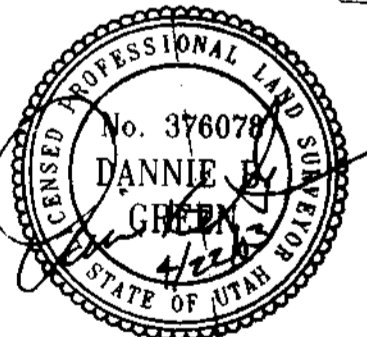
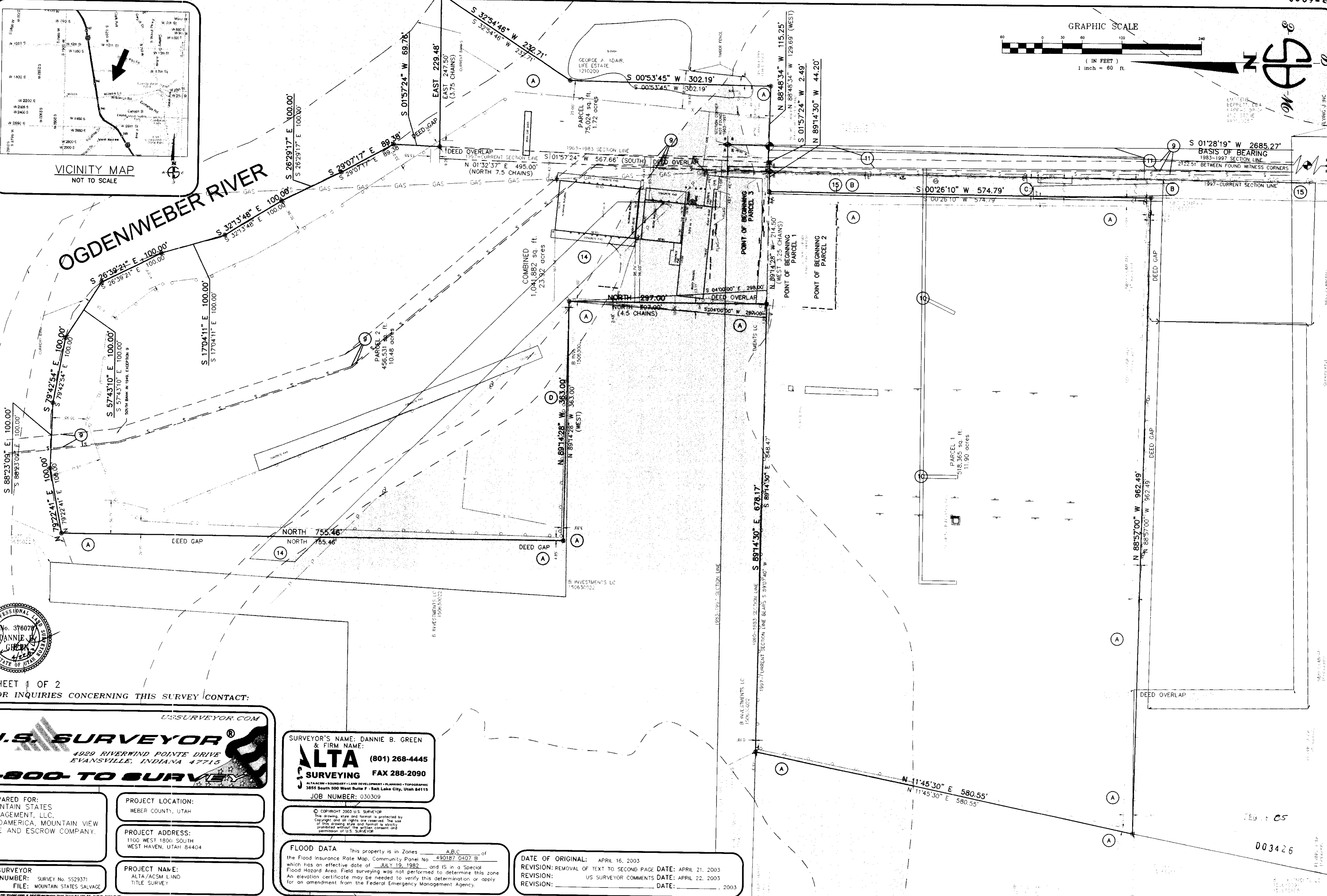


