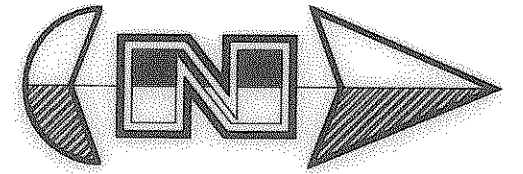


Carl William Hodson &
Mae Louise Hodson, Trustees



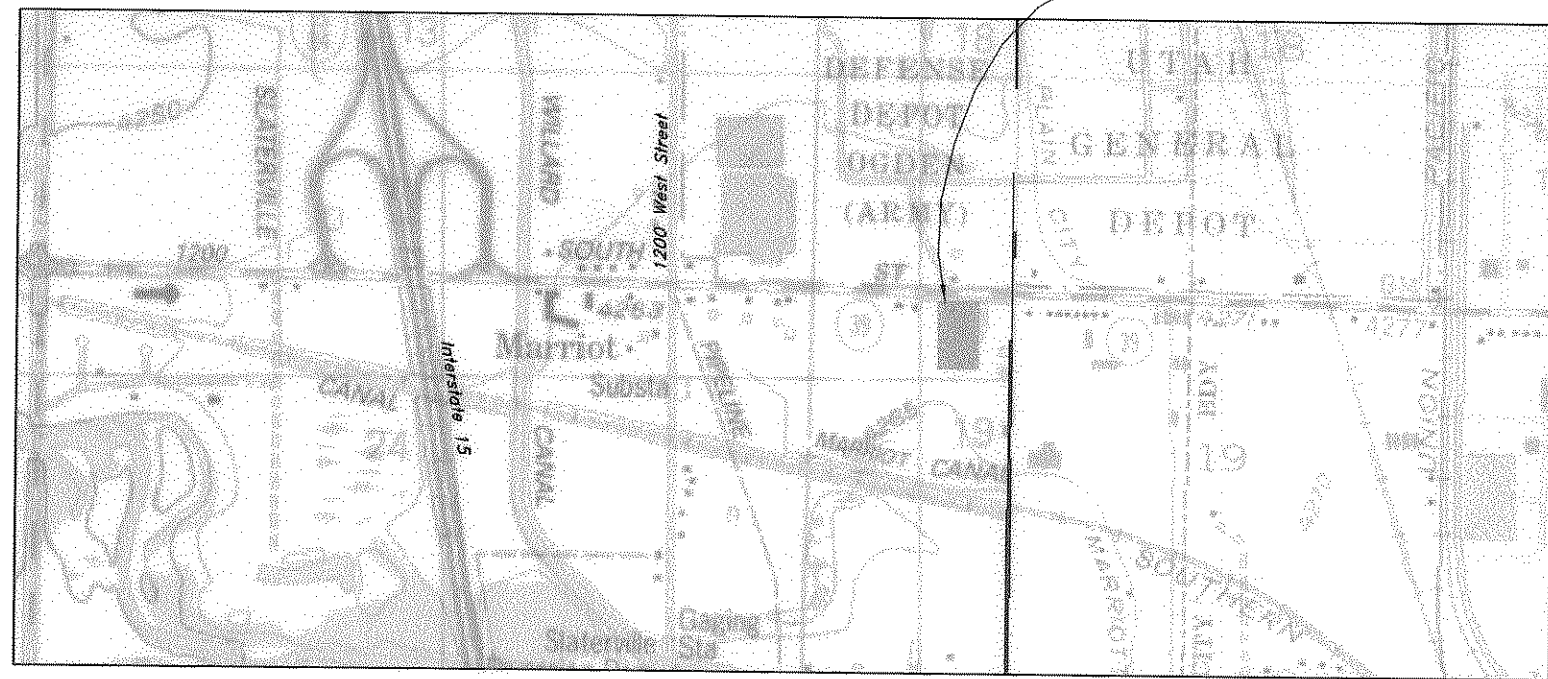
Scale: 1" = 40'

Legend

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Communications Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Power Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Centerline
- Conifer Tree
- Deciduous Tree
- Sign
- Traffic Direction
- Asphalt
- Concrete
- Nail & Washer
- Rebar & Cap
- w/ Fencapost
- Hub & Tack
- Monument
- Section Corner
- Number of Stalls
- Wheel Stop
- Post
- Transformer
- Flag Pole
- Light Pole

SPECIAL EXCEPTIONS
c) A pole line Easement in favor of Utah Power and Light Company, recorded July 1, 1943 as Entry No. 76960, Book 167, Page 571, Weber County Recorder's Office

Ogden City



Vicinity Map
Not to Scale

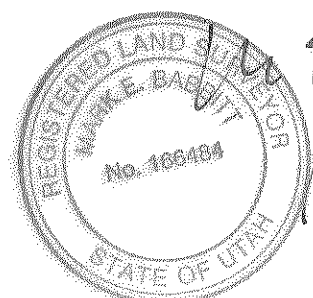
Amcors Inc.

