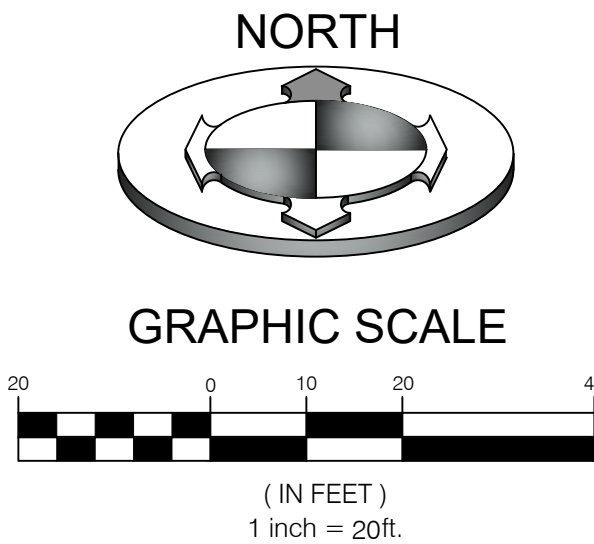


ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
ROY CITY, WEBER COUNTY, UTAH

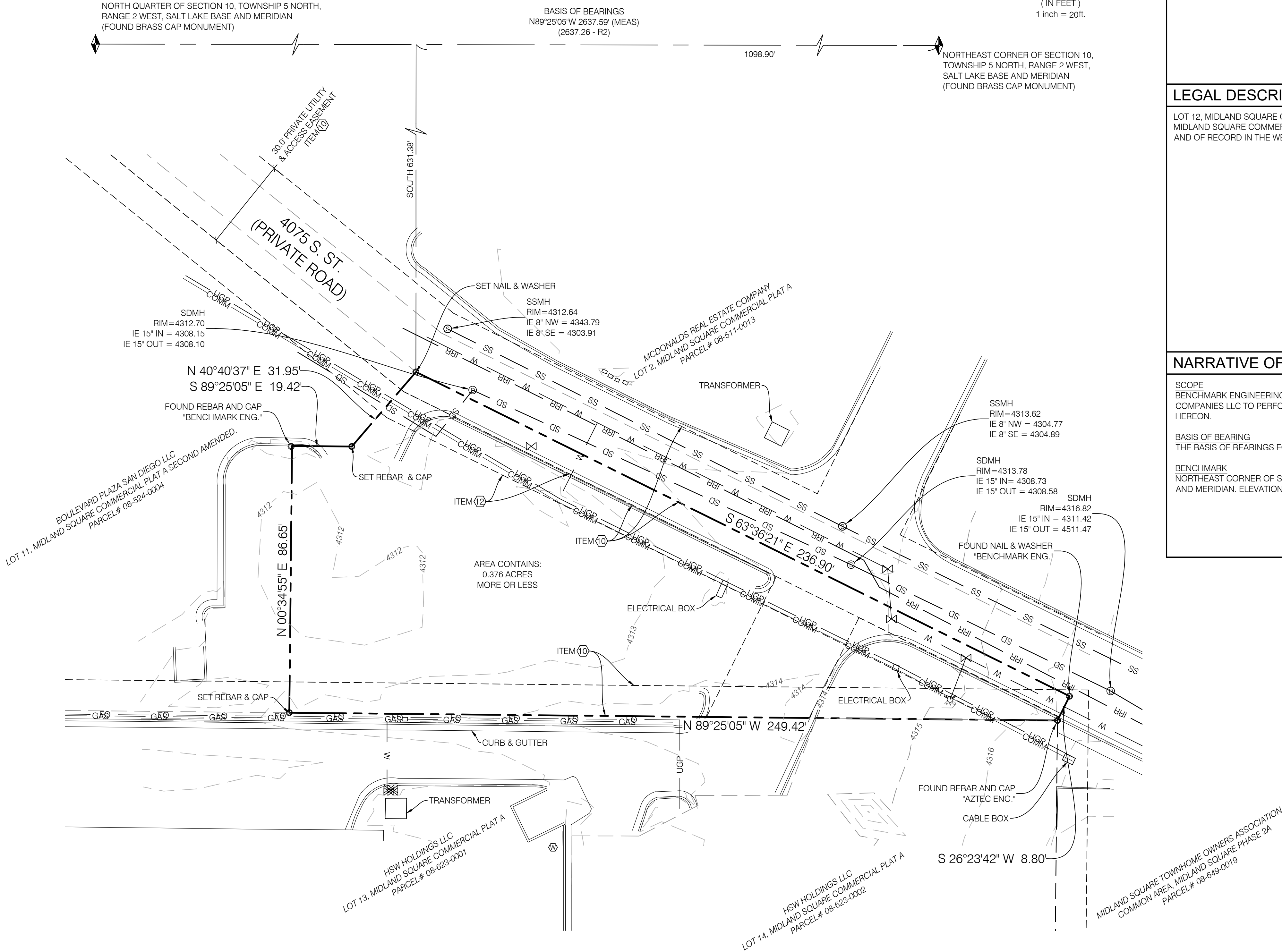


NORTH QUARTER OF SECTION 10, TOWNSHIP 5 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

