

SCHEDULE B-SECTION 2 EXCEPTIONS

3. TAXES FOR THE YEAR 2016 ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE: UNDER PRIOR SERIAL NO. 19-041-0021

FUTURE TAXES MAY BE ASSESSED UNDER SERIAL NO. 19-041-0094 (PARCEL 1) AND 19-041-0046 (PARCEL 2)
(NOT A SURVEY MATTER)

2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE SPECIAL ASSESSMENT DISTRICT(S) WEBER COUNTY TAXING DISTRICTS 459 AND 480 SHOWN BELOW, AND IS SUBJECT TO ALL CHARGES AND/OR ASSESSMENTS LEVIED THEREBY:

DISTRICT(S): WEBER COUNTY
DISTRICT(S): WEBER SCHOOL DISTRICT
DISTRICT(S): FARR WEST CITY
DISTRICT(S): WEBER BASIN WATER CONSERVANCY DISTRICT
DISTRICT(S): CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
DISTRICT(S): BEN LOMOND CEMETERY MAINTENANCE DISTRICT
DISTRICT(S): BONA VISTA WATER IMPROVEMENT DISTRICT
DISTRICT(S): WEBER COUNTY MOSQUITO ABATEMENT DISTRICT
DISTRICT(S): WEBER FIRE DISTRICT
DISTRICT(S): WEBER AREA 911 AND EMERGENCY SERVICES DISTRICT
DISTRICT(S): WEBER FIRE G.O. BOND-2006
DISTRICT(S): WEBER COUNTY INDUSTRIAL PARK AREA NO. 3
(NOT A SURVEY MATTER)

3. ORDINANCE NO. 2014-08

RECORDED: JANUARY 22, 2015

ENTRY NO.: 2718930

PURPOSE: TO CREATE THE FARR WEST CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY, TOGETHER WITH ANY CHARGES AND ASSESSMENTS LEVIED THEREBY.
(NOT A SURVEY MATTER)

4. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
(NOT A SURVEY MATTER)

5. SUBJECT TO ANY EASEMENT OR RIGHT OF WAY OF THE PUBLIC, TO USE ALL SUCH HIGHWAYS AS MAY HAVE BEEN ESTABLISHED ACCORDING TO LAW OVER THE SAME OR ANY PART THEREOF, AS STATED IN PATENT, RECORDED IN BOOK 48, PAGE 519 (LOT 5), AND PAGE 520 (LOT 7), RECORDS OF WEBER COUNTY, UTAH.
(AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE, BLANKET IN NATURE)

6. SUBJECT TO THE RIGHTS OF OTHERS, IF ANY, OVER AN IRRIGATION CANAL WHICH MAY INTERSECT THE PROPERTY.
(DOES NOT AFFECT SUBJECT PROPERTY)

7. SUBJECT TO THE RIGHTS OF MARY M. GOULD, GRANTOR, WHO RESERVES THE REASONABLE RIGHT TO USE THE IRRIGATION DITCHES AS LOCATED ON THE SUBJECT PROPERTY, RESERVED IN WARRANTY DEED, DATED APRIL 16, 1980 AND RECORDED APRIL 18, 1980 IN BOOK 1353, PAGE 448, RECORDS OF WEBER COUNTY, UTAH.

8. EASEMENT

RECORDED: MARCH 11, 1994

ENTRY NO.: 1279235

BOOK/PAGE: 1706/1060

IN FAVOR OF: WEBER COUNTY

PURPOSE: A 35 FOOT WIDE PUBLIC UTILITY EASEMENT
(AFFECTS PARCEL 1, AS SHOWN HEREON)

9. AGREEMENT

DATED: AUGUST 13, 1987

RECORDED: MAY 17, 1996

ENTRY NO.: 1406842

BOOK/PAGE: 1806/2917

BETWEEN: THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES, AND THE WEBER-BOX ELDER CONSERVATION DISTRICT
(AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE, BLANKET IN NATURE)

10. EASEMENT

RECORDED: MAY 17, 1996

ENTRY NO.: 1406843

BOOK/PAGE: 1806/2925

IN FAVOR OF: STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES PURPOSE: FOR THE CONSTRUCTION OF A SECONDARY IRRIGATION SYSTEM AN EASEMENT TO USE THE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES, PIPELINES AND ALL APPURTENANT WORKS AND FACILITIES (EXACT LOCATION NOT DISCLOSED)

