

Record Descriptions

PARCEL 1: (County Description) 08-051-0033

Part of the Northeast Quarter of Section 10, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey;

Beginning at a point 33 feet West and 33 feet South of the intersection of 4000 South Street and Midland Drive (said intersection being 1040 feet, more or less, West and 33 feet South from the Northeast Corner of said Section 10); running thence West 308 feet to grantor's West Property Line; thence South 178.5 feet, thence East 168.46 feet to the West Line of Midland Drive; thence Northeasterly along the West Line of Midland Drive 235.8 feet to the place of beginning.

PARCEL 1: (Survey Description)

Part of the Northeast Quarter of Section 10, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey;

Beginning at a point on the South Right-of-way Line of 4000 South Street (SR-37), said point being North 89°25'05" West along the Section Line 1307.24 feet and South 0°34'55" West 45.25 feet from the Northeast Corner of Section 10, Township 5 North, Range 2 West Salt Lake Meridian, and running Easterly along said Right-of-way South 83°55'04" East 88.89 feet; thence South 89°33'43" East 213.215 feet to a point of curvature, thence Southeasterly along the arc of a 38.714 foot radius non-tangent curve to the right (Center bears South 10°50'07" West) through a Central Angle of 95°24'24" a distance of 64.464 feet to a point of a compound curvature, thence Southeasterly along the arc of a 150.597 foot radius curve to the right (center bears North 70°45'02" West) through a central angle of 13°59'34" a distance of 39.219 feet; thence South 38°35'55" West 128.50 feet; thence North 89°25'05" West 236 feet; thence North 0°34'55" East 193.03 feet to the point of beginning.

PARCEL 2: (Survey Description) Part of 08-051-0034

Part of the Northeast Quarter of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey;

Beginning at a point on the South Right-of-way Line of 4000 South Street (SR-37); said point being North 89°25'05" West along the Section Line 1307.24 feet and South 0°34'55" West 45.25 feet and North 83°55'04" West 127.85 feet and North 89°25'05" West 37.74 feet from the Northeast Corner of Section 10, Township 5 North, Range 2 West Salt Lake Meridian, and running thence South 0°34'55" West 205.28 feet; thence North 89°25'05" West 419.06 feet; thence North 0°07'00" West 205.30 feet; thence South 89°25'05" East 421 feet to the point of beginning.

