NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND TO GATHER THE NECESSARY DATA TO DETERMINE THE TOPOGRAPHIC CONFIGURATION OF THE GROUND AND THE PLANIMETRIC LOCATION OF EXISTING IMPROVEMENTS AND OCCUPATIONS. THE INTENDED USE OF THIS PLAT IS TO PROVIDE A BASE MAP FOR DESIGN AND DEVELOPMENT OF A COMMERCIAL RETAIL FACILITY ON THE

THE FOLLOWING DOCUMENTS OF RECORD WERE RELIED UPON FOR PREPARATION OF THIS SURVEY: ROY 10TH & 30TH WARD SUBDIVISION RECORDED MARCH 1, 2000 AS ENTRY NO. 1692487, IN BOOK 51, AT PAGE 63, OFFICIAL RECORDS; THE DECLARATION OF COUNTY LINE COMMON TO WEBER COUNTY AND DAVIS COUNTY, UTAH, AS SHOWN ON RECORD OF SURVEY NO. 2993, RECORDED AS ENTRY NO. 1885948, BOOK 56, PAGES 88-92, WEBER COUNTY OFFICIAL RECORDS WARRANTY DEED RECORDED AUGUST 13, 2003 AS ENTRY NO. 1965398, IN BOOK 2422, AT PAGE 1954 WEBER COUNTY OFFICIAL RECORDS

THE FIELD SURVEY WAS PERFORMED: 01-10-2008 TO 01-24-2008. THE DATE THE SURVEY DRAWING WAS COMPLETED: FEBRUARY 14, 2008. A SITE VISIT WAS MADE TO VERIFY SITE CONDITIONS: 09-25-08. THE DATE THE SURVEY DRAWING WAS REVISED: 09/25/08

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE, AS DETERMINED BETWEEN THE FOLLOWING THREE NGS HARN

"RED BUTTE CORS ARP" (PID: AF9633), ADJUSTED BY NGS IN AUGUST 2007, "EAST OGDEN GPS BASE STATION ARP" (PID: AI5833), ADJUSTED BY NGS IN FEBRUARY 2007, AND "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: AI5836), ADJUSTED BY NGS IN

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T.5N., R.2W., S.L.B.&M.; BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION, SHOWN HEREON AS NOO'20'59"E.

BENCH MARK

THE BENCHMARKS FOR THIS SURVEY ARE A DAVIS COUNTY MONUMENTS 3-21 & US NATIONAL GEODETIC SURVEY MONUMENT B-372 WITH COUNTY PUBLISHED NGVD 29 DATUM ELEVATIONS, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

IS THE SOUTHWEST CORNER OF SECTION 22, T.5N., R.2W., S.L.B.&M., WHICH IS A 3" BRASS DISK IN MONUMENT CASE 1-10-08 IN THE INTERSECTION OF 2000 WEST AND 2300 NORTH, CLINTON UTAH.

ELEVATION: 4322.43 US SURVEY FEET.

USGS MONUMENT LOCATED IN ROY, AT 2888 WEST 5600 SOUTH, AT THE NORTHWEST CORNER OF THE ROY ELEMENTARY SCHOOL YARD. BRASS CAP FALLS 374 FEET NORTH OF BM C-372, 3.5 FEET EAST OF FENCE AND 1 FOOT SOUTH OF A FENCE. CAP IS SET ON TOP OF A STAINLESS STEEL ROD, ENCASED IN A PIPE FLUSH WITH THE GROUND.

ELEVATION: 4372.94 US SURVEY FEET.

. FOR ALL TITLE RELATED MATTERS, CLC ASSOCIATES, INC. RELIED UPON THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE ISSUED BY METRO NATIONAL TITLE:

ORDER NO. 07053385D; EFFECTIVE DATE-SEPTEMBER 04, 2008 AT 7:45 A.M..

2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3. THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

4. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE; MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999752455 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.

