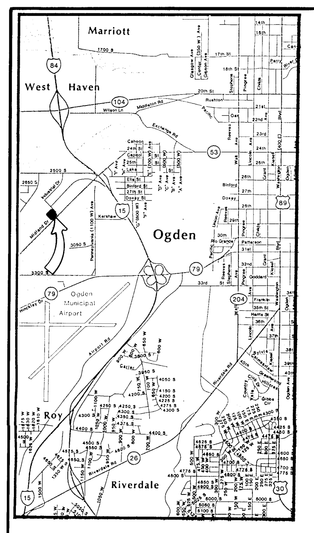

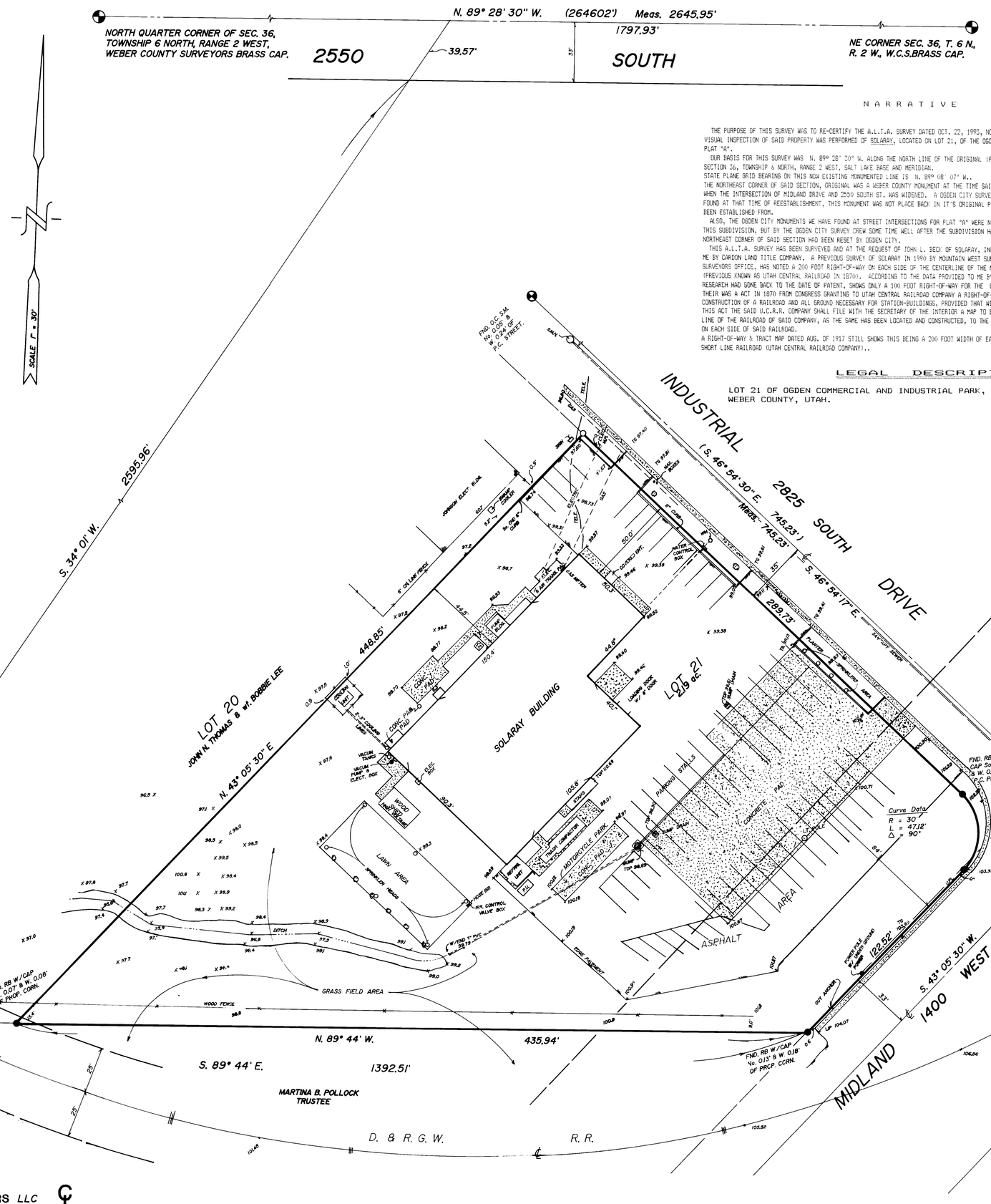

LEGEND

- P.U. AUXILLARY POWER UNIT
- WM WATER METER
- WV WATER VALVE
- TBG TOP BACK ROLLED 3' GUTTER
- TA TOP ASPHALT
- SMH SEWER MANHOLE
- FLOW LINE DITCH
- ● FND. MT. WEST SURVEYORS 5/8" REBARS & CAPS (RB W/CAP).
- ○ SET 3/4" REBAR W/ C. & L. S. SURVEY CAP.

