

Vicinity Map

Title Information

This survey was completed using Title Report Order No. 47977 dated July 30, 2009 First American Title Insurance Company and Issued by Landmark Title Company.

The following items from Schedule B could not be plotted:

- #11 any easements or rights of way of the public to use all such highways as may have been established according to law over the subject land or any part thereof, as reserved in the following State of Utah Patents:
 - (a) Patent recorded June 17, 1899 in Book 33 at Page 441 of Official Records
 - (b) Patent recorded August 13, 1904 in Book 46 at Page 352 of Official Records
 - (c) Patent recorded December 6, 1917 in Book 82 at Page 94 of Official Records
 - (d) Patent recorded December 6, 1917 in Book 82 at Page 95 of Official Records
 - (e) Patent recorded April 2, 1940 in Book 135 at Page 220 of Official Records.

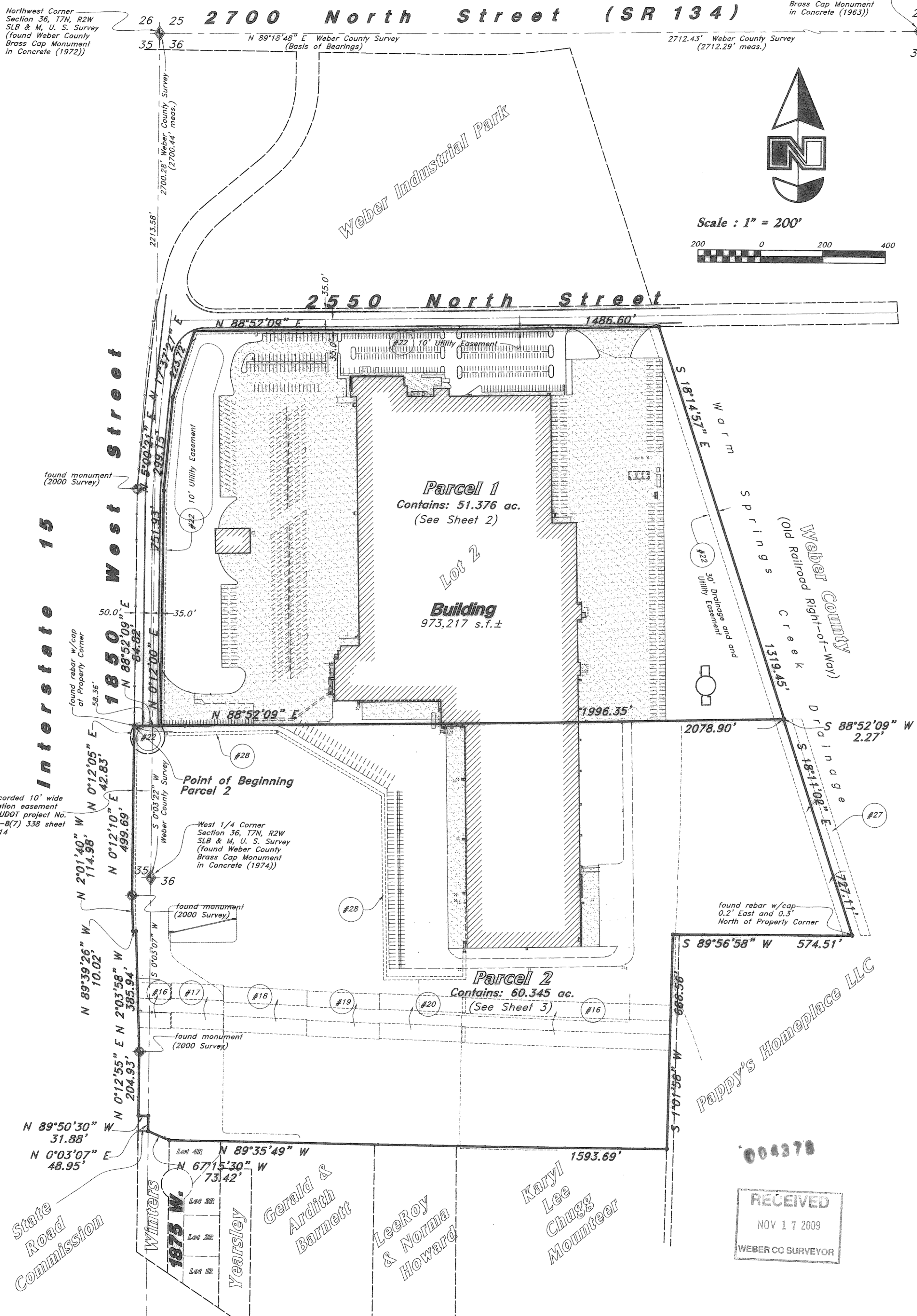
- #12 rights of the public and others entitled thereto, to the use for street, public utilities, and incidental easements, that portion of Parcel 2, if any, lying within the Frontage Road (1850 West) does not affect Parcel 2 other than that which may exist in hereon described Exception #22.
- #13 rights-of-way or easements in favor of the Utah Independent Telephone Company by instrument recorded December 15, 1905, in Book 48, at Page 547 of official records and by instrument recorded December 15, 1905, in Book 48, at Page 551 of official records could not be plotted due to undisclosed size and location.
- #14 a right of way easement of undisclosed size to Mountain States Telephone and Telegraph Company recorded 15 November, 1918 in book N of Liens and Leases at page 211 of official records could not be plotted due to undisclosed alignment.
- #15 agreement between Weber County and Economic Development Administration, United States of America recorded July 28, 1974, as Entry No. 620001, in Book 1060, at Page 239 of official records contains nothing to plot.

