

DEED DESCRIPTION
Book 1695, Page 2201, Transfer Parcel No. 72

A parcel of land situated in the northwest quarter of Section 29, and the northeast quarter of the northeast quarter of Section 30, Township 6 North, Range 1 West, Salt Lake Base and Meridian, City of Ogden, County of Weber, State of Utah, and more particularly described as follows:

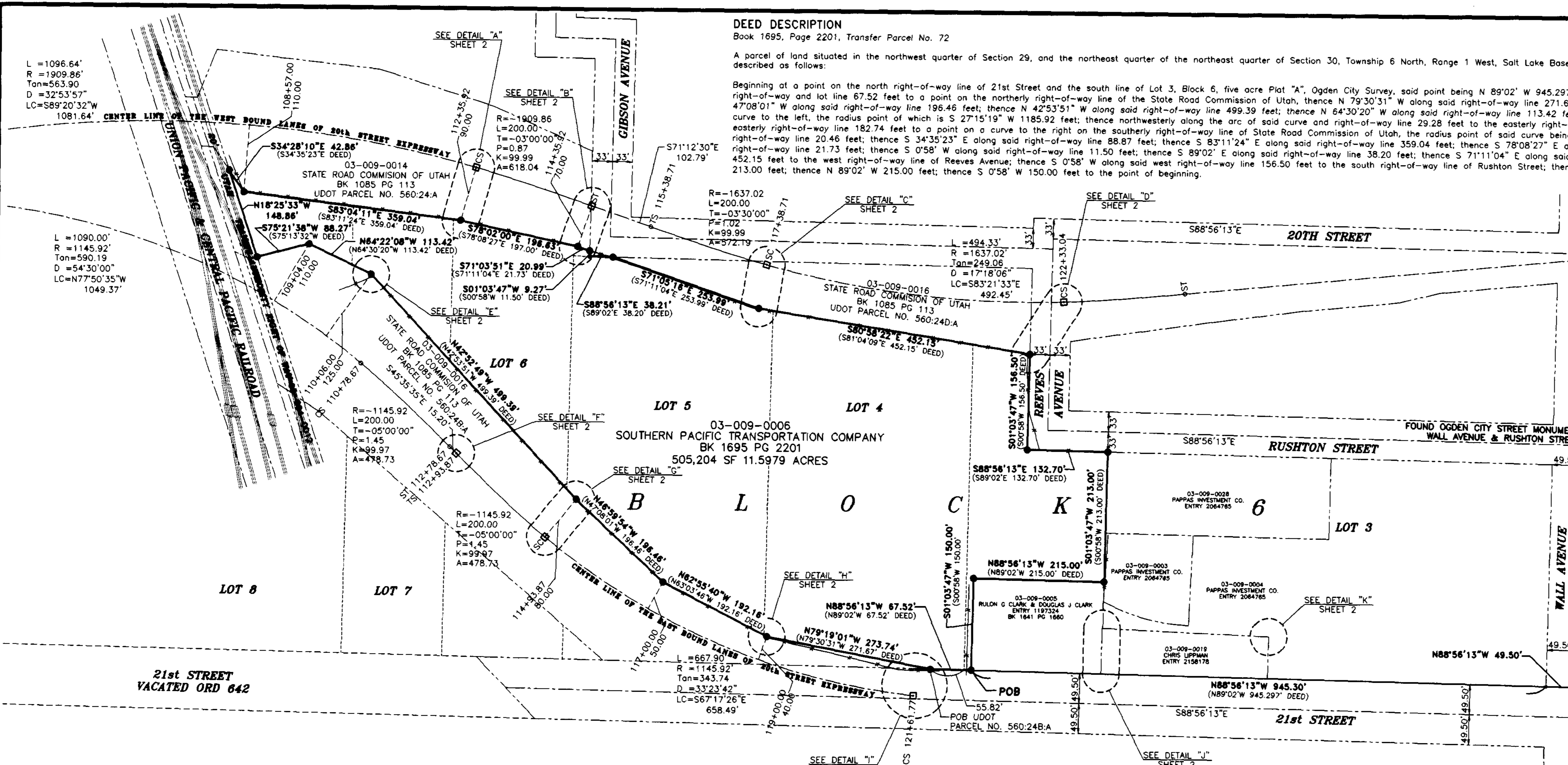
Beginning at a point on the north right-of-way line of 21st Street and the south line of Lot 3, Block 6, five acre Plat "A", Ogden City Survey, said point being N 89°02' W 945.297 feet from the southeast - corner of said Lot 3, thence N 89°02' W along said right-of-way and lot line 67.52 feet to a point on the northerly right-of-way line of the State Road Commission of Utah, thence N 79°30'31" W along said right-of-way line 271.67 feet, thence N 63°03'46" W along said right-of-way line 101.48 feet to a point on a curve to the left, the radius point of which is S 27°15'19" W 1185.92 feet; thence northwesterly along the arc of said curve and right-of-way line 29.28 feet to the easterly right-of-way line of the Central Pacific Railroad Company; thence N 18°33'57" W along said easterly right-of-way line 182.74 feet to a point on a curve to the right on the southerly right-of-way line of State Road Commission of Utah, the radius point of said curve being S 158° W 1869.85 feet, thence easterly along the arc of said curve and right-of-way line 20.46 feet; thence S 34°35'23" E along said right-of-way line 88.87 feet; thence S 83°11'24" E along said right-of-way line 359.04 feet; thence S 78°08'27" E along said right-of-way line 197.00 feet; thence S 71°11'04" E along said right-of-way line 213.00 feet; thence S 89°02' E along said right-of-way line 38.20 feet; thence S 71°11'04" E along said right-of-way line 253.99 feet; thence S 81°04'09" E along said right-of-way line 452.15 feet to the west right-of-way line of Reeves Avenue; thence S 0°58' W along said right-of-way line 156.50 feet to the south right-of-way line of Rushton Street; thence S 89°02' E along said south right-of-way line 132.70 feet; thence S 0°58' W 213.00 feet; thence N 89°02' W 215.00 feet; thence S 0°58' W 150.00 feet to the point of beginning.

