STATEMENT OF ENCROACHMENTS

THE DRIVE LANE AND CURB & GUTTER ON THE WEST SIDE OF THE BUILDING WERE (A) CONSTRUCTED OUTSIDE OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY BY

APPROXIMATELY 10 FEET.

NOTES CORRESPONDING TO SCHEDULE "B"

Any charge upon the land by reason of its inclusion in Central Weber Sewer Any charge upon the land by reason or its inclusion in Community and South Ogden City. [AFFECTS THE PROPERTY, UNABLE TO GRAPHICALLY DEPICT DUE TO NON SURVEY MATTERS.]

A Revolving-Line-Of-Credit Deed of Trust dated February 11, 2010 by and VII OI between Fast Stop Stores, LLC as Trustor in favor of Alliance Community Credit Union as Trustee and Alliance Community Federal Credit Union as Beneficiary, to secure a revolving line of credit in the original amount of \$200,000.00 and any other amounts or obligations secured thereby, recorded February 12, 2010 as Entry No. 2458488 of Official Records. [AFFECTS THE PROPERTY, UNABLE TO GRAPHICALLY DEPICT DUE TO NON SURVEY MATTERS.]

An Assignment of Rents and Leases recorded February 12, 2010 as Entry No. 2458489 of Official Records, wherein Fast Stop Stores, LLC assigns all rents, leases, income and profits accruing from the land to Alliance Community Federal Credit Union. [AFFECTS THE PROPERTY, UNABLE TO GRAPHICALLY DEPICT DUE TO NON SURVEY MATTERS.]

The rights of other parties, their successors and assigns, if any, in and to an The rights of other parties, their successors and assigns, if any, in and to an overhead transmission line, its poles, lines, circuits, attachments, stubs, crossarms, guys and anchors, if any, along the Westerly line of said property, along with rights of ingress and egress for the maintenance, operation, repair and replacement of the same, as evidenced by visual inspection of the premises. [THE ABOVE MENTIONED FACILITIES ARE JUST WEST OF THE PROPERTY AND DO NOT LAY WITHIN THE BOUNDS OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY PLAT.

Any facts, rights, interest or claims which would be disclosed by a correct Any facts, rights, interest or claims which would be disclosed by a correct ALTA/ACSM Survey. [THIS ALTA/ACSM LAND TITLE SURVEY DISCLOSES ANY ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.]

The property hereon described is the same as the pertinent property as described in Republic Title of Texas, Inc., Order No.NCS-522174A-RTT, effective date DECEMBER 27, 2011 at 7:30 a.m.

GENERAL NOTES

OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

2. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS.

3. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

4. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN O ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.

THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7, THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.

8. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

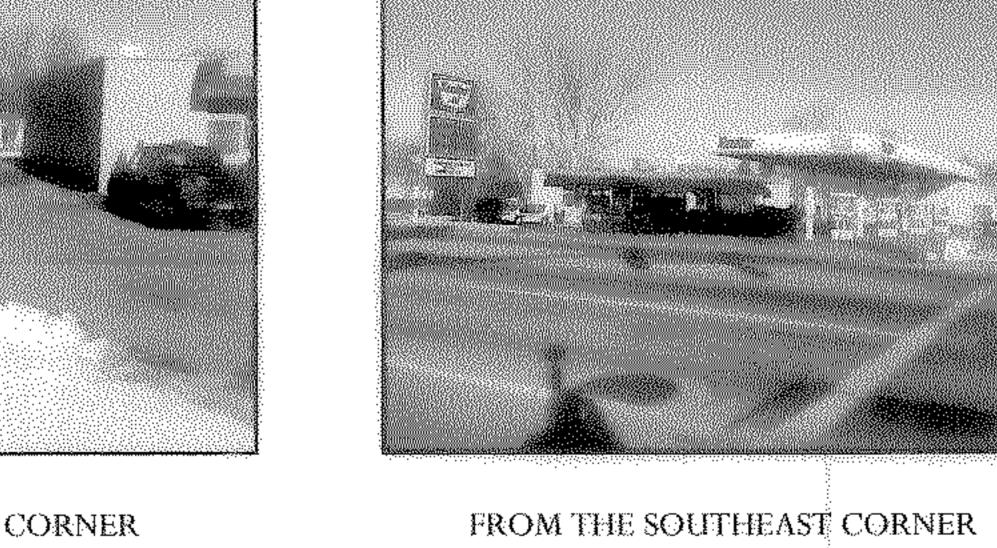
10. THE SUBJECT PROPERTY HAS DIRECT ACCESS FROM 40TH STREET AND ADAMS AVENUE AND IS MAINTAINED BY SOUTH OGDEN CITY.

11. THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY DOES NOT CLOSES MATHEMATICALLY BY 0.13 FEET.

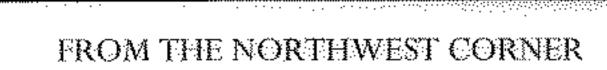
PROPERTY PICTURES

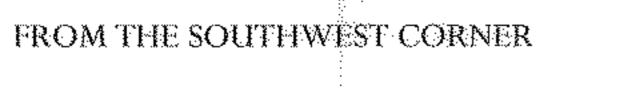


FROM THE NORTHEAST CORNER (ENCROACHMENT 'A')











NOT TO SCALE

FOUND OGDEN CITY —
SURVEY BRASS CAP

WITH RING & LID

FOUND OGDEN CITY — SURVEY BRASS CAP WITH RING & LID 38TH STREET & WASHINGTON BLVD

NOT FOUND /

NOT FOUND

MONUMENT-

34TH STREET &

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 49057C0429E, which bears an effective date of DECEMBER 16, 2005 and IS NOT in a Special Flood Hazard Area. By telephone call dated JANUARY 16, 2012 to the National Flood Insurance Program (800-638-6620) we have learned this community DOES participates 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.

-WASHINGTON BOULEVARD

(S89°02'00"E 404.00) 404.63

-OGDEN AVENUE

(S00°58'00"W 715.00) 715.85)

(66' PUBLIC RIGHOF-WAY)

(SO0°58'00"W 2917.00) 2917.49

-38TH STREET

(66' PUBLIC RIGHT-OF-WAY)

KATO, INC.

TAX ID NO. 05-135-0021

(132' PUBLIC RIGHT-OF-WAY)

BASIS OF BEARING

TOTAL PROPERTY 23,832.64 SQ/FT PLAT. BEARING SOUTH 00°58'00" WEST, PERPETUATED BY AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY BINGHAM ENGINEERING WITH FILE NO. 002679.

)EGEIWEN

JUN 10 2014

005034

VAHED SHEDARFOROOSH

TAX ID NO. 05-135-0027

ASPHALT SURFACE

EXISTING ONE-STORY

BLOCK BUILDING

FOOTPRINT CONTAINS

3,144 SQ/FT

FFE=4464.48

ADDRESS: 490 40TH

CONCRETE WALKWAY

FAST STOP STORES. LAACT

TAX ID NO: 05-135-0023

TOTAL PROPERTY CONTAINS

23,832.64 SQ/FT

OR 0.55 ACRES

40TH STREET

(66' PUBLIC RIGHT-OF-WAY)

(36' ASPHALT ROAD)

FBUILDING HEIGHT IS

14,25 FEET AT THIS POINT

T-PLANTER BOX

PARKING STALLS THIS SURVEYED PROPERTY HAS A TOTAL OF NINE (09) PARKING STALLS, AND ZERO (00) OF WHICH IS RESERVED FOR THE

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED

BENCHMARK

LAND AREA

OR 0.55 ACRES

THE BENCHMARK MONUMENT USED WAS WEBER COUNTY MONUMENT WC-55 WITH AN FLEVATION OF 4455.359 FEET. IT IS LOCATED AT THE NORTHEAST CORNER OF WASHINGTON BLVD. AND 40TH STREET MOUNTED IN THE CONCRETE BASE OF THE TRAFFIC SIGNAL POLE.

