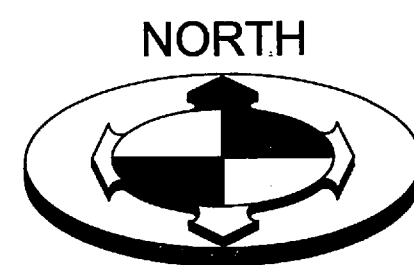
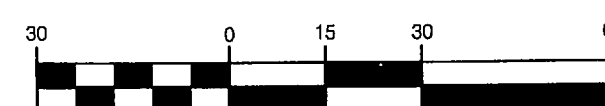


ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH



GRAPHIC SCALE

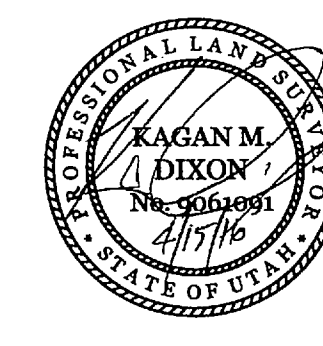


(IN FEET)
1 inch = 30ft.

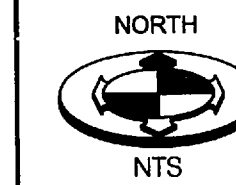
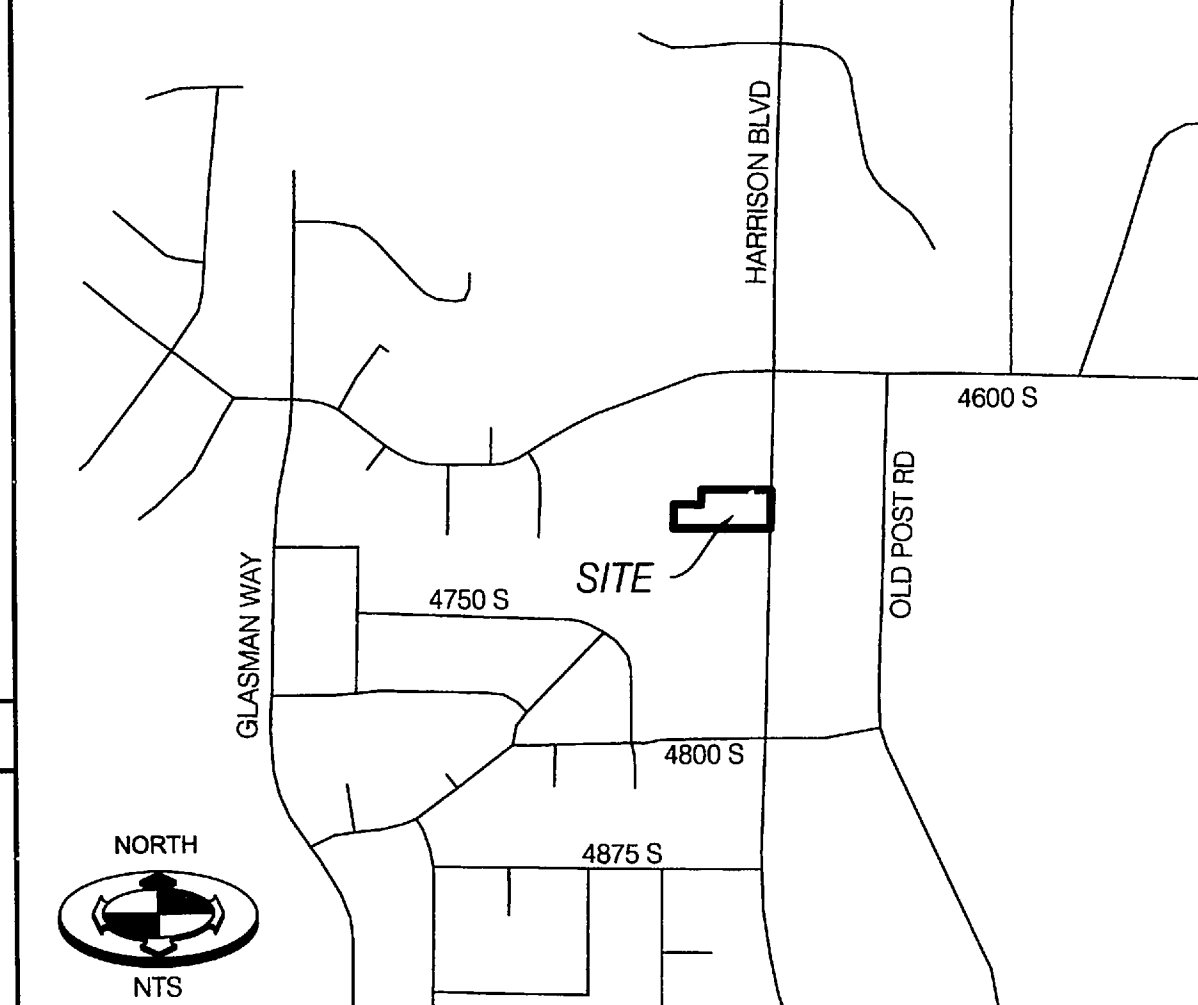
SURVEYOR'S CERTIFICATE

TO:
4669 HARRISON PARTNERS, LLC;
COMMONWEALTH LAND TITLE INSURANCE COMPANY;
FOUNDERS TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 7, 2016.