5. CURRENT ZONING IN ROY CITY IS, "R-1-15" SINGLE FAMILY RESIDENTIAL; WHICH ALLOWS; 30 FT BUILDING SET BACK FOR MINIMUM FRONT YARD

TO FT BUILDING SET BACK FOR MINIMUM SIDE YARD O ET BUILDING SET BACK FOR MINIMUM REAR YARD

FT BUILDING SET BACK FOR MINIMUM STREET SIDE YARD FOR CORNER LOTS FT BUILDING SET BACK FOR MINIMUM REAR YARD FOR CORNER LOTS

55 FT MAXIMUM BUILDING HEIGHT

CURRENT ZONING IN CLINTON CITY IS, "R-1-15" SINGLE FAMILY RESIDENTIAL; WHICH ALLOWS; 5 FT BUILDING SET BACK FOR MINIMUM FRONT YARD, MAIN STREET O FT BUILDING SET BACK FOR MINIMUM FRONT YARD, OTHER STREET

FT BUILDING SET BACK FOR MINIMUM SIDE YARD, INTERIOR LOT 5 FT BUILDING SET BACK FOR MINIMUM SIDE YARD, FACING MAIN STREET

) FT BUILDING SET BACK FOR MINIMUM SIDE YARD, FACING OTHER STREET

FT BUILDING SET BACK FOR MINIMUM REAR YARD, MAIN BUILDING 5 FT BUILDING SET BACK FOR MINIMUM REAR YARD, MAIN BUILDING MAIN STREET

35 FT MAXIMUM BUILDING HEIGHT

AND "PZ" PERFORMANCE ZONE: WHICH ALLOWS:

35 FT BUILDING SET BACK FOR MINIMUM FRONT YARD, MAIN STREET O FT BUILDING SET BACK FOR MINIMUM FRONT YARD. OTHER STREET

) FT BUILDING SET BACK FOR MINIMUM SIDE YARD, INTERIOR LOT

5 FT BUILDING SET BACK FOR MINIMUM SIDE YARD, FACING MAIN STREET FT BUILDING SET BACK FOR MINIMUM SIDE YARD, FACING OTHER STREET

25 FT BUILDING SET BACK FOR MINIMUM REAR YARD, MAIN BUILDING 55 T MAXIMUM BUILDING HEIGHT

6. FLOOD ZONE:

THIS PROPERTY IS IN ZONE X. OF OTHER AREAS, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 49057C0425E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 16, 2005.

7. VISIBLE IMPROVEMENTS AT TIME OF SURVEY ARE SHOWN HEREON.

SANITARY LANDFILL WAS FOUND AT THE TIME OF THE SURVEY.

8. NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR

9. NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS FOUND AT THE TIME OF THE SURVEY.

SURVEYOR'S CERTIFICATION

TO: HOMESTEAD PAVILION, LLC; WINCO FOODS, LLC; BANK OF AMERICA, N.A.; AND METRO NATIONAL TITLE:

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 1, 2, 3, 4, 5, 6, 7A, 8, 10, 11B, 13, 16, 17, AND 18 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. EXECUTED THIS

PROFESSIONAL LAND SURVEYOR #271154 FOR AND ON BEHALF OF CLC ASSOCIATES, INC. 420 E. SOUTH TEMPLE, SUITE 550

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE. MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE, THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

2650 North

VICINITY MAP (NTS)

LEGAL AND EXCEPTIONS FROM TITLE REPORT ORDER #07053385D DATED SEPTEMBER 04, 2008

LEGAL DESCRIPTION

ALL THAT LAND LOCATED IN WEBER AND DAVIS COUNTY, UTAH, BEING A PART OF HE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 6000 SOUTH STREET AND THE EAST LINE OF 3500 WEST (WEBER COUNTY), 2000 WEST (DAVIS COUNTY), STREET AS DETERMINED BY BEING 33.00 FEET PERPENDICULAR AND TO THE EAST OF SAID QUARTER SECTION LINE, SAID POINT BEING SOUTH 89'43'33" EAST ALONG THE QUARTER SECTION LINE 33.00 FEET AND SOUTH 00'20'59" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22. THENCE ALONG SAID SOUTH LINE SOUTH 89'43'33" EAST 940.90 FEET TO THE WEST LINE OF THE ROY 10TH AND 30TH WARD SUBDIVISION, THENCE ALONG SAID LINE AND THE EXTENSION THEREOF SOUTH 00"16'27" WEST 581.03 FEET TO THE SOUTH LINE OF WEBER COUNTY AS ESTABLISHED IN THE DECLARATION OF COUNTY LINE COMMON TO WEBER COUNTY AND DAVIS COUNTY, UTAH AS ENTRY NUMBER 1885948, BOOK 56, PAGES 88-92, OF THE WEBER COUNTY RECORDERS OFFICE, OF OFFICIAL RECORDS, THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00'16'27" WEST 1038.78 FEET TO THE NORTH LINE OF THAT PARCEL AS CONVEYED IN THAT CERTAIN QUIT CLAIM DEED AS ENTRY NUMBER 1273969, BOOK 2043, AT PAGE 1115, OF THE DAVIS COUNTY RECORDERS OFFICE, OF OFFICIAL RECORDS, THENCE ALONG SAID LINE NORTH 89'39'01" WEST 943.03 FEET TO THE SAID EAST LINE OF 2000 WEST STREET, THENCE ALONG SAID EAST LINE NORTH 00'20'59" EAST 1039.84 FEET TO SAID COUNTY LINE; THENCE CONTINUING NORTH 00'20'59" EAST 578.72 FEET TO THE POINT OF