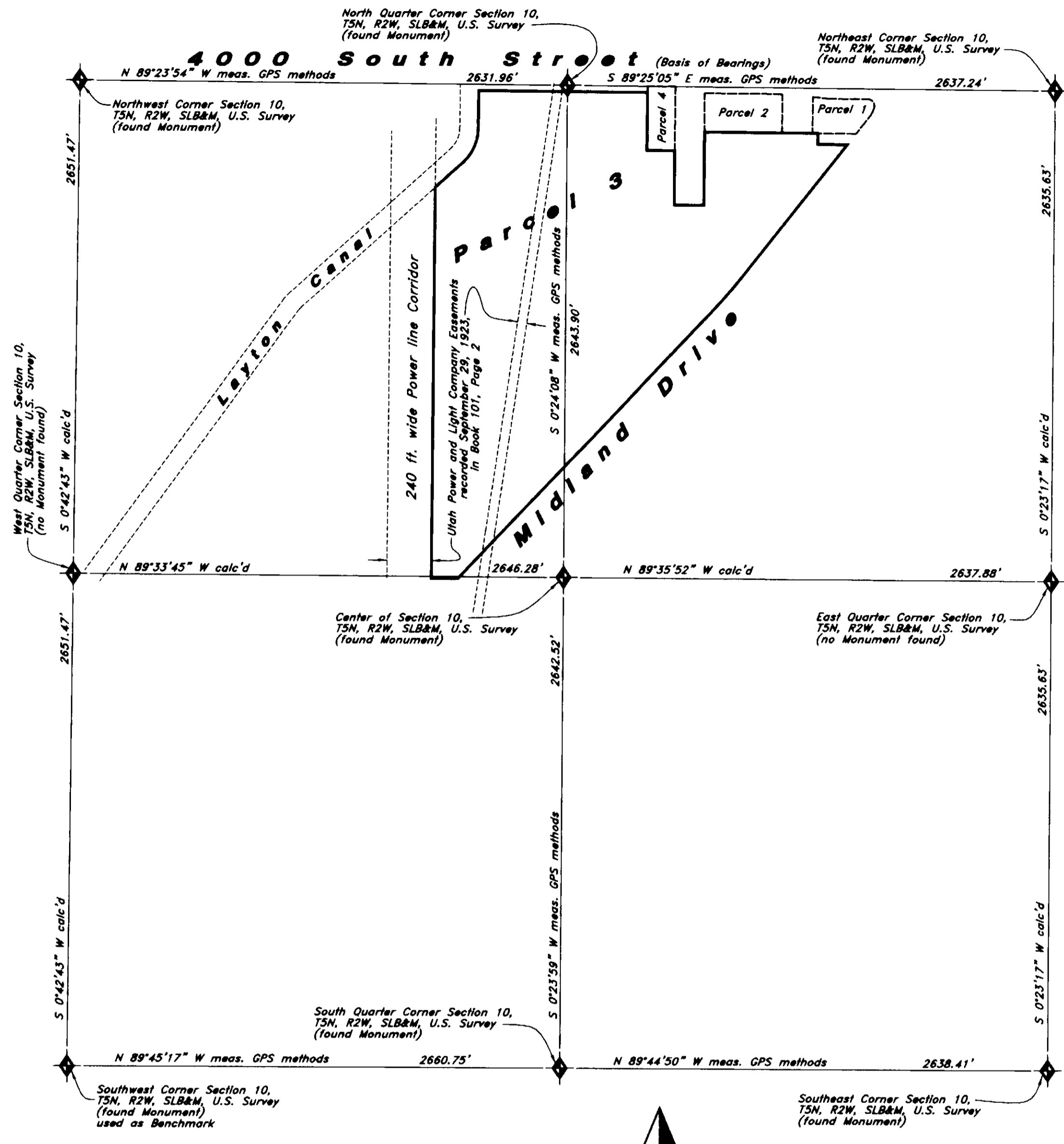
PARCEL 3:

A part of the North Half of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in West Haven, Weber County, Utah;

Beginning at a point on the South Line of 4000 South Street as it exists at 33.00 foot half-width being 33.00 feet South 0°24'08" West along the Quarter Section Line from the North Quarter Corner of said Section 10; and running thence South 89°25'05" East 434.90 feet along said South Line of 4000 South Street to the common boundary with the Nevranski Property; thence along said boundary the following two courses: South 0°34'55" West 307.40 feet; and South 89°25'05" East 150.00 feet to the common boundary with the Toone Property; thence along said common boundary the following two courses: South 0°34'55" West 291.61 feet; and South 89°25'05" East 161.38 feet; thence North 0°27'55" East 393.71 feet; thence South 89°25'05" East 612.92 feet; thence South 0°34'55" West 59.09 feet; thence South 89°25'05" East 161.15 feet to the Northwesterly Line of Midland Drive as it exists at 31.00 foot half-width; thence along said Northwesterly Line the following three courses: South 38°35'54" West 912.68 feet to a point of curvature; Southwesterly along the arc of a 2890.00 foot radius curve to the right a distance of 257.24 feet (Central Angle equals 5°06'00" and Long Chord bears South 41°08'54" West 257.16 feet) to a point of tangency; and South 43°41'54" West 1977.92 feet to an existing boundary line fence monumenting the Quarter Section Line; thence North 89°16'32" West 143.72 feet along said boundary line fence to the Easterly Line of a 240 foot Power Easement Corridor; thence North 0°32'08" East 2103.38 feet along said East Line to the Southeasterly Line of the Layton Canal as it exists on the ground at a 50.00 foot half-width; thence along said Southeasterly Line of the Canal the following three courses: North 48°16'18" East 158.93 feet to a point of curvature; Northwesterly along the arc of a 250.00 foot radius curve to the left a distance of 207.99 feet (Central Angle equals 47°40'00" and Long Chord bears North 24°26'18" East 202.04 feet) to a point of tangency; and North 0°36'18" East 200.34 feet to the South Line of 4000 South Street; thence South 89°23'54" East 478.20 feet along said South Line to the point of beginning.

