

UTILITY NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND STRUCTURES OR BLUE STAKE, COMBINED WITH RECORD UTILITY MAPS PROVIDED BY LOCAL UTILITY PROVIDERS...

SIGNIFICANT OBSERVATIONS

- SEE EXCEPTION 22 FOR SIGNIFICANT OBSERVATIONS PER PRIOR SURVEY AND SHOWN HEREON.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X', ZONE 'SHADE' X AND ZONE 'AE' OF THE FLOOD INSURANCE RATE MAP...

MISCELLANEOUS NOTES

- MN1 THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN 'ALTA/ACSM LAND TITLE SURVEY' ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. MN2 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR... MN3 M&E ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL... MN4 NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS. MN5 BY SITE INSPECTION THE WESTERLY PORTION OF THE SUBJECT PARCEL HAS ACCESS TO 1250 WEST STREET (AKA FRONTAGE ROAD)... MN6 THE FOLLOWING NOTES PERTAIN TO OPTIONAL TABLE 'A' ITEMS OF THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS...

RECORD DESCRIPTION CONT.

ALSO LESS AND EXCEPTING THEREFROM THAT PROPERTY CONVEYED TO WEBER COUNTY BY QUIT CLAIM DEED RECORDED MAY 24, 1988 AS ENTRY NO. 1078434 IN BOOK 1561 AT PAGE 1375 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF GRANTOR'S LAND, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF A 54 FOOT WIDE FRONTAGE ROAD FOR INTERSTATE 15...

SURVEY NARRATIVE

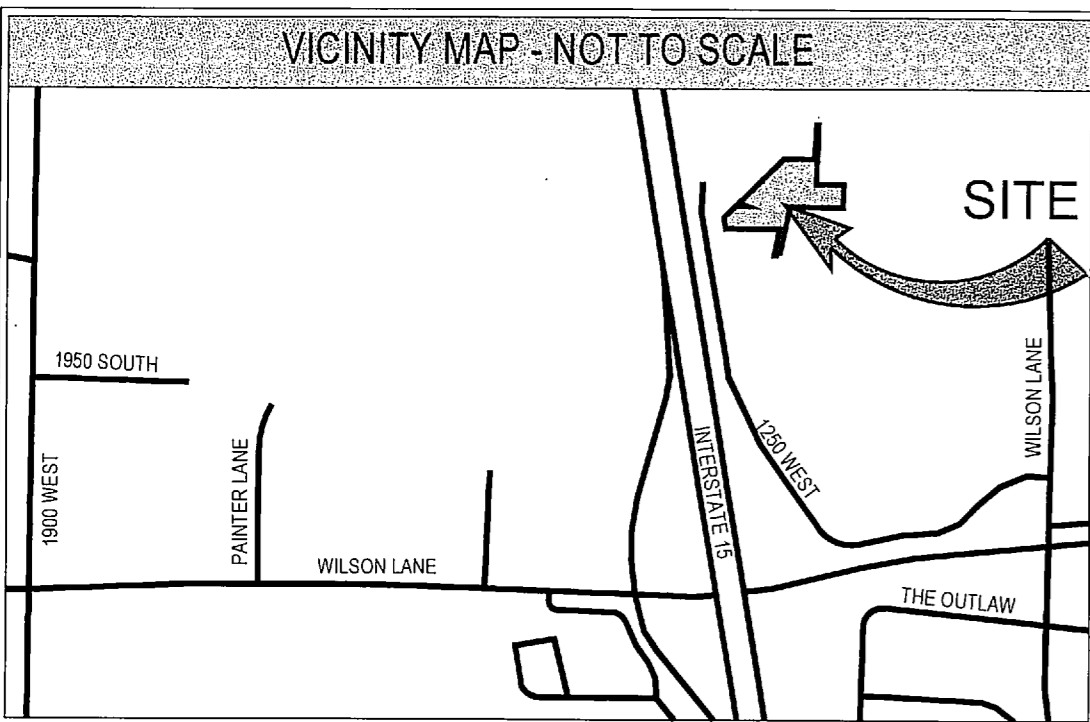
THIS SURVEY WAS PREPARED AT THE REQUEST OF BOCK AND CLARK CORP. FOR THE PURPOSES OF RETRACING THE HERON DESCRIBED PARCELS OF LAND AND EVALUATING SECTION B-2 EXCEPTIONS TO COVERAGE CITED IN THE COMMITMENT FOR TITLE INSURANCE. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°07'40" EAST, ALONG THE QUARTER SECTION LINE COMMON TO SECTIONS 24 AND 25, BETWEEN WEBER COUNTY MONUMENT FOUND AT THE QUARTER CORNER COMMON TO SAID SECTIONS AND THE SECTION CORNER COMMON TO SECTION 19, 24, 25, & 30, AS SHOWN HEREON.

