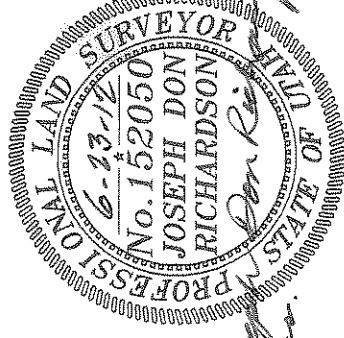


SURVEYOR'S CERTIFICATE

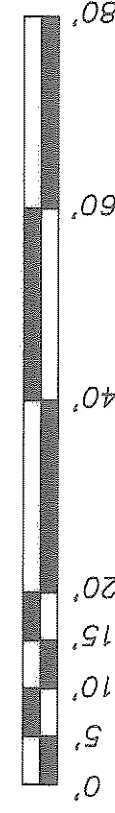
I, Joseph Don Richardson, Professional Land Surveyor No. 4265 (152050), State of Utah, as President of RICHARDSON SURVEYING, INC., a Utah corporation, certify to KASSY-SPS PROPERTIES, LLC, a Utah limited liability company, that I have surveyed the following described property and find it as shown hereon.



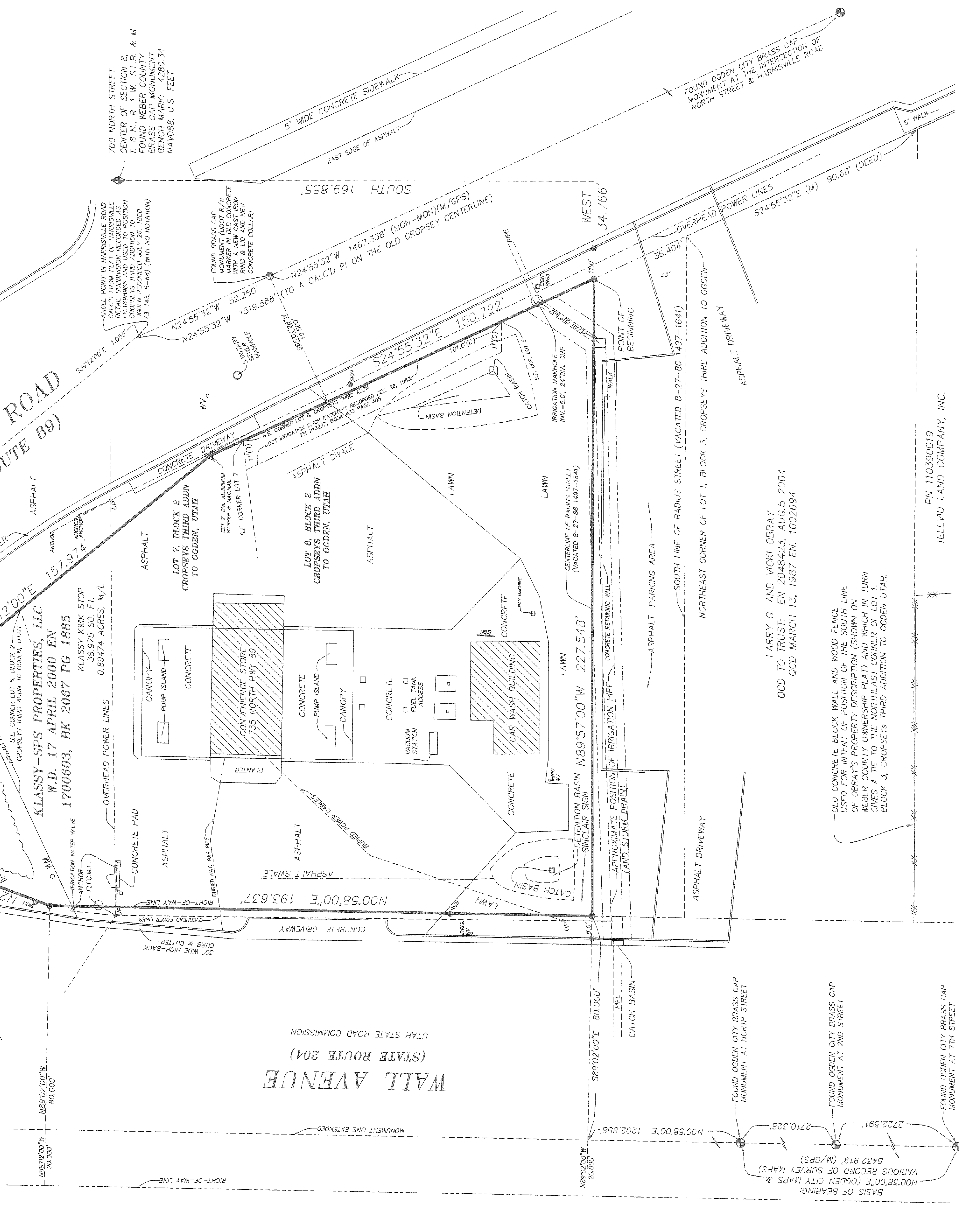
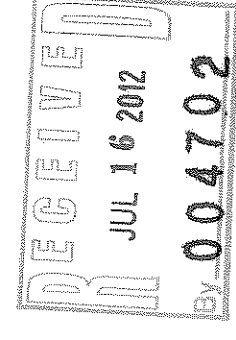
NARRATIVE:

The purpose of this survey is to survey and describe the Kassy Kwik Stop Parcel No. 110390015 and to stake the angle points of this property on the ground and depict the surface visible improvements. The boundary lines of this property are dependent upon the location of the Ogden City street monuments as shown hereon. An old block and wood fence between the O'bray property and the Tellvid Land Company property as shown hereon was used to reestablish the latitudinal intent of the O'bray property and the Northeast Corner of Lot 1, Block 3 of Cropsy's Third Addition to Ogden Utah. A calculated angle point of Harrisville Road according to ties from the Center of Section 8 per Harrisville Third Subdivision was used to help establish the longitudinal position of Cropsy's Third Addition to Ogden Utah. It shall be understood that the process of reestablishment of the monument for the Center of Section 8 of the Public Land Survey System may have resulted in a location different than the location established by the surveyor of Cropsy's Third Addition to Ogden Utah. The basis of bearing of this survey is along the street monument line of Wall Avenue as shown hereon and marked by Ogden City Surveyor's Office monuments on the ground.

SCALE: 1" = 20'



R.S. INC. CONTROL POINT #10: CORNER PIVOT IN CONCRETE
OPUS Report No. 09133282019109
ELLIPSOID: NAD 83
LATITUDE: 41°18' 16.03116" N (DCH:2002.0000)
WEST LONGITUDE: 111°56' 38.84125" W
ELEVATION: 5200.0000 meters
ORIG. HGT: 1305.3534 meters X 3.2808333333333 = 4282.65 NAVD83 (USED AS R.S.M.C. BENCH MARK FOR U.S. KASSY KWIK STOP SURVEY TIES. U.S. FEET 160985(NAD 83) CALIBRATION: ROTATION FROM GEODETIC NORTH TO WALL AVENUE RECORD BEARING: N00°58'54.743372"



AS-SURVEYED DESCRIPTION of the KASSY-SPS PROPERTIES, LLC Property (tax parcel no. 110390015):

Beginning at point on the westerly right-of-way line of Harrisville Road, said point also being SOUTH 169.855 feet and WEST 34.766 feet from the Center of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian and running thence North 89°57'00" W 227.548 feet along the centerline of Radius Street (vacated 8-27-86 1497-1641) of Cropsy's Third Addition to Ogden, Utah, to a point on the easterly right-of-way line of Wall Avenue, said point also being North 00°59' East, 1202.858 feet along the monument line extended of Wall Avenue and South 89°02'00" East, 80.000 feet from an Ogden City monument at the intersection of Wall Avenue and North Street (the basis of bearing of this description is the monument line from the Ogden City monument at the intersection of Wall Avenue and 7th Street to the Ogden City monument at Wall Avenue and North Street also being North 00°58'00" East 5432.919 feet); thence North 00°58'00" East 193.637 feet along the easterly right-of-way line of Wall Avenue, a 100.00 foot wide road; thence along the southeasterly line of Parcel No. 0089.001 of Project No. NH-0089(73)359 as conveyed to the Utah Department of Transportation by warranty deed recorded 03 February 2005 as Entry No. 2083509 for the following two courses: North 20°26'34" East 45.623 feet and North 63°17'54" East 50.317 feet; thence along the westerly right-of-way line of Wall Avenue and Harrisville Road for the following two courses: South 39°12'00" E 157.974 feet and South 24°55'32" East 150.792 feet to the point of beginning. Containing 38,975 square feet or 0.89474 acre, more or less. Subject to restrictions, easements, and rights-of-way of record or enforceable in law and equity.

