SURVEYOR'S CERTIFICATION

The undersigned, a registered land surveyor and legally doing survey business in the State of Utah does hereby certify to SCI DEVELOPMENT SERVICES INCORPORATED, a Delaware Corporation and THE BANK OF NEW YORK, as agent for FUND IX and FUND X ASSOCIATES, a Georgia joint venture and its successors and assigns and the CHICAGO TITLE INSURANCE COMPANY that this survey was actually made upon the ground on March 16 – 20, 1998 and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property as shown; that there are no violations of zoning ordinances, restrictions or other rules and regulations with respect to the location and type of buildings and improvements are as shown and all are within the boundary lines of the property to the best of my knowledge and belief; that there are no violations of zoning ordinances, restrictions or other rules and regulations with respect to the location of said buildings and improvements to the best of my knowledge and belief; that there are no easements, encroachments or uses affecting this property appearing from a careful, physical inspection of the same, other than those shown and depicted thereon; that all visible and identifiable utility services required for the operation of the property either enter the property through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that any discharge into streams, rivers or other water conveyance systems are shown on the survey; that all water courses and water bodies on the property are shown on the survey; that ingress and egress to the property are provided by Commerce Way, the same being dedicated public rights of way maintained by Ogden City; Except as indicated hereon, the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration – Special Flood Hazard Area Maps;" and that this survey is substantially correct and prepared in accordance with (ALTA/ACSM or applicable State Standards). The undersigned has received and examined a copy of Chicago Title Insurance Company Commitment No. F-D-16873 dated January 27, 1998 and the locations of any matter shown thereon, to the extent it can be located, have been located with the appropriate recording reference.

K. Greg Hansen

Date: 3/25/98

Registered Land Surveyor Number – 167819

Date of Survey: 3/19/98
Date of last revision: 3/25/98

LICENSED LAND SURVEYOR 167819 K. GREG HANSEN STATE OF UTAH

The land referred to in this Commitment is described as follows:

Lot 89, Plat F, OGDEN COMMERCIAL AND INDUSTRIAL PARK, as more particularly described as follows: BEGINNING at a point South 0° 31' 00" West 25.601 feet along the section line and East 1149.805 feet from the West quarter corner of Section 26, Township 6 North, Range 2 West, Salt Lake Base and Meridian; and running thence South 55° 59' 00" East 350.00 feet to the Westerly right of way line of the Denver and Rio Grande Western Railroad; thence South 34° 01' 00" West 1000.00 feet along the Westerly right of way line of said Denver and Rio Grande Western Railroad; thence North 55° 59' 00" West 350.00 feet; thence North 34° 01' 00" East 1000.00 feet to the point of BEGINNING. Containing 8.0349 Acres.

SCHEDULE B – SECTION 2

3. EASEMENT AS DELINEATED and/or DEDICATED ON THE RECORDED PLAT
   Purpose: Public Utilities
   Affects: Northwesterly 15 feet

4. EASEMENT AND CONDITIONS CONTAINED THEREIN:
   Grantor: ESTEL W. MARK and FREDA L. MARK
   Grantee: MORRISON-KNUDSEN COMPANY, INC.
   Location: BEGINNING at a fence on the West boundary line of the Grantors' land at a point 10 feet South and 60 feet East, more or less, from the West one quarter corner of Section 36, Township 6 North, Range 2 West, Salt lake Base and Meridian; and running thence North 89° 16' East 1221.5 feet; thence South 89° 34' East 402.5 feet to a fence on the East boundary line of said land and being in the North one-half of the Southwest quarter of said Section 36.
   Purpose: An easement and right of way for the erection and continued maintenance, repair, alteration and replacement of a electric transmission, distribution and telephone circuits and 5 poles, no guys, towers or poles, with the necessary guys, stubs, crossarms and other attachments thereon, or affixed thereto, for the support of said circuits, to be erected and maintained upon the premises of the Grantor.
   Dated: March 27, 1956
   Recorded: April 20, 1956
   Entry No.: 254897
   Book/Page: 511/373

   Assigned to UTAH POWER AND LIGHT COMPANY, in Book 608, at page 253, of Official Records.

Continued.

5. EASEMENT AND CONDITIONS CONTAINED THEREIN:
   Grantor: OGDEN INDUSTRIAL WEST PROPERTIES, INC.
   Grantee: UTAH POWER AND LIGHT COMPANY
   Location: BEGINNING at a fence on the West boundary line of the Grantor's land at a point 20 feet south and 55 feet East, more or less, from the West one-quarter corner of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian; thence South 89° 29' East 1492 feet thence North 84° 50' East 123 feet to a fence on the East boundary line of said land and being in the North one-half of the Southwest quarter of said Section 36.
   Purpose: To construct, operate maintain and repair electric transmission and/or distribution system, sunder upon and across the above.
   Dated: March 15, 1961
   Recorded: June 7, 1961
   Entry No.: 358360
   Book/Page: 680/278