- #21 Agreement for the Development of Land between Development Agency of Weber County, Utah and Payless Drug Stores Northwest, Inc. recorded July 2, 1992, as Entry No. 1184270, in Book 1631, at Page 1233 of official records contains nothing to plot.
- #23 terms and conditions of that certain Weber County Subdivision, Improvement Agreement between Weber County Redevelopment Agency and Weber County recorded July 14, 1992 as Entry no. 1185383, in Book 1632, at Page 838 of official records affects Parcel 1 but contains nothing to plot.
- #24 terms and conditions of that certain Weber County municipal services Agreement between Weber County, Utah, and Payless Drug Stores, Northwest recorded July 14, 1992 as Entry no. 1185384, in Book 1632, at Page 846 of official records affects Parcel 1 but contains nothing to plot.
- #25 terms of that certain instrument entitled "Weber Industrial Park Protective Covenants" recorded August 20, 1992, as Entry no. 1189795, in Book 1635, at Page 1509 of official records and that certain instrument entitled Amendment to Protective Covenants at Weber Industrial Park," recorded January 31, 2000 as Entry no. 1687219, in Book 2055, at Page 2087 of official records affects Parcel 1 but contains nothing to plot.

- #26 easements of rights of way for water distribution system of the Weber - Box Elder Conservation District and/or the State of Utah Board of Water Resources as disclosed by mesne instruments of record could not be plotted due to undisclosed size and location.
- #29 (a) any rights, easements, interests or claims which may exist or arise by reason of the matters shown on and/or disclosed by that certain ALTA/ACSM Land Title Survey bearing a certificate date of January 26, 2000, prepared by Great Basin Engineering-South, certified by Bruce D. Pimper, License No. 362256, and filed in the Offices of the Weber County Surveyor as Survey Filing No. 002026.
- (b) any rights, easements, interests or claims which may exist or arise by reason of the matters shown on and/or disclosed by that certain ALTA/ACSM Land Title Survey bearing a certificate date of January 26, 2000, prepared by Great Basin Engineering-South, certified by Bruce D. Pimper, License No. 362256, and filed in the Offices of the Weber County Surveyor as Survey Filing No. 002605.
- (c) any rights, easements, interests or claims which may exist or arise by reason of matters a current, accurate and complete land survey of the land described in Schedule A would disclose.

