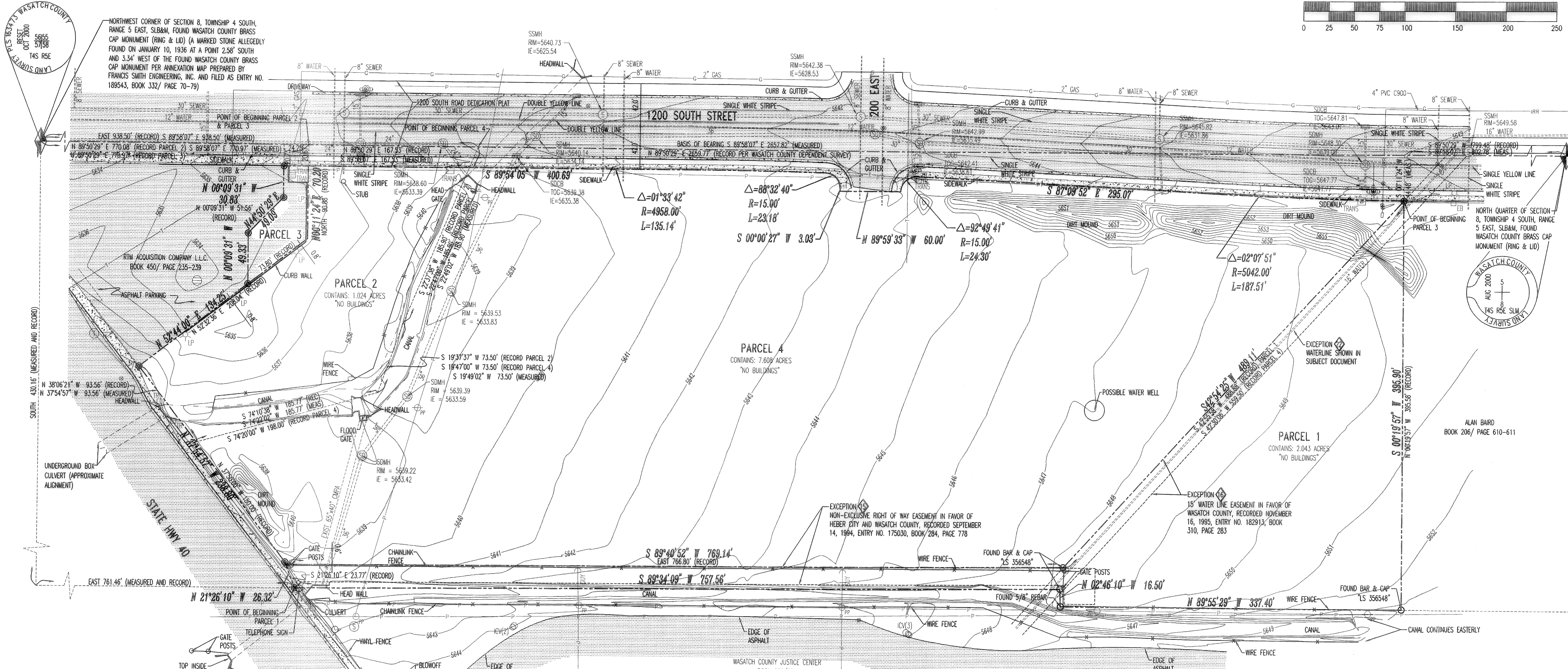
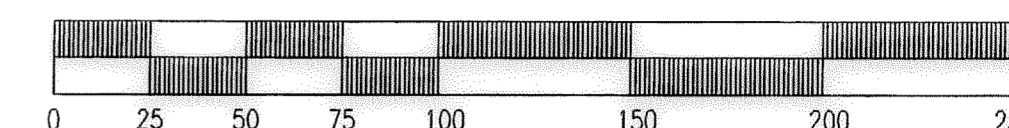


SCALE: 1" = 50'



LEGAL DESCRIPTION PER TITLE REPORT

(PARCEL 1) BEGINNING SOUTH 430.16 FEET AND EAST 761.46 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN; NORTH 89°34'09" EAST 757.56 FEET; SOUTH 02°46'10" EAST 16.5 FEET; SOUTH 89°55'29" EAST 337.40 FEET; NORTH 00°19'57" WEST 395.58 FEET; SOUTH 42°55'58" WEST 488.88 FEET; SOUTH 89°40'52" WEST 769.14 FEET; SOUTH 21°10' EAST 23.77 FEET TO THE BEGINNING.

