

Parcel 1: (22-006-0002)

THE NORTH 1/2 OF SECTION 16 AND THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM: BEGINNING AT A POINT THAT IS SOUTH 00°24'13" WEST 1586.09 FEET AND SOUTH 89°35'47" EAST 2164.10 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 13°07'30" WEST 209.42 FEET, THENCE NORTH 76°52'30" EAST 208.00 FEET, THENCE SOUTH 13°07'30" EAST 209.42 FEET, THENCE SOUTH 76°52'30" WEST 208.00 FEET, TO A POINT OF BEGINNING.

PARCEL 2: (22-006-0011)

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY.

PARCEL 3: (22-006-0024)

THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY.

LESS THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION.

TOGETHER WITH A 60 FOOT RIGHT OF WAY ACROSS THE EAST HALF OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY.

PARCEL 4: (22-006-0026)

ALL OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY.

LESS AND EXCEPTING COUNTY ROAD (906-117) AND A 30 FOOT RIGHT OF WAY FOR PUBLIC USE (108-488)

ALSO LESS AND EXCEPTING SNOWFLAKE SUBDIVISION PHASE 3 OPEN SPACE. (BOOK 54 PAGE 73)

PARCEL 5: (22-006-0027)

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WITHIN SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 10, . RUNNING THENCE SOUTH 89°32'53" EAST 2142.32 FEET, THENCE SOUTH 5790 FEET, MORE OR LESS, TO A POINT INTERSECTING THE NORTH LINE OF COUNTY ROAD (22-006-0012), THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID ROAD TO THE INTERSECTION OF THE EAST LINE OF SECTION 15 AND THE NORTH LINE OF SAID ROAD, THENCE SOUTH ALONG THE EAST LINE OF SECTION 15, 4426.45 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SECTION 15, THENCE WEST 2780.80 FEET, MORE OR LESS, TO THE EAST LINE OF SNOWFLAKE SUBDIVISION NO. 2, THENCE NORTH 22°47'14" EAST ALONG THE EAST LINE OF SAID SUBDIVISION 448.00 FEET, THENCE NORTH 28°47'14" EAST 212.18 FEET, THENCE NORTH 07°18'56" EAST 174.75 FEET, THENCE NORTH 01°02'19" EAST 93.65 FEET, THENCE NORTH 43°57'41" WEST 91.06 FEET, THENCE NORTH 46°02'19" EAST 60 FEET, THENCE WESTERLY ALONG THE NORTH SIDE OF A ROAD 16.70 FEET, THENCE NORTH 17°29'55" EAST 205.94 FEET, THENCE NORTH 00°35'18" EAST 175 FEET TO THE SOUTH LINE OF THE DICKENS PROPERTY (22-006-0017) THENCE EAST ALONG SAID SOUTH LINE 1058.25 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID DICKENS PROPERTY, THENCE NORTH 660 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID DICKENS PROPERTY, THENCE SOUTH 660.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SNOWFLAKE SUBDIVISION NO. 2, THENCE NORTH 77°43'19" WEST 396.99 FEET, THENCE SOUTH 14°43'12" EAST 201 FEET TO THE NORTH LINE OF SNOWFLAKE SUBDIVISION NO. 3, THENCE SOUTH 83°13'57" WEST 761.53 FEET TO THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, (22-006-00019), THENCE NORTH ALONG SAID EAST LINE 1531.23 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF SAID SOUTHWEST 1/4, THENCE WEST 1845 FEET, MORE OR LESS, TO THE WEST LINE OF SECTION 15, THENCE NORTH ALONG SAID WEST LINE 5280 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE COUNTY ROAD (22-006-0012)

LESS AND EXCEPTING THEREFROM SNOWFLAKE SUBDIVISION PHASE 3 OPEN SPACE (22-187-0001)

SUBJECT TO THE COUNTY ROAD AND A 30 FOOT RIGHT OF WAY AS SHOWN ON THE COUNTY PLAT (22-006)

PARCEL 6: (22-006-0028)