PARCEL 4:

Beginning at a point which is South 89°25'05" East 435.00 feet along the Section Line from the North Quarter Corner of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°25'05" East 150.00 feet along said Section Line; thence South 0°34'55" West 340.40 feet; thence North 89°25'05" West 150.00 feet; thence North 0°34'55" East 340.40 feet to the point of beginning.



Control Map Scale: 1" = 500'

Narrative

This Survey was requested by Mr. John Thomas of Soleco, Inc. prerequisite to development of this property. Only Parcel 3 of the title report has been surveyed at this time. Parcels 1 and 2 lie within a 2005 McNeil Engineering Survey that could not be retraced. Legal descriptions for both Parcels 1 and 2 calculate a 0.02' gap with the North Line of Parcel 3. Parcel 4 legal description fits Parcel 3 boundaries exactly.

A line between monuments found for the North Quarter Corner and the Northeast Corner of Section 10 was assigned the Weber County Survey Bearing of S 89°25'05" E as the Basis of Bearings.

The alignment of the Layton Canal as shown is from field location as it exists on the ground and as it affects the entire length of this section.

Powerline easements shown are as they exist on the ground and as they affect the North half of this section.

Midland Drive alignment is from mesne subdivision and survey documents of record and particularly honors the UDOT plans for the intersection of Midland Drive and 4000 South Street as surveyed by CLS in 1999. No right-of-way markers were recovered for the alignment of Midland Drive.

Strong fence along South line of the Quarter Section was honored.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report Commitment No. 119369 (8-51-200) dated September 21, 2005 from Old Republic National Title Insurance Company issued by Home Abstract and Title Company, Inc.

The following circled survey related items from Schedule B Section II of the title report are plotted on the survey.

The following uncircled survey related items from Schedule B Section II of the title report could not be plotted.

- #8 50.0 ft wide right-of-way to Utah Power and Light Company recorded January 23, 1918 in Book M, Page 420.
#9 50.0 ft wide and 150.0 ft wide rights-of-way to Utah Power and Light Company recorded September 23, 1923 in Book 101, Page 2.
#10 10.0 ft wide right-of-way recorded July 30, 1969 in Book 922 at Page 147 cannot be plotted due to undisclosed size and location.
#11 150.0 ft. wide easement to Utah Power and Light Company recorded June 2, 1972 in Book 998 of Records, Page 802 Records of Weber County, Utah.
#12 5.0 ft. wide easement to Mountain States Telephone and Telegraph Company recorded March 15, 1973 in Book 1019, Page 33.
#13 5.0 ft. wide easement to Mountain States Telephone and Telegraph Company recorded March 15, 1973 in Book 1019, Page 35.
#14 5.0 ft. wide easement to Mountain States Telephone and Telegraph Company recorded March 15, 1973 in Book 1019, Page 36.
#15 90.0 ft. wide easement to Utah Power and Light Company recorded July 23, 1981 as Entry No. 840435 in Book 1386, Page 633 Records of Weber County, Utah plots Westerly and off of this property.
#16 5.0 ft. wide easement to U.S. West Communications, Inc. recorded July 8, 1991 as Entry No. 1145137 in Book 1603 Page 719.
#17 10.0 ft. wide easement to Hooper Water Improvement District recorded June 9, 1993 as Entry No. 1230187 in Book 1667, Page 177 ambiguously calls 10.0 ft. wide (10) feet but metes and bounds description and exhibit define 10.0 ft. wide.
#18 10.0 ft. wide easement to U.S. West Communications, Inc. recorded March 24, 1998 in Book 1682, Page 1468.
#19 10.0 ft. wide easement to Hooper Water Improvement District recorded September 30, 1993 in Book 1915, Page 2895.
#20 10.0 ft. wide easement to Hooper Water Improvement District recorded November 16, 2000 as Entry No. 1737672 in Book 2101, Page 2459.
#21 10.0 ft. wide easement to Hooper Water Improvement District recorded November 20, 2000 as Entry No. 1738001 in Book 2102, Page 434.
#23 Resolution No. 20-99 Annexing Property into the Central Weber Sewer Improvement District recorded March 29, 2000 as Entry No. 1697349 in Book 2064, Page 1813 contains nothing plottable.
#24 Resolution No. 2003-01 Annexing Property into the Central Weber Sewer Improvement District recorded March 3, 2003 as Entry No. 1917438 in Book 2326, Page 693 contains nothing plottable.
#28 50.0 ft. wide and 100.0 ft. wide Pipeline Agreement in Favor of Jordan Valley Water Conservancy District, recorded November 23, 2005, as Entry No. 2144189, records of Weber County Utah.

