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. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES MAY VARY FROM THE LOCATIONS SHOWN HEREON. NO EXCAVATION OF THE SITE WAS CONDUCTED AS PART OF THIS SURVEY TO VERIFY THE LOCATION OF UNDERGROUND STRUCTURES/FACILITIES. INTERESTED PARTIES SHOULD NOTIFY BLUE-STAKES OF UTAH PRIOR TO ANY EXCAVATIONS OF THE SITE.

SIGNIFICANT OBSERVATIONS (A) SEE EXCEPTION 22 FOR SIGNIFICANT OBSERVATIONS PER PRIOR SURVEY AND SHOWN HEREON.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X', ZONE 'SHADED X' AND ZONE 'AE' OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 49057C0407E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 16, 2005 AND IS IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND APPROXIMATE LINES OF ZONE 'AE' SHOWN HEREON.

MISCELLANEOUS NOTES

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE \ QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: NCS-754112-CHI2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES. EFFECTIVE DATE: AUGUST 13, 2015, AT 7:30 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

MCNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF MN3) ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.

MN4 NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

BY SITE INSPECTION THE WESTERLY PORTION OF THE SUBJECT PARCEL HAS ACCESS TO 1250 WEST STREET (AKA FRONTAGE ROAD.) IT APPEARS THAT ACCESS TO THE EASTERLY PORTION OF THE SUBJECT PARCEL IS GAINED THROUGH LANDS OF THE ADJOINERS. SEE NOTES FOR EXCEPTION 23

THE FOLLOWING NOTES PERTAIN TO OPTIONAL TABLE 'A' ITEMS OF THE 2011 MINIMUM STANDARD (MN6) THE FOLLOWING NOTES PERTAIN TO OFFICINAL TABLE 1, THE SURVEYS ADDRESSED BY THIS MAP:

1- PROPERTY CORNERS NOT FOUND ARE TO BE SET WITH A 5/8" REBAR AND A RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THE FACE OF THE MAP.

2- THE ADDRESS OF THE SUBJECT PROPERTY IS APPROXIMATELY 1800 SOUTH, 1100 WEST, WEST HAVEN UTAH, AS DISCLOSED IN CERTIFICATION DOCUMENT PROVIDED BY BOCK & CLARK. NO OBSERVED ADDRESS OF SITE 3- PARCEL IS LOCATED WITHIN ZONES 'X' AND 'AE', SEE FLOOD NOTE THIS SHEET

4- THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS: 835,611 SQ.FT.19.183 ACRES. 5. CONTOURS OF SUBJECT PARCEL SHOWN HEREON 7(a)- THERE ARE NO BUILDING LOCATED ON THE SUBJECT PARCEL. 8- ALL VISIBLE IMPROVEMENTS HAVE BEEN SHOWN HEREON.

21- INSURANCE CERTIFICATE AVAILABLE UPON REQUEST.

11(b)- SEE UTILITY NOTE THIS SHEET. 18- AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL 19. AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF WETLAND AREAS AT SITE.

RECORD DESCRIPTION CONT

ALSO LESS AND EXCEPTING THEREFROM THAT PROPERTY CONVEYED TO WEBER COUNTY BY QUIT CLAIM DEED RECORDED MAY 24, 1989 AS ENTRY NO. 1079434 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 AND ALSO BEING NORTH 89°41'48" WEST 1084,15 FEET ALONG THE SECTION LINE SOUTH 339.50 FEET, SOUTH 12°10'04" WEST 346.662 FEET AND NORTH 89°41'48" WEST 577.917 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 9°13'23" WEST 344.00 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89°41'48" EAST 12.17 FEET; THENCE SOUTH 9°13'23" EAST 344.00 FEET; THENCE NORTH 89°41'48" WEST 12.17 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ALL THAT PROPERTY LYING SOUTH OF THE SOUTHERLY BOUNDARY LINE AND BOUNDARY LINE EXTENDED OF TAX PARCEL 15-066-0096, SAID LINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°41'40" WEST 1084.15 FEET ALONG THE SECTION LINE AND SOUTH 339.50 FEET AND SOUTH 12°10'04" WEST 346.662 FEET AND NORTH 89°41'48" WEST 565.747 FEET TO EAST RIGHT OF WAY LINE OF FRONTAGE ROAD ALONG INTERSTATE 15 HIGHWAY FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST. SALT LAKE BASE AND MERIDIAN; THENCE RUNNING SOUTH 89°41'48" EAST ALONG SAID SOUTHERLY BOUNDARY LINE AND BOUNDARY LINE EXTENDED 625 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY LINE OF TAX PARCEL 15-066-0071.