BASIS OF BEARING
North 89°59'42" West 2233.18 feet from said Ogden City Monument at the intersection of Wall Avenue and 22nd Street to the West Quarter Corner of said Section 29.

The stated Basis of Bearing, and all bearings and distances contained herein (except for Deed data in parenthesis), are expressed as grid bearings and ground distances based on the following defined coordinate projection:
System Projection Transverse Mercator
System Datum NAD - 1983/1994 (Federal Base Network - 2000 Adjustment)
System Elevation 4400 Feet Above Mean Sea Level (NAVD 88)
Origin Latitude 39°45'00.00" North
Origin Longitude 111°52'30.00" West
Scale Factor 1.000205271907
False Northing 75,000.00
False Easting 75,000.00

Ogden City Survey to stated Basis of Bearing: Clockwise 0°05'47"
UDOT 20th Street Expressway Project to stated Basis of Bearing: Counterclockwise 0°15'42"

Bearings in the Deed Description coincide with the Ogden City Survey. Deed Bearings along the UDOT 20th Street Eastbound and Westbound Expressways are 0°21'29" counterclockwise from those in the UDOT Quitclaim Deed and Plans, with exception to: 1) the northerly right-of-way line from 110+06 to 114+93.87 of the Eastbound Expressway, 2) the closing call in UDOT Parcel No. 560.248.A as discussed in the Narrative, 3) the northerly right-of-way line from 109+04 to 110+06 of the Eastbound Expressway.



SURVEYED LEGAL DESCRIPTION
A parcel of land, being an entire tract of property identified as Serial Number 03-009-0006 on the Weber County Recorder Plat Maps, situate in the Northwest Quarter of Section 29, Township 6 North, Range 1 West, Salt Lake Base and Meridian, in Weber County, State of Utah, and described as follows:

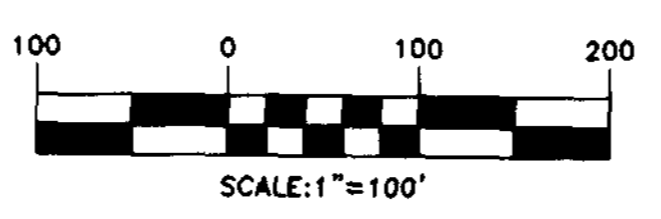
Beginning at a point on the North Right of Way Line of 21st Street and the South Line of Lot 3, Block 6, Five Acre Plat "A", Ogden City Survey, said point being North 01°03'47" East 762.90 feet along the Wall Avenue Monument Line to the point of intersection with the 21st Street Monument Line and North 01°03'47" East 49.50 feet along the Wall Avenue Monument Line and North 88°56'13" West 49.50 feet to the Southwest Corner of said Lot 3 and North 88°56'13" West 945.30 feet from the Ogden City Monument at the intersection of Wall Avenue and 22nd Street; thence North 88°56'13" West 67.52 feet along said North Right of Way Line of 21st Street to a point on the Northerly Right of Way Line of the following six (6) courses: 1) North 79°19'01" West 273.74 feet to a point bearing northerly 40.00 feet perpendicularity distant from the centerline of said Project at Engineer Station 119+00; 2) North 62°55'40" West 192.16 feet to a point bearing northerly 50.00 feet perpendicularity distant from the centerline of said Project at Engineer Station 117+00; 3) North 46°59'54" West 196.46 feet to a point bearing northerly 80.00 feet perpendicularity distant from the centerline of said Project at Engineer Station 114+93.87; 4) North 42°52'49" West 499.39 feet to a point bearing northerly 125.00 feet perpendicularity distant from the centerline of said Project at Engineer Station 110+06; 5) North 64°22'08" West 113.42 feet to a point bearing northerly 110.00 feet perpendicularity distant from the centerline of said Project at Engineer Station 109+04; 6) South 75°21'38" West 88.27 feet to a point on the Easterly Line of the 20 foot wide Utah Transit Authority Right of Way, as defined in that certain Quitclaim Deed, dated September 16, 2002, and recorded September 20, 2002, as Entry 1876044, Book 2265, Page 470, said point being 10.00 feet perpendicularity distant easterly from the centerline of the Utah Transit Authority railroad tracks as surveyed on February 1, 2006; thence parallel with and 10.00 feet perpendicularity distant easterly from said track centerline North 18°25'33" West 148.86 feet along said Easterly Right of Way Line to a point on the Southerly Right of Way Line of the west bound lanes of the 20th Street Expressway known as UDOT Project M-2038(002) dated 1976; thence along said Southerly Right of Way Line the following four (4) courses: 1) South 34°28'10" East 42.86 feet to a point bearing southerly 110.00 feet perpendicularity distant from the centerline of said Project at Engineer Station 108+57; 2) South 83°04'11" East 359.04 feet to a point bearing southerly 90.00 feet perpendicularity distant from the centerline of said Project at Engineer Station 112+35.92; 3) South 78°02'00" East 196.63 feet to a point bearing southerly 70.00 feet perpendicularity distant from the centerline of said Project at Engineer Station 114+35.92; 4) South 71°03'51" East 20.99 feet to a point on the West Right of Way Line of Gibson Avenue; thence South 01°03'47" West 9.27 feet along said West Right of Way Line to the intersection with the South Right of Way Line of 20th Street; thence South 88°56'13" East 38.21 feet along said South Right of Way Line to a point on said UDOT Expressway Southerly Right of Way Line; thence along said Southerly Right of Way Line the following two (2) courses: 1) South 71°05'16" East 253.99 feet; 2) South 80°58'22" East 452.15 feet to a point on the West Right of Way Line of Reeves Avenue; thence South 01°03'47" West 156.50 feet along said West Right of Way Line to the intersection with the South Right of Way Line of Rushton Street; thence South 88°56'13" West 132.70 feet along said South Right of Way Line; thence South 01°03'47" West 213.00 feet along a common property line as conveyed and recorded in Book 1695 Page 2201 titled Transfer Parcel No. 72, and Book 1583 Page 2854 and Book 1881 Page 1452 of the deed records of Weber County, Utah; thence North 88°56'13" West 215.00 feet along a common property line as conveyed and recorded in book 1695 page 2201 titled Transfer Parcel No. 72, and Book 1641 Page 1660 of the deed records of Weber County, Utah; thence South 01°03'47" West 150.00 feet along said common property line as conveyed and recorded in Book 1695 Page 2201 titled Transfer Parcel No. 72, and Book 1641 Page 1660 of the deed records of Weber County, Utah to the point of beginning. The above described parcel of property contains 505,204 square feet or 11.5979 acres.