Certification for Parcel 3

To SBH West Haven, L.C., Soleco, Inc., Steve Nevraski and Tina Nevraski, Old Republic National Title Insurance Company, and Home Abstract and Title Company, Inc.:

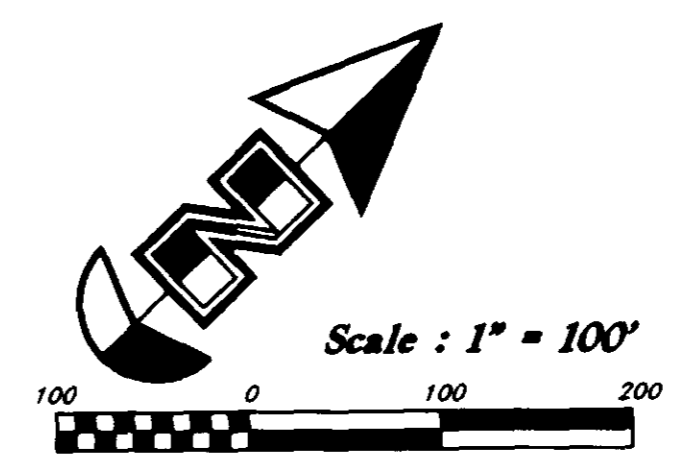
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes Items 4, 8 and 10 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date: 15 Dec 2005

RECEIVED MAY 02 2006 WEBER CO SURVEYOR

BRUCE D. PIMPER 362256

Vertical sidebar containing project information: ALTA / ACSM Land Title Survey, Soleco Property, 4000 South Street and Midland Drive, West Haven City, Weber County, Utah. Includes logos for GREAT BASIN ENGINEERING and SOLECO.