LESS AND EXCEPTING:

THAT PARCEL CONVEYED TO UDOT IN THAT SPECIAL WARRANTY DEED, RECORDED AS ENTRY NO. 1965398, IN BOOK 2422, AT PAGE 1854, OF THE WEBER COUNTY RECORDERS OFFICE, OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A TRAFFIC SAFETY IMPROVEMENT KNOWN AS PROJECT NO. (17) 17. (THE FOLLOWING EFFECTS BOTH DAVIS AND WEBER COUNTY) SUBJECT, BUT NOT SP-9999 (638), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22. TOWNSHIP 5 NORTH. RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SR-108 (3500 WEST) AND THE SOUTH RIGHT OF WAY LINE OF 6000 SOUTH STREET, SAID POINT BEGINNING ALSO BEING 33.25 FEET SOUTH 00'20'58" WEST ALONG THE WEST LINE OF SAID SECTION 22 AND 52.82 FEET SOUTH 89:43'36" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 22, AND RUNNING THENCE SOUTH 89'43'36" EAST 25.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE OF 6000 SOUTH STREET; THENCE SOUTH 59'17'18" WEST 29.18 FEET TO SAID EAST RIGHT OF WAY LINE OF SR-108, THENCE NORTH 00'20'58" EAST 15.02 FEET ALONG SAID EAST RIGHT OF WAY LINE OF SR-108 TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF

1. TAXES OF ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORD. (NOT A SURVEY MATTER.)

ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (THOSE MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, THAT ARE NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTION THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (THOSE MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN

5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)

6 ANY LIEN OR RIGHT TO A LIEN FOR SERVICES LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)

7. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OF OTHER MATTERS, IF ANY. CREATED, FIRST APPERING IN THE PUBLIC RECORDS OF ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER.)

8. (THE FOLLOWING EFFECTS THAT PORTION WITHIN DAVIS COUNTY) LIEN OF TAXES, NOW ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE, YEAR 2008; SIDWELL NO. 13-051-0046. PRIOR YEAR 2007 PAID. SIDWELL NO. 13-051-0035 IN AMOUNT \$880.46. (NOT A SURVEY MATTER.)

9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF CLINTON CITY, (825-5398), WEBER BASIN WATER DISTRICT (771-1677), MOSQUITO ABATEMENT DISTRICT, AND NORTH DAVIS SEWER DISTRICT (828-0712), AND IS SUBJECT TO ANY ASSESSMENTS LEVIES THEREBY. (NOT A SURVEY MATTER.)

10.THE RIGHT OF THE UTAH STATE TAX COMMISSION TO REASSESS THE TAX ASSESSMENT ON SAID PROPERTY IN ACCORDANCE WITH SECS, 59-2-504-510 AS DISCLOSED BY THAT CERTAIN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND 1969 FARMLAND ASSESSMENT ACT DATED MARCH 23, 2007 AND RECORDED JULY 12, 2007, AS ENTRY NO. 2287908, IN BOOK 4323, AT PAGE 689, OF OFFICIAL RECORDS AND RECORDED JANUARY 24, 2008 AS ENTRY NO. 2336049, IN BOOK 4455, AT PAGE 127 (NOT A SURVEY MATTER.)

11. SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER. (NOT A SURVEY MATTER.)

2300 North

NORTH

12. (THE FOLLOWING EFFECTS THAT PORTION WITHIN WEBER COUNTY) LIENS OF TAXES, NOW ACCRUING AS A LIEN, BUT NO YET DUE AND PAYABLE YEAR 2008; SIDWELL NO. 09-092-000. PRIOR YEAR 2007 PAID; SIDWELL NO. 09-092-0001 IN AMOUNT \$5,862.15. (NOT A SURVEY MATTER.)

13. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF WEBER BASIN WATER CONSERVANCY DISTRICT, WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES DISTRICT AND CENTRAL WEBER SEWER IMPROVEMENT DISTRICT AND IS SUBJECT TO ANY ASSESSMENTS LEVIES THEREBY. (NOT A SURVEY MATTER.)

14. THE RIGHT OF THE UTAH STATE TAX COMMISSION TO REASSESS THE TAX ASSESSMENT ON SAID PROPERTY IN ACCORDANCE WITH SECS. 59-2-504-510 AS DISCLOSED BY THAT CERTAIN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND 1969 FARMLAND ASSESSMENT ACT, RECORDED DECEMBER 18, 2001, AS ENTRY NO. 1815271 IN BOOK 2194, AT PAGE 2752, OF OFFICIAL RECORDS AND RECORDED APRIL 04, 2008 AS ENTRY NO. 233882. (NOT A SURVEY MATTER)

 5) 15. (SPECIFIC LOCATION NOT GIVEN IN INSTRUMENT) THE RIGHTS OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, GRANTEE, AS GRANTED BY HARNESS DIX & CO., GRANTOR, BY EASEMENT AND RIGHT OF WAY AGREEMENT DATE OCTOBER 04, 1918. RECORDED NOVEMBER 01, 1918, IN BOOK N OF LIENS AND LEASES, PAGE 180, RECORDS OF WEBER COUNTY, UTAH, WHICH GRANTS UNTO SAID GRANTEE, ITS SUCCESSORS AND SIGNS. THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING NECESSARY POLES, WIRES, FIXTURES, OVER, UPON AND ALONG THE PUBLIC ROADS, STREETS AND HIGHWAYS ON OR ADJOINING THE PROPERTY OWNED BY GRANTOR ON THE NORTH AS SHOWN IN THAT CERTAIN SURVEY DATED FEBRUARY 14, 2008 AND PREPARED BY CLC ASSOCIATES AS JOB NO. 08-0025. (DOES AFFECT SUBJECT PARCEL ALONG THE EXISTING TELEPHONE LINE AT NORTH END OF PROPERTY AND IS PLOTTED AND SHOWN HEREON.)

16. SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER. (NOT A SURVEY MATTER.)

LIMITED, TO THE FOLLOWING ITEMS, AS DISCLOSED BY A SURVEY PREPARED BY CLC ASSOCIATES, HAVING BEEN CERTIFIED UNDER THE DATE OF FEBRUARY 14, 2008, BY BRAD . MORTENSEN, A REGISTERED LAND SURVEYOR HOLDING LICENSE NO. 271154, AS JOB NO. 08-0025, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: A. POWER LINE ALONG THE NORTH LINE, B. TELEPHONE LINE ALONG THE NORTH LINE AND SHOWN AS EXCEPTION 15, C. IRRIGATION DITCH ALONG THE EAST LINE, D. TRAFFIC SIGNAL POLE IN THE NORTHWEST CORNER, E. STEEL PIPE IN NORTHWEST CORNER, F. STORM DRAIN ACROSS THE CENTER OF THE PROPERTY AND THE EAST LINE.

