

SURVEYORS NARRATIVE

I Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575 as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to provide boundary information and an ALTA/ACSM Land Title survey of the subject parcel. The basis of bearing for this survey is the line between the found monuments at the Southeast Corner and the Northeast Corner of Section 9, Township 15 South, Range 10 East, Salt Lake Base and Meridian, which bears North 0°43'46" West 5347.10 feet.

The surveyed description is of that parcel remaining after the excepted portions mentioned in the record description are removed, along with a portion not included in that "Corrected State of Utah Patent No. 19100", as recorded December 15, 1997, under Entry no. 0066354, in Book 400, at Page 47-48, in the Carbon County Recorder's Office.

BOUNDARY DESCRIPTION

Record Description

Beginning at a point South 0°43'46" East along the Section line 8.74 feet from the East Quarter Corner of Section 9, Township 15 South, Range 10 East, SLB&M. Said point being on the Southern line of an existing County Road (Ridge Road); thence South 0°43'46" East 938.86 feet; thence South 89°26'31" West 661.08 feet; thence South 0°41'07" East 334.10 feet; thence South 89°27'03" West 2110.18 feet to the Western line of an existing Access road (Right-of-way No. 2990); thence along said Western line North 1110.74 feet to the Southern line of the existing County Road (Ridge Road); thence along said line the following (4) calls: thence North 83°44'55" East 349.07 feet; thence North 80°37'45" East 592.40 feet; thence North 84°31'54" East 363.08 feet; thence North 89°29'07" East 1066.95 feet to the point of beginning.

Excepting therefrom those lands conveyed in that certain Quit Claim Deed executed by Nielson, LTD in favor of Nick Sampinos and Toni Sampinos, recorded March 18, 1999 in Book 431 at Page 419, described as follows:

Beginning at a point South 0°43'46" East along the Section line 19.39 feet and West 1094.42 feet from the East Quarter Corner of Section 9, Township 15 South, Range 10 East, SLB&M; said point being on the Southern line of an existing County Road (Ridge Road); thence South 1327.26 feet; thence South 89°27'03" West 1670.29 feet to the Western line of an existing access road (right-of-way No. 2990); thence along said Western line North 1110.74 feet to the Southern line of an existing County Road (Ridge Road); thence along said line the following (3) three calls: North 83°44'55" East 349.07 feet;

thence North 80°37'45" East 592.40 feet; thence North 84°31'54" East 345.64 feet to the point of beginning.

Also excepting therefrom those lands conveyed in that certain Warranty Deed executed by Nielson, LTD, in favor of David L. Hardy and Cheryl D. Hardy, recorded July 7, 1999 in Book 438 at Page 433, described as follows:

Beginning at a point South 0°32'40" East 545.31 feet along the Section line and West 22.12 feet from the East Quarter Corner of Section 9, Township 15 South, Range 10 East, SLB&M; said point being on the Western line of a County Road, and running thence along said line South 0°20'35" East 174.54 feet to the Northern line of the canal; thence along said line South 46°02'29" West 412.58 feet; thence South 89°12'11" West 186.93 feet; thence South 0°47'01" East 147.18 feet; thence South 89°12'09" West 150.49 feet; thence North 0°46'58" West 439.92 feet; thence North 74°49'14" East 660.37 feet to the point of beginning.

Tax Parcel no. 02-2202-0003.

Surveyed Description

A parcel of land, situated in the Southwest Quarter of Section 9, Township 15 South, Range 10 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Section line, which is located North 0°43'46" West 2664.86 feet along the Section line from the Southeast Corner of Section 9, Township 15 South, Range 10 East, Salt Lake Base and Meridian (South 0°43'46" East 8.74 feet from the calculated position of the East Quarter Corner, per record), and running:

thence South 0°43'46" East 785.66 feet along the Section line;
 thence South 46°27'28" West 299.80 feet;
 thence South 89°26'31" West 104.45 feet;
 thence North 45°51'20" East 410.32 feet (North 46°02'28" East 412.58 feet - Record, rotated based on actual Section line bearing, and ended at intersection with actual parent parcel boundary);
 thence North 0°31'41" West 174.54 feet (North 0°20'35" West - Record, rotated based on actual Section line bearing);
 thence North 74°38'09" West 660.37 feet (South 74°49'14" West - Record, rotated based on actual Section line bearing);
 thence South 0°43'34" East 288.68 feet (South 0°46'58" West - Record, line is run to actual measured corner of parent

parcel boundary:

thence South 0°41'07" East 334.10 feet;
 thence South 89°27'03" West 439.90 feet;
 thence North 1327.26 feet;
 thence North 84°31'54" East 17.45 feet;
 thence North 89°29'07" East 1066.95 feet to the Point of Beginning.