EXISTING HOUSE

GAS PUMP ISLAND (TYF

VEHICULAR ACCESS

COMMUNICATION MANHOLE METAL LID RIM=4467.85

W (N89°45'00'W 142.87) 62 DRIVE APPROACH

REQUIRED OBSERVED

MINIMUM LOT AREA NONE MINIMUM LOT WIDTH NONE FT MAX BLD HEIGHT MAX LOT COVERAGE 60% LOT SETBACKS 10FT FT

NONE FT SIDE (CORNER) 10FT FT THE SURVEYED PROPERTY IS LOCATED IN

COMMERCIAL ZONE (C-2) OF THE SOUTH OGDEN CITY ZONING CODE. SOURCE: www.southogdencity.com

THIS INFORMATION WAS NOT PROVIDED BY THE BY THE TITLE INSURER. THE SURVEYOR OBTAINED THIS INFORMATION FROM THE REFERENCED SOURCES.

0' 5' 10' 20' SCALE: 1" = 20'

39TH STRET

(66' PUBLIC RIGHT-OF-WAY)

(S89°02'00"E 371.00)

NOT FOUND MONUMENT-

MANHOLE METAL LID RIM=4467.44

NOT FOUND

MONUMENT-

SANITARY SEWER

METAL LID RIM=4467.50-

METAL LID

LEGAL DESCRIPTION

LOTS 23 THROUGH 28, AND PART OF LOT 22, BLOCK 49, LAKE VIEW ADDITION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 28, AND RUNNING THENCE SOUTH 00°58' WEST 165.93 FEET; THENCE NORTH 89°45' WEST 142.87 FEET; THENCE NORTH 00°58' EAST 167.72 FEET; THENCE SOUTH 89°02' EAST 142.50 FEET TO THE POINT OF BEGINNING.

The property hereon described is the same as the pertinent property as described in Republic Title of Texas, Inc., Order No.NCS-522174A-RTT, effective date DECEMBER 27, 2011 at 7:30 a.m.

LEGEND FFE FINISH FLOOR ELEVATION QCD QUIT CLAIM DEED BK PG BOOK & PAGE A/C AIR CONDITIONER MON MONUMENT CENTERLINE TBC TOP BACK CURB TRAFFIC TURN ARROW SECTION MONUMENT LIGHT POLE BREAK LINE PROPERTY CORNER (SEE NOTE 7) Parking Stall Count WATER METER (SD) STORM DRAIN MANHOLE (CO) SANITARY SEWER CLEANOUICAM SANITARY SEWER MANHOLE (A) MONITORING WELL IRRIGATION CONTROL VALVE BOX COM COMMUNICATION MANHOLE CATCH BASIN Power Meter FIBER OPTICS LINE W/MANHOLE —— ss —— SANITARY SEWER LINE W/ MANHOLE TELEPHONE LINE W/ BOX

SHEET TITLE

ALTA/ACSM LAND TITLE SURVEY

7-ELEVEN #35682 490 40TH STREET OGDEN, UT 84403

ALTA/ACSM LAND TITLE SURVEY

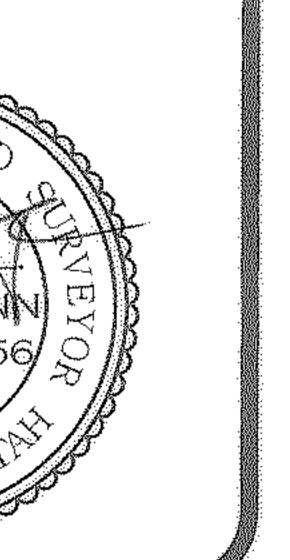
SURVEYOR'S CERTIFICATE:

To: Republic Title of Texas, Inc., 7-Eleven, Inc., a Texas Corporation 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6b, 7a, 7(b)1, 7c, 8, 9, 11a, 11b, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on January 16, 2012.

Michael L. Wangemann, PLS PLS# 6431156-2201







COORDINATED BY:

OLD REPUBLIC SITEMANAGEMENT SERVICES [™] ★★[™] A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

17330 Preston Road, Suite 150A Dallas, Texas 75252 P: (469) 737-7000 F: (469) 737-7070 SHEBI

PROJECT NUMBER

//SURVEYED BY:

DRAWN BY: MLW
CHECKED BY: MLW

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