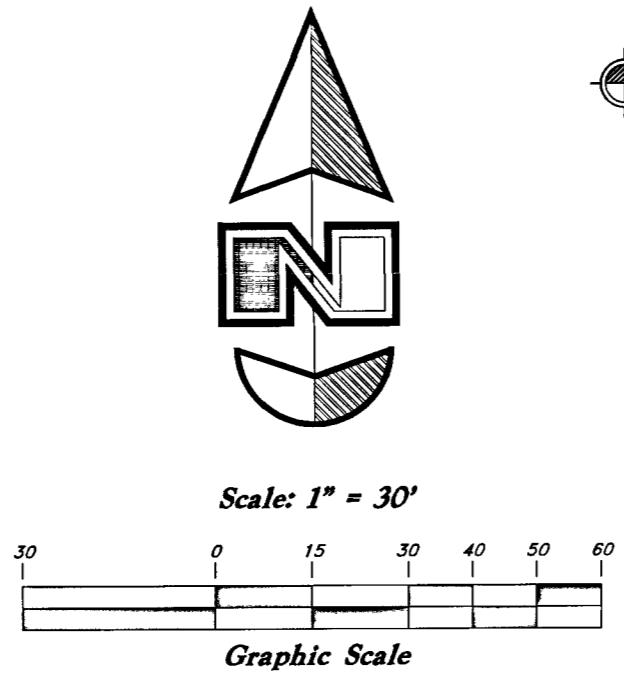


VICINITY MAP  
Not to Scale



Scale: 1" = 30'  
Graphic Scale

The following items are listed as exceptions to coverage in a Title Report prepared by Fidelity National Title Insurance Company; File No. 17-011989, Effective Date: February 10, 2017 at 8:00 a.m.

**EXCEPTION NO. 1-11 (NOTHING TO PLOT):** Not a Survey related matter.  
**EXCEPTION NO. 12 (NOT PLOTTED, AFFECTS ALL SUBJECT PARCELS):** ORDINANCE NO. 03-20, ADOPTING THE NORTHWEST AREA REDEVELOPMENT PROJECT AREA and the terms, conditions and limitations contained therein. Recorded: September 8, 2003. Entry No.: 1972513

**NOTICE OF ADOPTION OF AMENDMENT TO NORTHWEST REDEVELOPMENT PROJECT AREA PLAN** and the terms, conditions and limitations contained therein. Recorded: November 4, 2011. Entry No.: 2548552

**EXCEPTION NO. 13 (NOT PLOTTED, AFFECTS ALL SUBJECT PARCELS):** RESOLUTION NO. 23-2005, ESTABLISHING A SPECIAL SERVICE DISTRICT THROUGHOUT ALL OF WEBER COUNTY, TO BE KNOWN AS THE "WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES DISTRICT" and the terms, conditions and limitations contained therein. Recorded: January 24, 2006. Entry No.: 2156401

**EXCEPTION NO. 14 (NOT PLOTTED, AFFECTS ALL SUBJECT PARCELS):** CERTIFICATE OF NAME CHANGE OF THE SOUTH OGDEN CITY REDEVELOPMENT AGENCY, TO THE SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY, and the terms, conditions and limitations contained therein. Recorded: October 17, 2011. Entry No.: 2545549

**EXCEPTION NO. 15 (NOT PLOTTED, AFFECTS ALL SUBJECT PARCELS):** CERTIFICATE OF CREATION OF THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY ("NUERA") and the terms, conditions and limitations contained therein. Recorded: January 20, 2015. Entry No.: 2718461

**EXCEPTION NO. 16 (PLOTTED, AFFECTS ALL OF PARCEL 3 AND THE SOUTHEASTERLY LINE OF PARCEL 1):** Reservation of easements contained in WARRANTY DEED and the terms, conditions and limitations contained therein. Recorded: October 9, 1959. Entry No.: 322521. Book/Page: 626/173

**EXCEPTION NO. 17 (NOT PLOTTED, DOES NOT AFFECT SUBJECT PROPERTY):** SLOPE EASEMENT and conditions contained therein. Grantee: State Road Commission of Utah. Recorded: January 26, 1960. Entry No.: 328779. Book/Pag: 636/199

