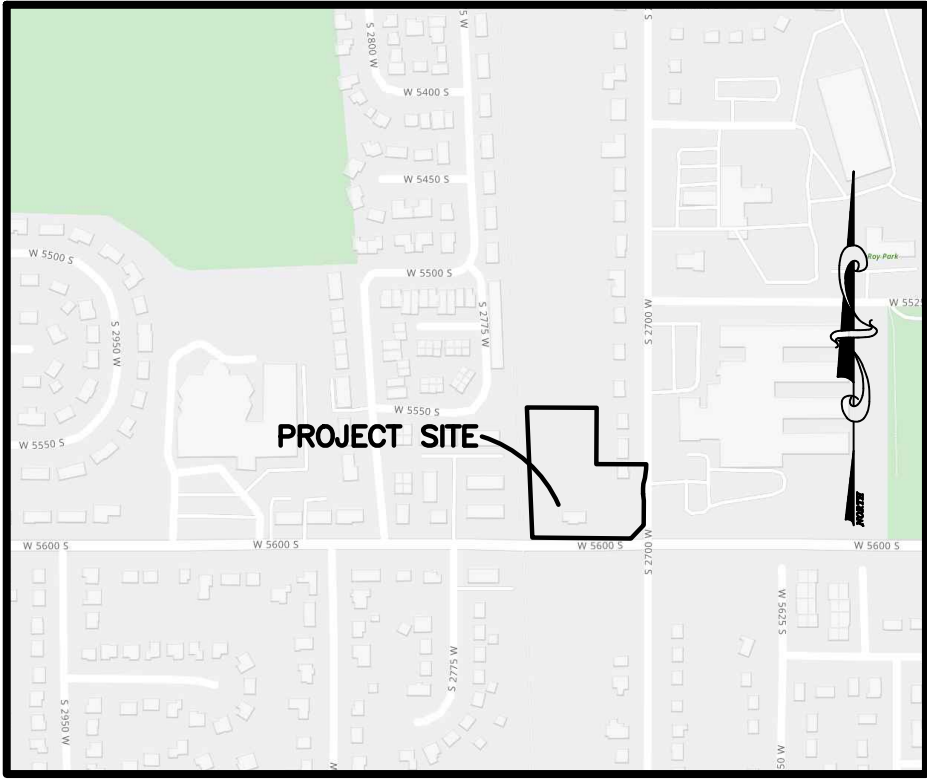


# ALTA/NSPS LAND TITLE SURVEY

2478 WEST 5600 SOUTH, ROY, UT 84067

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
ROY CITY, WEBER COUNTY, UTAH  
FEBRUARY, 2026



VICINITY MAP  
NOT TO SCALE

## DESCRIPTION FROM TITLE REPORT

ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY: FILE NO. 14253-6382017, DATED DECEMBER 31, 2025:

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE NORTH LINE OF 5600 SOUTH STREET, WHICH IS 33 FEET NORTH AND 152.91 FEET NORTH 89°43'10" WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 99.17 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.83 FOOT RADIUS CURVE TO THE LEFT 32.78° FEET (LC=NORTH 45°00'00" EAST 29.50 FEET) THENCE NORTH 107.67 FEET; THENCE WEST 120.00 FEET; THENCE NORTH 314.87 FEET; THENCE WEST 170.60 FEET, MORE OR LESS, TO THE EAST LINE OF D & R G W RAILROAD RIGHT OF WAY, THENCE SOUTHERLY ALONG EAST LINE OF SAID RIGHT OF WAY 315.3 FEET, THENCE SOUTH 89°43'10" EAST 153.48 FEET, THENCE SOUTH 0°26'20" WEST 21.13 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED JULY 12, 2024 AS ENTRY NO. 3332519 OF OFFICIAL RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FOR THE WIDENING OF EXISTING 5600 SOUTH STREET, KNOWN AS PROJECT NO. S-R199(324). THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING NORTHERLY HIGHWAY RIGHT OF WAY LINE OF 5600 SOUTH STREET, WHICH POINT IS 152.91 FEET WEST (RECORD NORTH 89°43'10" WEST) ALONG THE SECTION LINE AND 33.00 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 15; AND RUNNING THENCE NORTH 00°26'20" EAST 21.13 FEET ALONG SAID EXISTING NORTHERLY HIGHWAY RIGHT OF WAY LINE TO A POINT 52.35 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE 5600 SOUTH RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 2076+43.45; THENCE SOUTH 89°43'10" EAST 84.26 FEET TO A POINT 49.18 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE ENGINEERS STATION 2077+27.66; THENCE NORTH 43°28'39" EAST 44.84 FEET TO A POINT 80.69 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE ENGINEERS STATION 2077+59.56; THENCE NORTH 00°05'47" EAST 59.19 FEET TO A POINT 139.85 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE ENGINEERS STATION 2077+61.60; THENCE NORTH 07°01'43" WEST 16.08 FEET TO A POINT 155.86 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE ENGINEERS STATION 2077+60.15; THENCE NORTH 00°05'47" EAST 0.13 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 156.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 2077+60.15; THENCE EAST 6.63 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF 2700 WEST STREET; THENCE SOUTH 107.67 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE TO SAID EXISTING NORTHERLY HIGHWAY RIGHT OF WAY LINE OF 5600 SOUTH STREET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 20.83 FEET; THENCE ALONG SAID EXISTING NORTHERLY HIGHWAY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTHWESTERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 32.78 FEET, CHORD BEARS SOUTH 45°00'00" WEST 29.50 FEET; (2) THENCE WEST 99.17 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ABOVE BEARINGS 00°16'53" CLOCKWISE TO EQUAL NAD83 HIGHWAY BEARINGS).

PARCEL 2:

A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER SOUTHEAST OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND WESTERLY RIGHT OF WAY LINE OF 2700 WEST STREET AT A POINT 33.00 FEET (10.058 METER) PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID 2700 WEST STREET WHICH POINT IS 232.91 FEET (70.991 METER) NORTH 0°26'21" EAST ALONG THE EAST LINE OF SAID SECTION 15 AND 33.00 FEET (10.058 METER) NORTH 89°43'39" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 15; AND RUNNING THENCE SOUTH 0°26'21" WEST 71.50 FEET (21.793 METER) ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTH BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 8°43'09" WEST 120.00 FEET (36.576 METER) TO THE WEST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 0°26'21" EAST 71.50 FEET (21.793 METER) TO THE NORTH BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 89°43'09" EAST 120.00 FEET (36.576 METER) TO SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED JUNE 27, 2024 AS ENTRY NO. 3330664 OF OFFICIAL RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FOR THE WIDENING OF EXISTING 5600 SOUTH STREET, KNOWN AS PROJECT NO. S-R199(324). THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, BEING IN THE EXISTING WESTERLY RIGHT OF WAY LINE OF 2700 WEST STREET, WHICH POINT IS 332.91 FEET NORTH 00°26'21" EAST ALONG THE SECTION LINE AND 33.00 FEET NORTH 89°43'39" WEST AND 71.50 FEET SOUTH 00°26'21" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 15; AND RUNNING THENCE NORTH 89°43'09" WEST 6.95 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 155.86 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE 5600 SOUTH RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 2077+60.15; THENCE NORTH 00°22'40" EAST 19.17 FEET TO A POINT 175.02 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE ENGINEERS STATION 2077+60.81; THENCE NORTH 07°28'12" EAST 5.17 FEET TO A POINT 180.12 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE ENGINEERS STATION 2077+61.62; THENCE NORTH 14°52'04" EAST 15.14 FEET TO A POINT 194.64 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE ENGINEERS STATION 2077+65.91; THENCE NORTH 07°30'10" EAST 18.37 FEET TO A POINT 212.78 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE ENGINEERS STATION 2077+68.82; THENCE NORTH 01°45'55" EAST 13.29 FEET TO SAID EXISTING WESTERLY RIGHT OF WAY LINE AT A POINT 226.05 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 2077+69.60; THENCE SOUTH 00°26'21" WEST 70.46 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ABOVE BEARINGS EQUAL NAD83 HIGHWAY BEARINGS UNLESS OTHERWISE NOTED).