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WITHIN SECTION 10, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 10, . RUNNING THENCE SOUTH 89°32'53" EAST 2142.32 FEET, THENCE SOUTH 5790 FEET, MORE OR LESS, TO A POINT INTERSECTING THE NORTH LINE OF COUNTY ROAD (22-006-0012), THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID ROAD TO THE INTERSECTION OF THE EAST LINE OF SECTION 15 AND THE NORTH LINE OF SAID ROAD, THENCE SOUTH ALONG THE EAST LINE OF SECTION 15, 4426.45 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SECTION 15, THENCE WEST 2780.80 FEET, MORE OR LESS, TO THE EAST LINE OF SNOWFLAKE SUBDIVISION NO. 2, THENCE NORTH 22°47'14" EAST ALONG THE EAST LINE OF SAID SUBDIVISION 448.00 FEET, THENCE NORTH 28°47'14" EAST 212.18 FEET, THENCE NORTH 07°18'56" EAST 174.75 FEET, THENCE NORTH 01°02'19" EAST 93.65 FEET, THENCE NORTH 43°57'41" WEST 91.06 FEET, THENCE NORTH 46°02'19" EAST 60 FEET, THENCE WESTERLY ALONG THE NORTH SIDE OF A ROAD 16.70 FEET, THENCE NORTH 17°29'55" EAST 205.94 FEET, THENCE NORTH 00°35'18" EAST 175 FEET TO THE SOUTH LINE OF THE DICKENS PROPERTY (22-006-0017) THENCE EAST ALONG SAID SOUTH LINE 1058.25 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID DICKENS PROPERTY, THENCE NORTH 660 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID DICKENS PROPERTY, THENCE SOUTH 660.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SNOWFLAKE SUBDIVISION NO. 2, THENCE NORTH 77°43'19" WEST 396.99 FEET, THENCE SOUTH 14°43'12" EAST 201 FEET TO THE NORTH LINE OF SNOWFLAKE SUBDIVISION NO. 3, THENCE SOUTH 83°13'57" WEST 761.53 FEET TO THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, (22-006-00019), THENCE NORTH ALONG SAID EAST LINE 1531.23 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF SAID SOUTHWEST 1/4, THENCE WEST 1845 FEET, MORE OR LESS, TO THE WEST LINE OF SECTION 15, THENCE NORTH ALONG SAID WEST LINE 5280 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE COUNTY ROAD (22-006-0012)

LESS AND EXCEPTING THEREFROM SNOWFLAKE SUBDIVISION PHASE 3 OPEN SPACE (22-187-0001)

SUBJECT TO THE COUNTY ROAD AND A 30 FOOT RIGHT OF WAY AS SHOWN ON THE COUNTY PLAT (22-006)

Exceptions 1 through 20 are not plottable and therefor not shown hereon.

Exception 21 Rights of way for roads, ditches, canals, pipelines, radio towers, or transmission line now existing over and across the subject property.

Survey Findings: All visible improvements located by survey to date and aerial mapping (photography from June, 2001) have been shown. The exterior boundary was observed for improvements during the boundary staking portion of the survey. Certain items may exist on the interior of the boundary which may be obscured or inaccessible or remote areas. A reasonable effort has been made to identify all exception items.

Exception 22 The following contained in Warranty Deed recorded February 28, 1983 as Entry No. 457727 and various deeds of record, to wit: Grantor grants a right of way to run with the land for access to the Ski Inn Hotel site through the Powder Mountain parking area to build a hotel unit for lodging, food and beverage service. Other use will require authorization by Powder Mountain Inc. to run with subject property.

Survey Findings: The Ski Inn Hotel site and easement not located on the subject property.

Exception 23 Reservations in Bargain and Sale Deed recorded in Book 93 of Deeds at Page 463 in the office of the Recorder of Cache County, Utah. (affects all parcels)

Survey Findings: The reservations in the Bargain and Sale deed affect all parcels.

Exception 24 Reservations contained in that certain deed from First Security Bank of Utah, N.A. to Holmgren Land and Livestock Company, recorded January 3, 1953 in Book 407 at Page 335 of official records.

Survey Findings: A one half interest in the reservations of all minerals, gas, and mineral resources. The easement is plotted on Sheet 6.

