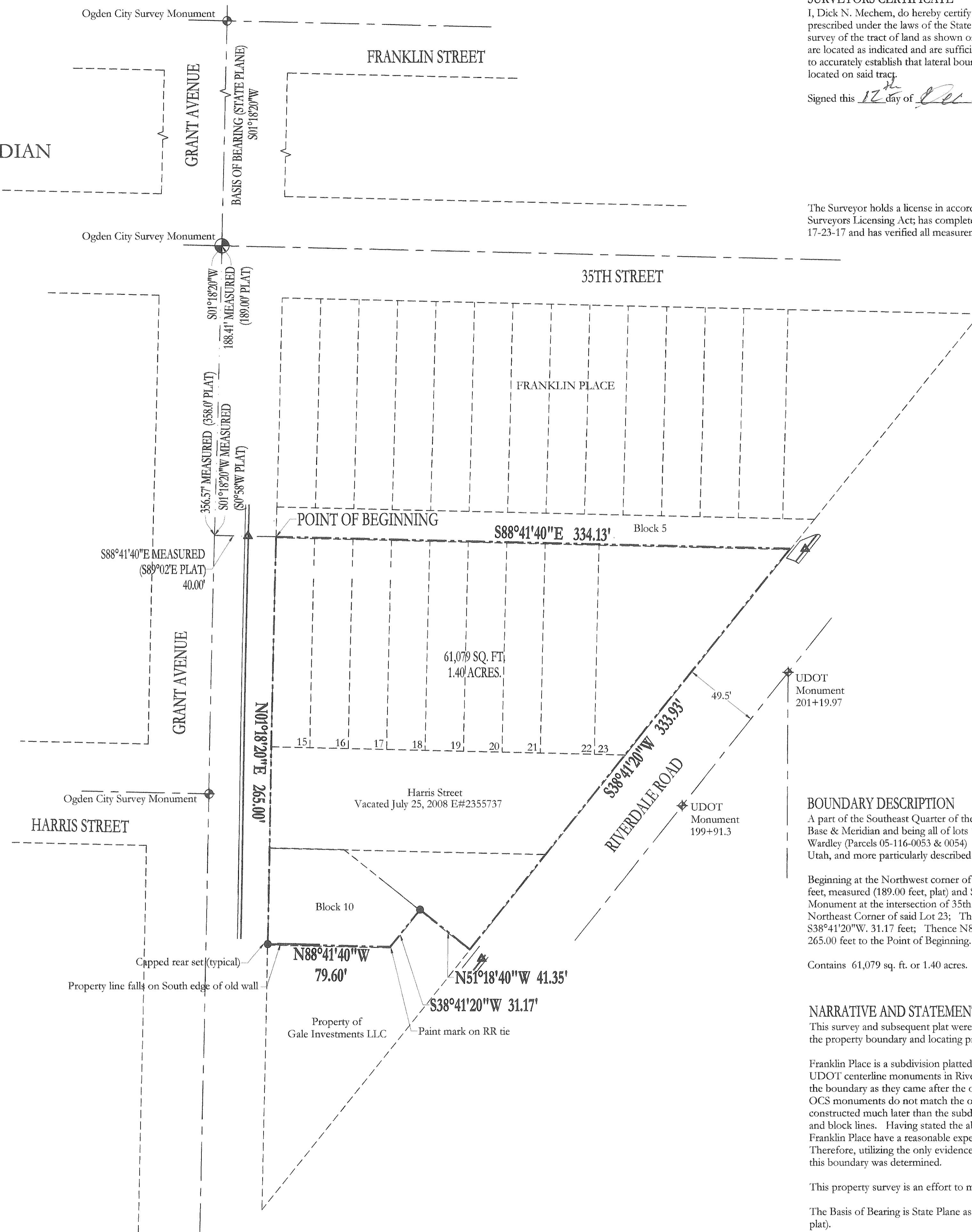


RECORD OF SURVEY
COKE PLANT BUSINESS DEPOT
 A PART OF THE SOUTHEAST QUARTER
 OF THE NORTHEAST QUARTER
 OF SECTION 5, TOWNSHIP 5 NORTH,
 RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 OGDEN CITY, WEBER COUNTY, UTAH
 AUGUST 2012