- The following items from Schedule B were plotted:
- #16 a right of way and easement for power line facilities to Utah Power & Light Company recorded 14 July, 1975 as entry No. 641816 in book 1092, page 90 of Official Records.
- #17 a right of way and easement for power line facilities to Utah Power & Light Company recorded 14 July, 1975 as entry No. 641817 in book 1092, page 93 of Official Records.
- #18 a right of way and easement for power line facilities to Utah Power & Light Company recorded 14 July, 1975 as entry No. 641818 in book 1092, page 94 of Official Records.
- #19 a right of way and easement for power line facilities to Utah Power & Light Company recorded 14 July, 1975 as entry No. 641819 in book 1092, page 95 of Official Records.
- #20 a right of way and easement for power line facilities to Utah Power & Light Company recorded 14 July, 1975 as entry No. 641820 in book 1092, page 96 of Official Records.

- #22 the following matters set forth and depicted on the record plat of Weber Industrial Park, West Addition - Plat A, recorded July 14, 1992 as Entry no. 1185382, in book 34, at Page 37 of plat at page 37 of the Official Records and on the Plat of Weber Industrial Park, West Addition - Plat A Amended recorded April 12, 1993 as Entry no. 1220464, in Plat Book 35, at Page 39 of Official Records:
 - A 10-foot wide utility easement affecting the Westerly and Northerly 10 feet of the land identified as Parcel 1 in Schedule A hereof.
 - A 30-foot wide drainage and utility easement affecting the Easterly 30 feet of the land identified as Parcel 1 in Schedule A hereof.
 - A temporary 85 foot radius turn-around in the Northwestern portion of the land identified as Parcel 2 in Schedule A hereof.
- #27 a 30 ft. wide drainage and utility easement recorded 30 September, 1998 as entry No. 1577885, in book 1939, at page 2987 of Official Records (mathematical location is East of property but intent of easement appears to be along Easterly boundary of property)
- #28 an easement for a right of way 10 feet in width and 2220 feet in length, more or less, in favor of Pacificorp recorded September 5, 2008 as entry no. 2363222 of Official Records is shown hereon by interpretation of exhibit and facility locations on ground by survey.



Narrative

This Survey update was requested by Associated Foods, Inc. for financing purposes

This survey honors a previous January 25, 2000 survey by Great Basin Engineering - South.

A line between the monument for the Northwest Corner of Section 36 and the monument for the North 1/4 Corner of Section 36 was assigned the Weber County Survey bearing of North 89°18'48" East as the Basis of Bearings.

No Property Corners were placed with this Survey.

Flood Plain Data

This property lies entirely within Flood Zone X as shown on FEMA Flood Insurance Rate Map for Weber County and Incorporated Areas Community Panel Number 49057C0200E dated December 16, 2005. Flood Zone X is designated as "Areas determined to be outside the 0.2% annual chance flood plain" (No Shading)

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies 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.

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 8. Trees from Adjoining Parcels may canopy over the property which may not show on this survey.

Pertaining to ALTA requirement No. 9: there are 343 regular parking stalls on this site, of which 8 are designated for handicap parking and access. Also, there are approximately 404 truck and trailer parking stalls.

There are no observable, above ground encroachments by the improvements upon adjoining properties or by the improvements of adjoining properties or streets upon this property.

Descriptions

Parcel 1

All of Lot 2, Weber Industrial Park, West Addition-Plat A as Amended-April 1993, a part of the Northwest Quarter of Section 36 and the Northeast Quarter of Section 35, Township 7 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah, according to the Official Plat thereof recorded April 12, 1993 as Entry no. 1220464, in Plat Book 35, at Page 39 of the Official Records of the County Recorder of Weber County, Utah.