Exception 25 A Lease Agreement for a microwave station executed by and between Western American Development Corporation Inc., and R.W. Davis Livestock Company, Lessors, to Utah Power and Light Company, Lessee, recorded May 9, 1974 in Book 1053 at Page 229 of Official Records.

Survey Findings: The lease area is 100'x100' and located in Weber County and does not affect this survey.

Exception 27 Contract between Weber Basin Water Conservancy District and Powder Mountain Inc., for the sale and use of untreated water, recorded as Entry No. 775338 in Book 1300 at Page 289 of official records.

Survey Findings: The 3 springs for the withdrawal of the underground water (noted on page 288 of the above document) are not located on the subject parcels of this survey. The "Place of Delivery and Use" is noted on page 290 of the above document and affects all parcels.

Exception 28 Easement Grant and Conditions contained therein: In favor of: Powder Mountain Water and Sewer Improvement District, Recorded April 25, 2006 as Entry No. 2175390

Survey Findings: The easement is plotted hereon.

Exception 29 Easement Grant and Conditions contained therein: In favor of: Powder Mountain Water and Sewer Improvement District, Recorded April 25, 2006 as Entry No. 2175391

Survey Findings: The easement is plotted hereon.

Exception 30 Easement Grant and Conditions contained therein: In favor of: Liberty Pipeline Company, Recorded April 25, 2006 as Entry No. 2175392

Survey Findings: The easement is plotted hereon.

Exception 31 Easement Grant and Conditions contained therein: In favor of: Liberty Pipeline Company, Recorded April 25, 2006 as Entry No. 2175393

Survey Findings: The easement is plotted hereon.

Exception 32 Easement Grant and Conditions contained therein: In favor of: Titan Development LLC aka North Eden Acres, LLC, Recorded April 25, 2006 as Entry No. 2175394

Survey Findings: The easement is plotted hereon.

Exception 33 Easement Grant and Conditions contained therein, Recorded June 30, 2006 as Entry No. 2190447

Survey Findings: The easement is plotted hereon.

Exception 34 The effect of the 1969 Farmland Assessment Act, wherein there is a five year roll-back provision with regard to Assessment and taxation which becomes due upon a change in the use of all or part of eligible land, by reason of that certain Annual Application for Assessment and Taxation of Agricultural Land recorded April 24, 2007, Records of Weber County, Utah.

Survey Findings: Affects Parcel 1.

Exception 35 Contract and lien between Weber Basin Water Conservancy District and Eden Heights, LLC, for sale and use of untreated water and conditions contained therein, recorded May 4, 2007 as Entry No. 2261365.

Survey Findings: Affects all Parcels.

Exception 64 Any matters disclosed by an accurate ALTA/ACSM Survey.

Survey Findings: All items required by ALTA/ACSM are shown hereon.

