

CERTIFICATION

I hereby certify to the Variable Annuity Life Insurance Company, a Texas corporation, and its successors and/or assigns, and First American Title Insurance Agency, LLC, BDO 267, L.C., BDO 475, L.C., BDO 690, L.C., and BDO SUSA, L.C., each a Utah limited liability company that a survey of Lot 31, Business Depot Ogden-Plat 13, according to the official plat thereof on file and of record in the Weber County Recorder's office, is known as 690 West 1100 South, Ogden, UT 84401 was conducted by me or under my direct supervision on May 30, 2006. This is a true and correct survey of the above-described land and shows the true and correct location of the buildings, structures, and improvements situated on such land and all easements, rights-of-way, setback lines, and similar restrictions that are of record, visible, or otherwise known to me. The buildings and improvements do not overhang or encroach upon any easements or rights-of-way of others, and there are no encroachments either way across the boundary lines of such land, other than as specifically described in a table set forth on the Survey. The property surveyed contains 0.29 acres and 21 full-sized parking spaces, and 1 handicap parking space. The property is not located within a flood plain area or any special flood hazard area or general hazard area based on the Federal Emergency Management Agency Flood Insurance Rate Maps. The property has direct access to a public dedicated right of way. The property is in compliance with all zoning matters, including parking. This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005 and includes Items 2 through 4, 6 through 11 and 13 through 16 of Table "A" thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Scale: 1" = 40'

SITE DATA TABLE

Total Area	= 361,114 sq.ft. = 100%
Building Area	= 200,700 sq.ft. = 56%
Hardsurface Area	= 342,159 sq.ft. = 95%
ADA Parking	= 1
Total Parking	= 21

ZONING

DDR (Defense Depot Reuse District)
Tax Identification No. 11-351-0002

BUILDING SETBACK

Front yard: 20'
Side yard: 20'
Rear yard: None
Minimum lot area: None
Lot coverage: No maximum impervious coverage reqmnt.
Maximum Building Height: 40'

PARKING REQUIREMENTS AND STALLS:

Manufacturing and Industrial Uses: Varies by use.
(See Exhibit K - Form of Zoning Compliance Letter)

21 Total (1 Accessible)

LEGAL DESCRIPTION

PARCEL 2:
LOT 30, BUSINESS DEPOT OGDEN-PLAT 12, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

Note: The property described in this survey is the same property described as Parcel 2 in the title commitment for Title Insurance, Order No. 013-4675492, issued by First American Title Insurance Agency, LLC with an effective date of April 4, 2006 at 7:30 AM, Schedule A.

EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in the commitment for Title Insurance, Order No. 013-4675492, issued by First American Title Insurance Agency, LLC with an effective date of April 4, 2006 at 7:30 AM, Schedule A.

Exemptions: All B-2 exceptions which affect the property and are plottable, are shown on the face of the Survey.

17. The effects of Ogden City Council Ordinance No. 98-19, an Ordinance adopting the economic development plan for the Defense Depot Ogden Economic Development Area as the official economic development plan for the project recorded February 08, 1999, as Entry No. 1611676 in Book 1980 at Page 2972 of Official Records. (Blanket in nature)

18. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain Master Declaration of Covenants, Conditions and Restrictions (Defense Depot Ogden) recorded December 30, 1999 as Entry No. 1682125 in Book 2051 at Page 1301 of Official Records, and any amendments thereto, but deleting any restriction indicating a preference, limitation or restriction based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604 (c).

Supplementary Declaration Adding Additional Property - No. 1 to the Subject Property under the Master Declaration of Covenants, Conditions and Restrictions (Business Depot Ogden, i.k.a., Defense Depot Ogden) recorded November 15, 2000 as Entry No. 1737491 in Book 2101 at Page 1885 of Official Records.

Supplementary Declaration recorded Supplementary Declaration Adding Additional Property - No. 2 to the Subject Property under the Master Declaration of Covenants, Conditions and Restrictions (Business Depot Ogden, i.k.a., Defense Depot Ogden) recorded April 14, 2003 as Entry No. 1929811 in Book 2350 as Page 948 of Official Records.

Supplementary Declaration Adding Additional Property - No. 3 to the subject property under the Master Declaration of Covenants, Conditions and Restrictions (Business Depot Ogden, i.k.a., Defense Depot Ogden) recorded December 12, 2003 as Entry 1998120 of Official Records.

