

EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Commitment for Title Insurance Order No. F-41044 issued by Founders Title Company, with an effective date of May 2, 2008 at 8:00 a.m.

EXCEPTION 12 - An easement of undisclosed width and location over, across or through the land for telephone and telegraph lines and incidental purposes, as granted to The Mountain States Telephone and Telegraph Co., by Instrument recorded October 29, 1918, in Book N of Page 154 of Official Records.

EXCEPTION 13 - A 10.0' wide right of way easement over, across or through the land for gas lines and incidental purposes, as granted to Mountain Fuel Supply Company, a Corporation of the State of Utah by Instrument recorded August 9, 1963, as Entry No. 407728 in Book 750 at Page 145 of Official Records.

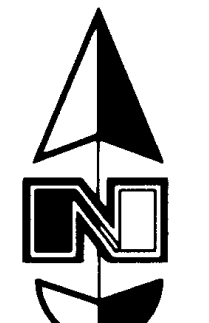
EXCEPTION 14 - A 8.0' wide right of way to construct, operate, maintain and repair electric transmission and/or distribution system, under across and through, as granted to Utah Power and Light Company, by Instrument recorded December 6, 1977, as Entry No. 220747 in Book 1213 at Page 246 of Official Records. (Does Not Affect Parcels)

EXCEPTION 25 - Subject to, but not limited to the following matters as shown on that certain Topographic survey dated May 14, 2008 entitled "Hurco" by Great Basin Engineering North.

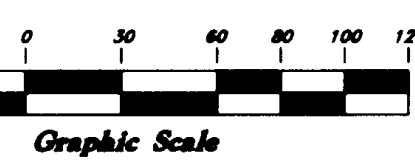
A - Existing fence lines and fence line encroachments as shown.

B - Ditch located along the Northern portion of Parcel 1.

C - Building encroachment over the Westerly 0.7' of Parcel 1.



Scale: 1" = 60'



NARRATIVE

This ALTA Survey was performed at the request of Roger Larsen of Hurst Lumber Company, Inc. for the purpose of preparing the property for sale.

Brass Cap Ogdan City Survey Monuments were found at the intersection of 33rd Street & Wall Avenue and 33rd Street & Stephens Avenue. A line bearing S 89°27'00" E between these monuments was used as the Basis of Bearing for this survey. The following documents were relied upon in conducting this survey: A survey by GREAT BASIN ENGINEERING titled "Property Survey for Hurco Industries" (not filed), Dated: 2 January 1985, Drawg. No. PS-84-174; Ogdan City Survey, Drawing Nos. 2697, and 2700, filed at the Ogdan City Engineering Office; A survey by Landmark Surveying titled "Record of Survey", File No. 2650-ROS and filed at the Weber City Surveyors Office.

No Property Corners were set at this time.

BOUNDARY DESCRIPTION

PARCEL 1
All of Lots 5, 6, 7, 10, 11, 12, 13, 14 and 15 of Block 4, South Park addition to Ogdan City, Weber County, Utah; and part of Blocks 19, 20 and 34 South Ogdan Survey, Ogdan City, Weber County, Utah and a part of the Southwest Quarter of Section 32, Township 6 North, Range 1 West, and a part of the Northwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the North right-of-way line of 33rd Street, said point being 1022.56 feet North 89°27'00" West along the centerline of said 33rd Street and 33.00 feet North 0°33'00" East from the Ogdan City monument at the intersection of 33rd Street and Stephens Avenue; running thence North 12°00'00" East 33.84 feet to an existing chain link fence; thence seven (7) courses along said fence as follows: North 2°39'33" East 331.25 feet, North 38°45'39" East 17.02 feet, North 47°20'15" East 17.98 feet, North 39°09'14" West 18.84 feet, North 38°17'51" East 62.68 feet, North 8°51'27" West 22.06 feet and North 55°45'08" East 154.59 feet; thence North 62°47'00" East 39.80 feet; thence North 70°56'00" East 448.10 feet; thence North 78°21'00" East 252.70 feet to the West line of said Lot 5; thence North 0°58'00" East 15.80 feet to the Northwest corner of said Lot 5; thence South 89°02'00" East 96.30 feet along the lot line to the West right-of-way line of Stephens Avenue; thence South 0°58'00" West 75.00 feet along said right-of-way line to the South line of said Lot 7; thence North 89°02'00" West 96.30 feet along the South line of said Lot 7; thence South 0°58'00" West 50.00 feet along the West line of Lots 8 and 9 in said South Park Addition; thence South 89°02'00" East 96.30 feet along the North line of said Lot 10 to the West right-of-way line of Stephens Avenue; thence South 0°58'00" West 150.00 feet along said right-of-way line; thence North 89°02'00" West 114.40 feet along the North line of Lot 16 in said South Park Addition to the Northwest corner of said Lot 16; thence South 3°30'00" West 100.10 feet; thence West 3.00 feet; thence South 3°30'00" West 37.50 feet; thence East 3.00 feet; thence South 3°30'00" West 400.24 feet to the North right-of-way line of 33rd Street; thence North 89°27'00" West 3.00 feet; thence North 3°30'00" East 289.66 feet; thence South 89°51'54" West 224.46 feet; thence South 0°08'06" East 296.60 feet to the North right-of-way line of 33rd Street; thence North 89°27'00" West 643.14 feet along said line to the point of beginning.

