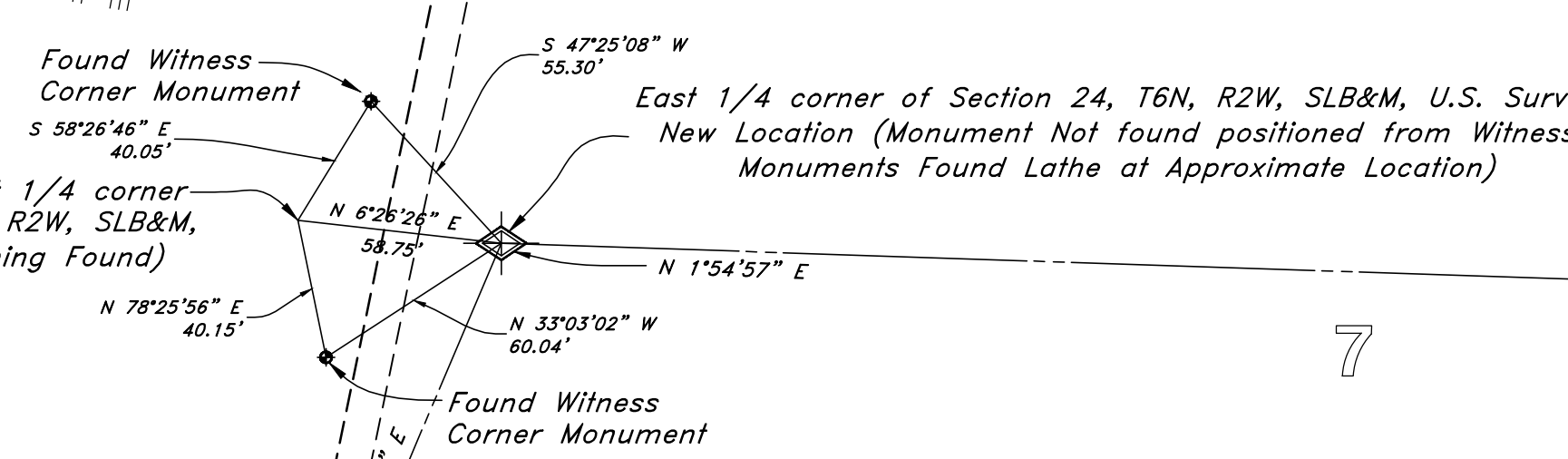


**Legend**

- (Note: All items may not appear on drawing)
- San Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Electrical Manhole
  - Catch Basins
  - Exist. Fire Hydrant
  - Fire Hydrant
  - Exist. Water Valve
  - Water Valve
  - Sanitary Sewer
  - Culinary Water
  - Gas Line
  - Irrigation Line
  - Storm Drain
  - Telephone Line
  - Secondary Waterline
  - Power Line
  - Fire Line
  - Land Drain
  - Power pole w/guy
  - Light Pole
  - Fence
  - Flowline of ditch
  - Overhead Power line
  - Corrugated Metal Pipe
  - Concrete Pipe
  - Reinforced Concrete Pipe
  - Ductile Iron
  - Polyvinyl Chloride
  - Top of Asphalt
  - Edge of Asphalt
  - Centerline
  - Flowline
  - Finish Floor
  - Top of Curb
  - Top of Wall
  - Top of Walk
  - Top of Concrete
  - Natural Ground
  - Finish Grade
  - Fire Department Connection
  - Finish Contour
  - Exist. Contour
  - Finish Grade
  - Exist. Grade
  - Ridge Line
  - Direction of Flow
  - Existing Asphalt
  - New Asphalt
  - Heavy Duty Asphalt
  - Concrete
  - Open Face
  - Curb & Gutter
  - Demo Tree



**SURVEYOR'S CERTIFICATE**  
 To : The Boyer Company, Boyer GSA Warehouse LLC, Key Bank National Association, Snell and Wilmer LLP, Landmark Title Company, Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Item 1, 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 in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date 6 Aug, 2009  
 Andy Hubbard  
 PROFESSIONAL SURVEYOR  
 No. 42980  
 STATE OF UTAH

**NARRATIVE**

This survey and subdivision plat were requested by The Boyer Company for the purpose of subdividing three (3) commercial lots. Ogdan City Monuments were found at the intersection of 12th Street and 1200 West Street and approximately 30 feet West of the intersection of 12th Street and 760 West Street.

