NARRATIVE

This Survey was requested by Edward Grampp of CW Land Company for the purpose of depicting the current conditions of the Site as well as Title

Monuments located in the South Quarter Corner and the Southeast Corner of Section 3 with a bearing of S 89°25'05" E was used as the Basis of Bearings for this Survey.

Property Corners were monumented as depicted on this Survey.

EXCEPTIONS TO COVERAGE

This survey was completed using Commitment for Title Insurance from Old Republic National Title Insurance Company, issued by Cottonwood Title Insurance Agency, Inc. under File No. 105163-CAF dated July 18, 2018 @ 7:30 A.M.

EXCEPTION NO. 1-15; 44 (NOT A SURVEY MATTER)

EXCEPTION NO 16 (PLOTTED, AFFECTS PARCELS 1 AND 8): Easement, and the terms and conditions thereof by and between Aaltje L. Nyveld and D.J. Nyveld, her husband and Utah Power & Light Company Recorded February 28, 1917 in Book M, at Page 183 of Official Records.

EXCEPTION NO 17 (PLOTTED, AFFECTS PARCELS 6, 7, AND 8): Easement, and the terms and conditions thereof by and between Roy L. Saunders and Utah Power & Light Company Recorded April 14, 1972 as Entry No. 533898, in Book 939 at Page 212 of Official Records.

EXCEPTION NO 18 (PLOTTED, AFFECTS PARCELS 6, 7, 8 AND 9): Easement, and the terms and conditions thereof by and between Roy L. Saunders, a single man and Utah Power & Light Company Recorded July 23, 1981 as Entry No. 840437, in Book 1386, at Page 641 of Official Records.

EXCEPTION NO 19 (PLOTTED, AFFECTS PARCELS 6, 7, AND 9): Restrictive Easement, and the terms and conditions thereof by and between Robert Lyle Saunders and Patricia M. Saunders, his wife and Utah Power & Light Company Recorded May 22, 1985 as Entry No. 937935, in Book 1468, at Page 422 of Official Records.

EXCEPTION NO 20 (PLOTTED. AFFECTS PARCEL 1): West Haven Special Service District Easement Agreement, including the terms and conditions thereof Recorded May 3, 2002 as Entry No. 1845537, in Book 2229, at Page 2206 of Official Records.

EXCEPTION NO 21 (PLOTTED, AFFECTS PARCEL 1): West Haven Special Service District Easement Agreement, including the terms and conditions thereof Recorded May 03, 2002 as Entry No. 1845538, in Book 2229, at Page 2216 of Official Records.

EXCEPTION NO 22 (PLOTTED, AFFECTS PARCEL 1): West Haven Special Service District Easement Agreement, including the terms and conditions thereof Recorded May 03, 2002 as Entry No. 1845539, in Book 2229, at Page 2226 of Official Records.

EXCEPTION NO 23 (PLOTTED, AFFECTS PARCEL 1): West Haven Special Service District Easement Agreement, including the terms and conditions thereof Recorded May 03, 2002 as Entry No. 1845543, in Book 2229, at Page 2241 of Official Records.

EXCEPTION NO 24 (PLOTTED, AFFECTS PARCEL 1): Right of Way Easement, and the terms and conditions thereof by and between Majarie Saunders aka Majarie C. Saunders and PacifiCorp, an Oregon corporation Recorded November 7, 2002 as Entry No. 1887957, in Book 2283, at Page 1760 of Official

EXCEPTION NO 25 (PLOTTED, AFFECTS PARCEL 1): Right of Way Easement, and the terms and conditions thereof by and between Betty Morton aka Betty L. Morton and PacifiCorp, an Oregon corporation Recorded November 07, 2002 as Entry No. 1887958, in Book 2283, at Page 1763 of Official Records.

EXCEPTION NO 26 (PLOTTED, AFFECTS PARCEL 1): Right of Way Easement, and the terms and conditions thereof by and between Lynn Saunders and

PacifiCorp, an Oregon corporation Recorded November 07, 2002 as Entry No. 1887959, in Book 2283, at Page 1766 of Official Records.

