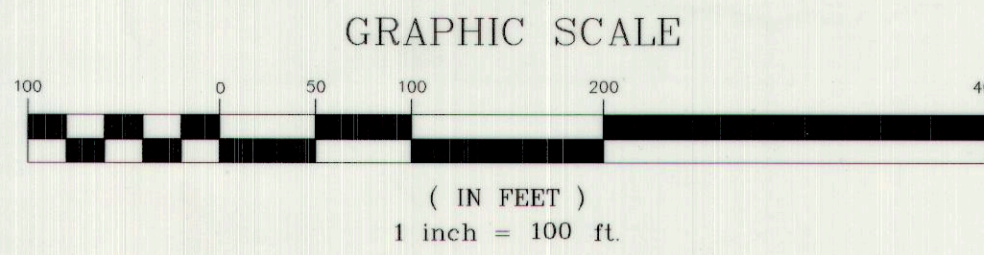


RAM Properties and Leasing, LLC A.L.T.A. / N.S.P.S. Land Title Survey

Cover Sheet

Located in the Southwest Quarter of Section 22, T. 14 S., R. 10 E., S.L.B. & M.
Price City, Carbon County, Utah
2020



LEGEND

- SURVEYED BOUNDARY LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - 40 ACRE LINE
- - - DEED LINE
- - - STATE ROAD 55 RIGHT OF WAY LINE
- - - EXISTING BUILDING
- - - EXISTING FENCE
- SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
- ▲ FOUND SURVEY MONUMENT AS NOTED

ALTA / NSPS LAND TITLE SURVEY TABLE A CERTIFICATIONS

- MONUMENTS PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. 5/8" REBAR WITH PLASTIC CAPS STAMPED "JONES AND DEMILLE ENGINEERING" TO BE SET: AS SHOWN.
- ADDRESSES OF THE SURVEYED PROPERTY: 406 SOUTH HIGHWAY 55, PRICE, UTAH 84501.
- FLOOD ZONE CLASSIFICATION DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. SEE SHEET 2 - THIS PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 4900700658E, EFFECTIVE MAY 02, 2012 AND IS IDENTIFIED AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- GROSS LAND AREA: 9.358 ACRES, MORE OR LESS (BASED ON LEGAL DESCRIPTIONS PROVIDED).
- NOT REQUESTED.
- ZONING REPORT OR LETTER WAS PROVIDED AND IS SHOWN ON SHEET 3.
- N/A
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL: AS SHOWN.
- (1) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL: AS SHOWN.
- (2) SQUARE FOOTAGE OF OTHER AREAS AS SPECIFIED BY THE CLIENT: N/A
- MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED: AS SHOWN.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: AS SHOWN.
- NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS: 269 PARKING STALLS AND 8 HANDICAP ACCESSIBLE PARKING STALLS LOCATED IN THE MAIN PARKING LOT. THERE ARE 35 PARKING STALLS LOCATED ALONG THE EASTERN BOUNDARY THAT ARE CURRENTLY USED FOR STORAGE, NOT PARKING.
- NOT REQUESTED.
- NOT REQUESTED - BUT SOME WERE LOCATED DURING THE COURSE OF THE SURVEY AND SHOWN HEREON.
LOCATIONS OF THE UTILITIES ON OR SERVING THE PROPERTY ARE BASED ON OBSERVED EVIDENCE WHILE ON THE PROPERTY.
NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 1.5.E.IV. 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, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- NOT REQUESTED.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL": AS SHOWN.
- NOT REQUESTED.
- NOT REQUESTED.
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: NONE WERE OBSERVED DURING THE COURSE OF THE SURVEY.
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINE. IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: NONE WERE OBSERVED DURING THE FIELD WORK.
- NOT REQUESTED.
- NOT REQUESTED.
- NOT REQUESTED.

DEED DESCRIPTION

AS FOUND ON A SPECIAL WARRANTY DEED ENTRY NUMBER 098575, BOOK 333 PAGE 435 - 439 IN THE OFFICE OF THE CARBON COUNTY RECORDER'S OFFICE.

