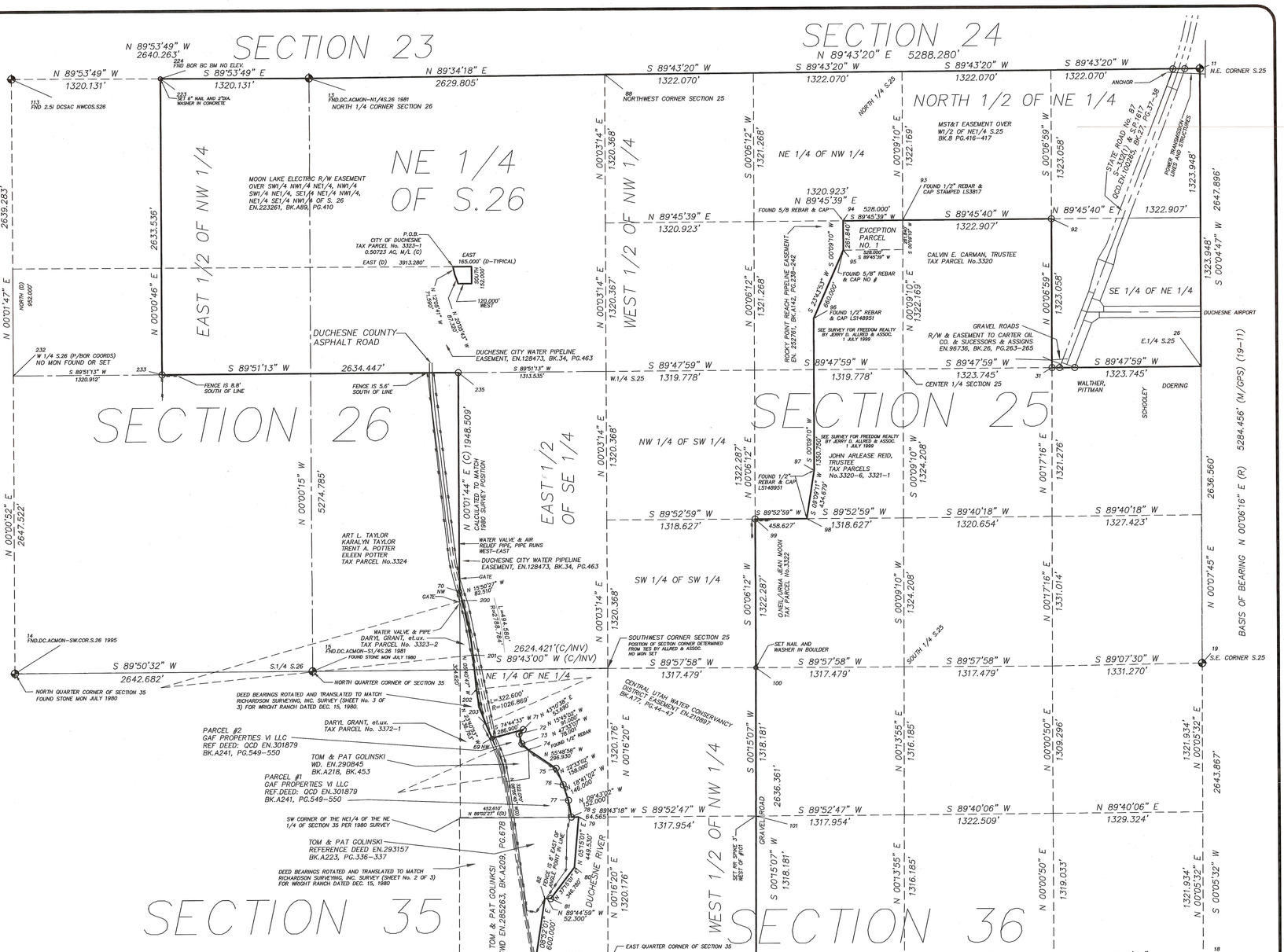

SURVEYOR'S CERTIFICATE

I, Joseph Don Richardson, Registered Land Surveyor No. 4265, State of Utah, certify to WRIGHT RANCH COMPANY, a Utah partnership, that I have surveyed the following described property and find it as shown hereon.