The North line of the property was established using right of way information provided by UDOT, drawings RW-3 through RW-9 for project #CM-0039(12)4 relate to this property. UDOT project control monuments #50, #600, #101 and #1110 were found and checked. The Centerline of 12th Street was established using these monuments. The Right of way drawings and Highway plans were rotated 1°17'37" counter clockwise around the monument located 30 West of the intersection of 12th Street and 760 West Street.

The South line of the property was established using the railroad right of way drawings that call for a 90.00' distance from Centerline of rails to the North right of way line. There are 2 sets for tracks in this area and the centerline of the south rails was used to determine the right of way location.

The East line of the property was positioned from the West line of IFA Country Store Subdivision. The Subdivision was rotated 1°14'53" counter clockwise around the monument located 30± feet West of the intersection of 12th Street and 760 West Street.

The West boundary of this parcel was established using the East line of the Twelfth Street Plaza Subdivision and the West line of Twelfth Street Plaza Condominiums both of these plats were rotated rotated 1°14'53" counter clockwise around the monument located 30 West of the intersection of 12th Street and 760 West Street.

Due to the positional uncertainties that are shown on both Twelfth Street Plaza plats for the monument at the intersection of 12th Street and 1200 West, the monument 30± feet West of the intersection of 12th Street and 760 West Street position was held.

A line bearing S 89°58'51" E between the two monuments in 12th Street was used as the Basis of Bearings.

Lot Corners were monumented as depicted on this plat.

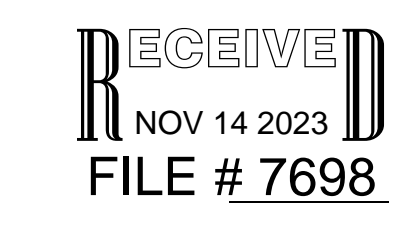
- NOTES**
- The Title Report for this Survey was issued by Landmark Title Company with Commitment No. 47860-STG (First Amended) with an effective date of July 30, 2009 @ 4:26 p.m.
  - The field work was done on March 23, 2009 and April 7, 2009. Site construction was started on April 15, 2009. This survey is based on the field work and not on the construction activity.
- BOUNDARY DESCRIPTION**

**PARCEL 1:**  
 Lots 1, 2, and 3, BOYER TWELFTH STREET SUBDIVISION, according to the official plat thereof, filed July 30, 2009 as Entry No. 2427157, in Book 70 of Plats, at Page 28 in the office of the Weber County Recorder, Weber County, Utah.

**PARCEL 2:**  
 The nonexclusive easement, appurtenant to PARCEL 1 described above, for ingress and egress by vehicular and pedestrian traffic upon, over and across the ingress and egress access lanes and drive aisles as they may be changed from time to time within the following described tract, as created by and provided for in that certain Cross Access And Easement Agreement recorded April 21, 2009 as Entry No. 2408042 in the office of the Weber County Recorder:

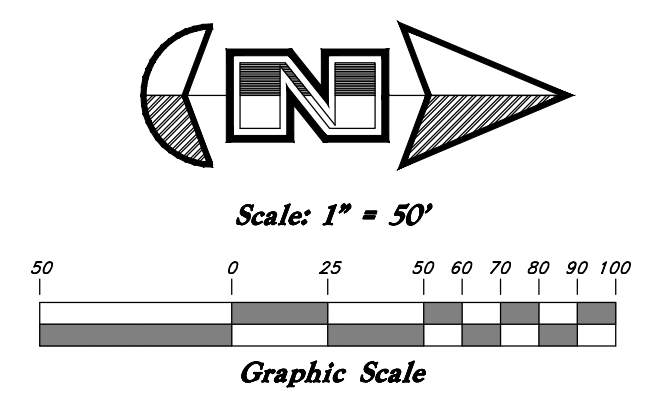
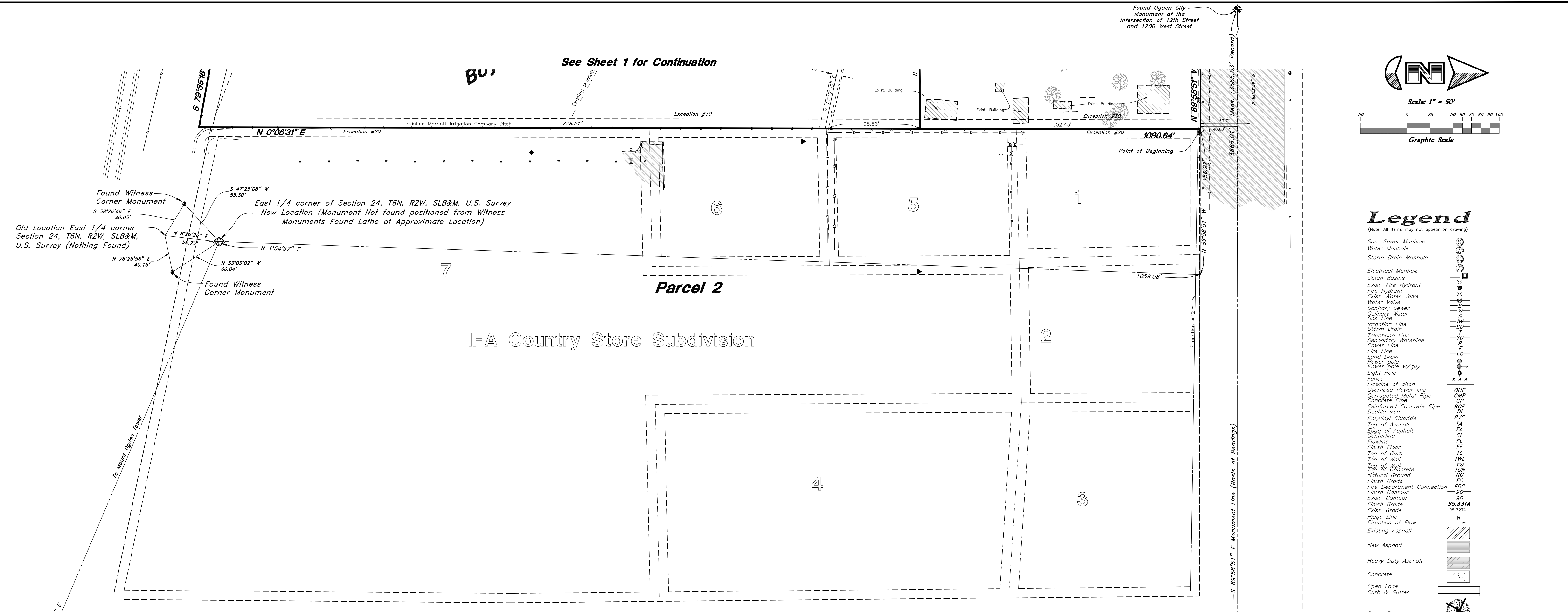
A part of the West half of Section 19, Township 6 North, Range 1 West, and the East half of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the South right-of-way line of 12th Street, said point being 1057.75 feet North from the Weber County brass cap monument of the West Quarter corner of said Section 19 (Basis of Bearings established using a line bearing South 63°42'26" East between the existing monument and the lower on Mount Ogdan peak) as established in November of 1995, previously monumented at a location South 6°51'27" West 57.82 feet; and running thence South 88°44'13" East 404.62 feet to a line as called for in Boundary Line Agreement recorded September 9, 1989 as Entry No. 1089984, in Book 1568, at Page 1323 in the office of the Weber County Recorder; thence two (2) courses along an old existing fence as called for in said Agreement as follows: South 0°59'24" West 683.98 feet and South 0°35'11" West 478.01 feet to the Northern right-of-way line of the Central Pacific Railroad Company; thence North 78°14'54" West 508.33 feet along said right-of-way to a point 111.00 feet West of said West Quarter corner of Section 19; thence North 1069.49 feet to the South right-of-way line of 12th Street; thence South 88°44'13" East 111.03 feet along said right-of-way to the point of beginning.

