DRAWING NUMBER 000981
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

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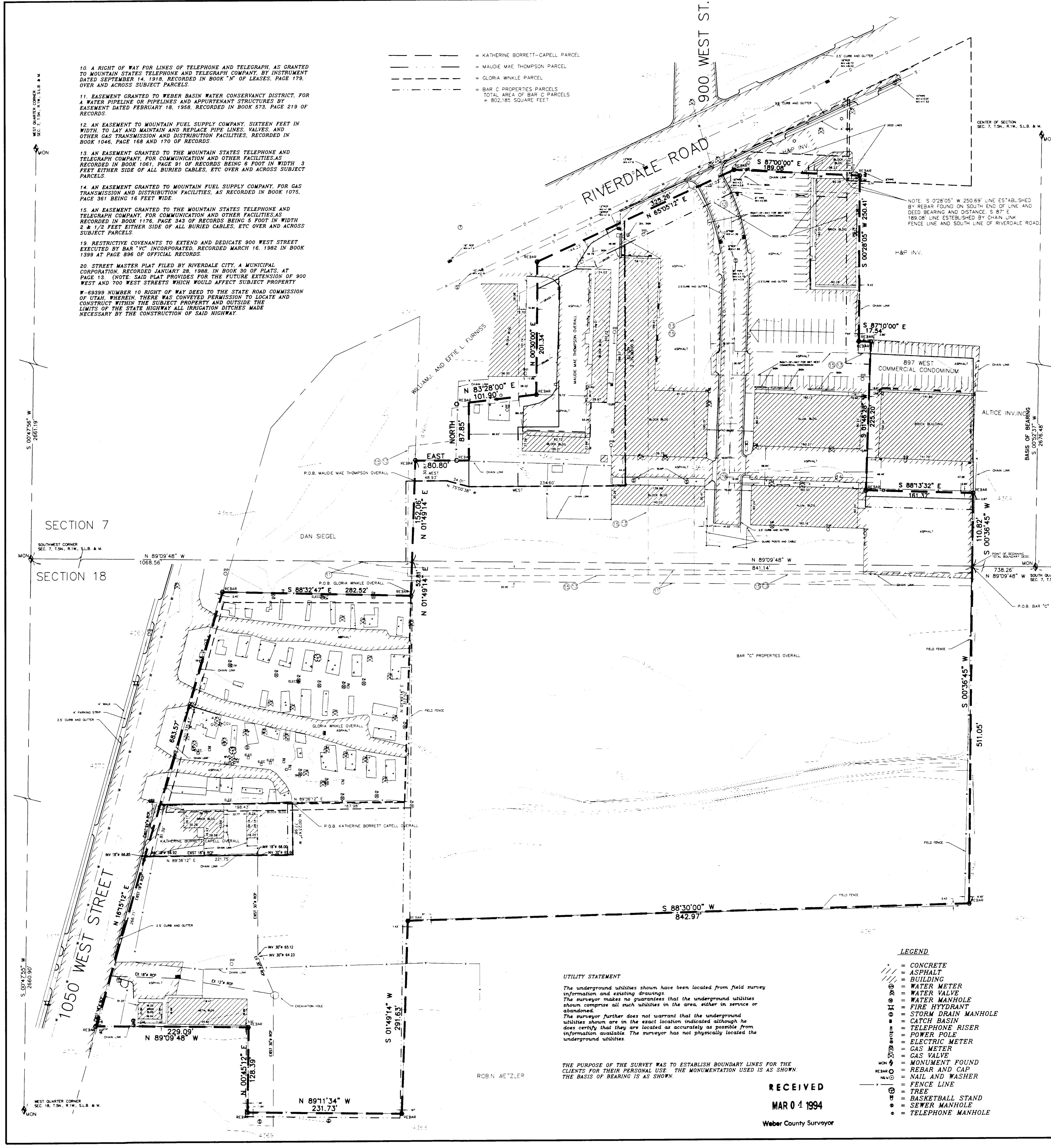

10. A RIGHT OF WAY FOR LINES OF TELEPHONE AND TELEGRAPH, AS GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, BY INSTRUMENT DATED SEPTEMBER 14, 1918, RECORDED IN BOOK "N" OF LEASES, PAGE 179, OVER AND ACROSS SUBJECT PARCELS.

11. EASEMENT GRANTED TO WEBER BASIN WATER CONSERVANCY DISTRICT, FOR A WATER PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES BY EASEMENT DATED FEBRUARY 18, 1958, RECORDED IN BOOK 573, PAGE 219 OF RECORDS.

