

NARRATIVE

This survey was requested by David Anderson, of Great Basin Engineering South, in behalf of Associated Foods in preparation for financing.

Ogden City Monuments were found at the intersections of 37th Street and Washington Boulevard, and 38th Street and Washington Boulevard.

A line bearing North 0°58'00" East between the two Ogden City Monuments was used as the basis of bearings. No property corners were set.

PARKING SUMMARY
 PARCEL 1 - 181 Regular Stalls
 6 ADA Stalls
 187 Total

FLOOD ZONE MAP

Property is located in Zone X - Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees in the 1% annual chance flood (no shading). According to Flood Insurance Rate Maps (FIRM) for Ogden City, Community Panel 48057C0428 E with the effective date of December 16, 2005.

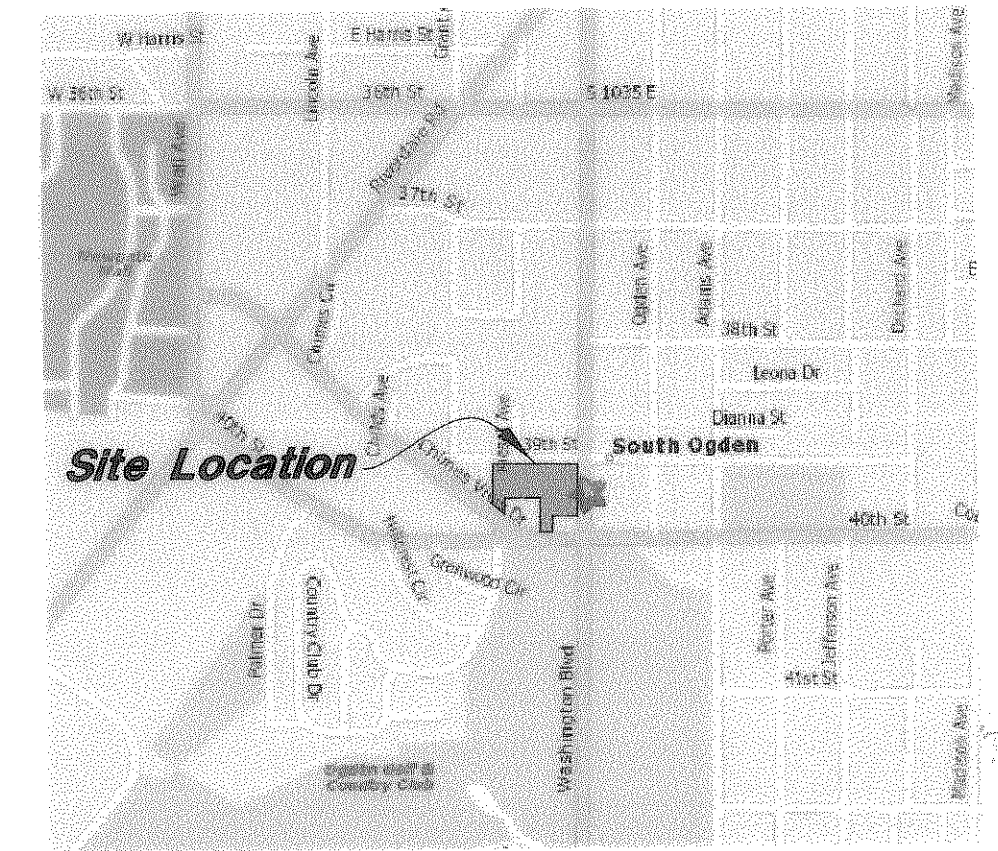
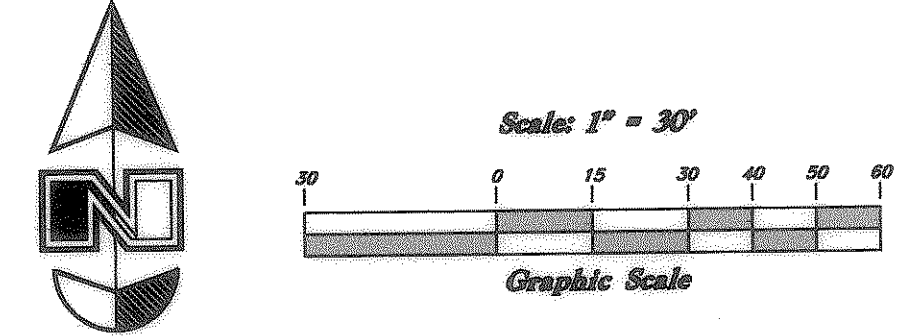
ZONING

