

### SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS SHOWN HEREON AND TO PERFORM AN ALTA SURVEY FOR SAID PARCELS. THE BASIS OF BEARING FOR THIS SURVEY WAS 89°02'00" E ALONG THE CENTERLINE OF KERSHAW STREET. THE BEARING WAS COMPUTED FROM (3) MARKS LOCATED ALONG SAID STREET. THE VERTICAL BENCHMARK FOR THIS SURVEY WAS AN ELEVATION OF 4347.69 AS MEASURED ON AN EXISTING UDOT RIGHT OF WAY MONUMENT ON THE WEST SIDE OF THE SOUTH BOUND ON RAMP AT THE 24TH STREET INTERCHANGE. THE MONUMENT WAS STAMPED WITH THE STATION 13-17.00. THE PROPERTY DOES NOT APPEAR TO LIE IN FLOOD ZONE AND WOULD THEREFORE BE IN ZONE X (FEMA FIRM MAP 49057C0409E, EFFECTIVE DECEMBER 16, 2005). CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE".

THE UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE, THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF UTILITY INFORMATION ON THIS PLAN. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

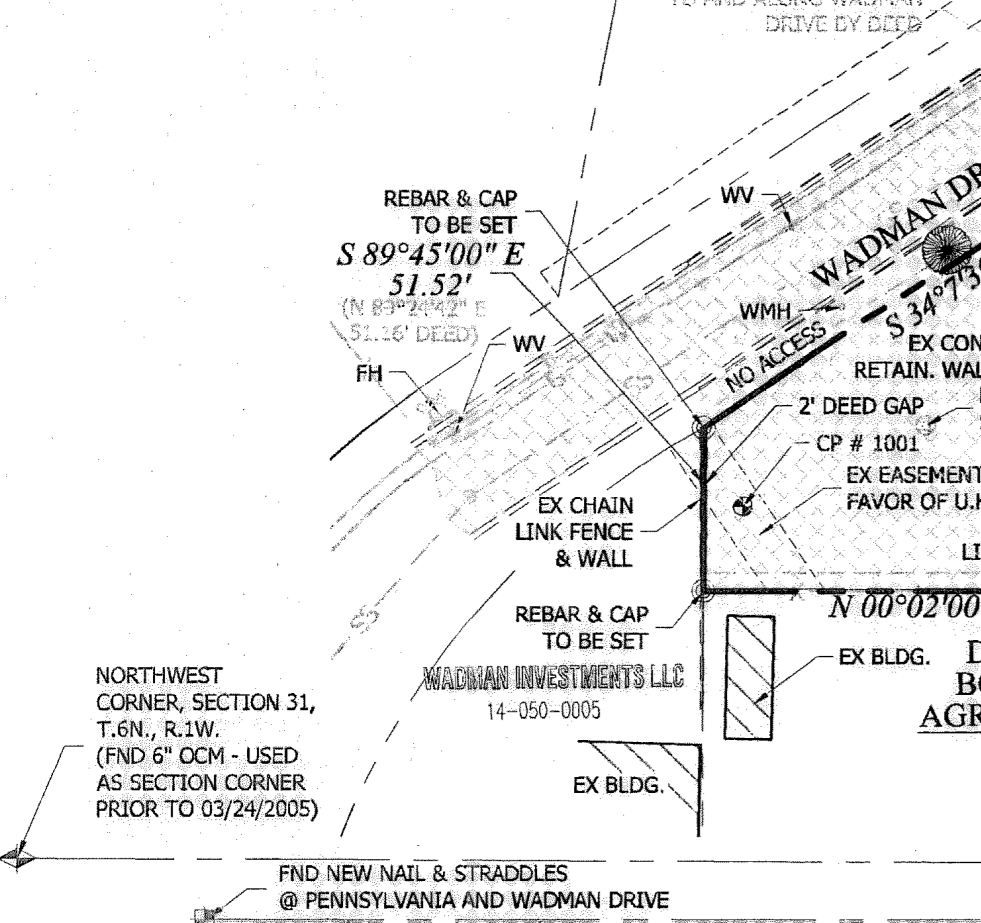
INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF THE DEDICATION PLAN OF A TITLE REPORT CASE # 87034 PROVIDED BY MOUNTAIN VIEW TITLE & ESCROW, EFFECTIVE JANUARY 4, 2008, AT 8:00 A.M., THE STREET DEDICATION PLAN FOR WADMAN DRIVE RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 60, AT PAGE 84, THE DEDICATION PLAN FOR WADMAN INDUSTRIAL SUBDIVISION, RECORDED AT SAID OFFICE IN BOOK 46, AT PAGE 62, RECORD OF SURVEY #25, RECORD OF SURVEY #11, RECORD OF SURVEY FOR WADMAN DRIVE ALTA SURVEY DATED APRIL 3, 1997, WEBER COUNTY AREA REFERENCE PLAT, WEBER COUNTY SECTION CORNER THE SHEETS FOR THE NORTHWEST AND SOUTHWEST CORNERS OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY OWNERSHIP PLATS AND 14 PAGE CITY BIBLE SHEET 2683.A, AND THE ORIGINAL PLAT FOR THE BELLEVUE ADDITION TO OGDEN CITY DATED 1893 (BOTH OBTAINED FROM THE OGDEN CITY SURVEYOR).