12. AN EASEMENT TO MOUNTAIN FUEL SUPPLY COMPANY, SIXTEEN FEET IN WIDTH, TO LAY AND MAINTAIN AND REPLACE PIPE LINES, VALVES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES, RECORDED IN BOOK 1046, PAGE 168 AND 170 OF RECORDS.

13. AN EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FOR COMMUNICATION AND OTHER FACILITIES,AS RECORDED IN BOOK 1061, PAGE 91 OF RECORDS BEING 6 FOOT IN WIDTH 3 FEET EITHER SIDE OF ALL BURIED CABLES, ETC OVER AND ACROSS SUBJECT PARCELS.

14. AN EASEMENT GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, FOR GAS TRANSMISSION AND DISTRIBUTION FACILITIES, AS RECORDED IN BOOK 1075, PAGE 361 BEING 16 FEET WIDE.

15. AN EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FOR COMMUNICATION AND OTHER FACILITIES,AS RECORDED IN BOOK 1176, PAGE 343 OF RECORDS BEING 5 FOOT IN WIDTH 2 & 1/2 FEET EITHER SIDE OF ALL BURIED CABLES, ETC OVER AND ACROSS SUBJECT PARCELS.

19. RESTRICTIVE COVENANTS TO EXTEND AND DEDICATE 900 WEST STREET EXECUTED BY BAR "VC" INCORPORATED, RECORDED MARCH 16, 1982 IN BOOK 1399 AT PAGE 896 OF OFFICIAL RECORDS.

20. STREET MASTER PLAT FILED BY RIVERDALE CITY, A MUNICIPAL CORPORATION, RECORDED JANUARY 28, 1988, IN BOOK 30 OF PLATS, AT PAGE 13. (NOTE: SAID PLAT PROVIDES FOR THE FUTURE EXTENSION OF 900 WEST AND 700 WEST STREETS WHICH WOULD AFFECT SUBJECT PROPERTY

W-69399 NUMBER 10 RIGHT OF WAY DEED TO THE STATE ROAD COMMISSION OF UTAH, WHEREIN, THERE WAS CONVEYED PERMISSION TO LOCATE AND CONSTRUCT WITHIN THE SUBJECT PROPERTY AND OUTSIDE THE LIMITS OF THE STATE HIGHWAY ALL IRRIGATION DITCHES MADE NECESSARY BY THE CONSTRUCTION OF SAID HIGHWAY.

OVERALL BAR "C" PARCEL:
BEGINNING AT A POINT WHICH IS WEST 738.18 FEET AND NORTH 10.78 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: THENCE SOUTH 0°36'45" WEST 511.05 FEET; THENCE SOUTH 88°30' WEST 842.97 FEET; THENCE SOUTH 1°49'14" WEST 291.63 FEET; THENCE NORTH 89°11'34" WEST 231.73 FEET; THENCE NORTH 0°45'12" EAST 128.39 FEET; THENCE NORTH 89°09'48" WEST 229.09 FEET; THENCE NORTH 16°15'12" EAST 266.71 FEET; THENCE NORTH 89°36'12" EAST 221.75 FEET; THENCE NORTH 0°23'47" WEST 77.98 FEET; THENCE NORTH 89°36'12" EAST 167.98 FEET; THENCE NORTH 1°49'14" EAST 486.47 FEET; THENCE EAST 48.93 FEET; THENCE SOUTH 75°00'38" EAST 34.01 FEET; THENCE EAST 234.60 FEET; THENCE NORTH 0°06'51" WEST 401.19 FEET; THENCE NORTH 65°05'12" EAST 181.04 FEET; THENCE SOUTH 87° EAST 189.08 FEET; THENCE SOUTH 0°28'05" WEST 250.41 FEET; THENCE SOUTH 87°10' EAST 17.54 FEET; THENCE SOUTH 1°46'28" WEST 225.20 FEET; THENCE SOUTH 88°13'32" EAST 161.37 FEET; THENCE SOUTH 0°36'45" WEST 110.82 FEET TO THE POINT OF BEGINNING. CONTAINS 863,345 SQ.FT 19.82 ACRES.

OVERALL MAUDIE MAE THOMPSON PARCEL:
BEGINNING AT A POINT WHICH IS WEST 1576.39 FEET AND NORTH 144.20 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: THENCE NORTH 1°49'14" EAST 30.87 FEET; THENCE EAST 80.80 FEET; THENCE NORTH 87.85 FEET; THENCE NORTH 83°28' EAST 101.90 FEET; THENCE NORTH 0°30' EAST 201.34 FEET; THENCE NORTH 65°05'12" EAST 144.23 FEET; THENCE SOUTH 0°06'51" EAST 401.19 FEET; THENCE WEST 234.60 FEET; THENCE NORTH 75°00'38" WEST 34.01 FEET; THENCE WEST 48.93 FEET TO THE POINT OF BEGINNING. CONTAINS 65,233 SQ.FT. 1.50 ACRES.

