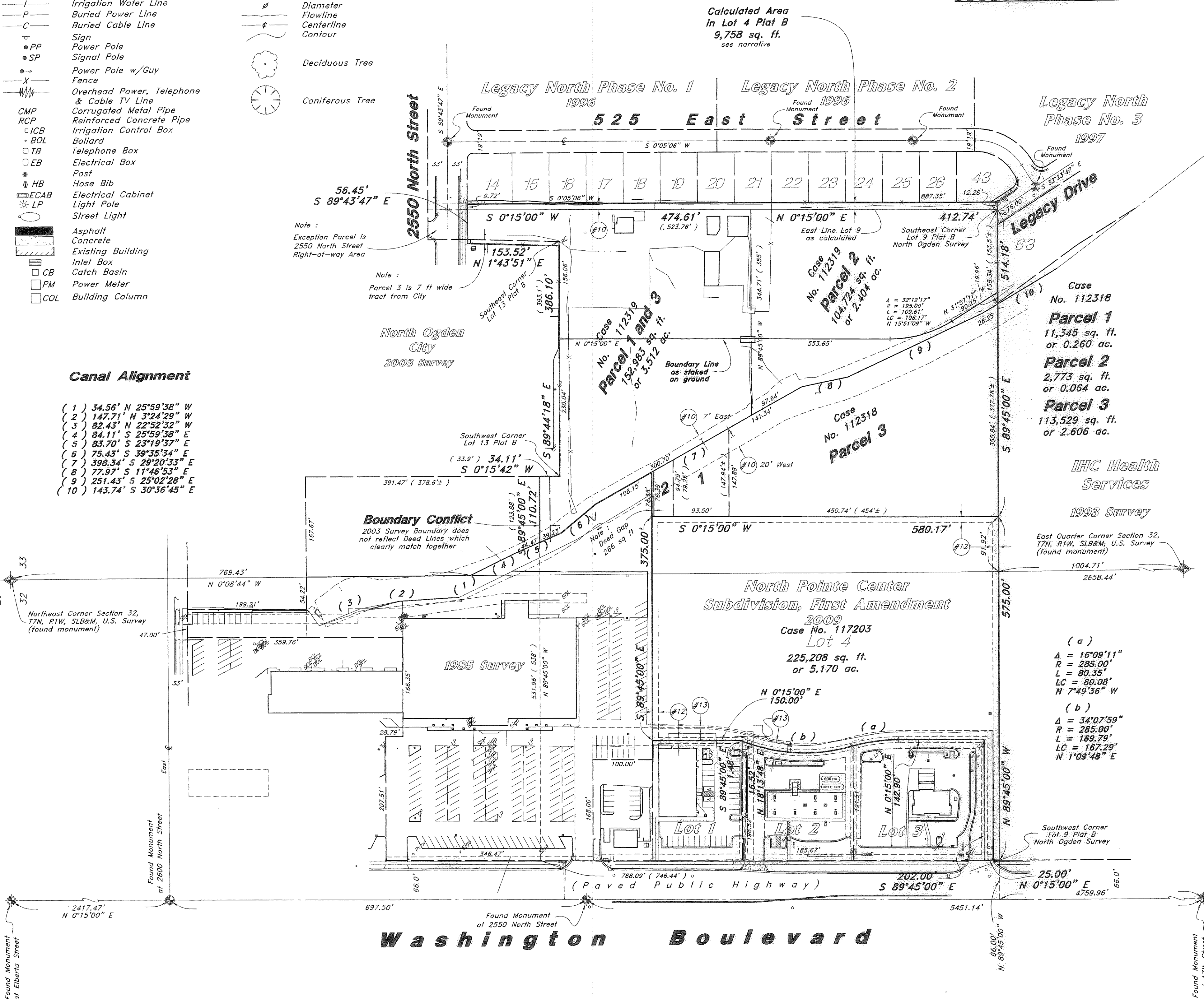


- ### Legend
- Manhole
 - GM Gas Meter
 - △ FH Fire Hydrant
 - ⊕ WV Water Valve
 - Buried Phone Cable
 - Sanitary Sewer Line
 - W Cullinary Water Line
 - G Gas Line
 - SD Storm Drain Line
 - I Irrigation Water Line
 - P Buried Power Line
 - C Buried Cable Line
 - Sign
 - PP Power Pole
 - SP Signal Pole
 - Power Pole w/Guy
 - X Fence
 - Overhead Power, Telephone & Cable TV Line
 - CMP Corrugated Metal Pipe
 - RCP Reinforced Concrete Pipe
 - Irrigation Control Box
 - BOLL Bollard
 - TB Telephone Box
 - EB Electrical Box
 - Post
 - HB Hose Bib
 - ECAB Electrical Cabinet
 - LP Light Pole
 - Street Light
 - Asphalt
 - Concrete
 - Existing Building
 - Inlet Box
 - Catch Basin
 - PM Power Meter
 - COL Building Column

- TA Top of Asphalt
- EA Edge of Asphalt
- SW Top of Walk
- TP Top of Concrete
- Lip Lip of Gutter
- WP Working Point
- FL Flowline
- TC Top of Curb
- Spot Elevation
- Diameter
- Flowline
- Centerline
- Contour
- Deciduous Tree
- Coniferous Tree

- ### Canal Alignment
- (1) 34.56' N 25°59'38" W
 - (2) 147.71' N 3°24'29" W
 - (3) 82.43' N 22°52'32" W
 - (4) 84.11' S 25°59'38" E
 - (5) 83.70' S 23°19'37" E
 - (6) 75.43' S 39°35'34" E
 - (7) 398.34' S 29°20'33" E
 - (8) 77.97' S 11°46'53" E
 - (9) 251.43' S 25°02'28" E
 - (10) 143.74' S 30°36'45" E



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 benefitting the property.

Benchmark

Top of Brass Cap Monument for Northeast Corner of Section 32, T7N, R1W, SLB & M, US Survey