**EXCEPTION NO. 18 (NOT PLOTTED, DOES NOT AFFECT SUBJECT PROPERTY):** SLOPE EASEMENT and conditions contained therein. Grantee: State Road Commission of Utah. Recorded: January 26, 1960. Entry No.: 328780. Book/Page: 636/200

**EXCEPTION NO. 19 (NOTHING TO PLOT, UNABLE TO IDENTIFY PERTINENT STRUCTURES OR FACILITIES TO ESTABLISH EASEMENT LOCATIONS):** RIGHT OF WAY EASEMENT and conditions contained therein. Grantee: Mountain States Telephone and Telegraph Company. Recorded: June 25, 1964. Entry No.: 429142. Book/Page: 777/454

**EXCEPTION NO. 20 (PLOTTED, AFFECTS SOUTHERN PART OF PARCEL 1):** Reservation of easements as contained in QUIT CLAIM DEED and the terms, conditions and limitations contained therein. Recorded: October 31, 1977. Entry No.: 716339. Book/Page: 1206/296

**EXCEPTION NO. 21 (PLOTTED, AFFECTS THE NORTHWEST CORNER OF PARCEL 2):** EASEMENT and conditions contained therein. Grantee: Utah Power & Light Company. Recorded: June 7, 1978. Entry No.: 741665. Book/Page: 1246/671

**EXCEPTION NO. 22 (NOT PLOTTED, PROVIDED DOCUMENT DIFFICULT TO READ BUT DOES NOT APPEAR TO CONTAIN ANY SURVEY RELATED MATTERS):** Terms, conditions and limitations contained in an unrecorded lease in favor of R.O.A. General, Inc., a Utah corporation as disclosed by COLLATERAL ASSIGNMENT OF LEASES AND LICENSES, executed by R.O.A., Inc., a Utah corporation and recorded April 9, 1992 as Entry No. 1173515 in Book 1623 at Page 1496, Official Records.

