

Narrative

This Survey was requested by Mr. Phil Hancock of the Hancock Companies prerequisite to development of this property. The original record description was deficient with an error of closure of over 22 ft. and included 976 lineal feet of the State Highway.

As Surveyed Description

A part of the Southeast Quarter of Section 23, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in West Haven, Weber County, Utah:

Beginning at a point on the West Line of 1900 West Street as it exists at 60.00 foot half-width being 60.00 feet North 89°25'22" West along the Section Line and 21.95 feet North 1°07'21" East along said West Line from the Southeast Corner of said Section 23; and running thence along a line parallel to and being 50.00 feet perpendicular distance Northerly from the Northerly Deed Line of the Hooper Property the following two courses: North 70°28'41" West 319.00 feet; and North 66°36'57" West 161.22 feet to a point on the Easterly Line of Granite Acres Subdivision Phase 2 Amended as it is staked on the ground; thence North 9°45'15" East 652.95 feet along said Easterly Line of the subdivision to an original subdivision corner as it is staked on the ground (Rebar with Gardner Engineering Cap); thence North 88°11'18" West 0.43 feet along the Northerly Line of said subdivision to the Easterly Deed Line of the Granite Construction Company Property; thence North 9°45'10" East 44.24 feet along said Deed Line to an angle point of said Deed Line; thence North 45°54'18" East 13.77 feet along the Southerly Deed Line of the Northerly Parcel of the Paulsen Property to the Southerly Corner of the Southerly Parcel of the Paulsen Property as established in April 2000 by Mountain West Professional Land Surveyors, L.L.C. by field survey Job No. 04A-01-00; thence South 75°14'37" East 347.80 feet along the Southerly Line of said Paulsen Property as surveyed to the Southeasterly Corner thereof at a point on the West Line of 1900 West Street as it exists at 60.00 foot half-width; thence South 1°07'21" West 778.85 feet along said West Line to the point of beginning.

Contains 303,223 sq. ft. or 6.961 acres

Subject to an easement to Hooper Irrigation Company for a piped canal along the Northerly portion of the above described property more particularly described metes and bounds as follows:

A part of the Southeast Quarter of Section 23, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in West Haven, Weber County, Utah:

Beginning at a point on the West Line of 1900 West Street as it exists at 60.00 foot half-width being 60.00 feet North 89°25'22" West along the Section Line and 800.80 feet North 1°07'21" East along said West Line from the Southeast Corner of said Section 23; and running thence South 1°07'21" West 51.00 feet along said West Line of 1900 West Street; thence North 73°35'48" West 364.69 feet to the Easterly Deed Line of the Granite Construction Company Property; thence North 9°45'10" East 27.40 feet along said Deed Line to an angle point of said Deed Line; thence North 45°54'18" East 13.77 feet along the Southerly Deed Line of the Northerly Parcel of the Paulsen Property to the Southerly Corner of the Southerly Parcel of the Paulsen Property as established in April 2000 by Mountain West Professional Land Surveyors, L.L.C. by field survey Job No. 04A-01-00; thence South 75°14'37" East 347.80 feet along the Southerly Line of said Paulsen Property as surveyed to the Southeasterly Corner thereof at a point on the West Line of 1900 West Street as it exists at 60.00 foot half-width and the point of beginning.

Contains 15,877 sq. ft.

Also: Subject to an easement to Hooper Irrigation Company for Access Road and Canal Maintenance along the Southerly portion of the above described property more particularly described metes and bounds as follows:

A part of the Southeast Quarter of Section 23, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in West Haven, Weber County, Utah:

Beginning at a point on the West Line of 1900 West Street as it exists at 60.00 foot half-width being 60.00 feet North 89°25'22" West along the Section Line and 21.95 feet North 1°07'21" East along said West Line from the Southeast Corner of said Section 23; and running thence North 70°28'41" West 319.00 feet; thence North 66°36'57" West 161.22 feet to the Easterly Line of Granite Acres Subdivision Phase 2 Amended as it is staked on the ground; thence South 68°35'24" East 187.03 feet; thence South 72°23'05" East 110.38 feet; thence South 67°51'13" East 182.80 feet to the point of beginning.

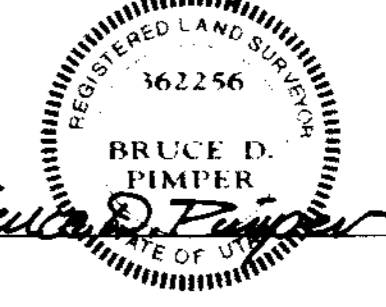
Contains 2,066 sq. ft.

Certification

To The Hancock Companies, Hooper Irrigation Company, Navistar Financial Corporation, EGC Future, LLC, Intermountain Title Insurance & Escrow Agency Inc., and United General Title Insurance Company:

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, and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 8, 10, and 11(b) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 29 March 2006



Bruce D. Pimper, Utah RLS No. 362256

5116.92' record (5116.89' meas. GPS methods)

Northwest Corner Section 23, T6N, R2W, SLB&M, U.S. Survey (found monument)

Title Information

This survey was completed using Title Report File No. W-10742-06 dated March 15, 2006 from United General Title Insurance Company issued by Intermountain Title Insurance & Escrow Agency, Inc.