DESCRIPTION OF PROPOSED PARCELS PROPOSED PROPERTY

ALL THAT LAND LOCATED IN WEBER COUNTY AND DAVIS COUNTY, UTAH, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 6000 SOUTH STREET AND THE EAST LINE OF SR-108 (3500 WEST STREET, ROY CITY), SAID POINT BEING S89'43'33"E ALONG THE QUARTER SECTION LINE 33.00 FEET AND S00'20'59"W 33.00 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID SOUTH LINE S89'43'33"E 19.82 FEET, THENCE S00'20'58"W 15.02 FEET, THENCE N59"7'18"E 29.18 FEET, TO THE SOUTH LINE OF 6000 SOUTH STREET, THENCE S89:43'33"E ALONG SAID SOUTH LINE 896.08 FEET, TO THE WEST LINE OF THE ROY 10TH & 30TH WARD SUBDIVISION RECORDED MARCH 1, 2000 AS ENTRY NO. 1692487, IN BOOK 51, AT PAGE 63, WEBER COUNTY RECORDER OFFICIAL RECORDS; THENCE ALONG SAID LINE AND THE EXTENSION THEREOF S00'16'27"W 700.00 FEET; THENCE N89'43'32"W 941.82 FEET, TO THE EAST LINE OF SR-108 (2000 WEST STREET, CLINTON CITY AND 3500 WEST STREET, ROY CITY); THENCE ALONG SAID EAST LINE NO0'20'59"E 699.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 15.12 ACRES MORE OR LESS.

PROPOSED PROPERTY ADDITION:

ALL THAT LAND LOCATED IN DAVIS COUNTY, UTAH, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SR-108 (2000 WEST STREET), SAID POINT BEING S89'43'33"E ALONG THE QUARTER SECTION LINE 33.00 FEET AND S00'20'59"W 732.99 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE S89'43'32"E 941.82 FEET. TO A POINT ON THE EXTENSION OF THE WEST LINE OF THE ROY 10TH & 30TH WARD SUBDIVISION RECORDED MARCH 1, 2000 AS ENTRY NO. 1692487, IN BOOK 51, AT PAGE 63, WEBER COUNTY RECORDER OFFICIAL RECORDS; THENCE ALONG SAID EXTENSION LINE S00'16'27"W 214.96 FEET; THENCE N89'39'01"W 942.11 FEET, TO THE EAST LINE OF SAID SR-108; THENCE ALONG SAID EAST LINE NOO'20'59"E 213.72 FEET, TO THE POINT OF BEGINNING.

CONTAINS 4.63 ACRES MORE OR LESS

PROPOSED EXPANSION PROPERTY:

ALL THAT LAND LOCATED IN DAVIS COUNTY, UTAH, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON EAST LINE OF SR-108 (2000 WEST STREET), SAID POINT BEING S89'43'33"E ALONG THE QUARTER SECTION LINE 33.00 FEET AND S00'20'59"W 946.71 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE S89'39'01"E 942.11 FEET, TO A POINT ON THE EXTENSION OF THE WEST LINE OF THE ROY 10TH & 30TH WARD SUBDIVISION RECORDED MARCH 1, 2000 AS ENTRY NO. 1692487, IN BOOK 51, AT PAGE 63, WEBER COUNTY RECORDER OFFICIAL RECORDS; THENCE ALONG SAID EXTENSION LINE S00'16'27"W 704.85 FEET, TO THE NORTH LINE OF THE ELLIS AND EMMA SUMMERS PARCEL; THENCE ALONG SAID NORTH LINE N89:39/01"W 943.04 FEET, TO THE EAST LINE OF SAID SR-108; THENCE ALONG SAID EAST LINE NO0:20'59"E 704.85 FEET TO THE POINT OF BEGINNING.

