

**EXCEPTIONS TO COVERAGE**

The following items are listed as exceptions to coverage in a Commitment for Title Insurance Order No. F-041044 issued by Founders Title Company, with an effective date of May 2, 2008 at 8:00 a.m.

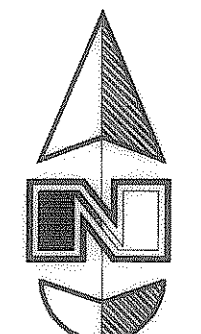
**EXCEPTION 12** - An easement of undisclosed width and location over, across or through the land for telephone and telegraph lines and incidental purposes, as granted to The Mountain States Telephone and Telegraph Co., by instrument recorded October 29, 1918, in Book N at Page 154 of Official Records.

**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.

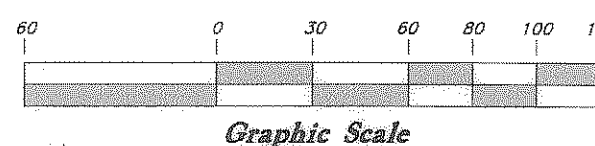
**EXCEPTION 14** - A 8.0' wide right of way to construct, operate, maintain and repair electric transmission and/or distribution system, under across and through, as granted to Utah Power and Light Company, by instrument recorded December 6, 1977, as Entry No. 720747 in Book 1213 at Page 240 of Official 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 splitting the original Parcel 1 into 2 parcels. 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, Drwg. 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 County Surveying Office.

No Properly Corners were monumented as depicted on this drawing.

**BOUNDARY DESCRIPTION**

**PARCEL 1A**  
All of Lots 5, 6, 7, 10, 77, 12, 13, 14 and 15 of Block 4, South Park Addition, Ogdan City, Weber County, Utah and a part of Lots 19, 20 and 34, Block 19, South Ogdan Survey, Ogdan City, Weber County, Utah and a part of the Southwest Quarter of Section 32, Township 6 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey.

Beginning at a point on the Northwest corner of Lot 36, Block 4 of said South Park Addition, which is 170.94 feet North 89°27'00" West and 33.00 feet North 0°33'00" East from the Ogdan City Survey Monument at the intersection of 33rd Street and Stephens Avenue; running thence North 89°27'00" West 3.00 feet along the North right of way line of said 33rd Street; thence North 3°30'00" East 299.66 feet; thence South 89°51'54" West 229.71 feet; thence North 429.62 feet; thence North 70°56'00" East 20.43 feet; thence North 76°21'00" East 257.70 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 said West right of way line to the South line of said Lot 7; thence North 89°02'00" West 96.30 feet along said South line of 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 to the North line of said Lot 10; thence South 89°02'00" East 96.30 feet along said North line to said West right of way line of Stephens Avenue; thence South 0°58'00" West 150.00 feet along said West right of way line to the South line of said Lot 15; thence North 89°02'00" West 114.40 feet along said South line to the Southwest corner of said Lot 15; 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 point of beginning.

Contains: 3.213 acres

**PARCEL 1B**  
A part of Lots 19 and 20, Block 10, South Ogdan Survey, Ogdan City, Weber County, Utah and a part of the Southwest Quarter of Section 32, Township 6 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey.

Beginning at a point on the North right of way line of 33rd Street, which is 379.42 feet North 89°27'00" West and 33.00 feet North 0°33'00" East from the Ogdan City Survey Monument at the intersection of 33rd Street and Stephens Avenue; running thence North 89°27'00" West 570.95 feet along said North right of way line of 33rd Street; thence North 2°17'30" East 491.23 feet to an existing chain link fence; thence North 55°45'08" East 127.90 feet along said existing chain link fence; thence North 89°02'00" East 39.80 feet; thence North 70°56'00" East 427.67 feet; thence South 429.62 feet; thence North 89°51'54" East 5.25 feet; thence South 0°08'06" East 296.60 feet to the point of beginning.

Contains: 7.967 acres

**PARCEL 2**  
A part of Lot 19, Block 10, South Ogdan Survey, Ogdan City, Weber County, Utah being described as follows:  
A part of the Southwest Quarter of Section 32, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:  
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 339.17 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

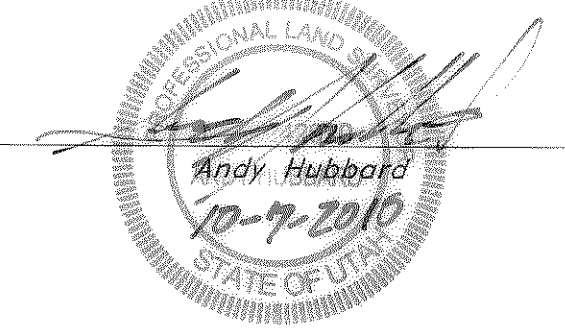
**PARCEL 3 (from Ogdan City)**  
A part of the Northwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:  
Beginning at a point on the North right-of-way line of 33rd Street; said point being 1022.56 feet North 89°27'00" West along the centerline of said 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°39'53" East 331.25 feet, North 38°45'39" East 17.02 feet, North 47°20'15" East 17.98 feet, North 39°09'14" East 18.94 feet, North 38°17'51" East 62.68 feet, North 8°51'27" West 22.06 feet and North 55°45'08" East 26.69 feet; thence South 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

