

Scale: 1" = 40'

RECEIVED
JUN 29 2009
WEBER CO SURVEYOR

004319

Vicinity Map

Retail Building

Existing Supermarket

Retail Building
9,210 sq ft

Retail Building
11,250 sq ft

Retail Building
22,280 sq ft

Existing Building

NOTE:
This survey was performed in adverse weather conditions. At least 9" of snow on the ground and 10 ft high snow storage banks.
This survey should be field checked after conditions improve.

See sheet 2

9, 10 10 ft wide Easement for Sewer and Water Pipelines recorded March 20, 1974 as Entry No. 811425 in Book 1048, page 436, and recorded March 27, 1974 as Entry No. 611426 in Book 1048 page 438.
15 ft wide Easement for Sewer and Water Pipelines recorded May 27, 1974 as Entry No. 666378 in Book 1128, page 368, and recorded December 8, 1976 as Entry No. 682902 in Book 1153 page 724 and recorded Dec. 1978 as Entry No. 682903 in Book 1153, page 725, and recorded May 26, 1976 as Entry No. 666259 in Book 1128 page 133.

4.893 Acres

18, 19 25 ft wide Easement to Mountain Fuel Supply Co. recorded Sept 10, 1984 as Entry No. 918433 in Book 1453, page 1340, and recorded Sept 10, 1984 as Entry No. 918434 in Book 1453 page 1341.

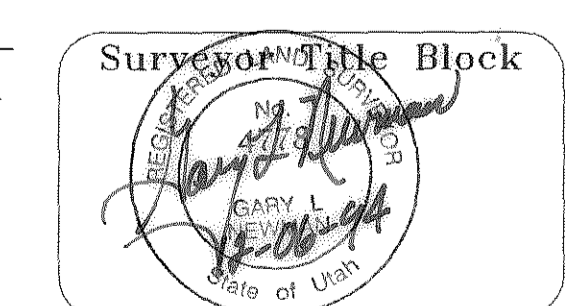
22 10 ft wide Easement to Utah Power and Light Co. recorded July 31, 1986 as Entry No. 977251 in Book 1495, page 2158.

20 10 ft wide Easement to Utah Power and Light Co. recorded Oct 16, 1984 as Entry No. 921281 in Book 1455, page 2066 - and disclaimer of interest recorded Sept 17, 1991 as Entry No. 1152359 in Book 1608 at page 197.

(Parcel 1) (Pad C)
Δ = 52°14'00" Δ = 29°02'00"
R = 523.00' R = 523.00'
L = 476.79' L = 265.02'
LC = 460.45' LC = 262.19'
S 26°02'38" W S 14°26'38" W

4 centerline of Easement of undisclosed width to Utah Power and Light Co. recorded June 1, 1943 as Entry No. 76203 in Book 167, Page 492.

West 1/4 Corner of Section 13, 15N, R2W, SLB & M (found Monument)



Roy, Weber County, Utah

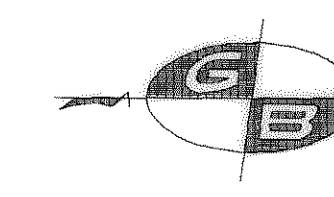
Lincoln Project
Roy Marketplace Plaza

Date	Revisions	Date
6 Dec, 1994		
Dwn. By BP		
Aprvd. By		
Dwg. No. ILSI		
Scale 1" = 40'		

U.S. Highway 91 (1900 West Street)

N 0°16'32" E WCS
2640.55' WCS

17 C 6 ft wide Easement to Mountain States Telephone and Telegraph Co. recorded March 1, 1984 as Entry No. 902941 in Book 1441, page 2384



GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS and SURVEYORS

3544 Lincoln Avenue, Ogden, Utah, 84401
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Ogden (801)394-4515 Salt Lake City (801)521-8529 Fax (801)392-7544

SW Corner of Section 13, 15N, R2W, SLB & M (found Monument)

Sheet 1 of 2

94-11-20:004

NARRATIVE

This survey was ordered by International Land Surveying, Inc. Monuments were found for the West line of Section 13, T5N, R2W, SLB & M and were used as the basis of bearings. Monuments found and Set are as depicted on this drawing.