EXCEPTION NO 27 (PLOTTED, AFFECTS PARCEL 1): Right of Way Easement, and the terms and conditions thereof by and between Richard Saunders and

PacifiCorp, an Oregon corporation Recorded November 07, 2002 as Entry No. 1887960, in Book 2283, at Page 1769 of Official Records. EXCEPTION NO 28 (PLOTTED, AFFECTS PARCEL 1): Right of Way Easement, and the terms and conditions thereof by and between Robert Miller Saunders and

EXCEPTION NO 29 (PLOTTED, AFFECTS PARCEL 1): Right of Way Easement, and the terms and conditions thereof by and between Betty Morton aka Betty L. Morton, Virginia Briscoe, Lynn R. Saunders, Marjorie C. Saunders and Richard Saunders and PacifiCorp, an Oregon corporation Recorded November 07, 2002 as Entry No. 1887962, in Book 2283 at Page 1775 of Official Records.

Ryan Saunders and PacifiCorp, an Oregon corporation Recorded November 07, 2002 as Entry No. 1887961 in Book 2283, at Page 1772 of Official Records.

EXCEPTION NO 30 (PLOTTED, AFFECTS PARCEL 1): Right of Way Easement, and the terms and conditions thereof by and between Virginia Briscoe and PacifiCorp, an Oregon corporation Recorded November 07, 2002 as Entry No. 1887964, in Book 2283, at Page 1782 of Official Records.

EXCEPTION NO 31 (PLOTTED, AFFECTS PARCELS 6, 7, AND 8): Right of Way Easement, and the terms and conditions thereof by and between Canterbury Crossing Investments, LLC and PacifiCorp, an Oregon corporation Recorded June 13, 2006 as Entry No. 2186374 of Official Records.

EXCEPTION NO 32 (PLOTTED, AFFECTS PARCELS 3. 6. 7. AND 9): West Haven Special Service District Easement Agreement, including the terms and conditions thereof by and between West Haven Special Service District and Patricia Miller Saunders, Trustee Recorded July 10, 2006 as Entry No. 2192452 of Official Records.

EXCEPTION NO 33 (PLOTTED, AFFECTS PARCELS 6 AND 7): West Haven Special Service District Easement Agreement, including the terms and conditions thereof Recorded July 10, 2006 as Entry No. 2192453 of Official Records.

EXCEPTION NO 34 (PLOTTED, AFFECTS PARCEL 1): West Haven Special Service District Easement Agreement, including the terms and conditions thereof

EXCEPTION NO. 35 (NOT PLOTTED; EXACT LOCATION NOT PROIVIDED): West Haven Special Service District Easement Agreement, including the terms and conditions thereof Recorded July 10, 2006 as Entry No. 2192467 of Official Records.

EXCEPTION NO 36 (PLOTTED, AFFECTS PARCEL 1): Pipeline Agreement, including the terms and conditions thereof by and between Canterbury Crossing Investments, L.L.C., a Utah limited liability company, and Jordan Valley Water Conservancy District, Recorded August 30, 2007 as Entry No. 2288685 of

EXCEPTION NO 37 (PLOTTED, AFFECTS PARCEL 9): Right of Way Grant, and the terms and conditions thereof by and between Canterbury Crossing Investments, LLC and PacifiCorp, an Oregon corporation d/b/a Rocky Mountain Power Recorded February 12, 2008 as Entry No. 2321066 of Official

EXCEPTION NO 38 (PLOTTED, AFFECTS PARCEL 9): Right of Way Grant, and the terms and conditions thereof by and between Canterbury Crossing Investments, LLC and PacifiCorp, an Oregon corporation d/b/a Rocky Mountain Power Recorded February 12, 2008 as Entry No. 2321067 of Official

EXCEPTION NO 39 (PLOTTED, AFFECTS PARCEL 9): Right of Way Grant, and the terms and conditions thereof by and between Canterbury Crossing Investments, LLC and PacifiCorp, an Oregon corporation d/b/a Rocky Mountain Power Recorded February 18, 2008 as Entry No. 2365646 of Official

EXCEPTION NO 40 (PLOTTED, AFFECTS PARCEL 9): Right of Way Grant, and the terms and conditions thereof by and between Canterbury Crossing Investments, LLC and PacifiCorp, an Oregon corporation d/b/a Rocky Mountain Power Recorded February 18, 2008 as Entry No. 2365647 of Official

EXCEPTION NO 41 (PLOTTED, AFFECTS PARCELS 6 AND 7): Subject to with a right-of-way as shown in that certain Quit Claim Deed by and between Canterbury Crossing Investments, L.L.C., a Utah limited liability company and Storage Properties, L.L.C., a Utah limited liability company Recorded November 20, 2008 as Entry No. 2376390 of Official Records.