565.06

BASIS OF BEARINGS

CONTAINS 15.25 ACRES MORE OR LESS

1.55 ACRES

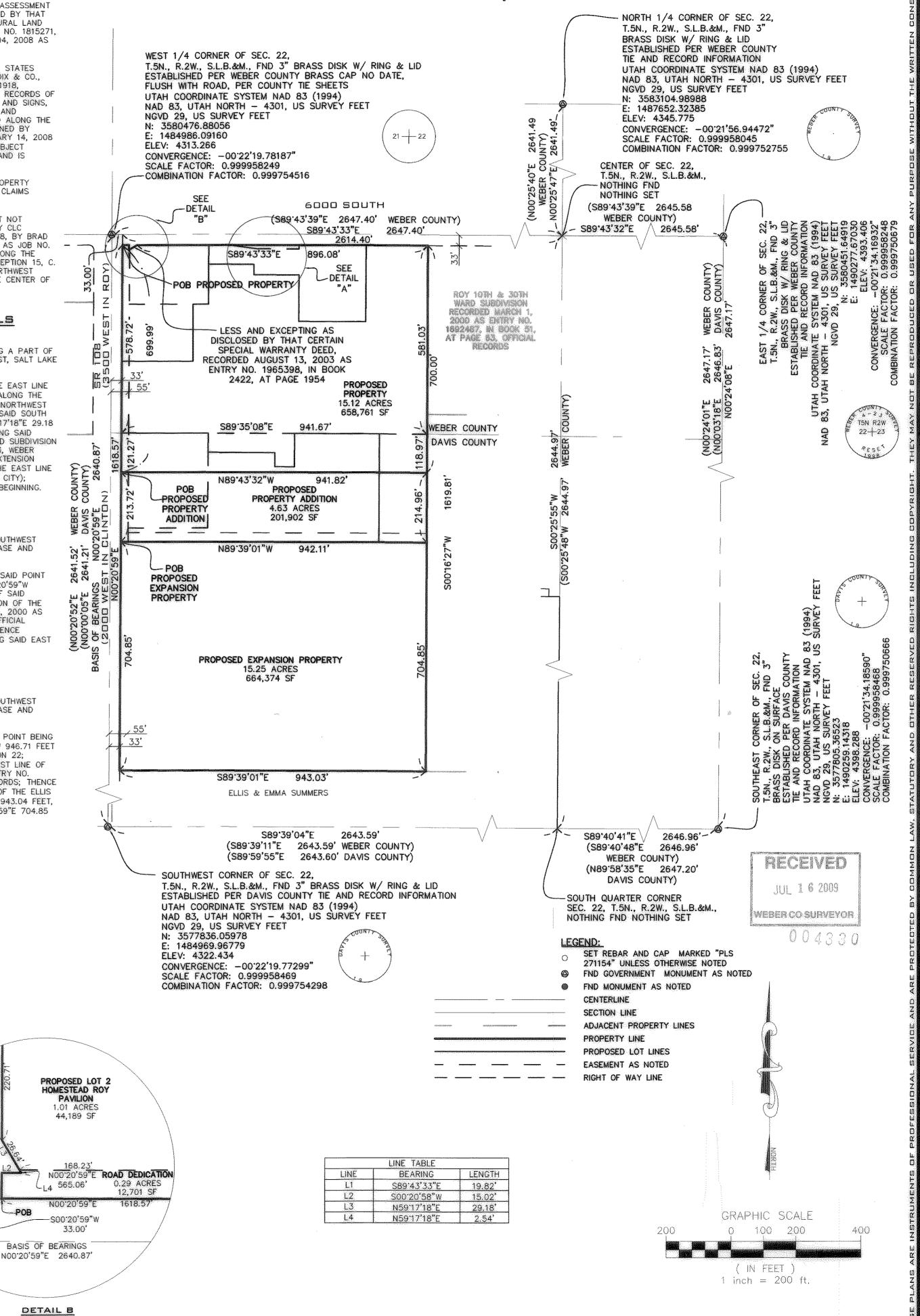
ROAD DEDICATION 0.05 ACRES 2,084 SF

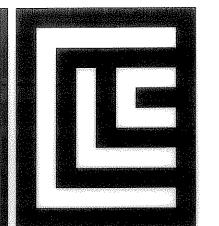
N00'16'27

32.13

ALTA/ACSM LAND TITLE SURVEY

A PART OF THE SOUTHWEST QUARTER SEC. 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF ROY, COUNTY OF WEBER, AND CITY OF CLINTON, COUNTY OF DAVIS, STATE OF UTAH





CLC ASSOCIATES

SUITE 550 SALT LAKE CITY, UTAH 84111-1913 P 801 363 5605 F 801 363 5604 rp://www.gLGASSDG.COM

ARCHITECTURE ENGINEERING PLANNING ANDSCAPE ARCHITECTURE

LAND SURVEYING

PREPARED UNDER THE

BRAD T MORTENSEN ITAH REGISTRATION NO 271 154 FOR AND ON

PROJECT #:08-0025 DRAWN BY: DESIGNED BY: CHECKED BY:

SHEET

OF 2 1.10

CALL BEFORE YOU DIG.

IT'S FREE AND IT'S THE LAW.

1-800-662-4111