Exhibit "A" of Basin Land Title Insurance Company Commitment No.R-8956:

"TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN
Section 25: The Northwest Quarter of the Southwest Quarter; The West Half of the Northwest Quarter; The Northeast Quarter of the Northwest Quarter; ALSO beginning at the Northeast Corner of the Southeast Quarter of the Northwest Quarter; thence South 264 feet; thence West 528 feet; thence South 23' West 660 feet; thence South 1320 feet; thence South 9'00'25" West 434.34 feet; thence West 460 feet, more or less, to the Southwest Corner of the Northeast Quarter of the Southwest Quarter; thence North 2640 feet; thence East 1320 feet to the point of beginning. EXCEPT Beginning at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section; thence South 0'09'10" West 261.84 feet along the East line of the Southeast Quarter; thence South 89'45'39" West 528 feet; thence North 0'09'10" East 261.84 feet to the North line of said Southeast Quarter; thence North 89'45'39" East 528 feet to the point of beginning.

Section 25: The Southwest Quarter of the Southwest Quarter.

Section 25: The North Half of the Northeast Quarter; The Southeast Quarter of the Northeast Quarter.

Section 35: The Northeast Quarter of the Northeast Quarter; ALSO Beginning 1400 feet North of the Southeast Corner of said Section; thence West 100 feet; thence North 24'19' West 583 feet; thence North 23'36" West 774 feet; thence North 8'37" East 668 feet; thence North 660 feet; thence East 550 feet; thence South 2560 feet to the point of beginning. EXCEPT beginning 304.05 feet North of the Southwest Corner of the Northeast Quarter of the Northeast Quarter; thence North 89'02'27" East 407.03 to the centerline of an asphalt road; thence North 8'56'45" West 63.1 feet; thence Northwesterly 258.19 feet along a 959.57 foot radius curve left (long chord North 16'39'15" West 257.41 feet); thence North 24'21'45" West 238.95 feet; thence Northwesterly 322.6 feet along a 1026.86 foot radius curve right (long chord North 15'21'45" West 321.27 feet); thence North 6'21'45" West 170 feet, more or less, to the North Section line; thence West 125 feet, more or less, to the Northwest Corner of the Northeast Quarter of the Northeast Quarter; thence South 00'24'27" East 1015.02 feet, more or less, to the point of beginning. ALSO EXCEPT: Beginning at the Southwest Corner of the Northeast Quarter of the Northeast Quarter; thence North 89'02'27" East 452.61 feet; thence North 8'56'45" West 307.01 feet; thence South 89'02'27" East 407.03 feet; thence South 0'24'27" East 304.05 feet to the point of beginning. ALSO EXCEPT: Beginning 1400 feet North along the Section line and West 100 feet and North 24'19' West 583 feet, and North 23'36' West 774 feet and North 8'37' East 600 feet from the Southeast Corner of said Section to the True Point of Beginning; thence North 8'37" East 68 feet; thence North 654.87 feet to the South line of Northeast Quarter of the Northeast Quarter; thence North 89'28'24" East 290 feet; thence South 5' West 449.53 feet; thence South 37' West 346.78 feet; thence West 52.30 feet to the point of beginning. ALSO EXCEPT Commencing at the Southwest Corner of the Northeast Quarter of the Northeast Quarter; thence North 89'02'27" East 452.61 feet to the centerline of a County Road as marked by a nail and washer; thence North 8'56'45" West 322.07 feet along said centerline to the True Point of Beginning; thence North 8'56'45" West 178.00 feet; thence North 24'21'58" West 50.00 feet; thence North 75'10'29" East 256.99 feet; thence South 1'52'15" East 254.89 feet; thence South 81'10'10" West 210.95 feet to the True Point of Beginning. ALSO EXCEPT Commencing at the Southwest Corner of said Northeast Quarter of the Northeast Quarter; thence North 89'02'27" East 452.61 to the True Point of Beginning, said point being in the center of a County Road; thence North 8'56'45" West 322.07 feet along said County Road; thence North 81'10'10" East 210.95 feet; thence North 1'52'15" West 254.89 feet; thence South 56'29'56" East 296.93 feet; thence South 23'14'East 158.00 feet; thence South 19'22 East 146.00 feet; thence South 10'24' East 152.00 feet to the South line of said Northeast Quarter of the Northeast Quarter; thence South 89'02'27" West 535.90 feet to the point of beginning. ALSO EXCEPT Commencing at the Southwest Corner of said Northeast Quarter of the Northeast Quarter; thence North 89'02'27" East 452.61 feet along the South line of said Northeast Quarter of the Northeast Quarter; thence North 8'56'45" West 500.07 feet along a County Road; thence North 24'21'58" West 50.00 feet along said County Road to the true point of beginning; thence continuing North 24'21'58" West 182 feet along said County Road; thence North 74'03'35" East 286.90 feet to the West bank of the channel of the Duchesne River; thence South 42'29'40" West 53.69 feet along said bank; thence South 16'26' East 91.00 feet along said bank; thence South 48'14' East 78.00 feet along said bank to a fence corner; thence South 75'10'29" West 256.99 feet to the point of beginning.