This Property is located in Zone C-2
SETBACKS
 Front Yard = 10'
 Side Yard = None - Except 10' adjacent to a residential Zone.
 Rear Yard = None - Except 10' where building rear on residential Zone.
 Any side facing a street is 10'
BUILDING HEIGHT
 Minimum = 1 Story
 Maximum = none
 Maximum lot coverage = not over 60% of lot area by buildings or accessory buildings
PARKING REQUIREMENTS - one space per 200 square feet of sales floor space in the building

BOUNDARY DESCRIPTIONS

PARCEL 1:
 Part of the Southeast Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, also being part of Blocks 46 & 47, Lake View Addition to South Ogden City, described as follows:
 Beginning at a point on the North right of way line of 40th Street, said point being North 89°45'17" West along the street monument line 294.57 feet and North 0°58' East 43.427 feet from the monument of the intersection of 40th Street and Washington Boulevard, thence North 0°14'43" East 209.17 feet, thence North 89°02' West 191.66 feet, thence South 0°58' West 5.00 feet, thence South 0°58' West 95.65 feet to a point on the Northern right of way line of Chimes View Drive, thence North 50°46'44" West along said Northern line 95.08 feet to a point on the centerline of a 20.00 foot wide alley (vacated), thence North 0°58' East along said centerline 251.49 feet to a point in the South right of way line of 39th Street, thence South 89°03'10" East along said South line 523.50 feet to a point on the West right of way line of Washington Boulevard, thence South 0°58' West along said West line 320.00 feet, thence North 89°03'11" West 142.50 feet, thence North 89°02' West 10.00 feet, thence South 0°58' West 99.46 feet to a point on the North right of way line of 40th Street, thence North 89°45'17" West along said North line 50.78 feet to a point of curve, thence along the arc of a curve to the right having a radius of 224.49 feet through a central angle of 6°27'29" an arc distance of 25.30 feet to the point of beginning.

PARCEL 1-A:
 Non-exclusive easements for ingress, egress, parking and utilities as created by the following documents: Agreement and Deed recorded October 21, 1983 as Entry No. 893357 in Book 1434 at Page 1132 of the Official Records.
 Declaration of Restrictions and Grant of Easements recorded November 30, 1983 as Entry No. 896222 in Book 1436 at Page 11976 of Official Records.



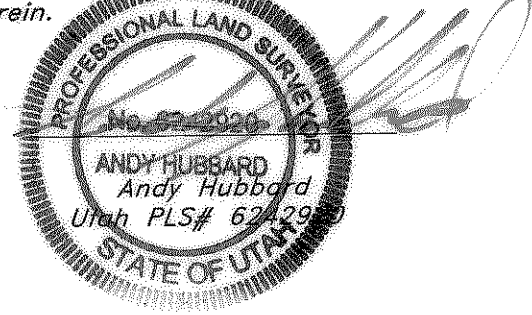
RECEIVED
 DEC 24 2009
 WEBER CO SURVEYOR

004380

Vicinity Map
 NTS

SURVEYOR'S CERTIFICATE

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, Landmark Title Company, Supervalu Inc. and Durham Jones & Pinegar:
 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 2, 3, 4, 7(a), 8, 9, 10 and 11(b) 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 Accuracy of this survey does not exceed that which is specified therein.

