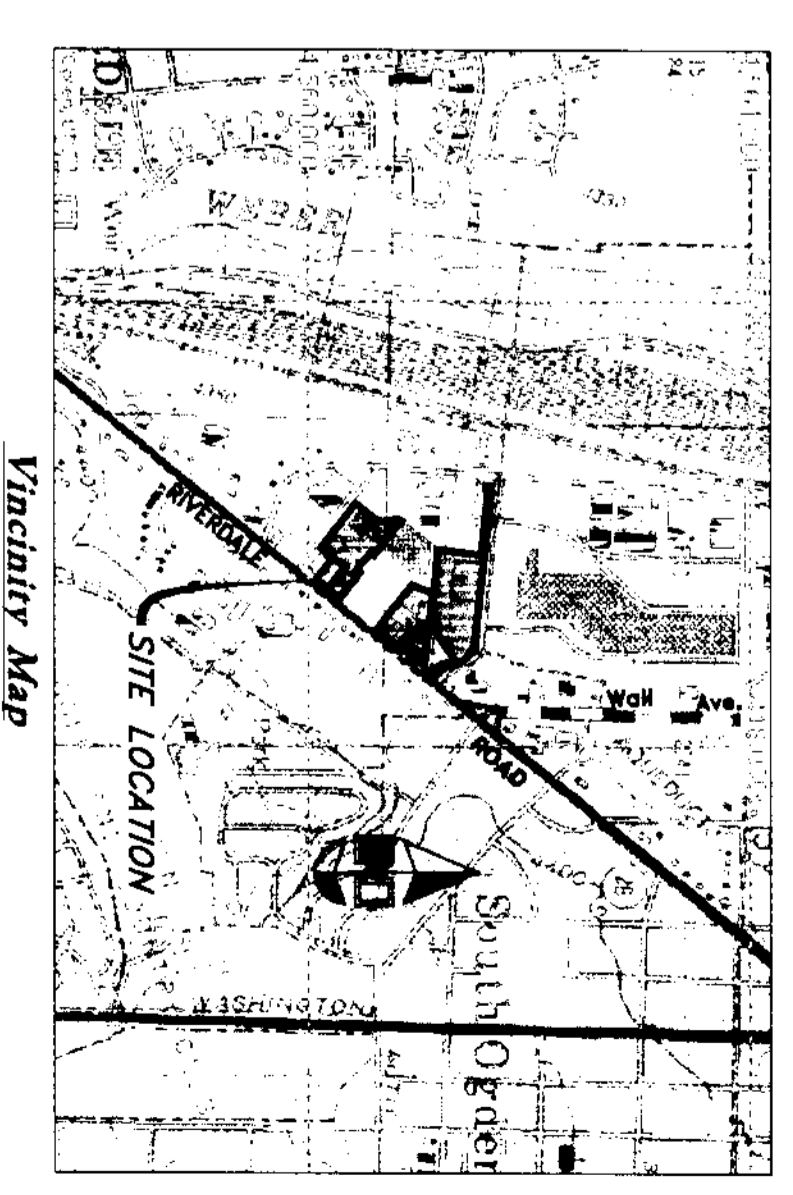


JUN 1 9 04

LEGEND

- Abundant
- Concrete
- Existing Building
- (N.C.S.)
- Water Comp. Survey



NOTE:
See Sheet 2 of 4 for ALTA Documents for
Riverdale Center, L.C.

ALTA SURVEY

GREAT BASIN ENGINEERING NORTH

3748 South 141st West, Suite 200
Tulsa, Oklahoma 74134
Phone: (918) 438-4400
Fax: (918) 438-4401

SCALE: 1" = 60'