Notes

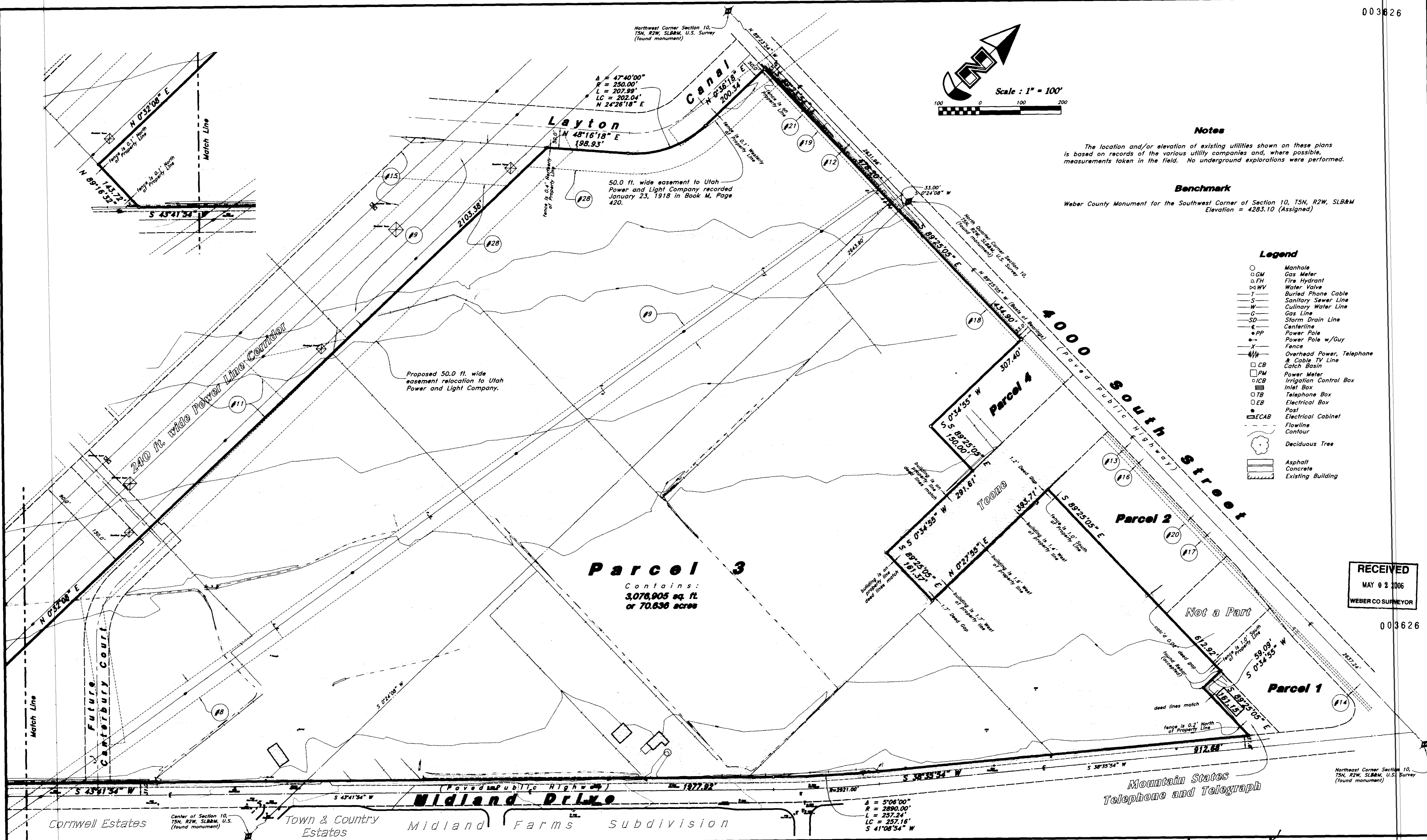
The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

Benchmark

Weber County Monument for the Southwest Corner of Section 10, T5N, R2W, SLB&M
Elevation = 4283.10 (Assigned)

Legend

- GM Manhole
- FH Gas Meter
- △ FH Fire Hydrant
- ◊ WV Water Valve
- T Buried Phone Cable
- S Sanitary Sewer Line
- W Culinary Water Line
- G Gas Line
- SD Storm Drain Line
- CL Centerline
- PP Power Pole
- Power Pole w/Guy
- X Fence
- Overhead Power, Telephone & Cable TV Line
- CB Catch Basin
- PM Power Meter
- ICB Irrigation Control Box
- Inlet Box
- TB Telephone Box
- EB Electrical Box
- ECAB Electrical Cabinet
- Flowline
- Contour
- Deciduous Tree
- ▨ Asphalt
- ▩ Concrete
- ▭ Existing Building



RECEIVED
MAY 02 2006
WEBER CO SURVEYOR

REV	DATE	DESCRIPTION
2	12/8/05	Updated per new title information.
1	12/2/05	Additional easement information added.

Cornwell Estates
Town & Country Estates
Midland Farms subdivision

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

ALTA / ACSM Land Title Survey

Soleco Property
4000 South Street and Midland Drive
West Haven City, Weber County, Utah
A Part of the N 1/2 of Section 10, T5N, R2W, SLB&M, U.S. Survey

DESIGNED BY: ---
DRAFTED BY: kbh
CLIENT NAME: SOLECO

16 Nov, 2005
SHEET NO. 2

02-14300M-AS