AS SURVEYED DESCRIPTION

Beginning at Southwest Corner of Section 15, Township 7 North, Range 1 East, Salt Lake Base and Meridian, and running thence North 88°07'05" West 2653.98 feet (basis of bearing) to the South quarter corner of said Section 15; thence North 89°12'37" West 156.86 feet to the easterly boundary of Snowflake Subdivision No. 2; thence along said Snowflake Subdivision No. 2 the following nine (9) courses: 1) North 32°22'35" East 448.00 feet, 2) North 28°48'12" East 212.18 feet, 3) North 07°19'54" East 174.75 feet, 4) North 01°03'17" East 93.65 feet, 5) North 43°56'43" West 91.06 feet, 6) North 46°03'17" East 60.00 feet, 7) North 45°42'25" West 16.70 feet, 8) North 17°30'53" East 205.94 feet, 9) North 00°36'16" East 175.36 feet; thence South 87°37'16" East 1087.28 feet; thence North 00°17'41" West 667.48 feet; thence North 88°29'26" West 1336.85 feet; thence South 00°43'39" West 057.46 feet; thence South 86°24'09" West 68.76 feet; thence North 77°42'49" West 396.90 feet; thence South 14°52'07" East 200.99 feet; thence South 83°14'55" West 761.53 feet; thence North 00°20'39" East 1542.33 feet to the quarter section line of said Section 15; thence North 88°40'09" West 1486.82 feet to the West quarter corner of said Section 15; thence North 89°21'08" West 5261.90 feet to the West quarter corner of Section 16, Township 7 North, Range 1 East, Salt Lake Base and Meridian; thence North 00°25'15" East 2666.41 feet to the Northwest Corner of said Section 16; thence North 00°40'28" East 2632.77 feet to the West quarter corner of Section 9, Township 7 North, Range 1 East, Salt Lake Base and Meridian; thence South 88°51'16" East 5248.08 feet to the East quarter corner of said Section 9; thence South 89°32'53" East 3142.32 feet; thence South 2641.87 feet to a point on the North line of Section 15, Township 7 North, Range 1 East, Salt Lake Base and Meridian; thence South 2906.26 feet to the northerly right of way of a 100' wide Weber County Right of Way; thence along said right of way the following twelve (12) courses: 1) North 45°15'31" East 69.33 feet to a point of curvature of a 6519.86 foot radius curve to the left the, the center of which bears North 44°44'29" West, 2) northeasterly along the arc of said curve 99.24 feet through a central angle of 00°52'20", 3) North 44°23'12" East 282.40 feet to a point of curvature of a 765.41 foot radius curve to the left, the center of which bears North 45°36'48" West, 4) northeasterly along the arc of said curve 421.56 feet through a central angle of 31°33'23", 5) North 12°49'49" East 441.54 feet to a point of curvature of a 2176.31 foot radius curve to the right, the center of which bears South 77°10'11" East, 6) northerly along the arc of said curve 309.15 feet through a central angle of 06°08'20", 7) North 20°58'09" East 85.00 feet to a point of curvature of a 1696.94 foot radius curve to the right, the center of which bears South 65°01'51" East, 8) northeasterly 521.75 feet through a central angle of 17°36'59" to a point of curvature of a 560.16 foot radius curve to the right, the center of which bears South 51°24'53" East, 9) northeasterly along the arc of said curve 564.33 feet through a central angle of 57°43'21", 10) South 83°41'32" East 277.13 feet to a point of curvature of a 2107.93 foot radius curve to the right, the center of which bears South 06°18'28" West, 11) easterly along the arc of said curve 205.09 feet through a central angle of 05°34'28" to a point of curvature of a 1722.93 foot radius curve to the left, the center of which bears North 11°52'56" East, 12) easterly along the arc of said curve 170.79 feet through a central angle of 05°40'47"; thence North 00°15'29" West 824.77 feet to the Northeast corner of said Section 15; thence North 89°26'58" East 2647.58 feet to the North quarter corner of Section 14, Township 7 North, Range 1 East, Salt Lake Base and Meridian; thence South 00°15'42" West 5393.18 feet to the South quarter corner of said Section 14; thence North 89°32'00" West 2630.85 feet along the section line to the point of beginning.

Containing 1,583.44 acres.

SURVEYOR'S CERTIFICATE

TO: Eden Heights LLC, Lawyers Title Insurance Corporation, and Heritage West Title Insurance Agency, Inc.:

This is to certify that this map or plot 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 1, 4, 5, 8, 10, 11a, & 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.

DATE 5/2/10
RUSSELL E. CAMPBELL
Registration No. 316833

NARRATIVE:

The survey was prepared for Eden Heights II, LLC.

The purpose of the survey is to resurvey the property shown hereon according to ALTA standards.

The Basis of Bearing of this survey is the monumented South line of Section 15, Township 7 North, Range 1 East, SLB&M. The bearing was established by static GPS and is based on Geodetic North.

The Title Report used for this survey were provided by Heritage West Title Insurance Agency, Inc., agents for Lawyers Title Insurance Corporation, as Commitment No. 26490 and with an effective date of September 11, 2007. Items depicted as "Exception No." on the survey refer to Schedule B, Section 2, "Exceptions", to said title commitments. This ALTA survey includes the Parcels located in both Weber and Cache Counties as described in said Title Report.

Vertical Datum is NAVD 88.