OVERALL GLORIA WINKLE PARCEL:
BEGINNING AT A POINT WHICH IS WEST 1580.91 FEET AND SOUTH 29.72 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: THENCE SOUTH 1°49'14" WEST 312.52 FEET; THENCE SOUTH 89°36'12" WEST 366.41 FEET; THENCE NORTH 16°15'12" EAST 335.47 FEET; THENCE SOUTH 88°32'47" EAST 284.46 FEET TO THE POINT OF BEGINNING. CONTAINS 103,027 SQ.FT. 2.37 ACRES.

OVERALL KATHERINE BORRETT-CAPELL PARCEL:
BEGINNING AT A POINT WHICH IS WEST 1758.81 FEET AND SOUTH 343.24 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: THENCE SOUTH 0°23'47" EAST 77.98 FEET; THENCE SOUTH 89°36'12" WEST 221.75 FEET; THENCE NORTH 16°15'12" EAST 81.39 FEET; THENCE NORTH 89°36'12" EAST 198.43 FEET TO THE POINT OF BEGINNING. CONTAINS 16,382 SQ.FT. 0.38 ACRES.

Parcel 2

Part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point West 1420.80 feet and North 225.40 feet from the Southeast Corner of the Southwest Quarter of said Section 7, running thence North 38.00 feet; thence East 23.00 feet; thence South 38.00 feet; thence West 23.00 feet to the point of beginning. Also, part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point West 1420.80 feet, and North 135.40 feet from the Southeast Corner of the Southwest Quarter of said Section 7, running thence West 73.60 feet to existing fence line; thence Northerly along said fence 127.80 feet; thence North 83° 28' East 100.70 feet; thence South 22° 58' 18" West 11.90 feet; thence West 23.00 feet; thence South 128.00 feet to the point of beginning.

Parcel 3

Part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point West 1397.80 feet and North 225.40 feet from the Southeast Corner of the Southwest Quarter of said Section 7, running thence along a regular curve to the left, having a radius of 38 feet for an arc distance of 59.69 feet; thence North 188.77 feet to the South right-of-way line of State Highway; thence South 64° 15' West 35.5 feet along said right-of-way to property line as occupied; thence South 0° 30' West 162.4 feet along occupation line; thence South 22° 50' 18" West 11.90 feet; thence South 38.00 feet to the point of beginning.

Gloria Winkle PARCEL

Part of the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey: Beginning at a point North 89° 30' West 1578.62 feet and South 0° 30' West 54.5 feet from the North Quarter Corner of said Section 18, said point also being South 89° 30' East 1069.65 feet and South 0° 30' West 54.5 feet from the Northwest Corner of said Quarter Section; thence South 0° 30' West 310.63 feet; thence South 89° 16' West 367.23 feet to State Road; thence North 15° 25' East 329.73 feet; thence South 89° 30' East 282.52 feet to Grantor's East property line and to the point of beginning.

Bar C Properties PARCELS:
Parcel No. 1 (06-016-0045)

A part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 11.16 chains West of the Southeast corner of said Quarter Section, and running thence West along the Quarter Section Line 852.06 feet; thence North 121 feet, more or less, to the South line of the property conveyed to American Fence Company of Ogden Utah by deed recorded in Book 997 of Records, Page 584; thence East along said line 62 feet, more or less, to the Southeast Corner of said property; thence Northeasterly to a point which is 1494.4 feet West and 135.4 feet North of the Southeast Corner of said Quarter Section; thence East 234.60 feet; thence North 365 feet, more or less, to South line of Highway; thence North 64° 15' East 180.62 feet along said State Highway, more of less, to the South line of property of H&P Investments; thence South 87° East 171.15 feet; thence South 0° 28' 05" West 250.69 feet thence South 87° 10' East 35.92 feet, more or less, along said H&P Investment property lines to the Northwest corner of 897 West Commercial Condominium Project; thence South 1° 46' 28" West 216.26 feet; thence South 88° 13' 32" East 161.37 feet; thence South 0° 30' West 112.30 feet to the point of beginning.

