

Title Information

- #16 - Terms of Declaration of Restrictions and Grant of Easements recorded March 17, 1995 as Entry no. 1336961, in Book 1780, at Page 533 of Official Records blankets common area of entire property.
- Amended Covenants, Conditions, Restrictions and/or Easements recorded November 15, 1995 as Entry no. 1373624 in Book 1780, at Page 147 of Official Records affects lots 7, 8 & 9 but contains nothing to plot.
- Amended Covenants, Conditions, Restrictions and/or Easements recorded November 15, 1995 as Entry no. 1373626 in Book 1780, at Page 137 of Official Records affects entire property but contains nothing to plot.
- A Restriction Confirmation recorded December 18, 1997 as Entry no. 1510892, in Book 1897, at Page 2202 of Official Records contains nothing to plot.
- Amended Covenants, Conditions, Restrictions and/or Easements recorded August 3, 1999 as Entry no. 1653885 in Book 2026, at Page 2553 of Official Records blankets common area of entire property.
- #17 - A Common Area Maintenance Agreement recorded March 17, 1995 as Entry no. 1336962, in Book 1750, at Page 584 of Official Records blankets entire property.
- Amendment to Common Area Maintenance Agreement recorded November 15, 1995 as Entry no. 1373627, in Book 1780, at Page 186 of Official Records blankets common area of entire property.
- #18 - Development Agreement between Cross Pointe Associates Limited and Albertson's, Inc. recorded March 17, 1995 as Entry no. 1336963, in Book 1750, at Page 620 of Official Records blankets entire property and other property.
- This survey was completed using Title Report Order No. 50540 dated March 16, 2011, from First American Title Insurance Company issued by Landmark Title Company.
- The following survey related items circled from Schedule B - Section 2 of the title report are plotted on the survey:
- The following survey related items not circled from Schedule B - Section 2 of the title report could not be plotted:
- #10 - Resolution No. 23-2005 creating Weber Area Dispatch 911 and Emergency Services District recorded January 24, 2006 as Entry No. 2156401 of the Official Record blankets this site along with much more land but contains nothing to plot.
- #11 - Easements for public utilities and incidental purposes over, along and across said property as shown on the recorded plat of said subdivision.
- #12 - A 6 foot right of way easement in favor of Mountain States Telephone and Telegraph Company, recorded April 27, 1987 as Entry no. 1008277, in Book 1515, at Page 561 of Official Records.
- #14 - Terms of Declaration of Restrictions and Grant of Easements, recorded March 17, 1995 as Entry no. 1336950, in Book 1750, at Page 19674, in Book 1790, at Page 2652 of Official Records blankets entire property.
- #15 - Terms of Declaration of Restrictions and Grant of Easements, Theatre Property, recorded March 17, 1995 as Entry no. 1336954, in Book 1750, at Page 506 and re-recorded March 29, 1996 as Entry no. 1396673, in Book 1798, at Page 2837 of Official Records refers to three (3) driveways along North side of this property.

