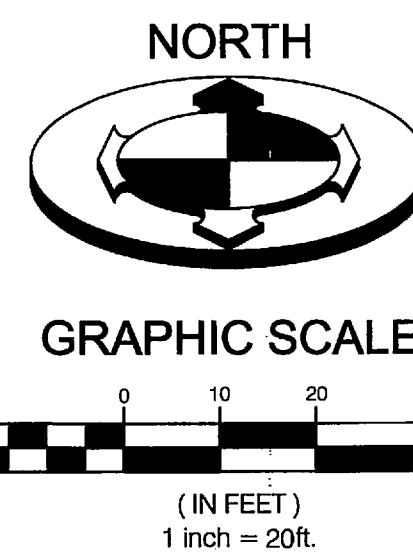


ALT/NSPS LAND TITLE SURVEY

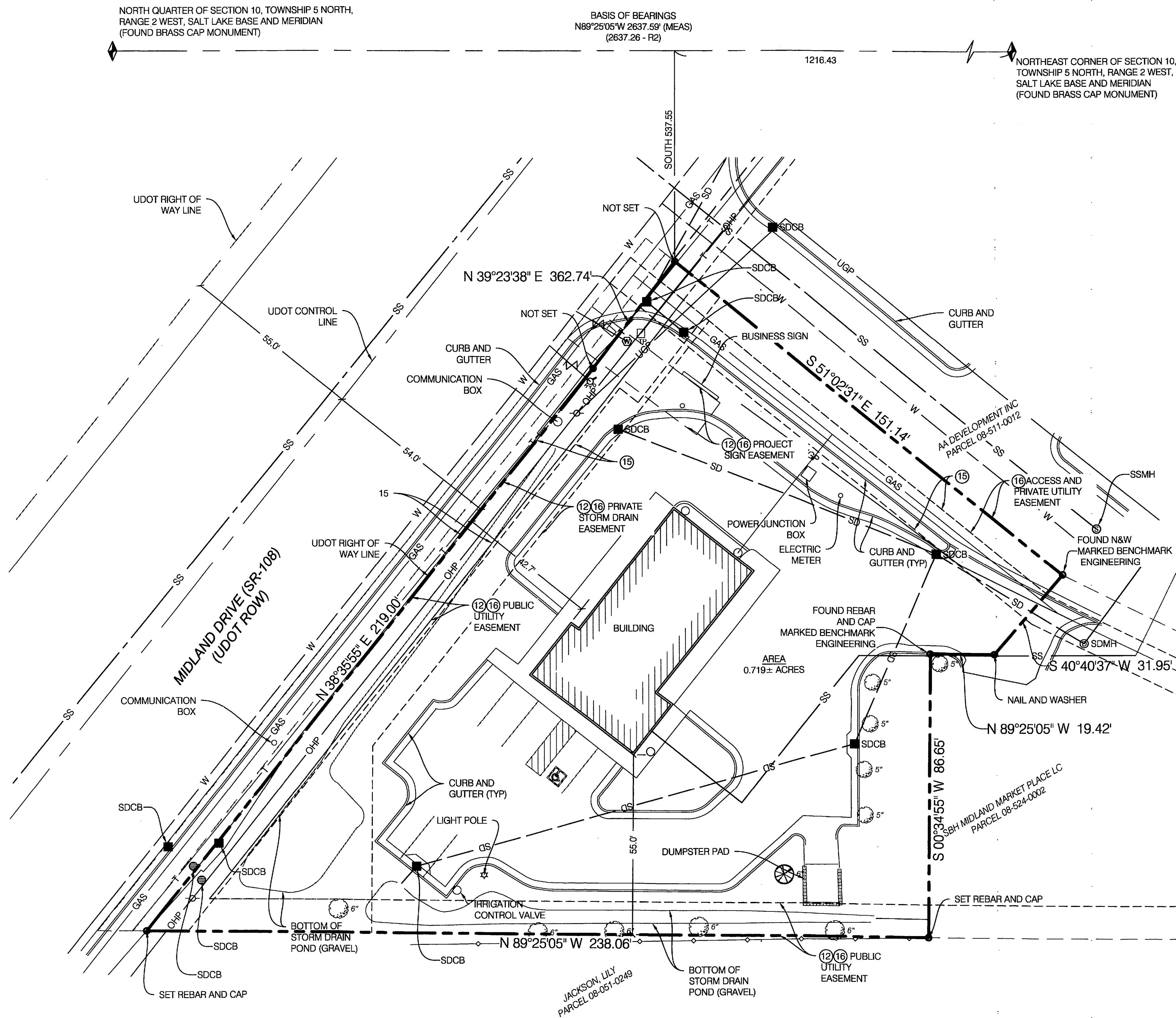
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, ROY CITY, WEBER COUNTY, UTAH



NORTH QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)

BASIS OF BEARINGS
N89°25'05" W 2637.59' (MEAS)
(2637.26 - R2)

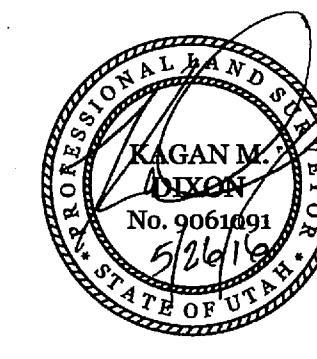
NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)