DATE: 3 Oct, 2002

PROJECT: RP/ESL

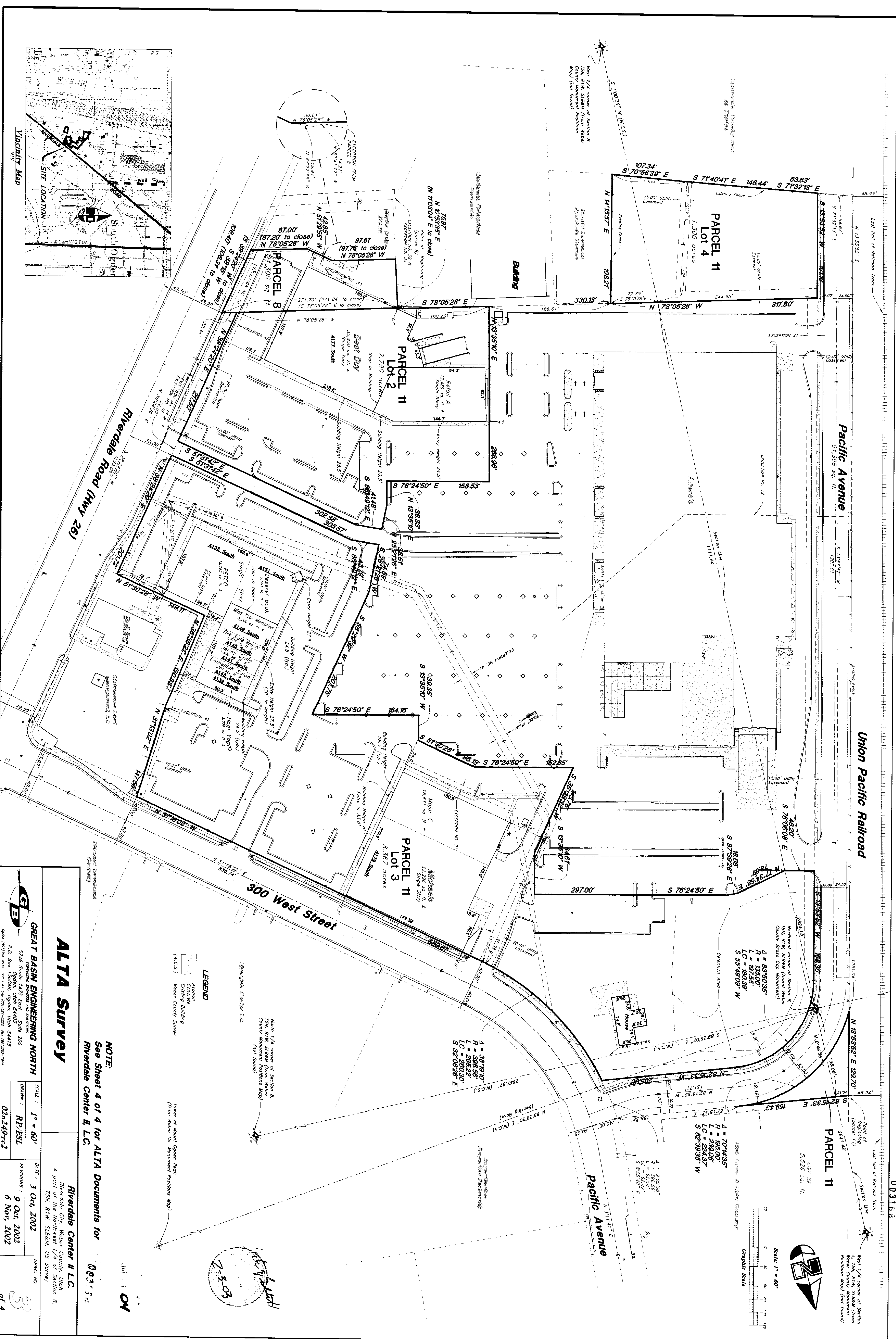
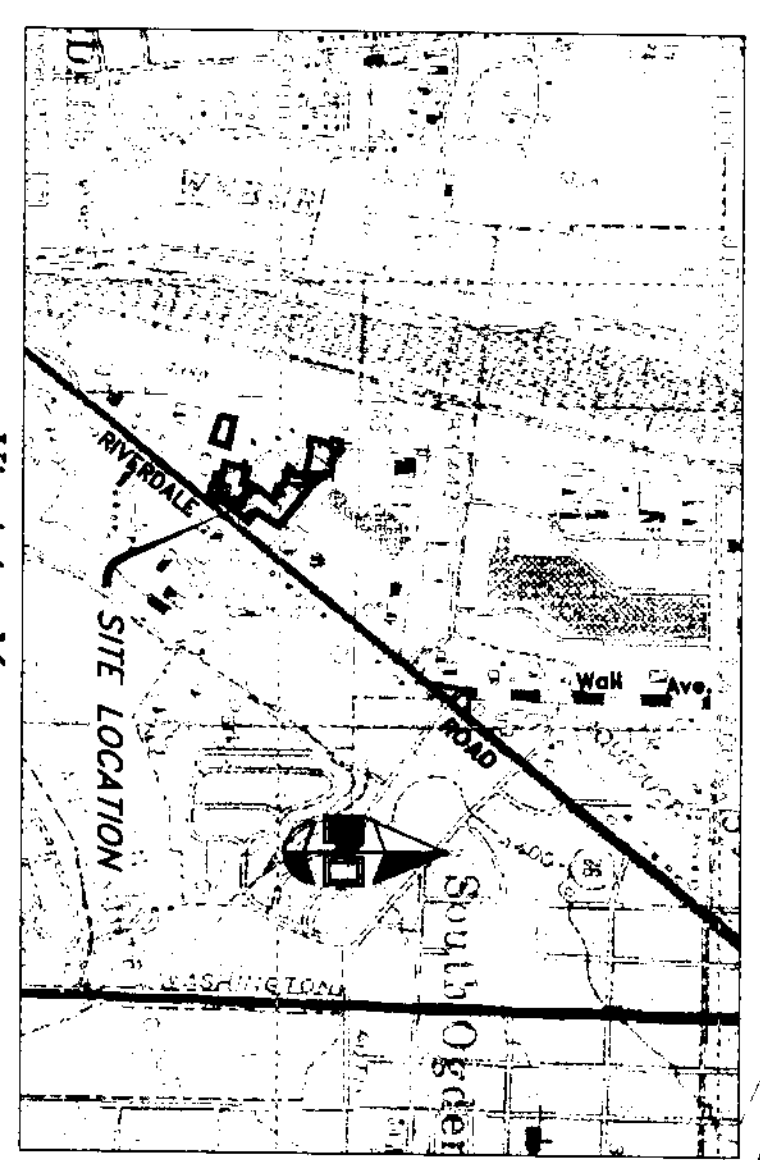
REVISIONS: 9 Oct, 2002
6 Nov, 2002