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

#4 Perpetual right-of-way of undisclosed size to Ogden Sugar Company recorded February 6, 1909 in Book "G" of Leases, Page 224 could not be plotted due to ambiguous description.

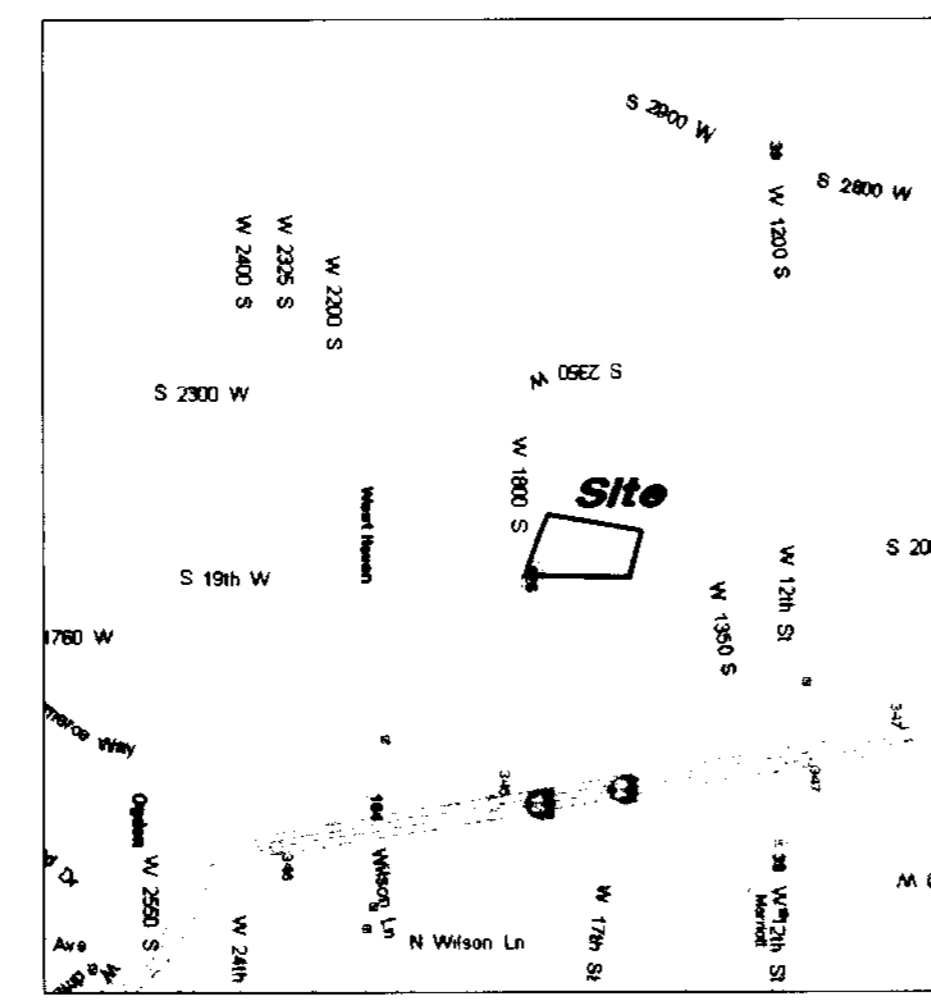
#7 Grant of easement to the State Road Commission of Utah recorded October 18, 1940 in Book 136, Page 486 could not be plotted due to undisclosed size and location.

#11 Agreement with the State of Utah Board of Water Resources for irrigation facilities recorded May 17, 1996 as Entry No. 1406857, Book 1806, Page 2976 mentions this section along with more sections, but contains nothing to plot.

Notes

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

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.



