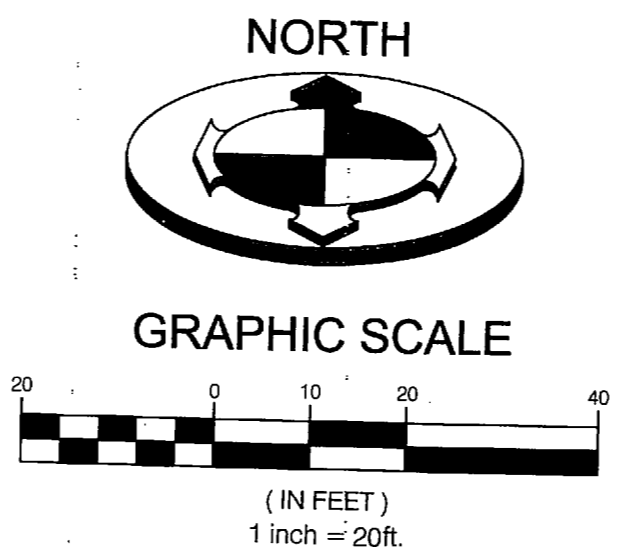


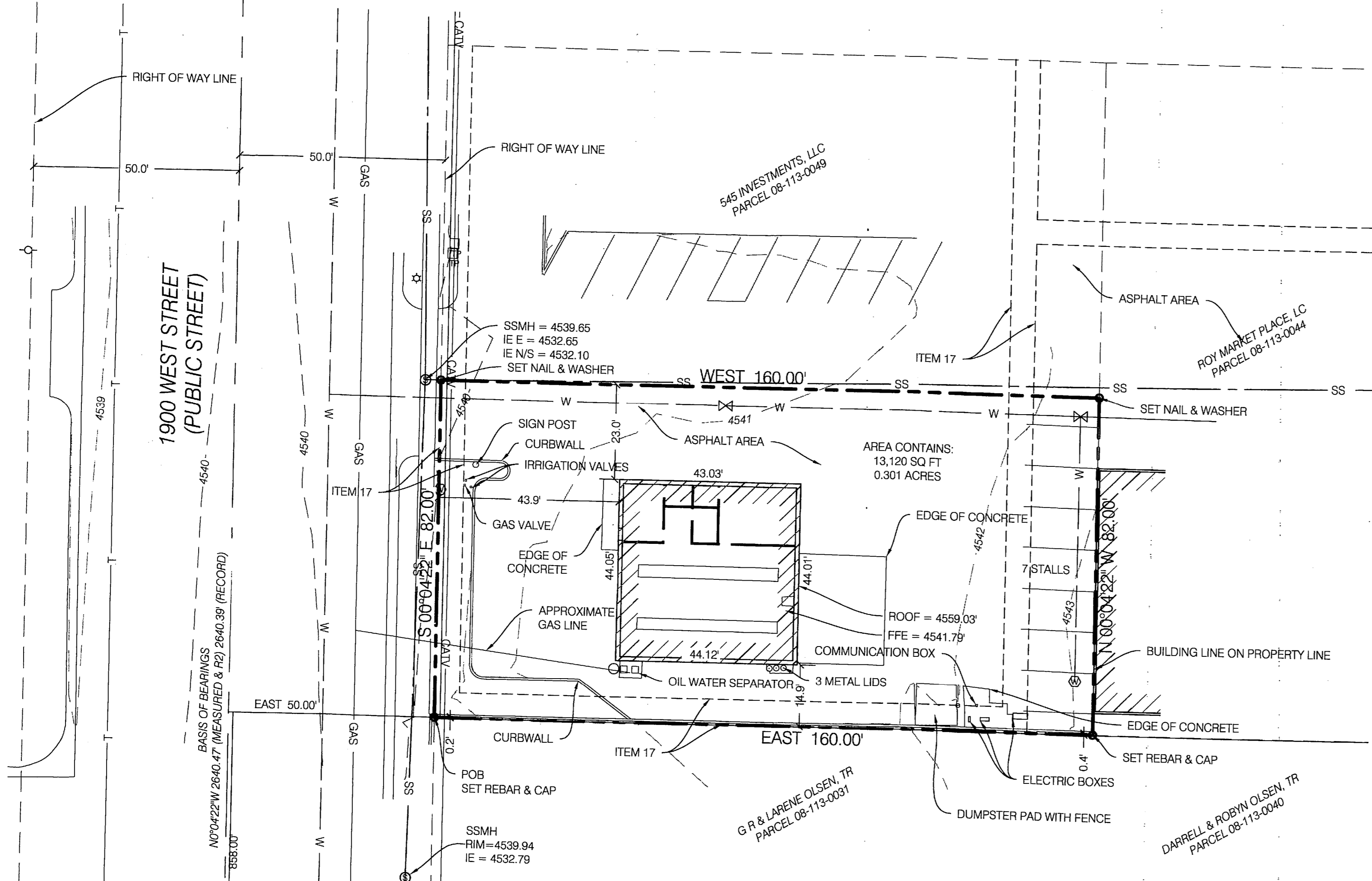
ALTANSPTS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
ROY CITY, WEBER COUNTY, UTAH