THE BOUNDARIES OF PARCEL A WERE RETRACED AS FOLLOWS: THE EASTERLY BOUNDARY WAS RETRACED ALONG THE WEST LINE OF I-15. WE FOUND A RIGHT OF WAY MONUMENT ON THE WEST SIDE OF THE SOUTH BOUND ON RAMP AT 24TH STREET LABELED 90/13-17.00/4347.69/67. THE STATION 13-17.00 WAS ASSUMED TO BE WRT. THE ON-RAMP, AND A REBAR WITH A STATION (THE FREEWAY IS CURRENTLY UNDER CONSTRUCTION). THE REBAR WAS AT A CENTERLINE STATION 1030+00. AND ASSUMED OFFSET 114.88 FEET. UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP RW-11 THROUGH RW-14 OF UDOT PROJECT #SP-15-8(24)342 WERE USED TO RECREATE THE WEST LINE OF THE FREEWAY. THE REMAINING PORTION OF THE EASTERN BOUNDARY OF PARCEL A WAS RETRACED 33 FEET WEST OF AND PARALLEL WITH THE WEST BOUNDARY OF PARCEL B. THE NORTH LINE OF PARCEL A WAS MEASURED BETWEEN BINGHAM AND 27TH STREETS. IT WAS FOUND THAT THE EXISTING OCCUPATION LINES ON THE FOUR LOTS AT THE NORTHWEST CORNER OF THE INTERSECTION OF "H" STREET WITH KERSHAW STREET SUPPORTED THE RETRACEMENT OF "H" STREET AS DESCRIBED VERY WELL. KERSHAW STREET WAS FOUND TO BE 268.72 FEET NORTH ALONG AVE., A FOUND PK NAIL AT WADMAN DRIVE AND A FOUND 3" CL MONUMENT AT 925 WEST. A STATISTICAL AVERAGE WAS CALCULATED AND THE ENTIRE PROJECT WAS ROTATED SUCH THAT THE RESULTING STATISTICAL AVERAGE LOCATION OF KERSHAW STREET WAS 89°02' E. THIS MATCHED THE BEARING OF 28TH, WADMAN DRIVE, AND 925 WEST STREETS VERY WELL. HOWEVER, IT APPEARS THAT SEVERAL DIFFERENT BEARINGS HAVE BEEN USED TO REPRESENT THE CENTERLINE OF PENNSYLVANIA AVENUE. THEREFORE THIS SURVEY WAS PERFORMED WRT. KERSHAW STREET. THE FOUR LOTS AT THE SOUTHEAST CORNER OF PARCEL A WERE RETRACED BASED ON THEIR CALLS TO "H" AND KERSHAW STREETS. THE LOTS WERE GIVEN THEIR DEED DISTANCES AND THE RESULT WAS SUPPORTED BY THE DEED LINES. THE REMAINING BOUNDARY OF PARCEL A WAS THE SOUTH LINE OF PARCEL A. PARCEL A WAS RETRACED 35 FEET OFFSET NORTH AND PARALLEL WITH THE CENTERLINE OF KERSHAW AS SHOWN ON OGDEN CITY BIBLE SHEET 2683.A. THE WEST LINE OF PARCEL A WAS RETRACED COINCIDENT WITH THE EAST LINE OF WADMAN DRIVE. THIS MATCHES KERSHAW AND SHIED APPROXIMATELY 0.3 FEET WEST TO MATCH WITH THE CENTERLINE OF THE EXISTING CURB & GUTTER. THE NORTH LINE OF PARCEL A WAS RETRACED ALONG AN EXISTING FENCELINE AS CALLED FOR BY DEED.

THE BOUNDARIES OF PARCELS B AND C WERE RETRACED ALONG THE BOUNDARIES OF THE ADJOINING PROPERTIES AND STREETS DUE TO THE ERGONOUS TIES TO SECTION IN THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING NORTH 09°02' EAST 516.95 FEET AND SOUTH 89°02' EAST 33.00 FEET, RUNNING THENCE SOUTH 89°02' EAST 852.23 FEET. SUBJECT TO AND TOGETHER WITH 60 FOOT RIGHT OF WAY, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING NORTH 09°02' EAST 516.95 FEET AND SOUTH 89°02' EAST 33.00 FEET, RUNNING THENCE SOUTH 89°02' EAST 852.23 FEET.

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF PROPERTY OWNED BY BT PROPERTIES LLC, RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER IN WARRANTY DEED ENTRY #2007642, SAID POINT BEING LOCATED NORTH 00°02'00" EAST 829.03 FEET AND SOUTH 89°02'00" EAST PARALLEL WITH THE CENTERLINE OF KERSHAW STREET 526.69 FEET FROM THE CENTER OF THE INTERSECTION OF SAID KERSHAW STREET AND PENNSYLVANIA AVENUE, AND RUNNING THENCE NORTH 00°02'00" EAST ALONG SAID NORTHERLY LINE 40.00 FEET; THENCE NORTH 11°02'00" EAST 320.31 FEET ALONG SAID PARALLEL WITH AND 0.3 FEET OFFSET TO THE EAST OF AN EXISTING CHAIN LINK FENCE LINE COINCIDENT WITH A BOUNDARY LINE AGREEMENT (NOT YET RECORDED) BETWEEN WADMAN INVESTMENTS LLC AND THE UTAH ALCOHOLISM FOUNDATION TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND OWNED BY WADMAN INVESTMENTS LLC RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER IN DEED AS ENTRY 2193446; THENCE SOUTH 89°45'00" EAST ALONG THE SOUTH LINE OF SAID PARCEL 51.52 FEET ROUGHLY PARALLEL WITH AND 0.5 FEET OFFSET TO THE SOUTH FROM THE EXISTING CHAIN LINK FENCE TO THE WESTERLY LINE OF WADMAN DRIVE; THENCE SOUTH 34°07'30" EAST ALONG SAID WESTERLY LINE 368.70 FEET TO THE NORTHERLY LINE OF SAID PROPERTY OWNED BY BT PROPERTIES LLC; THENCE WESTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING (2) COURSES: (1) SOUTH 89°15'54" WEST 81.51 FEET; AND (2) NORTH 89°40'49" WEST 191.28 FEET TO THE POINT OF BEGINNING. CONTAINING: 59,802 SF OR 1.37 ACRES

SUBJECT TO A 15 FOOT RIGHT OF WAY DESCRIBED AS FOLLOWS: A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEGINNING AT 8729.55 FEET NORTH 00°02' EAST 527.00 FEET AND SOUTH 89°33'30" EAST AND 418.17 FEET NORTH 00°02' EAST FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET; RUNNING THENCE NORTH 00°02' EAST 181.13 FEET; THENCE NORTH 89°22'00" EAST 53.70 FEET; THENCE SOUTH 34°07'30" EAST 15.00 FEET; THENCE SOUTH 89°22'00" WEST 63.88 FEET TO THE POINT OF BEGINNING.