NARRATIVE
This survey was requested by Pacific West, LLC, to facilitate acquisition of the Southern Pacific Transportation Company (now merged into the Union Pacific Railroad Company) Property, Serial Number 03-009-0006, hereinafter "Property", Deed as recorded on December 27, 1993 as Entry 1265279, Book 1695, Page 2201, Transfer Parcel No. 72. The Deed Description has been rewritten to a Surveyed Legal Description as a result of a field survey and evaluation of the adjoining boundaries for the Utah Department of Transportation (UDOT) 20th Street Expressway, Gibson Avenue, Reeves Avenue, Rushton Street, the Utah Transit Authority Right of Way, the private parcels to the east the Property, and for the stated Basis of Bearing.

UDOT 20th Street Expressway. References:
1. UDOT Right of Way Instruments Project No. NS - 560(1)
2. 20th Street Urban Limit to Wall Ave., Plan Profile Sheets, Project No. M - 2038(002),
3. Quitclaim Deed, the Denver and Rio Grande Western Railroad Company to State Road Commission of Utah, Book 1085, Page 113, UDOT Project No. NS-560(1).

Eastbound 20th Street Expressway UDOT Parcel No. 560.248.A, 03-009-0015. The Northerly Right of Way Line of the Eastbound Expressway is defined by station offset from the centerline alignment, and by the resulting metes and bounds description in the referenced Quitclaim Deed. The Property Deed is the same metes and bounds description, with exception to the UDOT closing call discussed below. The centerline alignment geometry and right of way line station offsets, were held as listed in the plans and Quitclaim Deed, but positioned as a "best-fit" to the surveyed centerline monuments at TS 112+93.87, SC 114+93.87, and CS 112+61.77. Surveyed monuments are from 0.01 to 0.02 feet left, and 0.05 feet ahead to 0.07 feet back of the "best-fit" plan alignment geometry, and is considered to be within acceptable survey tolerances. It is felt that if the centerline alignment geometry was modified to match the monuments exactly, the offset Right of Way Line would be distorted such that it would not represent the intended conveyance, although the difference would not be significant. The point of beginning for UDOT Parcel No. 560.248.A is on the North Right of Way Line of 21st Street, as shown, at a point 55.82 feet N. 88°40'31" W. from the SE Corner of Lot 4, and is same point in the Property Deed Description that is N 89°02' W 67.52 feet along said North Right of Way Line from the Property Deed Point of Beginning, and is accepted on that basis. The closing call in the UDOT Quitclaim Deed is S. 78°58'54.1" E. 271.09 feet, and the measured call as established from the "best-fit" centerline at Sta. 119+00.00 is South 79°19'01" East 273.74 feet, and the Property Deed call is South 79°30'31" East 271.67 feet. It appears, based on the centerline monuments that the Eastbound 20th Street Expressway was constructed approximately 2.65 feet westerly of the plan location. The UDOT plan station at the intersection of Wall Avenue and 21st Street centerlines is 132+78.25 and the "best-fit" station would be 132+80.98, a shift of 2.73 feet, confirming the shift at the UDOT point of beginning. UDOT right of way fences are commonly built at 1 foot inside the right of way line, and along the EB Expressway varies from the 0.58 to 2.41 feet inside the UDOT Right of Way as shown. The fence from 119+00 to the UDOT point of beginning deviates up to 10 feet inside the Right of Way Line. None of these fences were used in determining the EB Expressway Northerly Right of Way Line.