11. EASEMENT

RECORDED: OCTOBER 16, 2015

ENTRY NO.: 2761120

IN FAVOR OF: BONA VISTA WATER IMPROVEMENT DISTRICT

PURPOSE: SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN (AFFECTS PARCEL 1 AS SHOWN HEREON)

12. EASEMENT

RECORDED: OCTOBER 16, 2015

ENTRY NO.: 2761121

IN FAVOR OF: BONA VISTA WATER IMPROVEMENT DISTRICT

PURPOSE: SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN (AFFECTS PARCEL 1 AS SHOWN HEREON)

13. EASEMENT AND CONDITIONS CONTAINED THEREIN:

GRANTOR: WEBER INDUSTRIAL HOLDING LC

GRANTEE: PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER ITS SUCCESSORS AND ASSIGNS

RECORDED: NOVEMBER 10, 2015

ENTRY NO.: 2764980

PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE LAND, TOGETHER WITH INCIDENTAL RIGHTS THERETO.
(AFFECTS PARCEL 1 AS SHOWN HEREON)

14. A SHARED ACCESS EASEMENT AS DISCLOSED ON THE DEDICATION PLAT OF THE CENTER AT FARR WEST PHASE 1.
(AFFECTS PARCEL 1 AS SHOWN HEREON)

15. A TEMPORARY TURN AROUND EASEMENT AS DISCLOSED ON THE DEDICATION PLAT OF THE CENTER AT FARR WEST PHASE 1.
(AFFECTS PARCEL 1 AS SHOWN HEREON)

16. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS WHICH WOULD BE DISCLOSED BY AN INSPECTION AND ACCURATE SURVEY OF THE PREMISES.
(DOES NOT AFFECT SUBJECT PROPERTY)

17. ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND UNDER 1989 FARMLAND ASSESSMENT ACT.

DATED: JULY 1, 2008

RECORDED: JULY 1, 2008

ENTRY NO.: 2351281

THE RIGHT OF WEBER COUNTY TO RE-ASSESS THE TAX ASSESSMENT ON SAID

PROPERTY IN ACCORDANCE WITH SECS. 59-5-86 105 UCA 1953.

(NOT A SURVEY MATTER)

18. NOTE: NO EXISTING DEED OF TRUST OR MORTGAGE APPEARS OF RECORD. IF THIS INFORMATION IS NOT CORRECT, PLEASE NOTIFY THE COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN.

19. AFFIDAVIT

DATED: JANUARY 18, 2016

RECORDED: JANUARY 19, 2016

ENTRY NO.: 2774544

PURPOSE: SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN (AFFECTS PARCEL 1 AS SHOWN HEREON)

AS SURVEYED BOUNDARY DESCRIPTION

PARCEL 1:

A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 2700 NORTH STREET BEING LOCATED SOUTH 89°18'48" WEST 400.92 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SECTION AND SOUTH 00°00'00" EAST 52.89 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE SOUTH 4°04'41" EAST 630.36 FEET, THENCE SOUTH 89°29'12" WEST 730.01 FEET, THENCE NORTH 18°11'02" WEST 638.85 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 2700 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 85°24'33" EAST 28.18 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT 273.89 FEET, HAVING A RADIUS OF 8033.82 FEET, A CENTRAL ANGLE OF 1°57'12", AND WHICH CHORD BEARS NORTH 86°17'11" EAST 273.87 FEET TO THE RIGHT-OF-WAY LINE OF WASATCH VIEW DRIVE, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 47°51'53" EAST 27.25 FEET; (2) SOUTH 2°16'20" EAST 103.17 FEET; (3) SOUTH 5°53'32" EAST 78.47 FEET; (4) NORTH 87°43'40" EAST 60.00 FEET TO THE BOUNDARY LINE OF THE CENTER AT FARR WEST PHASE 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) SOUTH 2°16'20" EAST 16.73 FEET; (2) NORTH 90°00'00" EAST 213.19 FEET; (3) NORTH 0°02'48" WEST 222.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 2700 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT 49.98 FEET, HAVING A RADIUS OF 8033.82 FEET, A CENTRAL ANGLE OF 0°21'23", AND WHICH CHORD BEARS NORTH 89°37'30" EAST 49.98 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°48'35" EAST 227.12 FEET TO THE POINT OF BEGINNING. CONTAINING 446,386 SQ.FT. OR 10.25 ACRES, MORE OR LESS.