SURVEYOR'S CERTIFICATE

NOVEMBER 30, 1994

The undersigned, being a duly licensed and qualified surveyor in and for the State of Utah, does hereby certify to:

WHLN Real Estate Limited Partnership, a Delaware Limited Partnership, Safeco Title Insurance Company, Founders Title Company and

that this survey print is a true and accurate survey based on an inspection of the following described real estate:

EXHIBIT 'A' Legal Description

PARCEL 1: Part of the Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian; BEGINNING on the East line of U.S. Highway 91 (1900 West Street) at a point North 0°04'22" West along the Section Line 958.00 feet and East 50.00 feet from the Southwest Corner of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in Roy, Utah and running thence North 0°04'22" West along East line 897.56 feet to a point of a 523.00 foot radius curve to the right; thence Northeasterly along the arc of said curve through a central angle of 52°14'00" a distance of 476.79 feet to a point of tangency on the Southerly line of Riverdale Road; thence North 52°09'38" East along the Southerly line 307.33 feet; thence South 37°50'22" East 175.0 feet; thence South 52°09'38" West 19.04 feet; thence South 36°26'22" East 49.96 feet; thence North 73°42'38" East 136.79 feet to the Westerly line of the Union Pacific Railroad right-of-way; thence South 12°43'04" West along said Westerly line 902.87 feet, more or less, (908.72 feet calculated to close) to the South line of the Northwest Quarter of the Southwest Quarter of said Section 13; thence East along said South line 39.98 feet; thence South 12°43'04" West along said Westerly right-of-way line 473.84 feet; thence North 434.55 feet to the point of BEGINNING.

EXCEPTING FROM THE ABOVE TRACT, THE FOLLOWING 5 PARCELS:

PAD C: Part of the Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian; BEGINNING on the East line of U.S. Highway 91 (1900 West Street) at a point North 0°04'22" West along the Section Line 1472.84 feet and East 50.00 feet from the Southwest Corner of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in Roy, Utah and running thence North 0°04'22" West along said East line 282.72 feet to a point of a 523.00 foot radius curve to the right; thence Northeasterly along the arc of a said curve through a central angle of 29°02' a distance of 265.02 feet; thence South 73°29'45" East 151.02 feet; thence North 52°09'38" East 108.22 feet; thence South 37°50'22" East 197.16 feet; thence South 12°43'04" West 38.00 feet; thence South 77°16'56" East 85.00 feet; thence North 26°15'00" East 101.74 feet; thence South 63°45' East 97.91 feet to the Westerly line of the Salt Lake and Ogden Railroad right-of-way; thence South 12°43'04" West along said Westerly line 531.00 feet; thence West 76.98 feet; thence North 0°04'22" West 148.64 feet; thence North 77°16'56" West 96.00 feet; thence South 12°43'04" West 73.16 feet; thence West 119.76 feet; thence North 0°04'22" West 23.00 feet; thence West 200.00 feet to the point of BEGINNING.

PAD H: Part of the Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian; BEGINNING on the Southerly line of Riverdale Road at a point North 0°04'22" West along the Section line of 2252.07 feet and East 359.41 feet from the Southwest Corner of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in Roy, Utah and running thence North 52°09'38" East along said Southerly line 172.33 feet; thence South 37°50'22" East 175.00 feet; thence South 52°09'38" West 172.33 feet; thence North 37°50'22" West 175.00 feet to the point of BEGINNING.

PAD L: Part of the Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian; BEGINNING on the East line of U.S. Highway 91 (1900 West Street) at a point North 0°04'22" West along the Section line 1122.00 feet and East 50.00 feet from the Southwest Corner of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in Roy, Utah, and running thence North 0°04'22" West along said East line 112.84 feet; thence East 200.00 feet; thence South 0°04'22" East 112.84 feet; thence West 200.00 feet to the point of BEGINNING.

PAD M: Part of the Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian; BEGINNING on the East line of U.S. Highway 91 (1900 West Street) at a point North 0°04'22" West along the Section line 1022.00 feet and East 50.00 feet from the Southwest Corner of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in Roy, Utah, and running thence North 0°04'22" West along said East line 180.00 feet; thence East 200.00 feet; thence South 0°04'22" East 180.00 feet; thence West 200.00 feet to the point of BEGINNING.