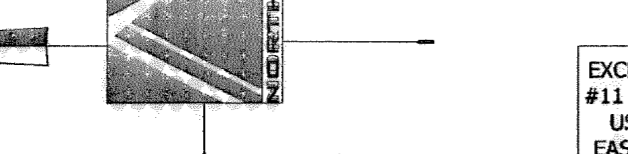
### PARCEL B

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF KERSHAW STREET AND PENNSYLVANIA AVENUE, AND RUNNING THENCE SOUTH 89°02'00" EAST ALONG THE CENTERLINE OF SAID KERSHAW STREET 875.81 FEET; THENCE NORTH 00°58'00" EAST 35.00 FEET TO THE NORTH LINE OF SAID KERSHAW STREET; THENCE NORTH 00°58'00" EAST ALONG THE WEST LINE OF SAID WADMAN DRIVE 483.88 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN WADMAN INVESTMENTS LLC PROPERTY DESCRIBED IN WARRANTY DEED ENTRY 2193439, RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE NORTH 00°58'00" EAST 60.00 FEET ALONG THE WEST LINE OF SAID WADMAN DRIVE 60.00 FEET TO THE NORTH LINE OF 2800 SOUTH STREET; A PRIVATE ROAD, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°02'00" WEST ALONG THE NORTH LINE OF SAID PRIVATE ROAD 224.29 FEET TO THE EASTERLY LINE OF PROPERTY OWNED BY BT PROPERTY LLC, RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER IN WARRANTY DEED ENTRY #2007642; THENCE NORTHERLY AND EASTERLY ALONG SAID EASTERLY LINE THE FOLLOWING (4) COURSES: (1) NORTH 00°02'00" EAST 92.38 FEET; (2) NORTH 08°16'11" WEST 70.92 FEET; (3) SOUTH 89°42'49" EAST 25.54 FEET; AND (4) NORTH 49°21'35" EAST 172.63 FEET TO THE WESTERLY LINE OF SAID WADMAN DRIVE; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID STREET THE FOLLOWING (3) COURSES: (1) SOUTH 34°07'30" EAST 53.11 FEET TO A POINT OF CURVATURE; (2) 175.34 FEET ALONG THE ARC OF A 286.28 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 35°03'50" (CHORD BEARS SOUTH 10°54'45" EAST 172.61 FEET) TO A POINT OF TANGENCY; AND (3) SOUTH 00°58'00" WEST 69.27 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 48,255 SF OR 1.10 ACRES

SUBJECT TO AND TOGETHER WITH 60 FOOT RIGHT OF WAY, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING NORTH 09°02' EAST 516.95 FEET AND SOUTH 89°02' EAST 33.00 FEET, RUNNING THENCE SOUTH 89°02' EAST 852.23 FEET.