LESS THE FOLLOWING:
A part of the Northwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the North right-of-way line of 33rd Street; said point being 1022.56 feet North 89°27'00" West along the centerline of said 33rd Street and 33.00 feet North 0°33'00" East from the Ogdan City monument at the intersection of 33rd Street and Stephens Avenue; running thence North 12°00'00" East 33.84 feet to an existing chain link fence; thence seven (7) courses along said fence as follows: North 2°39'33" East 331.25 feet, North 38°45'39" East 17.02 feet, North 47°20'15" East 17.98 feet, North 39°09'14" West 18.84 feet, North 38°17'51" East 62.68 feet, North 8°51'27" West 22.06 feet and North 55°45'08" East 154.59 feet; thence North 2°17'30" West 491.23 feet to the North right-of-way line for 33rd Street; thence North 89°27'00" West 72.19 feet along said right-of-way line to the point of beginning.

Contains 11,832 Acres
Less the following 0,652 Acres
11,180 Acres

PARCEL 2
A part of Lot 19, Block 10, South Ogdan Survey, Ogdan City, Weber County, Utah being described as follows:
Beginning at a point on the East right of way line of Pacific Avenue which is 523.05 feet South 2°17'30" West from the Northwest corner of Lot 19, Block 10, South Ogdan Survey, Ogdan City, Weber County, Utah; said point is also 951.37 feet North 89°27'00" West along the centerline of said 33rd Street and 732.17 feet North 2°17'30" East from the Ogdan City monument at the intersection of 33rd Street and Stephens Avenue; running thence North 2°17'30" East 145.85 feet along said East right of way line; thence South 89°02'00" East 334.14 feet; thence South 0°58'00" West 47.07 feet; thence South 74°15'00" West 342.71 feet; thence West 9.29 feet to the point of beginning.

Contains 32,737 square feet
or 0.752 acre

PARCEL 3 (from Ogdan City)
A part of the Northwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the North right-of-way line of 33rd Street; said point being 1022.56 feet North 89°27'00" West along the centerline of said 33rd Street and 33.00 feet North 0°33'00" East from the Ogdan City monument at the intersection of 33rd Street and Stephens Avenue; running thence North 12°00'00" East 33.84 feet to an existing chain link fence; thence seven (7) courses along said fence as follows: North 2°39'33" East 331.25 feet, North 38°45'39" East 17.02 feet, North 47°20'15" East 17.98 feet, North 39°09'14" West 18.84 feet, North 38°17'51" East 62.68 feet, North 8°51'27" West 22.06 feet and North 55°45'08" East 154.59 feet; thence North 2°17'30" West 491.23 feet to the North right-of-way line for 33rd Street; thence North 89°27'00" West 72.19 feet along said right-of-way line to the point of beginning.

Contains 0.652 Acres

SURVEYOR'S CERTIFICATION

To: Hurst Lumber Company, Inc.; Hurst Lumber Company, Inc., dba Hurco Industries; Founders Title Company, First American Title Insurance Agency, First American Title Insurance Company and Bank of Oklahoma, N.A.

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 4, 7(a), 8, 10 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, 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.