Elev 4417.00
Observed October 2012

Notes

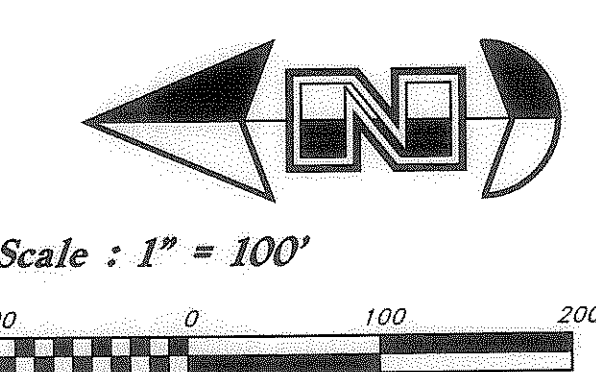
Exception Parcel is 2550 North Street Right-of-Way Area

Parcel 3 is 7 ft wide tract from City

Boundary Line as staked on ground

2003 Survey Boundary does not reflect Deed Lines which clearly match together

Note: Parcel 3 is 7 ft wide tract from City



Narrative

This Survey was requested by Smith's Food and Drug Centers, Inc. prerequisite to development of this property.

The basis of the underlying Lot lines from the 1910 North Ogden Plat B reflect the pro-rating factor established by the 1976 Coon, King and Knowlton Survey.

This Survey honors a previous 1985 Survey for Smiths Management and a 1993 Survey for IHC Hospitals by Great Basin Engineering, Inc. Also a 2003 Record of Survey by MinWest Surveying for North Ogden City Corporation which established the boundaries of Lot 13.

A line along monuments found for the centerline of Washington Boulevard was assigned the Ogden City Engineering Plat bearing of North 0°15'00" East as the Basis of Bearings to retrace the previous Great Basin Engineering Surveys and honor the 2009 North Pointe Center Subdivision Plat.

The Legacy North Subdivisions have been honored as monumented on the ground by the recovered centerline monuments along 525 East Street.

The North Ogden Canal alignment honors the recorded 2012 Right-of-Way Survey as rotated 53°55" counter clockwise as determined by section line bearings.