EXCEPTION NO. 42 (PLOTTED, AFFECTS PARCELS 2, 3, 4, 5, 7, 9 AND 10): Public Utility Easement, and the terms and conditions thereof by and between West Haven 4000 S Property, LLC and Public Utility Companies Recorded August 22, 2017 as Entry No. 2874513 of Official Records.

EXCEPTION NO. 43 (PLOTTED, AFFECTS PARCEL 1): Public Utility Easement, and the terms and conditions thereof by and between West Haven 4000 S Property, LLC and Public Utility Companies Recorded August 22, 2017 as Entry No. 2874515 of Official Records.

EXCEPTION NO 45: Subject, but not limited, to the following matters, as disclosed by a survey prepared by PSQMAS, having been certified under the date of October 30, 2015, by Craig E. Ahrens, a Registered Land Surveyor holding License No. 270814, as Job No. 85ED010100, and any matters since.

ZONING INFORMATION

Per Table A, Item 6, the Surveyor was not provided a Zoning Letter or any additional Zoning information by the Client.

FLOOD PLAIN

This property lies entirely within flood Zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 49057C0425E dated 16 December, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (no shading)

NOTES

- 1. Utilities shown are from observed evidence on the site and records available at the time of the survey.
- 2. No encroachments were found other than what is shown on the drawing.

3. There no were delineation markers observed in process of conducting the fieldwork indicating a prior delineation of wetlands.

- 4. This property is approximately 1350 feet from the Intersection of 4000 South and Midland Drive.
- 5. There are no constructed buildings on this site.
- 6. There are no striped parking stalls on this site.

RECORD DESCRIPTION

Parcel 1:

A part of the South one-half (1/2) of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows to-wit.

Beginning at a point on the North line of 4000 South Street (SR-37) as it exists at a 33.00 foot half--width, being North 0°49'47" East 33.00 feet along the quarter Section line from the South quarter corner of said Section 3; and running thence North 89°23'54" West 478.54 feet along said North line to a point of the Easterly line of the Layton Canal property as it exists at a 50.00 foot half—width; thence along said Easterly line the following three (3) courses: North 0°35'48" East 128.43 feet to a point of curvature; thence 99.83 feet Northeasterly along the arc of a 150.00 foot radius curve to the right through a central angle of 38°08'00" (long chord bears North 19°39'48" East 98.00 feet) to a point of tangency; and North 38°43'48" East 910.97 feet; thence South 89°42'13" East 1206.77 feet; thence South 0°50'44" West 943.64 feet to and along the West line of Meadows at West Haven P.U.D., as recorded with the office of the Weber County Recorder to a point on the North line of 4000 South Street (SR-37) as it exists at a 33.00 foot half-width; thence North 89°25'05" West 1318.64 feet along said North line to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874514, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southeast 1/4 Southwest 1/4 and the Southwest 1/4 Southeast 1/4 of Section 3. Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the Southerly boundary line of said entire tract, which point is 33.00 feet North 0°49'47" East along the quarter Section line from the South Quarter Corner of said Section 3; and running thence North 89°23'54" West 478.54 feet along said Southerly boundary line to the Easterly boundary line of the Layton Canal; thence North 0°35'48" East 35.18 feet along said Easterly boundary line; thence Easterly 240.40 feet along the arc of a 9461.00 foot radius non-tangent curve to the right (Note: Chord to said curve bears South 89°19'02" East for a distance of 240.39 feet); thence North 51°30'06" East 47.99 feet; thence North 0°23'36" East 11.16 feet; thence South 88°27'49" East 35.00 feet; thence South 0°23'36" West 9.25 feet; thence South 44°49'07" East 43.11 feet: thence South 88°27'49" East 378.75 feet: thence North 49°10'02" East 38.58 feet: thence South 88°27'49" East 88.00 feet; thence South 46°05'08" East 38.57 feet; thence South 88°27'49" East 277,74 feet; thence North 89°47'25" East 206.59 feet; thence North 48°36'23" East 45.45 feet; thence South 89°23'35" East 47.00 feet; thence South 49°27'20" East 37.49 feet; thence South 89°25'13" East 336.51 feet to the Westerly boundary line of Meadows at West Haven P.U.D., as recorded at the office of the Weber County Recorder: thence South 0°50'44" West 32.05 feet to the Southeast corner of said entire tract: thence North 89°25'05" West 1318.64 feet along the Southerly boundary line of said entire tract to the point of beginning.