BASIS OF BEARINGS
N89°25'05"W 2637.59' (MEAS)
(2637.26 - R2)

1098.90'

NORTHEAST CORNER OF SECTION 10,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)



RECEIVED
SEPT 30 2025
FILE # 8180

SURVEYOR'S CERTIFICATE

TO: TERRAFORM COMPANIES, LLC
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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 23, 2025.



LEGAL DESCRIPTION PER TITLE REPORT

LOT 12, MIDLAND SQUARE COMMERCIAL PLAT "A", SECOND AMENDED, AMENDING LOT 1, MIDLAND SQUARE COMMERCIAL PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

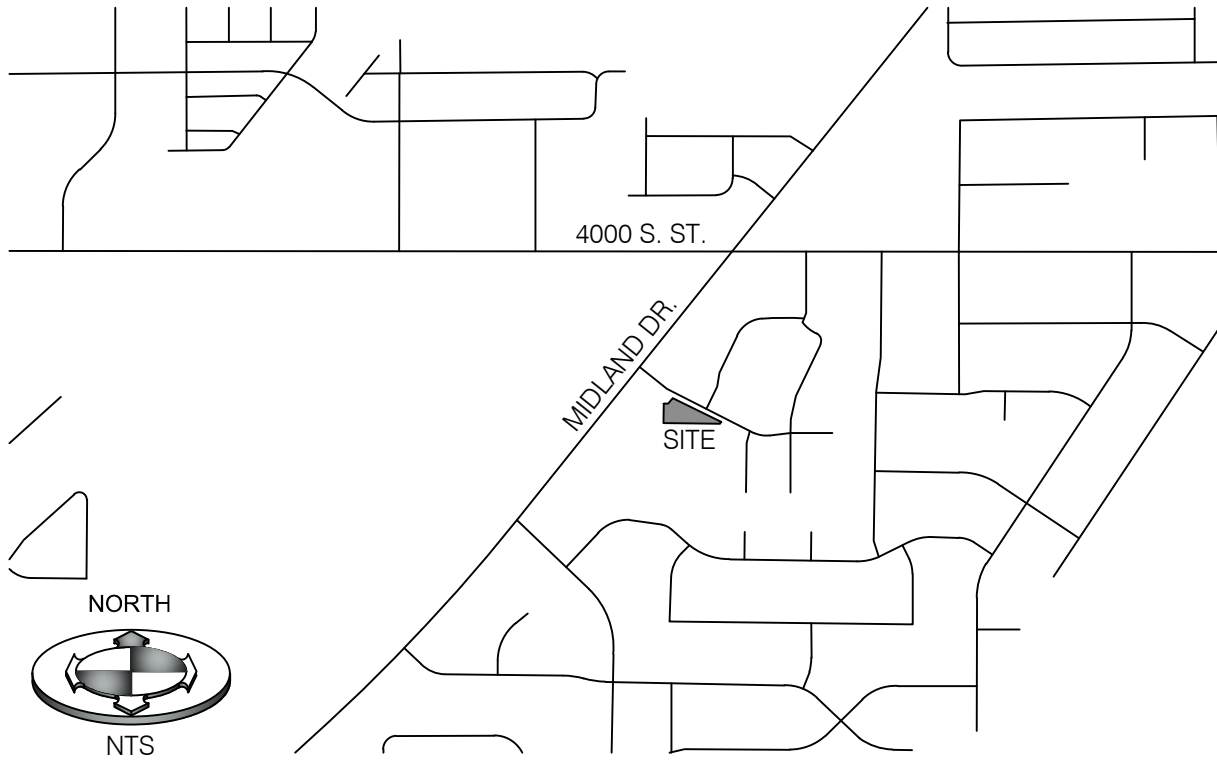
NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY TERRAFORM COMPANIES LLC TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°25'05" WEST AS SHOWN HEREON.