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Utah, certifies to ICC, its successors and assigns, Metro National Title and/or Chicago Title Insurance Company and Impac Commercial Capital Corporation as follows:

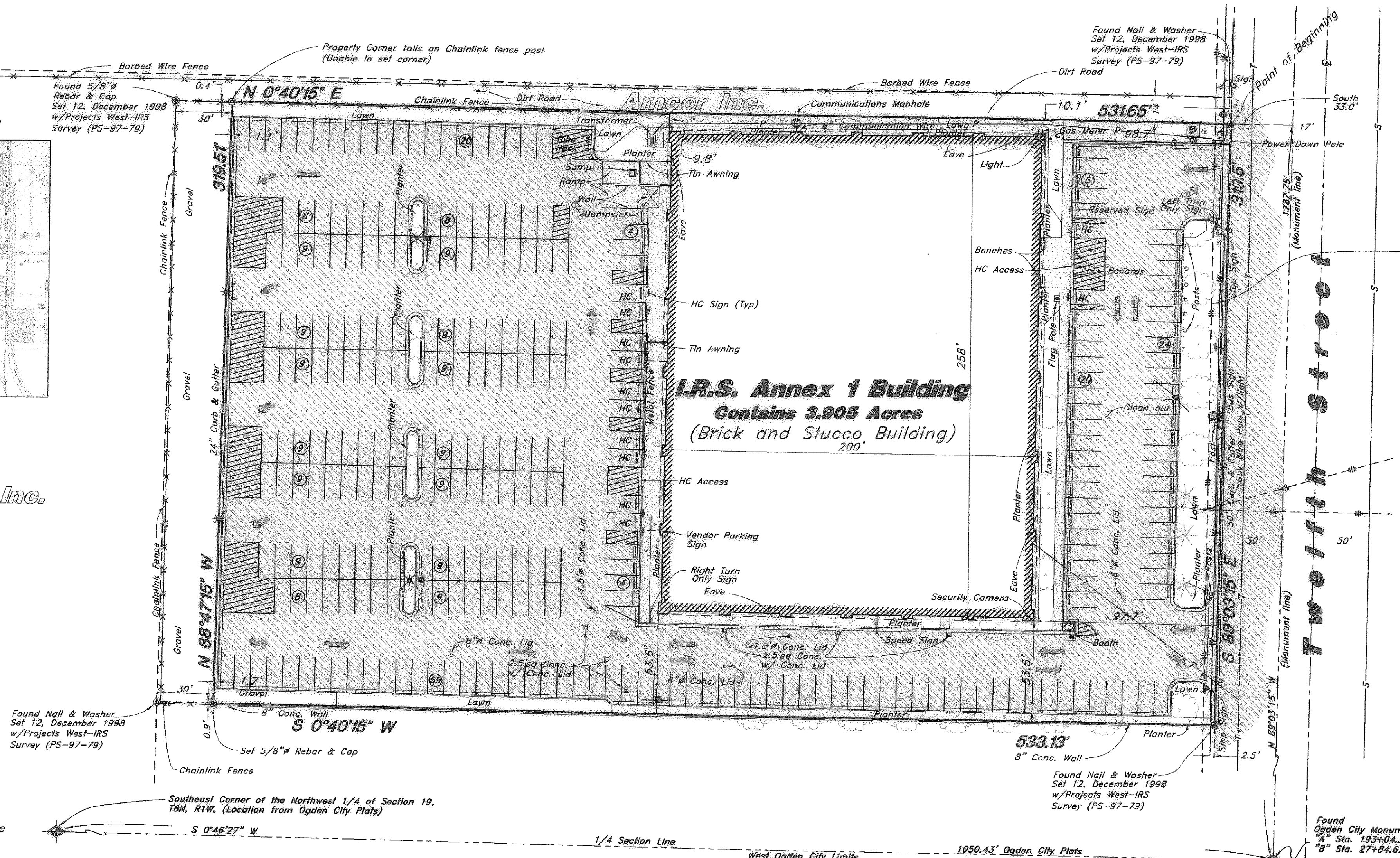
- This map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992 and meets the accuracy requirements for a Class A Survey, as defined therein.
- The survey was made on the ground on 20 July, 1998 by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property (including the acreage and square footage of buildings and improvements) and any other matters situated on the subject property.
- Except as shown on the survey, there are no visible easements or rights-of-way of which the undersigned has been advised.
- Except as shown on the survey, there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject property.
- The location so each easement, right-of-way, servitude, and other matter (above or below ground) affecting subject property and listed in the title insurance Commitment No. 98021686 dated July 29, 1998 at 7:45 am, issued by Metro National Title with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The locations of all improvements on the subject property is in accord with minimum setback, side yard and rear yard lines, provisions and restrictions of record for the subject property referenced in such title commitment.
- The subject property has direct access to and from the following dedicated and accepted public street or highway: Twelfth Street, a State Highway.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the Weber County, Utah - Community Panel No. 490187 0426B, dated July 1982. FIRM indicates surveyed area falls with Zone C - areas of minimal flooding.