ABOVE DESCRIBED DESCRIPTION IS THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT NO. NCS-754112-CHI2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, EFFECTIVE AUGUST 31, 2015 AT 7:30 AM.

THIS SURVEY WAS PREPARED AT THE REQUEST OF BOCK AND CLARK CORP. FOR THE PURPOSES OF RETRACING THE HEREON 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.

THE SUBJECT PARCEL IS SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN WEST HAVEN CITY,

THERE EXIST CONFLICTING INFORMATION WITHIN THE DEEDS OF RECORD WHICH ARE MOST LIKELY ATTRIBUTED TO THE DIFFERENT LOCATIONS OF THE THE SECTION CORNER COMMON TO SECTIONS 19, 24, 25, & 30. SOME OF THE DEEDS OF RECORD WERE CREATED USING THE LOCATION AS ESTABLISHED IN 1983, OTHERS DEEDS APPEAR TO BE DESCRIBED FROM THE POSITION OF THE MONUMENT PRIOR TO 1983 AND SOME WERE CLEARLY WRITTEN USING THE MONUMENT LOCATION AS ESTABLISHED IN 1997 BY THE WEBER COUNTY SURVEYOR'S OFFICE.

LESS AND EXCEPTING PARCEL 2 (L&E PARCEL 2) IS ONE OF THOSE THAT WAS DESCRIBED USING THE 1983 MONUMENTS. AS SHOWN ON THE RECORD OF SURVEY FOR THE "5 ACRE PARCEL FOR FLYING J", FILED AS SURVEY 532, WHICH SHOWS A BASIS OF BEARING ALONG THE NORTH LINE OF SECTION 25. THIS PARCEL WAS PLACED BASED UPON THE DIMENSION FROM THE NORTHWEST CORNER OF THE SECTION AND ROTATED TO MATCH A LINE BETWEEN THE FOUND NORTHWEST CORNER OF THE SECTION AND THE CALCULATED POSITION OF THE 1983 SECTION CORNER, AT THE NORTHEAST CORNER OF SECTION 25. THE CALCULATED NORTHEAST CORNER OF THE PARCEL FELL REALLY CLOSE TO REBAR AND ALUMINUM CAP, WHICH IS BELIEVED TO BE THE A CORNER THAT WAS SET BY THE SURVEY IN WHICH THIS PARCEL AS CREATED. THE PARCEL WAS THEN SHIFTED TO HONOR THE LOCATION OF THE ALUMINUM REBAR AND CAP.

THE NORTHWESTERLY LINE OF PARCELS 1, 2, & 4 WERE ESTABLISHED ALONG THE SOUTHERLY LINE OF PARCELS CONVEYED TO THE UNITED STATES OF AMERICAN FOR THE LAYTON INTAKE CANAL. THESE DESCRIPTIONS WERE CREATED IN THE 60'S AND WERE ASSUMED TO USE THE MONUMENT LOCATION PRIOR TO THE 1983. THESE PARCELS WERE PLOTTED FROM THE FOUND MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 25, AND ROTATED TO SECTION LINE STRUCK BETWEEN THE MONUMENTS IN EXISTENCE AT THE TIME OF THIS SURVEY, WHICH APPEARS TO MATCH THE OCCUPATION OF THE EXISTING CANAL. ADDITIONALLY, SEVERAL REBARS AND CAP STAMPED "CRS" WERE FOUND AT THE RECORD LOCATIONS USING THIS SOLUTION.

