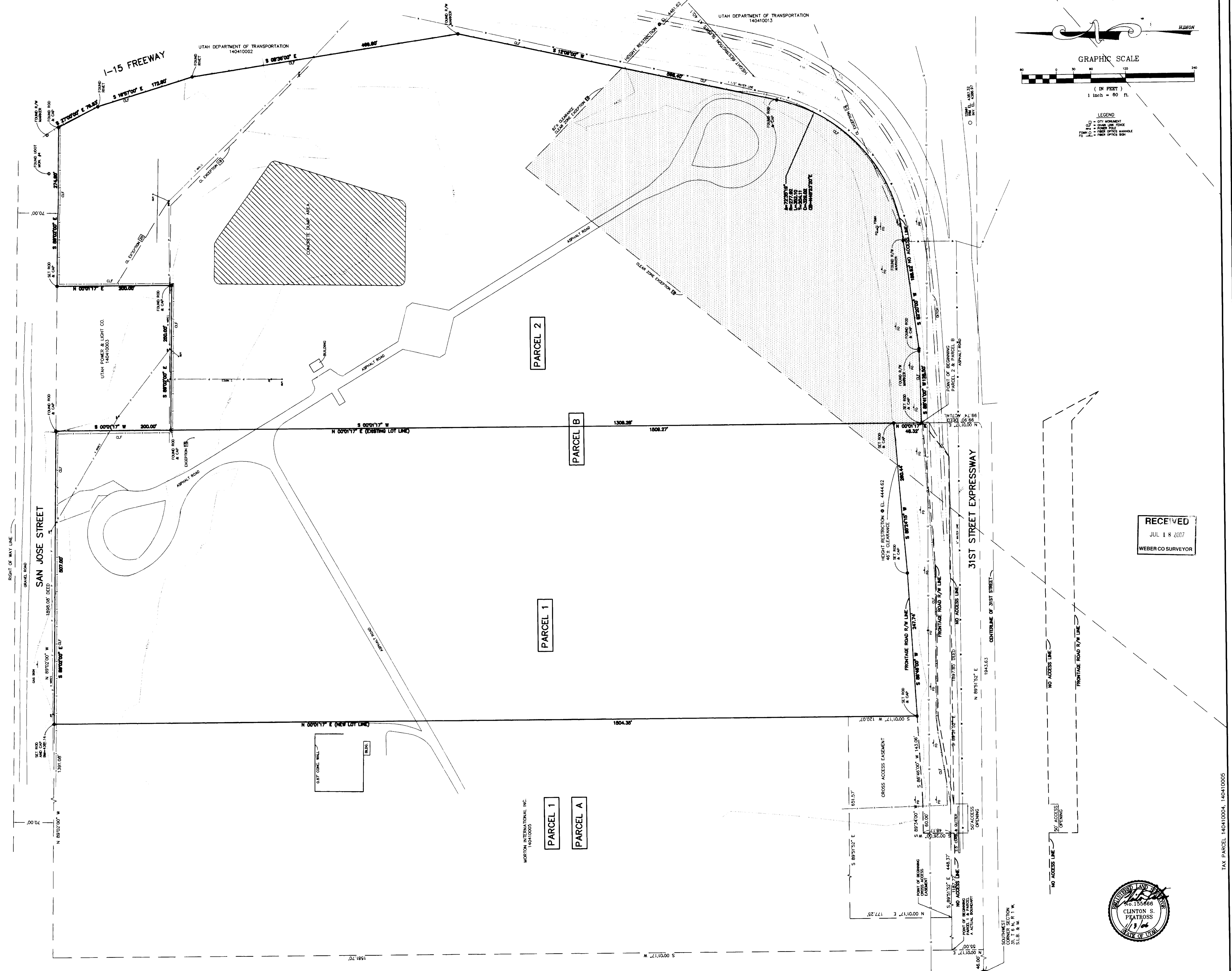
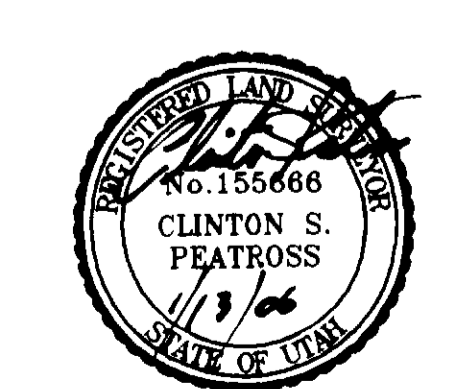


