



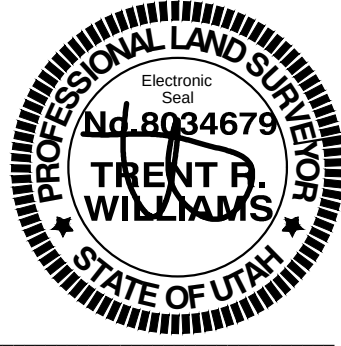
SURVEYOR'S CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered land Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

*To: Jeff Richins, Stewart Title Insurance Agency and Stewart Title Guarantee

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, 4, 6, 16 and 17 of Table A thereof. The field work was completed on June 23, 2021.

Date of Plat or Map: July 27, 2021



Trent R. Williams, PLS
License no. 8034679

SURVEY NARRATIVE

The purpose of this survey is to establish the boundaries of the property prior to possible sale or split of the property.

RECORD DESCRIPTION

The West half of the Southwest Quarter of Section 12, Township 11 North, Range 4 West, Salt Lake Base and Meridian;

-LESS: Existing county roads.

-LESS: Beginning at a point 33 feet North and 310 feet West of the Southeast corner of the West half of the Southwest Quarter of Section 12, Township 11 North, Range 4 West, Salt Lake Base and Meridian, said point being on the North line of the county road, running thence West 310 feet, thence North 720 feet, thence East 310 feet, thence South 720 feet to the point of beginning (348-124)

-LESS: Beginning at a point 33 feet North of the Southeast corner of the West half of the Southwest Quarter of Section 12, Township 11 North, Range 4 West, Salt Lake Base and Meridian, said point being on the North line of the county road, running thence West 310 feet, thence North 720 feet, thence East 310 feet, thence South 720 feet to the point of beginning (348-125)

-LESS: Rocket Road One Lot Subdivision (#249760)

AS-SURVEYED DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 12, Township 11 North, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Box Elder County, Utah. Being more particularly described as follows:

Beginning at a the intersection of North right-of-way line of 10400 North Street and the East right-of-way line of 10000 West Street, said point being North 00°53'19" West 32.96 feet along the section line and North 89°06'41" East 33.00 feet from the Southwest Corner of said Section 12 and running thence:

North 00°53'19" West 2493.32 feet said West right-of-way line to the southerly line of Rocket Road One Lot Subdivision;
thence along the southerly and easterly line of Rocket Road One Lot Subdivision the following two (22) courses and distances:

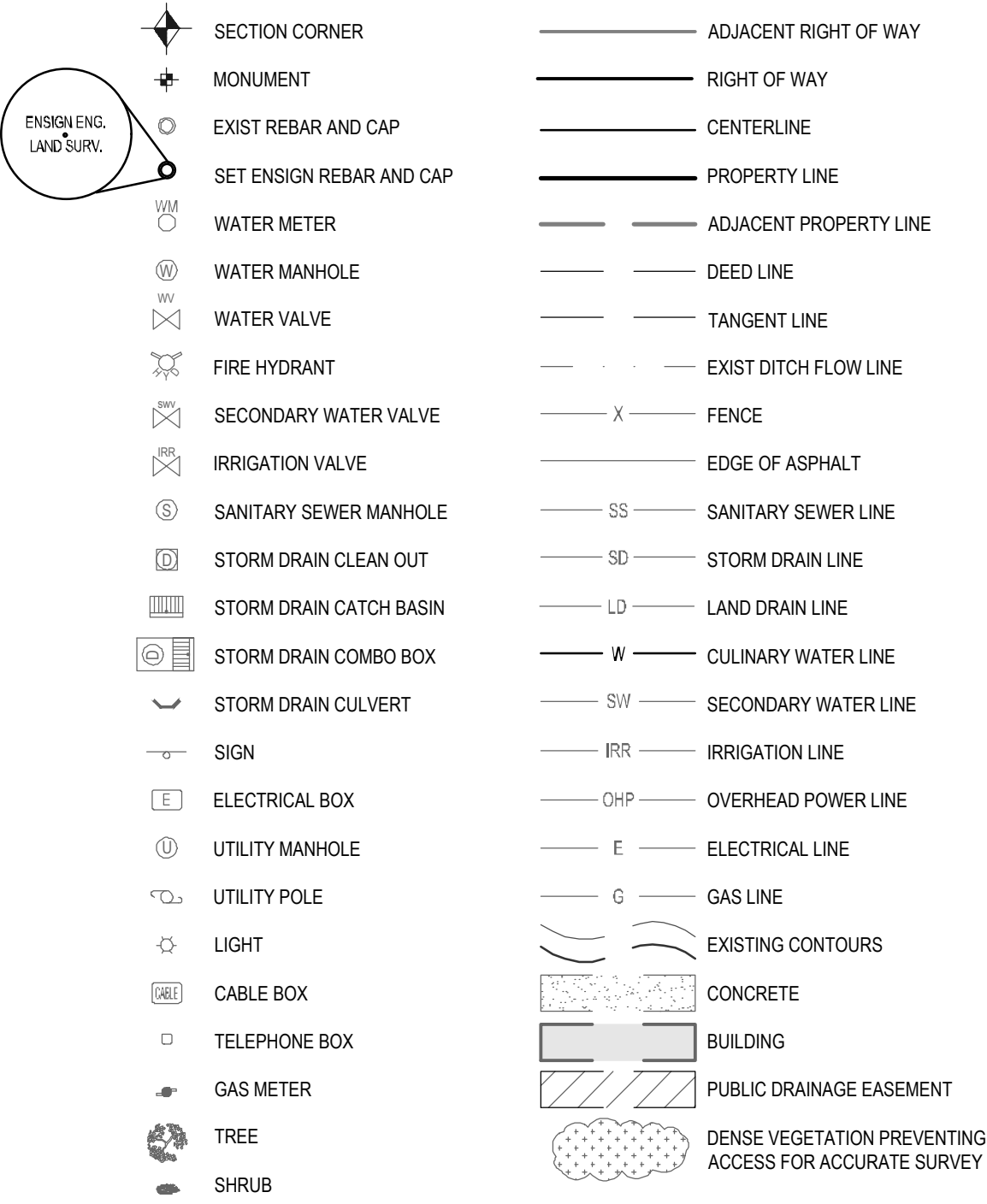
- 1) North 89°12'01" East 200.00 feet;
- 2) North 00°56'12" East 150.07 feet to the North line of the Southwest Quarter of said Section 12;
thence North 89°12'05" East 1091.65 feet along said North line to the East line of the West half of the Southwest Quarter of Section 12;
thence South 00°55'12" East 1922.87 feet along said East line;
thence South 89°10'53" West 620.00 feet;
thence South 00°55'12" East 720.00 feet;
thence South 89°10'53" West 677.88 feet, to the point of beginning.

Contains: 2,951,749 square feet or 67.763 acres.