DRWG. NO. 02-24-02-01

Riverdale Center, L.C.
Tulsa, Oklahoma

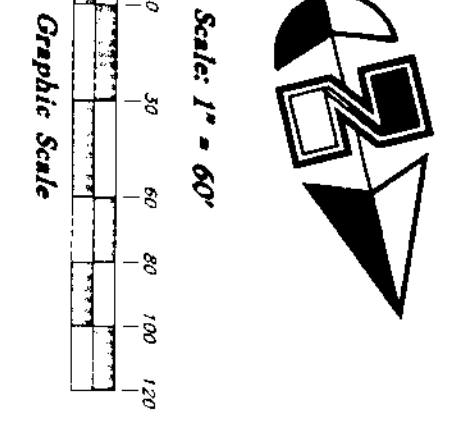
Part of the Northwest Quarter of Section 8,
Twp. 36 N., R. 11 W., S. 10 N.,
Itaska County, MN

Note:
Bearing in parenthesis have been reproduced from the Record of Survey for Parcel 1



00316A

West 1/4 corner of Section 8, 12N, 11W, S188M (from County Monument Position Map) (not found)



LEGEND
 Asphalt
 Concrete
 Existing Building
 (A.C.S.)
 Water County Survey
 Riverdale Center I.L.C.
 Point of Beginning
 (from 1/4 Acre Station 8, 12N, 11W, S188M, US Survey)
 (not found)

NOTE:
 See Sheet 4 of 4 for ALTA Documents for Riverdale Center II, L.C.
 00316A

ALTA Survey
GREAT BASIN ENGINEERING NORTH
 5746 South 1475 East - Suite 200
 P.O. Box 150046, Ogden, Utah 84415
 Phone: 801-734-4411 Fax: 801-734-4412