(Continued on sheet 2)



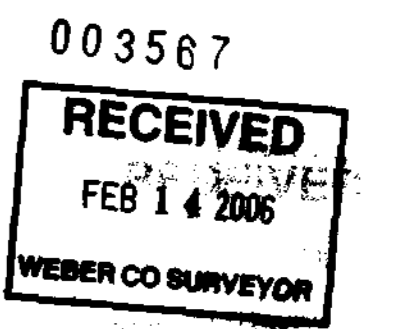
FOUND W 1/4 COR SEC 29 T6N, R1W, SLB&M
N89°59'42" W 2233.18'
BASIS OF BEARING

INTERSECTION WALL AVENUE / 21st STREET
132+78.25 PLAN & UDOT EB EXPRESSWAY
132+80.98 "BEST-FIT" & UDOT EB EXPRESSWAY

CERTIFICATE OF SURVEYOR
I, Robert M. Brown, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 334577, as prescribed by the laws of the State of Utah, and that I have Supervised the Boundary Survey of the Property described hereon.



- LEGEND:**
- SECTION CORNER
 - OGDEN CITY STREET MONUMENT
 - UDOT MONUMENT (CENTER LINE-2" PUNCHED ALUMINUM CAP FLUSH W/ PAVEMENT) (RIGHT OF WAY MARKER-TYPICAL UDOT BRASS CAP)
 - PROPERTY CORNER NOT SET
 - PROPERTY CORNER TO BE SET
 - SURVEYED BOUNDARY LINE
 - PROPERTY LINE
 - EXISTING FENCE