The Northeast corner of the Powell Parcel 1 is the exception parcel for 2550 North Street Right-of-way in exchange for the 7 ft wide Parcel 3 from North Ogden City which is also shown with the previous 2003 Survey. It was discovered that some of the deed dimensions do not match the existing ground conditions - but were interpreted to fit the intended locations correctly. The Northwesterly corner of this same parcel conflicts with the adjacent 2003 Survey Boundary. Review of several record documents could place this boundary in at least four locations however careful review of the adjoining deeds clearly intends the deed lines to match properly together. The 33.9 ft (34.11 ft prorated by the 1976 Survey) has been documented by record, but the point of beginning has never been prorated to fit the true location.

The East line of Lot 9 as shown on the survey is the calculated location per the North Ogden Plat B and previous surveys in the area however parole testimony from the underlying owner is that when he took possession of the land the existing boundary fence line which has now become the west line of the Legacy North Subdivisions was represented as the East boundary of his land and has been defended as such for his entire ownership. His deed calls both for the East Line of Lot 9 and for an existing fence - which is now the Subdivision Boundary of record.

Cardinal directions called in the North Washington Development / Slater / Hansen deeds have been interpreted as parallel to the controlling Lot lines. The 3.53 ft deed gap left along the North side of Parcel 2 is approximately what had to be removed from Parcel 3 description to fit the intended conditions - so the resulting gap shown was certainly unintentional.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report Case No. 112318, 112319, and 112703 dated September 4, 2012 from First American Title Insurance Company issued by Mountain View Title & Escrow Company.

The following survey related items circled from Schedule B - Section II of the title report are plotted on the survey:

The following survey related items not circled from Schedule B - Section II of the title report could not be plotted:

Case No. 112318

(10) Easements and/or right-of-way's for the North Ogden Canal recorded June 18, 2012 as Entry No. 2581650 in Book 72 of Plats Page 98 of Official Records.

Case No. 112319

(10) 10 ft wide easement to Weber-Box Elder Conservation District for irrigation system recorded January 4, 1965 as Entry No. 441788 in Book 793 of Page 589 of Official Records.

Case No. 112703

(12) Easements as delineated and/or dedicated on the recorded plat recorded August 10, 2009 in Book 70, at Page 30 of Official Records.

(13) Easement Agreement recorded June 10, 2009 as Entry No. 2417151, of Official Records.

#14 Restrictions Agreement and Right to Purchase recorded June 10, 2009 as Entry No. 2417152, of Official Records blankets the entire subdivision but contains nothing to plot.

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0212E dated December 16, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Record Descriptions

Case No. 112318 (North Washington Development / Slater / John W. Hansen)

Parcel 1:
Part of Lot 9, Plat B, North Ogden Survey: Beginning 450.74 feet North and South 89°45'00" East 575 feet of the Southwest Corner of said Lot 9, running thence North 93.50 feet; thence East at right angles to Washington Boulevard 79.25 feet, more or less, to the North Ogden Canal; thence Southeast along said canal to a point 147.94 feet East of the point of beginning, thence West along said South Line 147.94 feet, more or less, to the place of beginning.

Parcel 2:
Part of Lot 9, Plat B, North Ogden Survey: Beginning at a point 544.24 feet North along the East Line of Washington Boulevard and South 89°45'00" East 575 feet from the Southwest Corner of said Lot 9, and running thence North 35.4 feet, thence East at right angles to Washington Boulevard 70.29 feet, more or less, to center of North Ogden Canal, thence Southeast along centerline to a point that is South 89°45' East 79.25 feet, more or less, from point of beginning thence North 89°45' West 79.25 feet, more or less, to point of beginning.

Parcel 3:
Part of Lot 9, Plat B, of North Ogden Survey, beginning South 89°45'00" East 575 feet from the Southwest Corner of said Lot 9, running thence North 0°15'00" East 454.00 feet, more or less, thence East at right angles to Washington Boulevard 147.94 feet, more or less, to the North Ogden Canal, thence Southeast along said canal to the South of said Lot 9, thence West along said South Line 372.78 feet, more or less, to the place of beginning.

