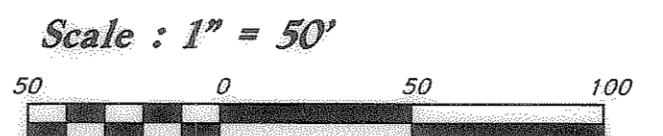
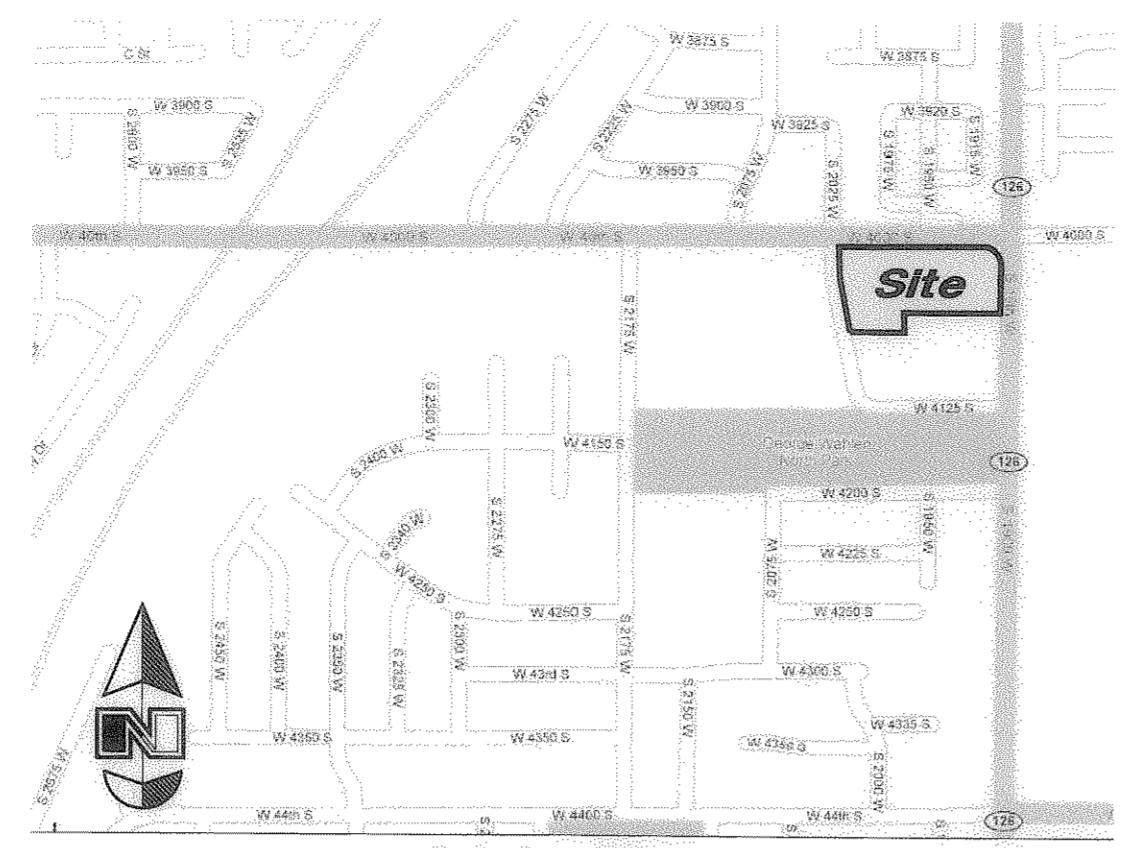


- Legend**
- Manhole
 - GM Gas Meter
 - △ FH Fire Hydrant
 - ▽ WV Water Valve
 - - - Buried Phone Cable
 - - - Sanitary Sewer Line
 - - - Culinary Water Line
 - - - Gas Line
 - - - Storm Drain Line
 - - - Irrigation Water Line
 - Sign
 - PP Power Pole
 - Power Pole w/Guy
 - ICB Irrigation Control Box
 - TB Telephone Box
 - EB Electrical Box
 - Post
 - ECAB Electrical Cabinet
 - FL Flowline
 - Centerline
 - Flowline
 - Contour
 - Deciduous Tree
 - Coniferous Tree
 - Asphalt
 - Concrete
 - Existing Building
 - Inlet Box
 - Catch Basin
 - PM Power Meter
 - LP Light Pole



Narrative

This Survey was requested by America First Federal Credit Union prerequisite to purchase of this property.