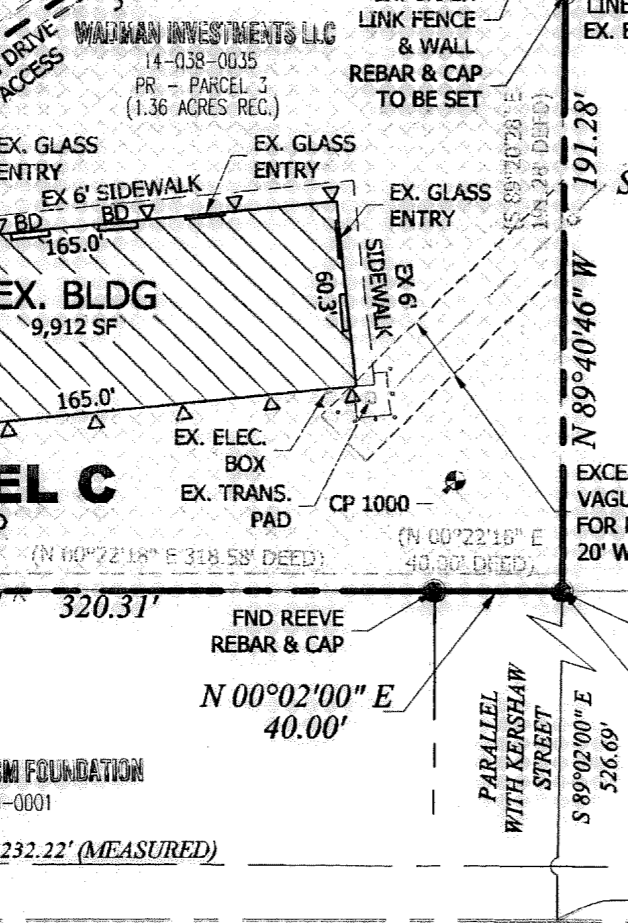


### PARCEL C

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

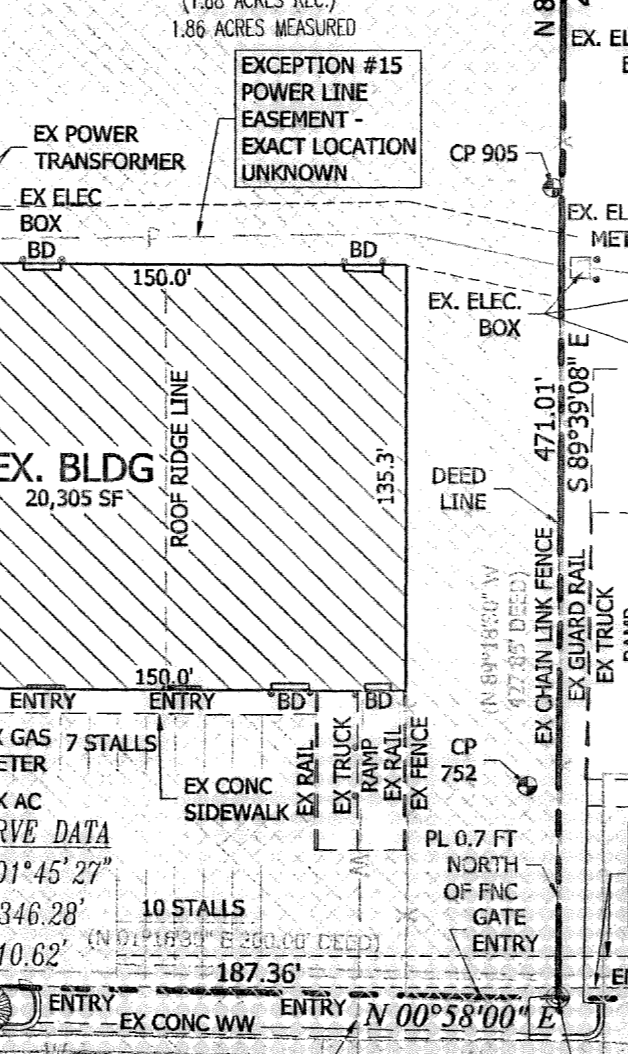
BEGINNING AT A POINT ON THE NORTHERLY LINE OF PROPERTY OWNED BY BT PROPERTIES LLC, RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER IN WARRANTY DEED ENTRY #2007642, SAID POINT BEING LOCATED NORTH 00°02'00" EAST 829.03 FEET AND SOUTH 89°02'00" EAST PARALLEL WITH THE CENTERLINE OF KERSHAW STREET 526.69 FEET FROM THE CENTER OF THE INTERSECTION OF SAID KERSHAW STREET AND PENNSYLVANIA AVENUE, AND RUNNING THENCE NORTH 00°02'00" EAST ALONG SAID NORTHERLY LINE 40.00 FEET; THENCE NORTH 11°02'00" EAST 320.31 FEET ALONG SAID PARALLEL WITH AND 0.3 FEET OFFSET TO THE EAST OF AN EXISTING CHAIN LINK FENCE LINE COINCIDENT WITH A BOUNDARY LINE AGREEMENT (NOT YET RECORDED) BETWEEN WADMAN INVESTMENTS LLC AND THE UTAH ALCOHOLISM FOUNDATION TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND OWNED BY WADMAN INVESTMENTS LLC RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER IN DEED AS ENTRY 2193446; THENCE SOUTH 89°45'00" EAST ALONG THE SOUTH LINE OF SAID PARCEL 51.52 FEET ROUGHLY PARALLEL WITH AND 0.5 FEET OFFSET TO THE SOUTH FROM THE EXISTING CHAIN LINK FENCE TO THE WESTERLY LINE OF WADMAN DRIVE; THENCE SOUTH 34°07'30" EAST ALONG SAID WESTERLY LINE 368.70 FEET TO THE NORTHERLY LINE OF SAID PROPERTY OWNED BY BT PROPERTIES LLC; THENCE WESTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING (2) COURSES: (1) SOUTH 89°15'54" WEST 81.51 FEET; AND (2) NORTH 89°40'49" WEST 191.28 FEET TO THE POINT OF BEGINNING. CONTAINING: 59,802 SF OR 1.37 ACRES

SUBJECT TO A 15 FOOT RIGHT OF WAY DESCRIBED AS FOLLOWS: A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEGINNING AT 8729.55 FEET NORTH 00°02' EAST 527.00 FEET AND SOUTH 89°33'30" EAST AND 418.17 FEET NORTH 00°02' EAST FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET; RUNNING THENCE NORTH 00°02' EAST 181.13 FEET; THENCE NORTH 89°22'00" EAST 53.70 FEET; THENCE SOUTH 34°07'30" EAST 15.00 FEET; THENCE SOUTH 89°22'00" WEST 63.88 FEET TO THE POINT OF BEGINNING.



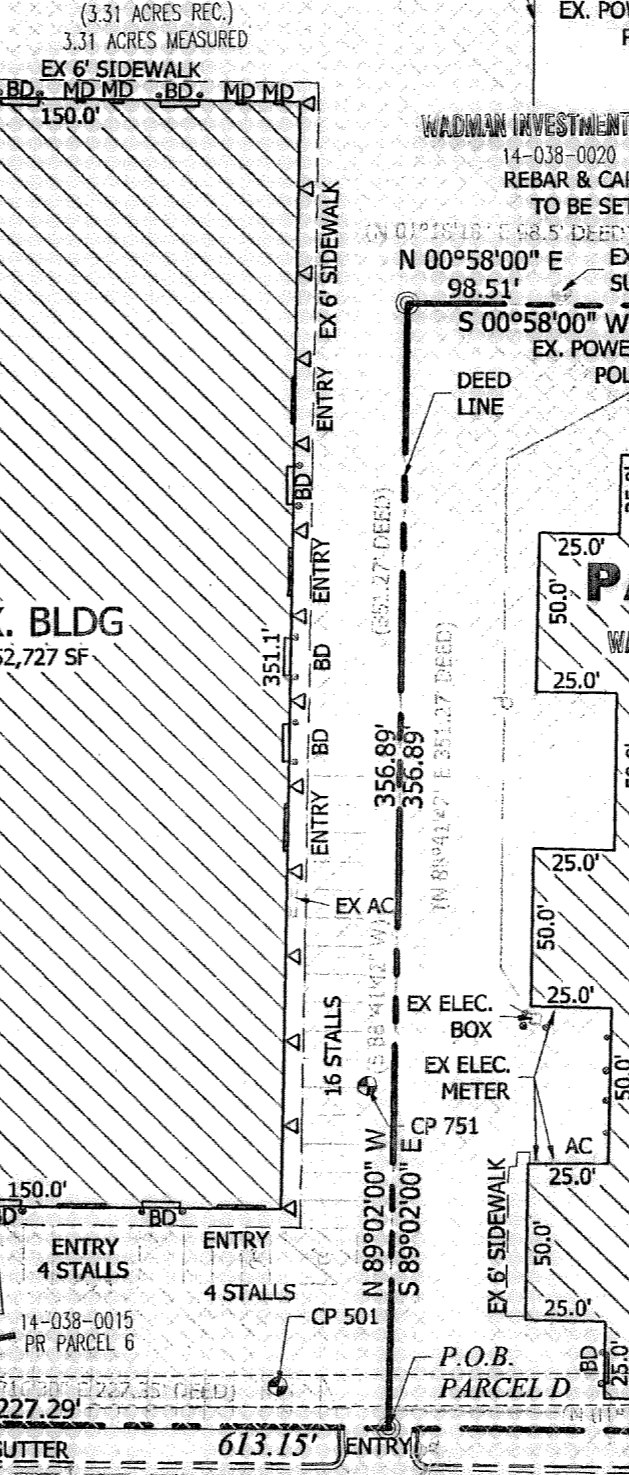
### PARCEL E

WADMAN INVESTMENTS LLC  
14-038-0029  
PR - PARCEL 5  
(1.88 ACRES REC.)