WEST QUARTER CORNER OF SECTION 13,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT

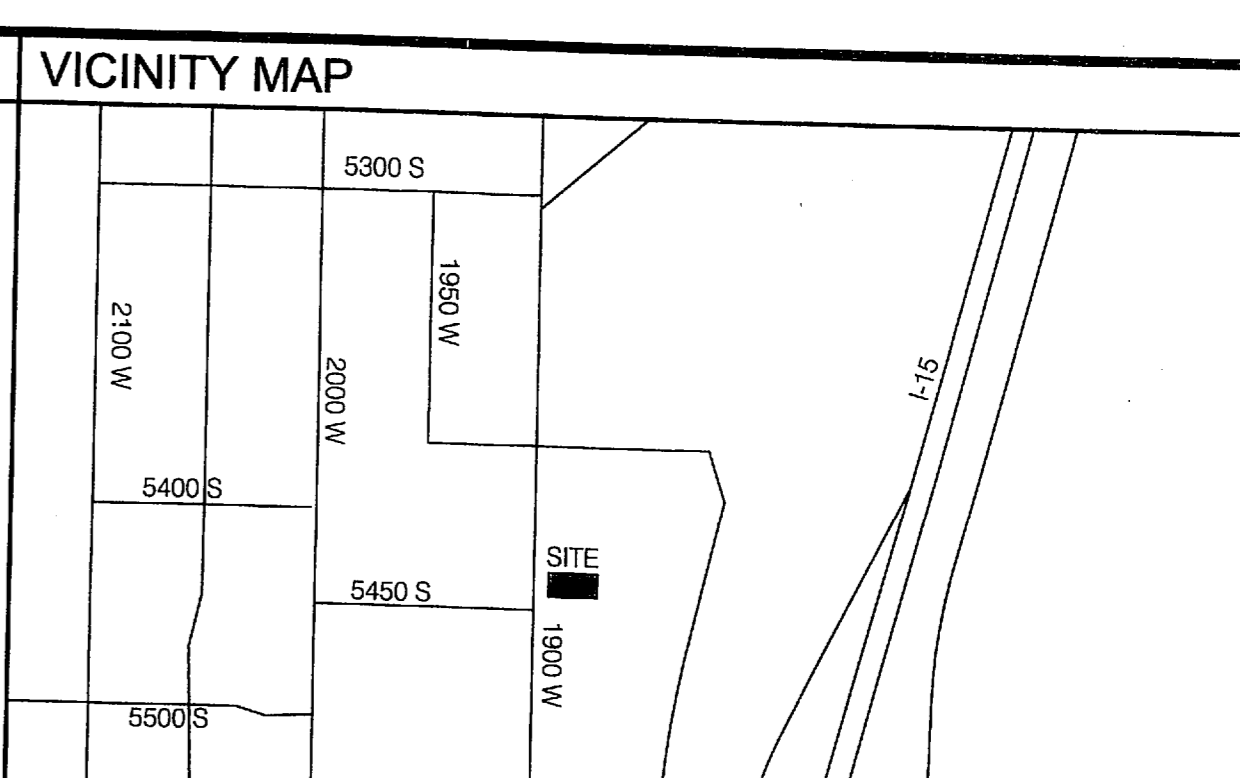
SOUTHWEST CORNER OF SECTION 13,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT



SURVEYOR'S CERTIFICATE

TO:
STEWART TITLE GUARANTY COMPANY
NOVASOURCE SUNWEST LLC, A UTAH LIMITED LIABILITY 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 ALTANSPTS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 2, 2016.



TITLE DESCRIPTION

THAT CERTAIN REAL PROPERTY LOCATED IN WEBER COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING ON THE EAST LINE OF U.S. HIGHWAY 91 (9100 WEST STREET) AT A POINT NORTH 0°04'22" WEST ALONG THE SECTION LINE 858.00 FEET AND EAST 50.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN ROY, UTAH AND RUNNING THENCE NORTH 0°04'22" WEST ALONG THE EAST LINE 164.00 FEET; THENCE EAST 160.00 FEET; THENCE SOUTH 0°04'22" EAST 164.00 FEET; THENCE WEST 160.00 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 08-113-0050

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY RON WITZEL, REPRESENTATIVE OF NOVASOURCE SUNWEST, LLC TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°04'22" WEST, AS SHOWN HEREON.