Parcel 2:

Part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point in the centerline of 4000 South Street, West along the Section line 3881.0 feet from the Southeast corner of Section 3; thence West 82.5 feet; thence North 264 feet; thence East 82.5 feet; thence South 264 feet to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, 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 entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417,14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

Parcel 3:

Part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point in the centerline of 4000 South Street, West along the Section line 3666.5 feet from the Southeast corner of Section 3; thence West 99.0 feet; thence North 264 feet; thence East 99.0 feet; thence South 264 feet to the point of beginning.

Less and excepting therefrom any portion lying within the bounds of 4000 South Street.

Also, Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as

Beginning at the Southwest corner of said entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0'27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417,14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450,85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

Parcel 4:

Part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point in the centerline of road, West along the Section line 89 roas from the Southeast corner of said quarter Section, said point of beginning also being 4106.0 feet West of the Southeast corner of said Section 3; running thence West 82.5 feet; thence North 264 feet; thence East 82.5 feet; thence South 264 feet to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, 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 entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417.14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

Parcel 5:

Part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning in the center of 4000 South Street, 84 rods West of the Southeast corner of said quarter Section, said beginning point also being 4023.5 feet West of the Southeast corner of said Section 3; thence West 82.5 feet; thence North 264 feet; thence East 82.5 feet; thence South 264 feet to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to—wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F=0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3. 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 entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417.14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137,94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89'23'54" West 115.50 feet; thence (6) South 0'36'06" West 33.00 feet; thence (7) North 89'23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

Parcel 5A:

Together with the beneficial interest in and to a 30-foot right-of-way on the adjoining property to the East as shown in mesne

Parcel 6:

A part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in West Haven, Weber County, Utah:

Beginning at a point on the North Line of 4000 South Street (SR-37) as it exists at a 33.00 foot half-width being 924.46 feet North 89°23'54" West along the Section line and 498.29 feet North 0°39'09" East from the South quarter corner of said Section 3; and running thence North 0°39'09" East 484.28 feet; thence South 89°19'35" East 927.30 feet to the Westerly line of Layton Canal as it exists at a 50.00 foot half-width; thence Southwesterly along said Westerly line the following three courses: South 38°43'48" West 65.28 feet; North 51°16'12" West 5.00 feet; and South 38°43'48" West 747.94 feet; thence North 51°16'12" West 248.28 feet; thence North 89°20'51" West 226.39 feet to the point of beginning.

Parcel 7:

A part of the Southwest quarter of Section 3, Township 5 North, Range 2 West Salt Lake Base and Meridian, U.S. Survey, in

Beginning at a point on the North line of 4000 South Street (SR-37) as it exists at a 33.00 foot half-width, being 924.46 feet North 89°23'54" West along the Section line and 33.00 feet North 0°39'09" East from the South Quarter Corner of said Section 3: and running thence North 0°39'09" East 465.29 feet; thence South 89°20'51" East 226.39 feet; thence South 51°16'12" East 248.28 feet to the Westerly line of Layton Canal as it exists at a 50.00 foot half-width; thence Southwesterly along said Westerly line the following three courses: South 38°43'48" West 36.86 feet to a point of curvature, 166.39 feet along the arc of a 250.00 foot radius curve to the left through a central angle of 38°08'00" (Long Chord bears South 19°39'48" West 163.33 feet); and South 0°35'48" West 128.42 feet to the North line of 4000 South Street; thence North 89°23'54" West 346.02 feet along said North line to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, 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 entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0'36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417.14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet: thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal: thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

A part of the Southwest Quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in West Haven, Weber County, Utah:

Beginning at a point 924.46 feet North 89°23'54'' West along the Section line and 982.57 feet North 0°39'09" East from the South quarter corner of said Section 3; and running thence North 0°39'09" 346.33 feet, more or less, to the North boundary line of parcel 08-034-0004; thence South 89°19'35" East along said North boundary line 928.58 feet, more or less, to the quarter Section line: thence South 89°20'45" East along said North boundary line 134.82 feet, more or less, to the Westerly line of the Layton Canal as it exists at a 45.00 foot half-width; thence Southwesterly along said Westerly line the following three courses: South 8°07'48" West 180.41 feet to a point of curvature, 56.08 feet Southwesterly along the arc of a 105.00 foot radius curve to the right through a central angle of 30°36'00" (Long Chord bears South 23°25'48" West 55.41 feet) to a point of tangency; and South 38°43'48" West 147.82 feet; thence North 89°19'35" West 927.30 feet to the point of beginning.

