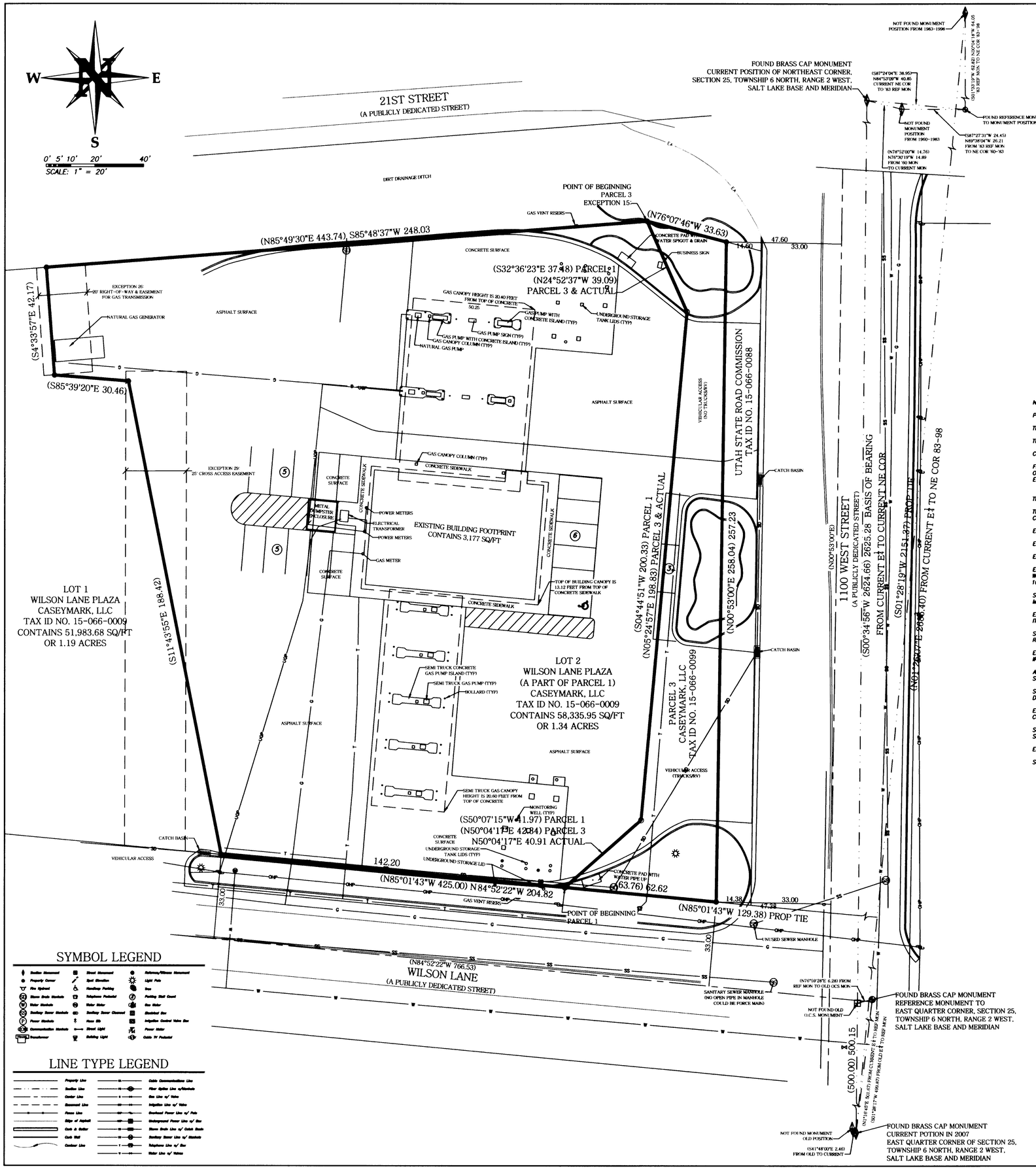

SURVEYOR'S CERTIFICATE

TO: HAWKINS CAPITAL FUND LLC, ITS SUCCESSORS AND/OR ASSIGNS, CASEYMARK, L.L.C., A UTAH LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY AND DSN PROPERTIES, LLC, A UTAH LIMITED LIABILITY 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, 6, 7(a), 7(b)(1), 8, 9, 10, 11(b) AND 13 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.