PAD N: Part of the Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian; BEGINNING on the East line of U.S. Highway 91 (1900 West Street) at a point North 0°04'22" West along the Section line 858.00 feet and East 50.00 feet from the Southwest Corner of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in Roy, Utah, and running thence North 0°04'22" West along said East line 164.00 feet; thence East 160.00 feet; thence South 0°04'22" East 164.00 feet; thence West 160.00 feet to the point of BEGINNING.

containing 8.072 acres and 351,636 square feet.

1. I further certify that this map or plat and the survey on which it is based were made;

- (a) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, and includes items 1,2,3,4,6,7,8,9,10,11 and 13 of Table A thereof;
- (b) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey; and
- (c) meets the current minimum standard requirements for the State of Utah;

2. I further certify;

- (a) that this survey was prepared by me and was actually made on the ground and the instrumentation and field procedures utilized in the preparation of this survey were by field crew and total station and that a minimum linear closure of 1:15000 was obtained and that the survey reflects boundary lines of the described land which create a mathematically closed figure;
- (b) that there are no discrepancies between the boundary lines of the subject property as shown on the survey map and as described in the legal description of record, except as specifically shown on this survey print;
- (c) that the information, courses and distances shown on this survey print are correct and accurately represent the boundaries and area of the premises;
- (d) that the title lines shown on this survey print and the lines of actual possession are the same;
- (e) that it shows a fixed and determinable position and location of the Premises (including the position of the point of beginning); and
- (f) that the boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record;

3. I further certify;

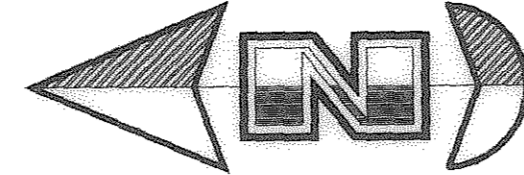
- (a) that the survey accurately reflects the location, width and recording data of all easements, rights-of-way, setback or building restriction lines and other matters observable by or known to the undersigned;
- (b) that there is no observable evidence of easements, servitudes, rights of way, paths, party walls, or uses affecting the Premises that would be visible by a careful physical inspection of the Premises, or that are known by the undersigned, other than those shown hereon; and
- (c) that the survey accurately reflects the location, width and recording data of all setback or building restriction lines;

4. I further certify that the survey accurately shows the location, dimensions and types of all;

- (a) existing buildings, structures, and other improvements situated on the Premises and the distances from each building to the nearest building restriction line, to building setback lines, if applicable, and to adjacent buildings on the Premises;
- (b) driveways or other curb cuts along any abutting streets and the width of the abutting streets;
- (c) that all parking areas and the number of parking spaces have been accurately located and stated hereon;
- (d) storm drainage systems, and the direction thereof, for the collection and disposal of all observable surface drainage;
- (e) utility services for the Premises that are observable by or known to the undersigned and whether they enter the Premises through adjoining public streets and easements, or the point of entry and location of such utilities which pass through or are located on adjoining private land (ABSENCE OF UTILITIES SHALL BE SPECIFICALLY NOTED); and
- (f) utility transformers located on the Premises;

5. I further certify that, except as specifically shown;

- (a) there are no party walls, protrusions, encroachments or overhangs on adjoining premises, streets, alleys, or any of said buildings, structures or other improvements situated on the Premises;
 - (b) there are no party walls, protrusions, encroachments or overhangs on easements or rights-of-way observable by or known to the undersigned by any of said buildings, structures or other improvements situated on the Premises;
 - (c) there are no encroachments, protrusions or overhangs on the Premises by buildings, structures or other improvements situated on adjoining premises;
 - (d) there are no easements, rights-of-way, servitudes, uses, roads, sidewalks, drainage systems, waterways, ditches, springs, ponds, lakes or drainage located on, running across or affecting the Premises that would be visible by a careful inspection of the Premises, or that are known by the undersigned; and
 - (e) no part of the surveyed property serves any adjoining property, street or alley for drainage, ingress, egress or similar purposes; and
6. I further certify that ingress and egress to the Premises is provided by U.S. Highway 91 (1900 West Street) and Riverdale Road upon which the Premises abuts, the same being a paved and dedicated right of way maintained by Utah State and Roy City.