PART OF THE SOUTH-WEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT THE NORTH-WEST CORNER OF THE NORTH-EAST QUARTER OF THE SOUTH-WEST QUARTER OF SAID SECTION 22; RUNNING THENCE NORTH 89°28'05" EAST 513.31 FEET ALONG THE QUARTER SECTION LINE TO THE WEST LINE OF STATE HIGHWAY 55; THENCE SOUTH 11°51'32" EAST 488.52 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°28'05" WEST 138.49 FEET; THENCE SOUTH 00°39'32" EAST 105.00 FEET; THENCE SOUTH 89°28'05" WEST 469.71 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTH-WEST QUARTER; THENCE SOUTH 00°39'32" EAST 65.96 FEET ALONG SAID WEST LINE; THENCE NORTH 83°06'50" WEST 141.22 FEET; THENCE NORTH 00°39'32" WEST 631.72 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 89°28'05" EAST 140.00 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 9.36 ACRES.

NOTES

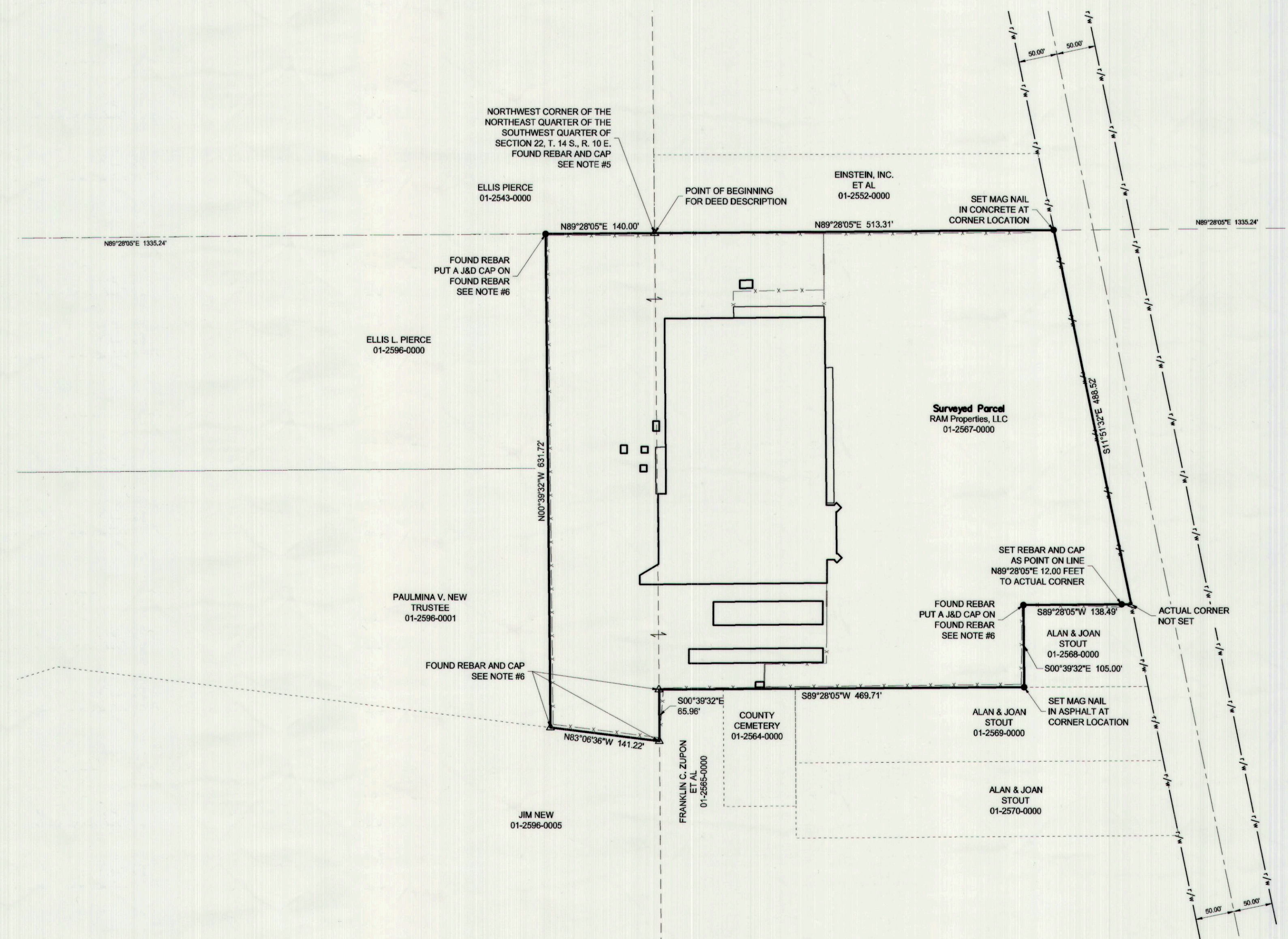
- THE PURPOSE OF THIS SURVEY WAS TO PERFORM AN ALTA / NSPS LAND TITLE SURVEY OF THE PARCEL AS SHOWN IN THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 121010-DTF AS AMENDED ON JANUARY 22, 2020. SAID PARCEL WILL BE HEREAFTER REFERRED TO AS THE SUBJECT PROPERTY.
- THE INFORMATION SHOWN HEREON IS BASED ON SAID COMMITMENT FOR TITLE INSURANCE.
- THE BASIS OF BEARING USED WAS N89°28'05" BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, T. 14 S., R. 21 E., S.L.B. & M.
- SECTION CORNERS SHOWN AS NOT FOUND WERE REESTABLISHED USING A SURVEY PLAT PERFORMED BY WARE SURVEYING AND ENGINEERING IN 2004. SAID SURVEY PLAT IS ON FILE IN THE OFFICE OF THE CARBON COUNTY RECORDER'S OFFICE AS FILE 374.