LEGEND  
 ○ CITY MONUMENT  
 ○ DUAL LINE POICE  
 ○ PIERCE POLE  
 ○ PIERCE POLE  
 ○ PIERCE POLE  
 ○ PIERCE POLE



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 WEBER CO SURVEYOR

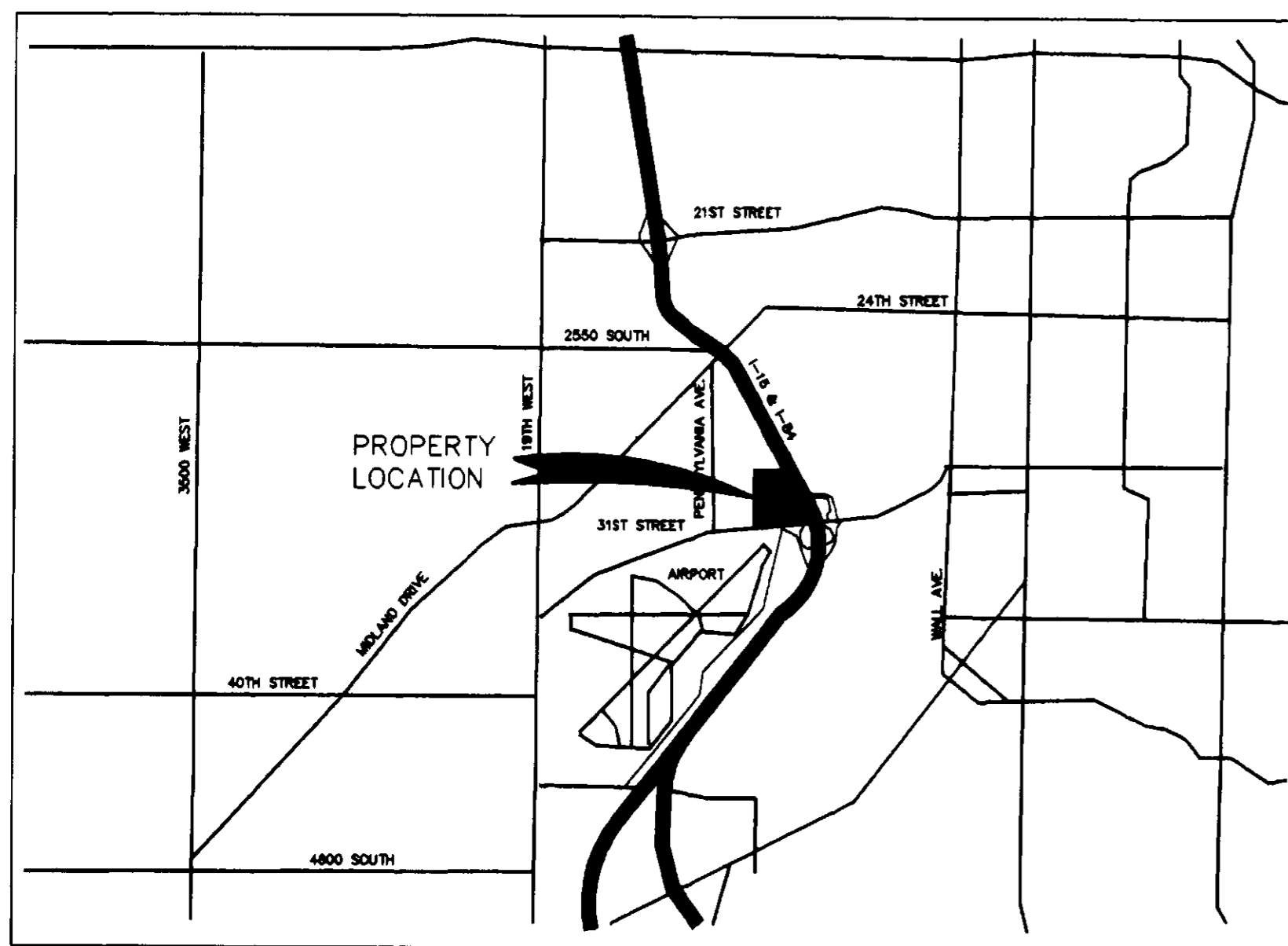


BUSH & GUDGELL, INC.  
 Engineers - Planners - Surveyors  
 525 South 300 East, Salt Lake City, Utah 84111

Drawn: KGB Date: 01-03-05  
 Design: CSD  
 Checked: CSD

TAX PARCEL 140410004, 140410005  
 ALTA/ACSM LAND TITLE SURVEY  
 MORTON INTERNATIONAL, INC.