This Property honors a previous 1999 Survey by Great Basin Engineering - North.

A line between monuments found for East Quarter Corner and the Northeast Corner of Section 11 was assigned the Weber County bearing of N 0°48'59" E as the Basis of Bearings in order to retrace the Amended Plat.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report Case No. 87155 dated January 4, 2008 from Stewart Title Guaranty Company issued by Mountain View Title and Escrow Company.

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

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

- #10 10.0 ft. wide Public Utility and Drainage Easement over all sides of said property as disclosed on Dedication Plat.
- #11 Declaration of Easements recorded December 15, 1999 as Entry No. 1679582 in Book 2049 at Page 180 of Official Records.
- #12 Declaration of Easements recorded December 29, 2006 as Entry No. 2232118 of Official Records, blankets this site along with more land but contains nothing to plot.
- #13 Notes, Conditions and/or Restrictions as disclosed on Dedication Plat.
- #14 Expanded Redevelopment Project Area No. 1 recorded February 2, 1982 as Entry No. 851306 in Book 1397 at Page 190 and Amended November 10, 1987 as Entry No. 1030517 in Book 1529 at Page 1353 and August 2, 1990 as Entry No. 1115257 in Book 1584 at Page 1249 of Official Records, blankets this site along with more ground but contains nothing to plot.
- #15 Redevelopment Project Area No. 2 recorded November 10, 1987 as Entry No. 1030516 in Book 1529 at Page 1349 of Official Records, blankets this site along with more ground but contains nothing to plot.

Zoning Information

Zone	=	MP-1 (Planned Manufacturing Zone)
Building Setback Requirements	=	
Front yard	=	50'
Back yard	=	none (50' against residential)
Side yard	=	none (50' against residential)
Height Restrictions	=	50'
Bulk Restrictions	=	80%

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies, design plans, 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.

There are 328 established parking stall on this site, of which 6 are designated for handicap parking and access.

Flood Plain Data

This property lies entirely within Flood Zone C as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 1-04 dated 24 Oct. 1978. Flood Zone C is defined as "Areas determined to be outside 500-year floodplain." (no shading)