Amendment to Master Declaration of Covenants, Conditions and Restrictions (Business Depot Ogden, i.k.a., Defense Depot Ogden) recorded March 31, 2006 as Entry No. 2170211 of Official Records. (Blanket in nature)

19. Subject to the terms, conditions, provisions, restrictions, easements, exceptions and/or reservations contained within Paragraphs B.4, EXCLUSIONS, RESERVATIONS, COVENANTS, AND RESTRICTIONS; C.2. FEDERAL FACILITIES AGREEMENT; C.3. ENVIRONMENTAL CONDITION; C.4. CERCLA NOTICE AND COVENANTS; C.5. INDEMNIFICATION; C.6. NOTICE OF THE PRESENCE OF ASBESTOS; C.7. NOTICE OF THE PRESENCE OF LEAD-BASED PAINT; C.8. NOTICE OF THE POTENTIAL PRESENCE OF CHEMICAL WEAPONS/SUBSTANCES; and C.9. NOTICE OF THE PRESENCE OF PCB CONTAINING EQUIPMENT, of that certain Quit-Claim Deed, by and between the United States of America, acting by and through the Secretary of the Army, acting by and through the Deputy Assistant Secretary of the Army, as Grantor, and Ogden City, a Utah Municipal Corporation, acting as the Ogden Local Redevelopment Authority, as Grantee recorded July 28, 2000 as Entry No. 1718216 in Book 2083 at Page 183 of Official Records.

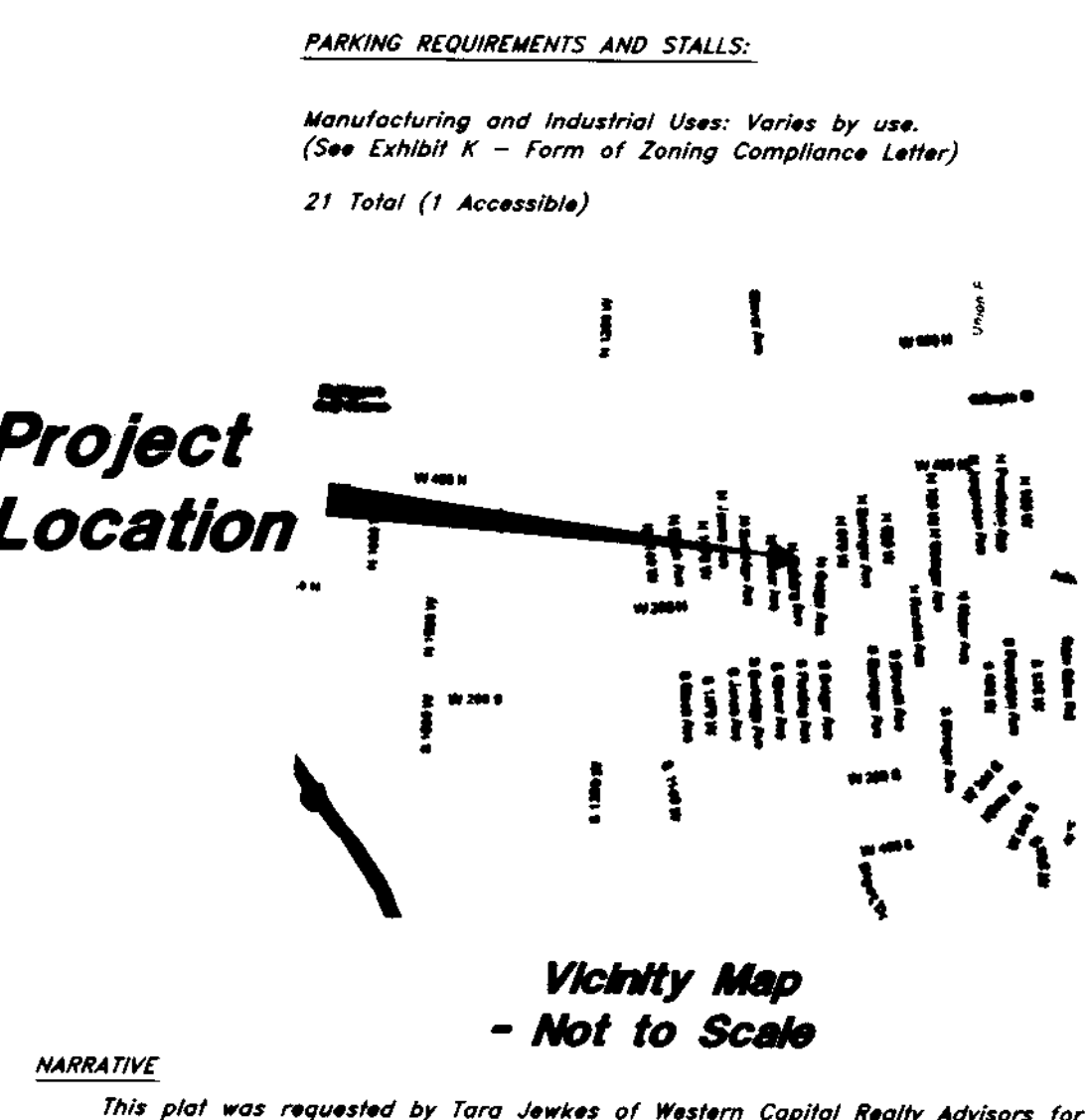
20. Subject to the terms, conditions, provisions, restrictions, easements, exceptions and/or reservations contained within Paragraphs B.4, EXCLUSIONS, RESERVATIONS, COVENANTS, AND RESTRICTIONS; C.2. FEDERAL FACILITIES AGREEMENT; C.3. ENVIRONMENTAL CONDITION; C.4. CERCLA NOTICE AND COVENANTS; C.5. INDEMNIFICATION; C.6. NOTICE OF THE PRESENCE OF ASBESTOS; C.7. NOTICE OF THE PRESENCE OF LEAD-BASED PAINT; C.8. NOTICE OF THE POTENTIAL PRESENCE OF CHEMICAL WEAPONS/SUBSTANCES; and C.9. NOTICE OF THE PRESENCE OF PCB CONTAINING EQUIPMENT, of that certain Quit-Claim Deed, by and between the United States of America, acting by and through the Secretary of the Army, acting by and through the Deputy Assistant Secretary of the Army, as Grantor, and Ogden City, a Utah Municipal Corporation, acting as the Ogden Local Redevelopment Authority, as Grantee recorded July 28, 2000 as Entry No. 1718216 in Book 2083 at Page 183 of Official Records.