Parcel 8A:

Together with the beneficial interest created in that certain Quit Claim Deed recorded November 20, 2008, as Entry No. 2376390,

A part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in West Haven, Weber County, Utah: Beginning at a point on the North line of 4000 South Street (SR-37) as it exists at a 33.00 foot half-width, being 33.00 feet North 0°49'47" East along the Quarter Section line and 924.56 feet North 89°23'54" West from the South quarter corner of said Section 3; and running thence North 89°23'54" West 104.83 feet along said North line; thence North 0°36'06" East 231.00 feet; thence North 89°23'54" West 99.00 feet; thence South 0°36'06" West 231.00 feet to said North line of 4000 South Street; thence North 89°23'54" West 115.50 feet along said North line; thence North 0°36'06" East 231.00 feet; thence North 89°23'54" West 82.5 feet: thence South 0°36'06" West 231.00 feet to said North line of 4000 South Street: thence North 89°23'54" West 60.00 feet along said North line; thence North 0°36'06" East 231.00 feet; thence North 89°23'50" West 165.00 feet; thence North 0°36'06" East 8.25 feet; thence North 89°23'50" West 90.47 feet; thence North 0°39'07" East 1057.55 feet; thence South 89°19'34" East 717.52 feet; thence South 0°39'09" West 1295.90 feet to the point of beginning.

Less and excepting therefom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, 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 entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417,14 feet); thence North 43°43'41" East 33,75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54". West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

Parcel 10:

Part of the Southwest quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the North line of road, 1641.6 feet West and 33 feet North, more or less, from the Southeast corner of said quarter Section, running thence East 74.1 feet; thence North 239.25 feet; thence West 76 feet; thence South 00°27'18" East 239.26 feet to the point of beginning.

Also, beginning at a point 95 rods West of the Southeast corner of said quarter Section; running thence North 16.5 rods; thence East 1 rod to the West line of the property heretofore conveyed to Lynn R. Saunders and Joyce K. Saunders; thence South 16.5 rods; thence West 1 rods to the point of beginning.

Less and excepting therefrom that property conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Quit Claim Deed recorded August 22, 2017, as Entry No. 2874519, of Official Records more particularly described as follows to-wit: A parcel of land in fee for the widening of the existing highway State Route 37 known as UDOT Project No. F-0037(12)10, being part of an entire tract of property, situate in the Southwest 1/4 Southwest 1/4 and the Southeast 1/4 Southwest 1/4 of Section 3, 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 entire tract, which point is 1641.60 feet North 89°23'54" West along the Section line and 33.00 feet North 0°36'06" East (Deed=North) from the South Quarter Corner of said Section 3; and running thence North 0°27'18" West 14.73 feet along the Westerly boundary line of said entire tract; thence Easterly 417.17 feet along the arc of a 9359.00 foot radius non-tangent curve to the left (Note: Chord to said curve bears North 89°41'59" East for a distance of 417.14 feet); thence North 43°43'41" East 33.75 feet; thence North 88°43'41" East 59.51 feet; thence South 45°39'45" East 33.59 feet; thence North 88°43'41" East 137.94 feet; thence North 89°54'52" East 401.98 feet to the Westerly boundary line of the Layton Canal; thence South 0°35'48" West 33.99 feet along said Westerly boundary line to the Southeast corner of said entire tract; thence along the Southerly boundary line of said entire tract the following thirteen (13) courses and distances: (1) North 89°23'54" West 450.85 feet; thence (2) South 0°36'06" West 33.00 feet; thence (3) North 89°23'54" West 99.00 feet; thence (4) North 0°36'06" East 33.00 feet; thence (5) North 89°23'54" West 115.50 feet; thence (6) South 0°36'06" West 33.00 feet; thence (7) North 89°23'54" West 82.50 feet; thence (8) North 0°36'06" East 33.00 feet; thence (9) North 89°23'54" West 60.00 feet; thence (10) South 0°36'06" West 33.00 feet; thence (11) North 89°23'54" West 181.50 feet; thence (12) North 0°36'06" East 33.00 feet; thence (13) North 89°23'54" West 74.10 feet to the point of beginning.

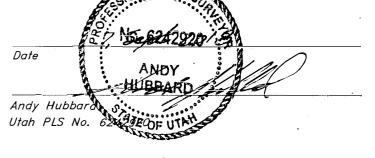
CERTIFICATION

To CW Land Company, West Haven Property, LLC, a Delaware limited liability company dba in Utah as West Haven 4000 South Property, LLC, CW Land Co., LLC, a Utah limited liability company, Cottonwood Title Insurance Agency, Inc. and Old Republic National Title Insurance 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 good opted by ALTA/NSPS, and includes Items 1, 2, 3, 4, 5, 7(a)(b1)(b2), 8, 9, 11, 13, 14, 18 and of Table A thereof.