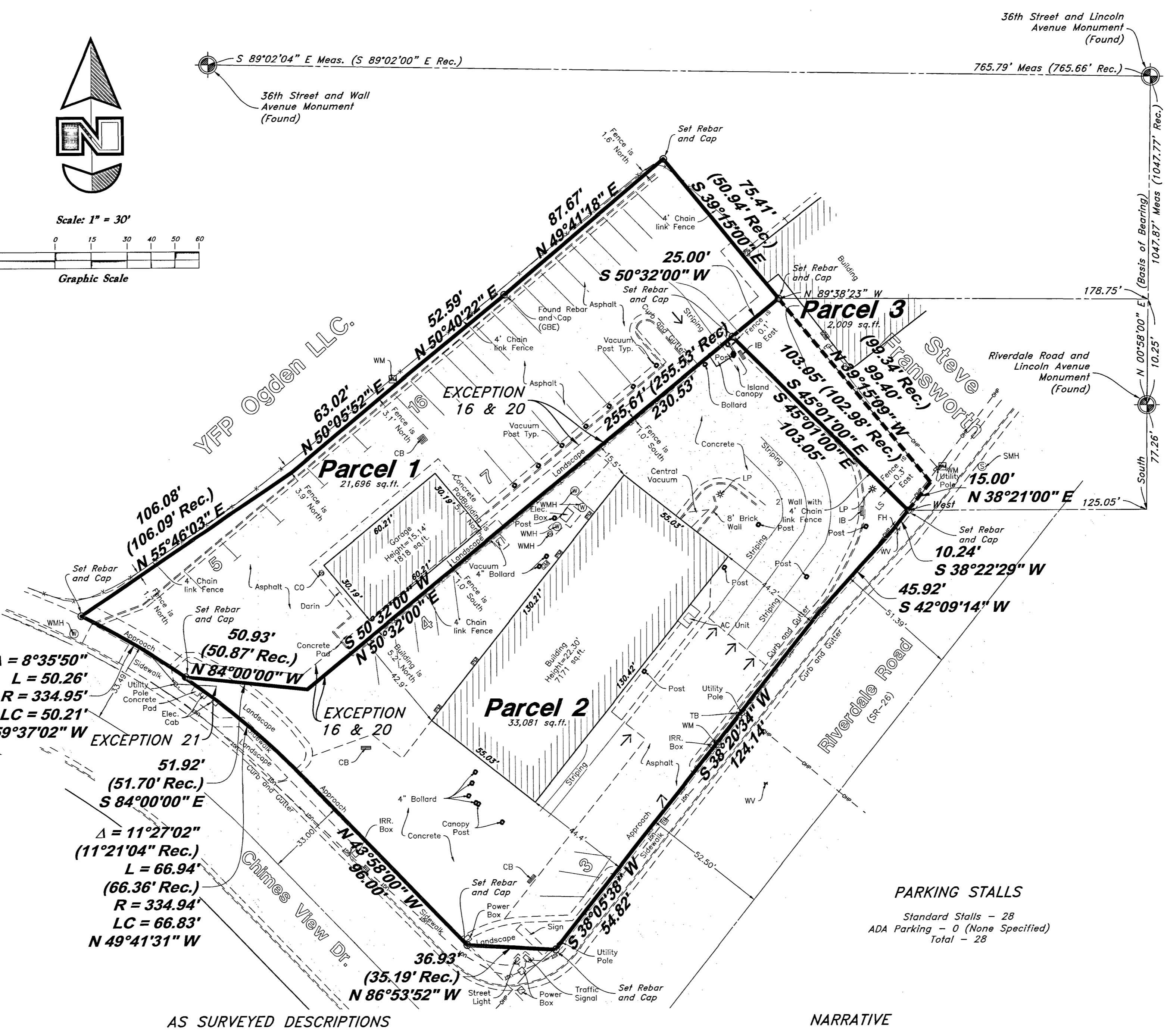
**EXCEPTION NO. 23 (PLOTTED, DOES NOT AFFECT SUBJECT PROPERTY):** RESOLUTION NO. 1-2003, A RESOLUTION AUTHORIZING EXECUTION OF A QUIT CLAIM DEED TO SOUTH OGDEN CITY CORPORATION TO PROVIDE FOR VACATION OF A DITCH EASEMENT and the terms, conditions and limitations contained therein. Recorded: January 28, 2003. Entry No.: 1907805. Book/Page: 231/14

**EXCEPTION NO. 24 (PLOTTED, PARCEL 1 IS THE BENEFICIARY OF AGREEMENT FOR AN EASEMENT PLOTTED OFF-SITE):** Terms, conditions, easement(s) and limitations contained in SIGN EASEMENT AND AGREEMENT dated May 12, 2003, executed by and between Kimco of Utah, Inc., a Utah corporation as Grantee and Wayne Leasing LLC, a Utah limited liability company as Grantee, recorded May 29, 2003 as Entry No.: 1942344 in Book 2375 at Page 1042, Official Records.

**EXCEPTION NO. 25-29 (NOTHING TO PLOT):** Not a Survey related matter.

**NOTES**

- There is no observed evidence of current earth moving work, building construction, or building additions.
- There is evidence of recent changes in street right of way lines, as recent as 2010 with UDOT Project Number SP-0026(4)0.
- No encroachments were found other than what is shown on the drawing.
- There is no evidence of any wetland areas as delineated by appropriate authorities.
- Subject Property is Located at the Northwesterly corner of Chimes View Drive and Riverdale Road.
- There are no Party Walls to adjoining properties.



Part of the Southeast Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Sandy City, Salt Lake County, Utah:

**Parcel 1:**  
Beginning at a point which is 10.25 feet North 0°58'00" West along the Center line of Lincoln Avenue and 178.75 feet North 89°38'23" West from the Intersection of Lincoln Avenue and Riverdale Road (SR-26) and running thence South 50°32'00" West 255.61 feet; thence North 84°00'00" West 50.93 feet to the Northerly right-of-way line of Chimes View Drive and a point on the arc of a curve; thence Northwesterly along the arc of a 334.95 foot radius curve to the left 50.26 feet, (Delta Angles equals 8°35'50", long chord bears North 59°37'02" West); thence North 53°46'03" East 106.08 feet; thence North 50°05'52" East 63.02 feet; thence North 50°40'22" East 52.59 feet; thence North 49°41'18" East 87.67 feet; South 39°15'00" East 75.41 feet to the point of beginning.  
Contains: 21,696 sq.ft.