Subject to right of way over, along and across following described land, located in Weber County, State of Utah to-wit: A part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: A 36 foot right of way the center of said 36 foot right of way described as follows: beginning at a point that is West 901.49 feet along Section Line and North 1° 46' 28" East 303.46 feet from the Southeast Corner of said Quarter Section, said point of beginning also being South 1° 46' 28" West 30.15 feet from the Northwest property corner of 897 West Commercial Condominium Property, running thence North 88° 58' 11" West 220.49 feet; thence North 1° 16' 08" West 261.42 feet more or less, to the Southerly right of way of Riverdale Road.

ALSO: A part of the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 11.20 chains West of the Northeast Corner of said Quarter Section and running thence West along the Quarter Section Line 839.42 feet to old fence line; thence South 0° 30' West along said fence 545.30 feet to North line of property conveyed to Russell R. Braselton by deed Recorded in Book 652 of Records, Page 555; thence North 88° 30' East along said line 840.00 feet, more or less, to a point South 0° 30' West from beginning; thence North 0° 30' East 515.98 feet, more or less to the place of beginning.

Parcel No. 2 (07-072-0021)

Part of the Northeast Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on an old fence line (which is the division line between the properties formerly owned by Heiko Boekweg Jr. and George A. Child) North 89° 30' West along the Section Line 1578.62 feet from the Northeast Corner of said Quarter Section (this point also being South 89° 30' East 1069.65 feet from the Northwest Corner of said Quarter Section), and running thence South 0° 30' West 365.13 feet along said fence to the true point of beginning; thence South 0° 30' West 478.17 feet to the North line of property conveyed to Russell F. Braselton and wife by deed Recorded in Book 435 of Records, Page 220, thence North 89° 30' West along said line 232.30 feet thence North 0° 25' East 134.68 feet thence North 89° 30' West 223.62 feet to the East line of highway; thence North 15° 25' East along said highway 266.11 feet; thence North 89° 36' 12" East 214.00 feet; thence North 0° 23' 48" West 77.97 feet to a point South 89° 16' West from beginning; thence North 89° 16' East 174.85 feet to the place of beginning. Subject to a 60 foot right of way (Book 1557 Page 2881).

TOTAL BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS NORTH 89°09'48" WEST ALONG THE SECTION LINE 738.26 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°36'45" WEST 511.05 FEET; THENCE SOUTH 88°30' WEST 842.97 FEET; THENCE SOUTH 1°49'14" WEST 291.63 FEET; THENCE NORTH 89°11'34" WEST 231.73 FEET; THENCE NORTH 0°45'12" EAST 128.39 FEET; THENCE NORTH 89°09'48" WEST 229.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1050 WEST STREET; THENCE NORTH 16°15'12" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 683.57 FEET; THENCE SOUTH 88°32'47" EAST 282.52 FEET; THENCE NORTH 1°49'14" EAST 52.81 FEET; THENCE NORTH 1°49'14" EAST 152.06 FEET; THENCE DUE EAST 80.80 FEET; THENCE DUE NORTH 87.85 FEET; THENCE NORTH 83°28' EAST 101.90 FEET; THENCE NORTH 0°30' EAST 201.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE NORTH 65°05'12" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 325.26 FEET; THENCE SOUTH 87° EAST 189.08 FEET; THENCE SOUTH 0°28'05" WEST 250.41 FEET; THENCE SOUTH 87°10' EAST 17.54 FEET; THENCE SOUTH 1°46'28" WEST 225.20 FEET; THENCE SOUTH 88°13'32" EAST 161.37 FEET; THENCE SOUTH 0°36'45" WEST 110.82 FEET TO THE POINT OF BEGINNING. CONTAINS 1,047,986 SQ.FT OR 24.06 ACRES.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

THE PURPOSE OF THE SURVEY WAS TO ESTABLISH BOUNDARY LINES FOR THE CLIENTS FOR THEIR PERSONAL USE. THE MONUMENTATION USED IS AS SHOWN. THE BASIS OF BEARING IS AS SHOWN.