ITEMS CORRESPONDING TO SCHEDULE B-II

- AFFECTS A PORTION OF PARCEL 1) EASEMENT IN FAVOR OF UTAH POWER & LIGHT CO., RECORDED JULY 20, 1938 AS ENTRY NO. 37412 IN BOOK Y AT PAGE 104 OF OFFICIAL RECORDS. AFFECTS A PORTION OF PARCEL 1) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR A PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO SALT LAKE PIPE LINE COMPANY, A NEVADA CORPORATION BY INSTRUMENT RECORDED AUGUST 16, 1948 AS ENTRY NO. 153889 IN BOOK 318 AT PAGE 425 OF OFFICIAL RECORDS. ASSIGNMENT AND ASSUMPTION OF RIGHT-OF-WAY INTERESTS BY AND BETWEEN CHEVRON PIPE LINE COMPANY, A DELAWARE CORPORATION ALSO KNOWN AS CHEVRON PIPELINE COMPANY, SUCCESSOR IN INTEREST TO SALT LAKE PIPE LINE COMPANY, A NEVADA CORPORATION ALSO KNOWN AS SALT LAKE PIPELINE COMPANY ('ASSIGNMENT') AND TESORO LOGISTICS NORTHWEST PIPELINE L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ('ASSIGNEE') RECORDED JUNE 25, 2013 AS ENTRY NO. 2642639 OF OFFICIAL RECORDS. EASEMENT AREA BLANKETS ADJOINING PARCEL TO EAST, AS SHOWN HEREON.) AFFECTS A PORTION OF PARCEL 1) RIGHTS WHICH HAVE BEEN CONVEYED BY WEBER COUNTY TO THE STATE ROAD COMMISSION FOR ACCESS ROAD AS DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 22, 1966 AS ENTRY NO. 47235 IN BOOK 834 AT PAGE 594 OF OFFICIAL RECORDS OF WEBER COUNTY, UTAH. (AREA OF PARCEL DESCRIBED SHOWN HEREON.) AFFECTS A PORTION OF PARCEL 1) RIGHTS WHICH HAVE BEEN CONVEYED BY WEBER COUNTY TO THE STATE ROAD COMMISSION FOR ACCESS ROAD AS DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 22, 1966 AS ENTRY NO. 47235 IN BOOK 834 AT PAGE 594 OF OFFICIAL RECORDS OF WEBER COUNTY, UTAH. (AREA OF PARCEL DESCRIBED SHOWN HEREON.) AFFECTS PARCELS 1 AND 4) A RIGHT OF WAY ON THE EAST OF SAID PROPERTY EXTENDING FROM THE STATE FRONTAGE ROAD ON THE SOUTH BOUNDARY CONNECTING WITH BRIDGE CANAL CROSSING. ALSO, TO AN EXISTING IRRIGATION DITCH RUNNING THROUGH THE SAID PROPERTY WITH RIGHT OF INGRESS AND EGRESS FOR DITCH MAINTENANCE, AS SHOWN IN WARRANTY DEED RECORDED SEPTEMBER 11, 1984 AS ENTRY NO. 91847 IN BOOK 1453 AT PAGE 248 OF OFFICIAL RECORDS OF WEBER COUNTY, UTAH. (25' EASEMENT AND IRRIGATION DITCH SHOWN HEREON.) AN EASEMENT OR RIGHTS IN FAVOR OF WILSON IRRIGATION COMPANY AND THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES FOR A WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES, PIPELINES AND APPURTENANCES THERETO WHICH MAY AFFECT THE LAND AS DISCLOSED BY MESSE DOCUMENTS OF RECORD, INCLUDING THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED MAY 17, 