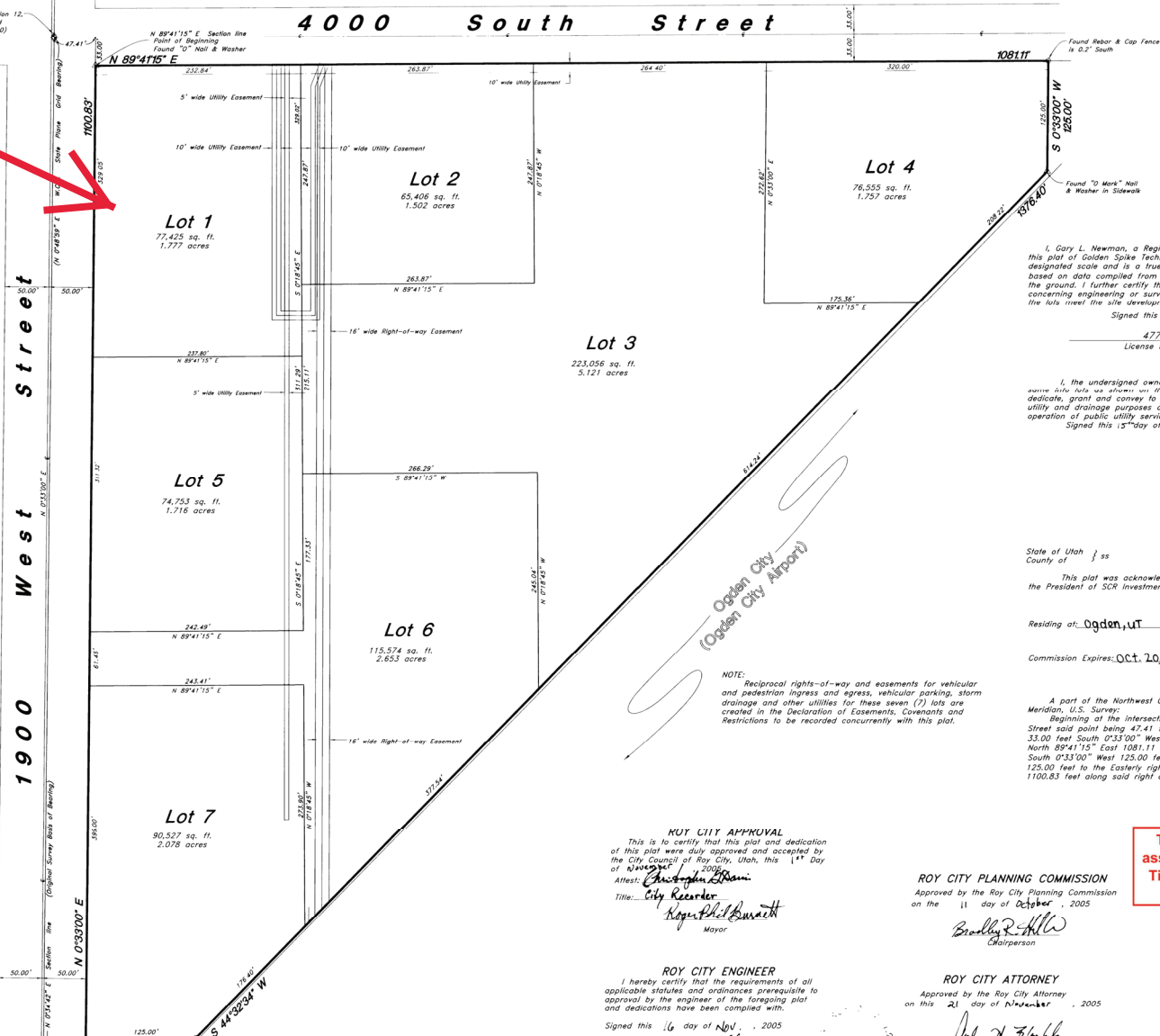
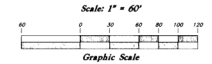


NARRATIVE:
 This plat and survey was requested by Mr. Dell Nichols of Commerce CRG in order to subdivide this property into seven (7) commercial lots. Brass cap monuments were found at the Northwest & Southwest corners of the Northwest Quarter of Section 12.
 A line bearing N 0°34'42" E (W.C.S. State Plane Grid Bearing N 0°40'59" E) between these two Monuments was used as the basis of bearing.
 Lot corners were monumented as depicted on this drawing.

