

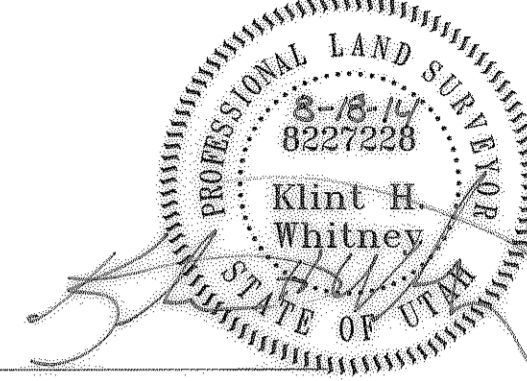
SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAN ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO TRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

I FURTHER CERTIFY TO:
 FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
 HR SNEDEKER COMPANIES, LLC
 HSC WEST HAVEN, LLC
 TRACTOR SUPPLY COMPANY, A DELAWARE CORPORATION
 TRUSTMARK NATIONAL BANK

THAT THIS MAP OR PLAN 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 IS BASED ON COMMITMENT FOR TITLE INSURANCE ORDER NUMBER NCS-650490-NAS WITH AN EFFECTIVE DATE OF FEBRUARY 24, 2014 AT 7:30 A.M. AND INCLUDES ITEMS 1, 3, 6A, 6B, 8, 11A, 13, 14, 17, 18, 19, 20A, AND 20B OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 29TH, 2014.

SIGNED THIS 18TH DAY OF AUGUST, 2014.



AS-SURVEYED OVERALL BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE NORTHWEST CORNER OF THE WEST HAVEN MAVERIK SUBDIVISION BEING LOCATED NORTH 89°36'12" WEST 332.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 00°55'43" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG THE WEST BOUNDARY LINE OF SAID WEST HAVEN MAVERIK SUBDIVISION SOUTH 00°55'43" WEST 627.03 FEET; THENCE NORTH 89°36'11" WEST 325.24 FEET; THENCE NORTH 00°49'26" EAST 627.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2550 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°36'13" EAST 326.39 FEET TO THE POINT OF BEGINNING. CONTAINING 4.69 ACRES.

PARCEL 1 AS-SURVEYED BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF THE WEST HAVEN MAVERIK SUBDIVISION BEING LOCATED NORTH 89°36'12" WEST 332.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 00°55'43" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG THE WEST BOUNDARY LINE OF SAID WEST HAVEN MAVERIK SUBDIVISION SOUTH 00°55'43" WEST 313.52 FEET; THENCE NORTH 89°36'11" WEST 325.24 FEET; THENCE NORTH 00°49'26" EAST 627.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2550 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°36'13" EAST 326.39 FEET TO THE POINT OF BEGINNING. CONTAINING 2.35 ACRES.

PARCEL 2 AS-SURVEYED BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF THE WEST HAVEN MAVERIK SUBDIVISION BEING LOCATED NORTH 89°36'12" WEST 332.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 00°55'43" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG THE WEST BOUNDARY LINE OF SAID WEST HAVEN MAVERIK SUBDIVISION SOUTH 00°55'43" WEST 313.51 FEET; THENCE NORTH 89°36'11" WEST 325.24 FEET; THENCE NORTH 00°49'26" EAST 627.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2550 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°36'13" EAST 326.39 FEET TO THE POINT OF BEGINNING. CONTAINING 2.34 ACRES.

PARCEL 1 AS RECORDED BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF 2550 SOUTH STREET, SAID POINT BEING 220 WEST AND 33 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; RUNNING THENCE WEST 440 FEET; THENCE SOUTH 313.5 FEET; THENCE EAST 597 FEET, MORE OR LESS TO THE WEST LINE OF STATE HIGHWAY; THENCE NORTH 00°20' EAST 183.5 FEET, MORE OR LESS; THENCE WEST 158 FEET, MORE OR LESS, TO A POINT SOUTH FROM BEGINNING; THENCE NORTH 130 FEET TO POINT OF BEGINNING, LESS AND EXCEPTING THAT PORTION CONTAINED IN THE WARRANTY DEED RECORDED DECEMBER 27, 2012 AS ENTRY NO. 2612733 AND BEING MORE PARTICULARLY DESCRIBED AT FOLLOWS:

PARCEL 2 AS RECORDED BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 50 FEET WEST AND 31.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION AND RUNNING THENCE WEST 597 FEET; THENCE SOUTH 313.5 FEET; THENCE EAST 597 FEET, MORE OR LESS, TO THE WEST LINE OF STATE HIGHWAY; THENCE NORTH 00°28' EAST 313.5 FEET MORE OR LESS TO POINT OF BEGINNING, LESS AND EXCEPTING THAT PORTION CONTAINED IN THE WARRANTY DEED RECORDED DECEMBER 27, 2012 AS ENTRY NO. 2612733 AND BEING MORE PARTICULARLY DESCRIBED AT FOLLOWS:

OVERALL BOUNDARY LESS PROPOSED 2550 SOUTH STREET R.O.W.

