

NARRATIVE

THIS ALTA/NSPS SURVEY WAS ORDERED BY GENE SPAULDING AND WAS PREPARED USING FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUED THROUGH THE OFFICE OF NORTHERN TITLE, TITLE COMMITMENT REPORT, FILE NUMBER NTWE-116431 WITH A COMMITMENT DATE OF SEPTEMBER 27, 2021 AT 7:00 AM.

THE LEGAL DESCRIPTION SHOWN ON THE SURVEY AND THE LAND DEPICTED ON THE DRAWING ARE THE SAME AS THAT DESCRIBED IN THE REFERENCED TITLE COMMITMENT. FURTHER, THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE, WHICH CONSTITUTES ONE CONTIGUOUS PARCEL OF LAND WITHOUT GAPS, GORES OR OVERLAPS AND IS CONTIGUOUS WITH ADJACENT RIGHT-OF-WAYS AND/OR ADJOINING PARCELS.

THE SUBJECT PROPERTY HAS TWO POINTS OF ACCESS ONTO 5600 SOUTH AS SHOWN HEREON.

THE ZONING REPORT USED ON THIS SURVEY, DATED 12/30/2021 WAS PREPARED FOR NEWMARK KNIGHT FRANK, BY ZONING INFO, INC.

THE CONTROL USED WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 16, T5N, R2W, SLB&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16 WHICH BEARS NORTH 89°45'19" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