1996 AS ENTRY NO. 146868 IN BOOK 1806 AT PAGE 2865 OF OFFICIAL RECORDS. NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF AN INCOMPLETE LEGAL DESCRIPTION. (EASEMENT IS BLANKET IN NATURE AND AFFECTS THIS AND OTHER PROPERTIES. NO DEFINITIVE LOCATION OF EASEMENT DEFINED.) TERMS, CONDITIONS, RESTRICTIONS AS CONTAINED WITHIN SPECIAL WARRANTY DEED RECORDED JULY 11, 2001 AS ENTRY NO. 1782158 IN BOOK 2152 AT PAGE 2515 AND IN SPECIAL WARRANTY DEED RECORDED OCTOBER 11, 2001 AS ENTRY NO. 1800950 IN BOOK 2174 AT PAGE 107 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL, NO EASEMENTS TO PLOT.) AFFECTS THE EASTERLY PORTION OF PARCEL 1) LEGAL DESCRIPTION HEREIN OVERLAPS AND CONFLICTS WITH PARCEL NO. 15-066-0087 AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 28, 2003 AS ENTRY NO. 1916995 IN BOOK 2325 AT PAGE 35 OF OFFICIAL RECORDS. (OVERLAP RESOLVED BY SURVEY, AS SHOWN HEREON.) AFFECTS PARCEL 1) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR UNDERGROUND ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION, DBA ROCKY MOUNTAIN POWER BY INSTRUMENT RECORDED OCTOBER 20, 2011 AS ENTRY NO. 2346181 OF OFFICIAL RECORDS. (LOCATION OF EASEMENT SHOWN HEREON PER EXHIBIT.) THE RIGHTS OF THE PUBLIC TO USE OR PASS THROUGH THE LAND FOR RECREATIONAL PURPOSES AND/OR ACCESS TO THE WATERWAY KNOWN AS THE WEBER/ODGEN RIVER PROVIDED THAT SUCH PUBLIC RIGHTS HAVE BEEN OR MAY BE ESTABLISHED BY DOCUMENTED OR OTHERWISE PROVEN USE FOR A PERIOD OF TIME. (NO DOCUMENT PROVIDED) EASEMENTS AND RIGHTS OF WAY ASSOCIATED WITH THE LAYTON INTAKE CHANNEL RUNNING OVER AND ACROSS OR ADJACENT TO THE SUBJECT PROPERTY. (INTAKE CANAL SHOWN HEREON.) THE FACT THAT PARCELS 3 AND 4 OVERLAP AND CONFLICT. (AS SHOWN HEREON.) THE FOLLOWING MATTERS DISCLOSED BY THAT CERTAIN SURVEY MADE BY HANSEN AND ASSOCIATED ON FEBRUARY 16, 2001. A) POND PARTIALLY LOCATED ON PARCEL 1. B) TRAILS AND PATHS ASSOCIATED WITH FOOT BRIDGE CROSSING THE LAYTON INTAKE CHANNEL. C) RIGHTS ASSOCIATED WITH CANAL BRIDGE CROSSING THE LAYTON INTAKE CHANNEL. D) DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA AND ENCROACHMENTS WHICH MAY BE DISCLOSED BY PUBLIC RECORDS, INCLUDING, BUT NOT LIMITED TO MATTERS ARISING FROM THE EXISTENCE OF MULTIPLE SECTION CORNERS. E) APPARENT DISCREPANCIES BETWEEN HISTORICAL TITLE DESCRIPTIONS AND FENCE LINES. F) OCCUPATION LINE WHICH APPEAR TO DISCLOSE ENCROACHINGS OCCUPATION FROM NEIGHBORING PARCELS AS WELL AS ENCROACHMENT ONTO NEIGHBORING PARCELS. ITEMS CITED ABOVE DEPICTED HEREON AS INDICATED BY (C).