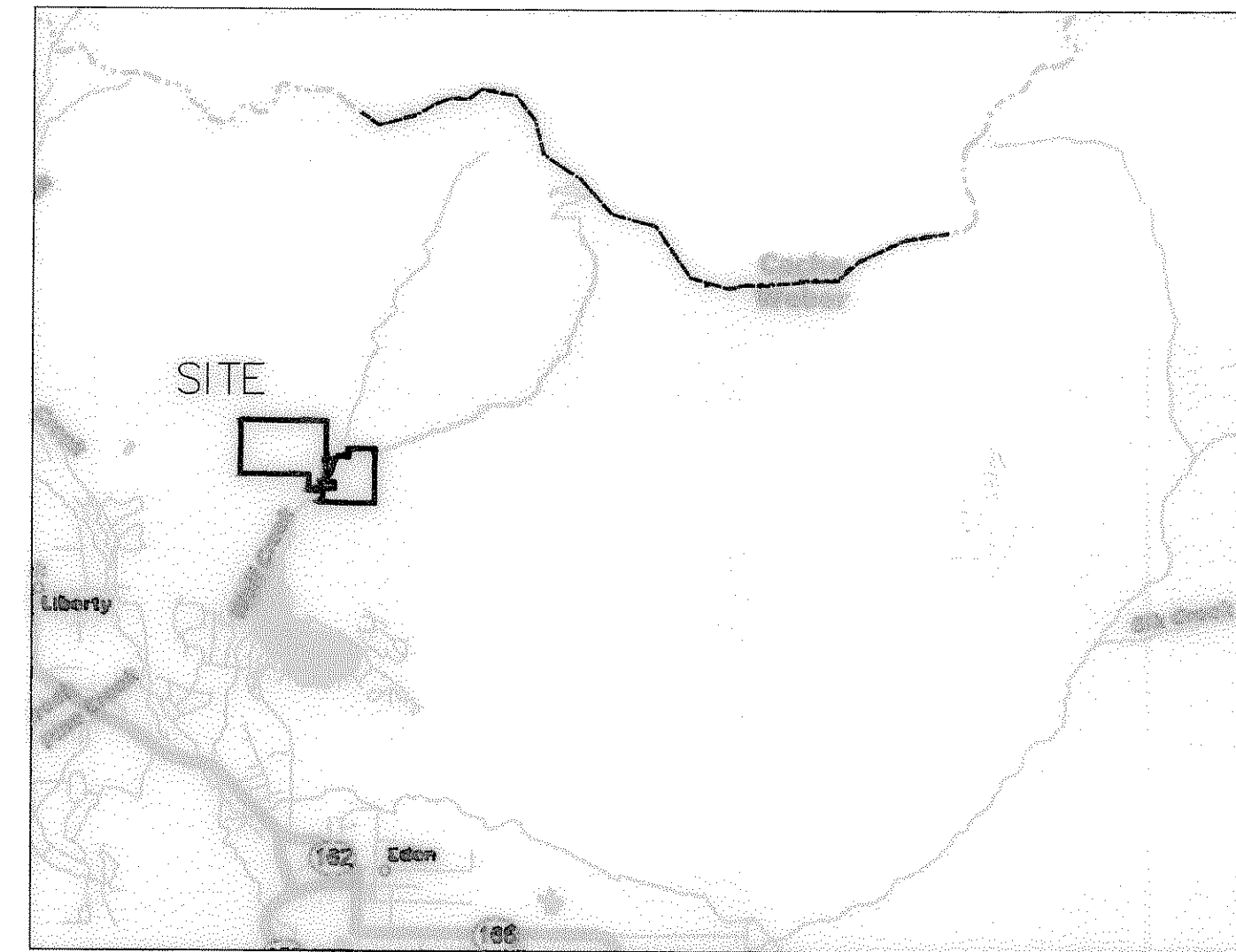
Improvements were located by aerial survey performed by AerialGraphics from photography taken May, 2001. The improvements were field verified in the spring/summer of 2008.