Parcel 2

Part of Lots 10-12, 17-19, and 21, which fall within the Northwest Quarter of the Southwest Quarter of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, and described as follows:

Beginning at a point which falls South 00°03'22" West 2213.58 feet and South 89°52'09" West 58.36 feet from the Northwest Corner of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said point also being the Southwest Corner of the Weber Industrial Park, West Addition-Plat A Subdivision, as amended (Plat Book 35, Page 39 of Weber County Records), and running thence North 88°52'09" East along the South Line of the said Weber Industrial Park, West Addition-Plat A Subdivision 2078.90 feet, to a point described as being the previous location of the West Line of the Old Central Pacific Railroad Company right of way, thence South 18°11'02" East along said West Line 727.11 feet, to a point described in previous instruments of record as being the intersection with the Easterly extension of a fence line representing the North boundary line of that property owned by Pappy's Farms (Weber County Tax I.D. #19-042-0049); thence South 89°56'58" West along said extension and said North Line of the Pappy's Farms parcel 574.51 feet; thence South 01°01'58" West 686.56 feet along the West Line of a 21.5 foot wide strip originally allocated as a part of Lot 10 (of said Section 36); thence North 89°35'49" West along an existing fence line representing the North boundary line of a parcel of land described in previous instruments of record as being the Karyl Anderson Chugg parcel (prior Weber County Tax I.D. #19-042-0016), and its extension Westerly, 1593.69 feet to a point described in previous instruments of record as being on a North-South fence; said point also being described in previous instruments of record as the Northeast Corner of property owned by Frontier Homes (prior Weber County Tax I.D. #19-042-0041); thence North 67°15'30" West along the North Line of the said Frontier Homes parcel 73.42 feet, more or less, to a point described in previous instruments of record as being the Southeast Corner of the Stain parcel (Weber County Tax I.D. #19-040-0011); thence North 00°03'07" East along the East Line of the said Stain parcel 48.95 feet; thence North 89°50'30" West along the North Line of the said Stain parcel 31.88 feet to the East right of way line of the State Highway known as Interstate 15 (I-15); thence running along the said East right of way line of I-15 the following six (6) courses: North 02°03'58" East 204.93 feet, North 02°03'58" West 385.94 feet, North 89°39'26" West 10.02 feet, North 02°01'40" West 114.98 feet, North 00°12'10" East 499.69 feet, and North 00°12'05" East 42.83 feet to the point of beginning.

Certification

To Associated Food Stores, Inc., Associated Fresh Markets, Inc., Wells Fargo Bank, National Association, and its successors and assigns, as Collateral Agent, First American Title Insurance Company and Landmark Title 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 2, 3, 4, 7(c), 8, 9, 10, and 11(d) 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.

Date: 6 Oct. 2009

Kirk D. Randall
Utah PLS No. 334567

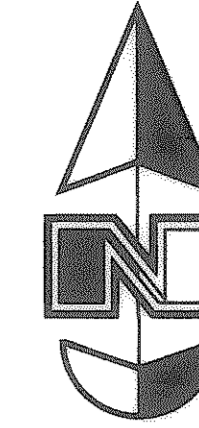
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WEBER CO SURVEYOR

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Said Lake City (801)387-8229 Ogden (801)384-2288 Fax (801)387-8651

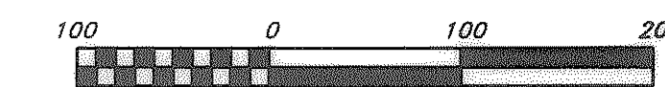
ALTA / ACSM Land Title Survey
AFS Distribution Center
1825 West 2550 North, Utah
Farr West, Weber County, Utah
A Part of the E 1/2 of Sec. 35,
& the W 1/2 of Sec. 36, 17N, R2W, SL&M

24 Aug 2009
SHEET NO. 1

Interstate 15



Scale : 1" = 100'