The field work was completed on 8-11-2018.





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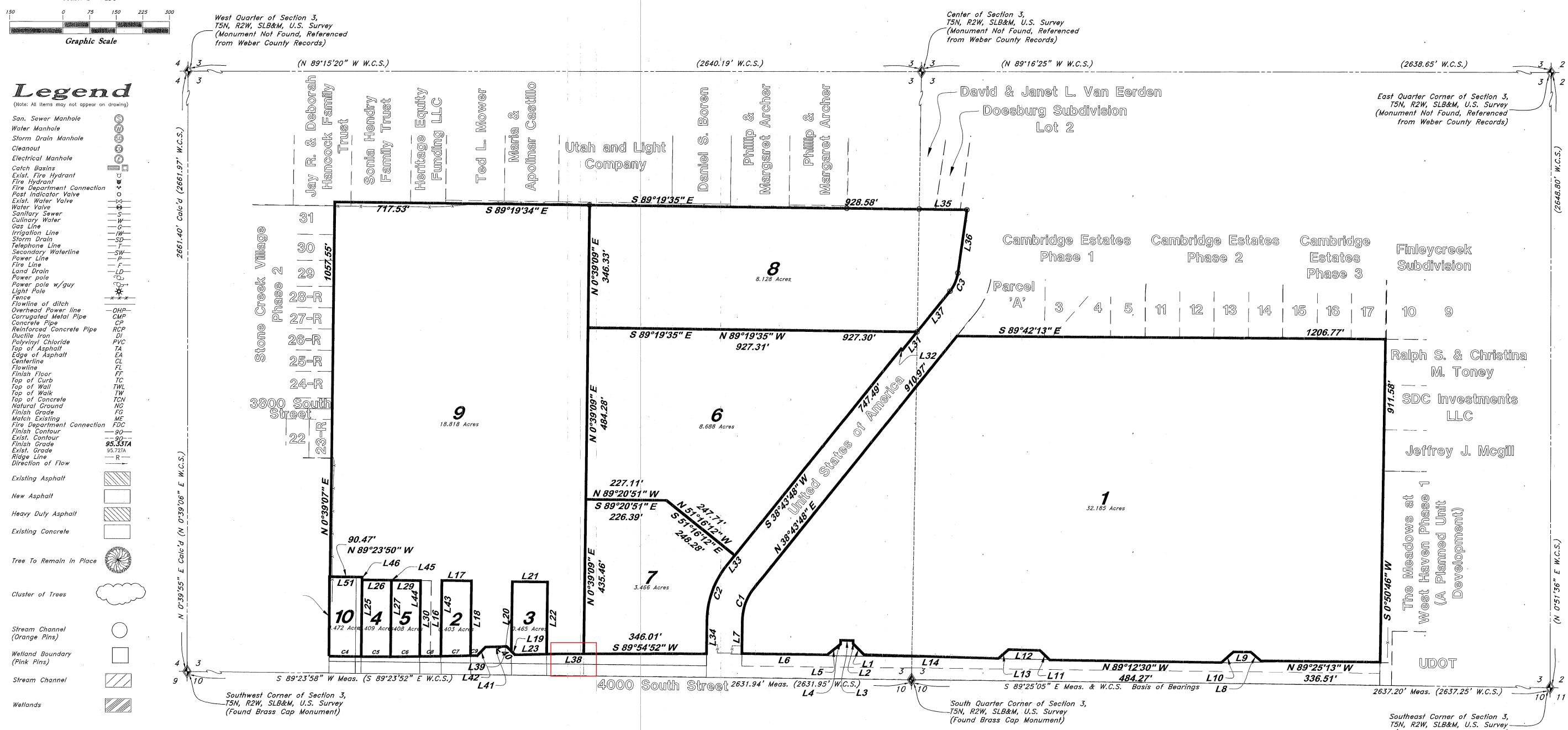
6 Aug, 2018