NOTE:

FLOOD ZONE CLASSIFICATION PER THE 1983 F.E.M.A. MAP IS " C ".

EXISTING PARKING STALL COUNT = 75, AND 10 MOTORCYCLES STALLS COUNTED.

PROPERTY ZONED FOR M2 ZONE PER OGDEN CITY PLANNING.

N A R R A T I V E

THE PURPOSE OF THIS SURVEY WAS TO RE-CERTIFY THE A.L.T.A. SURVEY DATED OCT. 22, 1993, NO PROPERTY CORNERS WERE SET, BUT A VISUAL INSPECTION OF SAID PROPERTY WAS PERFORMED OF SOLARAY, LOCATED ON LOT 21, OF THE OGDEN COMMERCIAL AND INDUSTRIAL PARK, PLAT "A".

OUR BASIS FOR THIS SURVEY WAS N. 89° 28' 30" W. ALONG THE NORTH LINE OF THE ORIGINAL (PRIOR TO 1983) NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
STATE PLANE GRID BEARING ON THIS NOW EXISTING MONUMENTED LINE IS N. 89° 08' 07" W..
THE NORTHEAST CORNER OF SAID SECTION, ORIGINAL WAS A WEBER COUNTY MONUMENT AT THE TIME SAID PLAT "A" WAS DEDICATED, IN 1983, WHEN THE INTERSECTION OF MIDLAND DRIVE AND 2550 SOUTH ST. WAS WIDENED. A OGDEN CITY SURVEYOR'S MONUMENT TOOK IT'S PLACE. WE FOUND AT THAT TIME OF REESTABLISHMENT, THIS MONUMENT WAS NOT PLACE BACK IN IT'S ORIGINAL POSITION, IN WHICH SAID PLAT "A" HAD BEEN ESTABLISHED FROM.

ALSO, THE OGDEN CITY MONUMENTS WE HAVE FOUND AT STREET INTERSECTIONS FOR PLAT "A" WERE NOT SET BY THE ORIGINAL SURVEYOR OF THIS SUBDIVISION, BUT BY THE OGDEN CITY SURVEY CREW SOME TIME WELL AFTER THE SUBDIVISION HAD BEEN DEDICATED AND AFTER THE NORTHEAST CORNER OF SAID SECTION HAD BEEN RESET BY OGDEN CITY.

THIS A.L.T.A. SURVEY HAS BEEN SURVEYED AND AT THE REQUEST OF JOHN L. BECK OF SOLARAY, INC. AND BY THE INFORMATION PROVIDED TO ME BY CARDON LAND TITLE COMPANY. A PREVIOUS SURVEY OF SOLARAY IN 1990 BY MOUNTAIN WEST SURVEYORS, ON RECORD AT THE WEBER COUNTY SURVEYORS OFFICE, HAS NOTED A 200 FOOT RIGHT-OF-WAY ON EACH SIDE OF THE CENTERLINE OF THE NOW OREGON SHORT LINE RAILROAD (PREVIOUS KNOWN AS UTAH CENTRAL RAILROAD IN 1870). ACCORDING TO THE DATA PROVIDED TO ME BY CARDON LAND TITLE IN WHICH HIS RESEARCH HAD GONE BACK TO THE DATE OF PATENT, SHOWS ONLY A 100 FOOT RIGHT-OF-WAY FOR THE O.S.L. R.R..
THEIR WAS A ACT IN 1870 FROM CONGRESS GRANTING TO UTAH CENTRAL RAILROAD COMPANY A RIGHT-OF-WAY THROUGH THE PUBLIC LANDS FOR THE CONSTRUCTION OF A RAILROAD AND ALL GROUND NECESSARY FOR STATION-BUILDINGS, PROVIDED THAT WITHIN THREE MONTHS FROM THE PASSAGE OF THIS ACT THE SAID U.C.R.R. COMPANY SHALL FILE WITH THE SECRETARY OF THE INTERIOR A MAP TO BE APPROVED BY HIM, EXHIBITING THE LINE OF THE RAILROAD OF SAID COMPANY, AS THE SAME HAS BEEN LOCATED AND CONSTRUCTED, TO THE EXTENT OF TWO HUNDRED FEET IN WIDTH ON EACH SIDE OF SAID RAILROAD.
A RIGHT-OF-WAY & TRACT MAP DATED AUG. OF 1917 STILL SHOWS THIS BEING A 200 FOOT WIDTH OF EACH SIDE OF SAID TRACT OF THE OREGON SHORT LINE RAILROAD (UTAH CENTRAL RAILROAD COMPANY)..