Riverdale Center II, L.C.
 Riverdale City, Weber County, Utah
 A part of the Northwest 1/4 of Section 8,
 12N, 11W, S188M, US Survey

SCALE: 1" = 60'
 DRAWN: RP/ESL
 DATE: 3 Oct, 2002
 REVISIONS: 9 Oct, 2002
 6 Nov, 2002
 DWG. NO. 03 of 4

BOUNDARY DESCRIPTIONS

PARCEL 8: A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey... Beginning of a point which is South 1°00'35" West (Utah State Plane Grid Bearing) 1111.44 feet along the Section line... Parcel 9: The nonexclusive access and utility easements, appurtenant to Parcel 8 and 10 described herein...

PARCEL 9: The nonexclusive access and utility easements, appurtenant to Parcel 8 and 10 described herein... Parcel 10: The nonexclusive easement and right of way for ingress and egress, appurtenant to Parcel 8 and 9 described herein...

PARCEL 10: The nonexclusive easement and right of way for ingress and egress, appurtenant to Parcel 8 and 9 described herein... Parcel 11: All of Lots 2, 3, 3A and 4, Riverdale Center II Subdivision...

PARCEL 11: All of Lots 2, 3, 3A and 4, Riverdale Center II Subdivision... Parcel 12: The nonexclusive easement and right of way for vehicle and pedestrian ingress and egress...

PARCEL 12: The nonexclusive easement and right of way for vehicle and pedestrian ingress and egress, appurtenant to Parcel 11 described herein... Parcel 13: The nonexclusive vehicle, pedestrian, parking, utility, construction, and exterior light easements...

PARCEL 13: The nonexclusive vehicle, pedestrian, parking, utility, construction, and exterior light easements, appurtenant to Parcel 11 described herein... Exception No. 19: (BLANKET EASEMENT) Rights and appurtenances attached to a single line of poles or other supports...

EXCEPTION NO. 19: (BLANKET EASEMENT) Rights and appurtenances attached to a single line of poles or other supports... Exception No. 20: (Affects Parcel 13) (Potholed) A perpetual easement and right of way for the erection and continued maintenance...

EXCEPTION NO. 20: (Affects Parcel 13) (Potholed) A perpetual easement and right of way for the erection and continued maintenance... Exception No. 21: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal and irrigation ditch...

EXCEPTION NO. 21: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal and irrigation ditch... Exception No. 22: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal...

EXCEPTION NO. 22: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal... Exception No. 23: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal...

EXCEPTION NO. 23: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal... Exception No. 24: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal...

EXCEPTIONS TO COVERAGE

EXCEPTION NO. 19: (BLANKET EASEMENT) Rights and appurtenances attached to a single line of poles or other supports... Exception No. 20: (Affects Parcel 13) (Potholed) A perpetual easement and right of way for the erection and continued maintenance...

EXCEPTION NO. 20: (Affects Parcel 13) (Potholed) A perpetual easement and right of way for the erection and continued maintenance... Exception No. 21: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal...

EXCEPTION NO. 21: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal... Exception No. 22: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal...

EXCEPTION NO. 22: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal... Exception No. 23: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal...

EXCEPTION NO. 23: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal... Exception No. 24: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal...

EXCEPTION NO. 24: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal... Exception No. 25: (Affects Parcels 1, 2, 3, 4, 11, 12 and 13) (Maintenance Agreement - Not Publishable) The terms of that certain instrument entitled "Agreement" dated September 22, 1977...

EXCEPTION NO. 25: (Affects Parcels 1, 2, 3, 4, 11, 12 and 13) (Maintenance Agreement - Not Publishable) The terms of that certain instrument entitled "Agreement" dated September 22, 1977... Exception No. 26: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal...

EXCEPTION NO. 26: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal... Exception No. 27: (Affects Parcels 1, 2, 3, 4, 5, 11, 12 and 13) (Blanket Restriction) The terms of that certain instrument entitled "Restriction" dated as of October 4, 1995...

