TITLE EXCEPTIONS

First American Title Insurance Company Fffective Date: OCTOBER 22, 2013 Order Number: NCS-331828-SLC1 Amendment No. 9

1-3. Not a survey matter.

Discrepancies, conflicts in boundary lines, shortage in grea, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.

Found discrepancies noted hereon?

5-10. Not a survey matter.

11. The land is included within the boundaries of Bona Vista Water, Central Weber Sewer and Weber Area Dispatch 911 and Emergency Services District, and is subject to charges and assessments made thereby. {Affects Subject Parcel - Not Plottable}

12. An easement over, across or through the land for telegraph, telephone or power lines and incidental purposes, as granted to Salt Lake Pipe Line Company, a Nevada corporation by Instrument recorded July 21, 1949 as Entry No. 155154 in Book 317 at Page 135 of Official Recorns

Assignment and assumption of right of way interests Entry No. 2642639 {Affects Subject Parcel - Plotted Hereon}

13. An easement over, across or through the land for telegraph, telephone or power lines and incidental purposes, as granted to Salt Lake Pipe Line Company, a Nevada corporation by Instrument recorded August 16, 1949 as Entry No. 155887 in Book 318 at Page 421 of Official Records Assignment and assumption of right of way interests Entry No. 2642639 {Affects Subject Parcel - Plotted Hereon}

14. (The following affects the North boundary of Parcel 3) An easement over, across or through the land for electric transmission and incidental purposes, as granted to Morrison-Knudsen Company, Inc., a corporation, its successors in interest and assigns by Instrument recorded April 20, 1956 as Entry No. 254899 in Book 511 at Page 375 of Official Records. {Affects Subject Parcel - Plotted Hereon}

Assignment to Utah Power & Light recorded April 02, 1959 as Entry No. 311273 in Book 608 at Page 253 of Official Records.

{Affects Subject Parcel - Plotted Hereon} 15. (The following affects the North boundary of Parcels 1 and 2)

An easement over, across or through the land for electric transmission and incidental purposes, as granted to Morrison-Kundsen Company, Inc., a corporation, its successors in interest and assigns by Instrument recorded April 20, 1956 as Entry No. 254900 in Book 511 at Page 376 of Official Records. {Affects Subject Parcel - Plotted Hereon?

Assignment to Utah Power & Light recorded April 02, 1959 as Entry No. 311273 in Book BD8 at Page 253 of Official Records.

{Affects Subject Parcel - Plotted Hereon?

16. (The following affects Parcel 2) An easement over, across or through the land for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded April 05, 1960 as Entry No. 333049 in Book 643 at Page 25 of Official Records. {Affects Subject Parcel - Plotted Hereon}

17. (The following affects Parcel 3) An easement over, across or through the land for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded April 05, 1960 as Entry No. 333050 in Book 643 at Page 26 of Official Records. {Affects Subject Parcel - Plotted Hereon}

18. (The following affects Parcels 2 and 3) An easement over, across or through the land for communication and other facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded March 27, 1979 as Entry No. 771375 in Book 1293 at Page 759 of Official Records. !Affects Subject Parcel - Blanket Easement Not Plottable!

19. Deleted

20. (The following affects the East boundary of Parcel 2) An easement over, across or through the land for telecommunications facilities and electrical facilities and incidental purposes, as granted to Qwest Corporation, a Colorado corporation as disclosed by Easement Agreement recorded July 08, 2005 as Entry No. 2114541 of Official Records. SAffects Subject Parcel - Plotted Hereon?

21-28. Not a survey matter

RECORD DESCRIPTION (GENEVA PROPERTY)

A PART OF LOT 4. SECTION 36. TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING 20 FEET WEST OF THE NORTHEAST CORNER OF NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 36. SAID POINT ALSO BEING 20 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 4: RUNNING THENCE WEST 104 FEET: THENCE SOUTH 104 FEET: THENCE EAST 104 FEET; THENCE NORTH 104 FEET TO BEGINNING.

A PART OF LOTS 4 AND 15. SECTION 36. TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCAL SURVEY:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15, AND RUNNING THENCE NORTH 130.4 FEET; THENCE WEST 530 FEET; THENCE SOUTH 1093.4 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE O.S.L. RAILROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY TO A POINT 755 FEET SOUTH AND 20 FEFT WEST OF BEGINNING: THENCE NORTH 651 FEET; THENCE WEST 104 FEET; THENCE NORTH 104 FEET; THENCE EAST 124 FEET TO THE PLACE OF BEGINNING.