**Parcel 2:**  
Part of the South Half of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:  
Beginning at a point on the Northwest right-of-way line of Riverdale Road (SR-26) said point being due South 77.26 feet and Due West 125.05 feet from the Intersection of said Riverdale Road and Lincoln Avenue; thence four (4) courses along said right-of-way line of said Riverdale Road as follows: (1) South 38°22'29" West 10.24 feet; (2) South 42°09'14" West 45.92 feet; (3) South 38°20'34" West 124.14 feet; (4) South 38°05'38" West 54.82 feet; thence North 86°53'52" West 36.93 feet to the Northeast right-of-way line of Chimes View Drive; thence two (2) courses along said right-of-way line of said Chimes View Drive as follows: (1) North 43°58'00" West 96.00 feet to a point of curvature; (2) Northwesterly along the arc of a 334.94 foot radius curve to the left 66.94 feet, (Delta Angles equals 11°21'04" West); thence North 50°40'22" East 52.59 feet; thence North 49°41'18" East 87.67 feet; thence North 50°32'00" East 230.53 feet; thence South 45°01'00" East 103.05 feet to the point of beginning.  
Contains: 33,081 sq.ft.

**Parcel 3:**  
An easement for ingress and egress over the following described property situated in the County of Weber, Utah:  
A part of the South half of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:  
Beginning at a point on the North line of Riverdale Road said point being South 38°21' West 122.15 feet (South 38°21' West 122.15 Rec.) from the Intersection of the West line of Lincoln Avenue and the North line of Riverdale Road, and running thence North 39°15' West 92.40 feet; thence South 50°32' West 25.0 feet; thence South 45°01' East 103.05 feet to the North line of Riverdale Road; thence North 38°21' East along said North line, 15.0 feet to the point of beginning.  
Contains: 2,009 sq.ft.

This ALTA Survey was performed at the request of Jean Jacquemetton of VP Acquisitions, for title purpose.

Brass Cap Monuments were found at the Intersection of Riverdale Road and Lincoln Avenue, the Intersection of Lincoln Avenue and 36th Street, and the Intersection of Wall Avenue and 36th Street.

A line bearing North 00°58'00" East between the monument at the Intersection of Riverdale Road and Lincoln Avenue, and the Intersection of Lincoln Avenue and 36th Street, were used as the Bearing Base.

A ALTA Survey by Great Basin Engineering for Kimco of Utah Inc., Dated May 30, 2014, Recorded July 29, 2014, ALTA Survey by Great Basin Engineering for Kimco of Utah Inc., Dated November 01, 2002, Recorded February 13, 2003, ALTA Survey by Sunrise Engineering Inc. for Costco Wholesale Corporation, Dated December 23, 2002, Recorded June 18, 2003, ALTA Survey by Sunrise Engineering Inc. for Costco Wholesale Corporation, Dated April 28, 2003, Recorded June 18, 2003, were used as reference for this survey.  
No Property Corners were set at this time.

**ZONING INFORMATION**

As per Optional Item 6 of Table A & B, No zoning information was provided at the time of the survey.

**FLOOD ZONE CERTIFICATE**

This property lies within Zone X (not shaded) according to Flood Insurance Rate Map of Weber County 49057C0428E dated December 16, 2005 and City of Riverdale - Community Plan Number 4901900428E dated December 16, 2005. Zone X (Not shaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

