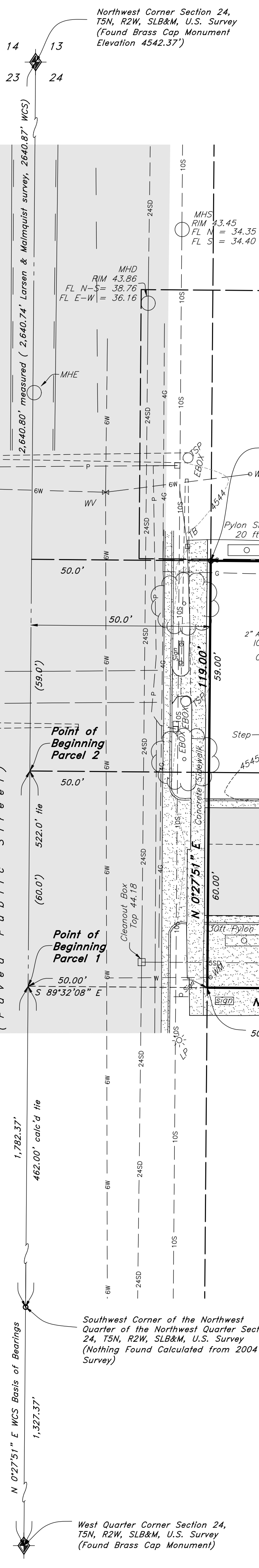
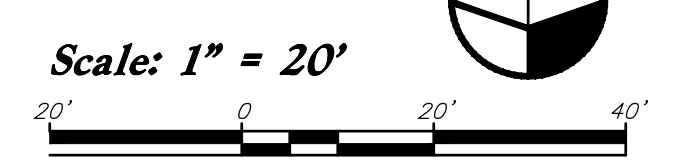


1900 West Street (State Route 26)



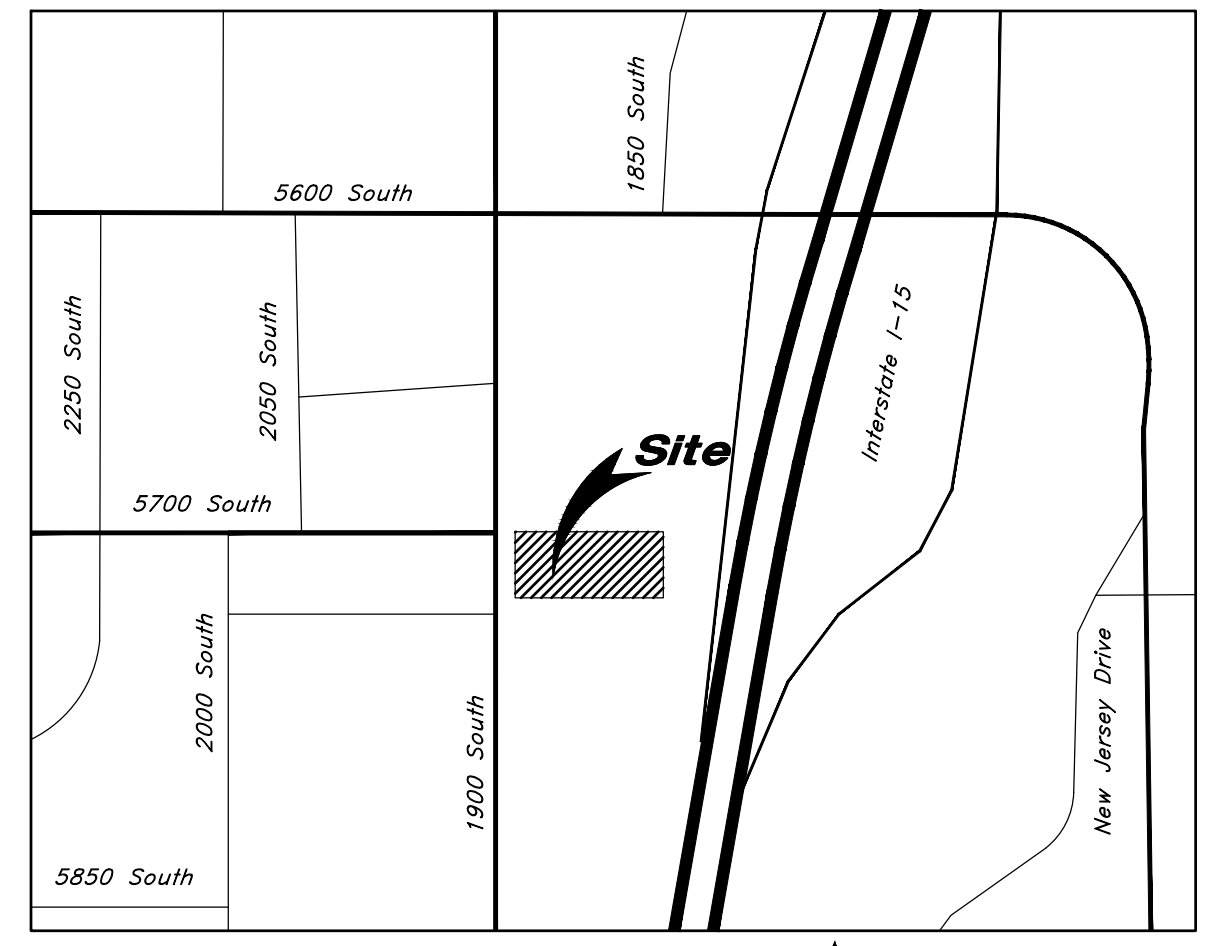
Zoning Information

Zone	=	RC (Regional Commercial)
Building Setback Requirements	=	
Front yard	=	20'
Back yard	=	As Required for Site Approval
Side yard	=	none (interior) 20' (street)
Height Restrictions	=	60'



