BEARINGS) 62.58 FEET ALONG THE CENTER LINE OF SAID 1900 WEST STREET AND SOUTH 89°26'40" EAST 50.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 13; AND RUNNING THENCE NORTH 00°33'20" EAST 177.07 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF THE PROPERTY DEEDED IN BOOK 1564 AT PAGE 1601 IN THE WEBER COUNTY RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY THE FOLLOWING TWO COURSES: (1) NORTH 87°16'20" EAST 196.56 FEET AND (2) SOUTH 44°41'40" EAST 121.46 FEET; THENCE SOUTH 70°33'20" WEST 300.63 FEET (RECORD SOUTH 69°42' WEST 300.73 FEET) TO THE POINT OF BEGINNING.

*Michael L. Wangemann*  
MICHAEL L. WANGEMANN, PLS #6431156  
DATE 12/04/07

**GENERAL NOTES:**

- THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.
- 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.
- THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- THE ADDRESS TO THIS PROPERTY IS 5190 SOUTH 1900 WEST, ROY, UTAH, 84067.
- 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. 49057C0417E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- THIS SURVEYED PROPERTY HAS A TOTAL OF EIGHTEEN (18) PARKING STALLS, ONE (1) OF WHICH IS RESERVED FOR THE HANDICAP.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE SURVEYED PROPERTY IS LOCATED IN REGIONAL COMMERCIAL ZONE (RC) OF THE ROY CITY ZONING CODE. THE FOLLOWING APPLY:  
FRONT YARD SET BACK = 20 FEET; SIDE YARD SETBACK = 20 FEET; REAR YARD = "AS REQUIRED FOR SITE PLAN APPROVAL" MAXIMUM BUILDING HEIGHT = 60 FEET; MINIMUM LANDSCAPING REQUIRED = "10% OF TOTAL SITE".
- 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 EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS.
- THE BENCHMARK USED WAS A 4" BRASS CAP MONUMENT SET FLUSH IN CONCRETE ON THE SOUTH SIDE OF THE BRIDGE ABUTMENT, NEAR THE INTERSECTION OF 1750 WEST STREET AND RIVERDALE ROAD. ELEVATION USED WAS 4550.369 AS PUBLISHED BY WEBER COUNTY SURVEYOR'S OFFICE (MONUMENT R-333 RESET)

**LEGEND**

	Section Monument
	Reference/Witness Monument
	Property Corner
	Fire Hydrant
	Handicap Parking
	Light Pole
	Water Meter
	Center Line
	Property Line
	Easement Line
	Section Line
	Curb & Gutter
	Curb Wall
	Edge of Asphalt
	Fence Line
	Gas Line w/ Valve
	Overhead Power Line w/ Pole
	Underground Power Line w/ Box
	Storm Drain Line w/ Catch Basin
	Sanitary Sewer Line w/ Manhole
	Telephone Line w/ Box
	Water Line w/ Valves
	Irrigation Line

**NARRATIVE**

**PURPOSE**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS POLICY. THE BOUNDARY LINES WERE DETERMINED BY A PREVIOUS SURVEY OF THE SPARETIME FAMILY FUN CENTER, PROVIDED BY GREAT BASIN SOUTH, DATED SEPTEMBER 11, 2006 AND RECORDED IN THE WEBER COUNTY SURVEYOR'S OFFICE, SURVEY FILE NUMBER 003674. SAID GREAT BASIN SURVEY REFERENCES PREVIOUS SURVEYS DONE BY MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS AND ALSO NOTES SOME ERRORS IN THE DEED FOR THIS SURVEYED PROPERTY (PHILLIPS 66 ROY LLC) IN EARLIER DEEDS. IT IS NOTED IN THE GREAT BASIN SURVEY ON THEIR "AS SURVEYED DESCRIPTION", THAT THE TWO (2) CALLS BETWEEN THE SPARETIME FAMILY FUN CENTER AND THE PHILLIPS 66 ARE COMMON BOUNDARY LINES. IT IS OUR PROFESSIONAL OPINION THAT THE TWO CALLS FROM SAID SURVEY ARE ACCURATE AND THE TRUE POSITION OF THE BOUNDARY LINES.

**TITLE DOCUMENTS**

**COMMITMENT FOR TITLE INSURANCE ISSUED BY:**

FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES  
ORDER NO. NCS-317985-SLC1  
EFFECTIVE DATE: JULY 27, 2007 AT 7:30 A.M.

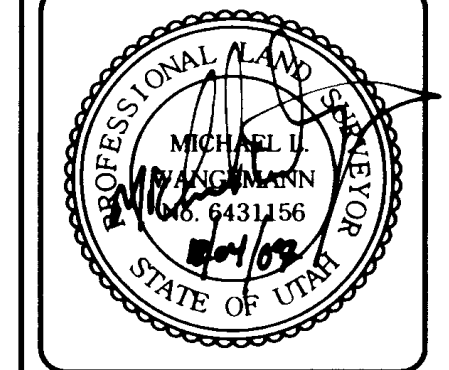
**TITLE POLICY EXCEPTIONS**

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 13: ACCESS IS LIMITED TO THOSE OPENINGS PERMITTED BY THE STATE OF UTAH AS TO 1900 WEST STREET (U-84) AND OLD STATE ROAD.

SURVEY FINDINGS: SAID ACCESS OPENINGS, TWO (2) ON 1900 WEST STREET AND THREE (3) ON "OLD STATE ROAD", ARE REPRESENTED BY "VEHICULAR ACCESS" AS SHOWN ON THIS SURVEY PLAT.

**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**  
5190 SOUTH 1900 WEST, ROY, UTAH 84067

PREPARED FOR: CK MANAGEMENT  
DELL NICHOLS  
175 EAST 400 SOUTH, SUITE 700  
SALT LAKE CITY, UT 84111

LOCATION: NORTHWEST 1/4, SEC. 13, T5N, R2W, S16E4

JOB NO:	0195-07
DATE:	11/23/2007
SCALE:	1" = 20'
DRAWN:	MLW
CHECKED:	TRC
DESIGNED:	