OGDENWEBER RIVER



SHEET 1 OF 2
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

U.S. SURVEYOR.COM

U.S. SURVEYOR

4929 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715

1-800-TO-SURVEY

SURVEYOR'S NAME: DANNIE B. GREEN
& FIRM NAME:

ALTA (801) 268-4445
SURVEYING FAX 288-2090

ALTA/ACSM - BOUNDARY - LAND DEVELOPMENT - PLANNING - TOPOGRAPHIC
3855 South 900 West Suite F - Salt Lake City, Utah 84115
JOB NUMBER: 030309

PREPARED FOR:
MOUNTAIN STATES
LANDMANAGEMENT, LLC,
LANDAMERICA, MOUNTAIN VIEW
TITLE AND ESCROW COMPANY.

PROJECT LOCATION:
WEBER COUNTY, UTAH

PROJECT ADDRESS:
1100 WEST 1800 SOUTH
WEST HAVEN, UTAH 84404

PROJECT NAME:
ALTA/ACSM LAND
TITLE SURVEY

U.S. SURVEYOR
JOB NUMBER: SURVEY No. SS29371
FILE: MOUNTAIN STATES SALVAGE

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FLOOD DATA This property is in Zones _____ A,B,C _____ of
the Flood Insurance Rate Map, Community Panel No. 490187 0407 B
which has an effective date of JULY 19, 1982 _____ and IS in a Special
Flood Hazard Area. Field surveying was not performed to determine this zone
An elevation certificate may be needed to verify this determination or apply
for an amendment from the Federal Emergency Management Agency.

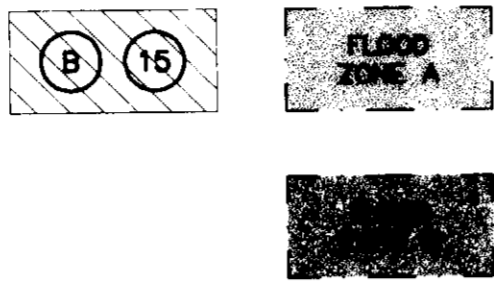
DATE OF ORIGINAL: APRIL 16, 2003
REVISION: REMOVAL OF TEXT TO SECOND PAGE DATE: APRIL 21, 2003
REVISION: US SURVEYOR COMMENTS DATE: APRIL 22, 2003
REVISION: _____ DATE: _____, 2003

FEB 105

003426

LEGEND	
⊙	PROPERTY CORNER
⊙	SEWER MANHOLE
⊙	POWER POLE
⊙	CATCH BASIN
⊙	WATER VAULT
⊙	WATER VALVE
⊙	POWER METER
⊙	GAS METER
— GAS —	CHEVRON PIPELINE
— W —	WATER LINE
— S —	SEWER LINE
— G —	GAS LINE
— P —	OVERHEAD POWER LINE
— X —	CHAIN LINK FENCE
—	SHEET METAL FENCE
—	SIGN
⊙	ELECTRICAL MANHOLE
⊙	STORM DRAIN MANHOLE
⊙	LAMP POST
⊙	FIRE HYDRANT

PARKING SPACE TABLE		
TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	NO LINEATED PARKING	UNKNOWN
HANDICAP		UNKNOWN
TOTAL		UNKNOWN



THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES CURRENTLY OR PREVIOUSLY EXISTING ON THE PROPERTY.

THE SUBJECT PROPERTY DOES NOT BORDER ANY HIGHWAYS, FRONT ANY DEDICATED ROADWAYS, AND IS NOT A CORNER LOT. AS SUCH, DOES NOT HAVE ANY BUILDING SETBACK LINES AS DEFINED BY ZONING CODES.

The legal description shown within the as-surveyed description, indicates the same property described in Schedule A of title commitment No. w48635 bearing an effective date of March 15, 2003 at 8:00 a.m., as prepared by Mountain View Title and Escrow Company.

LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the Northeast Quarter of the Northeast Quarter of Section 25, Township 6 North, Range 2 West, Salt Lake Meridian, described as follows:

Beginning at the Northeast Corner of the Grantors land at a point 44.20 feet North 89 deg. 14 min. 30 sec. (33 feet West deed) along the North Section line from the Northeast Corner (the original corner of Section 25, being 69.11 feet South 22 deg. 23 min. 35 sec. West from the new corner established by Weber County Surveyor's Office in 1983) of Section 25, Township 6 North, Range 2 West, Salt Lake Meridian, and running thence South 0 deg. 26 min 10 sec West 574.79 feet (South 594.9 feet, deed) along the East boundary line fence of the Grantor's land to the South boundary line fence of said Grantor's land; thence North 88 deg. 57 min. West 962.49 feet (West, deed) along said South boundary line fence to the West boundary line fence of said Grantor's land; thence North 11 deg. 45 min. 30 sec. East 580.55 feet (North 11 deg. 00 min. East 604.00 feet, deed) along said West boundary line fence to the North boundary line fence of said Grantor's land, also being the North section line of said Section 25, thence South 89 deg. 14 min. 30 sec. East 848.47 feet (North 89 deg. 31 min East, deed) along said North boundary line fence to the point of beginning.

PARCEL 2:

Part of the Southeast Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southeast Corner of said Southeast Quarter said Section 24, and running thence West 3.25 chains; thence North 4.5 chains; thence West 363 feet; thence North to old bank of Weber River; thence following up said old bank of Weber River in an Easterly Direction to the East line of said Southeast Quarter of Section 24; thence South along section line to beginning. Subject to dike easement (690-571). Except 0.9 of an acre more or less deed to Weber Basin (842-437).

PARCEL 3:

A part of the Southwest Quarter of Section 19, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southwest Corner of said Section 19, thence North 7.5 chains along Quarter Section line; thence East 3.75 chains to a certain Slough; thence Southwesterly along Slough to South line of said Quarter Section; thence West to beginning.

SURVEYOR'S CERTIFICATION

TO: Mountain States Management LLC, Landamerica, Mountain View Title and Escrow Company;

This is to certify that this map or plat and the survey on which it was based were made (i) in accordance with the "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, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a)(b), and 13 of Table A thereof, (ii) and pursuant to the Accuracy Standards as adopted by ALTA ACSM and NSPS and in effect on the date of this certification. Undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Dannie B. Green

Dannie B. Green
Registration No. 376078

NARRATIVE

This survey was requested by Mountain States prior to a transaction on the subject property. The basis of bearing is as shown hereon, bearing matching that shown on the Tomlinson Road Survey, prepared by the Weber County Surveyor. Record calls were converted from chains to feet and some cardinal calls were adjusted to run parallel or along section lines, to better approximate occupied lines. Further adjustments made are outlined below. Two witness corners were found in accord with county tie sheets (basis of bearing), the "more correct" section corner, and 2100 south Expressway centerline monuments were also found.

Exception 15, describes a supposed prescriptive right to access the subject property through the land of the neighbors to the South. This is a rough extension of the 1100 West Street Right of Way, 66' public roadway. On the tax map of T6N, R2W, Page 66 Weber County is listed as owner of parcel 150660101 and some reference is made to a 2 rod road servicing the subject property. No documents supporting these references were provided to this office. The intersection of 1100 West Street with 2100 South Expressway, or Wilson Lane as shown on the Vicinity Map, is 1147.04 feet from the Southerly line of Parcel 1. Parcel 2 was extended Southerly to the south line of the river as it was defined by an aerial photo taken in 2002. The Southerly boundary of the river is described in 100 foot segments. Water Boundaries are subject to change and this description may not represent the actual limit of title. The Tomlinson Road survey, page R06, shows the old bank of the Weber River, as described in the description for parcel two, being South of the current bank. Parcel 2, is currently being taxed as 9.34 acres. Parcel 1 and parcel 2 appear to use the same monument that is shown on page R02 of the Tomlinson Road survey as record location from 1960 to 1983. Parcel 3 has been placed on the corrected location and newly monumented corner as established by the county surveyors office in 1983. The East line of Parcel 3 has been placed in the approximate center of a channel, slough, and continues South along that center to an existing fence corner, a 6" diameter metal pipe. There is possible claim for additional property as the call in the adjoiner's deed calls Southeast 4', the corresponding second call of parcel 2 is due North. The fence line appears to be approximately Southwest 4'. This fence line appears to be an older fence line and is chain link and not the newer zero visibility, sheet metal fence.