Legend

○ MH	Manhole
□ CB	Catch Basin
○ FH	Fire Hydrant
○ WV	Water Valve
○ GM	Gas Meter
○ PM	Power Meter
---	Property Line
---	Easement Line
---	Adjoiner Line
---	Fence Line
---	Centerline
---	Sanitary Sewer Line
---	Culinary Water Line
---	Storm Drain Line
---	Fiber Optic Line
---	Gas Line
---	Overhead Power
---	Buried Electric
---	Buried Cable
---	Overhead Telephone Line
---	Traffic Signal Pole
○ PP	Power Pole
○ TP	Telephone Pole
---	Guy Wire
---	Sign
---	Light Pole
---	Telephone Box
---	Electrical Box
---	Section Corner
---	Deciduous Tree
---	Asphalt
---	Concrete



Vicinity Map
Not to Scale

Narrative

This Survey was requested by MACU, prerequisite to the purchase of this property.

This Survey retraces and honors a previous 2004 Survey by Larsen & Malmquist. The survey established the railroad boundary line and the 50 ft Highway Right-of-Way line which adjusts the East to West dimensions of the deeds.

A line between monuments found for the Northwest Corner and the West Quarter Corner of Section 24 was assigned the Weber County Survey bearing of North 0°27'51" East as the Basis of Bearings to retrace and honor the previous Survey.

Cardinal directions called within the surrounding deed descriptions were held to the standard of being parallel to the controlling monument lines.

Original Property Corners were recovered as shown hereon.

Title Information

This survey was completed using Title Report File No. NCS-959095-17-SLC1 Revision No. 2 dated February 18, 2020 from First American Title Insurance Company National Commercial Services:

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted:

- ⑩ 20' Drainage Easement to State Road Commission recorded November 6, 1968 in Book 903 at Page 375 as Entry No. 512541 the document describes a 24" Reinforced Concrete Pipe at the center of the 20 foot wide drainage easement shown with an additional 20' Temporary Easement shown to the North to expire upon completion of construction. Note: there is no surface indication of a subsurface pipe.

- * Exception No.'s 1-9 and 16-17 are general and/or standard exceptions and not matters of survey.
- ** Exception No.'s 13-15 describe and affect this site but are not matters of survey.

Record Description

Parcel 1:
Part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 5 North Range 2 West, Salt Lake Base and Meridian, U.S. Survey

Beginning at a point 462.0 feet North of the Southwest Corner of said Northwest Quarter of the Northwest Quarter of said Section 24; running thence North 60.0 feet; thence East 381.0 feet to the West line of right of way of the Salt Lake and Ogden railway; thence South 60.0 feet; thence West 381.0 feet to the place of beginning, excepting that part within the state highway, tax parcel no. 09-141-0019

Parcel 2:
Part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 5 North, range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 522.0 feet North of the Southwest Corner of the said Northwest Quarter of the Northwest Quarter of said Section 24; running thence North 59.0 feet; thence East 381.0 feet to the West line of the right-of-way of the Salt Lake and Ogden railway; thence South 59.0 feet; thence West 381.0 feet to the place of beginning. Excepting that part within state highway, tax parcel no. 09-141-0021

Certification

To Mountain America Federal Credit Union, a Utah non-profit corporation, Early Holdings, LLC, a Utah limited liability company and First American Title Insurance National Commercial Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 7(a), 8, 9, and 11 of Table A thereof. The field work was completed on March 30, 2020.

Date: 16 Apr 2020

Bruce D. Pimper
Utah PLS No. 362256

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

No zoning information was supplied for review, information provided was found on the Roy City Zoning Website.

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 8. Trees from Adjoining Parcels may canopy over the property which may not show on this survey.

Pertaining to ALTA requirement No. 8: There are piles of broken concrete on this site as well as stockpiled construction materials.

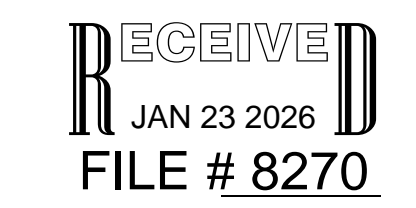
Pertaining to ALTA requirement No. 9: There are 24 parking stalls on this site, of which none are designated for disabled parking and access. Partial parking stalls that fall on Lot Lines are not included within this stall count.

Benchmark

Brass Cap Monument marking the Northwest Corner of Section 24, T5N, R2W, SLB&M
Elevation = 4542.37 feet
Weber County Surveyor Tie Sheet, Published 2006
Observed March 30, 2020

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Roy City and Incorporated Areas Map Number 49057C0417F dated 2 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."



Designed by: DH
Drafted by: AR
Client Name: MACU
20-049as

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awahle@andersonwahlen.com

ALTA / NSPS Land Title Survey

MACU Roy
5702 South 1900 West
Roy, Weber County, Utah
A Part of the Northwest Quarter of Section 24, T5N, R2W, SLB&M, U.S. Survey

30 Mar, 2020
SHEET NO. 1
of 1