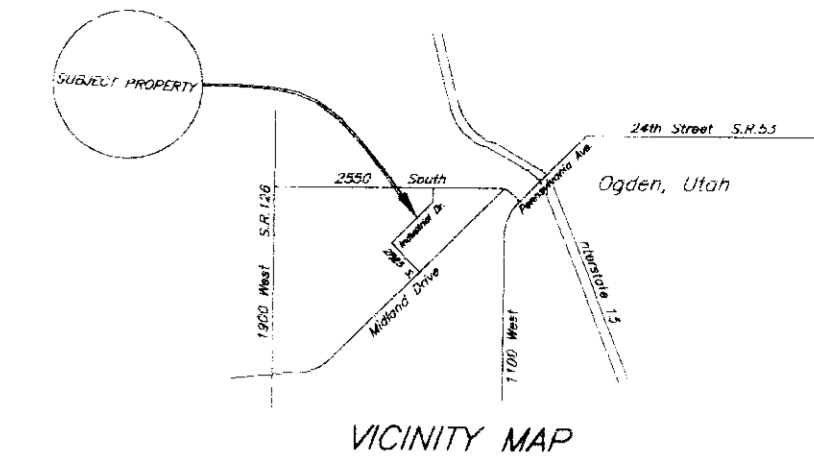


A.L.T.A./ACSM LAND TITLE SURVEY

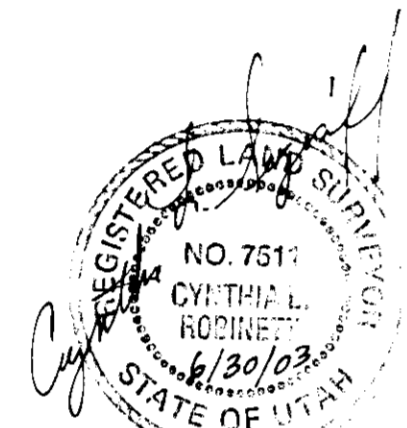
03084



SURVEYOR'S CERTIFICATE

The undersigned a Registered Land Surveyor in the State of Utah, hereby certifies to TO: OGDEN INDUSTRIAL, INC., KOREAN EXCHANGE BANK, and COMMONWEALTH LAND TITLE INSURANCE COMPANY, as collateral Agent for the benefit of itself in such capacity, and its successors and assigns in such capacity, as follows:

- The survey entitled ALTA SURVEY (the "Survey") was an 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 effect on the date of this certification) for an Urban Survey as defined therein, and includes items numbered 1-4, 6, 7, 7b, 8-10 and 11a 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 have been provided by Fidelity National Title Insurance Company, the respective recording references are noted hereon (See Note 2); 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.
- 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.
- Unless otherwise shown and detailed on the Survey, no easements or rights-of-way over land of others are required for:
 - Vehicular or pedestrian access to the parcel shown on the Survey;
 - drainage of surface or other water off such parcel;
 - the providing of any utilities which serve such parcel and the buildings and improvements thereon; or
 - the providing of storm sewer and sanitary sewer facilities serving such parcel and the buildings and improvements thereon.
 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.
- 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:
- The number and configuration of parking spaces located on the parcel shown on the Survey comply with all applicable zoning laws, regulations and ordinances.



Legal Description

(A Total Legal Description)
All of Lot 17, Ogden Commercial & Industrial Park--Plat "A", Ogden City, Weber County, Utah, according to the Official Plat thereof as Recorded in the Weber County Recorder's Office.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PERFORM A A.L.T.A./ACSM LAND TITLE SURVEY, (Commitment No. F-027616) OF PARCELS 1-6, LOCATED WITHIN LOT 17 OF THE "OGDEN COMMERCIAL & INDUSTRIAL PARK--PLAT "A", AT THE REQUEST OF BASIC CAPITAL MANAGEMENT.

OUR BASIS FOR THIS SURVEY IS 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 & MERIDIAN, STATE PLANE GRID BEARING ALONG THIS NOW EXISTING MONUMENTED SECTION 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 ITS PLACE. WE FOUND AT THAT TIME OF REESTABLISHMENT, THIS MONUMENT WAS NOT PLACED BACK IN ITS 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 SURVEY CREW.

WE HAVE ACCEPTED THE OGDEN CITY SURVEY MONUMENTS THAT LIE IN THE FIELD FOR THIS SURVEY, FINDING THEM TO BE REASONABLY PLACED WITHIN THIS SUBDIVISION.

NOTE

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

EXISTING PARKING STALLS = 133

PROPERTY ZONED FOR M2 ZONE PER OGDEN CITY PLANNING. OGDEN COMMERCIAL INDUSTRIAL PARK--PLAT "A" BY A RESTRICTED COVENANTS IS A LIGHT MANUFACTURING ZONE. PLEASE REFER TO YOUR TITLE INSURANCE Co. FOR A COPY OF THE COVENANTS FOR THIS LOT.

