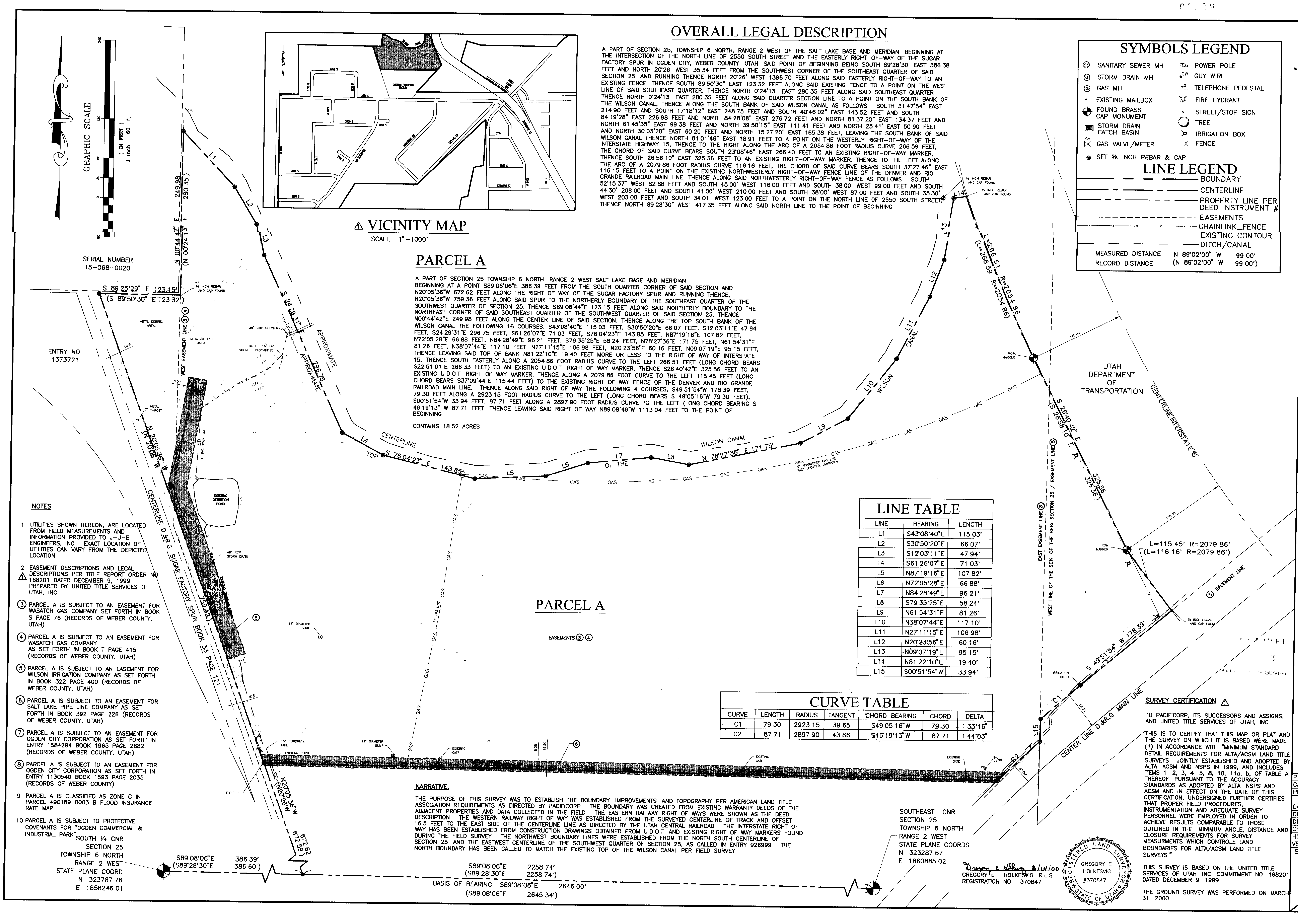

OVERALL LEGAL DESCRIPTION

A PART OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 2550 SOUTH STREET AND THE EASTERLY RIGHT-OF-WAY OF THE SUGAR FACTORY SPUR IN OGDEN CITY, WEBER COUNTY UTAH SAID POINT OF BEGINNING BEING SOUTH 89°28'30 EAST 386 38 FEET AND NORTH 20°26 WEST 35 34 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25 AND RUNNING THENCE NORTH 20°26' WEST 1396 70 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO AN EXISTING FENCE THENCE SOUTH 89 50'30" EAST 123 32 FEET ALONG SAID EXISTING FENCE TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH 0°24'13 EAST 280 35 FEET ALONG SAID SOUTHEAST QUARTER THENCE NORTH 0°24'13 EAST 280 35 FEET ALONG SAID QUARTER SECTION LINE TO A POINT ON THE SOUTH BANK OF THE WILSON CANAL, THENCE ALONG THE SOUTH BANK OF SAID WILSON CANAL AS FOLLOWS SOUTH 31 47'54" EAST 214 90 FEET AND SOUTH 17°18'12" EAST 248 75 FEET AND SOUTH 40°46 02" EAST 143 52 FEET AND SOUTH 84 19'28" EAST 226 98 FEET AND NORTH 84 28'08" EAST 276 72 FEET AND NORTH 81 37 20" EAST 134 37 FEET AND NORTH 61 45'35" EAST 99 38 FEET AND NORTH 39 50'15" EAST 111 41 FEET AND NORTH 25 41' EAST 50 90 FEET AND NORTH 30 03'20" EAST 60 20 FEET AND NORTH 15 27'20" EAST 165 38 FEET, LEAVING THE SOUTH BANK OF SAID WILSON CANAL THENCE NORTH 81 01'46" EAST 18 91 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE INTERSTATE HIGHWAY 15, THENCE TO THE RIGHT ALONG THE ARC OF A 2054 86 FOOT RADIUS CURVE 266 59 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 23°08'46" EAST 266 40 FEET TO AN EXISTING RIGHT-OF-WAY MARKER, THENCE SOUTH 26 58 10" EAST 325 36 FEET TO AN EXISTING RIGHT-OF-WAY MARKER, THENCE TO THE LEFT ALONG THE ARC OF A 2079 86 FOOT RADIUS CURVE 116 16 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 37°27 46" EAST 116 15 FEET TO A POINT ON THE EXISTING NORTHWESTERLY RIGHT-OF-WAY FENCE LINE OF THE DENVER AND RIO GRANDE RAILROAD MAIN LINE THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY FENCE AS FOLLOWS SOUTH 52°15 37" WEST 82 88 FEET AND SOUTH 45 00' WEST 116 00 FEET AND SOUTH 38 00 WEST 99 00 FEET AND SOUTH 44 30' 208 00 FEET AND SOUTH 41 00' WEST 210 00 FEET AND SOUTH 38°00' WEST 87 00 FEET AND SOUTH 35 30' WEST 203 00 FEET AND SOUTH 34 01 WEST 123 00 FEET TO A POINT ON THE NORTH LINE OF 2550 SOUTH STREET, THENCE NORTH 89 28'30" WEST 417 35 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING

PARCEL A

A PART OF SECTION 25 TOWNSHIP 6 NORTH RANGE 2 WEST SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT S89 08'06"E 386 39 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION AND N20°05'36"W 672 62 FEET ALONG THE RIGHT OF WAY OF THE SUGAR FACTORY SPUR AND RUNNING THENCE, N20°05'36"W 759 36 FEET ALONG SAID SPUR TO THE NORTHERLY BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, THENCE S89 08'44"E 123 15 FEET ALONG SAID NORTHERLY BOUNDARY TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, THENCE N00°44'42"E 249 98 FEET ALONG THE CENTER LINE OF SAID SECTION, THENCE ALONG THE TOP SOUTH BANK OF THE WILSON CANAL THE FOLLOWING 16 COURSES, S43°08'40"E 115 03 FEET, S30°50'20"E 66 07 FEET, S12 03'11"E 47 94 FEET, S24 29'31"E 296 75 FEET, S61 26'07"E 71 03 FEET, S76 04'23"E 143 85 FEET, N87°19'16"E 107 82 FEET, N72°05 28"E 66 88 FEET, N84 28'49"E 96 21 FEET, S79 35'25"E 58 24 FEET, N78°27'36"E 171 75 FEET, N61 54'31"E 81 26 FEET, N38°07'44"E 117 10 FEET N27°11'15"E 106 98 FEET, N20 23'56"E 60 16 FEET, N09 07 19"E 95 15 FEET, THENCE LEAVING SAID TOP OF BANK N81 22'10"E 19 40 FEET MORE OR LESS TO THE RIGHT OF WAY OF INTERSTATE 15, THENCE SOUTH EASTERLY ALONG A 2054 86 FOOT RADIUS CURVE TO THE LEFT 266 51 FEET (LONG CHORD BEARS S22 51 01 E 266 33 FEET) TO AN EXISTING U D O T RIGHT OF WAY MARKER, THENCE S26 40'42"E 325 56 FEET TO AN EXISTING U D O T RIGHT OF WAY MARKER, THENCE ALONG A 2079 86 FOOT CURVE TO THE LEFT 115 45 FEET (LONG CHORD BEARS S37°09'44 E 115 44 FEET) TO THE EXISTING RIGHT OF WAY FENCE OF THE DENVER AND RIO GRANDE RAILROAD MAIN LINE, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING 4 COURSES, S49 51'54"W 178 39 FEET, 79 30 FEET ALONG A 2923 15 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS S 49°05'16"W 79 30 FEET), S00°51'54"W 33 94 FEET, 87 71 FEET ALONG A 2897 90 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S 46 19'13" W 87 71 FEET THENCE LEAVING SAID RIGHT OF WAY N89 08'46"W 1113 04 FEET TO THE POINT OF BEGINNING