DATE	REV	DESCRIPTION
6 Oct. 2009		address title comments and unrecorded in.
28 Sep. 2009		address title comments

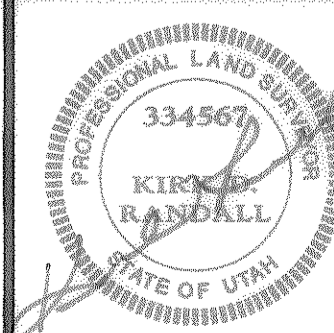
Designed by: _____
 Drafted by: JFF
 Client Name: Associated Foods

Legend

- Centerline
- - - Buried Phone Cable
- - - Sanitary Sewer Line
- - - Culinary Water Line
- - - Gas Line
- - - Storm Drain Line
- - - Overhead Power, Telephone & Cable TV Line
- - - Fence
- Flowline
- Manhole
- Gas Meter
- Fire Hydrant
- Water Valve
- Power Pole
- Power Pole w/Guy
- Irrigation Control Box
- Bollard
- Telephone Box
- Electrical Box
- Post
- Electrical Cabinet
- Post Indicator Valve
- Catch Basin
- Power Meter
- Light Pole
- Inlet Box
- Deciduous Tree
- ▨ Asphalt
- ▨ Concrete
- ▨ Existing Building
- DMH Storm Drain Manhole
- SMH Sewer Manhole
- SCCO Storm Drain Cleanout
- CO Sewer Cleanout
- Electrical Transformer