THE RECORD DISTANCES RUNNING TO THE EAST LINE OF PARCEL 1, OVERLAP THE ADJOINING PARCEL TO TH EAST, WHICH IS ALSO NOTED IN EXCEPTION 21. THERE ARE NO LINE OF PHYSICAL OCCUPATION IN THIS AREA, HOWEVER WITH THE EXCEPTION OF 1 EAST-WEST COURSE, THERE IS AN INFERENCE IN THE DEEDS THAT INDICATES THE LINES ARE COINCIDENT WITH ONE ANOTHER. HOLDING THE DISTANCE OF 447.48 FEET (6.78 CHAINS) OVERLAPS THE BUILDING AT THE SOUTHWEST CORER OF PARCEL 1, WHICH LEAD US TO BELIEVE THAT THE RECORD COURSE FOR PARCEL 1 WAS IN ERROR AND DETERMINED TO BE 363 FEET (5.50 CHAINS) PER THE ADJOINING DESCRIPTION.

THE SOUTHERLY LINE OF PARCEL 1 WAS STRUCK ALONG THE SECTIONS LINE PER THE OPERATIVE LANGUAGE CALLED TO IN THE RECORD DESCRIPTION. INCIDENTALLY, THIS LINE ALSO MATCHED THE DEED FROM THE ADJOINING OWNER TO THE

PARCEL 3 WAS ESTABLISHED AS A PARALLELOGRAM, HOLDING THE EAST LINE OF THE LESS AND EXCEPTING PARCEL 2, IN THE NORTH-SOUTH DIRECTION AND THE BEARING OF THE SECTION LINE FOR EAST-WEST LINES. THE EAST LINE OF PARCEL 3. IS THE INTERIOR EASTERLY LINE OF THE SURVEYED PARCEL. THIS SOLUTION FOR THE EAST LINE OF PARCEL THREE RUNS ALONG THE WEST BACK OF AN EXISTING DITCH LINE AND RESULTS IN A GAP BETWEEN THE PARCEL ADJOINING TO EAST (PARCEL 15-066-0087) THE WEST LINE OF WHICH MORE OR LESS FOLLOWS THE EAST LINE OF THE SAME DITCH, BUT WAS NOT CALLED TO IN THE DEEDS OF EITHER PARCEL.

THE EAST LINE OF PARCEL 4, WAS ESTABLISHED AT A SPECIFIED DISTANCE FROM THE NORTH QUARTER CORNER OF SECTION 25, AND ROTATED TO MATCH THE SECTION LINE. THIS IS ALSO THE INTERIOR EASTERLY PORTION OF THE SURVEYED

THE SOUTHERN MOST LINE OF THE SURVEYED PARCEL WAS ESTABLISHED ALONG THE SOUTHERN LINE PROJECTED OF THE LESS AND EXCEPTING PARCEL 2, SHOWN AS "L6" THE INTERIOR WESTERLY LINE OF THE SURVEYED PARCEL WAS HELD AT THE RECORD LOCATION OF THE LESS AND

EXCEPTING PARCEL 2, ESTABLISHED AS NOTED ABOVE.

THE WESTERN MOST LINE OF THE SURVEYED PARCEL WAS ESTABLISHED ALONG THE EASTERLY LINE OF PARCEL CONVEYED TO WEBER COUNTY FOR THE FRONTAGE ROAD. (1250 WEST STREET)

THE BOUNDS OF THE LEASE PARCEL SHOWN HEREON WAS ESTABLISHED BASED UPON A LEASE PARCEL EXHIBIT PROVIDED THE SURVEYOR. THE LEGAL DESCRIPTION FOR THE LEASE PARCEL WAS GENERATED BY THIS OFFICE AND AT THE TIME OF THIS SURVEY THERE IS NO DESCRIPTION OF RECORD THAT REFLECTS THE CONFIGURATION OF THE PARCEL AS SHOWN ON

ITEMS CORRESPONDING TO SCHEDULE B-II

(10) (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. (AS SHOWN HEREON.