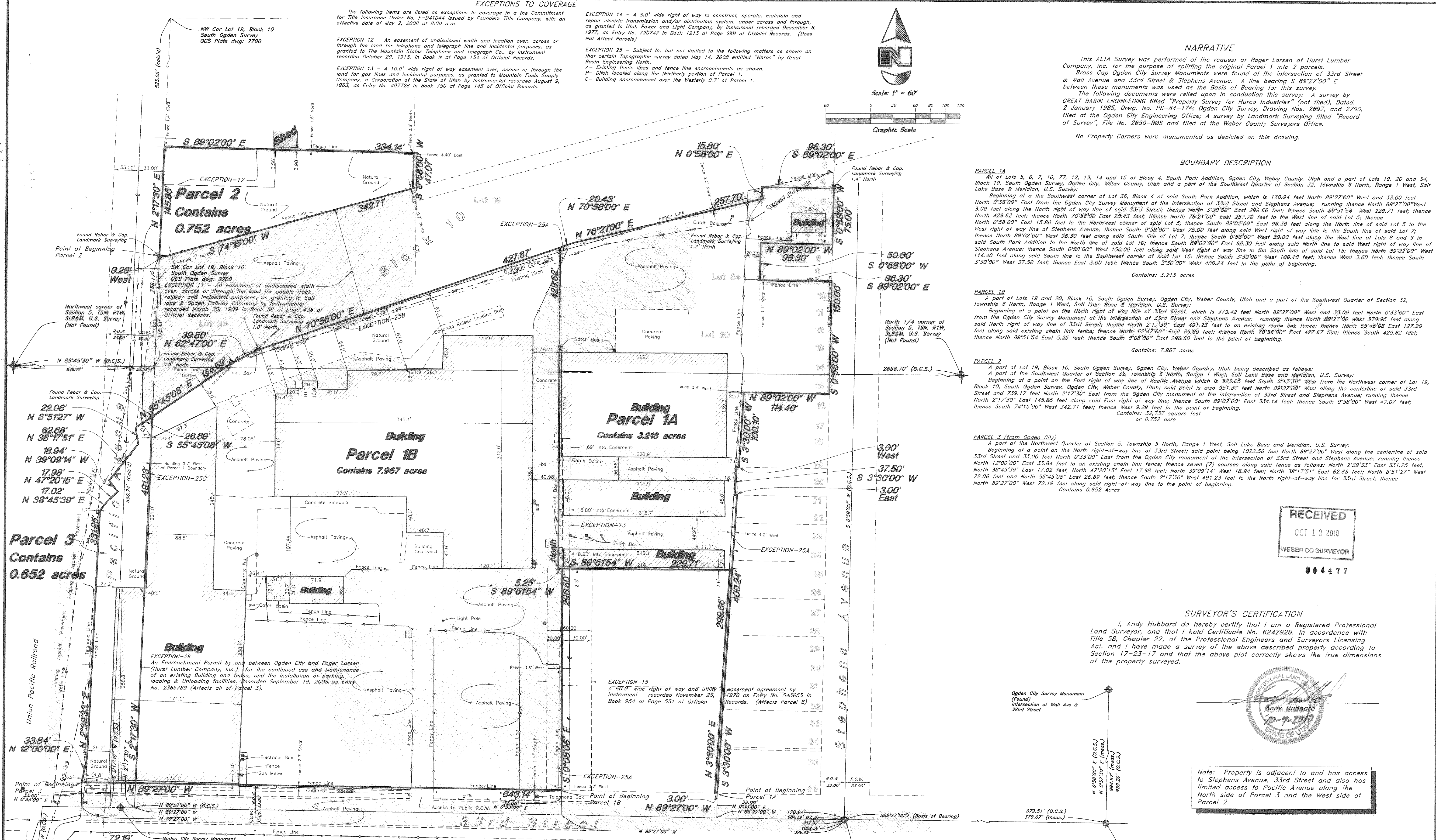
RECEIVED  
OCT 12 2010  
WEBER CO SURVEYOR  
004477

**SURVEYOR'S CERTIFICATION**

I, Andy Hubbard do hereby certify that I am a Registered Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



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.



**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	SMH Sewer Manhole	SP Service Pole
-S- Sanitary Sewer line	LP Light Pole	WV Water Valve
-W- Cullinary Water line	CP Catch Basin	CB Catch Basin
-G- Gas line	TP Telephone Pole	DV Diversion Box
-SD- Storm Drain line	TP Telephone Pole	TC Top of Curb
-SW- Secondary Waterline	FH Fire Hydrant	SW Sidewalk
-LD- Land Drain line	TOE Top of Slope	GAS Gas line Marker
-IW- Irrigation Waterline	TOE Top of Slope	GUY Guy Wire
-X-X- Fence	CO Cleanout	BLDG Building Corner
••••• Power Pole	FC Fence	NG Natural Ground
••••• Post	DMH Drain Manhole	FA Fire Hydrant
••••• Water Meter	Flowline	WV Water Valve
••••• Gas Meter	Spot Elevation	LP Light Pole
••••• Telephone Box	x99.00	••••• Power Pole w/guy
••••• Sewer Manhole	Asphalt	••••• Deciduous Tree
••••• Drain Manhole	Concrete	••••• Coniferous Tree
••••• Water Manhole	Building	••••• Ogdan City Survey
••••• Cleanout Box	Catch Basin	••••• Set Nail & GBE Washer

**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 5746 South 1475 East - Suite 200  
 Ogdan, Utah 84403  
 P.O. Box 150048, Ogdan, Utah 84415  
 Ogdan (801)398-1615 Salt Lake City (801)392-0222 Fax (801)392-7544

**Record of Survey**  
**Hurco Industries**  
 33rd Street, Pacific Avenue  
 Ogdan City, Weber County, Utah