Golden Spike Technology Park

A part of the Northwest 1/4 of Section 12, T5N, R2W, SLB&M, U.S. Survey
 Roy City, Weber County, Utah



SURVEYOR'S CERTIFICATE
 I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Golden Spike Technology Park in Roy City, Weber County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision, based on data compiled from records in the Weber County Recorder's Office and from a survey made on the ground. I further certify that the requirements regarding lot measurements have been complied with, and the lots meet the site development standards for the same as prescribed by the local jurisdiction.
 Signed this 15th day of November, 2005
 License No. 4778

OWNER'S DEDICATION
 I, the undersigned owner of the herein described tract of land, hereby set apart and subdivide the herein described tract of land, and convey to Roy City, Weber County, Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage as may be authorized by Roy City.
 Signed this 15th day of November, 2005

IBP FUNDING, L.C.,
 a Utah limited liability company,
 by its Manager,
 SCR INVESTMENTS, INC.,
 a California corporation
 By: Steven C. Roberts
 President

ACKNOWLEDGMENT
 State of Utah } ss
 County of _____

This plat was acknowledged before me this 15th day of November, 2005, by Steven C. Roberts, the President of SCR Investments, Inc., the Manager of IBP Funding, L.C.

Residing at Ogden, UT
 Commission Expires: Oct. 20, 2007

Kami Neff
 Kami Neff
 Public Commissioner, Utah

BOUNDARY DESCRIPTION
 A part of the Northwest Quarter of Section 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
 Beginning at the Intersection of the East line of 1900 West Street and the South line of 4000 South Street said point being 47.41 feet North 89°41'15" East along the centerline of 4000 South Street and 33.00 feet South 0°33'00" West from the Northwest corner of said Section, running thence North 89°41'15" East 1081.11 feet along the Southerly right of way line of said 4400 South Street; thence South 0°33'00" West 125.00 feet; South 44°32'34" West 1376.40 feet; thence South 89°41'15" West 125.00 feet to the Easterly right of way line of said 1900 West Street; thence North 0°33'00" East 1100.83 feet along said right of way line to the point of beginning.
 Contains: 723.535 sq. ft. or 16.610 acres

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

NOTE:
 Reciprocal rights-of-way and easements for vehicular and pedestrian ingress and egress, vehicular parking, storm drainage and other utilities for these seven (7) lots are created in the Declaration of Easements, Covenants and Restrictions to be recorded concurrently with this plat.

ROY CITY APPROVAL
 This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Roy City, Utah, this 11th Day of November, 2005.
 Attest: *Christy A. Brown*
 City Recorder
Roger Phil Burnett
 Mayor

ROY CITY PLANNING COMMISSION
 Approved by the Roy City Planning Commission on the 11 day of October, 2005
Bradley R. Hill
 Chairperson

ROY CITY ENGINEER
 I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the engineer of the foregoing plat and dedications have been complied with.
 Signed this 16 day of Nov, 2005
[Signature]

ROY CITY ATTORNEY
 Approved by the Roy City Attorney on this 21 day of November, 2005
[Signature]

GREAT BASIN ENGINEERING NORTH
 CONSULTING ENGINEERS AND SURVEYORS
 5745 South 1475 East - Suite 200
 Ogden, Utah 84403
 P.O. Box 153046, Ogden, Utah 84415
 (801) 466-1211 Fax (801) 466-1212 (801) 466-1213

WEBER COUNTY RECORDER
 ENTRY NO. 21438216 - FEE PAID
 93750 - FULL FEE RECORD AND
 RECORDED 22-NOV-2005 - AT
 10:38 AM IN BOOK 162 - OFFICIAL
 RECORDS, PAGE 253 - RECORDED
 FOR: ROY CITY
Doree Curtis
 WEBER COUNTY RECORDER
 BY: *Karen Thompson*
 DEPUTY