CONTAINS 18 52 ACRES

NOTES

1 UTILITIES SHOWN HEREON, ARE LOCATED FROM FIELD MEASUREMENTS AND INFORMATION PROVIDED TO J-U-B ENGINEERS, INC EXACT LOCATION OF UTILITIES CAN VARY FROM THE DEPICTED LOCATION

2 △1 EASEMENT DESCRIPTIONS AND LEGAL DESCRIPTIONS PER TITLE REPORT ORDER NO 168201 DATED DECEMBER 9, 1999 PREPARED BY UNITED TITLE SERVICES OF UTAH, INC

③ PARCEL A IS SUBJECT TO AN EASEMENT FOR WASATCH GAS COMPANY SET FORTH IN BOOK S PAGE 76 (RECORDS OF WEBER COUNTY, UTAH)

④ PARCEL A IS SUBJECT TO AN EASEMENT FOR WASATCH GAS COMPANY AS SET FORTH IN BOOK T PAGE 415 (RECORDS OF WEBER COUNTY, UTAH)

⑤ PARCEL A IS SUBJECT TO AN EASEMENT FOR WILSON IRRIGATION COMPANY AS SET FORTH IN BOOK 322 PAGE 400 (RECORDS OF WEBER COUNTY, UTAH)

⑥ PARCEL A IS SUBJECT TO AN EASEMENT FOR SALT LAKE PIPE LINE COMPANY AS SET FORTH IN BOOK 392 PAGE 226 (RECORDS OF WEBER COUNTY, UTAH)

⑦ PARCEL A IS SUBJECT TO AN EASEMENT FOR OGDEN CITY CORPORATION AS SET FORTH IN ENTRY 1584294 BOOK 1965 PAGE 2882 (RECORDS OF WEBER COUNTY, UTAH)

⑧ PARCEL A IS SUBJECT TO AN EASEMENT FOR OGDEN CITY CORPORATION AS SET FORTH IN ENTRY 1130540 BOOK 1593 PAGE 2035 (RECORDS OF WEBER COUNTY)

9 PARCEL A IS CLASSIFIED AS ZONE C IN PARCEL 490189 0003 B FLOOD INSURANCE RATE MAP

10 PARCEL A IS SUBJECT TO PROTECTIVE COVENANTS FOR "OGDEN COMMERCIAL & INDUSTRIAL PARK"

SOUTH ¼ CNR
SECTION 25
TOWNSHIP 6 NORTH
RANGE 2 WEST
STATE PLANE COORD
N 323787 76
E 1858246 01

NARRATIVE.