Case No. 112319 (Powell)

Parcel 1:
Part of Lot 9, Plat "B" of North Ogden Survey: Beginning at a point 746.44 feet North along the East Line of Washington Avenue and 538 feet East at right angles thereto (and on an old fence line on the West Bank of the North Ogden Canal) from the Southwest Corner of said Lot 9; running thence East 123.88 feet to an old fence on the West Line of Lot 13 of said Plat "B"; thence South 33.9 feet to the Corner of Fence; thence East along said fence 333.1 feet to the Northeast corner of said Lot 13; thence North 220 feet; thence East 47.5 feet to old fence line on the East Line of said Lot 9; thence South 523.76 feet to a point 412.74 feet North of the Southeast Corner of said Lot 9; thence West 355 feet to the North Ogden Canal, at a point 412.74 feet North along the East Line of Washington Avenue and 734 feet East parallel to the South Line of Lot 9 from the Southwest Corner of said Lot 9; thence in a Northwesterly direction along said canal 512.1 feet, more or less, to the place of beginning.

Excepting therefrom that portion conveyed in Quit Claim Deed recorded July 27, 1990 as Entry No. 1114773 in Book 1584 at Page 321 of Official Records, described as follows:

A part of the Northwest Quarter of Section 33, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Northeast Corner of Lot 9, Plat "B" of the North Ogden City Survey, Weber County, Utah; running thence North 89°45' West 47.50 feet along the projected extension of the North Line of 2550 North Street, thence South 1°43'09" West 66.00 feet; thence South 89°45' East 49.19 feet along the projected South Line of 2550 North Street to the West Line of Lot #4 of said Plat "B"; thence North 0°15' East 65.98 feet along said West Line to the North Line of 2552 North Street and the point of beginning.

Property Address: 525 East 2550 North, Ogden, Utah 84414

Parcel 2:
A part of Lot 9, Plat "B", North Ogden Survey; beginning at the Southeast Corner of said Lot and running thence North along the East Line of said Lot 412.74 feet; thence North 89°45' West 355 feet to North Ogden Canal; thence Southeast along said North Ogden Canal to South Line of said Lot 9; thence South 89°45' East 153.5 feet, more or less to the place of beginning.

Property Address: 525 East 2552 North, Ogden, Utah 84414

Parcel 3:
A part of the Northwest Quarter of Section 33, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the projected South Line of 2550 North Street, which is North 89°45' West 47.5 feet and South 1°43'09" West 66.00 feet from the Northwest Corner of Lot 9, Plat "B" of the North Ogden City Survey, Weber County, Utah; running thence North 89°45' West 7.00 feet, thence South 1°43'09" West 148.50 feet to the South Line of Lot 13 of said Plat "B"; thence along said South Line South 89°45' East 7.00 feet to the East Line of said Lot 13, thence along said East Line North 1°43'09" East 148.50 feet to the projected South Line of 2550 North Street, and the point of beginning.

Property Address: 525 East 2552 North, Ogden, Utah 84414

Case No. 112703

All of Lot 4, North Pointe Center Subdivision, First Amendment, North Ogden City, Weber County, Utah, according to the official plat thereof.

Certification

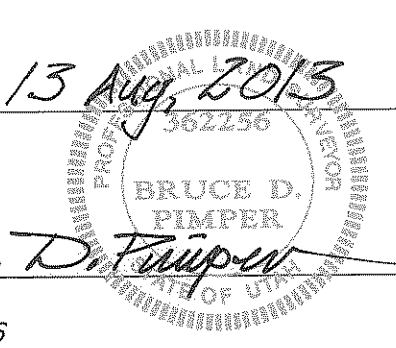
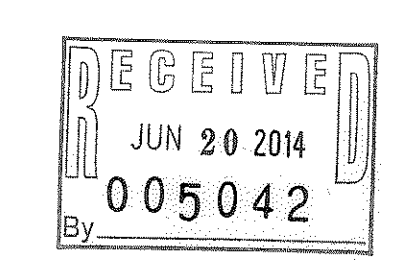
To Smiths Food & Drug Centers, Inc., First American Title Insurance company, and Mountain View Title & Escrow Company:

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, 5 and 8 of Table A thereof. The field work was completed on October 25, 2012.