There are ambiguity in the deeds of all three parcels, the descriptions overlap and do not correspond well to occupied lines. This is likely due to the multiple definitions of the section corner. It is the recommendation of this office that boundary line agreements be effected on all sides of the subject property. The placement of monuments at all property corners, per Table A Item No. 1, will be put on hold pending instruction as to a solution to these discrepancies. No survey markers were found at the property corners.

SITE DATA

C-2 COMMERCIAL ZONE:
SALVAGE YARDS WERE NOT EXPLICITLY LISTED AS PERMITTED, CONDITIONAL, OR NON-PERMITTED.
MINIMUM LOT SIZE:
1. MINIMUM LOT AREA: NONE
2. MINIMUM LOT WIDTH: NONE
MINIMUM YARD REQUIREMENTS:
1. FRONT YARD: FIFTY FEET ON HIGHWAYS (50')
2. CORNER SIDE YARD: TWENTY FEET (20')
3. INTERIOR SIDE YARD: NONE REQUIRED.
4. REAR YARD: NONE REQUIRED.
MAXIMUM HEIGHT: NO BUILDING SHALL EXCEED SIXTY FIVE FEET (65').
MAXIMUM LOT COVERAGE: 60%
PARKING REQUIREMENTS: 2 SPACES/3 EMPLOYEES, 3 CLIENT SPACES

WEST HAVEN ZONING ORDINANCE FOR C-2, COMMERCIAL ZONES.
WEST HAVEN CITY OFFICE PHONE: (801) 731-4519
2440 SOUTH 2050 WEST FAX: (801) 731-1002
WEST HAVEN, UT. 84401
CONTACT: PATRICIA

UTILITY COMPANIES

CALL BEFORE YOU DIG

ELECTRIC-UTAH POWER
825 NE Multnomah
Portland, OR 97232
1-800-822-2878.

PHONE- QWEST (USWEST)
P.O. Box 31851
Salt Lake City, UT 84131-0851
800-603-8000

GAS- QUESTAR
P.O. Box 45433
Salt Lake City, UT 84145-0433
1-800-729-6788

WATER- BONA VISTA
1483 Wall Avenue
Ogden, UT 84404
(801) 621-0474

SEWER- CENTRAL WEBER
2818 West Pioneer Road
Ogden, UT 84404
(801) 731-3011



STATEMENT OF ENCROACHMENTS

- (A) FENCES AND DEED LIMITS DO NOT CORRESPOND, DIMENSIONED HEREON.
- (B) THE PROPERTY HAS NO DIRECT ACCESS TO A PUBLIC STREET, OR A RECORDED RIGHT OF WAY, SEE EXCEPTION 15.
- (C) GATE UPON DRIVE ACCESS ACROSS AND UPON NEIGHBORS PROPERTY.
- (D) GATE MAY INDICATE UNAUTHORIZED ACCESS OF NEIGHBORING PARCEL.

