



Vicinity Map

FLOOD NOTE:

"A3"

490187 047 B

0f the Flood Insurance Rate Map.Community Panel No.

490187 047 B

07/19/1982

and is in a Special Flood Hazard Area. By telephone call dated 11/22/02

to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Statement of Encroachments



DRAINAGE OFF THE BUILDINGS FLOWS ONTO NEIGHBORING PROPERTY TO THE EAST, WITHOUT THE BENEFIT OF A RECORDED EASEMENT.



A PORTION OF THE PROPERTY TO THE WEST IS BEING USED AS PARKING FOR THE SUBJECT PROPERTY, WITHOUT THE BENEFIT OF A RECORDED EASEMENT

Notes Corresponding to Schedule B

Lawyers Title Insurance Corporation File No. 177276L, with an effective date of October 21 2002

A Pight of Way Boundary Line Agreement dated October 30, 1986 by and between the Utah Department of Transportation, First Party, and Leo J. Rasmussen and Judith E. Rasmussen, his wife, as joint tenants. Second Party, for the purpose of fixing and determining the boundary and division line between adjoining tracts of land owned by said parties, recorded January 28, 1987, in Book 1508, at Page 1124, as Entry No. 997218.

DEFINES SOUTH LINE OF THE SUBJECT PROPERTY, THE MONUMENT TIE IS SLIGHTLY DIFFERENT THAN THAT OF THE LEGAL DESCRIPTION.

Covenants to run with the land, recorded April 21, 1988, in Book 1537, at Page 2930, as Entry No. 1044062

STATES THE PROPERTY IS WITHIN A COUNTY SERVICE AREA, THIS WAS PRIOR TO THE INCORPORATION OF WEST HAVEN. THE CITY MAY NOW HAVE THE RESPONSIBILITY TO PROVIDE SERVICES.

Legend of Symbols & Abbreviations

	·
•	PROPERTY CORNER
#CABLE	CABLE TV BOX
\$	SEWER MANHOLE
þ	POWER POLE
•	PROPERTY CORNER
· W	WATER VAULT
ĈB	CATCH BASIN
POWER	POWER METER
▶ GAS	GAS METER
TELE	TELEPHONE CONNECTION
— *—— *—— *—— * <u>—</u>	WATER LINE
<u>-:: -</u>	SEWER LINE
- 4 0 4 4 s	GAS LINE
	CHAIN LINK FENCE
	VINYL FENCE
	WOODEN FENCE
	OVERHEAD POWER LINE
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	MONITORING WELL
<u></u> ←-X	PARKING LAMP
	CURB INLET
⊖	STOP SIGN
(ELECTRICAL MANHOLE
99	STORM DRAIN MANHOLE
ф	LAMP POST
	POWER BOX
۷.	CLEAN OUT
0	CIRCULAR STORM DRAIN

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Legal Description

003424

LEGAL DESCRIPTION:

ABACI 1.

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 216.5 FEET NORTH 89 DEGREES 38 MINUTE'S EAST AND SOUTH O DEGREES 14 MINUTES WEST 1110 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30: RUNNING THENCE EAST 110 FEET, MORE OR LESS TO PAPKE PROPERTY: THENCE SOUTH 445.40 FEET TO STATE ROAD COMMISSION PROPERTY: THENCE SOUTH 85 DEGREES 48 MINUTES 36 SECONDS WEST 110 FEET; THENCE NORTH 9 DEGREES 14 MINUTES EAST PARALLEL TO THE WEST LINE OF SAID SECTION 449.2 FEET TO THE POINT OF BEGINNING (14-002-0021)

PARCEL 2:

BEGINNING AT A POINT LOCATED 454 OF FEET SOUTH OF DEGREES 29 MINUTES 17 SECONDS WEST, 192 80 FEET SOUTH 89 DEGREES 67 MINUTES 41 SECONDS EAST AND 1190.00 FEET SOUTH OF DEGREES 28 MINUTES 19 SECONDS WEST OF THE MONUMENT SET IN 1983 FOR THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 86 DEGREES 23 MINUTES 55 SECONDS EAST 110,46 FEET; THENCE SOUTH OF DEGREES 27 MINUTES 51 SECONDS WEST 71.52 FEET TO THE NORTH PIGHT OF WAY LINE OF THE 21ST STREET EXPRESSWAY FRONTAGE ROAD; THENCE SOUTH 86 DEGREES 23 MINUTES 55 SECONDS WEST 110.59 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH OF DEGREES 29 MINUTES 17 SECONDS EAST 71.52 FEET TO THE POINT OF BEGINNING. (14-012-0056)

Also known as:

A tract of land located in the Northwest Quarter of Section 30, Township 6 North, Range 1 West of the Salt Lake Base and Meridian, being more particularly described as follows:

(Bearings are based upon the West line of the Northwest Quarter of Section 30, Township 6 North, Pange I West of the Salt Lake Base and Meridian being South 0128' 16" West. The Northwest Quarter is monumented by a witness corner being a 3-1/2" brass cap marked "WEBER CO SURVEY, W.O. 62:90, on SEC LINE, 1983" and the Southwest corner of said Northwest Quarter is monumented by a witness corner being a 3-1/2" brass cap marked "500FT W.C., ON SEC LINE, 1/4 COR S25 & S30, WEBER CO SURVEY")

COMMENCING at the Barthwest corner of said Northwest Quarter of Section 30, said corner is monumented by a witness corner being a 3-1-2" brass cap marked "WEBEP CO SURVEY, W.C 62.90, ON SEC. LINE, 1983": thence South 08"12" 09" East, a distance of 1,124.77 feet to the TRUE POINT OF BEGINNING: thence South 89"15"00" East, a distance of 110.00 feet; thence South 00"01"22" East, a distance of 514.82 feet to the North right-of-way line of the 21st Street Expressway Frontage Road; thence South 85"47"55" West, along said North right-of-way line, a distance of 110.61 feet; thence North 00"00" 46" East, a distance of 524.37 feet to the TRUE POINT OF BEGINNING, as shown on the survey done by Bock & Clark's National Surveyor's Network dated March 6, 1995 as Project No. 95665

Contains 57,234 square feet or 1:31 acres.

Descriptions as found in that certain Lawyers Title Insurance Corporation File No. 177276L, with an effective date of October 21, 2002

ALTA/ACSM Land Title Survey

Guardian

B & C Project 20020764-4

1070 West 21st Street West Haven, UT 84401 Weber County, State of Utah

To: American Builders & Contractors Supply Co., Inc.; Wm. Cameron & Co.; Hendricks Commercial Properties, LLC: Lawyers Title Insurance Corporation; Back and Clark Corporation

The undersigned certifies to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Commitment No. 17726L. dated October 21, 2002, and was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA. ACSM and NSPS in 1999; (ii) in accordance with the "AGREEMENT and Survey Requirements for Guardian Surveys dated 10/24/02, and" includes Items 2, 3, 4, 6, 7a, 7b1, 7a, 8, 3, 10, & 11a of Table A specifically defined therein, and (iii) Pursuant to the Accuracy Standards as adopted by ALTA. NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title."

Dannie B. Green
Registration No. 376078
Within State of Utah
Date of Survey: 08/11/02
Date of Last Revision: 12/10/02
Date Printed: 12/10/02
Network Project No. 20020764--4

Survey Prepared by:

Atta Surveying 3855 South 500 West Suite F Salt Lake City, UT 84115 Phone: 801-268-4445 Fax: 801-288-0354



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Surveyor:

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