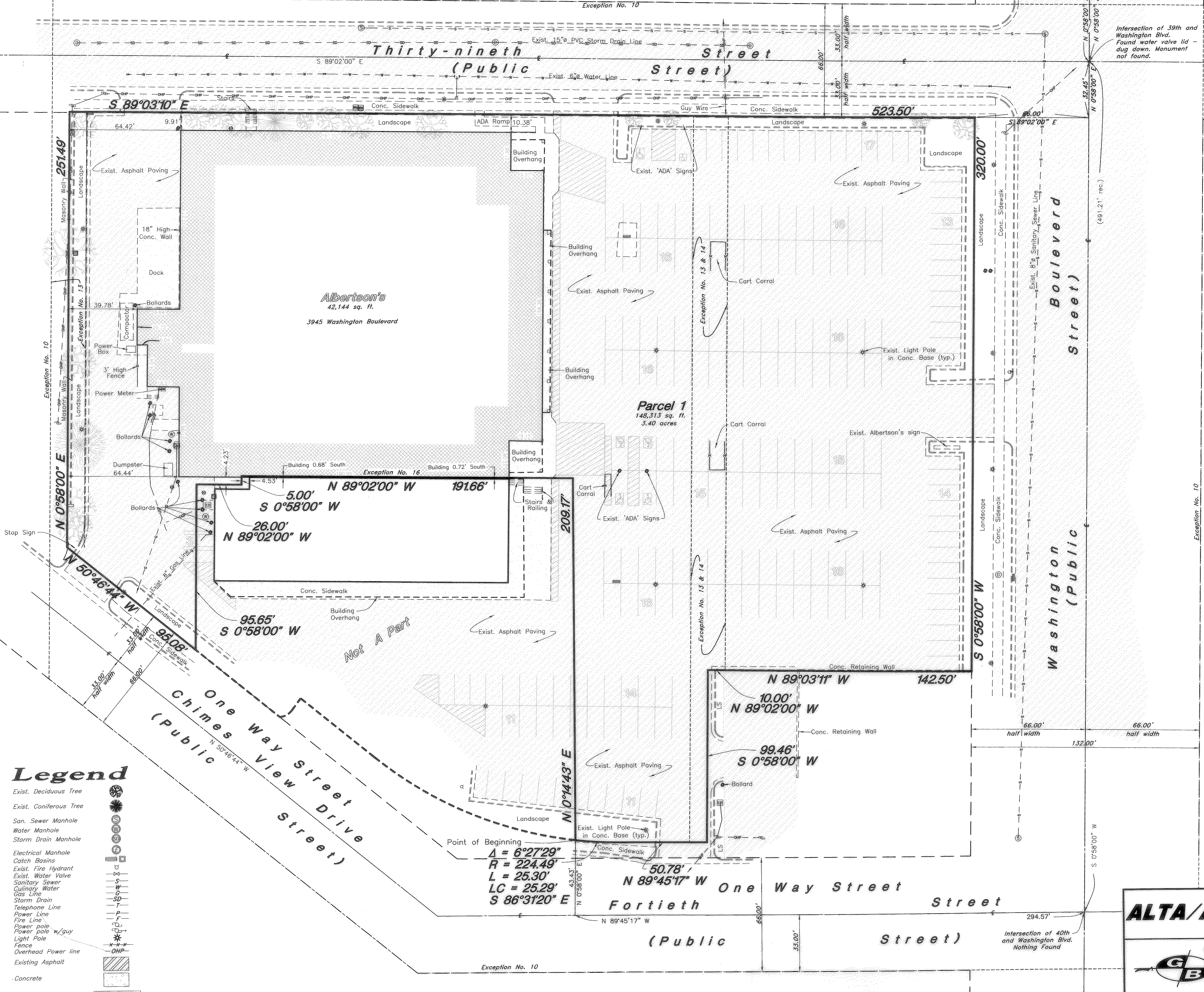


Date: 10-8-2009

EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title Report prepared by Landmark Title Company of Salt Lake City, Utah Order No. 47503, all exceptions dated June 10, 2009 @ 6:59 a.m.