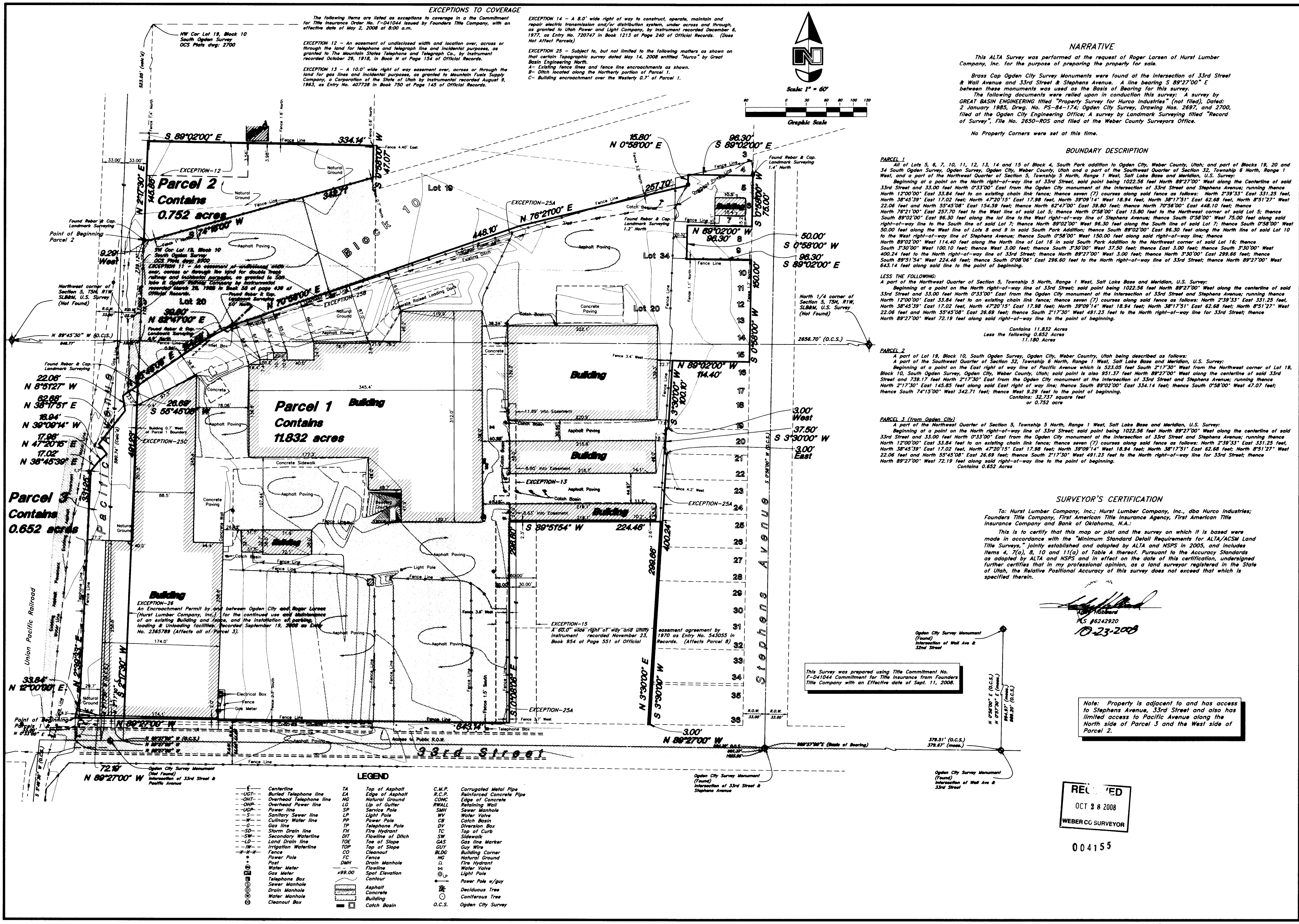
[Signature]
K.S. #6242920
10-23-2008

This Survey was prepared using Title Commitment No. F-41044 Commitment for Title Insurance from Founders Title Company with an Effective date of Sept. 11, 2008.

Note: Property is adjacent to and has access to Stephens Avenue, 33rd Street and also has limited access to Pacific Avenue along the North side of Parcel 3 and the West side of Parcel 2.

REC'D
OCT 28 2008
WEBER CO SURVEYOR

004155



LEGEND

- | | | | | | |
|-------|-------------------------|--------|-------------------|--------|--------------------------|
| -C- | Centerline | TA | Top of Asphalt | C.M.P. | Corrugated Metal Pipe |
| -UGT- | Buried Telephone line | EA | Edge of Asphalt | R.C.P. | Reinforced Concrete Pipe |
| -OHT- | Overhead Telephone line | NG | Natural Ground | CONC | Edge of Concrete |
| -OHP- | Overhead Power line | LG | Lip of Gutter | RWALL | Retaining Wall |
| -UGP- | Power line | SP | Sewer Pole | SMH | Sewer Manhole |
| -S- | Sanitary Sewer line | LP | Light Pole | WV | Water Valve |
| -PW- | Culinary Water line | PP | Power Pole | CB | Catch Basin |
| -G- | Gas line | DV | Driveway | DB | Driveway Box |
| -SD- | Storm Drain line | FH | Fire Hydrant | TC | Top of Curb |
| -SW- | Secondary Waterline | DI | Flowline of Ditch | SW | Sidewalk |
| -LD- | Land Drain line | TS | Top of Slope | GAS | Gas line Marker |
| -IW- | Irrigation Waterline | TOP | Top of Slope | GUY | Guy Wire |
| -F- | Fence | CO | Cleanout | BLDG | Building Corner |
| -P- | Post | FC | Fence Pole | NG | Natural Ground |
| WM | Water Meter | DMH | Drain Manhole | WV | Water Valve |
| SM | Spot Meter | FE | Flowline | LP | Light Pole |
| TB | Telephone Box | x99.00 | Spot Elevation | LP | Light Pole |
| SMH | Sewer Manhole | CONC | Contour | LP | Light Pole |
| DMH | Drain Manhole | ASPH | Asphalt | LP | Light Pole |
| WMH | Water Manhole | CONC | Concrete | LP | Light Pole |
| CB | Cleanout Box | BLDG | Building | LP | Light Pole |
| | | CB | Catch Basin | LP | Light Pole |

ALTA/ACSM and Title Survey

Hurco Industries
33rd Street, Pacific Avenue
Ogdan City, Weber County, Utah

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
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P.O. Box 150048, Ogden, Utah 84415
Ogden (801)388-6815 Salt Lake City (801)388-4222 Fax (801)388-7544

14 May, 2008

SHEET NO. **1**