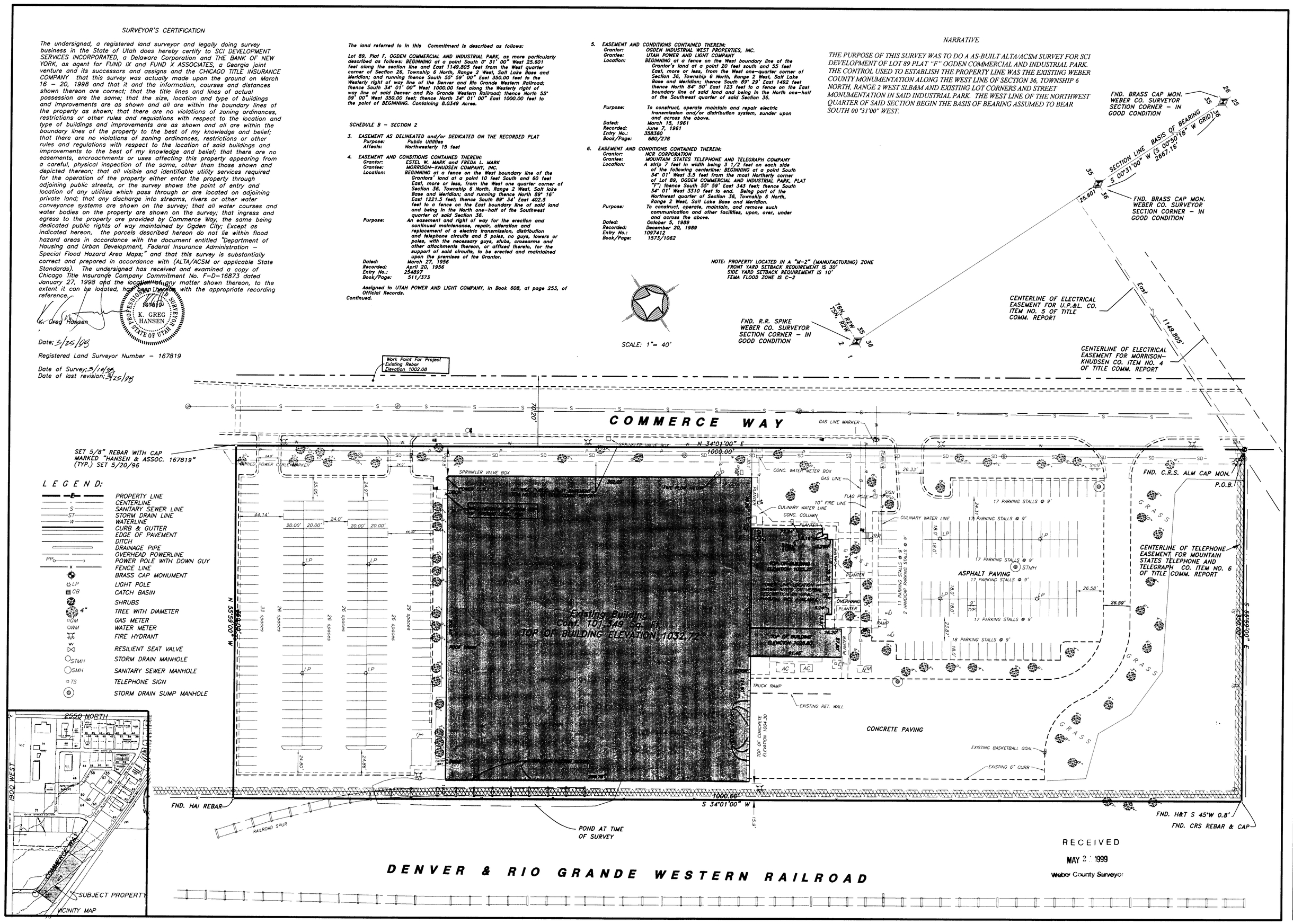
6. EASEMENT AND CONDITIONS CONTAINED THEREIN:
   Grantor: NCR CORPORATION
   Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
   Location: A strip 7 feet in width being 3 1/2 feet on each side of the following centerline: BEGINNING at a point South 34° 01' West 3.5 feet from the most Northerly corner of Lot 89, OGDEN COMMERCIAL AND INDUSTRIAL PARK, PLAT "F"; thence South 55° 59' East 343 feet; thence South 34° 01' West 3310 feet to and. Being part of the Northwest quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian.
   Purpose: To construct, operate, maintain, and remove such communication and other facilities, upon, over, under and across the above.
   Dated: October 5, 1989
   Recorded: December 20, 1989
   Entry No.: 1097412
   Book/Page: 1573/1062

NOTE: PROPERTY LOCATED IN A "M-2" (MANUFACTURING) ZONE
FRONT YARD SETBACK REQUIREMENT IS 30'
SIDE YARD SETBACK REQUIREMENT IS 10'
FEMA FLOOD ZONE IS C-2

SCALE: 1" = 40'

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DO A AS-BUILT ALTA/ACSM SURVEY FOR SCI DEVELOPMENT OF LOT 89 PLAT "F" OGDEN COMMERCIAL AND INDUSTRIAL PARK. THE CONTROL USED TO ESTABLISH THE PROPERTY LINE WAS THE EXISTING WEBER COUNTY MONUMENTATION ALONG THE WEST LINE OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST SLB&M AND EXISTING LOT CORNERS AND STREET MONUMENTATION IN SAID INDUSTRIAL PARK. THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION BEGIN THE BASIS OF BEARING ASSUMED TO BEAR SOUTH 00°31'00" WEST.



RECEIVED
MAY 2 1999
Weber County Surveyor

No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main, Brigham City, Utah 84302
Brigham City 723-3491 | Ogden 399-4905 | Logan 752-8272

Drawn By: PG Date: 3/10/98
Designed By:
Checked By:
Approved By:
Scale: As Shown
Drawing File: 98-3-35
JOB NUMBER: 98-3-35

ALTA/SURVEY FOR
SCI DEVELOPMENT SERVICES INC.
OGDEN COMMERCIAL & INDUSTRIAL PARK "PLAT F"
OGDEN CITY, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.& M.

SHEET 1 OF 1 SHEETS

DRAWING NUMBER: 002244

98-3-35