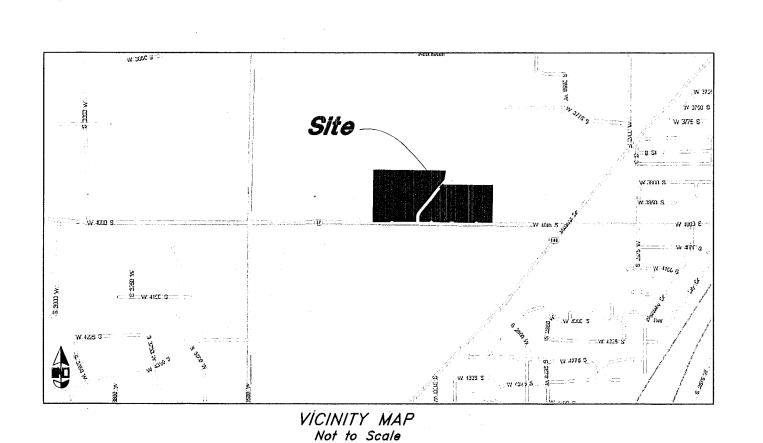
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SHEET NO.

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Curve	Delta	Radius	Length	Chord	Chord Bea
C1	38°07'54"	150.00'	99.83'	98.00'	N 19°39'48
C2	38°07'56"	250.00'	166.38'	163.33'	S 19°39'48
C3	30°36'00"	105.00	56.08'	55.41'	S 23°25'48
C4	0°33'23"	9359.00'	90.87	90.87	S 89°18'05
C5	0°30′18″	9359.00'	82.50'	82.50'	N 89°49'56
C6	0°30'19"	9359.00'	82.52'	82.52'	S 89°39'46
C7	0°30'19"	9359.00'	82.55	82.55'	S 88°47'30
C8	0°21'57"	9359.00'	59.76'	59.76'	S 89°13'38
<i>C9</i>	0°06'58"	9359.00	18.97'	18.97'	S 88°28'51

	Line	Bearing	1.0	1 1			
			Length		Line	Bearing	Length
Г	L 1	N 44°49'07" W	43.11		L19	N 45°39'45" W	14.25
	L2	N 0°23'36" E	9.25		L20	N 0°35'24" E	196.54
	L3	N 88°27'49" W	35.00		L21	S 89°24'41" E	99.00
	L4	S 0°23'36" W	11.16		L22	S 0°35'25" W	203.52
	L5	S 51°30'06" W	47.99		L23	S 88°43'41" W	88.75
	L6	N 89°19'02" W	240.39		L25	N 0°36'06" E	216.43
	<i>L7</i>	N 0°35'40" E	93.24		L26	S 89°23'54" E	82.50
	L8	N 49°27'20" W	37.49		L27	S 0°36'06" W	215.80
-[L9	N 89°23'35" W	47.00		L29	S 89°23'54" E	82.50
	L10	S 48°36'23" W	45.45		L30	S 0°36'00" W	214.45
	L11	N 46°05'08" W	<i>38.57</i>		L31	S 38°43'48" W	65.28
	L12	N 88°27'49" W	88.00		L32	N 51°16'12" W	5.00
	L13	S 49°10'02" W	38.58		L.33	S 38°43'48" W	36.86
	L14	N 88°27'49" W	378,75		L34	S 0°35'48" W	94.44
	L16	N 0°36'06" E	213.92		L35	S 89°20'45" E	134.82
	L17	S 89°23'54" E	82.50		L36	S 8°07'48" W	180.41
	L18	S 0°35′59" W	211.32	-	L37	S 38°43'48" W	147.82

	LINE DATA	
Line	Bearing	Length
L38	S 89°55'17" W	55.71
L39	S 0°35'24" W	196.54
L40	N 45°39'45" W	19.34
L41	S 88°43'41" W	59.51
L42	S 43°44'17" W	33.75
L43	S 0°36'12" W	213.91
L44	N 0°36'06" E	214.44
L45	N 89°23'50" W	165.27
L46	N 0°36'06" E	8.25
L50	S 0°11'17" W	224.57
L51	N 89°22'00" W	92.23

(Found Brass Cap Monument)

NOTES

- 1. Utilities shown are from observed evidence on the site and records available at the time of the survey.
- 2. No encroachments were found other than what is shown on the drawing.
- 3. There no were delineation markers observed in process of conducting the fieldwork indicating a prior delineation of wetlands.
- 4. This property is approximately 1350 feet from the Intersection of 4000 South and Midland Drive.
- 5. There are no constructed buildings on this site.
- 6. There are no striped parking stalls on this site.