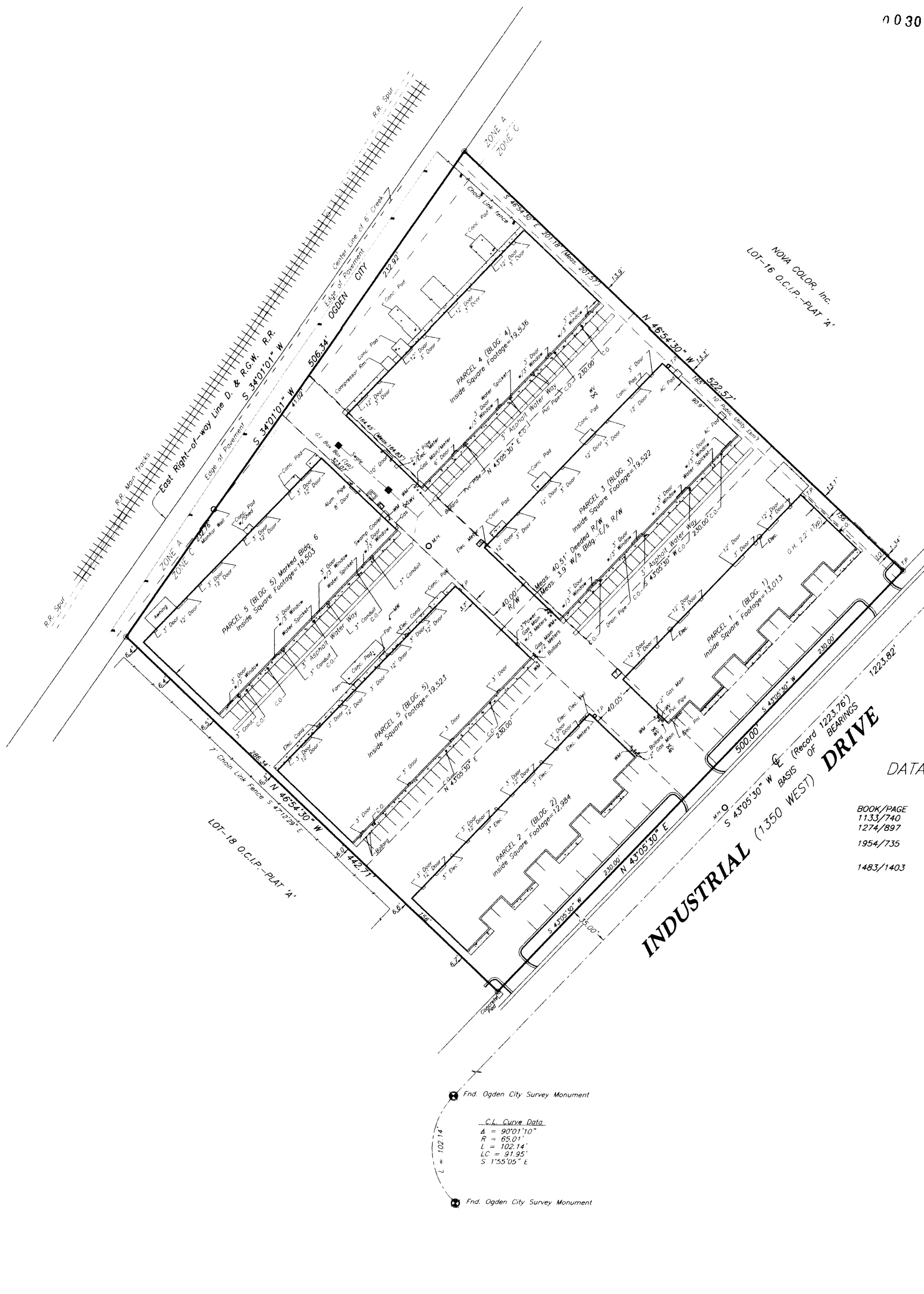
EXPLANATION OF ZONE DESIGNATIONS

Zone A - Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
Zone C - Areas of minimal flooding.

PREPARED BY:



PH: (801) 399-4935--FAX: (801) 627-1068



DATA PROVIDED FROM TITLE COMPANY AS FOLLOWS:

BOOK/PAGE	GRANTOR/GRANTEE	DOCUMENT	RECORDED
1133/740	OGDEN COMMERCIAL AND INDUSTRIAL PARK	PROTECTIVE COVENANT	JUL 9TH 1976
1274/897	OGDEN CITY & ALLEN JACKSON, INC	COVENANT & AGREEMENT	NOT READABLE
1954/735	BIG D CONSTRUCTION	NOTICE OF COMMENCEMENT OF CONSTRUCTION	SEPT, 1978
1483/1403	NORMAN L. ASHTON/CONSOLIDATED CAPITOL	TRUSTEE'S DEED PARCELS 1-5	JAN 20 1986

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 WITH C. & L.S. CAP.
- T.P. TELEPHONE PEDASTAL
- EXISTING CONCRETE PDS, WALKS, ETC.
- 00.0 SPOT ELEVATION
- TA TOP ASPHALT
- TG TOP GUTTER
- NG NATURAL GROUND
- A.P.U. AUXILIARY POWER UNIT.
- WM WATER METER.
- WV WATER VALVE.
- S.M.H. SEWER MAN HOLE.
- C.O. (CLEAN OUT).
- E.O.P. Edge of Pavement.
- CONCRETE Pad W/ TRANSFORMER

C.L. Curve Data
 Δ = 90°01'10"
 R = 65.01'
 L = 102°14'
 LC = 91.95'
 S 1°55'05" E

Ogden Commercial & Industrial Park - Plat "A" - LOT 17

03084

C. L. S., Inc.
 810 CANYON ROAD
 OGDEN, UTAH 84404
 (801) 399-4935

CLIENT:
 BASIC CAPITOL MANAGEMENT

SURVEY LOCATION:
 N.E. 1/4 SEC. 36, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

SURVEY DATE: 03/17/03

JOB No. TPS-03-04