RECORD DESCRIPTION

PARCEL 1: PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 17.64 CHAINS EAST, NORTH 68°00' WEST 117.7 FEET AND NORTH 44°59' EAST 815.4 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE EAST 388.1 FEET, THENCE NORTH 9°00' EAST 449.6 FEET, THENCE EAST 80 FEET, THENCE SOUTH 4° WEST 11.78 CHAINS, THENCE EAST 6.78 CHAINS, SOUTH 4° EAST 4.50 CHAINS TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE WEST TO THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION, THENCE NORTH ALONG SAID EAST LINE TO A POINT SOUTH 44°59' WEST 277.60 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 44°59' EAST 277.60 FEET TO BEGINNING.



Legend of Symbols & Abbreviations table with columns for symbols and their corresponding descriptions: ADJOINING PROPERTY LINE, SECTION LINE, PARCEL 1A LINE, PROPERTY LINE, MONUMENT LINE, EASEMENT LINE, EXISTING FENCE, CONCRETE, BUILDING, PROPERTY CORNER, WATER VALVE, GUY WIRE, ELECTRICAL BOX, POWER POLE, SANITARY SEWER MANHOLE, STORM DRAIN CATCH BASIN, STORM DRAIN MANHOLE.

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ALTA/ACSM LAND TITLE SURVEY IAA Ogden Expansion B&C PROJECT NO. 201503104_001 1800 South 1100 West, West Haven, UT. BEARING AN EFFECTIVE DATE OF AUGUST 31, 2015 @ 7:30 A.M. Includes Surveyor's Certification, seal of Dennis K. Withers, and Bock & Clark logo.

EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (NOT FOUND)
 N 47°50'02" E 55.30'
 N 32°48'02" W 60.04'

WITNESS MONUMENTS TO EAST QUARTER CORNER

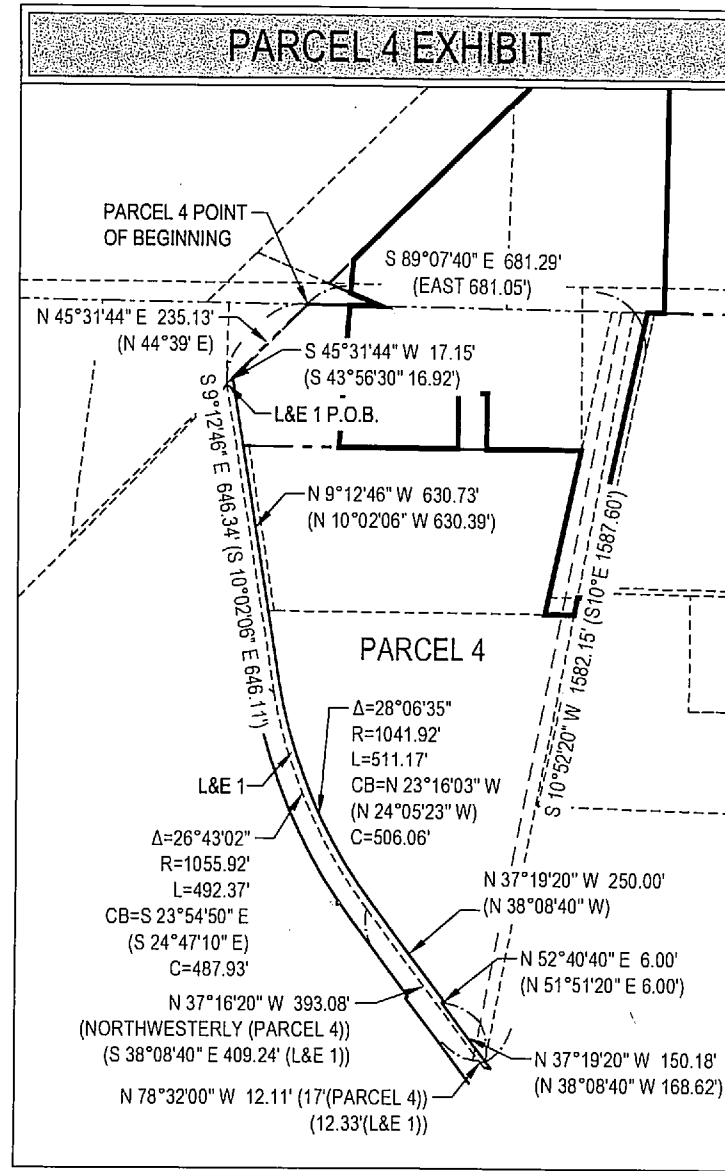
SCALE: 1" = 100'