Narrative

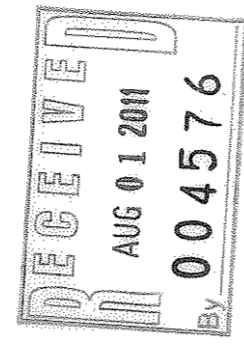
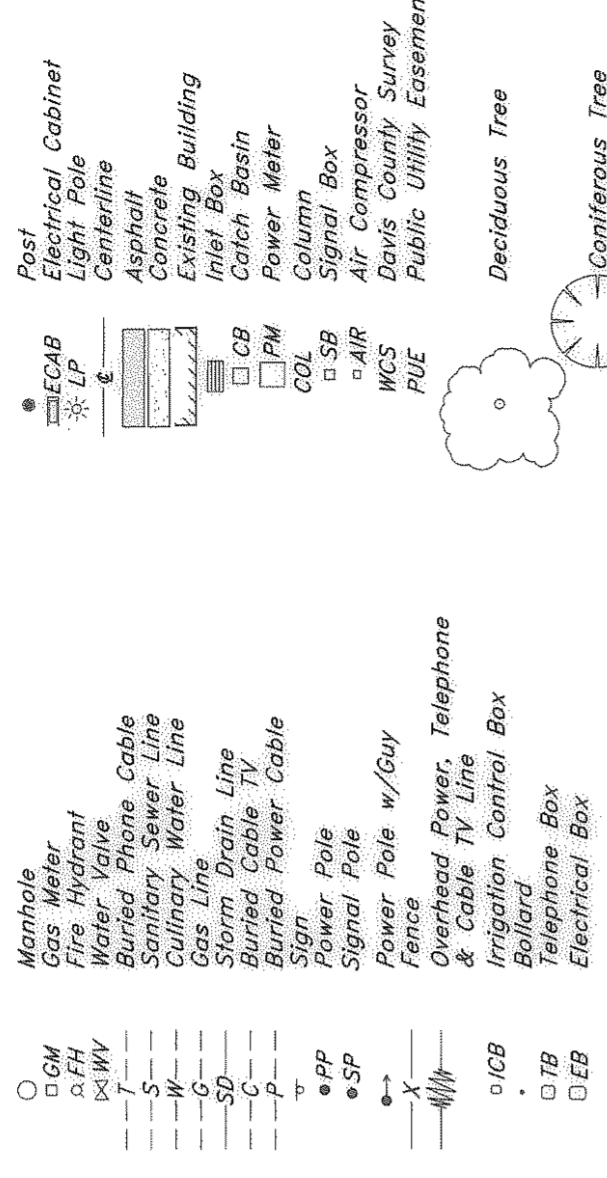
This Survey update was requested by Associated Foods, Inc. prerequisite to the sale of this property and is based upon the previous ALTA survey by Great Basin Engineering - South in 2009.

This survey honors a previous October 1997 survey by Great Basin Engineering - South for the entire shopping center.

A line between monuments found for the North 1/4 Corner and the Center of Section 22, T5N, R1W, SL&M U.S. Survey was assigned the Weber County Survey bearing of South 0°37'15" West as the Basis of Bearings.

No Property Corners were placed with this Survey.

Legend



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.

Pertaining to ALTA requirement No. 9: there are 24 parking stalls on this site, of which 1 is designated for handicap parking and access.

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 490570037E dated December 16, 2006. Flood Zone X is designated as "Areas determined to be outside the 0.2% annual chance flood plain" (No Shading)

Description

Parcel 1:
Lot 4, Cross Pointe Shopping Center, a Utah commercial subdivision, according to the official plat thereof as recorded in the Office of the Weber County Recorder, State of Utah.