Parcel contains: 1,012,175 square feet or 23.236 acres.

To: Nielson Business Properties, LLC.; Staker & Parson Companies; Poinsett PC; and First American Title Insurance Company 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 "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, 6, 11a, and 13 of 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 licensed in the State of Utah, the relative positional accuracy of this survey does not exceed that which is specified therein.

Note: We found a recorded survey by Bruce T. S. Ware, signed September 3, 2000, which appears to exclude the strip of ground that follows 1000 East and the canal and canal road. The deeds do not reflect the exception of this parcel, but there are probably prescriptive easements across these parcels.

For conditions of record not shown herein as well as specific references to items in the title report, please refer to the title report supplied by First American Title Insurance Company National Commercial Services, under Order Number NCS-740261-SLC1, Effective Date: December 10, 2015 at 7:30 a.m.

Schedule B, Section 2, Exceptions:

Items 1-10, 12-40, 43, and 46-65 are general in nature and are not survey related - see title report.

Item 11 refers to a corrected state patent which modified the boundary, as shown on the survey.

Item 41 refers to two canal crossing easements which are shown on the survey map.

Items 42, 44, 45, and 67 refer to an existing road easement in favor of Carbon County (Ridge Road) as shown on the survey.

Item 66 refers to the patent for the property to the northwest - Pit #2A-1513-0005.

Item 67, refers to an existing road easement in favor of Carbon County.