LEGAL DESCRIPTION

LOT 21 OF OGDEN COMMERCIAL AND INDUSTRIAL PARK, PLAT "A", IN OGDEN CITY, WEBER COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

The undersigned a registered land surveyor in the State of Utah, hereby certifies to SOLARAY, INC., NUTRALEUTICAL CORPORATION, LAWYERS TITLE INSURANCE CORPORATION, JACKSON NATIONAL LIFE INSURANCE COMPANY, as Collateral Agent for the benefit of itself in such capacity, and its successors and assigns in such capacity, as follows:

1. This Survey entitled ALTA SURVEY was an re-certification of said Parcel (previous Survey dated October 22, 1993) and was visually inspected on the ground under my supervision and the information, courses and distances shown hereon are correct according to the record description of the parcel shown on this survey. All improvements located on such parcel lie wholly within the lot lines and are located as shown on the Survey; the Survey was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association and the American Congress on Surveying & Mapping in 1992, meets the Accuracy Standards (as adopted by ALTA and ACSM and in affect on the date of this certification) for an Urban Survey as defined therein, and includes items numbered 2-4 and 7-11 as set forth in TABLE "A" thereof; all encroachments, building or setback line restrictions, easements, drainage or flowage rights, rights-of-way or uses which affect such parcel or which are encroachments by such parcel upon adjoining property are fully shown on the Survey and, to the extent such matters are of record as has been provided to myself by Cardon Land Title Co. in 1993 and by Lawyers Title Insurance Corporation in 1995, the respective recording references are noted hereon; and there are no violations of zoning ordinances, building or setback line restrictions, easements, covenants, or other rules, regulations or restrictions with reference to the location of buildings and improvements.

2. Municipal water service, storm sewer and sanitary sewer facilities, and telephone, electric, and gas services are all available to serve the parcel shown on the Survey at the lot lines of such parcel; all of the utility lines through which such services and facilities are provided run from the point of origin to such parcel through public rights-of-way or recorded easements.

3. Unless otherwise shown and detailed on the Survey, no easements or rights-of-way over land of others are required for (a) Vehicular or pedestrian access to the parcel shown on the Survey (b) drainage of surface or other water off such parcel (c) the providing of any utilities which serve such parcel and the buildings and improvements thereon or (d) the providing of storm.sewer and sanitary sewer facilities serving such parcel and the buildings and improvements hereon.

If the Survey delineates off-site easements or rights-of-way being required over the land of others to serve the parcel and said improvements, duly recorded easements or rights-of-way, as shown on the Survey, have been obtained from all land owners whose property is affected in the areas shown on the Survey.

4. As of the date of the Survey, the parcel shown on the Survey does not lie within (a) any flood plain or flood prone area designated on the official maps of the Secretary of Housing and Urban Development, or a flood plain area having special flood hazards identified as such under the Flood Disaster Protection Act of 1973, except as noted on said plat of survey. (b) any federal, state or local Flood map zone except as noted on said plat.

5. The parcel shown on the Survey abuts upon physically open public streets known as Industrial Drive (2825 South) and Midland Drive (1400 West) and there is adequate ingress and egress to such parcel.

6. The parcel shown on the Survey is a lawfully created parcel according to all state and local ordinances and complies with all applicable subdivision statutes, laws and requirements.

7. The number and configuration of parking spaces located on the parcel are as shown on said Survey plat.

REVISED
Dated 01/31/95

BY: Cynthia L. Robinett
Cynthia L. Robinett Registration No. 7511

RECEIVED
95 08
Weber

PREPARED BY:
CONSTRUCTION & LAND SURVEYORS LLC
OGDEN, UTAH

"ALTA / ACSM LAND TITLE SURVEY"

CONSTRUCTION & LAND SURVEYORS
2761 WASHINGTON BLVD.
OGDEN, UTAH 84401
(801) 399-4935

CLIENT: SOLARAY INC.

SURVEY LOCATION:
NE 1/4, SEC. 36, T.6N., R.2W.,
OGDEN COMMERCIAL & INDUSTRIAL PARK
PLAT-A LOT 21
SALT LAKE BASE & MERIDIAN

SURVEY DATE: 10/22/93

JOB No. (P.S.93-40) PS95-06

001847

001847

001847

001847

001847

Page 10