EXCEPTION NO. 27: (Affects Parcels 1, 2, 3, 4, 5, 11, 12 and 13) (Blanket Restriction) The terms of that certain instrument entitled "Restriction" dated as of October 4, 1995... Exception No. 28: (Affects Parcels 11 and 13) (Blanket Easement) The terms of that certain instrument entitled "Declaration of Easements, Conditions and Restrictions"...

EXCEPTION NO. 28: (Affects Parcels 11 and 13) (Blanket Easement) The terms of that certain instrument entitled "Declaration of Easements, Conditions and Restrictions" dated as of December 14, 1995... Exception No. 29: (Affects Parcels 11, 12 and 13) (Blanket Easement) The terms of that certain instrument entitled "Technical Easement Agreement" dated as of December 23, 1999...

EXCEPTION NO. 29: (Affects Parcels 11, 12 and 13) (Blanket Easement) The terms of that certain instrument entitled "Technical Easement Agreement" dated as of December 23, 1999... Exception No. 30: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal...

EXCEPTION NO. 30: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal... Exception No. 31: (Affects Parcels 8, 9 and 10) (Potholed) The license and permission to use a portion of the premises for the purpose of constructing a canal...

0031.E

SURVEYOR'S CERTIFICATE

To: Landmark Title Insurance Company, Stewart Title Guaranty Company, Morgan Stanley Mortgage Capital, Inc., Riverdale Center, L.C., a limited liability company, and Riverdale Center II, L.C., a Utah Limited Partnership. This is to certify that (a) this map of survey and the property description with respect thereto are true and correct and represent an actual field survey of the real property shown hereon; (b) such survey was conducted under the supervision of the undersigned Registered Land Surveyor; (c) such map of survey shows that the premises specifically described in Title Commitment No. 30069 by Landmark Title Company; and (d) such map of survey was made (1) in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1997 and includes Items 2, 3, 4, 6, 7(a), 8, 9 and 10, and to the extent necessary to determine compliance with applicable zoning requirements, Items 7(b) and 7(c), on Table 4. "Optional Survey Responsibilities and Specifications," specifically defined therein; and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

166484 Registration No. Date 2-5-03 (seal) M.J. Bluff

NARRATIVE Mrs. Tara Brandoquisto of Western Capitol Realty. Monuments were found at the Northwest corner of Section 8, 15W, R1W, S18N, U.S. Survey and the tower of Mount Ogden Peak. A line bearing N 83°36'50" E between these monuments was used as the basis of bearing.

FLOOD ZONE MAP Property is located in Zone C areas of Minimal Flooding according to FEMA Flood Insurance Rate Map for Riverdale, Utah, Community Panel No. 490190 001 C dated February 3, 1982.

BENCHMARK Brass Cap Monument is located approx 1.95 miles Southerly along U.P.R.R. from the Union Station in Ogden. Brass Cap is set in the top of roofing on the East side of a small concrete pier of Bridge #990353, 100 feet South of the Pole #L-20 CM. Cap nails below arrow painted vertical on the center of the 20 foot North-South Structure, 3 feet East of the rear rail of the track, one foot East of the East headwall, and about 3.5 feet below the level of the track. Elevation 4454.424

ZONING This Property is located in Zone RCP (Retail/Commercial Park Overlay). The Entire Zoned area shall be master planned at the time of the overall development plan approval by Riverdale City.

PARKING REQUIREMENTS - 4.5 spaces per 1000 square feet of sales floor area in the building.

PARKING SUMMARY PARCEL 8 - 18 Stalls PARCEL 11 Lot 2 - 161 Stalls Lot 3 - 302 Stalls Lot 3a - 0 Stalls Lot 4 - 0 Stalls

TITLE REPORT The Title Report for this Survey was issued by Landmark Title Company with Commitment No. 30069 with an effective date of August, 20, 2002 @ 7:59 a.m.

ALTA Documents Riverdale Center II L.C. Great Basin Engineering North 5746 South 1425 East - Suite 200 P.O. Box 59000, Salt Lake City, UT 84115 Date: 02/05/2003 10:24:03 AM Scale: 1" = 60' Drawn: RPE/SL Date: 3 Oct, 2002 Intended: 9 Oct, 2002 6 Nov, 2002 DWG NO: 02/2499rc2 of 4