PARCEL 2

A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 2700 NORTH STREET BEING LOCATED SOUTH 89°18'48" WEST 1285.50 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SECTION AND SOUTH 00°00'00" EAST 70.68 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE SOUTH 18°11'02" EAST 638.85 FEET, THENCE SOUTH 89°29'12" WEST 11.25 FEET, THENCE NORTH 18°20'00" WEST 638.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 2700 NORTH STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 85°33'08" EAST 12.75 FEET TO THE POINT OF BEGINNING. CONTAINING 7,373 SQ.FT. OR 0.17 ACRES, MORE OR LESS.

PURCHASE AREA AS SURVEYED DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 2700 NORTH STREET BEING LOCATED SOUTH 89°18'48" WEST 1244.08 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SECTION AND SOUTH 00°00'00" EAST 67.81 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT 260.52 FEET, HAVING A RADIUS OF 8033.85 FEET, A CENTRAL ANGLE OF 1°51'29", AND WHICH CHORD BEARS NORTH 86°20'03" EAST 260.51 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WASATCH VIEW DRIVE, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 47°51'53" EAST 27.25 FEET; (2) SOUTH 2°16'20" EAST 103.17 FEET; (3) SOUTH 5°53'32" EAST 68.51 FEET, THENCE SOUTH 86°20'03" WEST 271.80 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 52.68 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 10°05'59", AND WHICH CHORD BEARS NORTH 9°40'31" WEST 52.81 FEET, THENCE NORTH 4°37'32" WEST 136.63 FEET TO THE POINT OF BEGINNING. CONTAINING 52,272 SQ.FT. OR 1.20 ACRES, MORE OR LESS.

NOTES

- PROPERTY FALLS WITHIN FARR WEST CITY, UTAH ZONE C-2.
- SETBACK - 20' FRONT AND SIDE FROM DEDICATED STREET
NO REAR OR SIDE EXPECT AS REQUIRED BY BUILDING CODE.
- THE SUBJECT PROPERTY CONTAINS: PARCEL 1- 446,386 SQ. FT. // PARCEL 2- 7,373 SQ.FT.
- OBSERVED EVIDENCE OF CONSTRUCTION FROM RECENT SITE DEVELOPMENT.
- THERE IS NO OBSERVED EVIDENCE TO THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE OF DELINEATED WETLAND WITHIN THE SUBJECT PROPERTY.
- PUBLIC AND PRIVATE UTILITY LINE LOCATIONS WERE DETERMINED BY OBSERVED EVIDENCE AND MAPPING PROVIDED BY UTILITY COMPANIES.
- THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X", DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NUMBER 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- THE RIGHT-OF-WAY OF 2700 NORTH STREET WAS DETERMINED BY DRAWINGS PROVIDED BY UDOT, PROJECT NO. SP-0134(2)11.
- THE AS-SURVEYED BOUNDARY DESCRIPTION WAS GENERATED FOR THE FOLLOWING REASONS:
THE TITLE REPORT DESCRIPTIONS FOR THE SUBJECT PARCELS DO NOT USE THE SAME BASIS OF BEARING, AND THEREFORE MUST BE ROTATED TO FIT ONE ANOTHER.
THE RECORD DESCRIPTION FOR PARCEL 1 IS ONLY ACCURATE TO THE NEAREST MINUTE.
- NO BUILDINGS OBSERVED.
- NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES HAVE BEEN PROVIDED.
- ZONING INFORMATION HAS NOT YET BEEN PROVIDED.
- ABANDONED UNDERGROUND STORM DRAIN DETENTION SYSTEM. LOCATION IS APPROXIMATE AS DETERMINED BY DESIGN DRAWINGS.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DO AN ALTA/ACSM SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY INWEST TITLE SERVICES, INC. COMMITMENT NUMBER 225175 WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2016 AT 6:00 P.M. THE SURVEY WAS ORDERED BY MGB DEVELOPMENT SERVICES, LLC. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH BY RECORD BEARS SOUTH 89°18'48" WEST.



TITLE REPORT BOUNDARY DESCRIPTION

PARCEL 1:(19-041-0094)

PART OF LOT 5, IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, AND RUNNING THENCE SOUTH 4d40' EAST 880.44 FEET TO THE BOUNDARY OF BEN LOMOND CEMETERY MAINTENANCE DISTRICT, THENCE SOUTH 88d59'30" WEST ALONG SAID BOUNDARY AND QUARTER QUARTER SECTION LINE 728.44 FEET TO THE EASTERLY RAILROAD RIGHT-OF-WAY LINE, THENCE NORTH 18d28' WEST ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE 706.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, THENCE NORTH 88d40' EAST ALONG THE NORTH LINE OF SAID SECTION 36, 895 FEET TO THE POINT OF BEGINNING.