**LEGEND**

Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
Power line	SP	Service Pole	SMH	Sewer Manhole
Sanitary Sewer line	LP	Light Pole	WY	Water Valve
Culinary Water line	WP	Power Pole	CB	Catch Basin
Gas line	TP	Telephone Pole	CB	Diversion Box
Storm Drain line	FH	Fire Hydrant	TC	Top of Curb
Culinary Water line	DP	Drain Manhole	SW	Sidewalk
Gas line	DI	Flowline of Ditch	GAS	Gas line Marker
Secondary Waterline	SW	Flowline of Ditch	GUY	Guy Wire
Land Drain line	TOE	Toe of Slope	LS	Landscape
Irrigation Waterline	TOP	Top of Slope	NS	Natural Ground
Fence	CL	Cleanout	NS	Natural Ground
Power Pole	FC	Flowline of Ditch	NS	Natural Ground
Post	DMH	Drain Manhole	NS	Natural Ground
Water Meter	FL	Flowline of Ditch	NS	Natural Ground
Gas Meter	NS	Natural Ground	NS	Natural Ground
Telephone Box	NS	Natural Ground	NS	Natural Ground
Sewer Manhole	NS	Natural Ground	NS	Natural Ground
Drain Manhole	NS	Natural Ground	NS	Natural Ground
Water Manhole	NS	Natural Ground	NS	Natural Ground
Cleanout Box	NS	Natural Ground	NS	Natural Ground

**DESCRIPTIONS FROM TITLE REPORT**

The Land referred to herein below is situated in the County of Weber, State of Utah, and is described as follows:

**Parcel 1:**  
Part of the South half of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Beginning at the Intersection of the West property line of Lincoln Avenue and the North bank of the Weber Canal Water Company's Canal in Ogden, Utah, and running thence South 0°58' West 402.48 feet (432.15 feet calculated) along said West property line to a point 125.00 feet North of the North line of Riverdale Road; thence South 51°34' West 200.00 feet; thence South 39°15' East 25 feet (24.47 feet calculated); thence South 50°32' West 255.53 feet (255.61 feet calculated); thence North 84°00' West 50.87 feet (50.93 feet calculated); thence Northwesterly 167.87 feet along the arc of the 334.95 foot radius curve to the left (NOTE: Bearing and distance of the chord of said curve is North 69°53'33" West 165.93 feet); thence North 84°00' West 135.25 feet (135.61 feet calculated) to the Easterly right-of-way line of Wall Avenue; thence North 0°58' East 132 feet (144.20 feet calculated) to the North bank of the aforementioned canal; thence Northwesterly along said canal's North bank (the following six courses: South 89°02' East 176.37 feet; North 70°37' East 184.00 feet; North 62°27' East 104.50 feet; North 47°00' East 125.50 feet; North 32°17' East 158.00 feet; and North 19°00' East 201.89 feet) to the point of beginning.

**Less and Excepting from Parcel 1:**  
That portion of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah, more particularly described as follows:

Beginning at the Intersection of the West right of way line of Lincoln Avenue and the North bank of the Weber Canal Water Company's Canal in Ogden, Utah; thence along said West right of way line South 0°58'00" West 432.15 feet to a point 125 feet North of the North line of Riverdale Road; thence South 51°34'00" West 200 feet; thence North 39°15'00" West 50.94 feet; thence South 49°41'18" West 87.67 feet; thence South 50°40'22" West 52.59 feet; thence South 50°05'52" West 63.02 feet; thence South 55°46'03" West 106.09 feet to a point on the Northerly right of way line of Chimes View Drive and on a non-tangent curve to the left having a radius of 334.95 feet and a chord that bears North 73°57'30" West 116.81 feet; thence along said curve a distance of 117.41 feet; thence North 84°00'00" West 135.61 feet to a point on said East right of way line of Wall Avenue; thence North 00°58'00" East 144.16 feet along said East right of way line of Wall Avenue to said North Bank of the Weber Canal Water Company's Canal through the following six courses, to-wit: South 89°02' East 176.37 feet; North 70°37' East 184.00 feet; North 62°27' East 104.50 feet; North 47°00' East 125.50 feet; North 32°17' East 158.00 feet; and North 19°00' East 201.89 feet to the point of beginning.