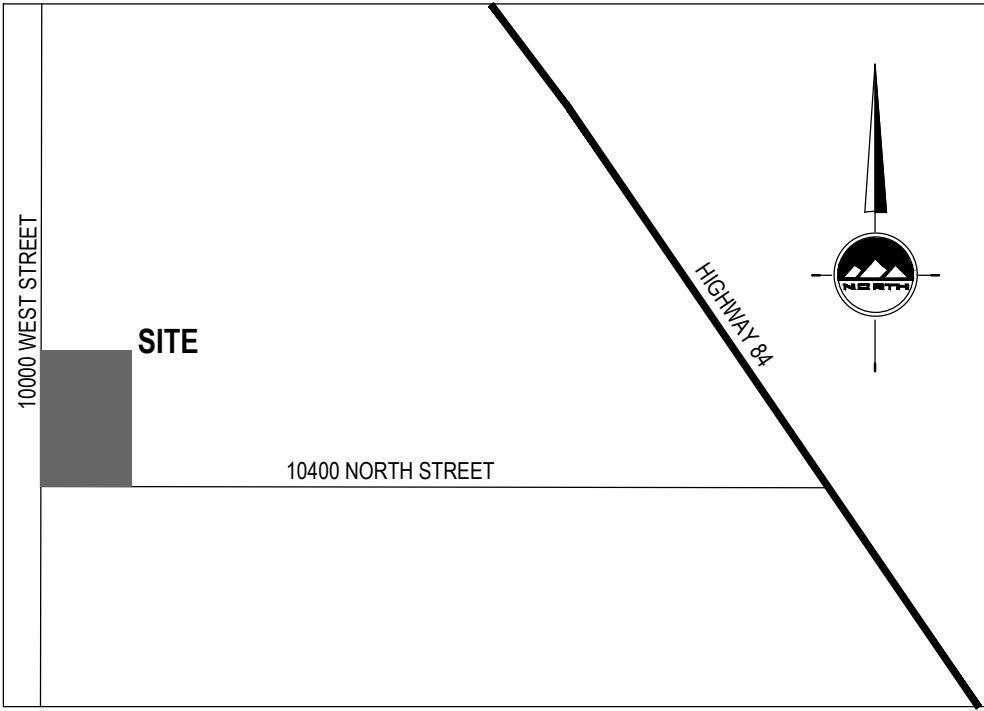
NOTES

1. For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Stewart Title Guaranty Company dated July 2, 2021, Commitment No. 1316690.
2. Table A Items:
 - a. Item no. 2 - Property Address is approximately 10000 West 10400 North, Box Elder County.
 - b. Item no. 4 - Gross land area: 2,952,090 square feet or 67.771 acres.
 - c. Item no. 6 - No Zoning information was provided through the course of this survey.
 - d. Item no. 16 - No Evidence of recent earthwork was observed during the course of this survey.
 - e. Item no. 17 - There are no known changes to street right-of-ways.
3. Schedule B Exceptions from Coverage
 - a. Items no. 1-7 are general exceptions and cannot be plotted on the drawing.
 - b. Item no. 8 refers to taxes and cannot be plotted.
 - c. Item no. 9 refers to special service districts and cannot be plotted.
 - d. Item no. 10 refers to mineral rights and cannot be plotted.
 - e. Item no. 11 refers to water rights and cannot be plotted.
 - f. Item no. 12 refers to the Farmland Assessment Act and cannot be plotted.
 - g. Item no. 13 refers to an easement and right-of-way and cover the existing road right-of-ways.
 - h. Item no. 14 refers to public rights of way and cannot be plotted.
 - i. Item no. 15 refers to any other easement of record and cannot be plotted.
 - j. Items no. 16-17 refers to a deeds of trust and cannot be plotted.
 - k. Item no. 18 refers to unrecorded contracts, leases, rental or occupancy agreemtns and cannot be plotted.
 - l. Item no. 19 refers to any information found through the course of a proper survey. None were noted during the course of this survey.
 - m. Item no. 20 refers to the transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