EXCEPTING 0.56 ACRE OF LAND FOR COUNTY ROAD (433-166).

EXCEPTING THEREFROM A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO SP-0134(2)11 BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 5 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5 WHICH CORNER IS 3.49 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 31+19.78 FEET WHICH POINT IS IN THE NORTHERLY SECTION LINE OF SAID SECTION 36 AND IS 428.55 FEET SOUTH 88d59'37" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 36, AND RUNNING THENCE SOUTH 04d40'00" EAST 51.65 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89d27'34" WEST 203.60 FEET ALONG A LINE PARALLEL TO SAID CONTROL LINE TO THE BEGINNING OF A CURVE AT A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE SOUTHWESTERLY 630.23 FEET ALONG THE ARC OF A 8033.82-FOOT RADIUS CURVE TO THE LEFT CONCENTRIC WITH SAID CONTROL LINE (NOTE: CHORD BEARS SOUTH 87d12'43" WEST FOR A DISTANCE OF 630.07 FEET) TO A POINT OF REVERSE CURVATURE, WHICH POINT IS 55.00 FEET RADIALLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE SOUTHWESTERLY 30.48 FEET ALONG THE ARC OF A 8143.82-FOOT RADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAID CONTROL LINE (NOTE: CHORD BEARS SOUTH 85d04'19" WEST FOR A DISTANCE OF 30.47 FEET) TO A POINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 55.00 FEET RADIALLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE NORTH 18d50'31" WEST 74.36 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 17.13 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE AND IS IN THE NORTHERLY SECTION LINE OF SAID SECTION 36 THENCE NORTH 88d59'37" EAST 883.24 ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID NORTHERLY SECTION LINE TO THE POINT OF BEGINNING. (E#1965388)

ALSO EXCEPT WASATCH VIEW DRIVE ROAD DEDICATION #2106411 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 2700 NORTH STREET SAID POINT BEING NORTH 89d18'48" EAST 1728.34 FEET AND SOUTH 54.41 FEET FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING NORTH 89d18'48" EAST BETWEEN SAID NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 36) THENCE AS FOLLOWS: COURSES: NORTHEASTERLY 109.85 FEET (R=8033.82; D=00d47'00", T=54.92' CH=109.85', CHB=NORTH 87d39'19" EAST) ALONG THE SOUTH LINE OF THE 2700 NORTH STREET RIGHT OF WAY AS MONUMENTED BY UDOT THENCE SOUTH 14d03'52" WEST 27.93 FEET TO THE FUTURE WASATCH DRIVE EAST RIGHT OF WAY, THENCE SOUTH 02d16'20" EAST 103.28 FEET ALONG SAID RIGHT OF WAY LINE, THENCE SOUTH 01d22'51" WEST 78.47 FEET ALONG SAID RIGHT OF WAY LINE, THENCE SOUTH 87d43'40" WEST 60.00 FEET TO THE FUTURE WASATCH VIEW DRIVE, WEST RIGHT OF WAY THENCE NORTH 05d55'32" WEST 78.47 FEET ALONG SAID RIGHT OF WAY LINE THENCE NORTH 02d16'20" WEST 103.17 FEET ALONG SAID RIGHT OF WAY LINE THENCE NORTH 47d51'53" WEST 27.25 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE CENTER AT FARR WEST PHASE 1. SITUATE IN WEBER COUNTY, STATE OF UTAH.