BENCHMARK
NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 4325.68

VICINITY MAP



REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1250883-SLC1, EFFECTIVE DATE JANUARY 24, 2025.
- R2) MIDLAND SQUARE COMMERCIAL PLAT "A" SECOND AMENDED ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE ENTRY NO.: 2537050 BOOK: 72 PAGE :25

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1250883-SLC1, EFFECTIVE DATE JANUARY 24, 2025.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-9 NOT ADDRESSED IN THIS SURVEY

ITEM 10 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON MIDLAND SQUARE COMMERCIAL PLAT "A" SUBDIVISION PLAT RECORDED JULY 22, 2009 AS ENTRY NO. 2425488 IN BOOK 70 OF PLATS AT PAGE 22.

EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON MIDLAND SQUARE COMMERCIAL PLAT "A", SECOND AMENDED SUBDIVISION PLAT RECORDED AUGUST 10, 2011 AS ENTRY NO. 2537050 IN BOOK 72 OF PLATS AT PAGE 25. (SURVEY FINDINGS: AS SHOWN)

ITEM 11 ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED JULY 22, 2009 AS ENTRY NO. 2425489 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604(C). CORRECTED DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF MIDLAND SQUARE COMMERCIAL AN EXPANDABLE SUBDIVISION RECORDED MAY 13, 2010 AS ENTRY NO. 2472352 OF OFFICIAL RECORDS.

AMENDMENT TO DECLARATIONS RECORDED JANUARY 04, 2011 AS ENTRY NO. 2509837 OF OFFICIAL RECORDS.

AMENDMENT TO DECLARATIONS RECORDED AUGUST 24, 2011 AS ENTRY NO. 2538565 OF OFFICIAL RECORDS.

AMENDMENT TO DECLARATIONS RECORDED APRIL 24, 2020 AS ENTRY NO. 3050035 OF OFFICIAL RECORDS.

AMENDMENT TO DECLARATIONS RECORDED APRIL 24, 2020 AS ENTRY NO. 3050107 OF OFFICIAL RECORDS. (SURVEY FINDINGS: BLANKET OVER SUBJECT PROPERTY, NOT PLOTTABLE)

ITEM 12 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, AS GRANTED TO ROY CITY, A MUNICIPAL CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF UTAH BY INSTRUMENT RECORDED AUGUST 17, 2010 AS ENTRY NO. 2486947 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)

ITEMS 13-18 NOT ADDRESSED IN THIS SURVEY

GENERAL NOTES

- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS. A - NONE
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- THE SUBJECT PROPERTY HAS ACCESS VIA EASEMENT TO MIDLAND DRIVE.
- NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- NO POSTED ADDRESS WAS OBSERVED DURING SURVEY.

LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)	SANITARY SEWER MANHOLE & PIPE	SS	SS
PROPERTY CORNER (PLAT NOTED)	STORM DRAIN MANHOLE & PIPE	SD	SD
ADJACENT PL or LOT LINES	CULINARY PIPE LINE	W	W
EASEMENT LINE	WATER VALVE & WATER METER		
CURB & GUTTER	FIRE HYDRANT		
SDMH - STORM DRAIN MANHOLE	IRRIGATION VALVE & PIPE LINE	IRR	IRR
SSMH - SANITARY SEWER MANHOLE	UNDERGROUND POWER	UGP	UGP
SD - STORM DRAIN	GAS LINE	GAS	GAS
CB - CATCH BASIN	BOX & CABLE TELEVISION LINE	CATV	CATV
IE - INVERT ELEVATION	FIBER OPTIC	FO	FO
	CATCH BASIN		
	STORM DRAIN INLET BOX		

NO.	DATE	DESCRIPTION
1		
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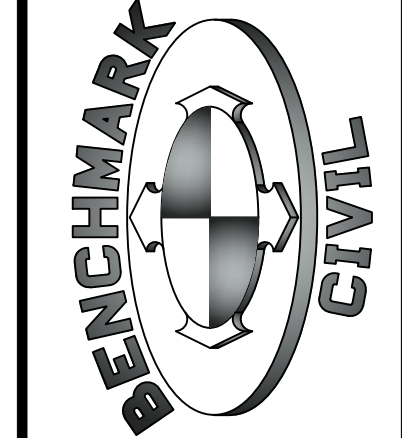
SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0 0.5 1

2500 1000 500

DRAWN BY: KO
CHECKED BY: DKB
REVIEWED BY: MTTG
DATE: 07/03/2025
DWG FILE: 2500 1000 500.dwg

BENCHMARK
ENGINEERING &
LAND SURVEYING
918 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



TERRAFORM COMPANIES, LLC
4084 SOUTH MIDLAND DRIVE
ROY CITY, UTAH

PROJECT NO. 2506103

ALTA/NSPS
LAND TITLE
SURVEY

SVA.01

1 OF 1