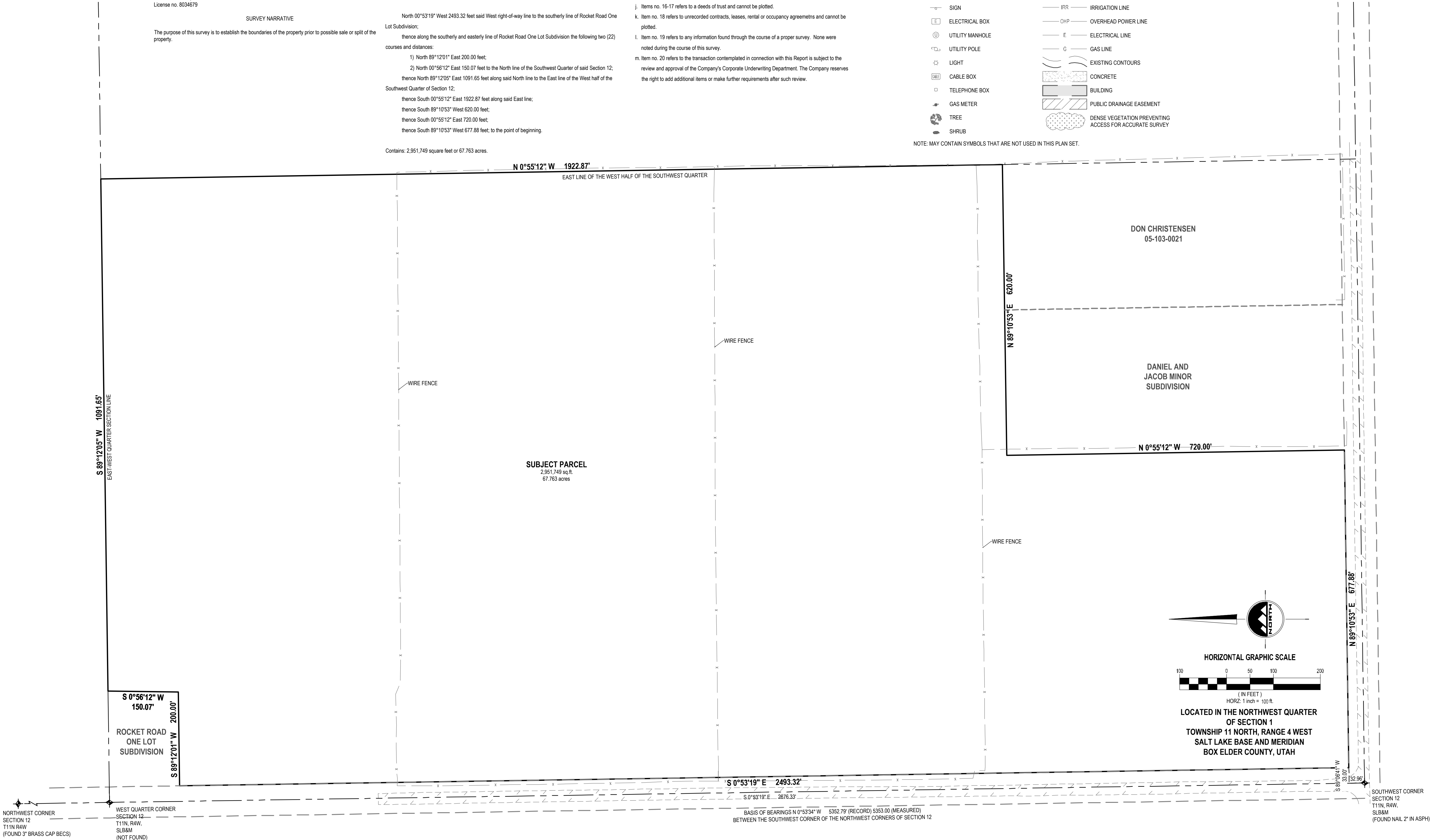
LEGEND



NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



VICINITY MAP
NO SCALE
BOX ELDER COUNTY, UTAH



LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

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FOR:

JEFF RICHINS
635 E CHALK CREEK RD
COALVILLE, UTAH 84017

CONTACT:

PHONE:

RICHINS ALTA
10000 WEST 10400 NORTH
BOX ELDER COUNTY, UTAH

ALTA/NSPS
LAND TITLE SURVEY

PROJECT NUMBER
10377
DRAWN BY
T. MCKAY
PROJECT MANAGER
T. WILLIAMS
PRINT DATE
7/27/21
CHECKED BY
T. WILLIAMS