## AS-SURVEYED DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, ROY CITY, WEBER COUNTY, UTAH

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5600 SOUTH STREET (SR-97), BEING 53.53 FEET NORTH 00°26'21" EAST ALONG THE SECTION LINE AND 68.64 FEET NORTH 89°33'39" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 15 (SAID SOUTHEAST CORNER BEARS SOUTH 00°26'21" WEST 2641.50 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION THENCE NORTH 89°26'17" WEST 237.74 FEET ALONG SAID NORTHERLY LINE OF 5600 SOUTH STREET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO-GRANDE RAILROAD; THENCE NORTH 02°23'47" WEST 314.02 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 89°45'29" EAST 168.07 FEET TO AND ALONG AN EXISTING FENCE LINE; THENCE SOUTH 00°12'28" WEST 135.77 FEET TO AND ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE TEE; THENCE SOUTH 89°43'09" EAST 120.29 FEET ALONG AN EXISTING FENCE LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF 2700 WEST STREET; THENCE EIGHT (8) COURSES ALONG SAID WESTERLY LINE AS FOLLOWS: (1) SOUTH 00°26'23" WEST 11.89 FEET; (2) SOUTH 07°30'11" WEST 20.86 FEET; (3) SOUTH 14°53'48" WEST 15.11 FEET; (4) 04°06'18" WEST 10.80 FEET; (5) SOUTH 00°06'08" WEST 13.52 FEET (6) SOUTH 06°44'50" EAST 16.08 FEET; (7) SOUTH 00°22'40" WEST 59.19 FEET; AND (8) SOUTH 43°45'32" WEST 44.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 70,720 SQUARE FEET OR 1.623 ACRES

## EXCEPTIONS TO COVERAGE

ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY: FILE NO. 14253-6382017, SCHEDULE B, PART II-EXCEPTIONS, DATED DECEMBER 31, 2025:

EXCEPTIONS #1-10, AND 18-21 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

11. UTILITY EASEMENT IN FAVOR OF ROY CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH FOR UTILITY EASEMENT PURPOSES AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED FEBRUARY 5, 1959 AND RECORDED MARCH 5, 1959, AS ENTRY NO. 309533, IN BOOK 605, AT PAGE 585.  
(SURVEYOR'S NOTE: 10' UTILITY EASEMENT PLOTS IN THE SOUTHWESTERLY PORTION OF PARCEL 1.)

12. EASEMENT IN FAVOR OF LEVEL 3 COMMUNICATIONS, LLC, SPRINT COMMUNICATIONS COMPANY, L.P. AND QWEST COMMUNICATIONS CORPORATION FOR THE ENTRY OF AN EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION BY WHICH THE SETTLING DEFENDANTS ACQUIRE, TO THE EXTENT THAT CLASS MEMBERS HAVE THE RIGHT TO TRANSFER IT, A PERMANENT TELECOMMUNICATIONS EASEMENT IN THE RIGHT OF WAY ADJACENT TO THE PROPERTY OF EACH CLASS MEMBER AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED AUGUST 9, 2013 AND RECORDED OCTOBER 30, 2013, AS ENTRY NO. 2662268.  
(SURVEYOR'S NOTE: DESCRIBES A 20' TELECOMMUNICATIONS EASEMENT ALONG THE EASTERLY LINE OF THE DENVER & RIO GRANDE RAILROAD RAIL TRAIL. PARCEL 1 IS MENTIONED IN REFERENCED DOCUMENT. EASEMENT CENTERS ON AN EXISTING FIBER OPTIC LINE, BUT EASEMENT IS NOT PARTICULARLY DESCRIBED.)

13. RIGHT OF ENTRY AND OCCUPANCY AGREEMENT RECORDED APRIL 04, 2024 AS ENTRY NO. 3320671 OF OFFICIAL RECORDS.  
(SURVEYOR'S NOTE: TEMPORARY EASEMENT SHOWN HEREON FOR THE PURPOSE OF A HOME DEMOLITION, DRIVEWAY RECONSTRUCT, BLENDING OF SLOPES, AND APPURTENANT PARTS THEREOF TO FACILITATE THE WIDENING OF 5600 SOUTH STREET. PUBLIC UTILITY EASEMENT PLOTS IN THE SOUTHERLY AND THE SOUTHEASTERLY PORTION OF PARCEL 1.)