(Found Brass Cap Monument)

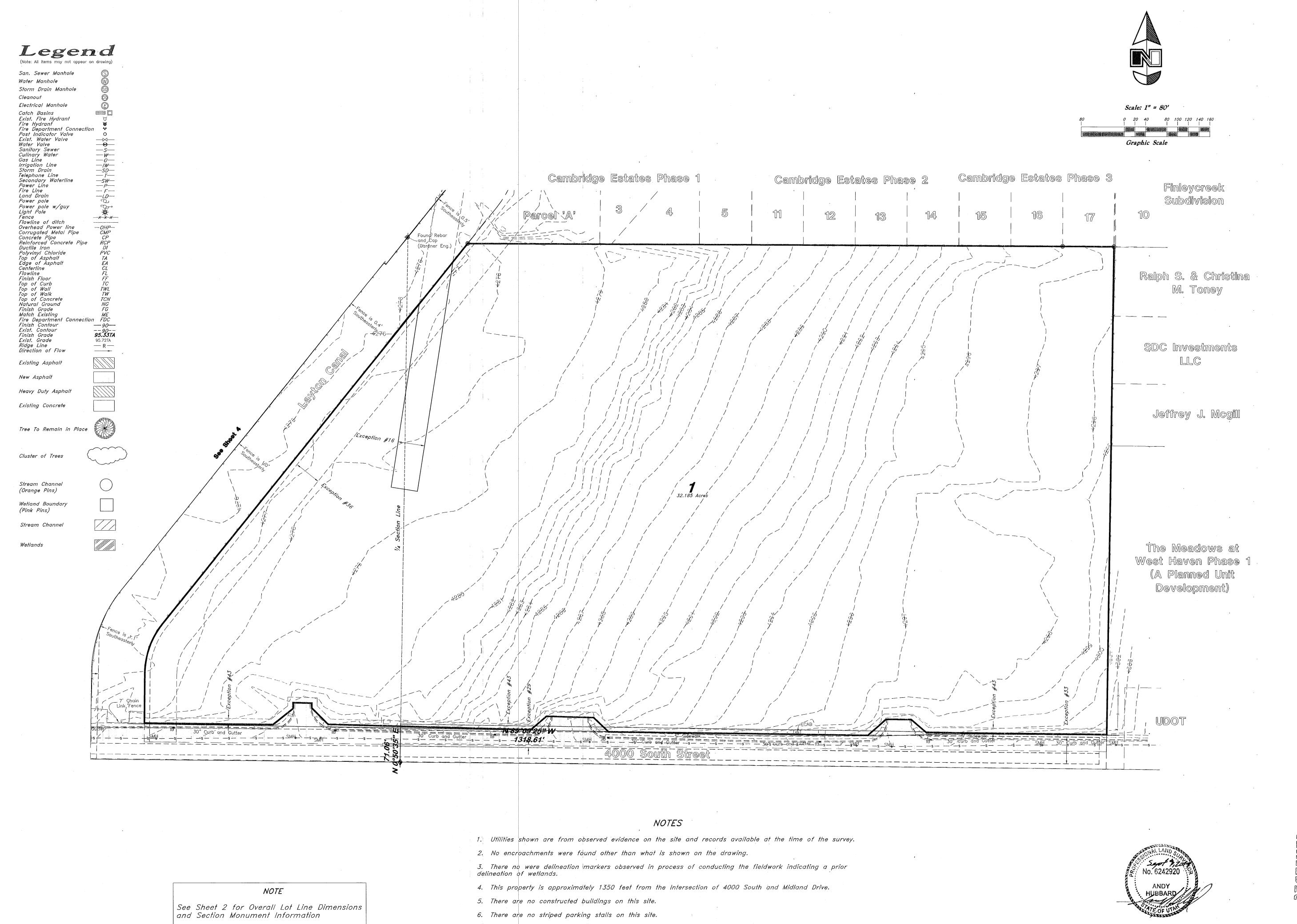
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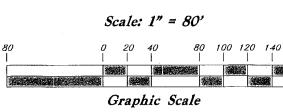
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6 Aug, 2018

SHEET NO.







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(Note: All Items may not appear on drawing)

San. Sewer Manhole Storm Drain Manhole Electrical Manhole Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Fire Department Connection
Post Indicator Valve

Keintorced Concrete Pipe Ductile Iron
Polyvinyl Chloride
Top of Asphalt
Edge of Asphalt
Centerline
Flowline
Flowline

Heavy Duty Asphalt

Tree To Remain in Place



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6 Aug, 2018

SHEET NO.