Vicinity Map no scale

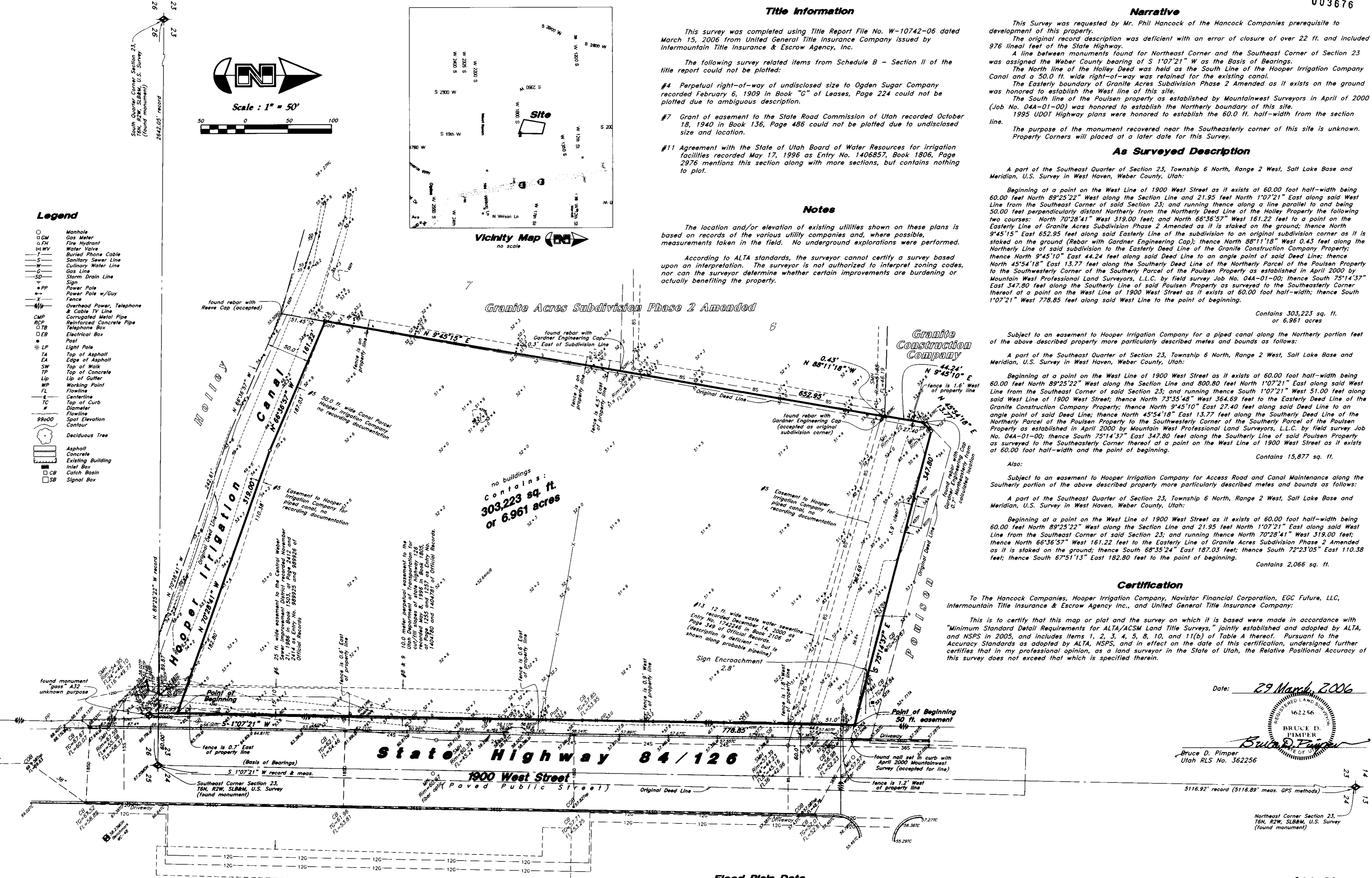


Scale: 1" = 50'



Legend

- Manhole, Gas Meter, Fire Hydrant, Water Valve, Buried Phone Cable, Sanitary Sewer Line, Culinary Water Line, Gas Line, Storm Drain Line, Sign, Power Pole, Power Pole w/Guy, Fence, Overhead Power, Telephone & Cable TV Line, Corrugated Metal Pipe, Reinforced Concrete Pipe, Telephone Box, Electrical Box, Post, Light Pole, Top of Asphalt, Edge of Asphalt, Top of Walk, Top of Concrete, Lip of Gutter, Working Point, Flowline, Centertine, Top of Curb, Diameter, Spot Elevation, Contour, Deciduous Tree, Asphalt, Concrete, Existing Building, Inlet Box, Catch Basin, Signal Box.



no buildings
Contains:
303,223 sq. ft.
or 6.961 acres

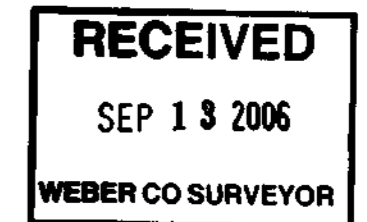
Flood Plain Data

This property lies entirely within Flood Zone X (no shading) as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0407E dated December 16, 2005. Flood Zone X is defined as "Areas determined to be outside 500-year floodplain." (no shading)

Benchmark

Weber County Witness Corner Monument for the Southeast Corner of Section 23.
Elevation = 4258.23 (published by Weber County)

#10 Right-of-way easement to Mountain Fuel Supply Company recorded May 13, 1997 in Book 1861, at Page 2239, as Entry No. 1471184 of Official Records.



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Salt Lake City, Utah 84116
Fax: (801)521-9951

ALTA / ACSM Land Title Survey
Hancock Companies
1701 South 1900 West
West Haven City, Weber County, Utah
A Part of the SE 1/4 of Section 23, T6N, R2W, SLB&M