14. TEMPORARY EASEMENT RECORDED JULY 12, 2024 AS ENTRY NO. 3332520 OF OFFICIAL RECORDS.  
(SURVEYOR'S NOTE: TEMPORARY EASEMENT SHOWN HEREON FOR THE PURPOSE OF A HOME DEMOLITION, DRIVEWAY RECONSTRUCT, BLENDING OF SLOPES, AND APPURTENANT PARTS THEREOF TO FACILITATE THE WIDENING OF 5600 SOUTH STREET. AFFECTS PARCEL 1.)

15. PUBLIC UTILITY EASEMENT RECORDED JULY 12, 2024 AS ENTRY NO. 3332521 OF OFFICIAL RECORDS.  
(SURVEYOR'S NOTE: PUBLIC UTILITY EASEMENT PLOTS IN THE SOUTHERLY AND THE SOUTHEASTERLY PORTION OF PARCEL 2.)

16. TEMPORARY EASEMENT RECORDED JUNE 27, 2024 AS ENTRY NO. 3330662 OF OFFICIAL RECORDS.  
(SURVEYOR'S NOTE: TEMPORARY EASEMENT PLOTS IN THE EASTERLY PORTION OF AND AFFECTS PARCEL 2.)

17. PUBLIC UTILITY EASEMENT RECORDED JUNE 27, 2024 AS ENTRY NO. 3330663 OF OFFICIAL RECORDS.  
(SURVEYOR'S NOTE: PUBLIC UTILITY EASEMENT PLOTS IN THE EASTERLY PORTION OF PARCEL 2.)

## BENCHMARK

TOP OF BRASS CAP FOR THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
VERTICAL DATUM 4419.70' (NAVDS88 PER W.C.S.)

## FLOOD ZONE CLASSIFICATION

THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C04166, EFFECTIVE DATE 12-16-2005. ZONE X (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

## NARRATIVE

THIS SURVEY WAS REQUESTED BY LYNC DEVELOPMENT FOR TITLE PURPOSES.

BRASS CAP MONUMENTS WERE FOUND FOR THE CENTER AND THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 89°38'05" WEST BETWEEN SAID EAST QUARTER CORNER AND CENTER OF SECTION 15 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

UTAH DEPARTMENT OF TRANSPORTATION HIGHWAY PLAN S-R199(324) TOGETHER WITH LAND DEEDS FOR HIGHWAY ACQUISITION WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE SOUTH AND EASTERLY LINES OF SUBJECT PARCELS WERE ESTABLISHED BY UDOT HIGHWAY PLANS. THE WESTERLY LINE WAS ESTABLISHED BY THE EASTERLY LINE OF THE DENVER RIO GRANDE RAILROAD TRAIL. THE NORTH AND OTHER LINES ALONG THE EAST WERE ESTABLISHED BY DEED AND OCCUPATION.

PROPERTY CORNERS ARE SET WITH A ¾" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

## NOTES

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)

3 STRUCTURES ARE FOUND ALONG WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 7)

NO PARKING LOTS, SIGNS, BILLBOARDS, SWIMMING POOLS, LANDSCAPE AREAS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

THERE WERE 0 MARKED PARKING STALLS OBSERVED AND 0 MARKED ADA PARKING STALLS ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

THERE IS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

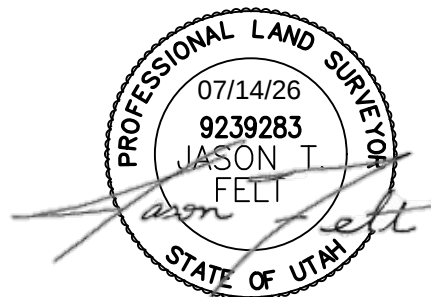
THERE IS EVIDENCE OF CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY ALONG 5600 SOUTH STREET AND 2700 WEST STREET. (SEE TABLE A, ITEM 17)

## ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO FIRST AMERICAN TITLE INSURANCE COMPANY; AND PRISCA, LLC:

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, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1)(2), 8, 9, 11(a), 13, 16, 17, AND 19 OF TABLE A THEREOF.