A PART OF LOT 4 IN SECTION 36. TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MFRIDIAN, LOCAL SURVEY:

BEGINNING 530 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 4: RUNNING THENCE SOUTH 960.9 FEET; THENCE SOUTH 62°25 WEST 292.5 FEET; THENCE NORTH 988 FEET: THENCE NORTH 42'50 EAST 120 FEET; THENCE SOUTH 89'49 EAST 169.6 FEET TO THE PLACE OF BEGINNING.

NARRATIVE

The purpose of this survey is to show the relationship of the subject property with the surrounding parcels and improvements, and to prepare an ALTA survey at the request and specifications of our client as shown hereon.

The basis of bearing has been established between the northeast and southeast corners of the section as shown and published at the Weber County Surveyors

The site benchmark was obtained from utility and grading drawings provided for the Stock Supply Road north of this parcel. In an effort to match what has been planned and built for this road, we have held the elevations published for the sewer flow lines along this street. Site benchmark has not been tied back to a county published benchmark for reference.

The property line to the East abuts a record of survey prepared by PEPG Engineering on the adjoining parcel.

The property line to the south abuts a railroad right of way line which is not specifically described. Physical ties to the closest rail track are shown. The record deed location of the south property line has been held as shown. In this area the survey description has pulled the deed back to following the existing right-of-way fence line.

There is no deed abutting the property line along the West line of survey description. This area appears to be without title as noted, survey description follows record deed.

In the event that this survey determines that the creation of a new/improved legal description is advisable and necessary to did the resolution of known boundary conflicts, it should be understood that such a legal description as might be shown and provided hereon, does not automatically replace or extinguish record title lines and should not be used in instruments of conveyance by warranty or for the boundary lines of future developments unless the boundary lines of such a legal description, as might be provided hereon, have been established and agreed upon by appropriate and legal means by relevant parties. To help prepare such agreements, solicitation of competent legal council is recommended.

This survey represents opinions based on facts and evidence. As the evidence changes or if new evidence is discovered or recovered, then the surveyor reserves the right to modify or alter his opinions pertaining to this survey according to this new evidence.

This survey shows all easements of record as disclosed by the title report as shown hereon. The surveyor has made no independent search for record easements or encumbrances. This survey depicts all observable improvements or other indications of easements and utilities. Blue stakes information was also sought regarding the location of utilities and improvements. It is the contractors responsibility to seek blue stake information and verify utility locations prior to any

The east boundary of this property is contiguous to a survey boundary made in. 2007 for Geneva Rock. The north boundary is contiguous to the south boundary of remnant parcel 2 and the west boundary is contiguous to east boundary of the area described on this survey as the "area without title" Also, the north boundary of the Remnant Parcel 2 is contiguous and abut Stock Road.

REFERENCE MAPS

1. PROPERTY SURVEY FOR STOCK BUILDERS SUPPLY PREPARED BY GREAT BASIN ENGINEERING NORTH, RECORDED NO. 003312

2. WEBER COUNTY SURVEYOR MAP RECORDED NO. 001280.

3. WEBER COUNTY SURVEYOR MAP OF MONUMENT POSITIONS AND SECTION TIE SHEETS FOR SECTION 36 SHOWN HEREON.

4. UTILITY AND GRADING DESIGN PLAN PREPARED FOR STOCK BUILDERS AND PROVIDED WITH NO LIABILITY FROM LAND DESIGN CO

5. STOCK ROAD DEDICATION PLAT ENTRY NO. 2338212 IN BOOK 68 PAGE 26.

6. UN-RECORDED ALTA SURVEY FOR GENEVA ROCK PRODUCTS BY LAND DESIGN ENGINEERING DATED JUNE 24, 2008.

RECORD DESCRIPTION (REMNANT PARCEL 2)

REMNANT PARCEL 2: ENTRY NO: 2444206

BEGINNING AT A POINT WHICH IS SOUTH 00'22'18" WEST 2,459.88 FEET ALONG SECTION LINE, AND WEST 1332.52 FEET MORE OR LESS FROM THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP & NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE RUNNING NORTH 89°44'55" WEST 516.62 FEET TO THE ENSIGN SURVEY LINE: THENCE ALONG SAID SURVEY LINE NORTH 00'10'48" EAST 9.32 FEET TO THE SOUTH SIDE OF A 60.00 FOOT WIDE ROAD KNOWN AS STOCK ROAD; THENCE NORTH 77'58'56" EAST 68.23 FEET; THENCE SOUTH 89'13'40" EAST 449.89 FEET TO THE PEPG 2007 SURVEY LINE THENCE SOUTH ALONG SAID SURVEY LINE 19.72 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE

AREA IS IN FLOOD ZONE 'C' WHICH IS AN AREA OF MINIMAL FLOODING AS DETERMINED BY FEMA MAP 'FIRM' PANEL NO. 490187 0425 B DATED JULY 19. 1982 AND ALSO BY PANEL MAP NO. 49057C0409E DATED DECEMBER 16, 2005

ZONING

ACCESS PARCELS ALONG STOCK ROAD ARE IN ZONE M-2 (MANUFACTURING) AND IN AIRPORT OVERLAY ZONE PER OGDEN CITY ZONING MAP OBTAINED 10/2013. SEE OGDEN CITY MUNICIPAL CODE FOR SPECIAL PROVISIONS WITH RELATION TO MANUFACTURING ZONES.