Date: 15 Aug 2015

Bruce D. Pimper

Utah PLS No. 362256

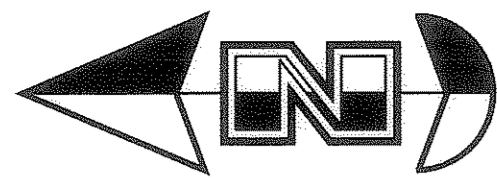


DESIGNED BY: ---
DRAFTED BY: kh
CLIENT NAME: Smith's
SMCT10ASa

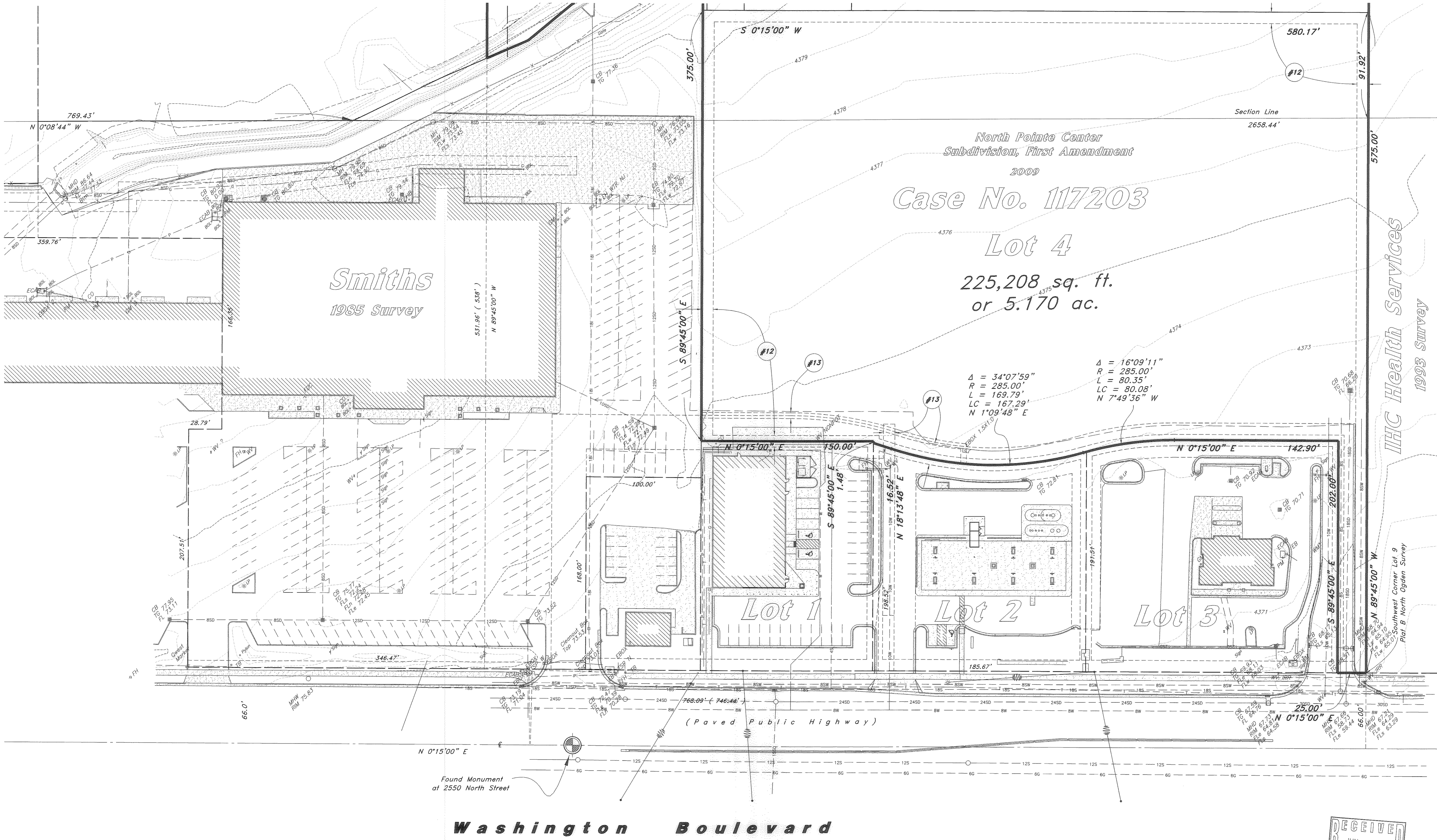
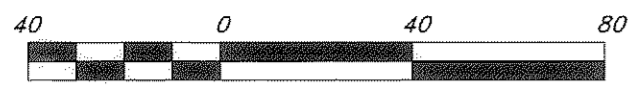
GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-9559 Ogden (801)944-7288 Fax (801)521-9551