An Original Survey performed by Arthur F. Benson, approved 1890, was used as the basis for the re-survey of Township 7 North, Range 1 East, SLB&M. The found original corners and supplemental corners set by Weber County were used to locate the sections. Lost corners were single or double proportioned according to BLM Manual of Surveying Instructions, 1973. The controlling monuments for the proportioning are shown and labeled hereon.

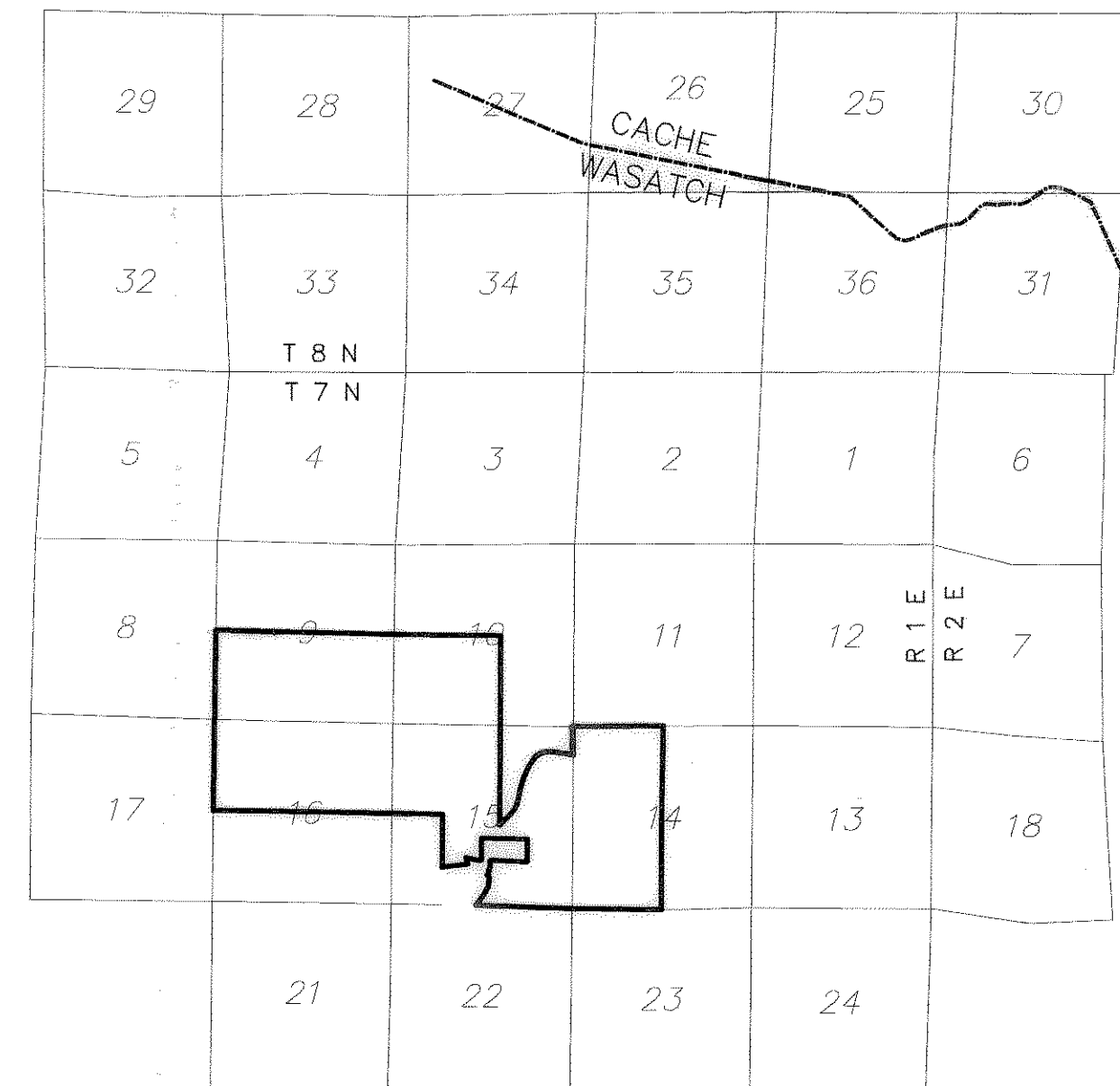
The road alignment for the Powder Mountain public road was provided by the Weber County Surveyor's Office. This alignment is as shown on this survey plat. The alignment does not match the deed and platted location of the right of way in several areas that are shown on the detail sheets.