REMAINDER OF PROPERTY LIES IN WEBER COUNTY UNINCORPORATED ZONE M-1 PER WEBER COUNTY ZONING MAP OBTAINED 10/2013

LOCATION

LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 6 NORTH. RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

CLIENT

GENEVA ROCK PRODUCTS 1565 WEST 400 NORTH OREM. UTAH 84057 (801) 765-7800

GENEVA PARCEL SURVEY DESCRIPTION

Beginning at the Southwest corner of Lot 6, said point also being 1320.90 feet North 89°44'35" West, from the East Quarter Corner of Section 36, Township 6 North, Range 2 West. Salt Lake Base & Meridian; and running thence South, 130.40 feet; thence West, 20.00 feet; thence South, 647.17 feet to a point on a northerly boundary of the Utah Transit Authority property (Parcel# 15-099-0015, Entry No. 1876044); thence along said UTA property also running along an existing fence the following course and distances: South 74'47'55" West, 205.57 feet: South 69'06'58" West, 130.14 feet; South 67'35'19" West, 77.71 feet; South 65'40'55" West, 129.69 feet; thence departing from said fence: South 62"25'00" West, 292.50 feet; thence North 988.00 feet; thence North 42°50'00" East, 145.80 feet; thence South 89°08'47" East, 160.15 feet; thence North, 136.45 feet to a point on the southerly boundary of the Stock Road remnant parcels as defined in Entry No: 2444206; thence South 89'44'55" East, along said southerly remnant parcel line 519.30 feet; thence South, 130.36 feet; thence East, 10.70 feet to the point of beginning.

Contains: 17.67 Acres (more or less)

COMBINED GENEVA PARCEL / ACCESS PARCEL DESCRIPTION

Beginning at the Southwest corner of Lot 6, said point also being 1320.90 feet North 89'44'35" West, from the East Quarter Corner of Section 36, Township 6 North, Range 2 West, Salt Lake Base & Meridian: and running thence South, 130.40 feet; thence West, 20.00 feet; thence South, 647.17 feet to a point on a northerly boundary of the Utah Transit Authority property (Parcel# 15-099-0015, Entry No. 1876044); thence along said UTA property also running along an existing fence the following course and distances: South 74'47'55" West 205.57 feet: South 69'06'58" West, 130.14 feet; South 67'35'19" West, 77.71 feet; South 65'40'55" West, 129.69 feet; thence deporting from said fence: South 62°25'00" West, 292.50 feet; thence North, 988.00 feet; thence North 42°50'00" East, 145.80 feet; thence South 89°08'47" East, 160.15 feet; thence North, 136.45 feet; thence South 89°44'55" East, 2.21 feet; thence North 00°10'48" East, 9.21 feet to a point on the southerly boundary of the Stock Road (Entry No: 2338212 Book 68 Page 26); thence along the south boundary of the Stock Road for the following two (2) courses: North 77"58'56" East, 68.72 feet; thence South 89"13'40" East, 450.00 feet; thence South. 19.72 feet: thence North 89*44'55" West. 0.11 feet: thence South. 130.36 feet: thence East. 10.70 feet to the point of beginning.

Contains: 17.92 Acres (more or less)

WEST AREA WITHOUT TITLE

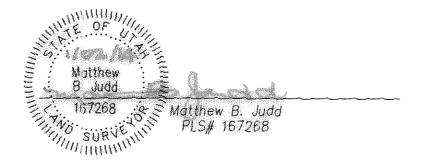
Beginning at a point being 2600.33 feet South 00°22'18" West along the section line and 2007.02 feet North 89*37 42" West from the Northeast Corner of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian; and running thence South 42°50'00" West, 151.93 feet; thence South, 988.00 feet; thence North 04°29'11" West. 1103.65 feet: thence South 89°44'35" East, 189.62 feet to the point of beginning.

Contains: 1.22 Acres (more or less)

SURVEYORS CERTIFICATE

To: Geneva Rock Products, Inc. and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-8, 10, 11(a), 11(b), 13 and 17 of Table A thereof. The field work was completed on May 28, 2013.



OGDEN

SHEET NO.