ALTA / ACSM Land Title Survey
Smith's #279
Part of Lots 9, 10 and 12, Plat "B", North Ogden Survey
A part of the NE 1/4 of Section 32 and the NW 1/4 of Section 33, T7N, R1W, SLB&M, U.S. Survey

16 Nov, 2012
SHEET NO. 1



Scale : 1" = 40'



North Pointe Center
Subdivision, First Amendment
2009
Case No. 117203

Lot 4
225,208 sq. ft.
or 5.170 ac.

$\Delta = 34^{\circ}07'59''$
 $R = 285.00'$
 $L = 169.79'$
 $LC = 167.29'$
 $N 1^{\circ}09'48'' E$

$\Delta = 16^{\circ}09'11''$
 $R = 285.00'$
 $L = 80.35'$
 $LC = 80.08'$
 $N 7^{\circ}49'36'' W$

Smiths
1985 Survey

IHC Health Services
1993 Survey

Washington Boulevard

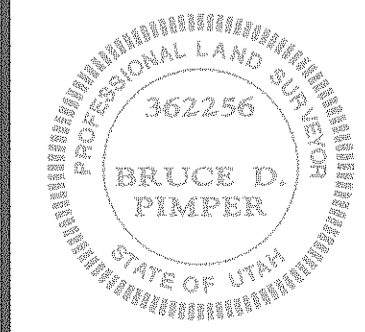
Found Monument
at 2550 North Street

REV	DATE	DESCRIPTION

Designed by: ---
 Drafted by: kh
 Client Name:
 Smith's
 SMC110ASa

GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS and LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 16747
 Salt Lake City, Utah 84116
 Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9655

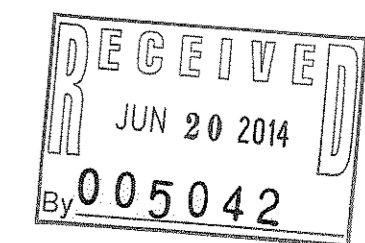
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 A part of the NE 1/4 of Section 32 and the
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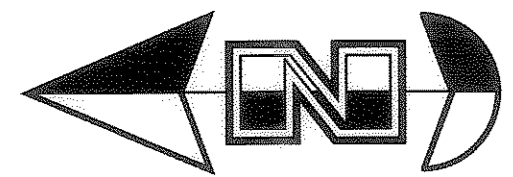


16 Nov, 2012

SHEET NO.

2





Scale : 1" = 40'