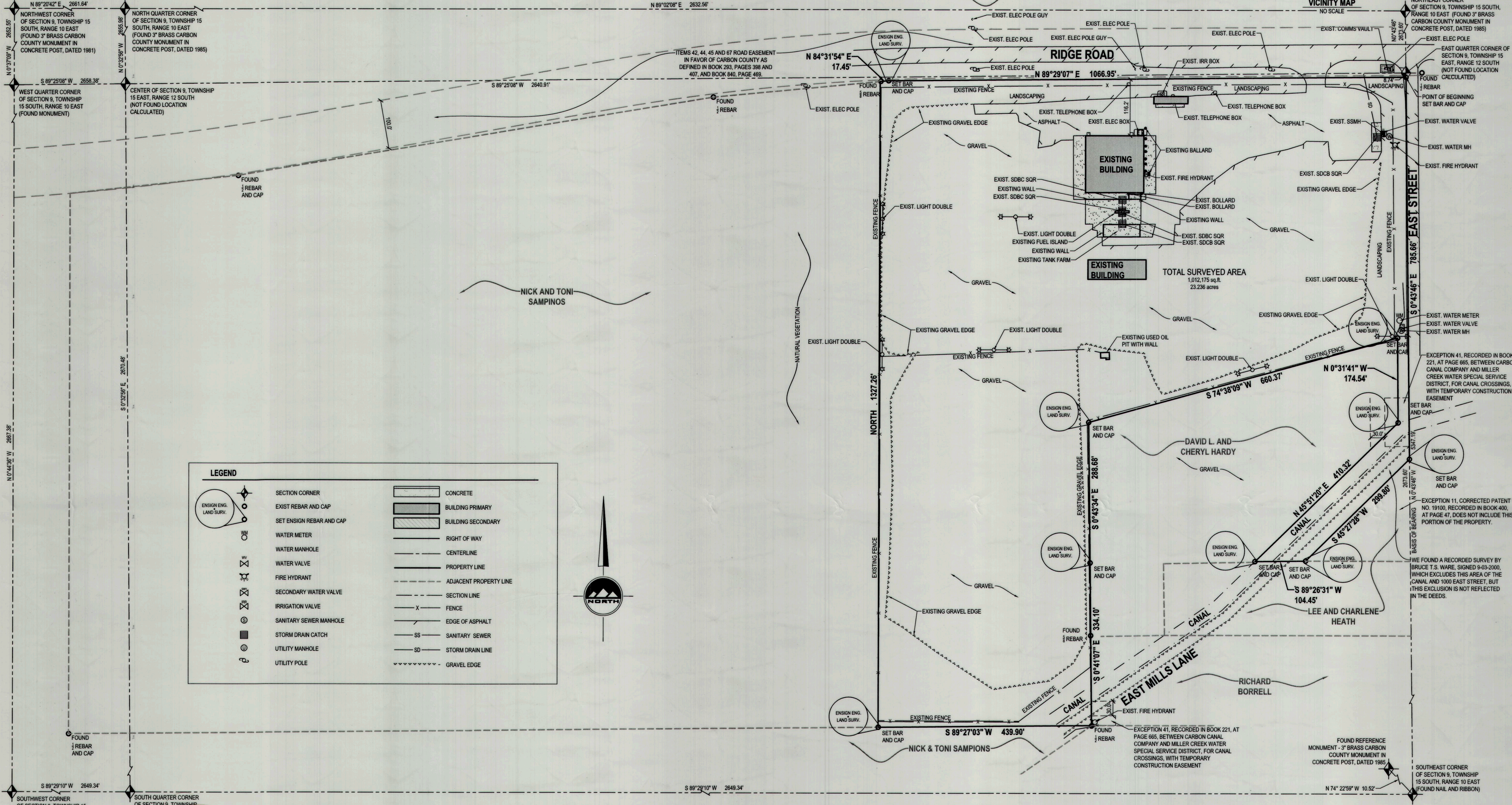
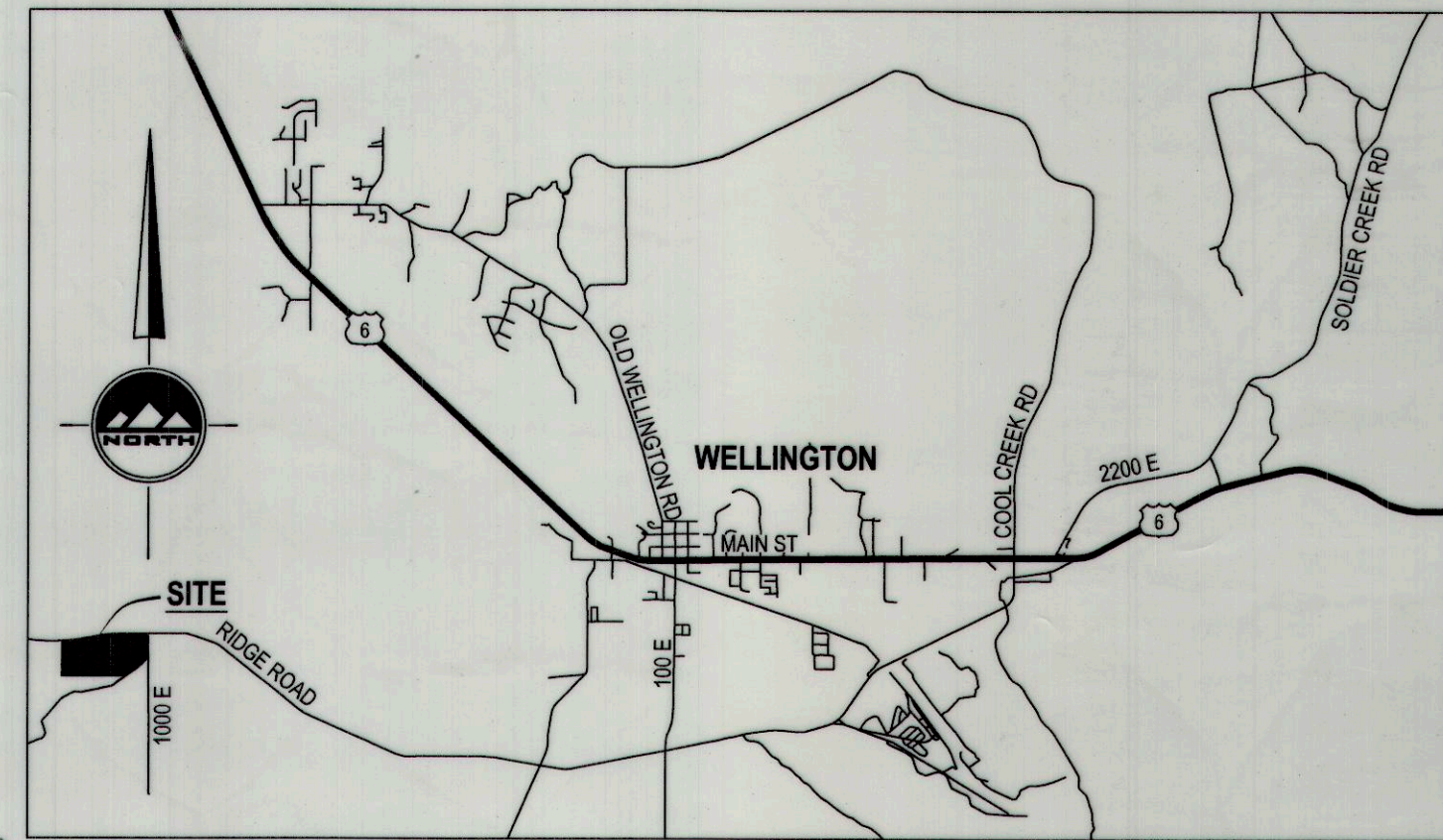
Items 68 refers generally to any rights associated with Ridge Road, Gas Field Road, 4300 South, Turn-off Road, Mills, Lane, Grove Road, and 1000 East Road.