SHEET 2 OF 2

U.S. SURVEYOR
JOB NUMBER: SURVEY No. SS29371
FILE: MOUNTAIN STATES SALVAGE

003426 Weber County Surveyors

AS-SURVEYED LEGAL DESCRIPTION

Beginning at the Northeast Corner of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian, as defined by record and not on the ground as the corner used from 1960 to 1983, and running thence along the Northerly line of section defined above North 89°14'30" West 44.20 feet; thence South 00°26'10" West 574.79 feet; thence North 88°57'00" West 962.49 feet; thence North 11°45'30" East 580.55 feet to the North line of said section as it was monumented from 1960 to 1983; thence along said North line South 89°14'30" East 678.17 feet; thence North 297.00 feet; thence North 89°14'28" West 363.00 feet; thence North 755.46 feet to the Southerly line of the Ogden/Weber River; thence along the Southerly line of said river, defined in one hundred foot segments bearing: North 79°22'41" East; thence South 89°23'09" East; thence South 79°42'54" East; thence South 57°43'10" East; thence South 26°39'21" East; thence South 17°04'11" East; thence South 32°13'48" East; thence South 26°29'17" East to a shorter segment; thence South 29°07'17" East 89.38 feet to the Easterly line of Section 24, Township 6 North, Range 2 West, as defined by the aforementioned 1960-1983 section monument; thence South 01°57'24" West 69.76 feet; thence East 229.48 feet to the centerline of a slough; thence South 32°54'46" West 232.71 feet to the centerline of said slough as definable in April of 2003; thence along said centerline South 00°53'45" West 302.19 feet to a 6" metal pipe, forming a fence corner, said pipe being 129.69 feet South 88°48'34" East from the section corner monumented by the Weber County Surveyor in 1997; thence North 88°48'34" West 115.25 feet to the Easterly line of Section 24 as defined from 1960 to 1983; thence South 01°57'24" West 2.49 feet to the said section corner and beginning, said corner being 69.08 feet South 22°17'07" West of the corner as defined from 1983 to 1997.

Contains 1,041,882 square feet or 23.92 acres.

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. w48365 DATED MARCH 15, 2003

- 8. A right of way 16.5 feet wide for pipelines for the transportation of petroleum, oil, gas, gasoline, water or other substances and necessary right of ingress and egress, as conveyed to SALT LAKE PIPE COMPANY, a Nevada Corporation, by instrument recorded August 16, 1949 in Book 318, Page 425 of Records.
16.5 FEET WIDE, EXACT LOCATION UNDEFINED NOT SHOWN ON PLAT
- 9. Easement and conditions contained therein, granted to Mountain Fuel Supply Company, by Cornelius Elander and Mina Elander, together with a temporary easement for construction purposes, Dated May 19, 1958; Recorded June 3, 1958 as Entry No. 294639, in Book 581, Page 364.
SHOWN ON PLAT, ALSO SHOWN OUTFALL SEWER DESCRIBED
- 10. Easement and conditions contained therein, granted to The Mountain States Telephone and Telegraph Company, a Colorado Corporation, Dated February 24, 1978; Recorded March 23, 1978 as Entry No. 732175, in Book 1231, Page 860.
SHOWN ON PLAT
- 11. Easement and conditions contained therein, granted to Mountain Fuel Supply Company by NBC Rentals, a Utah Partnership with Gary Bour, General Partner, Dated October 14, 1982; Recorded November 9, 1982 as Entry No. 867430, in Book 1412, Page 1141.
SHOWN ON PLAT
- 12. Agreement, Dated November 16, 1990 by and between State of Utah, acting through the Board of Water Resources and Wilson Irrigation Company, Recorded May 17, 1996 as Entry No. 1406857, in Book 1806, Page 2976.
NOT SHOWN, BLANKET IN NATURE, DOES NOT AFFECT SECTION 19, T6N, R1W
- 13. Easement and conditions contained therein, granted to The State of Utah, acting through the Board of Water Resources by Wilson Irrigation Company, Dated October 25, 1990; Recorded May 17, 1996 as Entry No. 1405858, in Book 1806, Page 2985.
NOT SHOWN, BLANKET IN NATURE, DOES NOT AFFECT SECTION 19, T6N, R1W
- 14. A perpetual easement to construct, reconstruct, operate and maintain a protective dike, an appurtenant structure of the Staterville Diversion Dam, together with a temporary easement, during construction of said diversion dam, as disclosed in Book 690 at Page 571 and in Book 859 at Page 131 of Weber County Records.
SHOWN ON PLAT, WHERE DESCRIBED.
- 15. Access to subject property is not from a dedicated street, therefore any access is assumed to be a prescriptive easement.
AREA BEING USED AS ACCESS SHOWN ON PLAT
- 16. Subject to the Ogden River and the effects of the meandering courses of said river upon the boundary description of Parcels 2 and 3.
BANKS SHOWN. SEE NARRATIVE

RECEIVED
FEB 25 05