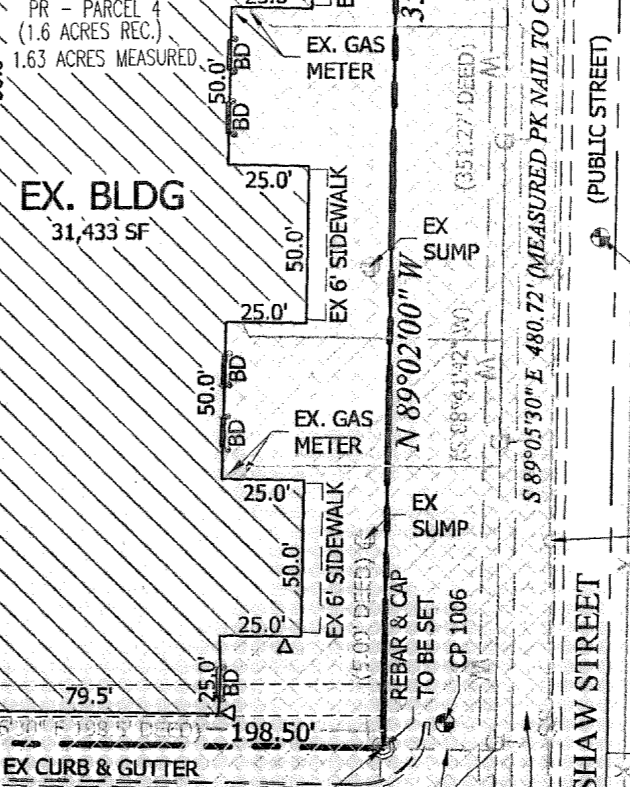
### PARCEL D

WADMAN INVESTMENTS LLC  
14-038-0021  
PR - PARCEL 1  
(3.31 ACRES REC.)



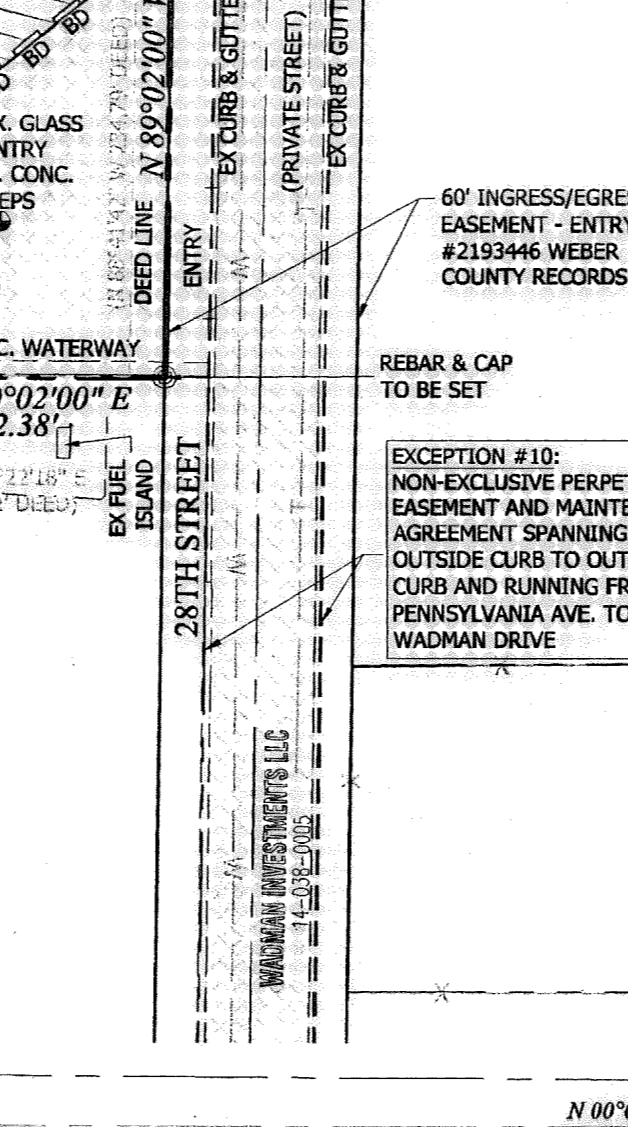
### PARCEL A

WADMAN INVESTMENTS LLC  
14-038-0038  
PR - PARCEL 4  
(1.6 ACRES REC.)



### PARCEL B

WADMAN INVESTMENTS LLC  
14-038-0024  
PR - PARCEL 2  
(1.11 ACRES REC.)



### PARCEL A

WADMAN INVESTMENTS LLC  
14-038-0014  
ENTRY 2193439  
WEBER COUNTY RECORDS

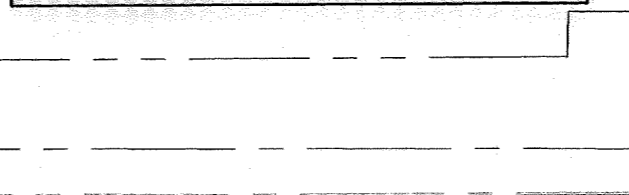
PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF KERSHAW STREET AND THE EAST LINE OF WADMAN DRIVE, SAID POINT BEING LOCATED SOUTH 89°02'00" EAST 35.00 FEET FROM THE CENTER OF THE INTERSECTION OF SAID KERSHAW STREET AND PENNSYLVANIA AVENUE, AND RUNNING THENCE NORTH 00°58'00" EAST ALONG THE EAST LINE OF SAID WADMAN DRIVE 198.50 FEET; THENCE SOUTH 89°02'00" EAST 356.69 FEET; THENCE SOUTH 00°58'00" WEST 98.51 FEET TO THE NORTHEAST CORNER OF THE WADMAN INVESTMENTS LLC PROPERTY; THENCE SOUTH 00°58'00" WEST ALONG THE WEST LINE OF SAID PARCEL 99.99 FEET TO THE NORTH LINE OF SAID KERSHAW STREET; AND THENCE NORTH 89°02'00" WEST ALONG SAID NORTH LINE 356.69 FEET TO THE EAST LINE OF SAID WADMAN DRIVE AND THE POINT OF BEGINNING.