(1) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR A PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO IN BOOK 318 AT PAGE 425 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.

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 ("ASSIGNOR") AND TESORO LOGISTICS NORTHWEST PIPELINE LLC, 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.)

(12) (AFFECTS A PORTION OF PARCEL 1)

DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 22, 1966 AS ENTRY NO. 472235 IN BOOK 834 AT PAGE 594 OF OFFICIAL RECORDS OF WEBER COUNTY, UTAH. (AREA OF PARCEL DESCRIBED SHOWN HEREON.)

AMERICA FOR ACCESS ROAD AS DESCRIBED IN WARRANTY DEED OF EASEMENT RECORDED APRIL 17, 1967 AS ENTRY NO. 486763 IN BOOK 859 AT PAGE 131 OF OFFICIAL RECORDS OF WEBER COUNTY, UTAH. (PERMANENT EASEMENT SHOWN

ARIGHT 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 SAID DESCRIBED PROPERTY, WITH RIGHT OF INGRESS AND EGRESS FOR DITCH MAINTENANCE, AS SHOWN IN WARRANTY DEED RECORDED SEPTEMBER 17, 1984 AS ENTRY NO. 918947 IN BOOK 1453 AT PAGE 2436 OF OFFICIAL RECORDS OF WEBER COUNTY, UTAH. (25.0' EASEMENT AND IRRIGATION DITCH SHOWN HEREON.)

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.)

(16) TERMS, CONDITIONS, RESTRICTIONS AS CONTAINED WITHIN SPECIAL WARRANTY DEED RECORDED JULY 11, 2001 AS ENTRY NO. 1782156 IN BOOK 2152 AT PAGE 2315 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)

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.)

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, D/B/A ROCKY MOUNTAIN POWER BY INSTRUMENT RECORDED OCTOBER 20, 2011 AS ENTRY NO. 2546181 OF OFFICIAL RECORDS. (LOCATION OF EASEMENT SHOWN HEREON PER EXHIBIT.)

HE WATERWAY KNOWN AS THE WEBER/OGDEN 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)

ADJACENT TO THE SUBJECT PROPERTY. (INTAKE CANAL SHOWN HEREON.)

21) THE FACT THAT PARCELS 3 AND 4 OVERLAP AND CONFLICT. (AS SHOWN HEREON.)

22 THE FOLLOWING MATTERS DISCLOSED BY THAT CERTAIN SURVEY MADE BY HANSEN AND ASSOCIATED ON FEBRUARY 16,

C) RIGHTS ASSOCIATED WITH CANAL BRIDGE CROSSING THE LAYTON INTAKE CHANNEL.

F) OCCUPATION LINE WHICH APPEAR TO DISCLOSE ENCROACHING OCCUPATION FROM NEIGHBORING PARCELS AS WELL AS ENCROACHMENT ONTO NEIGHBORING PARCELS.

ITEMS CITED ABOVE DEPICTED HEREON AS INDICATED BY: ("A")

23 LACK OF A LEGAL RIGHT OF ACCESS TO AND FROM THE LAND. (THE WESTERLY PORTION OF THE SUBJECT PARCEL APPEARS TO HAVE ACCESS TO THE FRONTAGE ROAD VIA A DIRT PATH AS SHOWN HEREON. ACCESS TO THE EASTERLY PORTION OF THE PARCEL APPEARS TO BE BE THROUGH ADJOINING PARCELS, WITH NO EASEMENT IN PLACE.)

VICINITY MAP - NOT TO SCALE

----- ADJOINING PROPERTY LINE WATER VALVE --- SECTION LINE GUY WIRE ---- PARCEL 1A LINE ELECTRICAL BOX ---- PROPERTY LINE POWER POLE — - — MONUMENT LINE SANITARY SEWER MANHOLE — — — — — EASEMENT LINE STORM DRAIN CATCH BASIN ————X———— EXISTING FENCE STORM DRAIN MANHOLF

PROPERTY CORNER

LEGEND OF SYMBOLS & ABBREVIATIONS

BY BOCK & CLARK CORP. THIS PRODUCT STYLE AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED. THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.