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF THE WEST HAVEN MAVERIK SUBDIVISION BEING LOCATED NORTH 89°36'12" WEST 332.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 00°55'43" WEST 42.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG THE WEST BOUNDARY LINE OF SAID WEST HAVEN MAVERIK SUBDIVISION SOUTH 00°55'43" WEST 618.03 FEET; THENCE NORTH 89°36'11" WEST 325.24 FEET; THENCE NORTH 00°49'26" EAST 618.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2550 SOUTH; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°36'13" EAST 326.37 FEET TO THE POINT OF BEGINNING. CONTAINING 4.62 ACRES.

OVERALL BOUNDARY LESS PROPOSED 2550 SOUTH STREET R.O.W.

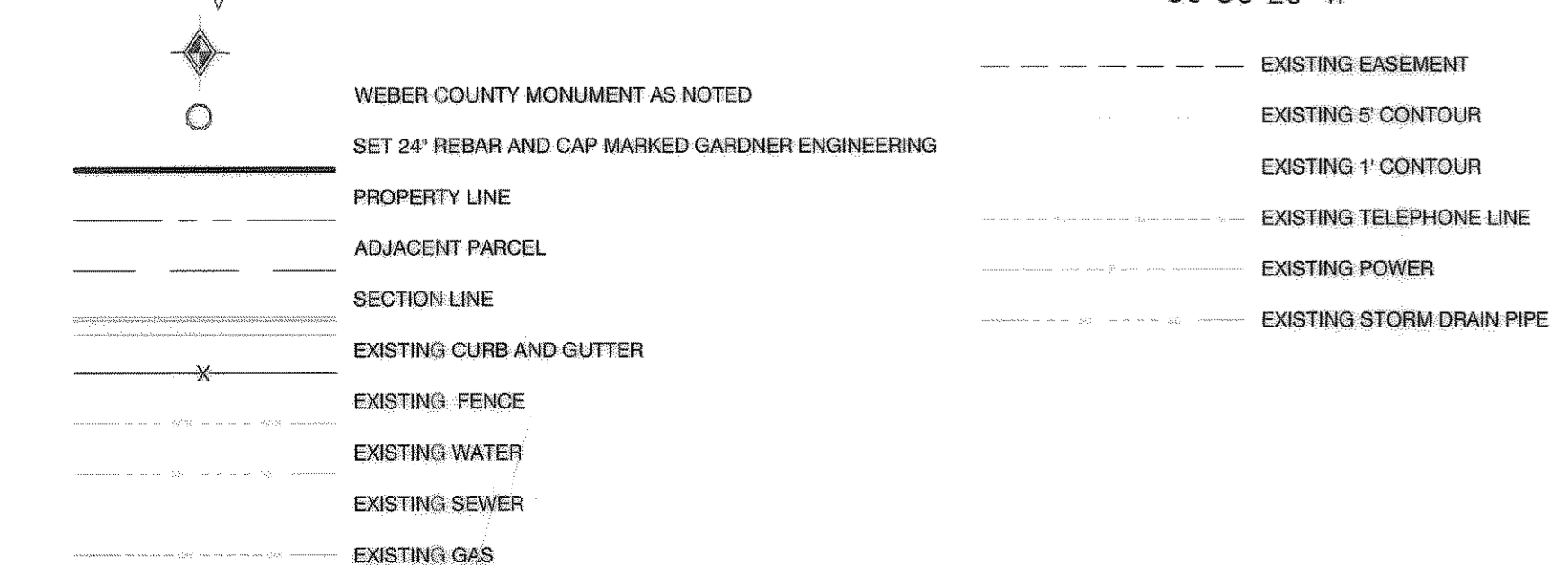
A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF THE WEST HAVEN MAVERIK SUBDIVISION BEING LOCATED NORTH 89°36'12" WEST 332.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 00°55'43" WEST 42.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG THE WEST BOUNDARY LINE OF SAID WEST HAVEN MAVERIK SUBDIVISION SOUTH 00°55'43" WEST 618.03 FEET; THENCE NORTH 89°36'11" WEST 325.24 FEET; THENCE NORTH 00°49'26" EAST 618.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2550 SOUTH; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°36'13" EAST 326.37 FEET TO THE POINT OF BEGINNING. CONTAINING 4.62 ACRES.