For information purposes only. Tax ID No. 05-139-0065

**Parcel 2:**  
Part of the South Half of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the Northwest right-of-way line of Riverdale Road, said point being South 38°21'00" West 137.11 feet from the Intersection of said line and the West right-of-way line of Lincoln Avenue; thence South 38°21'00" West along said Northwest line 230.75 feet to the Northeast line of Utah State Road Commission property; thence along said line North 43°58'00" West 129.64 feet to a 334.95 foot radius curve, the center of which bears South 46°02'00" West and Northwesterly along said curve to the left through a central angle of 11°21'04" a distance of 66.36 feet; thence South 84°00'00" East 51.70 feet; thence North 50°32'00" East 230.53 feet; thence South 45°01'00" East 103.05 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said land conveyed to the Utah Department of Transportation in Warranty Deed recorded October 13, 2009 as Entry No. 2438904, Official described as follows:

A parcel of land in fee, being a part of an entire tract of property situate in the NE1/4SW1/4 and the NW1/4SE1/4 of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the southeasterly corner of said entire tract and the Intersection of the Northwesterly right of way line of the existing highway State Route 26 and the existing northerly right of way line of Chimes View Drive, said corner is 336.66 feet South 38°21'00" West from the Intersection of said Northwesterly right of way line and the westerly right of way line of Lincoln Avenue, said corner is also 1618.98 feet North 89°35'58" West along the Quarter section line and 1661.75 feet South 38°21'00" West from the East Quarter corner of said Section 5 and also 49.82 feet perpendicularly distant Northwesterly from the control line of said project SP-0026(4)0 opposite approximate engineer station 178+42.01, and running thence North 44°01'22" West 31.81 feet along the Northwesterly right of way of said Chimes View Drive to a point 81.33 feet perpendicularly distant Northwesterly from said control line opposite engineer station 178+46.37; thence South 89°53'52" East 35.19 feet to a point 52.50 feet perpendicularly distant Northwesterly from said control line opposite engineer station 178+66.55; thence North 38°05'38" East 54.82 feet to a point 52.54 feet perpendicularly distant Northwesterly from said control line opposite engineer station 179+21.25; thence North 38°20'34" East 124.14 feet to a point 52.50 feet perpendicularly distant Northwesterly from said control line opposite engineer station 180+45.28; thence North 42°09'14" East 45.92 feet to the Northwesterly right of way line of said existing highway to a point 49.45 feet perpendicularly distant Northwesterly from said control line opposite engineer station 180+91.10; thence South 38°21'00" West 249.31 feet along said Northwesterly right of way line to the point of beginning as shown on the official map of said project on file in the Utah Department of Transportation.  
(Note: Rotate all bearings in the above description 0°20'54" clockwise to obtain highway bearings.)

The following is shown for information purposes only: Tax ID No. 05-139-0122

**Parcel 3**  
A perpetual easement for ingress and egress over the following described property situated in the County of Weber, Utah, to-wit:  
A part of the South half of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the North line of Riverdale Road said point being South 38°21' West 122.15 feet from the Intersection of the West line of Lincoln Avenue and the North line of Riverdale Road, and running thence North 39°15' West 92.40 feet; thence South 50°32' West 25.0 feet; thence South 45°01' East 102.98 feet to the North line of Riverdale Road; thence North 38°21' East along said North line, 15.0 feet to the point of beginning.

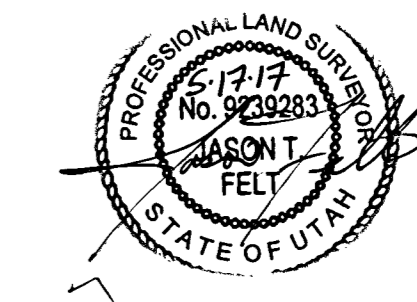
**RECEIVED**  
OCT 0 2 2017  
BY: 5821

**ALTA/NSPS LAND TITLE SURVEY CERTIFICATION**

To Fidelity National Title Insurance Company; Founders Title Company; Wayne Leasing, 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 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, and 20 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, and NSPS and in effect on the date of this certification, undersigned further certifies that survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/NSPS Land Title Surveys."

Date: May 17, 2017  
Signed: Jason J. Fell  
Registration No. 9239283



**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515, B.L.C. (801)521-0222  
 WWW.GREATBASINENGINEERING.COM

**ALTA/NSPS Land Title Survey**  
**Supersonic - Riverdale**  
 3651 Riverdale Road  
 Riverdale, Utah  
 Weber County, Utah  
 A part of Section 5, U.S. Survey  
 17 May, 2017  
 SHEET NO. 1  
 17N808