SALT LAKE PIPE LINE COMPANY, A NEVADA CORPORATION BY INSTRUMENT RECORDED AUGUST 16, 1949 AS ENTRY NO. 155889

MGHTS WHICH HAVE BEEN CONVEYED BY WEBER COUNTY TO THE STATE ROAD COMMISSION FOR ACCESS ROAD AS

(13)(AFFECTS A PORTION OF PARCEL 1)

RIGHTS WHICH HAVE BEEN CONVEYED TO WEBER BASIN WATER CONSERVANCY DISTRICT TO THE UNITED STATES OF

14 (AFFECTS PARCELS 1 AND 4)

15) 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 MESNE DOCUMENTS OF RECORD, INCLUDING THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED MAY 17, 1996 AS ENTRY NO. 1406858 IN BOOK 1806 AT PAGE 2985 OF

(17) (AFFECTS THE EASTERLY PORTION OF PARCEL 1)

18 (AFFECTS PARCEL 1)

(19) THE RIGHTS OF THE PUBLIC TO USE OR PASS THROUGH THE LAND FOR RECREATIONAL PURPOSES AND/OR ACCESS TO

20 EASEMENTS AND RIGHTS OF WAY ASSOCIATED WITH THE LAYTON INTAKE CHANNEL RUNNING OVER AND ACROSS OR

A) POND PARTIALLY LOCATED ON PARCEL 1 B) TRAILS AND PATHS ASSOCIATED WITH FOOT 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 E) APPARENT DISCREPANCIES BETWEEN HISTORICAL TITLE DESCRIPTIONS AND FENCE LINES.

> SURVEY PERFORMED BY MCNEIL ENGINEERING 8610 SOUTH SANDY PARKWAY SANDY, UT 84070 PHONE: 801-255-7700 FAX: 801-255-8071 PROJECT NO.: 15232

REGISTRATION NO. 6135190

DATE OF SURVEY: 11/17/15

DATE OF LAST REVISION: 11/25/15 NETWORK PROJECT NO. 201503104-001

EMAIL: KENT@MCNEILENG.COM

IN THE STATE OF UTAH

FEB 08, 2016

RECORD DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

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 OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 68°00" WEST 117.7 FEET;

THENCE NORTH 44°39' EAST 537.8 FEET TO THE EAST LINE OF THE WEST HALF OF SAID QUARTER SECTION; THENCE SOUTH 429.05 FEET TO THE

A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT

BEGINNING 898.6 FEET WEST ALONG THE NORTH SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE WEST 73.95 FEET; THENCE SOUTH 11º00' WEST 604 FEET, MORE OR LESS; THENCE EAST 73.95

LESS AND EXCEPTING THEREFROM THAT PROPERTY CONVEYED TO WEBER COUNTY BY QUIT CLAIM DEED RECORDED MARCH 15, 1984 IN BOOK 1442

ADDITION TO FRONTAGE ROAD RIGHT OF WAY TO BE DEEDED FROM FLYING J INC. TO WEBER COUNTY, A PART OF THE NORTHEAST QUARTER OF

BEGINNING AT THE INTERSECTION POINT OF THE SOUTHEAST LINE OF THE LAYTON INTAKE CHANNEL AND THE EAST LINE OF AN EXISTING 40 FOOT

WIDE FRONTAGE ROAD, SAID POINT OF BEGINNING BEING EAST 842.45 FEET, MORE OR LESS, ALONG THE SECTION LINE (AS IT EXISTED PRIOR TO

AND RUNNING THENCE 3 COURSES ALONG THE EAST LINE OF SAID FRONTAGE ROAD SOUTH 10°02'06" EAST 646.11 FEET SOUTHEAST ALONG THE

SOUTH 38°08'40" EAST 409.24 FEET; THENCE SOUTH 78°32' EAST 12.33 FEET; THENCE NORTH 38°08'40" WEST 168.62 FEET ON A LINE PARALLEL TO AN