LEASE PARCEL DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHWEST QUARTER OF SECTION 25, ALL IN TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN WEST HAVEN CITY, COUNTY OF WEBER, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST WEST QUARTER SECTION LINE COMMON TO SAID SECTIONS 24 & 25, SAID POINT BEING NORTH 89°07'40" WEST, ALONG SAID SECTION LINE, A DISTANCE OF 872.25 FEET, FROM THE SECTION CORNER COMMON TO SECTIONS 19, 24, 25, & 30, AS MONUMENTED BY THE WEBER COUNTY SURVEYORS' OFFICE IN 1997; AND RUNNING THENCE NORTH 89°07'40" WEST, CONTINUING ALONG SAID SECTION LINE, A DISTANCE OF 34.89 FEET, TO EAST LINE OF P.O.B. THOMAS INVESTMENTS CO., LC PARCEL IDENTIFIED AS WEBER COUNTY PARCEL NO. 15-088-0091; THENCE ALONG THE LINES OF SAID PARCEL, THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 12°10'42" WEST, A DISTANCE OF 604.00 FEET; (2) NORTH 89°07'40" WEST, PARALLEL TO SAID SECTION LINE, A DISTANCE OF 14.15 FEET; (3) SOUTH 10°52'20" WEST, A DISTANCE OF 36.04 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL; (4) NORTH 89°41'11" WEST, ALONG THE SOUTHERLY LINE PROJECTED OF PARCEL, THENCE NORTH 89°41'11" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 198.87 FEET, THENCE DEPARTING SAID NORTH LINE BEARING NORTH 0°19'40" EAST, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 115.00 FEET, THENCE NORTH 89°41'11" WEST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 50.00 FEET, THENCE SOUTH 9°19'49" WEST, A DISTANCE OF 115.00 FEET, TO THE AFORESAID NORTH LINE OF THE ANTHEM PARCEL, THENCE NORTH 89°41'11" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 249.25 FEET, TO A POINT 200.00 FEET EAST OF THE SOUTHWEST CORNER OF THE PARENT TRACT, THENCE NORTH 3°50'37" EAST, A DISTANCE OF 293.80 FEET, TO THE SOUTHERLY LINE OF CORNER OF THE PARENT TRACT, THENCE NORTH 45°31'20" EAST, A DISTANCE OF 745.17 FEET, TO THE SOUTHEAST CORNER OF SAID ANTHEM PROPERTIES PARCEL; (5) NORTH 12°10'42" WEST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 346.66 FEET, TO A 5/8" REBAR AND ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°41'11" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 198.87 FEET, THENCE DEPARTING SAID NORTH LINE BEARING NORTH 0°19'40" EAST, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 115.00 FEET, THENCE NORTH 89°41'11" WEST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 50.00 FEET, THENCE SOUTH 9°19'49" WEST, A DISTANCE OF 115.00 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL; (6) SOUTH 12°10'42" WEST, A DISTANCE OF 604.00 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL; (7) SOUTH 10°52'20" WEST, A DISTANCE OF 36.04 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL; (8) SOUTH 12°10'42" WEST, A DISTANCE OF 604.00 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL; (9) NORTH 89°07'40" WEST, ALONG SAID SECTION LINE, A DISTANCE OF 872.25 FEET, TO AN ANGLE POINT IN SAID FENCE LINE; (2) SOUTH 0°48'09" WEST, A DISTANCE OF 153.46 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 478,003 SQUARE FEET, OR 10.973 ACRES.