CONTAINING: 70,842 SF 1.63 ACRES

LINE	LENGTH	BEARING
L1	69.27	S 00°58'00" W

**EXCEPTION #10:**  
NON-EXCLUSIVE PERPETUAL EASEMENT AND MAINTENANCE AGREEMENT SPANNING FROM OUTSIDE CURB TO OUTSIDE CURB AND RUNNING FROM PENNSYLVANIA AVE. TO WADMAN DRIVE



### LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
  - - - CENTERLINE
  - - - EASEMENT LINE
  - - - SETBACK LINE
  - - - EX. FENCE LINE
  - - - EX. IRRIGATION LINE
  - - - EX. LAND DRAIN
  - - - EX. OVERHEAD POWER LINE
  - - - EX. STORM DRAIN
  - - - EX. SANITARY SEWER
  - - - EX. SECONDARY WATERLINE
  - - - EX. TELEPHONE LINE
  - - - EX. GAS LINE
  - - - EX. CULINARY WATERLINE
  - SECTION CORNER
  - CONTROL POINT
  - MONUMENT
  - ROOF DRAIN
  - BOLLARD
  - EXISTING ASPHALT
  - PL PROPERTY LINE
  - BM BENCHMARK
  - C&G CURB AND GUTTER
  - CB CATCH BASIN
  - CL CENTERLINE
  - CONC CONCRETE
  - CP CONTROL POINT
  - EG EXISTING GRADE
  - EX EXISTING
  - WW WATERWAY
  - UAF UTAH ALCOHOLISM FOUNDATION
  - FDC FIELD DETACHMENT CONNECTION
  - WV WATER VALVE
  - BD OVERHEAD BAY DOOR
  - MD MAN DOOR
  - SS SANITARY SEWER
  - CH MAN HOLE
  - MH FIRE HYDRANT
  - FL FLOWLINE
  - GB GRADE BREAK
  - AC AIR CONDITIONING UNIT
  - WRT WITH RESPECT TO

### SURVEYOR'S CERTIFICATE

TO: MOUNTAIN VIEW TITLE & ESCROW  
AMERICAN EQUITY INVESTMENT LIFE INSURANCE COMPANY  
BANK OF OKLAHOMA, N.A., a national banking association, and its successors and assigns

THIS IS TO CERTIFY THAT THIS MAP 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/ACSM AND NPSI IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(1), 8, 10, 11(1), 13, 14, 15, AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NPSI, ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATE: 01-18-2010

STEPHEN J. FACKRELL, L.S.  
LICENSE NO. 191517

### TITLE NARRATIVE

- TITLE DOCUMENTS FOR THIS PROPERTY WERE PROVIDED BY MOUNTAIN VIEW TITLE & ESCROW, CASE NO.: 87034, AT EFFECTIVE DATE: JAN 4, 2008 AT: 8:00 A.M.
- SCHEDULE B-SECTION 2 SPECIFIC EXCEPTIONS
- NON-EXCLUSIVE PERPETUAL EASEMENT AND MAINTENANCE AGREEMENT, Dated January 23, 2004, By and Between WADMAN INVESTMENTS LLC, a Utah limited partnership and BT PROPERTY LLC, a Delaware limited liability company, Recorded: January 27, 2004, Entry Number 2007643 (AS SHOWN HEREON)
- EASEMENT AND CONDITIONS CONTAINED THEREIN, Grantee: US WEST COMMUNICATIONS, INC. A COLORADO CORPORATION, Location: SEE DEED, Purpose: THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES FROM TIME TO TIME, AS SAID GRANTEE MAY REQUIRE UPON, OVER, UNDER AND ACROSS THE DESCRIBED LAND., Dated November 7, 1999., Recorded: November 12, 1999, Entry Number: 1673566, Book 2043, Page 1660 (Affecting the west line of Parcel 1, 4, 5, 6) (AS SHOWN HEREON)
- RIGHT OF WAY AND EASEMENT GRANT, Grantee: PACIFICORP, AN OREGON CORPORATION, Location: SEE DEED, Purpose: FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF AN UNDERGROUND ELECTRIC DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, INCLUDING WITHOUT LIMITATION: WIRES, FIBERS, CABLE, AND OTHER CONDUCTORS, AND CONDUITS THEREFOR; AND PADS TRANSFORMERS, SWITCHES, CABINETS, VAULTS ON, ACROSS, OR UNDER THE SURFACE OF THE REAL PROPERTY OF GRANOR, Dated: October 18, 2005, Recorded July 28, 2006, Entry Number: 2196530, (RUNS DIAGONALLY THROUGH PARCEL 3) (AS SHOWN HEREON)
- THE EASTERLY LINE OF SAID PROPERTY ABUTTING THE INTERSTATE HIGHWAY IS A "NO ACCESS LINE." (AFFECTS PARCELS 1 & 5) (AS SHOWN HEREON)
- EASEMENT CONTRACT IN FAVOR OF OGDEN CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, FOR THE CONSTRUCTION, INSPECTION, MAINTAINING OR REPAIRING A WATER LINE, SAID LINE BEING 12 FEET IN WIDTH ADJACENT TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY 1-15. AS GRANTED BY INSTRUMENT RECORDED APRIL 5, 1966, IN BOOK 833, OF RECORDS, PAGE 277 (AFFECTS PARCELS 1 & 5) (AS SHOWN HEREON)
- RIGHT OF WAY AND EASEMENT GRANT, Grantee: PACIFICORP, AND OREGON CORPORATION, Location: SEE DEED, Purpose: FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF AN UNDERGROUND ELECTRIC DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, INCLUDING WITHOUT LIMITATION: WIRE, FIBERS, CABLES, AND OTHER CONDUCTORS AND CONDUITS THEREFOR; AND PADS, TRANSFORMERS, SWITCHES, CABINETS, VAULTS ON, ACROSS, OR UNDER THE SURFACE OF THE REAL PROPERTY OF GRANOR, Location: Dated: October 18, 2005, Recorded: November 16, 2006, Entry Number: 2222484, (AFFECTS PARCEL 5) (LOCATION ASSUMED - EXACT LOCATION COULD NOT BE DETERMINED)

**PINNACLE**  
Engineering & Land Surveying, Inc.  
Mount Pleasant  
West Bountiful  
Layton  
1513 North Hillfield Rd., Suite #2  
Layton, UT 84041  
Phone: (801) 866-4676  
Fax: (801) 866-4678

FOR: American Equity Investment Life Insurance Company  
WADMAN 5 BLDG ALTA  
ALTA/ACSM LAND TITLE SURVEY  
APPROX 1000 WEST 2800 SOUTH  
OGDEN, UTAH  
PROJ# 08-006

DATE	REVISION	BY	DATE
02/08/08	ADDED LENDER TO CERTIFICATION	SJF	3/10/08
	SPLIT PARCEL A INTO A.1 AND E	SJF	3/24/08
	SPLIT ROAD OFF OF PARCEL B	SJF	4/6/08