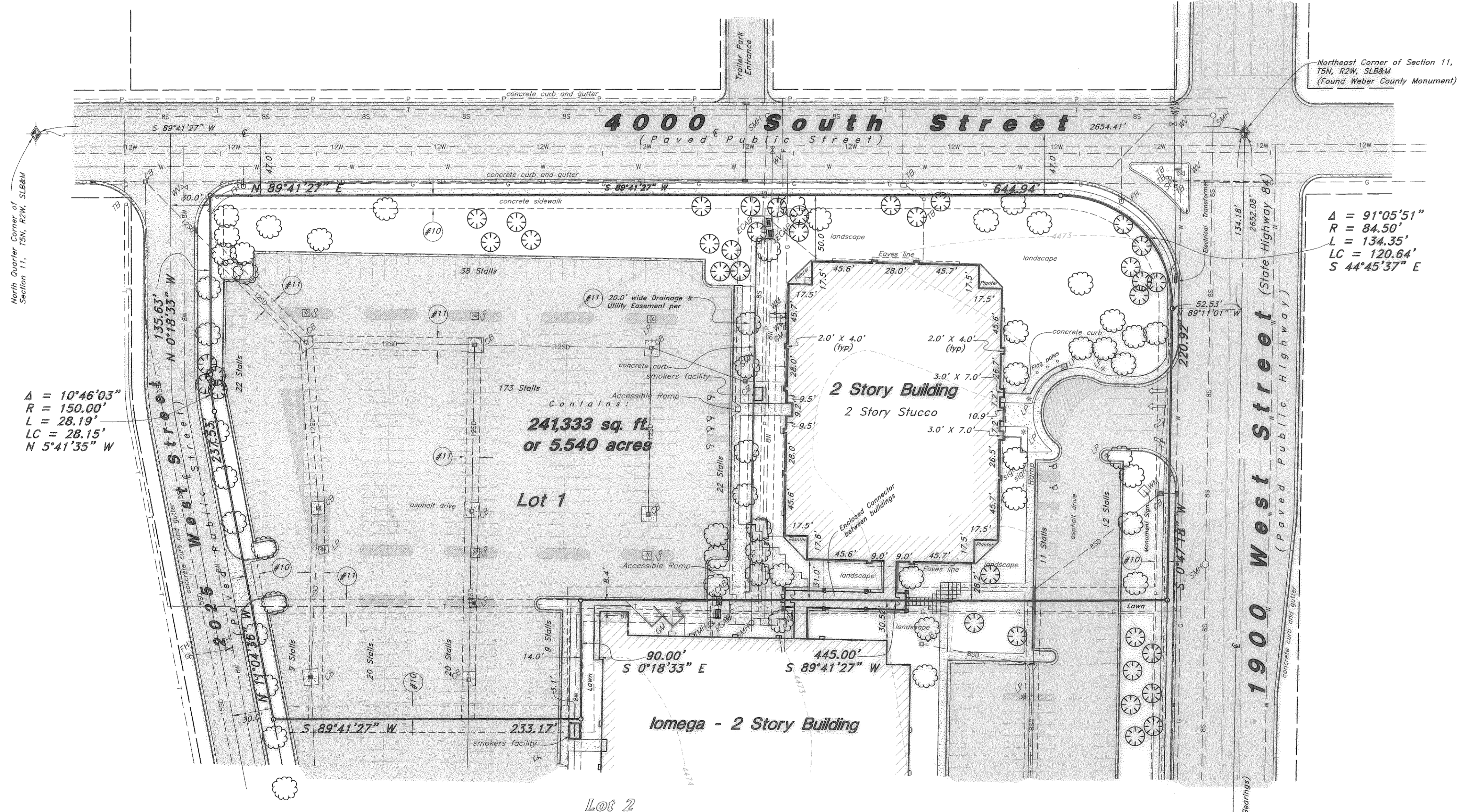
Record Description

All of Lot 1, Wasatch Executive Park Phase 1 Amended, Roy City, Weber County, Utah, according to the Official Plat thereof.

Certification

To America First Federal Credit Union, Uintah Land Company, L.C., Arimo Corporation, Beaver Creek Investments, L.C., Stewart Title Guaranty Company and Mountain View Title and Escrow 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 2, 3, 4, 6, 7(b), 8, 9, 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.



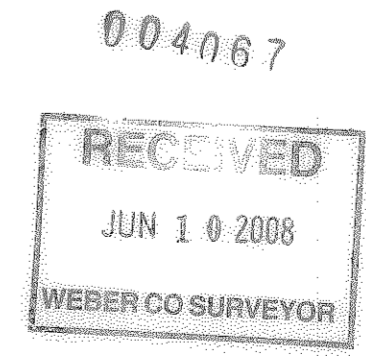
North Quarter Corner of Section 11, T5N, R2W, SL&M

$\Delta = 10^{\circ}46'03''$
 $R = 150.00'$
 $L = 28.19'$
 $LC = 28.15'$
 $N 5^{\circ}41'35'' W$

North East Corner of Section 11, T5N, R2W, SL&M
(Found Weber County Monument)

$\Delta = 91^{\circ}05'51''$
 $R = 84.50'$
 $L = 134.35'$
 $LC = 120.64'$
 $S 44^{\circ}45'37'' E$

East Quarter Corner of Section 11, T5N, R2W, SL&M
(Found Weber County Monument)



Date: 31 May 2008

BRUCE D. PIMPER
 4051 South 1900 West
 Roy City, Weber County, Utah
 A Part of the NE 1/4 of Section 11, T5N, R2W, SL&M

Bruce D. Pimper
 Utah RLS No. 362256

Designed by: ---
 Drafted by: jrl
 Client Name: AFFCU

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
 AFFCU - Iomega
 4051 South 1900 West
 Roy City, Weber County, Utah
 A Part of the NE 1/4 of Section 11, T5N, R2W, SL&M

27 Mar, 2008
 SHEET NO. 1