PARCEL 2: (19-041-0046)

ALL OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF THE SALT LAKE PIPELINE COMPANY. PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. BEGINNING SOUTH 89d19'18" WEST ALONG THE NORTH LINE OF SAID SECTION 36, 3939.54 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36, AND RUNNING THENCE SOUTH 18d28' WEST 728.44 FEET, THENCE NORTH 19d01' WEST 706.52 FEET, THENCE NORTH 89d19' EAST ALONG THE SECTION LINE 105 FEET TO BEGINNING

EXCEPTING THEREFROM A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO SP-0134(2)11 BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 5 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5 WHICH CORNER IS 3.49 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 31+19.78 FEET WHICH POINT IS IN THE NORTHERLY SECTION LINE OF SAID SECTION 36 AND IS 428.55 FEET SOUTH 88d59'37" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 36, AND RUNNING THENCE SOUTH 04d40'00" EAST 51.65 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89d27'34" WEST 203.60 FEET ALONG A LINE PARALLEL TO SAID CONTROL LINE TO THE BEGINNING OF A CURVE AT A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE SOUTHWESTERLY 630.23 FEET ALONG THE ARC OF A 8033.82-FOOT RADIUS CURVE TO THE LEFT CONCENTRIC WITH SAID CONTROL LINE (NOTE: CHORD BEARS SOUTH 87d12'43" WEST FOR A DISTANCE OF 630.07 FEET) TO A POINT OF REVERSE CURVATURE, WHICH POINT IS 55.00 FEET RADIALLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE SOUTHWESTERLY 30.48 FEET ALONG THE ARC OF A 8143.82-FOOT RADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAID CONTROL LINE (NOTE: CHORD BEARS SOUTH 85d04'19" WEST FOR A DISTANCE OF 30.47 FEET) TO A POINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 55.00 FEET RADIALLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE NORTH 18d50'31" WEST 74.36 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 17.13 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE AND IS IN THE NORTHERLY SECTION LINE OF SAID SECTION 36 THENCE NORTH 88d59'37" EAST 883.24 ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID NORTHERLY SECTION LINE TO THE POINT OF BEGINNING. (E#1965388)

SURVEYOR'S CERTIFICATE

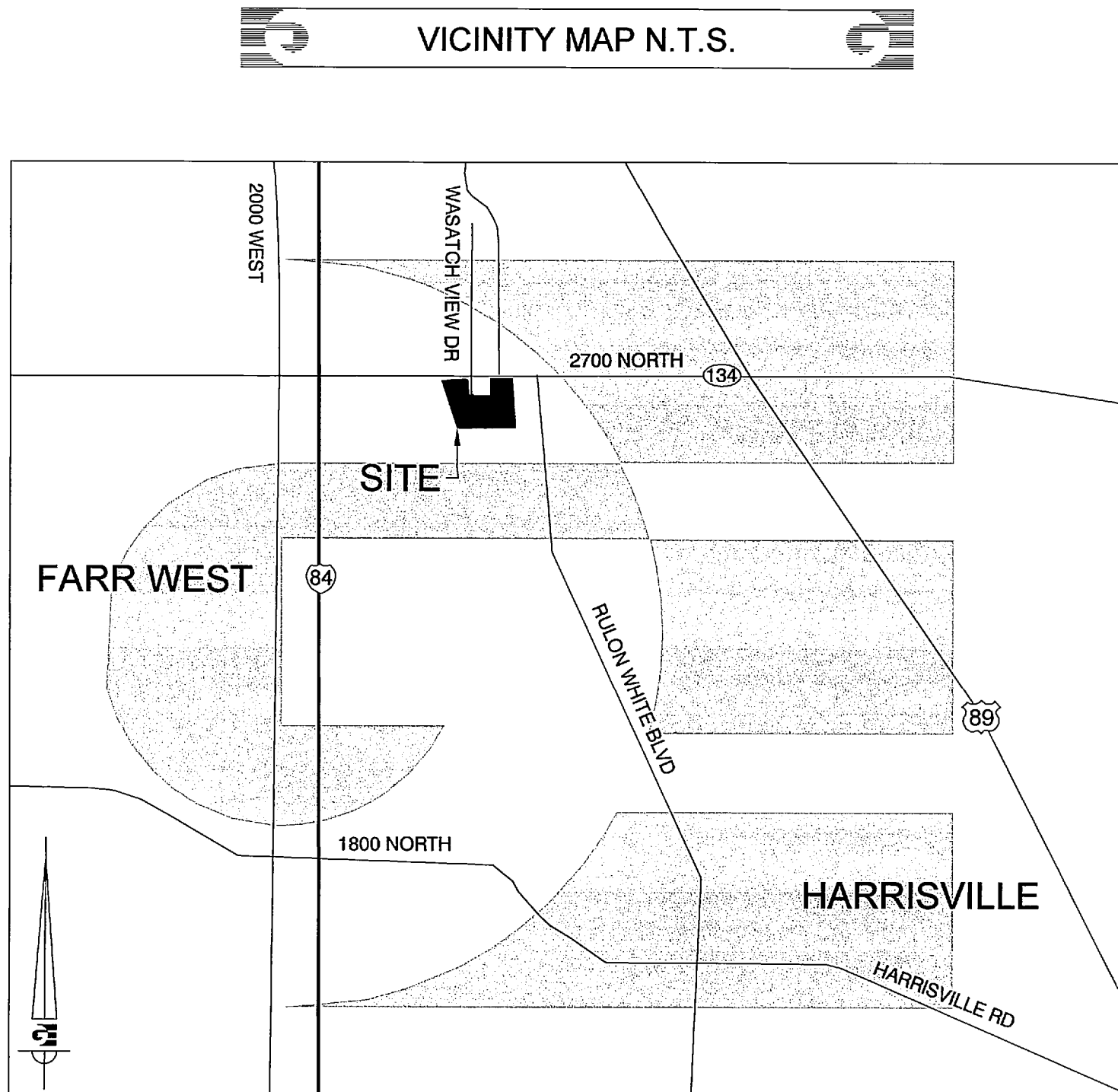
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS ALTA/ACSM RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. I FURTHER CERTIFY TO: MGB DEVELOPMENT, INC. INWEST TITLE SERVICES, INC. THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND IS BASED ON COMMITMENT FOR TITLE INSURANCE NUMBER 225175 WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2016 AT 6:00 P.M. AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B, 1, 7C, 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 17, 2016.