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY IMPROVEMENTS AND TOPOGRAPHY PER AMERICAN LAND TITLE ASSOCIATION REQUIREMENTS AS DIRECTED BY PACIFICORP THE BOUNDARY WAS CREATED FROM EXISTING WARRANTY DEEDS OF THE ADJACENT PROPERTIES AND DATA COLLECTED IN THE FIELD THE EASTERN RAILWAY RIGHT OF WAYS WERE SHOWN AS THE DEED DESCRIPTION THE WESTERN RAILWAY RIGHT OF WAY WAS ESTABLISHED FROM THE SURVEYED CENTERLINE OF TRACK AND OFFSET 16 5 FEET TO THE EAST SIDE OF THE CENTERLINE LINE AS DIRECTED BY THE UTAH CENTRAL RAILROAD THE INTERSTATE RIGHT OF WAY HAS BEEN ESTABLISHED FROM CONSTRUCTION DRAWINGS OBTAINED FROM U D O T AND EXISTING RIGHT OF WAY MARKERS FOUND DURING THE FIELD SURVEY THE NORTHWEST BOUNDARY LINES WERE ESTABLISHED FROM THE NORTH SOUTH CENTERLINE OF SECTION 25 AND THE EASTWEST CENTERLINE OF THE SOUTHWEST QUARTER OF SECTION 25, AS CALLED IN ENTRY 926999 THE NORTH BOUNDARY HAS BEEN CALLED TO MATCH THE EXISTING TOP OF THE WILSON CANAL PER FIELD SURVEY

LINE TABLE

LINE	BEARING	LENGTH
L1	S43°08'40"E	115 03'
L2	S30°50'20"E	66 07'
L3	S12°03'11"E	47 94'
L4	S61 26'07"E	71 03'
L5	N87°19'16"E	107 82'
L6	N72°05'28"E	66 88'
L7	N84 28'49"E	96 21'
L8	S79 35'25"E	58 24'
L9	N61 54'31"E	81 26'
L10	N38°07'44"E	117 10'
L11	N27°11'15"E	106 98'
L12	N20°23'56"E	60 16'
L13	N09°07'19"E	95 15'
L14	N81 22'10"E	19 40'
L15	S00°51'54"W	33 94'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	79 30	2923 15	39 65	S49 05 16"W	79.30	1 33'16"
C2	87 71	2897 90	43 86	S46°19'13"W	87 71	1 44'03"

SYMBOLS LEGEND

SS SANITARY SEWER MH	POWER POLE
SD STORM DRAIN MH	GW GUY WIRE
GM GAS MH	TEL TELEPHONE PEDESTAL
EXISTING MAILBOX	FIRE HYDRANT
FOUND BRASS CAP MONUMENT	STREET/STOP SIGN
STORM DRAIN CATCH BASIN	○ TREE
GV GAS VALVE/METER	IRRIGATION BOX
● SET ⅝ INCH REBAR & CAP	X FENCE

LINE LEGEND

BOUNDARY
CENTERLINE
PROPERTY LINE PER DEED INSTRUMENT #
EASEMENTS
CHAINLINK_FENCE
EXISTING CONTOUR
DITCH/CANAL

MEASURED DISTANCE	N 89°02'00" W	99 00'
RECORD DISTANCE	(N 89°02'00" W	99 00')

SOUTHEAST CNR
SECTION 25
TOWNSHIP 6 NORTH
RANGE 2 WEST
STATE PLANE COORDS
N 323287 67
E 1860885 02

SURVEY CERTIFICATION △

TO PACIFICORP, ITS SUCCESSORS AND ASSIGNS, AND UNITED TITLE SERVICES OF UTAH, INC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1 2, 3, 4 5, 8, 10, 11a, b, OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASURMENTS WHICH CONTROLE LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS "

THIS SURVEY IS BASED ON THE UNITED TITLE SERVICES OF UTAH INC COMMITMENT NO 168201 DATED DECEMBER 9 1999

THE GROUND SURVEY WAS PERFORMED ON MARCH 31 2000

Gregory E Holkesvig 8/24/00
GREGORY E HOLKESVIG R L S
REGISTRATION NO 370847

GREGORY E HOLKESVIG #370847

J-U-B ENGINEERS, Inc

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REVISION

NO	DESCRIPTION	BY	APR	DATE

A.L.T.A / A.C.S M. SURVEY
PACIFICORP
OGDEN FACILITY

PLOT DATE	
CAD DWG	53519-ALTA
PLOT SCALE	1=60
0	1 INCH
DATE	7/27/00
DRAWN BY	ZPM
DESIGN BY	ZPM
CHECKED BY	GLH
HOR SCALE	1=60
VER SCALE	NONE

SHEET 1 OF 1