LESS AND EXCEPTING:

(PARCEL 2) BEGINNING SOUTH 430.16 FEET AND EAST 761.46 FEET FROM NORTHWEST CORNER SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; NORTH 89°34'09" EAST 757.56; SOUTH 02°46'10" EAST 16.5 FEET; SOUTH 89°55'29" EAST 337.40 FEET; NORTH 00°19'57" WEST 395.58 FEET; SOUTH 42°55'58" WEST 488.88 FEET; SOUTH 89°40'52" WEST 769.14 FEET; SOUTH 21°10' EAST 23.77 FEET TO THE BEGINNING. (NOT APART OF THIS SURVEY)

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN 1200 SOUTH STREET.

(PARCEL 3) AS SURVEYED DESCRIPTION (BLUE GROUSE 6-7-07)

BEGINNING AT A POINT ON A WIRE FENCE LINE, SAID POINT BEING SOUTH 468.38 FEET, MORE OR LESS, AND EAST 2656.64 FEET, MORE OR LESS, FROM A FOUND WASATCH COUNTY BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID WIRE FENCE LINE THE FOLLOWING (2) COURSES: (1) NORTH 00°04'25" WEST 234.00 FEET, (2) NORTH 00°12'41" EAST 175.02 FEET TO THE SOUTHERLY LINE OF 1200 SOUTH STREET AS PER STREET DEDICATION PLAT RECORDED NOVEMBER 8, 1999 AS ENTRY NO. 219139 IN BOOK 443 ON PAGES 107-116 OF THE OFFICIAL RECORD; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING (3) COURSES: (1) NORTH 89°58'49" EAST 26.82 FEET TO A POINT ON THE ARC OF A 15.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°00'35" EAST), (2) NORTHEASTERLY ALONG THE ARC OF SAID 15.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 90°51'01" A DISTANCE OF 23.78 FEET (CHORD BEARS NORTH 44°26'06" EAST 21.37 FEET), (3) NORTH 89°52'16" EAST 624.41 FEET TO THE EASTERLY LINE OF THE WESTERLY HALF OF THE WESTERLY HALF OF THE NORTH QUARTER OF SAID SECTION 8; THENCE SOUTH 00°16'31" EAST ALONG SAID EASTERLY LINE 716.73 FEET TO THE NORTHERLY LINE OF A 30' IRREGULAR CANAL; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING (3) COURSES: (1) NORTH 72° 04'50" WEST 9.22 FEET, (2) NORTH 65°35'59" WEST 683.57 FEET, (3) NORTH 81°28'02" WEST 39.12 FEET TO THE POINT OF BEGINNING. (NOT APART OF THIS SURVEY)

(PARCEL 4) BEGINNING EAST 938.50 FEET FROM THE NORTHWEST CORNER SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; SOUTH 90.88 FEET; SOUTH 52°32'26" WEST 73.80 FEET; NORTH 00°09'31" WEST 49.33 FEET; NORTH 44°50'29" EAST 49.09 FEET; NORTH 00°09'31" WEST 51.56 FEET; NORTH 89°50'29" EAST 24.25 FEET TO THE BEGINNING.

SURVEYOR'S CERTIFICATE

TO: HEBER CITY COMMERCIAL, LLC. STEWART TITLE GUARANTEE COMPANY, COALITION TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 10, 11(a), 13, AND 14 OF THE TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

MICHAEL D. HOFFMAN LICENSE NO. 316831

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 17943. PREPARED BY COALITION TITLE AGENCY, EFFECTIVE DATE: JUNE 5, 2007, AT 8:00 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

(15) (AFFECTS PARCEL 1)