This survey was performed with both static and RTK GPS measurement. Multiple projections were used to approximate the ground distances as closely as possible due to the significant elevation variations on this survey.

The unmarked perimeter Section corners were monumented with a 4" aluminum cap and disc stamped with the appropriate section data and the surveyor license number L.S. 316833. The unmarked non-section perimeter boundary corners were set with a 5/8" rebar and cap marked L.S. 316833.



VICINITY MAP



LOCATION MAP

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WEBER CO SURVEYOR

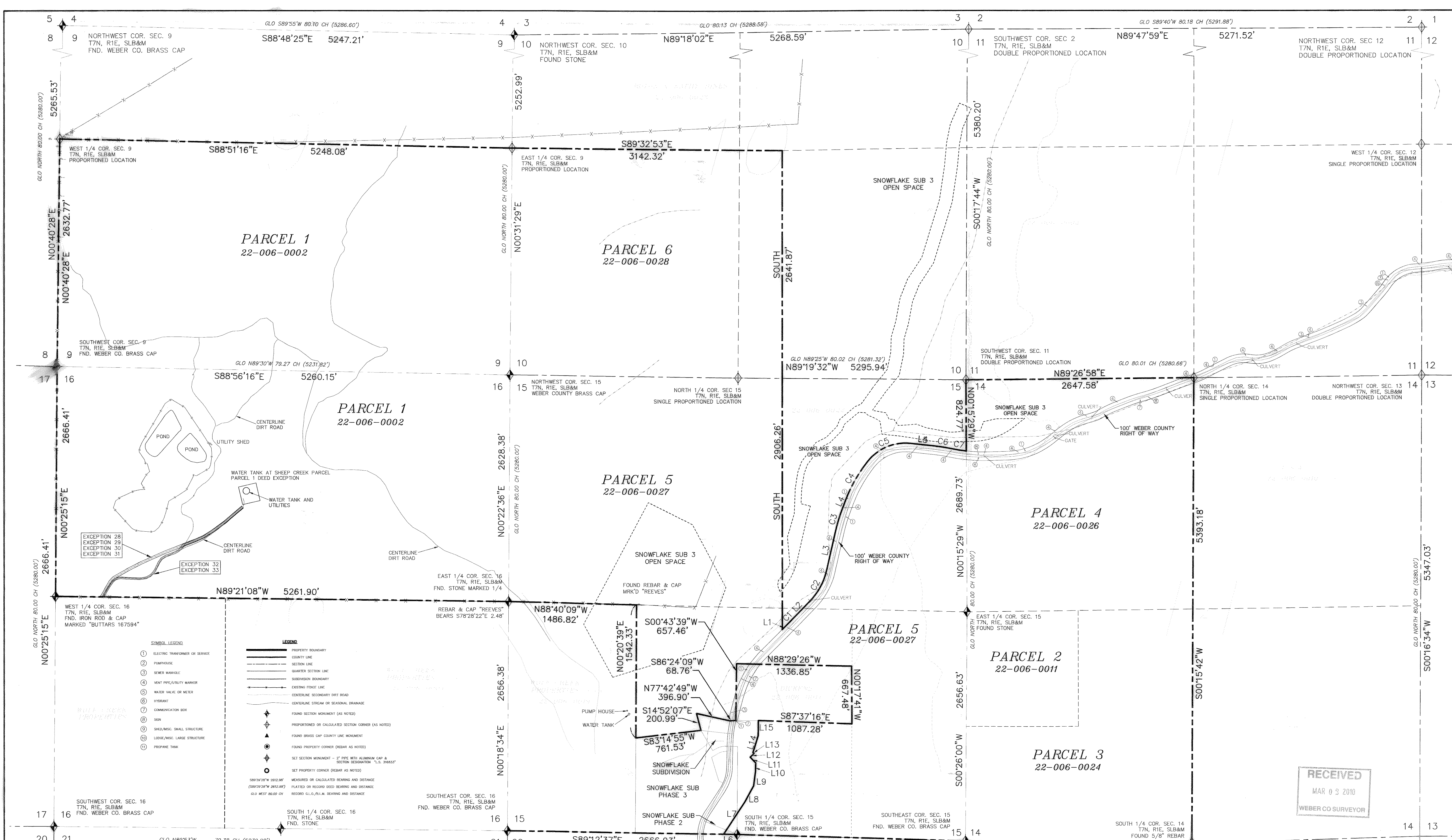
EDEN HEIGHTS, L.L.C.
ALTA SURVEY
LOCATED IN:
SECTIONS 9, 10, 11, 12, 14, 15 & 16,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