VICINITY MAP



TITLE DESCRIPTION

ALL OF LOT 3, SOUTH HARRISON COMMERCIAL DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF WEBER COUNTY, STATE OF UTAH.

REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED FEBRUARY 23, 2016, FILE NO. 16-020811.
- R2) SOUTH HARRISON COMMERCIAL DEVELOPMENT, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.

GENERAL NOTES

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED FEBRUARY 23, 2016, FILE NO. 16-020811.

- 1) DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH THE REFERENCED TITLE REPORTS HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY. THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS AS TO UNDERLYING FEE OWNERSHIP, JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INFLUENCE OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.
- 2) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B OF REFERENCED PRELIMINARY REPORT:

- ITEMS 1-10 NOT ADDRESSED BY THIS SURVEY
- ITEM 11) EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES ARE RESERVED, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.
- ITEM 12) EASEMENTS, NOTES AND/OR SETBACK LINES AS DELINEATED AND/OR DEDICATED ON THE OFFICIAL PLAT RECORDED PLAT.

ITEMS 13-15 NOT ADDRESSED BY THIS SURVEY.

DOCUMENTS FURNISHED AND UTILIZED IN THE PERFORMANCE OF THIS SURVEY ARE AS FOLLOWS:

- COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED FEBRUARY 23, 2016, FILE NO. 16-020811.

NARRATIVE OF SURVEY

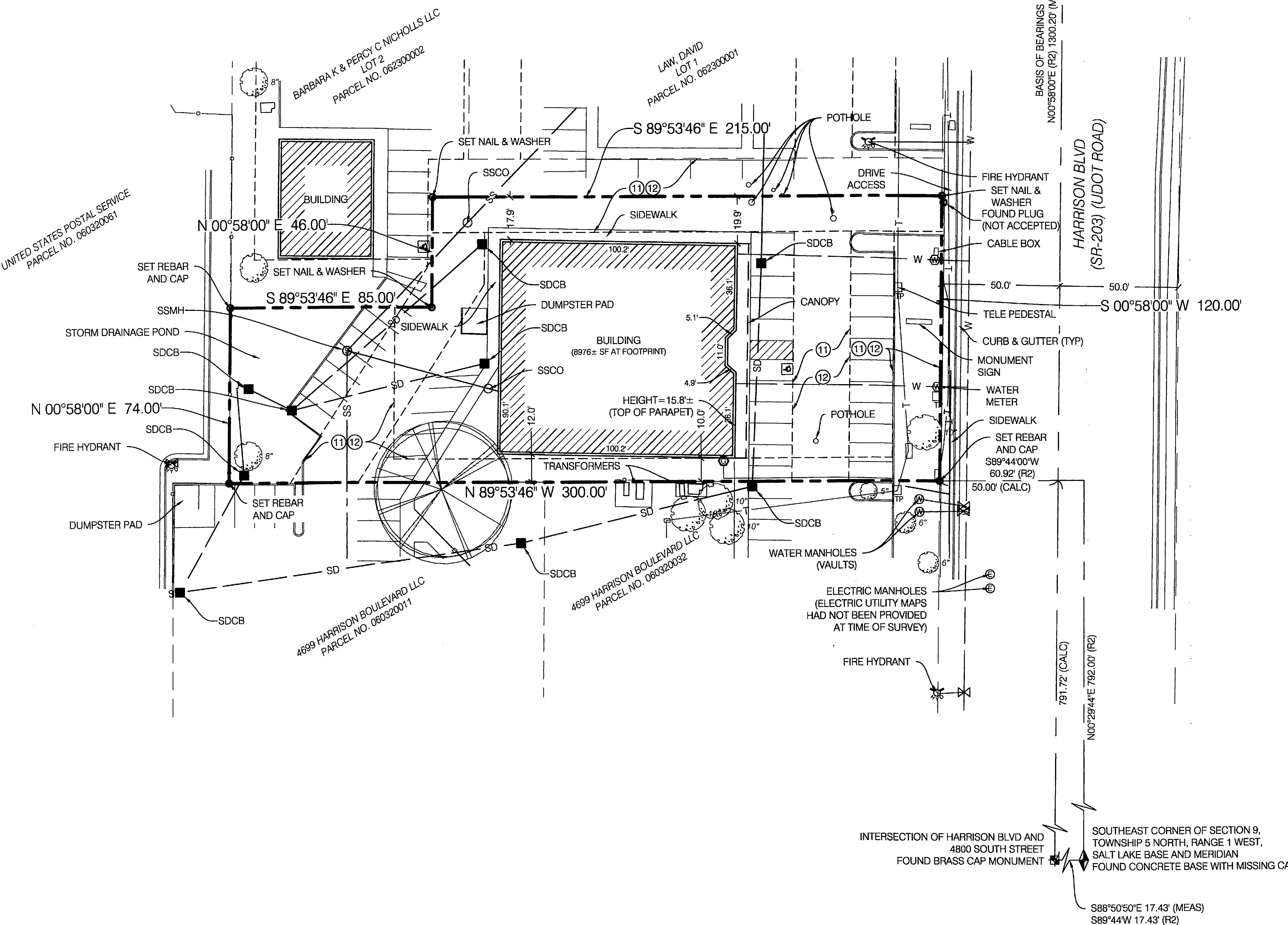
SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY ROB SWEENEY ON BEHALF OF MOUNTAIN WEST RETAIL INVESTMENT TO PERFORM AN ALTA/NSPS LAND TITLE SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°58'00" EAST BETWEEN THE MONUMENTS IN THE HARRISON AVENUE AS SHOWN HEREON.