8 FOOT DISTANT FORM SAID EASTERLY LINE OF FRONTAGE ROAD; THENCE NORTH 51°51'20" EAST 6.00 FEET; THENCE NORTH 38°08'40" WEST 250.00

THE SETTING OF NEW MONUMENT IN 1983) AND SOUTH 162.14 FEET, MORE OR LESS, FROM THE NORTH QUARTER CORNER OF SAID SECTION 25,

ARC OF A NONTANGENT 1055.92 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 492.37 FEET (LC BEARS SOUTH 24°47'10" EAST 487.93 FEET);

FEET ON A LINE PARALLEL TO AND 14 FEET EAST FROM THE EAST LINE OF SAID FRONTAGE ROAD; THENCE NORTHWEST ALONG THE ARC OF A

WEST 630.39 FEET ON A LINE PARALLEL TO AND 14 FEET EAST FORM SAID EAST LINE OF SAID FRONTAGE ROAD TO AN EXISTING FENCE ON THE

SOUTHEAST LINE OF THE LAYTON INTAKE CHANNEL; THENCE ALONG SAID FENCE SOUTH 43°56'30" WEST 16.92 FEET TO POINT OF BEGINNING.

1041.92 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 511.17 FEET (LC BEARS NORTH 24º05'23" WEST 506.06 FEET); THENCE NORTH 10º02'06"

ALSO LESS AND EXCEPTING THEREFROM THAT PROPERTY CONVEYED BY SPECIAL WARRANTY DEED RECORDED AUGUST 31, 1998 IN BOOK 1952 AT

BEGINNING AT A POINT WHICH IS NORTH 89°41'40' WEST 1084.15 FEET ALONG THE SECTION LINE AND SOUTH 339.50 FEET FROM THE NORTHEAST

CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 12°10'04" WEST

346.662 FEET; THENCE NORTH 89°41'48" WEST 565.747 FEET TO THE EAST RIGHT OF WAY LINE OF THE FRONTAGE ROAD ALONG INTERSTATE 15

HIGHWAY (SAID FRONTAGE ROAD RIGHT OF WAY IS 54.00 FEET WIDE, WHICH INCLUDES 40.00 FEET FROM THE ORIGINAL STATE ROAD RIGHT OF WAY

PLUS AN ADDITIONAL 14.00 FEET TAKEN BY WEBER COUNTY IN 1984); THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 9°13'23" WEST 344.00

* SEE RECORD DESCRIPTIONS CONTINUED SECTION SHOWN ON THIS SHEET.

ABOVE DESCRIBED DESCRIPTIONS IS THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT NO.: NCS-754112-CHI2, PREPARED BY FIRST

AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, EFFECTIVE DATE AUGUST 31, 2015 AT 7:30 AM.

ALTA/ACSM LAND TITLE SURVEY

IAA Ogden Expansion

B&C PROJECT NO. 201503104, 001

1800 South 1100 West, West Haven, Ut

BASED UPON TITLE COMMITMENT NCS-754112-CHI2

OF FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL

COMMERCIAL SERVICES

BEARING AN EFFECTIVE DATE OF AUGUST 31, 2015 @ 7:30 A.M.

Surveyor's Certification

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 1, 2, 3, 4, 5, 7a, 8, 11(b), 18, 19, and 21 of Table A thereof. The field work was completed on November

To: First American Title Insurance Company National Commercial Services and Bock & Clark Corporation.

SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH.

PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 1011.86 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE EAST 681.05 FEET: THENCE SOUTH 10° WEST 1587.60 FEET; THENCE NORTH 78°32' WEST 17 FEET; THENCE SOUTHWESTERLY 20 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF THE STATE ROAD FRONTAGE ROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID LINE TO A POINT 44°39' WEST

FROM THE POINT OF BEGINNING: THENCE NORTH 44°39' FAST 277 60 FFFT TO BEGINNING

SOUTH LINE OF SAID QUARTER SECTION; THENCE WEST 266.36 FEET TO BEGINNING.

FEET; THENCE NORTH 11°00' EAST 604 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

FROM BEGINNING; THENCE NORTH 44°39' EAST TO BEGINNING.