<b>ALTA/ACSM Land Title Survey</b>		<b>Ogdan IRS Records Support</b>	
A part of the Northeast 1/4 of Section 24 T6N, R2W, SLB&M, U.S. Survey Marriott-Slaterville City, Weber County, Utah		A part of the Northeast 1/4 of Section 24 T6N, R2W, SLB&M, U.S. Survey Marriott-Slaterville City, Weber County, Utah	
<b>GREAT BASIN ENGINEERING NORTH</b> CONSULTING ENGINEERS AND SURVEYORS 5746 South 1475 East - Suite 200 Ogden, Utah 84403 P.O. Box 150045, Ogden, Utah 84415 Ogden (801)324-4515 Salt Lake City (801)521-0222 Fax (801)324-7944		SCALE: 1" = 50' DRAWN: AH 09N603-ALTA	DATE: 30 Jun, 2009 REVISIONS: 5 Aug, 2009
		DRWG. NO. 1	





See Sheet 1 for Continuation



### Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Electrical Manhole
  - Catch Basins
  - Exist. Fire Hydrant
  - Fire Hydrant
  - Exist. Water Valve
  - Water Valve
  - Sanitary Sewer
  - Culinary Water
  - Gas Line
  - Irrigation Line
  - Storm Drain
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  - Secondary Waterline
  - Power Line
  - Fire Line
  - Land Drain
  - Power pole
  - Power pole w/guy
  - Light Pole
  - Fence
  - Flowline of ditch
  - Overhead Power line
  - Corrugated Metal Pipe
  - Concrete Pipe
  - Reinforced Concrete Pipe
  - Ductile Iron
  - Polyvinyl Chloride
  - PVC
  - TA
  - EA
  - CL
  - FL
  - FT
  - TC
  - TW
  - TW
  - TCN
  - NG
  - FG
  - FDC
  - 90
  - 90
  - 95.337A
  - 95.721A
  - R
  - Direction of Flow
  - Existing Asphalt
  - New Asphalt
  - Heavy Duty Asphalt
  - Concrete
  - Open Face
  - Curb & Gutter
  - Demo Tree

