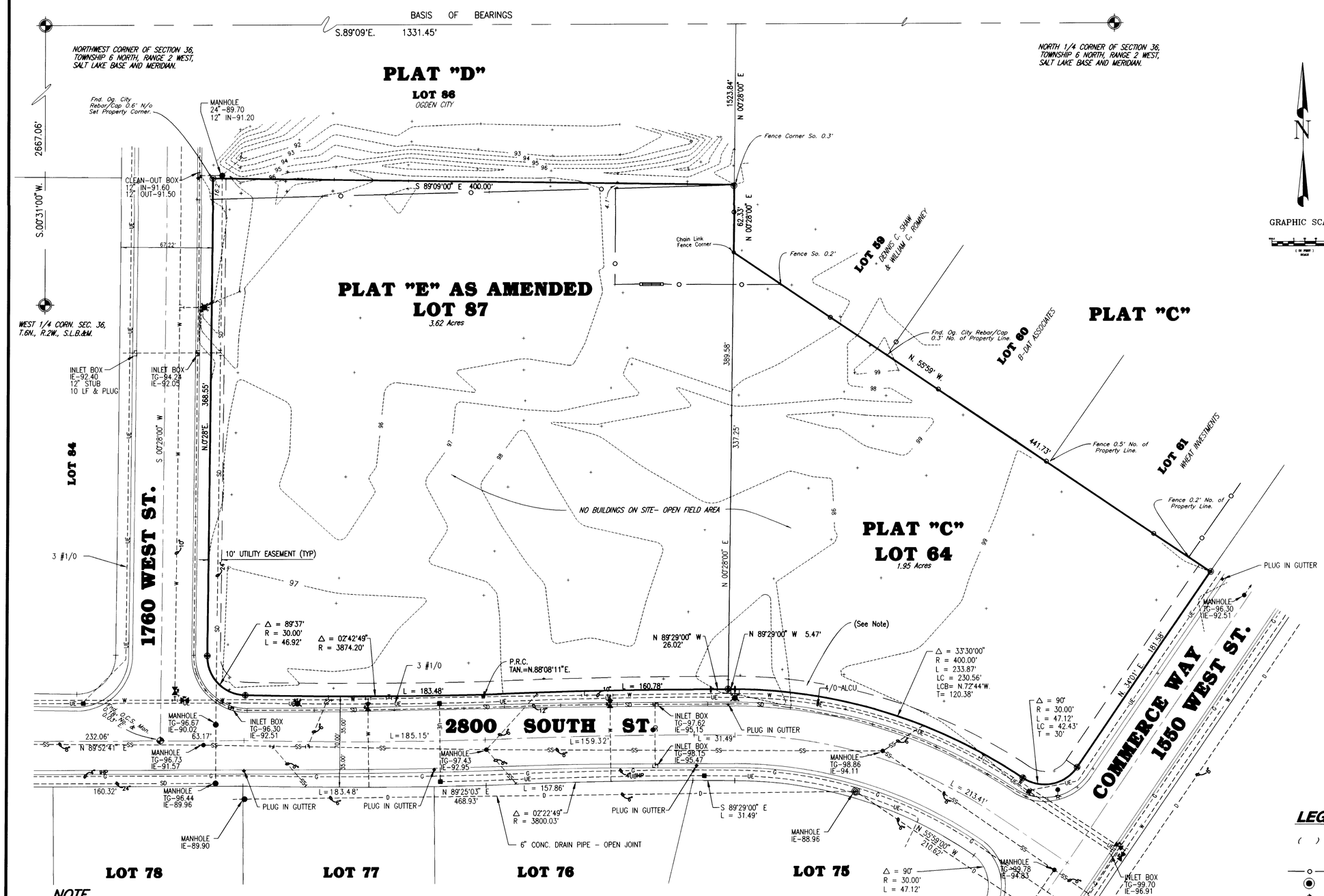
American Land Title Association/ACSM Survey
for
ALBION LABORATORIES, INC



GRAPHIC SCALE

SURVEYOR'S CERTIFICATE

The undersigned a Registered Land Surveyor in the State of Utah, hereby certifies to ALBION LABORATORIES, INC. and HOME ABSTRACT AND TITLE COMPANY as Collateral Agent
for the benefit of itself in such capacity, and its successors and assigns in such capacity, as follows:

1. The survey entitled "ALTA SURVEY" (the "Survey") was on on the ground instrument survey made 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 1-6 and 8-11, 11A, 13, 16 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 by Home Abstract and Title Co., 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; and none of the utility lines through which any of such services or facilities is provided to such parcel run through or under any buildings or improvements other than pavement.