AT PAGE 1809 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PAGE 1166 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

FEET; THENCE SOUTH 89°41'48" EAST 693.953 FEET TO THE POINT OF BEGINNING.

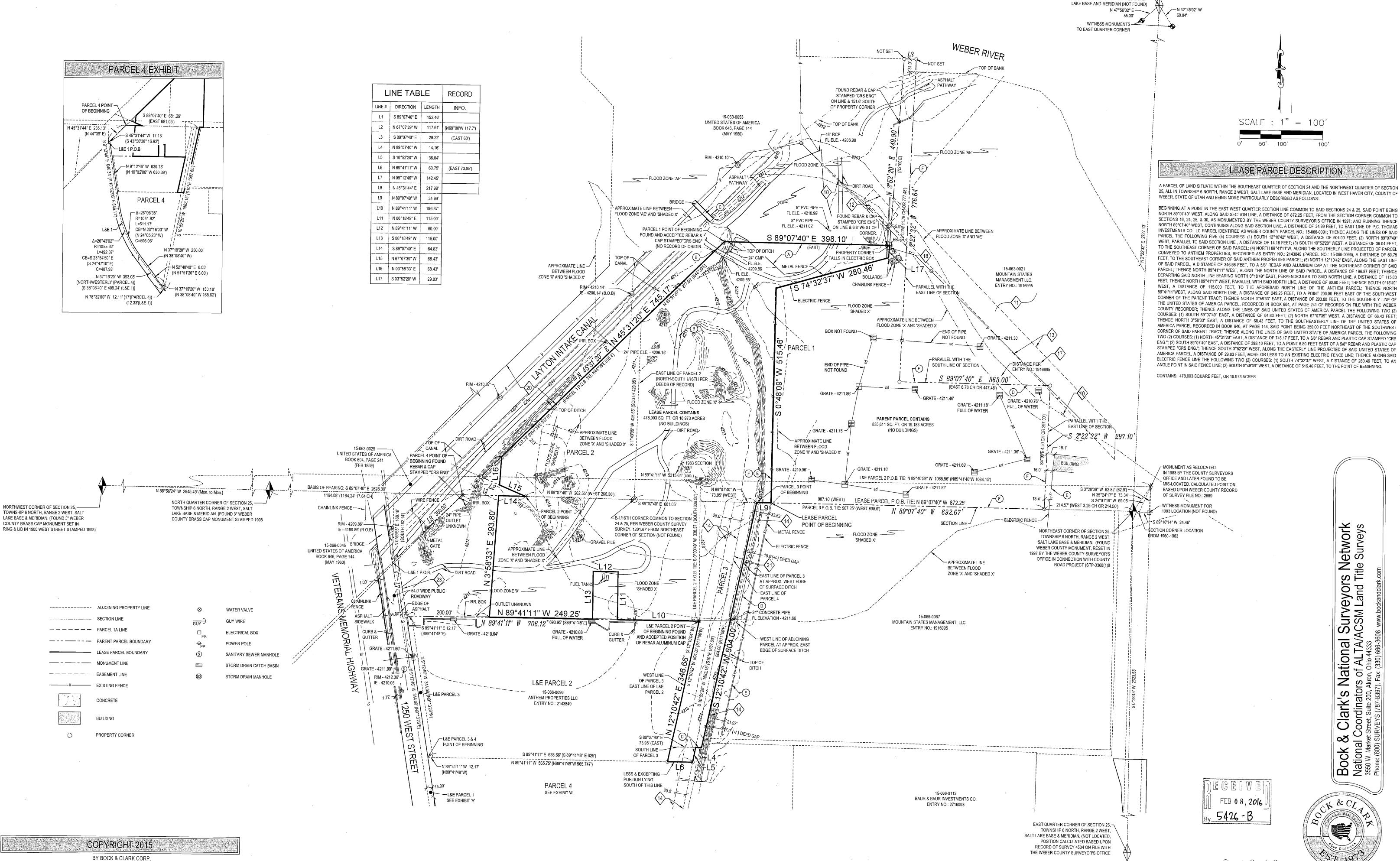
BEGINNING 17.64 CHAINS EAST, NORTH 68°00' WEST 117.7 FEET AND NORTH 44°39' EAST 815.4 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 398.1 FEET; THENCE NORTH 3°00' EAST 449.9 FEET; THENCE EAST 60 FEET; THENCE SOUTH 3° WEST 11.78 CHAINS; THENCE EAST 6.78 CHAINS; SOUTH 4" EAST 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°39' WEST 277.60 FEET