Legacy North Phase No. 1
1996

Legacy North Phase No. 2
1996

525 East Street

2550 North Street

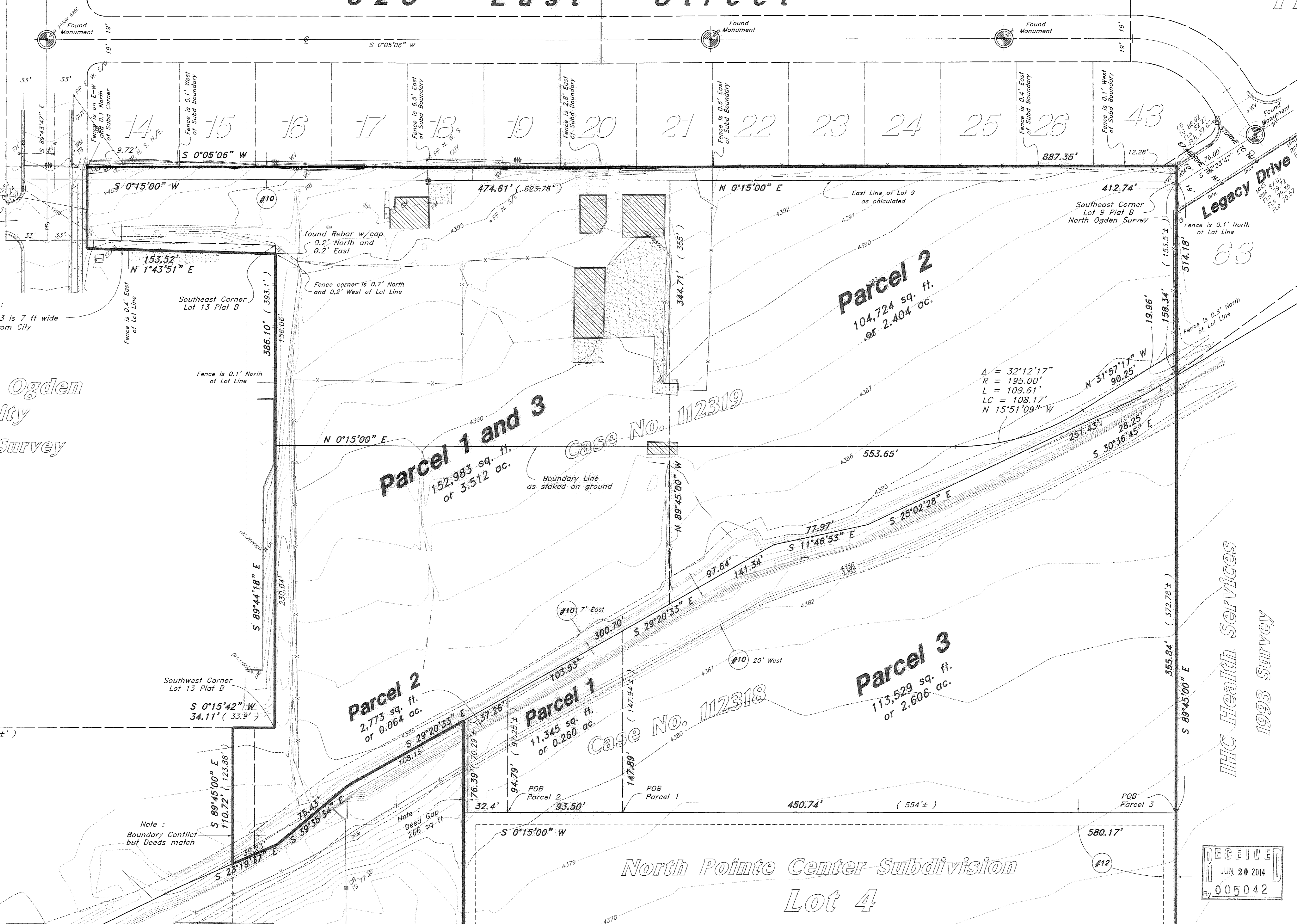
Note :
Exception Parcel is
2550 North Street
Right-of-way Area

Note :
Parcel 3 is 7 ft wide
tract from City

North Ogden
City
2003 Survey

IHC Health Services
1993 Survey

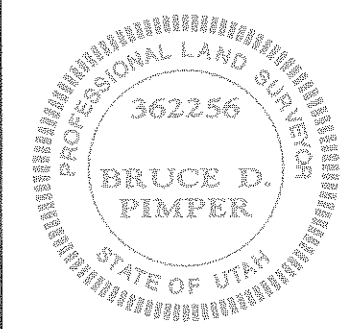
North Pointe Center Subdivision
Lot 4



Designed by: ---
Drafted by: kh
Client Name: Smith's
SMC110A5a

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS AND LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
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A part of the NE 1/4 of Section 32 and the
NW 1/4 of Section 33, 17N, 17W, SL&M, U.S. Survey



16 Nov, 2012

SHEET NO. 3