BENCHMARK
SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN.
ELEVATION: 4542.29 US SURVEY FEET (NAVD88 DATUM)

- NOTES:
- 1) FLOOD ZONE: ZONE X, PANEL 0417F, MAP NUMBER 49057C0417F, MAP REVISED JUNE 2, 2015
 - 2) NO ZONING REPORT WAS PROVIDED.
 - 3) SOME UTILITY LOCATIONS ARE SHOWN AS AN APPROXIMATE LOCATION, DERIVED FROM UTILITY MAPS FROM DIFFERENT UTILITY COMPANIES AND MUST BE BLUE STAKED FOR MORE ACCURATE LOCATION.
 - 4) NO DISTANCE WAS SPECIFIED BY CLIENT TO ANY INTERSECTIONS.
 - 5) NO EVIDENCE OF EARTH MOVING ON SUBJECT PROPERTY.
 - 6) NO EVIDENCE OF RIGHT OF WAY CHANGES WERE OBSERVED.
 - 7) NO WETLAND STUDY WAS PROVIDED. NO OBVIOUS EVIDENCE WAS ON SITE.
 - 8) NO OFFSITE EASEMENT DOCUMENTS WERE PROVIDED, EXCEPT FOR TITLE REPORT DOCUMENTS AS SHOWN.

REFERENCE DOCUMENTS

- 1) COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER 71184, EFFECTIVE DATE JULY 29, 2016.
- 2) SURVEY PREPARED BY GREAT BASIN ENGINEERING, INC. ON FILE AT THE WEBER COUNTY SURVEYORS OFFICE AS ENTRY NO. 94-11-20-004.

GENERAL NOTES

- 1) THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER 71184, EFFECTIVE DATE JULY 29, 2016.
- 2) DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH 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.
- 3) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B OF REFERENCED PRELIMINARY REPORT:

ITEMS 1-15 NOT ADDRESSED BY THIS SURVEY.

ITEM 16 DEVELOPMENT AGREEMENT WITH EASEMENTS, COVENANTS AND RESTRICTIONS AFFECTING LAND AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: JULY 28, 1983
ENTRY NO.: 886296
BOOK/PAGE: 1429/767
(AFFECTS ENTIRE PROPERTY, NOT PLOTTABLE)

ITEM 17 EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
RECORDED: MARCH 1, 1984
ENTRY NO.: 892941
BOOK/PAGE: 1441/2384
(AS SHOWN)

ITEM 18 DEVELOPMENT AGREEMENT WITH EASEMENTS, COVENANTS AND RESTRICTIONS AFFECTING LAND ROY MARKETPLACE PLAZA AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: AUGUST 15, 1986
ENTRY NO.: 978921
BOOK/PAGE: 1486/2245
(AFFECTS ENTIRE PROPERTY, NO PLOTTABLE EASEMENTS DESCRIBED)

ITEM 19 ANY EASEMENTS AND OR RIGHTS OF WAY FOR THE WATER DISTRIBUTION SYSTEM AND APPURTENANCES OF THE RIVERDALE CITY CORPORATION AND/OR THE STATE OF UTAH BOARD OF WATER RESOURCES, AS THE SAME MAY BE FOUND TO INTERSECT THE HEREIN DESCRIBED PROPERTY, AS DISCLOSED BY MESNE INSTRUMENTS OF RECORD, INCLUDING THAT CERTAIN AGREEMENT TO USE DISTRIBUTION SYSTEM RECORDED MAY 17, 1996, AS ENTRY NO. 1408851, IN BOOK 1806, AT PAGE 2948, OF OFFICIAL RECORDS.
(EXACT LOCATION NOT DISCLOSED)

ITEMS 20-21 NOT ADDRESSED BY THIS SURVEY.

LEGEND AND ABBREVIATIONS

◆ SECTION CORNER AND LINE	— ADJOINING DEED LINE
○ PROPERTY CORNER AND LINE	— WATER LINE AND VALVE
— EASEMENT	— SEWER MANHOLE AND LINE
— EXISTING RIGHT OF WAY LINE	— UNDERGROUND POWER LINE
— TELECOMM LINE (LOCATED BY MAP)	SSMH = SANITARY SEWER MANHOLE
— GAS LINE (LOCATED BY MAP)	POB = POINT OF BEGINNING
	⊗ WATER METER
	⊗ FIRE HYDRANT

BENCHMARK ENGINEERING & LAND SURVEYING & CIVIL

NOVASOURCE SUNREST, LLC

5436 SOUTH 1900 WEST
ROY CITY, UTAH

PROJECT NO. 1608154

ALTA/NSPS LAND TITLE SURVEY

SVA.01
1 OF 1

SCALE: MEASURES 1/4" = 10' ON ALL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

RECEIVED
OCT 10 2016
BY: 5589