EXCEPTIONS: SCHEDULE B - SECTION 2

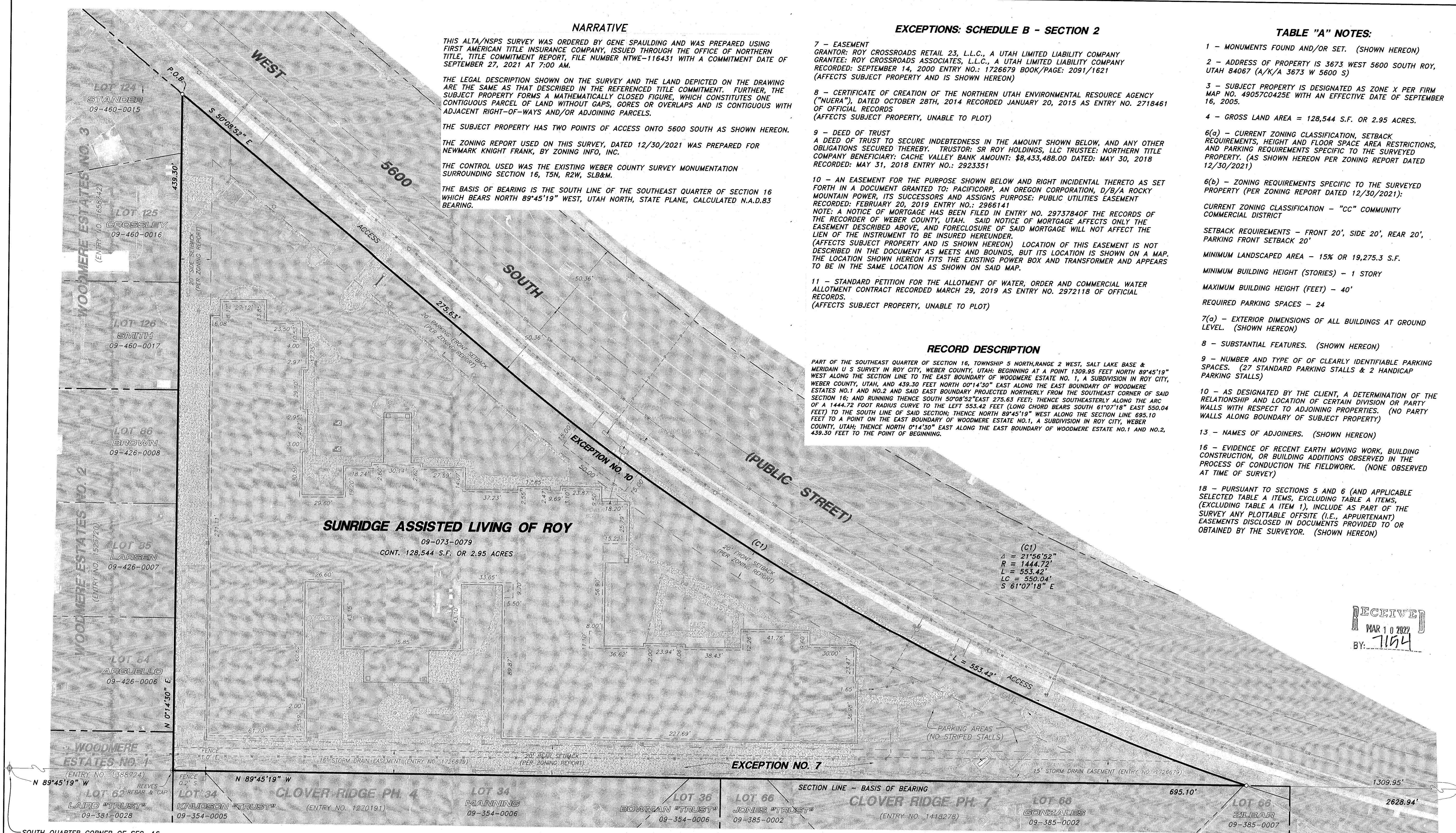
- 7 - EASEMENT
GRANTOR: ROY CROSSROADS RETAIL 23, L.L.C., A UTAH LIMITED LIABILITY COMPANY
GRANTEE: ROY CROSSROADS ASSOCIATES, L.L.C., A UTAH LIMITED LIABILITY COMPANY
RECORDED: SEPTEMBER 14, 2000 ENTRY NO.: 1726679 BOOK/PAGE: 2091/1621 (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON)
- 8 - CERTIFICATE OF CREATION OF THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY ("NUERA"), DATED OCTOBER 28TH, 2014 RECORDED JANUARY 20, 2015 AS ENTRY NO. 2718461 OF OFFICIAL RECORDS (AFFECTS SUBJECT PROPERTY, UNABLE TO PLOT)
- 9 - DEED OF TRUST
A DEED OF TRUST TO SECURE INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY. TRUSTOR: SR ROY HOLDINGS, LLC TRUSTEE: NORTHERN TITLE COMPANY BENEFICIARY: CACHE VALLEY BANK AMOUNT: \$8,433,488.00 DATED: MAY 30, 2018 RECORDED: MAY 31, 2018 ENTRY NO.: 2923351
- 10 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHT INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, ITS SUCCESSORS AND ASSIGNS PURPOSE: PUBLIC UTILITIES EASEMENT RECORDED: FEBRUARY 20, 2019 ENTRY NO.: 2966141
NOTE: A NOTICE OF MORTGAGE HAS BEEN FILED IN ENTRY NO. 2973784 OF THE RECORDS OF THE RECORDER OF WEBER COUNTY, UTAH. SAID NOTICE OF MORTGAGE AFFECTS ONLY THE EASEMENT DESCRIBED ABOVE, AND FORECLOSURE OF SAID MORTGAGE WILL NOT AFFECT THE LIEN OF THE INSTRUMENT TO BE INSURED HEREUNDER. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON) LOCATION OF THIS EASEMENT IS NOT DESCRIBED IN THE DOCUMENT AS MEETS AND BOUNDS, BUT ITS LOCATION IS SHOWN ON A MAP. THE LOCATION SHOWN HEREON FITS THE EXISTING POWER BOX AND TRANSFORMER AND APPEARS TO BE IN THE SAME LOCATION AS SHOWN ON SAID MAP.
- 11 - STANDARD PETITION FOR THE ALLOTMENT OF WATER, ORDER AND COMMERCIAL WATER ALLOTMENT CONTRACT RECORDED MARCH 29, 2019 AS ENTRY NO. 2972118 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY, UNABLE TO PLOT)

TABLE "A" NOTES:

- 1 - MONUMENTS FOUND AND/OR SET. (SHOWN HEREON)
- 2 - ADDRESS OF PROPERTY IS 3673 WEST 5600 SOUTH ROY, UTAH 84067 (A/K/A 3673 W 5600 S)
- 3 - SUBJECT PROPERTY IS DESIGNATED AS ZONE X PER FIRM MAP NO. 49057C0425E WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2005.
- 4 - GROSS LAND AREA = 128,544 S.F. OR 2.95 ACRES.
- 6(a) - CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY. (AS SHOWN HEREON PER ZONING REPORT DATED 12/30/2021)
- 6(b) - ZONING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY (PER ZONING REPORT DATED 12/30/2021):
CURRENT ZONING CLASSIFICATION - "CC" COMMUNITY COMMERCIAL DISTRICT
SETBACK REQUIREMENTS - FRONT 20', SIDE 20', REAR 20', PARKING FRONT SETBACK 20'
MINIMUM LANDSCAPED AREA - 15% OR 19,275.3 S.F.
MINIMUM BUILDING HEIGHT (STORIES) - 1 STORY
MAXIMUM BUILDING HEIGHT (FEET) - 40'
REQUIRED PARKING SPACES - 24
- 7(a) - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. (SHOWN HEREON)
- 8 - SUBSTANTIAL FEATURES. (SHOWN HEREON)
- 9 - NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES. (27 STANDARD PARKING STALLS & 2 HANDICAP PARKING STALLS)
- 10 - AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. (NO PARTY WALLS ALONG BOUNDARY OF SUBJECT PROPERTY)
- 13 - NAMES OF ADJOINERS. (SHOWN HEREON)
- 16 - EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK. (NONE OBSERVED AT TIME OF SURVEY)
- 18 - PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. (SHOWN HEREON)

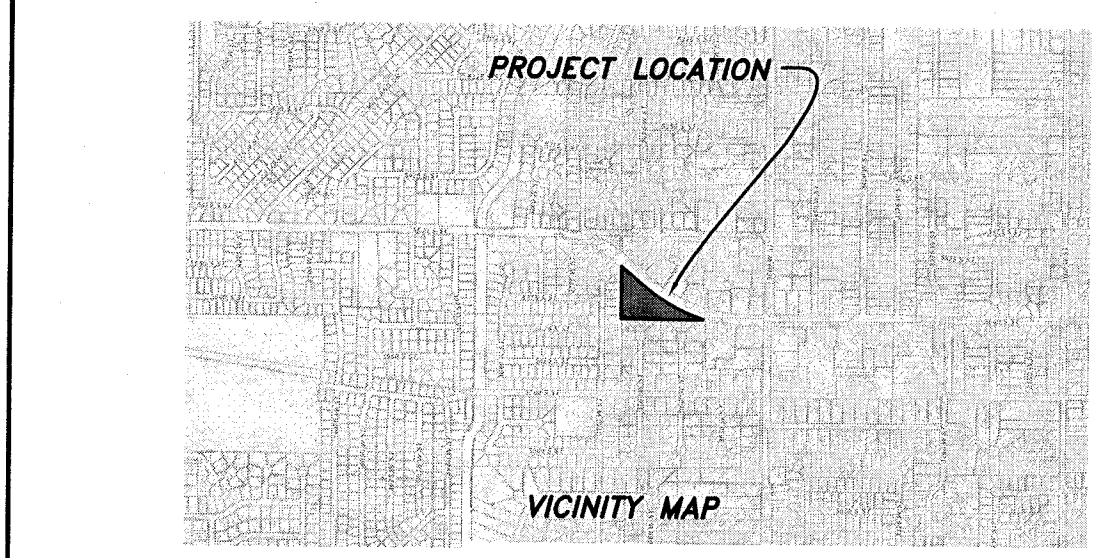
RECORD DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN U.S. SURVEY IN ROY CITY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 1309.95 FEET NORTH 89°45'19" WEST ALONG THE SECTION LINE TO THE EAST BOUNDARY OF WOODMERE ESTATE NO. 1, A SUBDIVISION IN ROY CITY, WEBER COUNTY, UTAH, AND 439.30 FEET NORTH 0°14'30" EAST ALONG THE EAST BOUNDARY OF WOODMERE ESTATES NO.1 AND NO.2 AND SAID EAST BOUNDARY PROJECTED NORTHERLY FROM THE SOUTHEAST CORNER OF SAID SECTION 16; AND RUNNING THENCE SOUTH 50°08'52" EAST 275.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1444.72 FOOT RADIUS CURVE TO THE LEFT 553.42 FEET (LONG CHORD BEARS SOUTH 61°07'18" EAST 550.04 FEET) TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89°45'19" WEST ALONG THE SECTION LINE 695.10 FEET TO A POINT ON THE EAST BOUNDARY OF WOODMERE ESTATE NO.1, A SUBDIVISION IN ROY CITY, WEBER COUNTY, UTAH; THENCE NORTH 0°14'30" EAST ALONG THE EAST BOUNDARY OF WOODMERE ESTATE NO.1 AND NO.2, 439.30 FEET TO THE POINT OF BEGINNING.