LEGAL DESCRIPTION:

LOT 2, WILSON LANE PLAZA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE.

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF 20TH STREET AND WESTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF 1100 WEST STREET, WHICH POINT IS 1820.04 FEET SOUTH 00°53' WEST ALONG THE EAST LINE OF SECTION 25 AND 99.80 FEET NORTH 89°07" WEST FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 76°07'46" EAST 33.68 FEET TO THE WEST LINE OF THE PROPOSED 1100 WEST STREET; THENCE SOUTH 00°53' WEST 258.04 FEET ALONG SAID PROPOSED WEST LINE OF THE NORTHERLY RIGHT OF WAY LINE OF WILSON LANE; THENCE NORTH 85°02'36" WEST 63.76 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 50°04'17" EAST 42.34 FEET; THENCE NORTH 05°24'57" EAST 198.83 FEET; THENCE NORTH 24°52'37" WEST 39.09 FEET TO THE POINT OF BEGINNING.

MICHAEL L. WANGEMANN, PLS #6431156

12/11/07
DATE

NARRATIVE

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS POLICY.

TITLE DOCUMENTS

COMMITMENT FOR TITLE INSURANCE ISSUED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
ORDER NO. NCS-317979-SLC1
EFFECTIVE DATE: FEBRUARY 05, 2008 AT 7:30 A.M.

TITLE POLICY EXCEPTIONS

THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B- SECTION 2, OF THE ABOVE REFERENCED TITLE COMMITMENT:

EXCEPTION 11: THIS ITEM HAS BEEN INTENTIONALLY DELETED.

EXCEPTION 12: THIS ITEM HAS BEEN INTENTIONALLY DELETED.

EXCEPTION 13: THIS ITEM HAS BEEN INTENTIONALLY DELETED.

EXCEPTION 15: LACK OF ACCESS TO OR FROM 20TH STREET OVER AND ACROSS THE NORTHERLY BOUNDARY LINE OF PARCEL 3 AND LACK OF ACCESS TO OR FROM 1100 WEST STREET OVER AND ACROSS THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL 3 AS DISCLOSED IN QUIT CLAIM DEED RECORDED JUNE 06, 1989 AS ENTRY NO. 1080471 IN BOOK 1562 AT PAGE 464 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID QUIT CLAIM DEED DESCRIBES THE SAME TRACT OF LAND AS DESCRIBED AS PARCEL 3 IN THE TITLE COMMITMENT WITH ORDER NO. NCS-317979-SCL1 AS MENTIONED ABOVE. THE EXACT LOCATION IS REFERENCED AS PARCEL 3 AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 18: AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR VEHICULAR TRAFFIC AND INCIDENTAL PURPOSES, AS GRANTED TO WARR INVESTMENTS INCORPORATED, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED MAY 10, 1991 AS ENTRY NO. 1139228 IN BOOK 1599 AT PAGE 527 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID EASEMENT AND RIGHT OF WAY IS WEST OF AND DOES NOT AFFECT LOT 1, WILSON LANE SUBDIVISION. SAID EASEMENT IS THE SAME AS PARCEL 2 AS REFERENCED IN SAID TITLE COMMITMENT.

EXCEPTION 20: AN AGREEMENT DATED NOVEMBER 16, 1990, BY AND BETWEEN THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES AND WILSON IRRIGATION COMPANY, A CORPORATION RECORDED MAY 17, 1996 AS ENTRY NO. 1406857 IN BOOK 1806 AT PAGE 2976 OF OFFICIAL RECORDS.