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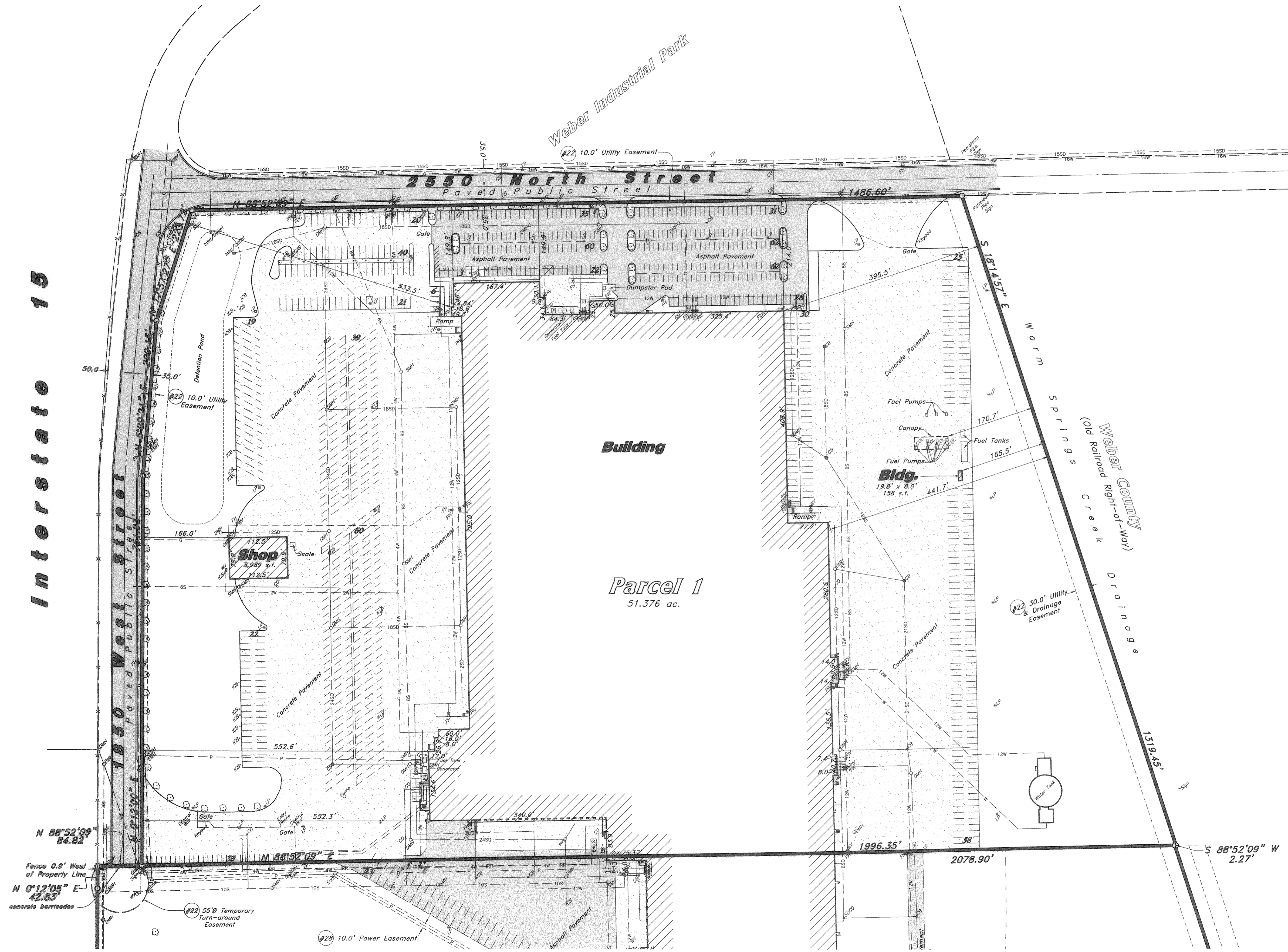
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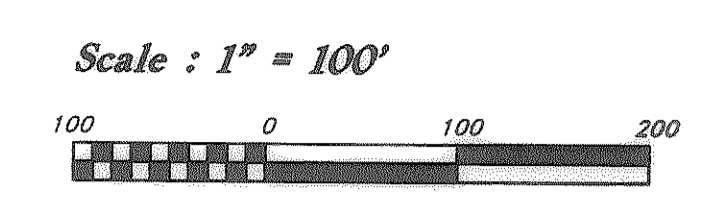
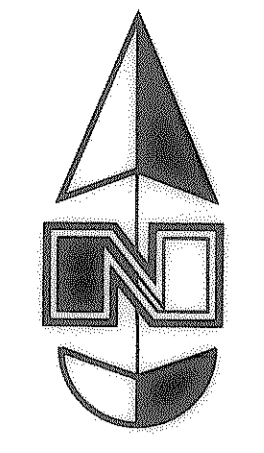
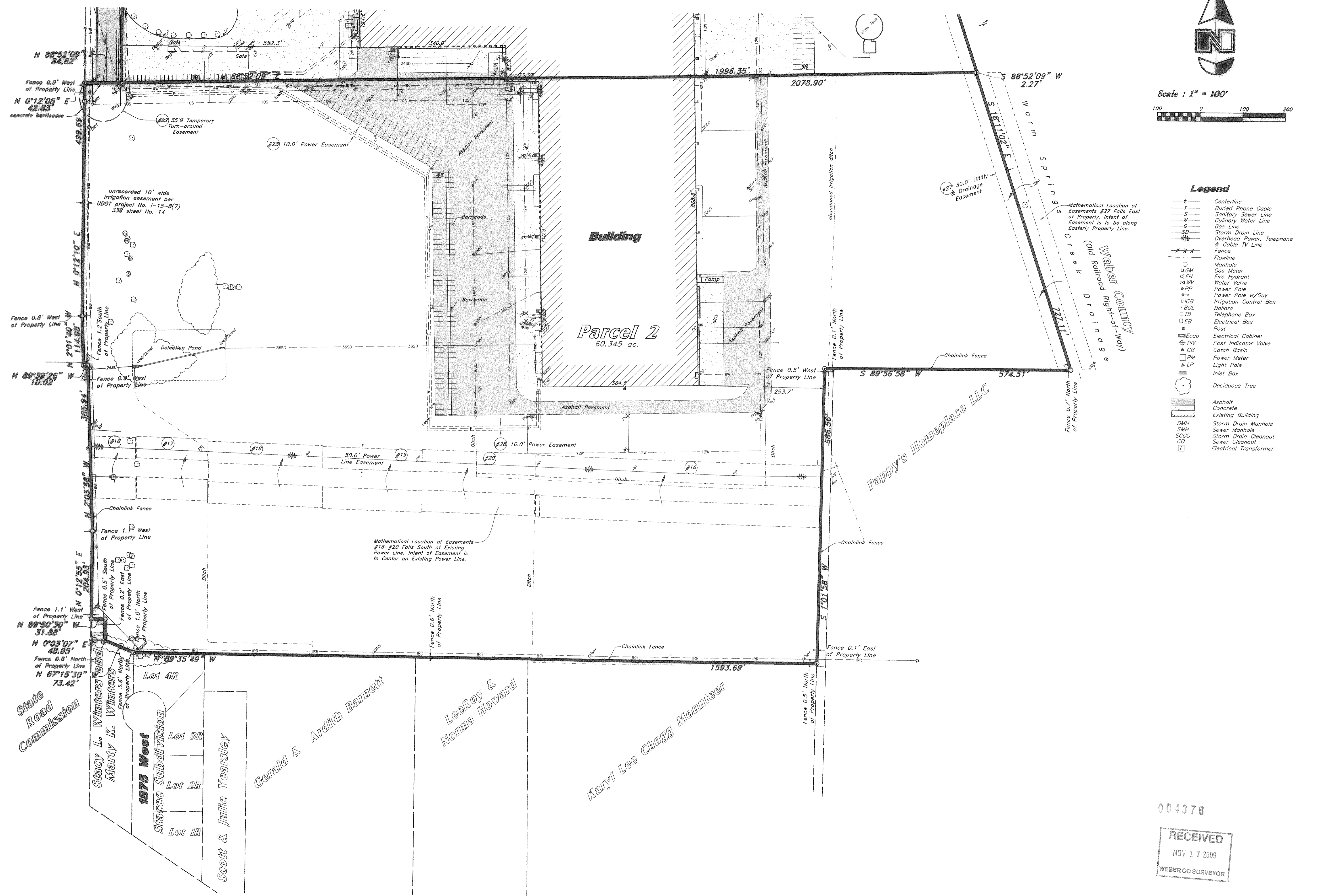
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Interstate 15