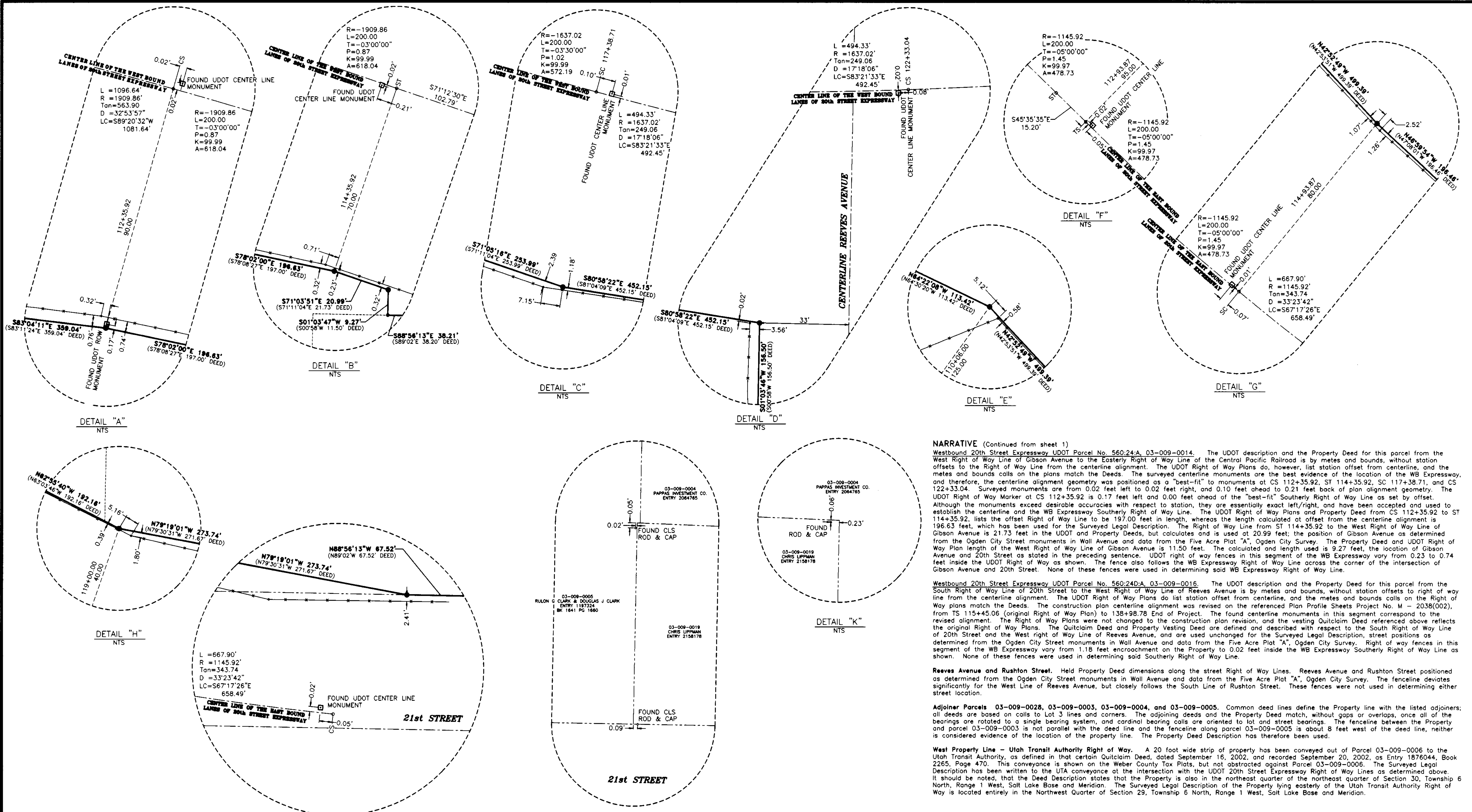
No.	Date	By	Revision



REDCON AE, INC.
Engineers - Surveyors
90 NORTH MAIN
Bountiful, Utah 84010
(801) 298-2401 FAX (801) 298-2024

Surveyed: SOK, SS, BB - 1-23-2006
Drawn: RM Date: 02/14/06
Designer: LKS Check: BB
Scale: 1" = 100'
Job No.: 405010-15
File: H:\405010-15\PLA1.DWG

BOUNDARY SURVEY
PACIFIC WEST, LLC
PARCEL 03-009-0006
OGDEN CITY, WEBER COUNTY, UTAH
PART OF THE NW 1/4 OF SECTION 29 T6N, R1W, SLB&M



NARRATIVE (Continued from sheet 1)
Westbound 20th Street Expressway UDOT Parcel No. 560:24A, 03-009-0014. The UDOT description and the Property Deed for this parcel from the West Right of Way Line of Gibson Avenue to the Easterly Right of Way Line of the Central Pacific Railroad is by metes and bounds, without station offsets to the Right of Way Line from the centerline alignment. The UDOT Right of Way Plans do, however, list station offset from centerline, and the metes and bounds calls on the plans match the Deeds. The surveyed centerline monuments are the best evidence of the location of the WB Expressway, and therefore, the centerline alignment geometry was positioned as a "best-fit" to monuments at CS 112+35.92, ST 114+35.92, SC 117+38.71, and CS 122+33.04. Surveyed monuments are from 0.02 feet left to 0.02 feet right, and 0.10 feet ahead to 0.21 feet back of plan alignment geometry. The UDOT Right of Way Marker at CS 112+35.92 is 0.17 feet left and 0.00 feet ahead of the "best-fit" Southerly Right of Way Line as set by offset. Although the monuments exceed desirable accuracies with respect to station, they are essentially exact left/right, and have been accepted and used to establish the centerline and the WB Expressway Southerly Right of Way Line. The UDOT Right of Way Plans and Property Deed from CS 112+35.92 to ST 114+35.92, lists the offset Right of Way Line to be 197.00 feet in length, whereas the length calculated at offset from the centerline alignment is 196.63 feet, which has been used for the Surveyed Legal Description. The Right of Way Line from ST 114+35.92 to the West Right of Way Line of Gibson Avenue is 21.73 feet in the UDOT and Property Deeds, but calculates and is used at 20.99 feet; the position of Gibson Avenue as determined from the Ogden City Street monuments in Wall Avenue and data from the Five Acre Plat "A", Ogden City Survey. The Property Deed and UDOT Right of Way Plan length of the West Right of Way Line of Gibson Avenue is 11.50 feet. The calculated and length used is 9.27 feet; the location of Gibson Avenue and 20th Street as stated in the preceding sentence. UDOT right of way fences in this segment of the WB Expressway vary from 0.23 to 0.74 feet inside the UDOT Right of Way as shown. The fence also follows the WB Expressway Right of Way Line across the corner of the intersection of Gibson Avenue and 20th Street. None of these fences were used in determining said WB Expressway Right of Way Line.