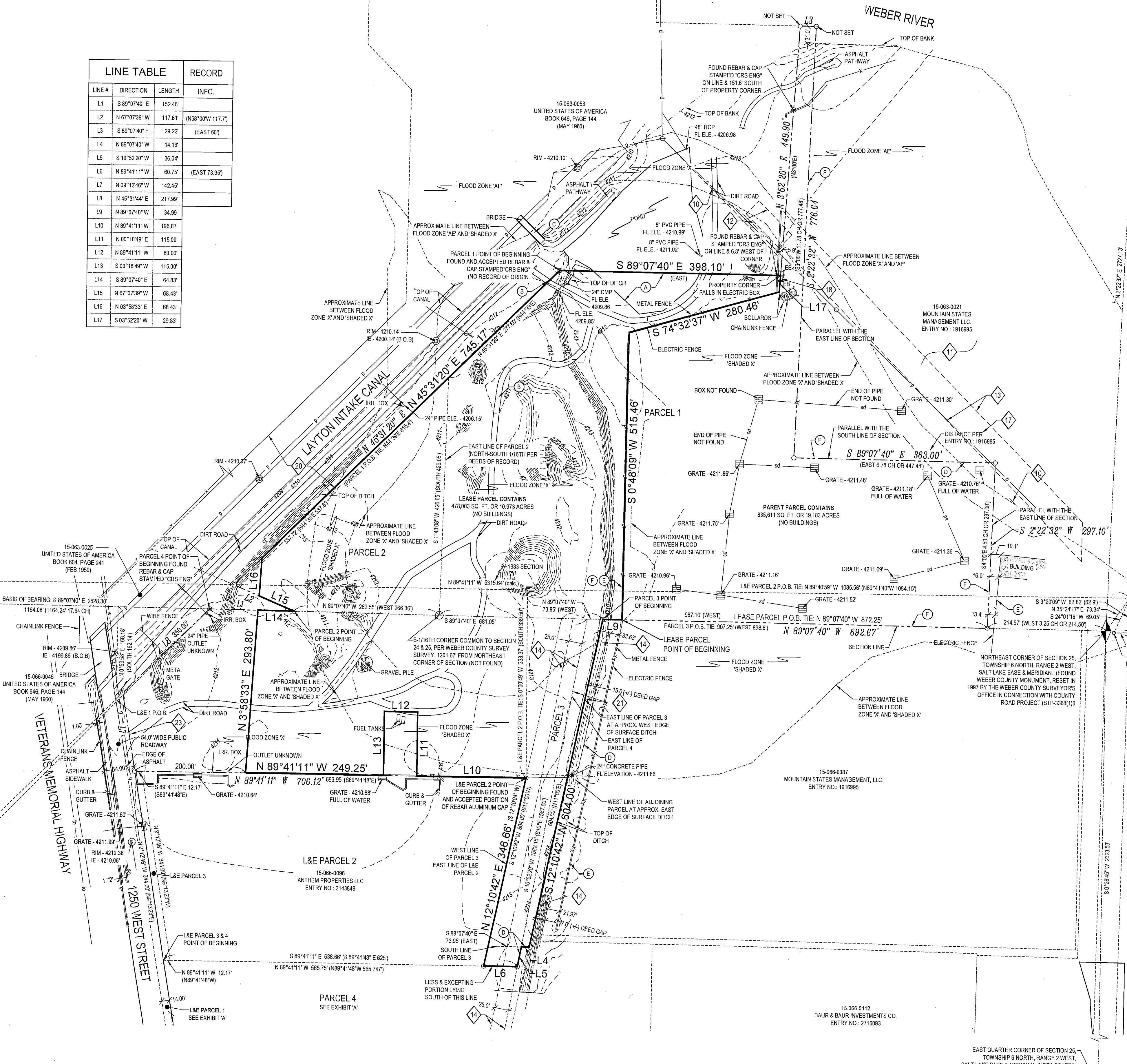
| LINE # | DIRECTION | LENGTH | INFO. |
|--------|---------------|---------|------------------|
| L1 | S 89°07'40" E | 152.46' | (N88°00'W 117.7) |
| L2 | N 67°07'39" W | 117.61' | (EAST 60') |
| L3 | S 89°07'40" E | 29.22' | (EAST 60') |
| L4 | N 89°07'40" W | 14.16' | |
| L5 | S 10°52'20" W | 36.04' | |
| L6 | N 89°41'11" W | 60.75' | (EAST 73.95) |
| L7 | N 09°12'46" W | 142.45' | |
| L8 | N 45°31'44" E | 217.99' | |
| L9 | N 89°07'40" W | 34.89' | |
| L10 | N 89°41'11" W | 198.87' | |
| L11 | N 00°18'49" E | 115.00' | |
| L12 | N 89°41'11" W | 60.00' | |
| L13 | S 00°18'49" W | 115.00' | |
| L14 | S 89°07'40" E | 64.83' | |
| L15 | N 67°07'39" W | 68.43' | |
| L16 | N 03°38'33" E | 68.43' | |
| L17 | S 03°52'20" W | 29.83' | |

NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, (FOUND 3" WEBER COUNTY BRASS CAP MONUMENT SET IN RINGS & LID IN 1950 WEST STREET STAMPED 1998)

NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, (FOUND 3" WEBER COUNTY BRASS CAP MONUMENT STAMPED 1998)

- ADJOINING PROPERTY LINE
- SECTION LINE
- PARCEL 1A LINE
- PARENT PARCEL BOUNDARY
- LEASE PARCEL BOUNDARY
- MONUMENT LINE
- EASEMENT LINE
- EXISTING FENCE
- CONCRETE
- BUILDING
- PROPERTY CORNER
- WATER VALVE
- GUY WIRE
- ELECTRICAL BOX
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE

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