DATE: 05/07/08  
DATE: 03/07/08

DESIGNED BY: SJF  
DRAWN BY: SPB  
APPROVED BY: SJF

1 OF 2 SHEETS



**PARCEL D**

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF WADMAN DRIVE, SAID POINT BEING LOCATED SOUTH 89°02'00" EAST ALONG THE CENTERLINE OF SAID KERSHAW STREET 935.81 FEET AND NORTH 00°58'00" EAST 35.00 FEET TO THE NORTH LINE OF SAID KERSHAW STREET AND NORTH 00°58'00" EAST ALONG THE EAST LINE OF SAID STREET 198.50 FEET FROM THE CENTER OF THE INTERSECTION OF SAID KERSHAW STREET AND PENNSYLVANIA AVENUE, AND RUNNING THENCE NORTH 00°58'00" EAST ALONG THE EAST LINE OF SAID WADMAN DRIVE 227.29 FEET; THENCE SOUTH 89°39'08" EAST ALONG SAID FENCE LINE 471.01 FEET TO THE WESTERLY LINE OF THE INTERSTATE HIGHWAY I-15; THENCE SOUTH 31°56'55" EAST ALONG SAID WESTERLY LINE 175.76 FEET TO THE WEST LINE OF "H" AVENUE, A 66 FOOT WIDE STREET PLATTED ON OGDEN CITY BIBLE SHEET 2885-A; THENCE SOUTH 00°05'11" WEST ALONG SAID STREET 183.37 FEET TO A POINT LOCATED 100 FEET NORTH ALONG SAID STREET FROM THE INTERSECTION OF THE WEST LINE OF SAID "H" AVENUE WITH THE NORTH LINE OF SAID KERSHAW STREET; THENCE NORTH 89°02'00" WEST PARALLEL WITH SAID KERSHAW STREET 212.66 FEET ALONG THE NORTH PROPERTY LINES OF WADMAN INVESTMENTS LLC, HUMBERTO B. AND RITA M. FERNANDES, MAXINE RIOS, ELMER GALLEGOS ET AL., AND WADMAN INVESTMENTS LLC TO THE NORTHWEST CORNER OF SAID SECOND WADMAN INVESTMENTS LLC PROPERTY; THENCE NORTH 00°58'00" EAST 98.51 FEET; AND THENCE NORTH 89°02'00" WEST ALONG 356.89 FEET TO THE EAST LINE OF SAID WADMAN DRIVE AND THE POINT OF BEGINNING.

CONTAINING: 144,325 SF 3.31 ACRES

**PARCEL E**

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF WADMAN DRIVE, SAID POINT BEING LOCATED SOUTH 89°02'00" EAST ALONG THE CENTERLINE OF SAID KERSHAW STREET 935.81 FEET AND NORTH 00°58'00" EAST 35.00 FEET TO THE NORTH LINE OF KERSHAW STREET AND NORTH 00°58'00" EAST ALONG SAID EAST LINE 198.50 FEET AND NORTH 00°58'00" EAST ALONG SAID EAST LINE 227.29 FEET FROM THE CENTER OF THE INTERSECTION OF SAID KERSHAW STREET AND PENNSYLVANIA AVENUE, AND RUNNING THENCE NORTH 00°58'00" EAST ALONG THE EAST LINE OF SAID WADMAN DRIVE 187.36 FEET TO A POINT OF CURVATURE; THENCE 10.62 FEET ALONG THE ARC OF A 346.28 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°45'27" (CHORD BEARS NORTH 00°05'18" EAST 10.62 FEET) TO AN EXISTING FENCE LINE; THENCE EASTERLY ALONG SAID FENCELINE THE FOLLOWING (3) COURSES: (1) SOUTH 89°59'24" EAST 94.55 FEET, (2) SOUTH 89°51'20" EAST 154.42 FEET, AND (3) SOUTH 89°47'40" EAST 94.09 FEET TO THE WESTERLY LINE OF THE INTERSTATE HIGHWAY I-15; THENCE SOUTH 31°56'55" EAST ALONG SAID WESTERLY LINE 235.78 FEET; THENCE NORTH 89°39'08" WEST ALONG SAID FENCE LINE 471.01 FEET TO THE EAST LINE OF SAID WADMAN DRIVE AND THE POINT OF BEGINNING.

CONTAINING: 80,917 SF 1.86 ACRES

**TITLE REPORT PARCEL1 (14-038-0021)**

PART OF THE NORTH WEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT LOCATED NORTH 00°22'18" WEST ALONG THE WEST LINE OF SAID SECTION 2228.48 FEET TO THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET AND SOUTH 941.52 FEET AND NORTH 01°18'18" EAST 33.53 FEET AND NORTH 01°16'30" EAST 198.50 FEET; FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH NORTH 01°16'30" EAST 227.35 FEET; THENCE SOUTH 89°18'30" EAST 472.86 FEET TO THE WEST RIGHT OF WAY LINE OF I-15; THENCE SOUTH 31°41'34" EAST ALONG THE SAID RIGHT OF WAY 158.84 FEET TO THE WEST RIGHT OF WAY LINE OF H STREET; THENCE SOUTH 00°18'33" EAST ALONG SAID WEST LINE 197.77 FEET; THENCE NORTH 88°41'42" WEST 213.51 FEET; THENCE NORTH 01°18'18" EAST 98.50 FEET; THENCE NORTH 88°41'42" WEST 351.27 FEET TO THE POINT OF BEGINNING.

**TITLE REPORT PARCEL2 (14-038-0021)**

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED NORTH 00°22'18" EAST 578.96 FEET ALONG AND SOUTH 88°41'42" EAST 660.95 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET, SAID POINT BEING 627.95 FEET SOUTH 88°41'42" EAST FROM A POINT DESCRIBED OF RECORD AS BEING LOCATED SOUTH 00°22'18" WEST 1650.06 FEET ALONG THE WEST LINE OF SAID SECTION AND SOUTH 89°37'42" EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, RUNNING THENCE NORTH 00°22'18" EAST 92.12 FEET; THENCE NORTH 07°05'53" WEST 70.92 FEET, THENCE SOUTH 89°05'53" EAST 25.54 FEET, THENCE NORTH 49°04'53" EAST 171.57 FEET; THENCE SOUTH 33°04'00" EAST 54.88 FEET TO A POINT ON A 286.28 FOOT RADIUS CURVE (CENTER BEARS SOUTH 56°01'00" WEST) THENCE RIGHT 175.34 FEET, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°05'30", THENCE SOUTH 01°16'30" WEST 67.77 FEET, THENCE NORTH 88°41'42" WEST 234.79 FEET TO THE POINT OF BEGINNING.