Warranty Deed recorded 17 April 2000 as Entry No. 1700603, Book 2067 Page 1886:

Part of Lots 7, 8 and 9, Block 2, Cropsy's Third Addition, Harrisville City, Weber County, Utah. Beginning at the Southeast Corner of said Lot 6 and running thence North 39°29'45" West 10.65 feet to the East line of Wall Avenue, thence South 0°59' West 144.29 feet along said East line to the South line of said Lot 6, thence North 72°03'39" East 111.16 feet along the south line of said Lot 6 to the point of beginning. Parcel Number: 11 039 0015. Part of Lots 7, 8 and 9, Block 2, Cropsy's Third Addition, Harrisville City, Weber County, Utah. Beginning at the Southeast Corner of said Lot 6 and running thence North 39°29'45" West 10.65 feet to the North line of Wall Avenue, thence South 0°59' West 144.29 feet along said East line to the South line of said Lot 6, thence North 72°03'39" East 111.16 feet along the south line of said Lot 6 to the point of beginning. Parcel Number: 11 039 0015. Together with the North Half of the Vacated Street Abutting Thereon (1497-1641). (sic) Excepting therefrom the following: (Whereby Deed is UDOT recorded 03 Feb. 2005 as EN 2083509) A parcel of land in fee for the purpose of widening State Route 89, known as Project No. 0089, being part of an entire tract of property situate in Lots 5, 6, 7, 8, & 9, Block 2, Cropsy's Third Addition, a subdivision in Harrisville City, Weber County, situate in the W 1/2 of Section 8, T. 6 N., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows: Beginning at a point in the southeasterly right-of-way line of said State Route 89, which point is 70.84 feet N. 39°29'45" W. from the southeast corner of said Lot 6; and running West along the right-of-way line to the easterly right-of-way line to the easterly right-of-way line of Wall Avenue, thence North 120°26'34" East 157.974 feet along said easterly right-of-way line of Wall Avenue; thence N. 20°26'34" E 157.974 feet; thence N. 63°17'54" E 50.317 feet to the point of beginning. The above described parcel of land contains 2049 square feet in area or 0.05 acres more or less. (sic)

- NOTES:**
- This survey and the information hereon is based on the details of Bonneville Title Company Commitment No. 19639-3W dated February 12, 1991, and is hereby made a part of this survey.
 - The information hereon is subject to and conditional upon easements, rights-of-way, codes, covenants, conditions, agreements, obligations, restrictions of record, historical use, and according to the exceptions as detailed by the owners' records and subsequent title insurance policies which are hereby made a part of this survey. This survey is subject to any facts, conflicts or discrepancies which would be disclosed by the details of a correct title insurance policy.
 - Utility company pipes, wires, etc. are shown hereon in their approximate location according to surface visible features and painted lines on the ground from Blue Stakes work ticket number C20760045 dated 3-16-2012. Other utility pipes, wires, concrete conduits, foundations and structures are shown hereon as they appear on the ground and/or concrete per Blue Stakes. Therefore, owners, contractors, builders and excavators are advised that the Blue Stakes refer to utility and irrigation company maps, Weber County, Ogden City, and Harrisville City records in order to verify the size, location and elevation of all existing utilities and structures prior to any excavation or construction.
 - This survey does not include location nor evaluation of hazardous, deleterious nor environmental conditions which may exist due to the current or prior uses of this property, or due to the forces of nature or by reason of the location of this property in or near such hazardous, deleterious or environmental conditions, whether man-made or natural. This survey does not include location nor evaluation of mineral rights, water rights nor water facilities.
 - Gaps and overlaps of deed lines, if any such exist, may have to be resolved with boundary line agreements or equivalent instruments prior to property development. This survey does not purport to establish the boundaries of adjacent properties which shall be surveyed for their own purposes. Copyright, 2012.
- LEGEND:**
-indicates a point identification number, typical.
 - top stamped PLS 152050 RICHARDSON SURVEYING.
 - *indicates a copper (wet) set in the top of curb on the extension of a property line.
 - (M)indicates a measurement of this survey.
 - (D)indicates a deed dimension.

THIS PROPERTY IS LOCATED IN THE WEST HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN HARRISVILLE CITY, WEBER COUNTY, UTAH

DRAWING No. 791-KKS-795N-HWY89-HARRISVILLE.dwg
DATE: JUNE 23, 2012

RECORD OF SURVEY MAP
KLASSY KWIK STOP
735 NORTH HIGHWAY 89
HARRISVILLE, UTAH 84404

RICHARDSON SURVEYING, INC.
3448 SOUTH 100 WEST
BOUNTIFUL, UTAH 84010
(801) 298-1615
rsurvey@rdi.com