Legend

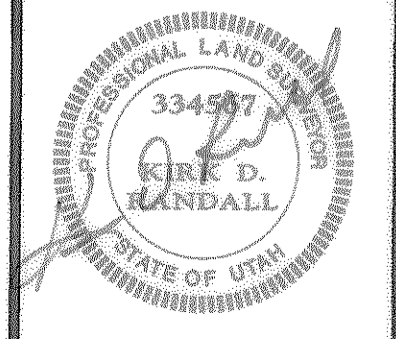
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- Water Valve
- Power Pole w/Guy
- Irrigation Control Box
- Bollard
- Telephone Box
- Electrical Box
- Post
- Electrical Cabinet
- Post Indicator Valve
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- Power Meter
- Light Pole
- Inlet Box
- Deciduous Tree
- Asphalt
- Concrete
- Existing Building
- Storm Drain Manhole
- Sewer Manhole
- Storm Drain Cleanout
- Sewer Cleanout
- Electrical Transformer

NO.	DATE	DESCRIPTION
1	8 Oct. 2009	address title comments and unrecorded in.
2	28 Sep. 2009	address title comments and unrecorded in.
3		
4		
5		
6		
7		
8		
9		
10		

Designed by: _____
 Drafted by: JTF
 Client Name: _____
 Associated Fields: _____
 AFS50505
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