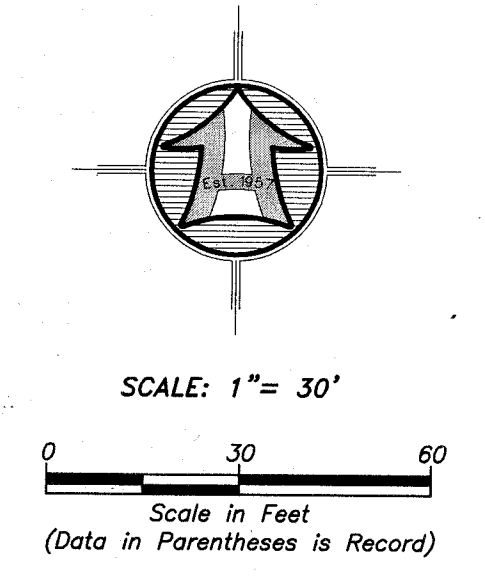
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MAR 10 2022
BY: 7154

SOUTH QUARTER CORNER OF SEC. 16,
T. 5 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS CAP
MONUMENT 1980



LEGEND

	SUBJECT PROPERTY LINE		TELEPHONE PEDESTAL
	SUBDIVISION BOUNDARY		FIRE HYDRANT
	SECONDARY PROPERTY LINE		WATER METER
	CENTERLINE		WATER VALVE
	EASEMENT		SEWER MANHOLE
	BUILDING EAVE		POWER POLE
	BUILDING FOUNDATION		TREE LINE PERIMETER
	FENCE LINE		SET 24"x5/8" REBAR WITH CAP
	SETBACK LINE		FOUND REBAR SET BY OTHERS
	STORM DRAIN EXISTING		RIGHT-OF-WAY MONUMENT
	WATER LINE EXISTING		SECTION CORNER
	SEWER LINE EXISTING		
	POWER LINE EXISTING		
	GAS LINE EXISTING		
	TELEPHONE LINE EXISTING		
	FIBER OPTIC LINE EXISTING		
	EDGE OF ASPHALT PAVING		
	EXISTING CURB AND GUTTER		
	ASPHALT		
	CONCRETE		



SURVEYOR'S CERTIFICATE

TO: BERKELEY POINT CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A NEWMARK, ITS SUCCESSORS AND/OR ASSIGNS; FANNIE MAE, ITS SUCCESSORS AND/OR ASSIGNS, SR ROY HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY AND SUNRIDGE ASSISTED LIVING OF ROY, LLC, A UTAH LIMITED LIABILITY COMPANY; NORTHERN TITLE COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY;

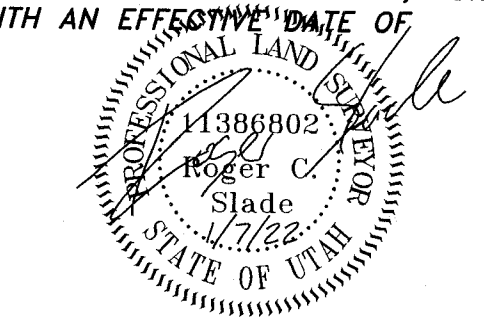
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 10, 13, 16 AND 18 OF TABLE A THEREOF.

THIS ALTA/NSPS SURVEY WAS CREATED USING ALTA TITLE COMMITMENT REPORT PREPARED BY NORTHERN TITLE, FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NTWE-116431 WITH AN EFFECTIVE DATE OF SEPTEMBER 27, 2021 AT 7:00 AM.

THE FIELD WORK ON THIS SURVEY WAS COMPLETED ON NOVEMBER 19, 2021.

SIGNED THIS 7TH DAY OF JANUARY 2022.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 11386802



ALTA/NSPS SURVEY FOR

SR ROY HOLDINGS LLC

3673 WEST 5600 SOUTH
ROY, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.&M.

Drawn By: RS Date: 12/01/2021
Designed By: [Signature]
Checked By: MF
Approved By: [Signature]
Scale: 1" = 30'
Drawing File: 21-3-394-19_ALTA.dwg
JOB NUMBER: 21-3-394

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Sheet 1 of 1 Sheets