### Exceptions

- Exception 9 (Affects Parcels 1, & 2)**  
Said property lies within the boundaries of Marriott-Slaterville City (Phone No. 801-627-1919), Weber County Schools, Bona Vista Water Improvement District (Phone No. 801-621-0474), Central Weber Sewer Improvement District (Phone No. 801-731-3011), and Weber Fire District, and is subject to any and all charges and assessments thereof.
- Exception 10 (Affects Parcels 1, & 2)**  
Said property lies within the boundaries of the Weber Area Dispatch 911 and Emergency Services District, as disclosed by that certain Resolution recorded January 24, 2006 as Entry No. 2156401, and is subject to any matters pertaining thereto, including any and all charges and assessments thereof.
- Exception 12 (Affects Parcel 2)**  
A right of way and easement (width not disclosed) for the erection and continued maintenance, repair, alteration, and replacement of electric transmission, distribution and telephone circuits, no guy anchors, 3 poles, with the necessary guys, stubs, crossarms and other attachments thereon, or affixed thereto, for the support of said circuits, with other recited rights, terms and conditions, as created in favor of UTAH POWER & LIGHT COMPANY, a corporation, its successors in interest and assigns, by instrument recorded July 5, 1942 as Entry No. 76957, in Book 167, at Page 568 of the Official Records, through and across said property as provided for and described in said instrument.
- Exception 13 (Exact Location Not Disclosed)**  
A right of way and easement 16.5 feet in width to lay, construct, reconstruct, replace, renew, repair, maintain, operate, change the size of, increase the number of, and remove pipe lines and appurtenances thereof, for the transportation of oil, petroleum, gas, gasoline, water or other substances, or any thereof, and to erect, install, maintain, operate, repair, renew, add to and remove telegraph, telephone or power lines and appurtenances thereof, with other recited rights, terms and conditions, as created in favor of SALT LAKE PIPE LINE COMPANY, a Nevada corporation, by instrument recorded August 25, 1949 as Entry No. 156221, in Book 319, at Page 281 of the Official Records, through and across said property as provided for in said instrument.
- Exception 14 (Exact Location Not Disclosed)**  
A right of way and easement 16.5 feet in width to lay, construct, reconstruct, replace, renew, repair, maintain, operate, change the size of, increase the number of, and remove pipe lines and appurtenances thereof, for the transportation of oil, petroleum, gas, gasoline, water or other substances, or any thereof, and to erect, install, maintain, operate, repair, renew, add to and remove telegraph, telephone or power lines and appurtenances thereof, with other recited rights, terms and conditions, as created in favor of SALT LAKE PIPE LINE COMPANY, a Nevada corporation, by instrument recorded September 7, 1949 as Entry No. 156531, in Book 320, at Page 71 of the Official Records, through and across said property as provided for in said instrument.
- Exception 15 (Exact Location Not Disclosed)**  
A right of way and easement 16.5 feet in width to lay, construct, reconstruct, replace, renew, repair, maintain, operate, change the size of, increase the number of, and remove pipe lines and appurtenances thereof, for the transportation of oil, petroleum, gas, gasoline, water or other substances, or any thereof, and to erect, install, maintain, operate, repair, renew, add to and remove telegraph, telephone or power lines and appurtenances thereof, with other recited rights, terms and conditions, as created in favor of SALT LAKE PIPE LINE COMPANY, a Nevada corporation, by instrument recorded September 10, 1949 as Entry No. 156650, in Book 320, at Page 259 of the Official Records, through and across said property as provided for in said instrument.
- Exception 16 (Exact Location Not Disclosed)**  
A right of way and easement 16.5 feet in width to lay, construct, reconstruct, replace, renew, repair, maintain, operate, change the size of, increase the number of, and remove pipe lines and appurtenances thereof, for the transportation of oil, petroleum, gas, gasoline, water or other substances, or any thereof, and to erect, install, maintain, operate, repair, renew, add to and remove telegraph, telephone or power lines and appurtenances thereof, with other recited rights, terms and conditions, as created in favor of SALT LAKE PIPE LINE COMPANY, a Nevada corporation, by instrument recorded September 20, 1949 as Entry No. 156927, in Book 321, at Page 14 of the Official Records, through and across said property as provided for in said instrument.