SH  
 FILE: 47



VICINITY  
NO SCALE

ALTA/ACSM TABLE "A" NOTES

1. Rod & Cap, Nail & Washer, or Rivet was set at all property corners, as shown.
2. Vicinity map showing the property surveyed in reference to nearby highways and major street intersections.
3. This property is in FLOOD ZONE "X", Area outside 500 year flood plain, per Flood Insurance rate Map for Ogden City and Weber County, Utah, Community Panel No. 49057C 0409 E, and 0428 E, dated December 16, 2005.
4. See land areas with descriptions.
5. Weber County Benchmark = 4327.242. Found Brass Cap at the Northeast Corner of intersection of 1900 West Street and Midland Drive.
6. This property is in BUILDING ZONE "M-2", Manufacturing and Industrial Zone.. Front and Corner Yard setbacks are 10'. Interior Side Yard setback has no minimum, Rear Yard setback has no minimum. Building Height maximum, None
7. No buildings on property.
8. visible improvements shown on plat.
9. No designated parking.
10. Access to and from 31st STREET which is asphalt, maintained and dedicated public right of way.
- 11(b). All visible utilities are as shown, Sanitary Sewer, Water pipes were plotted from City Utility plats, Natural Gas lines are plotted from Questar Gas plats, Electric Power and Telephone lines are as shown.
13. Names of adjoining owners of platted lands with Sidwell No. and/or recording data, as shown.
14. Distance to nearest intersecting street shown on plat (1100 West and 31st Street)

CROSS ACCESS EASEMENT DESCRIPTION

Beginning at a point North 0°01'17" East 55.00 feet and South 89°51'52" East 785.35 feet from the Southwest corner of Section 31, Township 6 North, Range 1 West, Salt Lake Base and Meridian; thence North 0°01'17" East 177.25 feet; thence South 89°51'52" East 651.57 feet; thence South 0°01'17" West 120.07 feet to a point on the North right of way line of 31ST Street Expressway; thence South 86°46'00" West 143.06 feet along said right of way line; thence South 89°34'00" West 60.00 feet along said right of way line; thence South 0°28'00" West 48.17 feet along said right of way line; thence North 89°51'52" West 448.37 feet to the point of beginning.

PARCEL A

Beginning at a point North 0°01'17" East 55.00 feet and South 89°51'52" East 46.00 feet from the Southwest corner of Section 31, Township 6 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°01'17" East 1581.70 feet to the Southerly line of San Jose Street; thence South 89°02'00" East 1391.08 feet along said Southerly line; thence South 0°01'17" West 1504.35 feet; thence South 86°46'00" West along the Northerly line of the 31st Street Expressway 143.06 feet; thence South 89°34'00" West along said Northerly line 60.00 feet; thence South 0°26'00" West along said Northerly line 48.17 feet; thence North 89°51'52" West along said Northerly line 1187.72 feet to the point of beginning. Contains 2,175,458 square feet or 49.94 acres.