**TITLE REPORT PARCEL3 (14-038-0021)**

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED SOUTH 00°22'18" WEST 1365.17 FEET ALONG THE WEST LINE OF SAID SECTION AND SOUTH 89°37'42" EAST 33.00 FEET AND SOUTH 89°20'28" EAST 498.78 FEET FROM THE NORTHWEST CORNER OF SECTION, SAID POINT ALSO BEING LOCATED NORTH 00°22'18" WEST 883.85 FEET ALONG SAID WEST LINE AND SOUTH 89°37'42" EAST 33.00 FEET AND SOUTH 89°20'28" EAST 318.58 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET, RUNNING THENCE NORTH 00°22'18" EAST 318.58 FEET, THENCE SOUTH 89°24'42" EAST 51.16 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 1000 WEST STREET (WADMAN DRIVE); THENCE SOUTH 33°04'00" EAST 367.58 FEET ALONG SAID WESTERLY LINE, THENCE SOUTH 89°36'12" WEST 86.43 FEET, THENCE NORTH 89°02'28" WEST 191.28 FEET, THENCE NORTH 00°22'18" EAST 40 FEET TO THE POINT OF BEGINNING.

**TITLE REPORT PARCEL4 (14-038-0021)**

PART OF THE NORTHWEST 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 KERSHAW STREET, SAID POINT BEING SOUTH 00°22'18" WEST ALONG THE WEST LINE OF SAID SECTION 2228.48 FEET TO THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET AND SOUTH 88°41'42" WEST ALONG THE CENTERLINE OF SAID KERSHAW STREET 941.52 FEET, AND NORTH 01°18'18" EAST 33.53 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 01°16'30" EAST 198.50 FEET; THENCE SOUTH 88°41'42" WEST ALONG SAID LINE 351.17 FEET TO THE POINT OF BEGINNING.

**TITLE REPORT PARCEL5 (14-038-0021)**

PART OF THE NORTH WEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT LOCATED SOUTH 00°22'18" WEST ALONG THE WEST LINE OF SAID SECTION 2228.48 FEET TO THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET AND SOUTH 88°41'42" EAST ALONG THE CENTER LINE OF SAID KERSHAW STREET 941.52 FEET, AND NORTH 01°18'18" EAST 33.53 FEET AND NORTH 01°16'30" EAST 425.85 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 01°16'30" EAST 200.00 FEET TO AN EXISTING FENCE; THENCE NORTH 89°18'30" EAST ALONG SAID FENCE 343.98 FEET TO THE WEST RIGHT LINE OF I-15; THENCE SOUTH 31°41'34" WEST ALONG SAID RIGHT OF WAY 236.82 FEET TO A FENCE; THENCE NORTH 89°18'30" WEST ALONG SAID FENCE 472.8 FEET TO THE POINT OF BEGINNING.

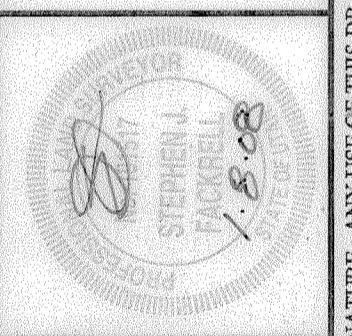
**TITLE REPORT PARCEL6 (14-038-0021)**

PART OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 209 FEET SOUTH AND 652.74 FEET WEST FROM THE INTERSECTION OF THE SOUTH LINE OF DOXEY STREET (FORMERLY HOWARD STREET) AND THE WEST LINE OF H AVE (FORMERLY COLORADO AVENUE) AND RUNNING THENCE ALONG THE ARC OF A 286.28 FOOT RADIUS CURVE TO THE LEFT 58.61 FEET, THENCE NORTH 102.69 FEET, THENCE SOUTH 34°07'30" EAST 30 FEET, MORE OR LESS, THENCE SOUTHERLY ALONG THE ARC OF A 346.28 FOOT RADIUS CURVE TO THE RIGHT 201.25 FEET, THENCE SOUTH 89°47'02" EAST 11.19 FEET, THENCE 01°16'30" WEST 625.85 FEET, THENCE WEST 65.09 FEET; THENCE NORTH 00°05'50" EAST 483.88 FEET, THENCE NORTH 89°02'00" WEST 44.79 FEET, THENCE NORTH 60 FEET, THENCE SOUTH 88°41'42" EAST 58.94 FEET, THENCE NORTH 01°16'30" EAST 67.77 FEET, THENCE ALONG A 286.28 FOOT RADIUS CURVE LEFT A DISTANCE OF 88.42 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF WITHIN WADMAN DRIVE (BOOK 60 PAGE 84)

**PINNACLE**  
Engineering & Land Surveying, Inc.  
• West Bountiful • Mount Pleasant  
• Layton • West Bountiful • Layton, UT 84041  
Phone: (801) 866-0676  
Fax: (801) 866-0678

**WADMAN 5 BLDG ALTA**  
ALTA SURVEY  
FOR: NAI (JAKE BATES)  
APPROX 1000 WEST 2800 SOUTH  
OGDEN, UTAH  
PROJ# 08-006

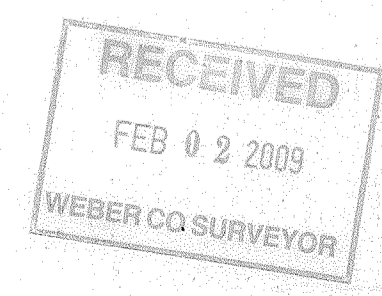


REVISION	DATE	BY	DATE
ADDED LENDER TO CERTIFICATION	02/2008	SJF	3/10/08
SPLIT PARCEL A INTO A, D, AND E		SFP	3/24/08
SPLIT ROAD OFF OF PARCEL B		SFP	5/05/08

SURVEYED BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE	APPROVED BY	DATE
TW/JL	02/2008	SJF	03/07/08	SFP	03/07/08	SJF	03/07/08

004255



ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.