- Exception 17 (Affects Southerly portion of Parcel 1)**  
A right of way and easement (width not disclosed) for the erection, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of electric transmission and distribution circuits, with the necessary poles, towers, guys, stubs, crossarms, braces and other attachments affixed thereto, for the support of said circuits, with other recited rights, terms and conditions, as created in favor of UTAH POWER & LIGHT COMPANY, a corporation, its successors in interest and assigns, by instrument recorded November 2, 1976 as Entry No. 679747, in Book 1148, at Page 700 of the Official Records, through and across said property as provided for and described in said instrument.
- Exception 18 (Affects Parcels 1, & 2)**  
Any easements and/or rights-of-way for the water distribution system of canals, ditches, pipelines and all appurtenant works and facilities of the WILSON IRRIGATION COMPANY and/or parties claiming by, through or under it (including the State of Utah, acting through the Board of Water Resources), as the same may be found to intersect the herein described property, as disclosed by that certain Agreement recorded May 17, 1996 as Entry No. 1406857, in Book 1806, at Page 2976 of the Official Records, and that certain Easement To Use Distribution System recorded May 17, 1996 as Entry No. 1406858, in Book 1806, at Page 2985 of the Official Records.
- Exception 19 (Affects Parcel 1)**  
A right of way and easement for the purpose of regrading and constructing thereon a driveway access and appurtenant parts thereof incident to the improvement of existing Highway State Route 39 known as Project No. 0039, with other recited rights, terms and conditions, as created in favor of the UTAH DEPARTMENT OF TRANSPORTATION, by instrument recorded March 6, 2008 as Entry No. 2326194 of the Official Records, through and across said property as provided for and described in said instrument.
- Exception 20 (Affects Parcels 1 & 2)**  
The effects of, and any terms, conditions and limitations contained in, that certain Boundary Line Agreement recorded February 3, 2006 as Entry No. 2156578 of the Official Records, and that certain Boundary Line Agreement recorded June 6, 2006 as Entry No. 2184785 of the Official Records.
- Exception 21 (Affects Parcel 2)**  
Easements for public utilities, sewer, power lines, sign, and any purposes incidental thereto, over, along and across the said property as shown on the official plat of IFA COUNTRY STORE SUBDIVISION recorded December 5, 2008 as Entry No. 2378681, in Book 69 of Plats, at Page 49 of the Official Records.
- Exception 22 (Affects Parcel 2)**  
The terms of that certain instrument entitled Declaration Of Restrictions And Grant Of Easements, recorded December 12, 2008 as Entry No. 2379891 of the Official Records, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein, but deleting those matters based upon race, color, creed, religion, sex, handicap, familial status or national origin unless and only to the extent that said matters, or any portion thereof, are exempt under relevant provisions of the United States Code or relate to handicap, but do not discriminate against handicapped persons.
- Exception 23 (Affects All Parcels)**  
The terms of that certain instrument entitled Cross Access And Easement Agreement, recorded April 21, 2009 as Entry No. 2406042 of the Official Records, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein, but deleting those matters based upon race, color, creed, religion, sex, handicap, familial status or national origin unless and only to the extent that said matters, or any portion thereof, are exempt under relevant provisions of the United States Code or relate to handicap, but do not discriminate against handicapped persons.
- Exception 24 (Affects Parcels 1)**  
A right of way and easement 12 feet in width for the installation, maintenance, use, operation, repair and replacement of a sewer line and appurtenant services, with other recited rights, terms and conditions, as created in favor of the CITY OF MARIOTT-SLATERVILLE, and all public agencies, their successors and assigns, by instrument recorded April 21, 2009 as Entry No. 2406042 of the Official Records, through and across said property as provided for in said instrument. [Refer to Exhibit "D" attached to said instrument for the legal description of the "Sewer Line Easement Area".]
- Exception 25 (Affects Parcel 2 and Other Property)**  
Any and all obligations and/or security interests in favor of CoBANK, ACB (formerly known as National Bank for Cooperatives), a federally-chartered instrumentality of the United States, including the interest arising by virtue of the following: An Amended And Restated Real Estate Deed Of Trust to secure an indebtedness of the amount stated herein and for any other amounts payable under the terms thereof. Dated September 7, 2006  