- EXCEPTION NO. 9:** Said property lies within the boundaries of Weber County, Weber Basin Water District Conservancy District, Central Weber Sewer District (801-731-3011), South Ogden City (801-399-4413), and Washington Boulevard Neighborhood Development Plan, and is subject to charges and assessments levied thereunder.
- EXCEPTION NO. 10:** The terms and conditions of that certain Ordinance No. 694, creating and establishing the Washington Boulevard Neighborhood Development Plan, recorded January 27, 1985, as Entry No. 872488, in Book 1417, Page 1362, of Official Records.
- EXCEPTION NO. 11:** Resolution No. 23-2005, a resolution of the Board of County Commissioners of Weber County creating and establishing a special service district throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District", recorded January 24, 2006, as Entry No. 878067, in Book 1423, of Official Records.
- EXCEPTION NO. 12:** Any and all outstanding oil and gas, mining and mineral rights, water, water rights claims or title to water, etc. together with the right of the proprietor of a vein or lode to extract the ore therefrom should the same be found to penetrate or intersect the premises, and the right of ingress and egress for the use of said rights.
- EXCEPTION NO. 13:** Any existing easements which may be located and/or constructed through, over or under that portion of the herein described property shown as being a portion of vacated streets and alleys, and any rights incident thereto, as disclosed by Agreement and Deed recorded April 19, 1983 as Entry No. 878067, in Book 1423, of Page 380; and Ordinance recorded July 7, 1983 as Entry No. 886419, in Book 1428 at Page 199; and Agreement and Deed recorded October 21, 1983 as Entry No. 893357, in Book 1434, at Page 1132 of the Official Records.
- EXCEPTION NO. 14:** Easement and right of way upon the terms and conditions therein provided, in favor of Mildred Schneller, Thair O. Schneller, Richard Schulze and Schneller Enterprises Limited, recorded October 21, 1983 as Entry No. 893357, in Book 1434, Page 1132, of Official Records.
- EXCEPTION NO. 15:** (Exact Location not Disclosed)
 The terms of that certain instrument entitled "Party Wall Agreement", recorded November 30, 1983 as Entry No. 896222, in Book 1436, at Page 1169 of the Official Records, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein, but deleting those matters based upon race, color, creed, religion, sex, handicap, familial status or national origin unless and only to the extent that said matters, or any portion thereof, are exempt under relevant provisions of the United States Code or relate to handicap, but do not discriminate against handicapped persons.
- EXCEPTION NO. 16:** The terms of that certain instrument entitled "Declaration of Restrictions and Grant of Easements", recorded November 30, 1983 as Entry No. 896222, in Book 1436, at Page 1198 of the Official Records, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein, but deleting those matters based upon race, color, creed, religion, sex, handicap, familial status or national origin unless and only to the extent that said matters, or any portion thereof, are exempt under relevant provisions of the United States Code or relate to handicap, but do not discriminate against handicapped persons.
- EXCEPTION NO. 17:** The terms of that certain instrument entitled "Declaration of Restrictions and Grant of Easements", recorded November 30, 1983 as Entry No. 896222, in Book 1436, at Page 1193 of the Official Records, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein, but deleting those matters based upon race, color, creed, religion, sex, handicap, familial status or national origin unless and only to the extent that said matters, or any portion thereof, are exempt under relevant provisions of the United States Code or relate to handicap, but do not discriminate against handicapped persons.
- EXCEPTION NO. 18:** Any rights, interests, or claims which may exist or arise by reason of any matters which would be disclosed by a current, accurate and complete land survey of the Land described in Schedule A hereof.
- EXCEPTION NO. 19:** The rights of any tenants, lessees, their creditors, and other parties claiming by, through, or under said tenants, pursuant to any leases, rental agreements, occupancy agreements, and/or assignments thereof.
- EXCEPTION NO. 20:** The Company specifically excepts any and all matters pending against any lessee or tenant, being on or off record, including, but not limited to, bankruptcies, judgment liens, federal and state tax liens, etc., and makes no certification as to the existence of judgments, tax liens, bankruptcies, or other encumbrances created by any lessee or tenant.
- EXCEPTION NO. 21:** Any claim or lien as a supplier of labor or material to said property, found to have priority senior to the interest to be insured, as a result of labor and/or material supplied prior to the recording of instrument(s) creating said interest.
- EXCEPTION NO. 22:** The identity of the proposed insured has not been disclosed to the Company as of the effective date of this Commitment. Following disclosure to the Company of the name(s) of the proposed insured, the Company reserves the right to amend upon the identity of the proposed insured.



- Legend**
- Exist. Deciduous Tree
 - Exist. Coniferous Tree
 - San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Exist. Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Storm Drain
 - Telephone Line
 - Power Line
 - Fire Line
 - Power pole w/guy
 - Light Pole
 - Overhead Power line
 - Existing Asphalt
 - Concrete
 - Curb & Gutter

ALTA/ACSM Land Title Survey

GREAT BASIN ENGINEERING NORTH
 CONSULTING ENGINEERS AND SURVEYORS
 5746 South 1475 East, Suite 200
 Ogden, Utah 84403
 P.O. Box 150048, Ogden, Utah 84415
 Ogden (801)394-4315 Salt Lake City (801)581-0222 Fax (801)392-7544

SCALE: 1" = 30'
 DATE: 4 Aug, 2009
 DRAWN: JLI
 REVISIONS: 21 Sep, 2009
 8 Oct, 2009

DRWG. NO. 1

Associated Foods #356 - Ogden
 A part of the Southeast 1/4 of Section 5, T5N, R1W, S1B&M, also being a part of Blocks 46 & 47, Lakeview Addition 3945 Washington Blvd., South Ogden City, Weber County, Utah