Scale: 1" = 40'

FLOOD PLAIN DATA

This property lies within Zone "C" of the Flood Hazard Boundary Map Community No. 4902238 prepared by the Department of Housing and Urban Development dated 10-24-1978. Zone "C" is defined as Areas of minimal flood hazards.

NOTE :

The Description contained hereon describes all property (with the exception of Pad C,H,L,M and N) described in First American Title Insurance Company's Pro-Forma No. 03W-71949, No Date.

easements from Schedule B not plottable :

- 7 Easements of undisclosed width for ditch and pipeline as recorded in Warranty Deed in Book 67, page 406 not plotted due to undisclosed location. (Property Line plotted)
- 23 Non-exclusive reciprocal easements for Building Encroachments, Utilities, Access, Parking, Etc. as recorded in Development Agreement recorded July 28, 1982 as Entry No. 886296 in Book 1429, page 767 covers the entire Common Area of this property along with the Common Area of the surrounding Shopping Center.
- 24 Non-exclusive reciprocal easements for Building Encroachments, Utilities, Access, Parking, Etc. as recorded in Development Agreement recorded July 28, 1982 as Entry No. 886296 in Book 1429, page 767 covers the entire Common Area of this property along with the Common Area of the surrounding Shopping Center.
- 27 Non-exclusive reciprocal easements for Access and Parking as recorded in Agreement recorded Sept 12, 1991 as Entry No. 1152359 in Book 1608, page 185 covers the entire Common Area of this property along with the Common Area of the surrounding Shopping Center.
- 28 Careful review of a claim over the North 3.54 feet of Parcel 08-115-0013 due to adjoining Deed recorded Dec 29, 1983 as Entry No. 898330 in Book 1438, at page 1051 reveals No Overlap.

- 6 16 ft wide easement to Mountain Fuel Supply Co. recorded August 28, 1970 as Entry No. 539540 in Book 948 at page 568
- 17 A 6 ft wide Easement to Mountain States Telephone and Telegraph Co. recorded March 1, 1984 as Entry No. 902941 in Book 1441, page 2384

NOTE :

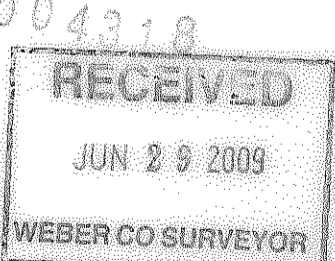
This survey was performed in adverse weather conditions. At least 9" of snow on the ground and 10 ft high snow storage banks.

This survey should be field checked after conditions improve.

$\Delta = 23^{\circ}12'00''$
 $R = 523.00'$
 $L = 211.77'$
 $LC = 210.33'$
 $S = 40^{\circ}33'38'' W$

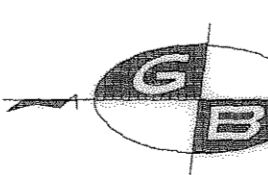
(Parcel 1)
 $\Delta = 52^{\circ}14'00''$
 $R = 523.00'$
 $L = 476.79'$
 $LC = 460.45'$
 $S = 26^{\circ}02'38'' W$

(Pad C)
 $\Delta = 29^{\circ}02'00''$
 $R = 523.00'$
 $L = 265.02'$
 $LC = 262.19'$
 $S = 14^{\circ}26'38'' W$



Surveyor Title: Block
 Gary L. Newman, Utah L.S. #4778
 State of Utah

PREPARED BY
GREAT BASIN ENGINEERING, INC.
 CONSULTING ENGINEERS and SURVEYORS
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 Ogden (801)394-4515 Salt Lake City (801)521-8529 Fax (801)392-7544



Roy, Weber County, Utah

Lincoln Project
 Roy Marketplace Plaza

Date	Revisions	Date
6 Dec, 1994		
Dwn. By BP		
Aprvd. By		
Dwg. No. ILS2		
Scale 1" = 40'		

94-11-20:004

West 1/4 Corner of Section 13, T5N, R2W, SLB & M (found Monument)

N 0°04'22" W Bearing Base

2640.39' Record (2640.42' meas.)

Sheet 2 of 2