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 floodprone 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 1983, (b) any federal, state or local flood or wetlands or aquifer district, or (c) an earthquake hazard area, except as follows:

5. The parcel shown on the Survey abuts upon physically open public streets known as 1760 West St. and on the North side of 2800 South St. nd on the East side of Commerce Way (1550 W. St.) 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 are no parking spaces on this parcel at this time.

REGISTERED LAND SURVEYOR NO. 7511 CYNTHIA L. ROBINETT STATE OF UTAH

11/18/98
DATED

CYNTHIA L. ROBINETT Registration No. 7511

N A R R A T I V E

AN American Land Title Association Survey has been requested by ALBION LABORATORIES, INC., Property located within the OGDEN COMMERCIAL AND INDUSTRIAL PARK, PLAT "E" LOT 87 And within PLAT "C" LOT 64. OUR BASIS FOR THIS SURVEY WAS N. 89°09' W. ALONG THE AS MONUMENTED NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

Legal Description

ALL of Lot 87 of the Ogden Commercial and Industrial Park, Plat "E", and ALL of Lot 64 of the Ogden Commercial and Industrial Park, Plat "C", in Ogden City, Weber County, Utah.
Containing 5.57 Acres, more or less.

LEGEND:

( ) DISTANCE AND OR BEARING PER DEED OR PLAT.

NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.

EXISTING FENCES.

SET 5/8" REBAR W/C.L.S. CAP.

SET P.K. & TAG IN GUTTER ON PROJECTION OF PROPERTY LINE.

UE — UNDERGROUND ELECTRICAL
W — WATER
G — NATURAL GAS
SD — STORM DRAIN
S — SANITARY SEWER
D — SUB-DRAINS
93 — CONTOUR LINE
PROPERTY LINE
CHAIN LINK FENCE
LIGHT POLE
FIRE HYDRANT
MANHOLE
POWER POLE

NOTE

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

PROPERTY ZONED FOR M2 ZONE PER OGDEN CITY PLANNING.
OGDEN COMMERCIAL INDUSTRIAL PARK-PLAT "C" & PLAT "E", BY A RESTRICTED COVENANTS IS A LIGHT MANIFACTORING ZONE. PLEASE REFER TO YOUR TITLE INSURANCE Co. FOR A COPY OF THE COVENANTS FOR THIS LOT. AND OR CALL OGDEN CITY BUSINESS DEVELOPMENT @ 629-8934.

SHOTS AT ROLLED CONCRETE GUTTER ARE IN FLOWLINE OF GUTTER AT CENTER OF 3' WATERWAY. ADD 2-1/2" FOR TOP BACK OF GUTTER ELEVATIONS.

BUILDING SET BACKS ARE PER ZONING ORDINANCE.

AN EASEMENT OF 10' WIDE ALONG THE SOUTH SIDE OF LOT 64-PLAT C WAS LEFT OFF THE ORIGINAL PLAT. THERE MAY BE UTILITIES WITHIN THIS AREA.

ELEVATION DATUM IS AN OGDEN CITY DATUM-B.M. N1/4 SEC. 36, W.C.S.Monument.

PREPARED BY:
CONSTRUCTION & LAND SURVEYORS
810 CANYON ROAD
PH. (801) 399-4935 OGDEN, UTAH 84404 FAX (801) 627-1068

RECEIVED
NOV 19 1998
Weber County Surveyor

CONSTRUCTION & LAND SURVEYORS
810 CANYON ROAD
OGDEN, UTAH 84404
(801) 399-4935

CLIENT: ALBION LABORATORIES

SURVEY LOCATION: N.W. 1/4 SEC. 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

SURVEY DATE: 10/07/98

JOB No. PS98-31

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