Item 69 refers generally to any rights associated with an appurtenant canal.

Date: June 27, 2016

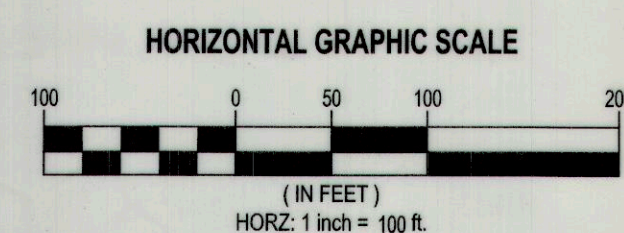
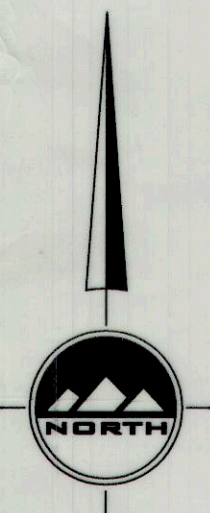
Douglas J. Kinsman
 License no. 334575

685
 Est. 833083 W. 867 P. 181
 Date: 05-JUL-2016 9:16:05AM
 Fee: \$15.00 Check Filled by: CR
 CARBON COUNTY RECORDER
 CARBON COUNTY CORPORATION
 FOR: ENSIGN ENGINEERING



LEGEND

	SECTION CORNER		CONCRETE
	EXIST REBAR AND CAP		BUILDING PRIMARY
	SET ENSIGN REBAR AND CAP		BUILDING SECONDARY
	WATER METER		RIGHT OF WAY
	WATER MANHOLE		CENTERLINE
	WATER VALVE		PROPERTY LINE
	FIRE HYDRANT		ADJACENT PROPERTY LINE
	SECONDARY WATER VALVE		SECTION LINE
	IRRIGATION VALVE		FENCE
	SANITARY SEWER MANHOLE		EDGE OF ASPHALT
	STORM DRAIN CATCH		SANITARY SEWER
	UTILITY MANHOLE		STORM DRAIN LINE
	UTILITY POLE		GRAVEL EDGE



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, CARBON COUNTY, UTAH

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 THE STANDARD IN ENGINEERING

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STAKER & PARSON
NIELSON ALTA, PIT 02-2202-0003
 750 RIDGE ROAD
 CARBON COUNTY, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

ALTA SURVEY

PROJECT NUMBER: SU1202
 PRINT DATE: 6/27/2016

DRAWN BY: C. CHILD
 CHECKED BY: D. KINSMAN

PROJECT MANAGER: D. KINSMAN