A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT IN FAVOR OF HEBER CITY AND WASATCH COUNTY, FOR USE AS A ROADWAY AND ACCESS TO, AND FOR THE REPAIR AND MAINTENANCE OF, THE DRAINAGE CHANNEL LYING ADJACENT THERETO IMMEDIATELY TO THE SOUTH OF THE EAST PARCEL, TOGETHER WITH THE RIGHT TO PLACE GATES ALONG SAID RIGHT OF WAY AT EITHER END THEREOF, SUBJECT TO THE CONDITIONS AND COVENANTS SET FORTH HEREIN, RECORDED SEPTEMBER 14, 1994, AS ENTRY NO. 175030, IN BOOK 284, AT PAGE 778, WASATCH COUNTY RECORDER'S OFFICE. (AS SHOWN HEREON)

(16) (AFFECTS PARCELS 1, 4 AND 5)

AGREEMENT DATED MARCH 13, 1995, BY AND BETWEEN WASATCH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF UTAH AND ALAN G. BARD, JILL JASPERSON AND DAN E. BARD RECORDED NOVEMBER 16, 1995, AS ENTRY NO. 182913, IN BOOK 310, AT PAGE 283, WASATCH COUNTY RECORDER'S OFFICE AGREE AS FOLLOWS:

ALAN G. BARD, JILL JASPERSON AND DAN E. BARD AGREE TO GRANT PERMANENT EASEMENTS TO WASATCH COUNTY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER LINES.

IN EXCHANGE FOR THE EASEMENTS AND AS FULL CONSIDERATION, WASATCH COUNTY AGREES TO ALLOW ALAN G. BARD, JILL JASPERSON AND DAN E. BARD THEIR SUCCESSORS OR ASSIGNS TO HOOK UP TO THE WATER AND SEWER LINES AT SOME FUTURE DATE. (AS SHOWN HEREON)

(17) A PIPELINE EASEMENT, DATED APRIL 2003, BY CENTRAL UTAH WATER CONSERVANCY DISTRICT, RECORDED JUNE 13, 2003, AS ENTRY NO. 259146, IN BOOK 630, ON PAGE 752, WASATCH COUNTY RECORDER'S OFFICE. (AS SHOWN HEREON)

Table with columns: UTILITY COMPANY, CONTACT, CONTACT NUMBER, STATUS. Includes Comcast, Heber City Corporation, Onest, Heber Light & Power, Questar Gas, Ludd Region III, Wasatch County Field Office.

3. McNEIL ENGINEERING, INC., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.

4. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°58'07" EAST ALONG THE SECTION LINE BETWEEN THE FOUND WASATCH COUNTY BRASS CAP MONUMENTS MARKING THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 8, BEING PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.

5. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "McNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAT.

6. THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON "JOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

LEGEND

Legend table listing symbols for Monument Line, Boundary Line, Easement Property Line, Water Line, Sewer Line, Storm Drain Line, Telephone Line, Power Line, Fence Line, Top of Canal Bank, Fire Hydrant, Sign, Water Valve, Sewer Manhole, Storm Drain Manhole, Light Pole, Telephone Riser, Contour Line, Electrical Box, Catch Basin, Power Pole, Catch Basin, Irrigation Control Valve, Irrigation Manhole, Telephone Manhole, Telephone Box, Transformer, Asphalt, Concrete, Set Rebar & Cap or Nail & Washer Stamped 'McNeil Engr.', Guy Wire.

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McNEIL ENGINEERING AND LAND SURVEYING PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES 6695 SOUTH 900 EAST, MIDVALE, UTAH 84047 TEL: (801) 255-7700 FAX: (801) 255-8071 E-MAIL: info@mcneileng.com WEB SITE: www.mcneileng.com

HEBER CITY COMMERCIAL PROPERTY HEBER CITY COMMERCIAL, LLC US HIGHWAY 40 & 1200 SOUTH STREET HEBER, UTAH LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN

Table with columns: REV. DATE DESCRIPTION, PROJECT NO: 260797, CAD DWG FILE: 260797ALT, DRAWN BY: KSH, CALC BY: MIDH, FIELD CREW: KSI/JW, CHECKED BY: MIDH, DATE: 6/19/07, SHEET TITLE: ALTA/ACSM LAND TITLE SURVEY, 1 OF 1