PARCEL B

Beginning on the Northerly line of the 31st Street Expressway at a point South 89°51'52" East 1943.63 feet along the Section line, and North 0°01'17" East 99.74 feet and from the Southwest corner of Section 31, Township 6 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°01'17" East 48.32 feet along said Northerly line; thence South 85°24'15" West along said Northerly line 260.44 feet; thence South 86°46'00" West along said Northerly line 247.74 feet; thence North 0°01'17" East 1504.35 feet to the Southerly line of San Jose Street; thence South 89°02'00" East 507.00 feet along said Southerly line to the Northwest corner of the Utah Power and Light property; thence South 0°01'17" West 200.00 feet along the Westerly line of said property; thence South 89°02'00" East 250.00 feet along the Southerly line of said property; thence North 0°01'17" East 200.00 feet along the Easterly line of said property to the Southerly line of San Jose Street; thence South 89°02'00" East along said Southerly line 274.60 feet to the Westerly no access line of Interstate Highway 15; thence South 27°00'00" East along said Westerly no access line 76.83 feet; thence South 16°57'00" East along said Westerly no access line 172.80 feet; thence South 8°36'00" East along said Westerly no access line 469.60 feet; thence South 12°06'00" West along said Westerly no access line 568.40 feet to a point of a 277.92 foot radius tangent curve to the right; thence Southwesterly along the arc of said curve 352.10 feet, and through a central angle of 72°35'19" to the Northerly line of the 31st Street Expressway; thence South 82°20' 00" West along said Northerly line 188.62 feet; thence South 88°41'00" West along said Northerly line 128.50 feet to the point of beginning. Contains 1,596,602 square feet or 36.65 acres.

EXCEPTIONS PER THE TALON GROUP TITLE AND SETTLEMENT SERVICES COMMITMENT NO. NCS-200945-SLC, DATED NOVEMBER 1, 2005, AT 7:30 AM

- 11 (Affects Parcel 1)  
An easement for right of way to lay, maintain, operate and remove a pipe line with the right of ingress and egress to and from said right of way and incidental purposes, the exact location of which was not disclosed, as created in favor of Ogden Gas Co. by Document recorded May 24, 1929 in Book S at Page 143 of Official Records. Not Plottable  
  
Note: Said Easement was modified by that certain Quit Claim Deed recorded May 31, 1956 as Entry No. 256971 in Book 515 at Page 158 of Official Records.
- 13 (Affects Parcel 1)  
An easement over, across or through the land for right of way for the continued maintenance, repair, alteration and replacement of the electric transmission, distribution and telephone circuits and incidental purposes, as granted to Utah Power & Light Company by Instrument recorded May 11, 1957 as Entry No. 274826 in Book 547 at Page 70 of Official Records. Not Plottable
- 14 (Affects Parcel 2)  
An easement over, across or through the land for right of way for the continued maintenance, repair, alteration and replacement of the electric transmission, distribution and telephone circuits and incidental purposes, as granted to Utah Power & Light Company by Instrument recorded November 13, 1959 as Entry No. 324436 in Book 629 at Page 500 of Official Records. Plotted
- 15 (Affects Parcel 1)  
Subject to the terms and conditions thereof, that certain Quit Claim Deed (Controlled Access) recorded January 3, 1961, as Entry No. 17640 in Book 666 at Page 578 of Official Records. Said Quit Claim Deed was re-recorded August 6, 1964 as Entry No. 431859 in Book 781 at Page 178 of Official Records. NOT PLOTTABLE
- 16 (Affects Parcels 1 and 2)  
Clear Zone Easement dated March 7th and recorded July 30, 1963 as Entry No. 7407030 and 407031 in Book 749 at Page 159 and 164 of Official Records.
- 17 (Affects Southerly line of Parcel 1)  
Subject to the terms and conditions thereof, that certain Quit Claim Deed (Controlled Access) recorded August 17, 1964 as Entry No. 432523 in Book 782 at Page 38 of Official Records.
- 18 (Affects Parcel 2)  
An easement over, across or through the land for right of way for the continued maintenance, repair, alteration and replacement of the electric transmission, distribution and telephone circuits and incidental purposes, as granted to Utah Power & Light Company by Instrument recorded April 22, 1965 as Entry No. 449094 in Book 803 at Page 386 of Official Records. Note: Exact width not disclosed. Plotted
- 19 (Affects the North Line of Parcel 1 and 2)  
An easement over, across or through the land to construct, operate, maintain and remove such communication and other facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company by Instrument recorded July 7, 1981 as Entry No. 839360 in Book 1385 at Page 523 of Official Records.
- 20 (Affects Parcel 2)  
An easement over, across or through the land for right of way for the continued maintenance, repair, alteration and replacement of the electric transmission, distribution and telephone circuits and incidental purposes, as granted to Utah Power & Light Company by Instrument recorded January 5, 1984 as Entry No. 898783 in Book 1438 at Page 2028 of Official Records. Note: Exact width not disclosed. Plotted