LEGEND

- = CONCRETE
- = ASPHALT
- = BUILDING
- = WATER METER
- = WATER VALVE
- = WATER MANHOLE
- = FIRE HYDRANT
- = STORM DRAIN MANHOLE
- = CATCH BASIN
- = TELEPHONE RISER
- = POWER POLE
- = ELECTRIC METER
- = GAS METER
- = GAS VALVE
- = MONUMENT FOUND
- = REBAR AND CAP
- = NAIL AND WASHER
- = FENCE LINE
- = TREE
- = BASKETBALL STAND
- = SEWER MANHOLE
- = TELEPHONE MANHOLE

SURVEYOR'S CERTIFICATE

DATE: 10-8-93

This Survey is made for the benefit of:

HOME DEPOT U.S.A., INC. AND
FIRST AMERICA TITLE INSURANCE COMPANY

I, Stephen K. Wilson, Registered Land Surveyor, do hereby certify to theaforesaid parties, as of the date set forth above, that I have made a careful survey of a tract of land described as follows:

(METES AND BOUNDS LEGAL DESCRIPTION BASED UPON DEEDS)

Katherine Borrett-Capell PARCEL:

Part of the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Beginning at a point that is North 89° 09' 48" West (North 89° 30' West) 1578.62 feet along the section line as monumented, to a point that is South 89° 09' 48" East (South 89° 30' East) 1069.16 feet (1069.65 feet) from the Northwest Corner of said Quarter Section, South 0° 50' 12" West (South 0° 30' West) 365.13 feet, and South 89° 36' 12" West (South 89° 16' West) 174.85 feet from the Northeast Corner of said Quarter Section, and running thence South 0° 23' 48" East 77.97 feet; thence South 89° 36' 12" West 214.00 feet, more or less, to the Easterly side of 1050 West Street; thence North 15° 45' 12" East (North 15° 25' East) 81.18 feet along said Easterly side of street to a point that bears South 89° 36' 12" West of point of beginning; thence North 89° 36' 12" East (North 89° 16' East) 191.42 feet (192.38 feet), more or less, to the point of beginning.

Together with a 60 foot right-of-way adjoining and adjacent to the South side of said property.

Maudie Mae Thompson PARCELS:

Parcel 1

Part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Beginning at a point 1259.80 feet West of the Southeast Corner of the Southwest Quarter of Section 7, and North 135.40 feet; thence West 161.00 feet; thence North 90.00 feet; thence East 23.00 feet; thence proceeding Northeast from p.t. on a circular segment with a radius of 38.00 feet to the p.c. which is 38.00 feet East and 38.00 feet North of p.t.; thence North 188.77 feet to the Southerly right-of-way line of State Highway; thence North 64° 15' East 111.11 feet along the State Highway; thence South 365.00 feet to the point of beginning, along the line described by eave of adjacent building.

I further certify that:

1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; and that the property described hereon is the same as the property described in First America Title Co. Commitment No. W-69069, W-69274, W-69399, W-69806 dated July 26, 1993 and that all easements, covenants and restrictions referenced in said title commitment have been plotted hereon or otherwise noted as to their effect on the subject property; that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.

2. This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992 and meet the accuracy requirements of a class A Survey, as defined therein, and including Items 1-5, 7-13, and 15 in Table 3 contained therein.

3. Said described property is located within an area having a Zone Designation "C" by the Secretary of housing and Urban Development, on Flood Insurance Rate Map No. 490190-0001 with a date of identification of Feb. 3, 1982, for Riverdale, in Weber County, State of Utah, which is the current Flood Insurance Rate map for the community in which said premises is situated.

4. All setback, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.

5. The Property has direct access to Riverdale Road, and 1050 West Street, dedicated Streets or Highways.

DATE 11-30-93

STEPHEN K. WILSON
UTAH LAND SURVEYOR
LICENSE NO. 6719

REGISTERED LAND SURVEYOR STEPHEN WILSON 6719 11-30-93 STATE OF UTAH

RECEIVED
MAR 04 1994
Weber County Surveyor

RECEIVED
MAR 04 1994
Weber County Surveyor

BUSH & GUDGELL, INC.
Engineers – Planners – Surveyors
555 South 300 East, Salt Lake City, Utah 84111
(801) 364-1212 Fax (801) 364-1225
Offices: St. George, Utah – Page, Arizona

Drawn: SKW Date: 9-30-93
Designer:
Checked:
Approved:
Scale: 1"=100'
Job No: 42605

No.	Date	By	Revision
6	11-16-93	SKW	CHG BNDRY AND TXT
5	11-07-93	SKW	CHG BNDRY AND TXT
4	10-28-93	SKW	CHG TEXT AND PARCELS
3	10-20-93	SKW	ADD PARCELS AND AREAS
2	10-14-93	SKW	CHG TEXT ADD TIES
1	10-8-93	SKW	CHG TEXT ADD TIES

ALTA/ACSM LAND TITLE SURVEY
FOR – HOME DEPOT U.S.A. INC.
LOCATION SEC.7, AND SEC.18, T.5N., R.1W., S.L.B. & M.

SHEET
SHEETS
FILE: 42605A.DWG

000981