Grantor, Trustor INTERMOUNTAIN FARMERS ASSOCIATION  
Amount \$88,000,000.00  
Trustee CoBANK, ACB (formerly known as National Bank for Cooperatives), a federally-chartered instrumentality of the United States  
Beneficiary CoBANK, ACB, a federally-chartered instrumentality of the United States  
Recorded September 29, 2006 as Entry No. 2211754 of the Official Records.  
An Amendment to Deed Of Trust (Additional Property) dated as of August 1, 2007, by and between INTERMOUNTAIN FARMERS ASSOCIATION, a Utah corporation ("Grantor"), and CoBANK, ACB, a federally chartered instrumentality of the United States ("Beneficiary"), and CoBANK, ACB ("Trustee"), recorded August 7, 2007 as Entry No. 2283148 of the Official Records.  
The Company specifically excepts any and all security instruments to which the above-referenced Amended And Restated Deed Of Trust and the Amendment To Deed Of Trust pertain or are intended to supplement and/or modify, whether or not such security instruments are filed in the land records of the Weber County Recorder.
- Exception 26 (Affects Parcel 2)**  
Any loss or claim arising from the failure of INTERMOUNTAIN FARMERS ASSOCIATION OGDEN HOLDINGS, LLC, the Grantee in that certain Special Warranty Deed recorded August 10, 2007 as Entry No. 2283893 of the Official Records, and COPAN PARTNERS, LLC, a Utah limited liability company, the Grantee in that certain Warranty Deed recorded January 5, 2009 as Entry No. 2363420 of the Official Records, to execute and/or consent to and ratify that certain Cross Access And Easement Agreement recorded April 21, 2009 as Entry No. 2406042 in the office of the Weber County Recorder. [REFER TO REQUIREMENT ITEMS NO. 6(a) and NO. 6(b) IN SCHEDULE B-SECTION 1 HEREOF]
- Exception 27 (Affects All Parcels)**  
Any rights, interests, or claims which may exist or arise by reason of the matters and facts disclosed by that certain ALTA/ACSM Land Title Survey, dated June 30, 2009 (last revision and certificate dated \_\_\_\_\_, 2009), prepared by Great Basin Engineering North, as Job No. 09N603-ALTA, (to be) certified by Andy Hubbard, License No. 6242920.
- Exception 28 (Affects All Parcels)**  
The rights of the following tenant, and any other tenants, their creditors, and other parties claiming by, through, or under said tenants, pursuant to any leases, rental agreements, occupancy agreements, and/or assignments thereof. (a) UNITED STATES OF AMERICA  
The Company specifically excepts any and all matters pending against any lessee or tenant, being on or off record, including, but not limited to, bankruptcies, judgment liens, federal and state tax liens, etc., and makes no certification as to the existence of judgments, tax liens, bankruptcies, or other encumbrances created by any lessee or tenant.
- Exception 29 (Affects All Parcels)**  
Any claim or lien as a supplier of labor or material to said property, found to have priority senior to the interest to be insured, as a result of labor and/or material supplied prior to the recordation of instrument(s) creating said interest.
- Exception 30 (Affects All Parcels)**  
Easements, notes, recitals and any other matters shown and set forth on the official plat of "BOYER TWELFTH STREET SUBDIVISION", recorded July 30, 2009 as Entry No. 2427157, in Book 70 of Plats, at Page 28 of the Official Records.
- Exception 31 (Affects All Of Parcel 1) (Unrecorded & Unexecuted)**  
The terms of that certain instrument entitled "agreement For Irrigation Easement And Deferral Of Dedication" by and between BOYER GSA WAREHOUSE, L.C. and MARIOTT-SLATERVILLE CITY, UTAH, a municipal corporation of the State of Utah, recorded \_\_\_\_\_ as Entry No. \_\_\_\_\_, in Book \_\_\_\_\_, at Page \_\_\_\_\_ of the Official Records, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein.

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FILE # 7698

PROFESSIONAL LAND SURVEYOR  
6 Aug. 2009  
No. 6242920  
ANDY HUBBARD

<b>ALTA/ACSM Land Title Survey</b>		<b>Ogden IRS Records Support</b> A part of the Northeast 1/4 of Section 24 T6N, R2W, SLB&M, U.S. Survey Marriott-Slaterville City, Weber County, Utah	
	<b>GREAT BASIN ENGINEERING NORTH</b> CONSULTING ENGINEERS AND SURVEYORS 5746 South 1475 East, Suite 200 Ogden, Utah 84403 P.O. Box 150048, Ogden, Utah 84415 Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)382-7544	SCALE : <b>1" = 50'</b> DRAWN : <b>AH</b> <b>09N603-ALTA</b>	DATE : <b>30 Jun, 2009</b> REVISIONS : <b>5 Aug, 2009</b>
			DRWG. NO. <b>2</b>