SHEET 1 OF 2

BASELINE SURVEYING, Inc

1058 E. 2100 S.
Salt Lake City, UT 84106

PH (801) 209-2152
FAX (801) 487-6009



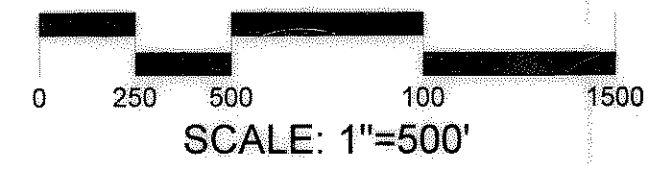
- SYMBOL LEGEND**
- ① ELECTRIC TRANSFORMER OR SERVICE
 - ② PUMPHOUSE
 - ③ SEWER MANHOLE
 - ④ VENT PIPE/UTILITY MARKER
 - ⑤ WATER VALVE OR METER
 - ⑥ HYDRANT
 - ⑦ COMMUNICATION BOX
 - ⑧ SKIN
 - ⑨ SHED/MISC. SMALL STRUCTURE
 - ⑩ LODGE/MISC. LARGE STRUCTURE
 - ⑪ PROPANE TANK
- LEGEND**
- PROPERTY BOUNDARY
 - COUNTY LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - SUBDIVISION BOUNDARY
 - EXISTING FENCE LINE
 - CENTERLINE SECONDARY DIRT ROAD
 - CENTERLINE STREAM OR SEASONAL DRAINAGE
 - ◆ FOUND SECTION MONUMENT (AS NOTED)
 - ◆ PROPORTIONED OR CALCULATED SECTION CORNER (AS NOTED)
 - ◆ FOUND BRASS CAP COUNTY LINE MONUMENT
 - ◆ FOUND PROPERTY CORNER (REBAR AS NOTED)
 - ◆ SET SECTION MONUMENT - 2" PIPE WITH ALUMINUM CAP & SECTION DESIGNATION "1,5, 3883"
 - ◆ SET PROPERTY CORNER (REBAR AS NOTED)
 - ◆ MEASURED OR CALCULATED BEARING AND DISTANCE (S89°29'28"W 2622.88')
 - ◆ FLATTED OR RECORD DEED BEARING AND DISTANCE (GLO N89°53'W 79.38 CH (5239.08'))
 - ◆ RECORD G.L.O./R.L.M. BEARING AND DISTANCE

LINE TABLE

LINE	LENGTH	BEARING
L1	69.33	N45°15'31"E
L2	282.40	N44°23'12"E
L3	441.54	N12°49'49"E
L4	85.00	S20°58'09"W
L5	277.13	S83°41'32"E
L6	156.86	N89°12'37"W
L7	448.00	N33°22'35"E
L8	212.18	N28°48'12"E
L9	174.75	N07°19'54"E
L10	93.65	N01°03'17"E
L11	91.06	N43°58'43"W
L12	61.00	N46°03'17"E
L13	16.70	N45°42'25"W
L14	205.94	N17°30'53"E
L15	175.36	N00°36'16"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	99.24	6519.86	0°52'20"
C2	421.56	765.41	31°33'23"
C3	309.15	2176.31	8°08'20"
C4	521.75	1696.94	17°36'59"
C5	564.33	560.16	57°43'21"
C6	205.09	2107.93	5°34'28"
C7	170.79	1722.93	5°40'47"



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SHEET 2 OF 2