SIGNED THIS 3RD DAY OF JUNE, 2016.

RECEIVED
JUL 13 2016
BY: 5503 A



KLINT H. WHITNEY, PLS NO. 8227228



ALTA SURVEY FOR MGB DEVELOPMENT, INC

1600 WEST 2700 NORTH +/-, FARR WEST, UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,

TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER
ENGINEERING

CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

S1

2

NORTHWEST CORNER
SEC.36, T7N, R2W, SLB&M
WEBER CO. BRASS CAP

NORTH QUARTER CORNER
SEC.36, T7N, R2W, SLB&M
WEBER CO. BRASS CAP

(BASIS OF BEARING)
S89°18'48"W

2700 NORTH STREET

P.O.B. PARCEL 2

P.O.B. PARCEL 1

PARCEL 2
CONTAINING:
7,373 SQ.FT.

PURCHASE AREA
CONTAINING:
52,272 SQ.FT.

THE CENTER AT FARR WEST PHASE 1

SHARED ACCESS EASEMENT

PARCEL 1
CONTAINING:
446,386 SQ.FT.

TEMPORARY TURN AROUND EASEMENT

20' BONA VISTA WATER
IMPROVEMENT DISTRICT EASEMENT

5' ROCKY MOUNTAIN
POWER EASEMENT

10' BONA VISTA WATER
IMPROVEMENT DISTRICT EASEMENT

G&H BEN LOMOND PROPERTIES LLC
191380002

VASTECO REAL ESTATE LLC
190590013

VASTECO REAL ESTATE LLC
190590012

VASTECO REAL ESTATE LLC
190590011

VASTECO REAL ESTATE LLC
190590010

WEBER INDUSTRIAL HOLDING LC
190410085

Scale in Feet
1" = 40'

LEGEND

- SECTION CORNER MONUMENT AS NOTED
SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- BOUNDARY LINE
CENTERLINE
ADJACENT PARCEL
SECTION LINE
EASEMENT
EXISTING FENCE
EXISTING WATER LINE
EXISTING SECONDARY WATER LINE
EXISTING STORM DRAIN
EXISTING SANITARY SEWER
EXISTING GAS LINE
- WM EXISTING WATER METER
WM EXISTING WATER MANHOLE
WM EXISTING FIRE HYDRANT
WM EXISTING WATER VALVE
SD EXISTING STORM MANHOLE
SD EXISTING CATCH BASIN
SD EXISTING STORM BOX
SS EXISTING SANITARY BOX

ALTA SURVEY FOR MGB DEVELOPMENT, INC
1600 WEST 2700 NORTH +/-, FARR WEST, UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SL.B. AND M.

GARDNER
ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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BY: 5503 B

REVISIONS	DATE	DESCRIPTION
1	3/30/16	DESIGN
2		DRAWN: SGP
3		CHECKED: KHW

DWG. ALA2001 - MGB SURVEY 1610 - MGB DEVELOPMENT SURVEY FARR WEST ALA2010