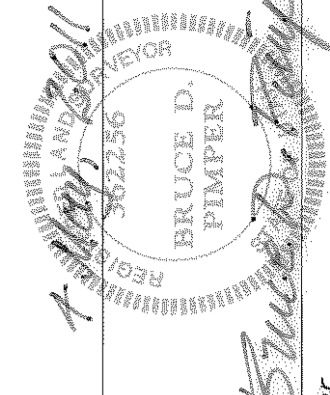
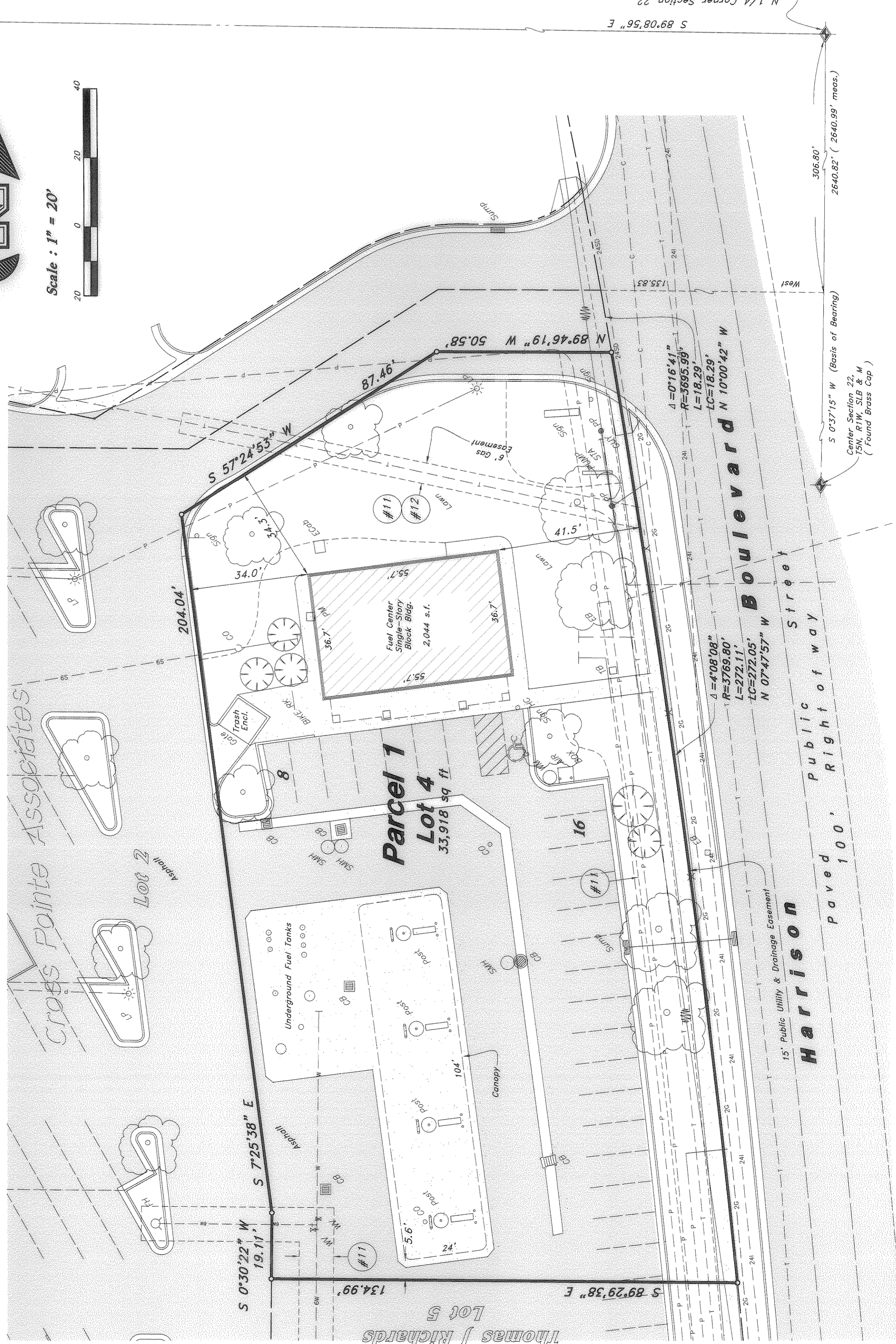
Parcel 2:

A non-exclusive easement for ingress and egress by vehicular and pedestrian traffic, vehicular parking, installation, operation, maintenance, repair and replacement of water drainage systems, water mains, sewers, water sprinkler systems, telephone, electrical conduits systems, gas mains or utilities, as established and defined in that certain Declaration of Restrictions and Grant of Easements recorded March 17, 1995 as Entry No. 1336961, in Book 1750, at Page 533 of the Official Records.

Certification

To 7-Eleven, Inc., Associated Fresh Markets, Inc., 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 the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes Items 3, 4, 7(a), 8, 9 and 11 of Table A thereof. The field work was completed on April 29, 2011



Date: _____
Bruce D. Pimper
Utah RLS No. 362236