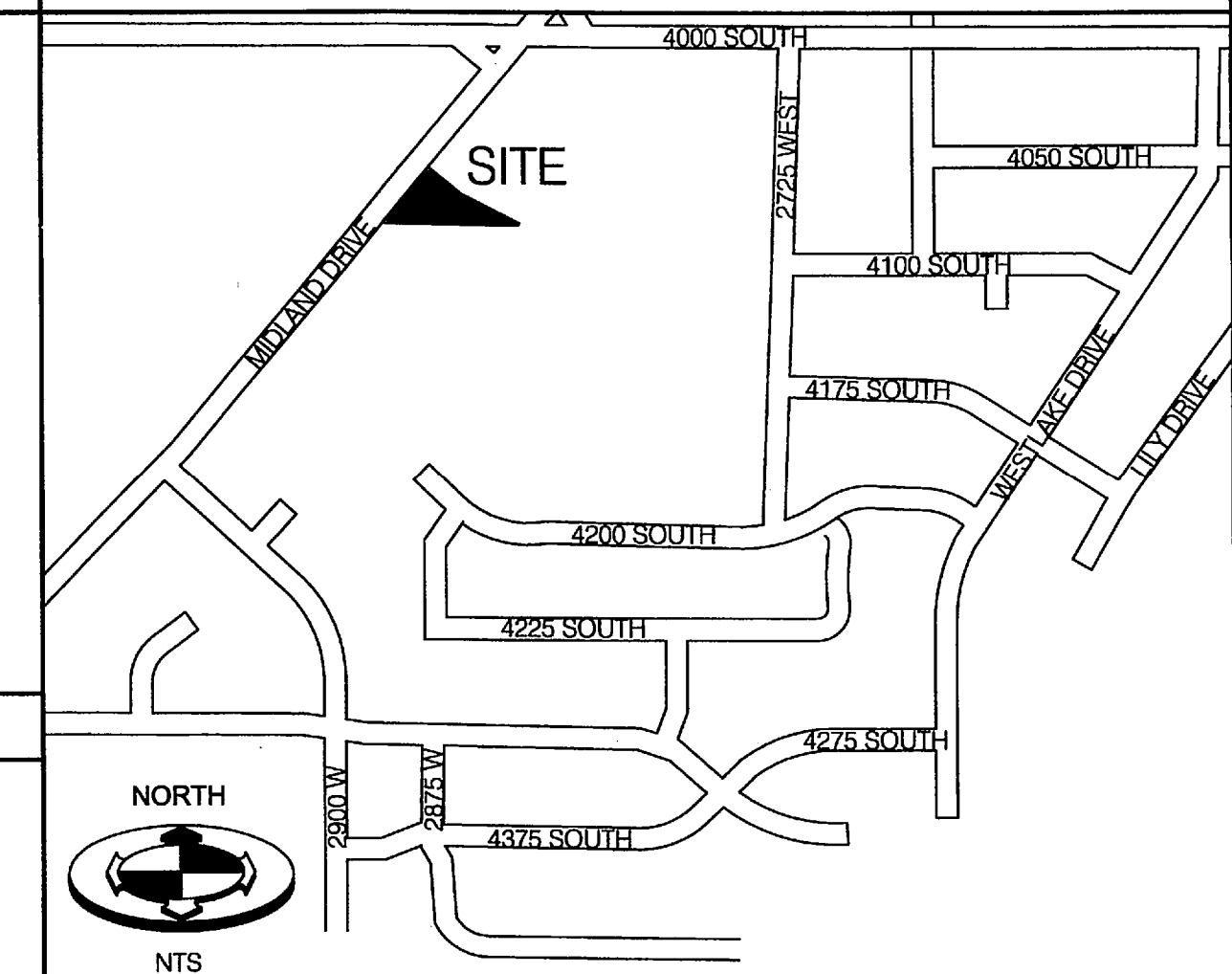
SURVEYOR'S CERTIFICATE

TO: BOULEVARD PLAZA SAN DIEGO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

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 ALT/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 8, 11, AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 25, 2016.



VICINITY MAP



TITLE DESCRIPTION

PARCEL 1:

LOT 11, MIDLAND SQUARE COMMERCIAL PLAT 'A' SECOND AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE.