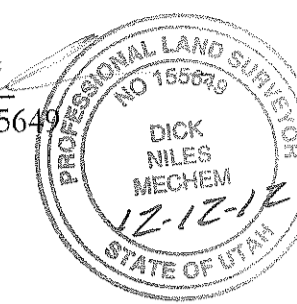


SURVEYORS CERTIFICATE

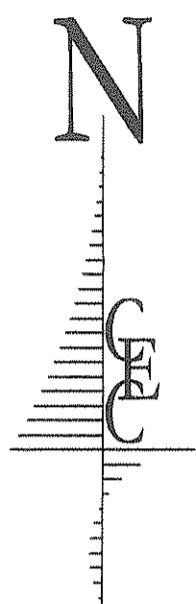
I, Dick N. Mechem, do hereby certify that I am a registered land surveyor, and that I hold license number 155649, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have directed a survey of the tract of land as shown on this plat as described below and that the referenced markers shown on this plat are located as indicated and are sufficient to retrace or restore this survey, that the information shown herein is sufficient to accurately establish that lateral boundaries of the below described tract of real property and of each of the lots, located on said tract.

Signed this 12th day of Dec 2012.

Dick N. Mechem, PLS. - License No. 155649



The Surveyor holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act; has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements; and has placed monuments as represented on the plat.



SCALE: 1"=40'

LEGEND:

- Denotes a set #5 capped rebar 24" long (see cap detail)
- ▲ Denotes a set curb nail
- Denotes a found capped rebar
- ◆ Denotes a found OCS monument
- ◆ Denotes a set monument
- Sectionline/centerline
- - - Franklin Place lot lines
- - - Surveyed property line
- - - Existing fence

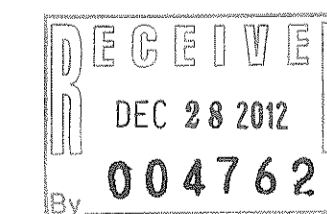


BOUNDARY DESCRIPTION

A part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base & Meridian and being all of lots 15 through 23 of Block 5, and that portion of Block 10 currently owned by Marie H. Wardley (Parcels 05-116-0053 & 0054) and all of the vacated Harris Street, Franklin Place, Ogden City, Weber County, Utah, and more particularly described as follows:

Beginning at the Northwest corner of said Lot 15, said point being S01°18'20"W (S0°58'W Ogden City Survey) 188.41 feet, measured (189.00 feet, plat) and S88°41'40"E (S89°02'E Ogden City Survey) 40.00 feet from the Ogden City Monument at the intersection of 35th Street and Grant Avenue and running: Thence S88°41'40"E 334.13 feet, to the Northeast Corner of said Lot 23; Thence S38°41'20"W 333.93 feet; Thence N51°18'40"W 41.35 feet; Thence S38°41'20"W 31.17 feet; Thence N88°41'40"W 79.60 feet to the West line of said Lot 10; Thence N01°18'20"E 265.00 feet to the Point of Beginning.

Contains 61,079 sq. ft. or 1.40 acres.



NARRATIVE AND STATEMENT OF PURPOSE

This survey and subsequent plat were completed at the request of Building Gods Way, for the purpose of determining the property boundary and locating property corners.

Franklin Place is a subdivision platted in the late 1800's. The Ogden City Survey monuments, noted on this plat, and UDOT centerline monuments in Riverdale Road, also noted, are only a reference to the property and do not control the boundary as they came after the original subdivision platting. As an additional note, the distances between these OCS monuments do not match the original platted distances. Occupations (fences, walls, buildings etc.) were constructed much later than the subdivision was platted and bear little evidence as to the location of the original lot and block lines. Having stated the above, it must also be noted that owners of properties within the platted area of Franklin Place have a reasonable expectation as to the consistency and permanence of the lines of ownership. Therefore, utilizing the only evidence available, however lacking, the monumentation and occupations as guidelines, this boundary was determined.

This property survey is an effort to maintain a cohesion between the original plat and current ownership.

The Basis of Bearing is State Plane as determined with GPS. (Ogden City Survey Bearing Base is referenced on the plat).

Civil Engineering Consultants, PLLC.
 5141 SOUTH 1500 WEST
 RIVERDALE, UT 84405
 801.866.0550

MtnWest Surveying & Mapping, Inc.
 1825 W. 4400 S. PO Box 207
 Roy, Utah 84067
 Email: mwns@readytek.net

| NO. | DATE | BY | REVISIONS |
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DATE: AUGUST 2012
 DRAWN: JLS
 CHECKED: DNM

PROJECT / LOCATION: COKE PLANT BUSINESS DEPOT
 OGDEN, UTAH
 TITLE: RECORD OF SURVEY

CLIENT: DAN COOK
 PROJECT NUMBER: DC.11002
 FILE: ~dc11001.dwg
 SHEET: 1 of 1