DATE OF FIELDWORK: 1-12-2026  
DATE OF SURVEY: 2-2-2026  
DATE SIGNED:  
JASON T. FELT, P.L.S.  
UTAH NUMBER: 9239283



| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE      |             |
|           |             |
|           |             |
|           |             |
|           |             |

|                                                                                                                                                  |                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| ALTA/NSPS LAND TITLE SURVEY<br>PART OF THE SOUTHEAST QUARTER OF SECTION 15, T.5N., R.2W., S.11B.&M., U.S. SURVEY<br>ROY CITY, WEBER COUNTY, UTAH | PRISCA LLC PROPERTY<br>2478 WEST 5600 SOUTH, ROY, UT 84067 |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|

|               |
|---------------|
| Project Info. |
| Surveyor:     |
| J. FELT       |
| Designer:     |
| A. MULLINS    |
| Begin Date:   |
| 1-16-2026     |
| Name:         |
| PRISCA - ROY  |
| ALTA/NSPS     |
| Scale:        |
| 1"=30'        |
| Checked:      |
| Number:       |
| 6298-50       |

|       |        |
|-------|--------|
| Sheet | 2      |
| 1     | Sheets |

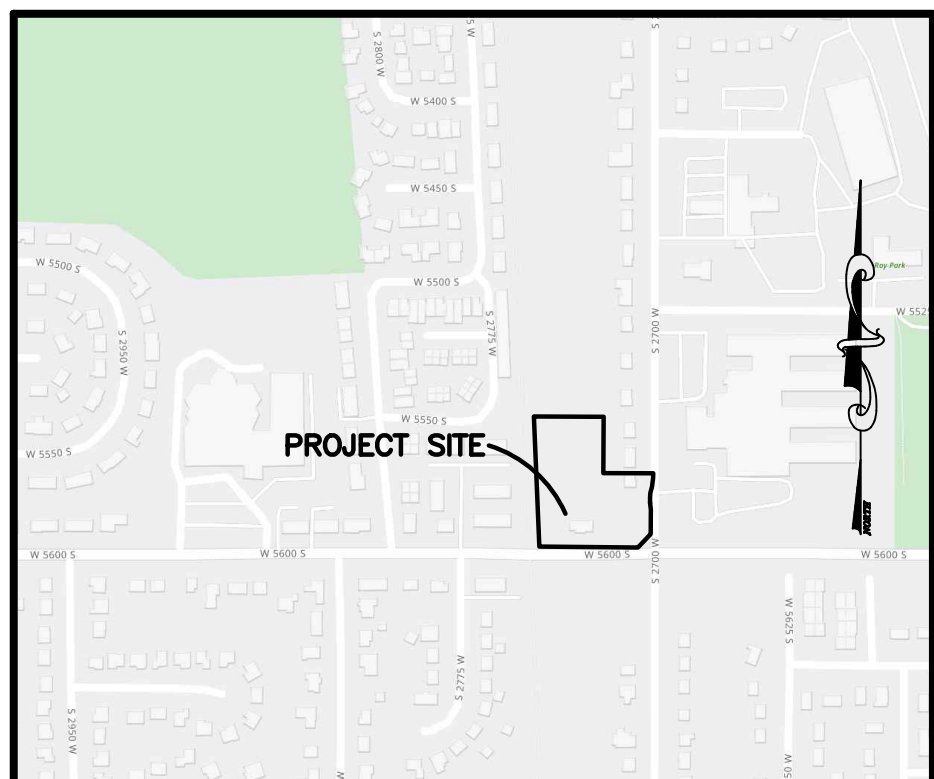
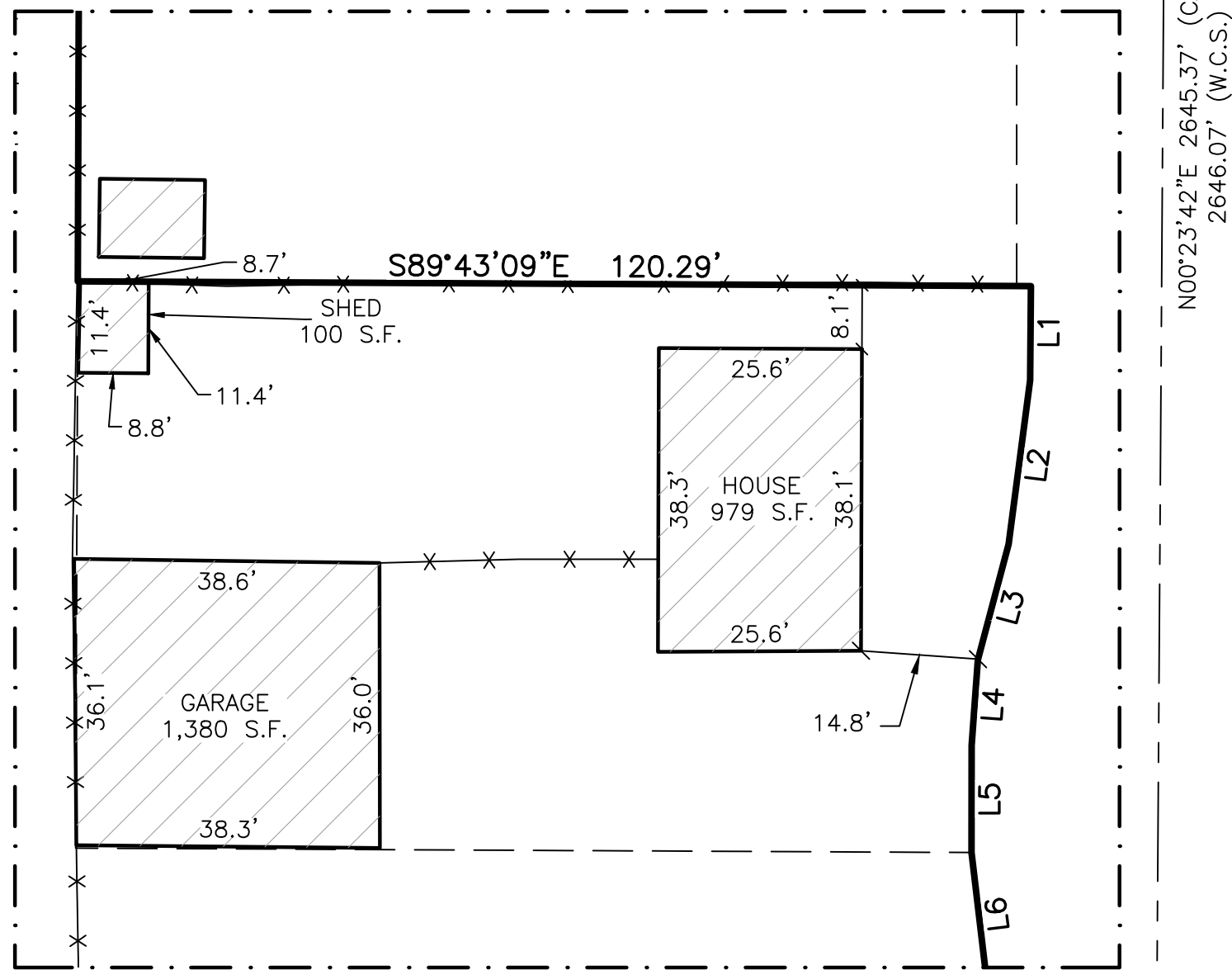
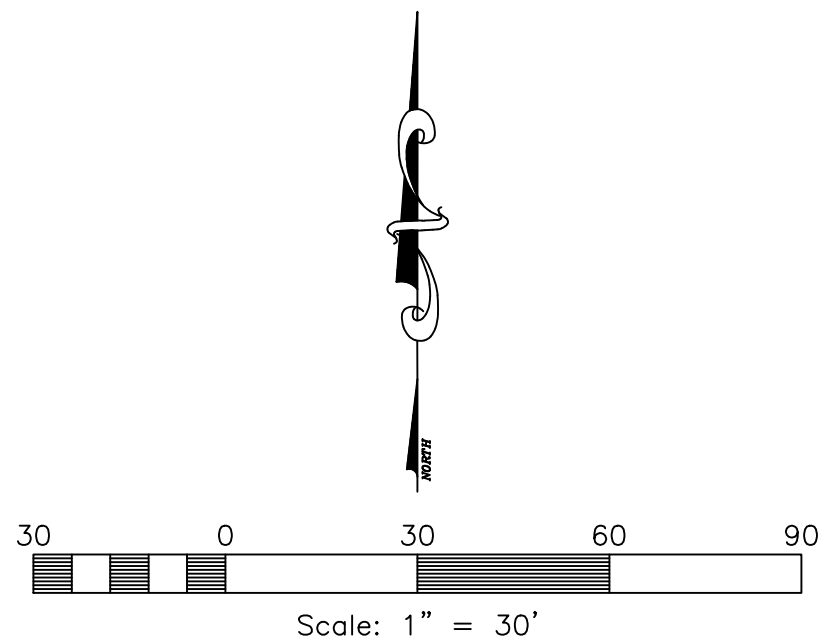
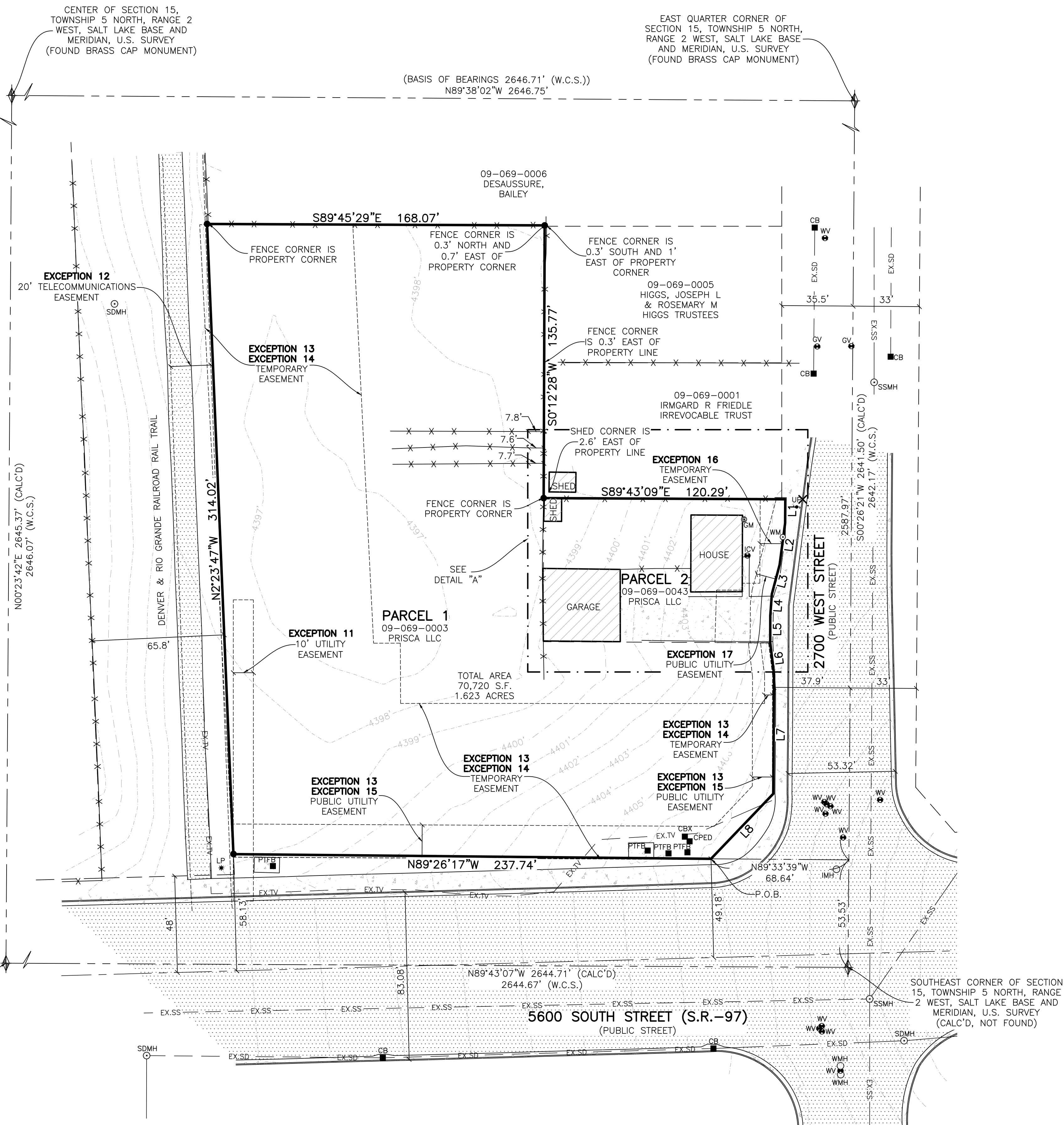
## ALTA/NSPS LAND TITLE SURVEY