AN EASEMENT TO USE DISTRIBUTION SYSTEM IN FAVOR OF THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES, FOR AND IN CONSIDERATION OF THE ABOVE STATED AGREEMENT RECORDED MAY 17, 1996 AS ENTRY NO. 1406858 IN BOOK 1806 AT PAGE 2985 OF OFFICIAL RECORDS.

SURVEY FINDINGS: THE EXACT LOCATION OF THE HEREIN-ABOVE DESCRIBED EASEMENT CANNOT BE DETERMINED BECAUSE OF AN INCOMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION GIVEN IN SAID DEED COVERS SECTIONS 23, 24, 25, 26, 27, 28, 32, 33, 34 AND 35 T6N, R2W, SLB&M.

EXCEPTION 26: AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR GAS TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO QUESTAR GAS COMPANY, A CORPORATION OF THE STATE OF UTAH BY INSTRUMENT RECORDED FEBRUARY 05, 2003 AS ENTRY NO. 1910688 IN BOOK 2315 AT PAGE 1530 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID GAS TRANSMISSION EASEMENT IS 20 FEET IN WIDTH AND AFFECTS A PORTION OF THE NORTHWEST CORNER OF LOT 1, WILSON LANE SUBDIVISION AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 29: EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED JANUARY 23, 2008 AS ENTRY NO. 2317024 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID SUBDIVISION PLAT SHOWS A 25 FOOT CROSS ACCESS EASEMENT THAT AFFECTS THE LOT LINE BETWEEN LOTS 1 & 2 AS SHOWN ON THIS SURVEY PLAT.

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

3. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

4. THE ADDRESS TO THIS PROPERTY IS 2105 SOUTH 1100 WEST, WEST HAVEN, UTAH 84401.

5. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "AE", "BASE FLOOD ELEVATIONS DETERMINED"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49057C0407E, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2005.

6. THIS SURVEYED PROPERTY HAS A TOTAL OF MINETEEN (19) PARKING STALLS, ONE (1) OF WHICH IS RESERVED FOR THE HANDICAP.

7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

9. THE SURVEYED PROPERTY IS LOCATED IN MANUFACTURING ZONE (M-2) OF THE WEST HAVEN CITY ZONING CODE. THE FOLLOWING APPLY:

FRONT YARD SET BACK = 20 FEET; SIDE YARD SETBACK = 20 FEET; REAR YARD = NONE; MAXIMUM BUILDING HEIGHT = 35 FEET

10. THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.

11. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

12. THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.

13. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS.

14. THE BENCHMARK USED WAS A 3" BRASS CAP MONUMENT SET ON TOP OF DITCH ABUTMENT. ELEVATION USED WAS 4271.104 AS PUBLISHED BY WEBER COUNTY SURVEYOR'S OFFICE (MONUMENT WC-113).

RECEIVED
NOV 03 2008
WEBER CO SURVEYOR

004

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
2302 West 2100 South
Syracuse, UT 84075
Phone 801-725-8458 or 801-725-8395
Fax 801-728-0818
www.utahlandsurveying.com

PROFESSIONAL LAND SURVEYOR
MICHAEL L. WANGEMANN
No. 6431156
12-11-07
STATE OF UTAH

REV	DATE	DESCRIPTION
1	3/27/08	UPDATED ALTA PER NEW TITLE REPORT AND ADDED NEW ENTITIES

ALTA/ACSM LAND TITLE SURVEY

2105 SOUTH 1100 WEST, WEST HAVEN, UT

PREPARED FOR: CK MANAGEMENT
DELL NICHOLS
175 NORTH 400 SOUTH, SUITE 700
SALT LAKE CITY, UT 84111

LOCATION: NORTHEAST 1/4, SEC 25, T6N, R2W, SLB&M

JOB NO:	0196-07
DATE:	12/3/2007
SCALE:	1" = 20'
DRAWN:	MLW
CHECKED:	TRG
DESIGNED:	

SHEET 1 OF 1

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