SCHEDULE B SECTION 2 EXCEPTIONS

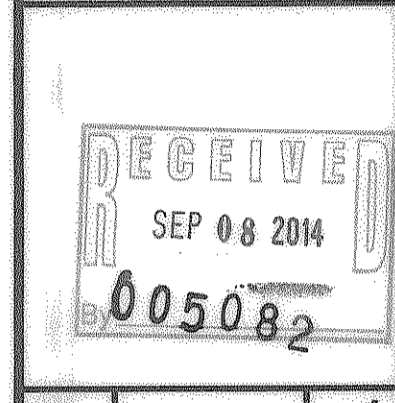
- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. (Not plottable)
- Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. (Not plottable)
- Easements, claims of easements or encumbrances which are not shown by the public records. (Not plottable)
- Discrepancies, conflicts in boundary lines, shortages in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records. (Not plottable)
- Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water. (Not plottable)
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records. (Not plottable)
- Defects, liens, encumbrances, adverse claims or matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment. (Not plottable)
- Taxes for the year 2014 now a lien, not yet due. (Not plottable) (Affects Parcel 1) General property taxes for the year 2013 were paid in the amount of \$24.68. Tax Parcel No. 15-095-023. (Affects Parcel 2) General property taxes for the year 2013 were paid in the amount of \$24.59. Tax Parcel No. 15-095-022. (Not plottable)
- Any charge upon the land by reason of its inclusion in Bona Vista Water, Central Weber Sewer Improvement District, Weber Area Dispatch 911 and Emergency Services District and West Haven City. (Not plottable)
- The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded February 19, 2013 as Entry No. 2620833 of Official Records. (Affects the Property, Not Plottable)
- Ordinance creating Weber County Fire Protection Service Area No. 4 - Fire Protection recorded December 22, 1981 as Entry No. 849262 in Book 1394 at Page 1772 of Official Records. (Affects the property, Not Plottable)
- Agreement by and between the State of Utah, acting through the Board of Water Resources and Wilson Irrigation Company, a Utah corporation recorded May 17, 1996 as Entry 1406857 in Book 1806 at Page 2976 of Official Records. (Not Plottable) A VISUAL INSPECTION OF THE PROPERTY DID NOT REVEAL ANY EASEMENTS RIGHTS-OF-WAY, FACILITIES, WATER DISTRIBUTION SYSTEMS, CANALS, PIPELINES OR OTHER FACILITIES DESCRIBED IN THIS DOCUMENT.
- Easement to the Distribution System by Wilson Irrigation Company, a Utah corporation recorded May 17, 1996 as Entry 1406858 in Book 1806 at Page 2905 of Official Records. Blanket in Nature. (Not Plottable) A VISUAL INSPECTION OF THE PROPERTY DID NOT REVEAL ANY EASEMENTS RIGHTS-OF-WAY, FACILITIES, WATER DISTRIBUTION SYSTEMS, CANALS, PIPELINES OR OTHER FACILITIES DESCRIBED IN THIS DOCUMENT.
- The legal description contained in that certain Quit Claim Deed executed by Ronald O. Stratford, Kevin O. Stratford and Vera O. Stratford, all General partners of Stratford Family Enterprises, LLC as Lessor and Skyrud Farms, LLC, recorded February 12, 2003 as Entry No. 1913069 in Book 2318 at Page 669 of Official Records, overlaps and conflicts with the land described herein. (Connected here on via as surveyed description.)
- Temporary Slope Easement over, across or through the land for access, construction, and maintenance of a graded slope and incidental purposes, as granted to Mavencik, Inc. by Instrument recorded December 27, 2012 as Entry No. 2612734 of Official Records. (Shown hereon).
- Access to Parcel 2 is presumed to be over and across Parcel 1, but the Company does not insure against any contrary state of fact. (Survey found no recorded access.)
- Any or all of the following because of an existing violation of a subdivision law or regulation affecting the Land.
 - Your ability to obtain a building permit.
 - The forced removal or correction of the violation.
 - The refusal of someone else to perform a contract to purchase the Land, lease it, or make a Mortgage loan on it. (NOT A SURVEY ITEM, NOT PLOTTABLE)

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DO AN ALTA/ACSM SURVEY ON THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 WHICH BEARS NORTH 89°36'11" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 GRID BEARING. 2550 SOUTH STREET IS CURRENTLY UNDER THE CONSTRUCTION DESIGN AND RIGHT-OF-WAY WIDENING PROCESS. DIMENSIONS AND DESCRIPTION OF THE FUTURE RIGHT OF WAY AND AFFECTED PROPERTY ARE APPROXIMATE UNTIL RECORDED.



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| SCALE | 1"=40' |
| DATE | 5/30/14 |
| DESIGN | |
| DRAWN | KHW |
| CHECKED | KHW |
| REVISIONS | DESCRIPTION |
| DATE | |



ALTA/TOPOGRAPHIC SURVEY FOR
 JADE CONSULTING
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 35,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING

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