LESS AND EXCEPTING THEREFROM THAT PARCEL CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED APRIL 03, 2014 AS ENTRY NO. 2681200 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11, BEING PART OF LOT 11, MIDLAND SQUARE COMMERCIAL, PLAT 'A' SECOND AMENDED, A SUBDIVISION SITUATE IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 38°23'54" EAST 262.29 FEET ALONG THE EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE) TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 51°02'23" EAST 3.88 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 11 TO A POINT 54.51 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID SR-108 (MIDLAND DRIVE) OPPOSITE APPROXIMATE ENGINEERS STATION 530+22.53; THENCE SOUTH 37°54'33" WEST 40.73 FEET TO POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTH EASTERLY FROM SAID RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEERS STATION 529+81.80; THENCE SOUTH 38°35'55" WEST 219.00 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 11; THENCE NORTH 89°25'05" WEST 4.13 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION

(NOTE: ROTATE ABOVE BEARINGS 0°22'38" COUNTERCLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

PARCEL 1A: (NOT ADDRESSED BY THIS SURVEY)

APPURTENANT RIGHTS AS GRANTED BY THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF MIDLAND SQUARE COMMERCIAL, RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY NO. 2425489 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED), TOGETHER WITH A RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON MAINTENANCE AREAS DESCRIBED, AND AS PROVIDED FOR IN SAID DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

NARRATIVE OF SURVEY

SCOPE: BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY BOULEVARD PLAZA SAN DIEGO, LLC IN CARE OF LAINE LEIST TO PERFORM AN ALT/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°25'05" WEST BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

UTILITY NOTE: UTILITIES AS SHOWN HEREON ARE DERIVED FROM FIELD EVIDENCE, IN CONJUNCTION WITH UTILITY MAPS AS SUPPLIED FROM THEIR RESPECTIVE ENTITIES. NOT ALL UTILITIES MAY BE SHOWN HEREON.

REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ORDER NO. NCS-790390-SLC1, DATED APRIL 11, 2016.
- R2) MIDLAND SQUARE COMMERCIAL PLAT 'A' SECOND AMENDED ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE ENTRY NO.: 2537050 BOOK: 72 PAGE :25
- R3) RIGHT OF WAY MAP ON FILE WITH UTAH DEPARTMENT OF TRANSPORTATION, PROJECT NO. S-0108(30)11 SHEET NO. RW-04

GENERAL NOTES

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMMERCIAL SERVICES, ORDER NO. NCS-790390-SLC1, DATED APRIL 11, 2016.

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 1-9 NOT ADDRESSED BY THIS SURVEY
- ITEM 10 EASEMENTS AND INCIDENTAL PURPOSES IN FAVOR OF ROY CITY CORPORATION, AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED JULY 07, 1988 AS ENTRY NO. 1051341 AT PAGE 98 OF OFFICIAL RECORDS. (THE AREA INCLUDED IN THIS EASEMENT APPEARS TO HAVE BEEN DEDICATED TO UDOT IN PROJECT NO S-0103(30)11)
- ITEM 11 NOT ADDRESSED BY THIS SURVEY
- ITEM 12 EASEMENTS NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED JULY 22, 2008 AS ENTRY NO. 2125488 IN BOOK 70 OF PLATS AT PAGE 22
- ITEM 13-14 NOT ADDRESSED BY THIS SURVEY
- ITEM 15 EASEMENTS AND INCIDENTAL PURPOSES, IN FAVOR OF ROY CITY, A MUNICIPAL CORPORATION, AS SET FORTH IN THAT CERTAIN PUBLIC UTILITY EASEMENT RECORDED AUGUST 17, 2010 AS ENTRY NO. 2486947 OF OFFICIAL RECORDS.
- ITEM 16 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED AUGUST 10, 2011 AS ENTRY NO. 2537050 IN BOOK 72 OF PLATS AT PAGE 25
- ITEM 17 A TEMPORARY EASEMENT TO FACILITATE CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION AS SET FORTH IN THAT CERTAIN EASEMENT RECORDED APRIL 03, 2014 AS ENTRY NO. 2681199 OF OFFICIAL RECORDS.

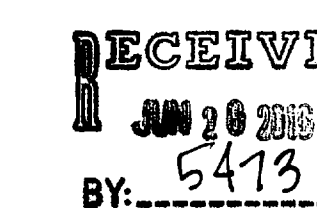
ITEMS 18-20 NOT ADDRESSED BY THIS SURVEY.

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

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMMERCIAL SERVICES, DATED APRIL 11, 2016, FILE NO. NCS-790390-SLC1

LEGEND AND ABBREVIATIONS

	SECTION CORNER AND LINE (FOUND)		CONIFEROUS TREE
	PROPERTY CORNER AND LINE (PLAT NOTED)		DECIDUOUS TREE
	EASEMENT		SDIB = STORM DRAIN INLET BOX
	STREET CENTERLINE/ROW CONTROL LINE		SSMH = SANITARY SEWER MANHOLE
	WEIGHTED IRON FENCE		SDCB = STORM DRAIN CATCH BASIN
	CHAIN LINK FENCE		ROW = RIGHT OF WAY
	WATER LINE AND VALVE		
	UNDERGROUND POWER LINE		
	STORM DRAIN LINE		
	SANITARY SEWER LINE		
	UNDERGROUND GAS LINE		



DRAWN BY CHECKED BY FIELD CREW K/D/S DATE 5/28/2016 DWG FILE 1605089A	No. DATE DATE	DESCRIPTION	SCALE MEASURES 1"=20' ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com			
BENCHMARK CIVIL			
BOULEVARD PLAZA SAN DIEGO, LLC 4080 MIDLAND DRIVE ROY CITY, UTAH			
PROJECT NO. 1605089			
ALT/NSPS LAND TITLE SURVEY			
SVA.01 1 OF 1			