2478 WEST 5600 SOUTH, ROY, UT 84067

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

ROY CITY, WEBER COUNTY, UTAH

FEBRUARY, 2026

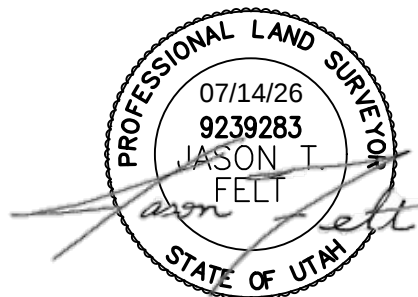
VICINITY MAP  
NOT TO SCALEDETAIL 'A'  
Scale: 1"=20"SOUTH QUARTER CORNER OF  
SECTION 15, TOWNSHIP 5 NORTH,  
RANGE 2 WEST, SALT LAKE BASE  
AND MERIDIAN, U.S. SURVEY  
(CALC'D, NOT FOUND)

## LEGEND

- = SECTION CORNER
- = SET PLUG
- = SET 5/8" REBAR AND PLASTIC CAP  
STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = FENCE LINE
- = EXISTING BUILDING
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = CATCH BASIN
- = COMMUNICATIONS BOX
- = CATCH BASIN
- = GAS METER
- = GAS VALVE
- = IRRIGATION MANHOLE
- = LIGHT POLE
- = POWER TRANSFORMER BOX
- = STORM DRAIN MANHOLE
- = SANITARY SEWER MANHOLE
- = UTILITY POLE
- = WATER MANHOLE
- = WATER VALVE
- = STORM DRAIN LINE
- = SANITARY SEWER LINE
- = BURIED TV

## LINE TABLE

| #  | BEARING     | DISTANCE |
|----|-------------|----------|
| L1 | S0°26'23"W  | 11.89'   |
| L2 | S7°30'11"W  | 20.86'   |
| L3 | S14°53'48"W | 15.11'   |
| L4 | S4°06'18"W  | 10.80'   |
| L5 | S0°06'08"W  | 13.52'   |
| L6 | S6°44'50"E  | 16.08'   |
| L7 | S0°22'40"W  | 59.19'   |
| L8 | S43°45'32"W | 44.84'   |

RECEIVED  
JUL 23 2026  
FILE # 8421Reeve & Associates, Inc.  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeveco.com  
LAND PLANNING • SURVEYING • ENGINEERING • ARCHITECTUREREVISIONS  
DESCRIPTION  
DATEALTA/NSPS LAND TITLE SURVEY  
PART OF THE SOUTHEAST QUARTER OF SECTION 15, T.5N., R.2W., S.L.B.&M., U.S. SURVEY  
ROY CITY, WEBER COUNTY, UTAHPRISCA LLC PROPERTY  
2478 WEST 5600 SOUTH, ROY, UT 84067

## Project Info.

Surveyor: J. FELT  
Designer: A. MULLINS  
Begin Date: 1-14-2026  
Name: PRISCA - ROY  
ALTA/NSPS  
Scale: 1"=30'  
Checked:  
Number: 6298-50Sheet  
2  
2 Sheets