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.



Mark E. Babbitt Registration No. 166484

Date: 7-12-10



Amcors Inc.

GIBSON AVENUE

NOTE:

- A. Floor Area Ratio Tabulation:**
- The floor area of the subject property, calculated in conformance with zoning ordinance of Ogden City (CP-3 regional), is 50,200 square feet.
 - The land area of the subject property is 170,100 square feet.
 - The floor-area ration of the subject property, calculated in conformance with zoning ordinance of Ogden City (CP-3 regional), is 29.5%.
 - The subject property meets the floor area ratio requirements set forth in the zoning ordinance of Ogden City (CP-3 regional), which is less than 60%.
- B. Parking Tabulation:**
- There exist 277 regular parking spaces and 12 handicapped parking spaces on the subject property.
 - The zoning ordinance of Ogden City requires that the subject property have 250 regular parking spaces (Ogden City Parking Ordinance for Business Offices requires, 1 space per employee on the highest shift, IRS estimate highest shift at 250 employees) and seven handicapped parking spaces (American Disability Act requires 7 handicapped stall for parking lots consisting of 201-300 stalls).
- C. Building Height - 17.4' Top of foundation to top of roof.**

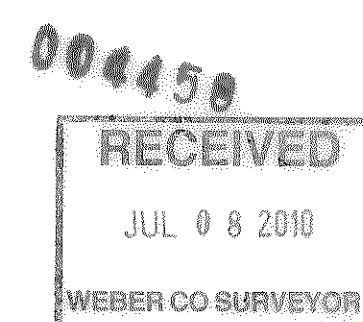
NARRATIVE

This survey was done at the request of Pete Van Steenis in order to establish the boundaries. An Ogden City Monument was found at the intersection of the West Corporate Limits and the monument Line on 12th Street along with rebar at Gibson Avenue. A line extended through these points bearing North 89°03'15" West was used as a basis of bearings. The location of the West Quarter Corner (which was monumented by a brass cap) was established by other surveys done by Great Basin Engineering, and the original survey on the I.R.S. Center. The center of the Section was established by data from Ogden City Plats. All corners were monumented as depicted on the drawing.

DESCRIPTION

Part of the Northwest Quarter of Section 19, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the South line of 12th Street, said point being South 163.66 feet, East 891.57 feet, North 0°40'15" East along fence line 1271.25 feet to the South line of 12th Street and South 89°03'15" East 14.00 feet from the West quarter corner of said Section 19; said beginning point being South 33 feet and North 89°03'15" West 1787.75 feet from the Ogden City Monument at the West Ogden City limits and the centerline of 12th Street; thence South 89°03'15" East along the South line of street 319.5 feet; thence South 0°40'15" West 533.13 feet to fence line; thence North 88°47'15" West along fence 319.51 feet; thence North 0°40'15" East 531.65 feet to the place of beginning.

Contains 3.905 Acres



ALTA/ACSM Land Title Survey		IRS Annex 1	
GREAT BASIN ENGINEERING NORTH CONSULTING ENGINEERS and SURVEYORS 3544 Lincoln Avenue, Ogden, Utah, 84401 P.O. Box 9307, Ogden, Utah, 84409 Ogden (801)394-4315 Salt Lake City (801)321-0222 Fax (801)392-7544		SCALE: 1" = 40'	DATE: 28 Jul, 1998
DRAWN: MM		REVISIONS: 28 Aug, 1998	DRWG. NO. 1
98N408A		A part of the Northwest 1/4 of Section 19, T6N, R1W, S18&M.	