- SURVEY NOTES
1. SEVERAL EASEMENTS AS SHOWN ON REFERENCE DOCUMENT R2 ARE NOT ABLE TO BE RETRACED DUE TO LACK OF INFORMATION ON THE PLAT. THESE EASEMENTS HAVE BEEN DIGITIZED ON THE FACE OF THE SURVEY, HOWEVER, THEIR LOCATIONS ARE APPROXIMATE ONLY.
 2. UTILITIES AS SHOWN HEREON ARE BASED UPON OBSERVABLE EVIDENCE DURING FIELD WORK, ALONG WITH UTILITY MAPS AS PROVIDED BY UTILITY COMPANIES AND MUNICIPALITIES. NOT ALL UTILITIES MAY BE SHOWN HEREON. FURTHERMORE, INVERT DEPTHS OF UTILITY LINES HAVE NOT BEEN ADDRESSED BY THIS SURVEY.
 3. THE SUBJECT PROPERTY CONTAINS 33 PARKING STALLS, 1 OF WHICH ARE ADA ACCESSIBLE.
 4. THE AS-SURVEYED AREA OF THE SUBJECT PROPERTY IS 0.737 ACRES, MORE OR LESS. DURING THE FIELD WORK, MANY POTHOLES WERE FOUND IN THE PARKING LOT AND DRIVEWAYS WHICH HAD NOT BEEN COVERED IN NEW ASPHALT.
 5. A PLUG FOUND NEAR THE NORTHEAST CORNER OF THE PROPERTY WAS NOT ACCEPTED AS THE PROPERTY CORNER. THE LOCATION OF THIS PLUG DOES NOT AGREE WITH OCCUPATION LINES OF THE SUBDIVISION AND ADJOINING PROPERTIES.

LEGEND AND ABBREVIATIONS

- ▲ SECTION CORNER AND LINE (FOUND)
 - STREET MONUMENT AND LINE (FOUND)
 - PROPERTY CORNER AND LINE (PLAT NOTED)
 - ADJOINING DEED LINE
 - RIGHT-OF-WAY LINE
 - STREET CENTERLINE
 - EASEMENT
 - EDGE OF CONCRETE
 - CHAIN LINK FENCE
 - ⊙ SANITARY SEWER MANHOLE AND LINE
 - STORM DRAIN CATCH BASIN AND LINE
- SSMH = SANITARY SEWER MANHOLE
SSCO = SANITARY SEWER CLEANOUT
SDCB = STORM DRAIN CATCH BASIN



NO.	DATE	DESCRIPTION
1	4/17/2016	REVISE PER COMMENTS

BY	CHECKED BY	DATE
KMD	JFG	04/17/2016

BENCHMARK ENGINEERING & LAND SURVEYING
 9133 SOUTH STATE STREET SUITE #100
 SANDY, UTAH 84070 (801) 942-7192
 www.benchmarkcivil.com

MOUNTAIN WEST COMMERCIAL REAL ESTATE
 4669 HARRISON BOULEVARD
 OGDEN, UTAH

PROJECT NO. 1603057

ALTA/ACSM LAND TITLE SURVEY

SVA.01
1 OF 1

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