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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

EAST QUARTER CORNER OF SECTION 24. -TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT

> 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 SURVEYOR'S OFFICE IN 1997; AND RUNNING THENCE NORTH 89°07'40" WEST, CONTINUING ALONG SAID SECTION LINE, A DISTANCE OF 34.99 FEET, TO EAST LINE OF P.C. THOMAS INVESTMENTS CO., LC PARCEL IDENTIFIED AS WEBER COUNTY PARCEL NO.: 15-066-0091; 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 14.16 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"W, ALONG THE SOUTHERLY LINE PROJECTED OF PARCEL CONVEYED TO ANTHEM PROPERTIES, RECORDED AS ENTRY NO.: 2143849 (PARCEL NO.: 15-066-0096), A DISTANCE OF 60.75 FEET, TO THE SOUTHEAST CORNER OF SAID ANTHEM PROPERTIES PARCEL; (5) NORTH 12°10'42" EAST, 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 196.87 FEET; THENCE DEPARTING SAID NORTH LINE BEARING NORTH 0°18'49" 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 60.00 FEET; THENCE SOUTH 0°18'49" WEST, A DISTANCE OF 115.000 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°58'33" EAST, A DISTANCE OF 293.80 FEET, TO THE SOUTHERLY LINE OF THE UNITED STATES OF AMERICA PARCEL, RECORDED IN BOOK 604, AT PAGE 241 OF RECORDS ON FILE WITH THE WEBER COUNTY RECORDER; THENCE ALONG THE LINES OF SAID UNITED STATES OF AMERICA PARCEL THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°07'40" EAST, A DISTANCE OF 64.83 FEET; (2) NORTH 67°07'39" WEST, A DISTANCE OF 68.43 FEET; THENCE NORTH 3°58'33" EAST, A DISTANCE OF 68.43 FEET, TO THE SOUTHEASTERLY LINE OF THE UNITED STATES OF AMERICA PARCEL RECORDED IN BOOK 646, AT PAGE 144, SAID POINT BEING 350.00 FEET NORTHEAST OF THE SOUTHWEST CORNER OF SAID PARENT TRACT; THENCE ALONG THE LINES OF SAID UNITED STATE OF AMERICA PARCEL THE FOLLOWING TWO (2) COURSES: (1) NORTH 45°31'20" EAST, A DISTANCE OF 745.17 FEET, TO A 5/8" REBAR AND PLASTIC CAP STAMPED "CRS ENG."; (2) SOUTH 89°07'40" EAST, A DISTANCE OF 398.10 FEET, TO A POINT 6.80 FEET EAST OF A 5/8" REBAR AND PLASTIC CAP STAMPED "CRS ENG."; THENCE SOUTH 3°52'20" WEST, ALONG THE EASTERLY LINE PROJECTED OF SAID UNITED STATES OF AMERICA PARCEL, A DISTANCE OF 29.83 FEET, MORE OR LESS TO AN EXISTING ELECTRIC FENCE LINE; THENCE ALONG SAID ELECTRIC FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 74°32'37" WEST, A DISTANCE OF 280.46 FEET, TO AN ANGLE POINT IN SAID FENCE LINE; (2) SOUTH 0°48'09" WEST, A DISTANCE OF 515.46 FEET, TO THE POINT OF BEGINNING.

> > k & Clark's National Snal Coordinators of ALTA/A(Market Street, Suite 200, Akron, Ohio 44333 800) SURVEYS (787-8397), Fax: (330) 666-3608 Bock Nationa

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