Westbound 20th Street Expressway UDOT Parcel No. 560:24D:A, 03-009-0016. The UDOT description and the Property Deed for this parcel from the South Right of Way Line of 20th Street to the West Right of Way Line of Reeves Avenue is by metes and bounds, without station offsets to right of way line from the centerline alignment. The UDOT Right of Way Plans do list station offset from centerline, and the metes and bounds calls on the Right of Way plans match the Deeds. The construction plan centerline alignment was revised on the referenced Plan Profile Sheets Project No. M - 2038(002), from TS 115+45.06 (original Right of Way Plan) to 138+98.78 End of Project. The found centerline monuments in this segment correspond to the revised alignment. The Right of Way Plans were not changed to the construction plan revision, and the vesting Quitclaim Deed referenced above reflects the original Right of Way Plans. The Quitclaim Deed and Property Vesting Deed are defined and described with respect to the South Right of Way Line of 20th Street and the West Right of Way Line of Reeves Avenue, and are used unchanged for the Surveyed Legal Description, street positions as determined from the Ogden City Street monuments in Wall Avenue and data from the Five Acre Plat "A", Ogden City Survey. Right of way fences in this segment of the WB Expressway vary from 1.18 feet encroachment on the Property to 0.02 feet inside the WB Expressway Southerly Right of Way Line as shown. None of these fences were used in determining said Southerly Right of Way Line.

Reeves Avenue and Rushton Street. Held Property Deed dimensions along the street Right of Way Lines. Reeves Avenue and Rushton Street positioned as determined from the Ogden City Street monuments in Wall Avenue and data from the Five Acre Plat "A", Ogden City Survey. The fence line deviates significantly for the West Line of Reeves Avenue, but closely follows the South Line of Rushton Street. These fences were not used in determining either street location.

Adjoiner Parcels 03-009-0028, 03-009-0003, 03-009-0004, and 03-009-0005. Common deed lines define the Property line with the listed adjoiners; all deeds are based on calls to Lot 3 lines and corners. The adjoining deeds and the Property Deed match, without gaps or overlaps, once all of the bearings are rotated to a single bearing system, and cardinal bearing calls are oriented to lot and street bearings. The fence line between the Property and parcel 03-009-0003 is not parallel with the deed line and the fence line along parcel 03-009-0005 is about 8 feet west of the deed line, neither is considered evidence of the location of the property line. The Property Deed Description has therefore been used.

West Property Line - Utah Transit Authority Right of Way. A 20 foot wide strip of property has been conveyed out of Parcel 03-009-0006 to the Utah Transit Authority, as defined in that certain Quitclaim Deed, dated September 16, 2002, and recorded September 20, 2002, as Entry 1876044, Book 2265, Page 470. This conveyance is shown on the Weber County Tax Plats, but not abstracted against Parcel 03-009-0006. The Surveyed Legal Description has been written to the UTA conveyance at the intersection with the UDOT 20th Street Expressway Right of Way Lines as determined above. It should be noted, that the Deed Description states that the Property is also in the northeast quarter of the northeast quarter of Section 30, Township 6 North, Range 1 West, Salt Lake Base and Meridian. The Surveyed Legal Description of the Property lying easterly of the Utah Transit Authority Right of Way is located entirely in the Northwest Quarter of Section 29, Township 6 North, Range 1 West, Salt Lake Base and Meridian.

RECEIVED
 FEB 14 2006
 WEBER CO SURVEYOR

003567

No.	Date	By	Revision



REDCON AE, INC.
 Engineers - Surveyors
 90 NORTH MAIN
 Bountiful, Utah 84010
 (801) 298-2401 FAX (801) 298-2024

Surveyed by: SOK,SS,BB - 1-23-2006
 Drawn by: RM Date: 02/14/06
 Designer: LKS Check: BB
 Scale: NOT TO SCALE
 Job No: 405010-15
 File: H:\05010-15\PLAT.DWG

BOUNDARY SURVEY
 PACIFIC WEST, LLC
 PARCEL 03-009-0006
 OGDEN CITY, WEBER COUNTY, UTAH
 PART OF THE NW 1/4 OF SECTION 29 T6N, R1W, SLB&M