Section 36: The Southwest Quarter of the Southwest Quarter; ALSO, beginning at the Northwest Corner of the Southeast Quarter of the Southwest Quarter; thence East 780 feet, more or less; thence South 5'06' West 662 feet, more or less; thence West 60 feet, more or less; thence South 660 feet; thence West 660 feet; thence North 1320 feet to the point of beginning. EXCEPT approximately 2.5 acres for Highway.

Section 36: The West Half of the Northwest Quarter; the Northwest Quarter of the Southwest Quarter.

Section 26: The Northeast Quarter; The East Half of the Northwest Quarter; the East Half of the Southeast Quarter; EXCEPTING THEREFROM: Beginning 952 feet North and East 3913.28 feet from the West Quarter Corner of said Section 26; thence East 165 feet; thence South 152 feet; thence West 120 feet; thence North 20'05'43" West 87.32 feet; thence North 12'05'41 West 71.59 feet to the point of beginning. ALSO EXCEPTING THEREFROM: Beginning at the Southwest Corner of the Southeast Quarter of the Southeast Quarter; thence North 694.25 feet; thence South 16'31'25" East 82.51 feet; thence Southeasterly 494.58 feet; thence South 6'21'45" East 134.62 feet, more or less, to the South line of said Section; thence West 125 feet, more or less to the point of beginning.

Subject to any and all easements and rights-of-way."

REGISTERED LAND SURVEYOR 1-21-04 No. 4265 JOSEPH DON RICHARDSON STATE OF UTAH

Joseph Don Richardson
Pres. RS Inc.

NOTES AND LEGEND

1. The information hereon is based on the details of Basin Land Title & Abstract, Inc., Commitment File Number R-8956, dated July 31, 2003, and is hereby made a part of this survey.

2. The information hereon is subject to and conditional upon easements, rights-of-way, codes, covenants, conditions, agreements, obligations and restrictions of record and use and according to the exceptions as detailed by the owners' records and title insurance policies which are hereby made a part of this survey. This survey is subject to any facts, conflicts or discrepancies which would be disclosed by the details of a correct title insurance policy.

3. The location and depiction of utility company pipes, wires, points of diversion of water and water rights issues are excluded from the scope of this survey. Contractors, builders and excavators shall, at a minimum, contact blue stakes, refer to utility company maps and city and county records in order to verify the size, location and elevation of all existing utilities and structures prior to any excavation or construction.