- THE FOUND REBAR AND CAP MARKING THE NORTHWEST CORNER OF THE SOUTH-EAST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION 22, IS SHOWN ON THE SURVEY PLAT FOR THE AS BUILT SURVEY FOR WAL-MART STORES. THE YELLOW PLASTIC CAP IS OLD AND HARD TO READ, SO IT IS UNCLEAR WHO SET IT AND WHEN. SAID SURVEY PLAT WAS PERFORMED BY INTERMOUNTAIN SURVEYING IN 1991 AND CAN BE FOUND ON FILE AT THE CARBON COUNTY RECORDER'S OFFICE AS FILE NO. 40.
- THE FOUND REBAR AND CAPS MARKING VARIOUS CORNERS AS SHOWN HEREON ARE SHOWN ON THE SURVEY PLAT FOR THE AS BUILT SURVEY FOR WAL-MART STORES. THE YELLOW PLASTIC CAP ARE OLD AND HARD TO READ, SO IT IS UNCLEAR WHO SET IT AND WHEN. SAID SURVEY PLAT WAS PERFORMED BY INTERMOUNTAIN SURVEYING IN 1991 AND CAN BE FOUND ON FILE AT THE CARBON COUNTY RECORDER'S OFFICE AS FILE NO. 40.

SURVEYOR'S CERTIFICATE (APPLIES TO ALL SHEETS)

TO RAM PROPERTIES AND LEASING, A UTAH LIMITED LIABILITY COMPANY, TO SUTHERLAND BLDG. MATERIAL SHOPPING CENTERS, INC., A DELAWARE CORPORATION, TO CHICAGO TITLE INSURANCE COMPANY, AND TO COTTONWOOD TITLE INSURANCE AGENCY, INC.

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

THE FIELD WORK WAS COMPLETED ON 12/28/2019, 12/30/2019 AND 01/13/2020.
DATE OF PLAT OR MAP: 03/16/2020



VICINITY MAP
NOT TO SCALE

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1910-055 FILE NAME: h:\j\proj\1910-055\dwg\1910-055 survey.dwg
SURVEYED BY: G.B.N. DRAWN BY: T.W.G. UPDATED: 3/13/2020 PLOTTED: 3/16/2020

RAM Properties and Leasing, LLC
ALTA / NSPS Land Title Survey

Price City, Carbon County, Utah
Scale: 1" = 100' SHEET 1 OF 4