SURVEYORS CERTIFICATION

To: Morton International, Inc., an Indian corporation; The Talon Group Title and Settlement Services; and First American 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 the "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, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 13, and 14 of Table A thereof. Pursuant to the Accuracy Standard as adopted by ALTA and NSPS and in effect on the date of this certification the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

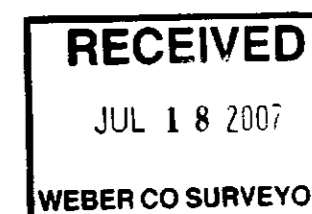
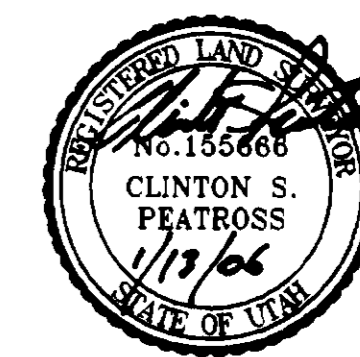
LEGAL DESCRIPTION

PARCEL 1:

A part of the Southwest Quarter of Section 31, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey; Beginning at a point which bears 55 feet North 0°01'17" East and 46 feet South 89°51'52" East from the Southwesterly corner of said Section 31; thence South 89°51'52" East 1897.85 feet; thence North 0°01'17" East 1554.18 feet to the Southerly line of San Jose Street (70 feet wide); thence North 89°02' West along the southerly line of said street 1898.08 feet; thence South 0°01'17" West 1581.70 feet to the point of beginning. Together with a right-of-way appurtenant to Parcel 1 over a strip of ground 46 feet wide adjoining the above described property on the West. Less and Excepting Therefrom from Parcel 1 that part along South line within the boundaries conveyed to State Road Commission for highway and frontage road purposes pursuant to Quit Claim Deeds recorded in Book 666 at Page 578, Book 781 at Page 178, Book 782, at Page 38 and Book 792, at Page 52 of the Records of Weber County, Utah.

PARCEL 2:

Part of the Southwest Quarter of Section 31, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the North line of State Road Right-of-Way, said point is North 89°51'52" West 702.02 feet along the South line of the Section and North 0°01'17" East 99.90 feet parallel to the West line of the Section from the Southeast Corner of said Quarter Section, running thence North 0°01'17" East 1309.28 feet (parallel to the West line of the Section), and along the East line of State Road Commission property and along the East line of White Motor Corporation property to the Southwest Corner of Utah Power and Light Company property, thence South 89°02' East 250.00 feet (parallel to the South line of San Jose Avenue), thence North 0°01'17" East 200.00 feet (parallel to the West line of the Section), to the South line of San Jose Avenue, as dedicated in Fairmont Park Annex, thence South 89°02' East 274.60 feet along said Street to the West line of State Road Right-of-way line; thence along said State Road right-of-way the following seven courses: South 27°00' East 76.83 feet, South 16°57' East 172.80 feet, South 8°36' East 469.60 feet to Utah State Highway Right-of-way monument, South 12°06' West 568.40 feet, Southwesterly along the arc of a 277.92 foot radius curve to the right 352.10 feet to a Utah State Highway Right-of-way monument; South 82°20' West 188.62 feet and South 88°41' West 128.50 feet to the point of beginning.



TAX PARCEL 140410004, 140410005

ALTA/ACSM LAND TITLE SURVEY  
MORTON INTERNATIONAL INC.  
3350 AIRPORT ROAD, OGDEN, UTAH  
PREPARED FOR: JIM SHELTON  
LOCATION: SECTION 31, T 6 N, R 1 W, S.L.B. & M.

BUSH & GUDGELL, INC.  
Engineers - Planners - Surveyors  
525 South 300 East, Salt Lake City, Utah 84111  
(801) 364-1212 Fax (801) 364-1225  
Offices: St. George, Utah

Drawn: KGB Date: 01-03-05  
Designed: \_\_\_\_\_  
Checked: \_\_\_\_\_  
Approved: CSP  
Scale: 1" = 60'  
Job No.: 47389

17-28-06 KGB By: \_\_\_\_\_  
No. Date: \_\_\_\_\_  
Revision: \_\_\_\_\_