4. This survey does not include location nor evaluation of hazardous, deleterious nor environmental conditions which may exist due to the current or prior uses of this property, or due to the forces of nature or by reason of the location of this property in or near such hazardous, deleterious or environmental conditions.

5. Gaps and overlaps of deed lines may have to be resolved with boundary line agreements or equivalent instruments prior to property development. This survey does not purport to establish the boundaries of adjoiner properties.

6. This map reflects information located in the field as of December 2003.

7. This map must bear an original stamp and signature to be valid.

LEGEND: typical abbreviations are:
21.....Indicates a point identification number, typical.

○ ....indicates a #5 rebar and plastic cap set for boundary marker, stamped LS 4265 RICHARDSON SURVEYING, INC.

⊕ .....indicates a found Duchesne County aluminum cap monument.

BOR....refers to Bureau of Reclamation Map No.66-418-2504 of Starvation Reservoir
(P)...indicates a proportional measurement.
(R)...indicates a public agency record dimension.
(D)...indicates a deed dimension.
(M)...indicates a measurement of this survey.
(C)...indicates a calculation of this survey.
M/L...more or less.
NW....indicates a nail and 2" dia. aluminum washer stamped PLS 4265 RICHARDSON SURVEYING, INC. set to mark an angle point in boundary.
xx ... indicates an existing fence.

RANCH BOUNDARY 901 ACRES, M/L, INCLUDING ROADS, HIGHWAY SR 87, EASEMENTS, ETC.

THIS PROPERTY IS A PART OF SECTIONS 25, 26, 35 AND 36 OF TOWNSHIP 3 SOUTH, RANGE 5 WEST UINTAH SPECIAL BASE AND MERIDIAN DUCHESNE COUNTY, UTAH

NARRATIVE

The purpose of this survey is to recover or reestablish the Section and Quarter Section corner monuments of Sections 25, 26, 35 and 36 of Township 3 South, Range 5 West, Uintah Special Base and Meridian in order to properly subdivide these sections to determine the dimensions of the aliquot (fractional) tracts owned by the Wright Ranch Company. The basis of bearing of this survey is as shown hereon. The bearings of some of the descriptions shown in Exhibit "A" have been rotated to match the true bearings of the section lines. The intent of a survey by RICHARDSON SURVEYING, INC., dated 12/15/1980 of the Golinski and Grant properties was used to recover the lines of those respective properties as shown hereon. A survey, No. 97-122-005, dated 1 July 1999, by Jerry D. Allred & Associates was used to establish a portion of the east line of the Wright Ranch Company property. A copy of the latest revision of this map will be filed in the Duchesne County Surveyor's Office.

It shall be understood that the process of reestablishment of monuments of the Public Land Survey System may result in new monuments being constructed in locations that are different than the location established by the monuments of the original Federal Government survey. Some old fences on or near this property may have been built according to the original Federal monuments before the Duchesne County Surveyor, or other surveyors, public and private, constructed the monuments for the section corners shown on this map. It is recommended that boundary line agreement parcels be created and exchanged between adjoiners in those areas where aliquot lines from recently placed section corners create gaps and overlaps between fences of adjoining owners.

NORTH

SCALE: 1"= 500'

0' 125' 250' 375' 500' 1000' 1500' 2000'

Co. Surveyor's File # 1400

REV. 1: JAN.21, 2004: CURVE DATA, AREA, NOTES

DRAWING No. 167U-WRIGHTRANCH.DWG	RECORD OF SURVEY	FOR: WRIGHT RANCH COMPANY 451 EAST 300 SOUTH SALT LAKE CITY, UTAH 84111	RICHARDSON SURVEYING, INC. 3448 SOUTH 100 WEST BOUNTIFUL, UTAH 84010 (801) 298-1615
DATE: DECEMBER 23, 2003	WRIGHT RANCH DUCHESNE		