21. A 10 foot public utilities easement running along the Easterly and Westerly lot line(s), as shown on the official recorded plat of Business Depot - Ogden Plat 12, recorded April 9, 2004, as Entry No. 2023504, in Book 59 at Page 61 of Official Records. (As plotted herein)

22. A 15 foot public utilities easement running along the Southwesterly lot line(s), as shown on the official recorded plat of Business Depot - Ogden Plat 12, recorded April 9, 2004, as Entry No. 2023504, in Book 59 at Page 61 of Official Records. (As plotted herein)

23. A joint driveway easement running along the Easterly 20 feet of the Westerly 30 feet of said lot, as shown on the official recorded plat of Business Depot - Ogden Plat 12, recorded April 9, 2004, as Entry No. 2023504, in Book 59 at Page 61 of Official Records. (As plotted herein)

45. Notes as shown on the recorded plat Business Depot - Ogden Plat 12, recorded April 9, 2004, as Entry No. 2023504, in Book 59 at Page 61 of Official Records.



NARRATIVE

This plot was requested by Tara Jewkes of Western Capital Realty Advisors for the purpose of issuing a title insurance policy. Brass Cap Monuments were found at the intersection of 1200 West Street and Twelfth Street and a centerline monument on Twelfth Street. A line bearing S 89°58'51" E 0.C.S. between these monuments was used as the basis of bearing.

The following documents recorded at the Weber County Recorder's Office were relied upon in preparation of this survey. The plat of Business Depot Ogden - Plat 12, Ogden City, Weber County, Utah, Entry # 2023504, recorded in Book at 59 Page 61; the plat of Business Depot Ogden - Plat 12, Ogden City, Weber County, Utah, recorded in Book 59 Page at 61.

The properties conveyed in exceptions 19 and 20, list easements which bear government easement numbers. No plottable descriptions for these easements were found by either the title company, Ogden City, or the surveyor. To the best knowledge of the surveyor these easements for existing utility lines and accesses are plotted on the survey from the officially recorded plat or they do not affect the property concerned in this survey.

Note: Lot 30 is designated by the Federal Emergency Management Agency as part of the "Other Areas Zone X" designation which is determined to be outside the 0.2% annual chance floodplain". This designation is based on FEMA Floodmap 490570213E Panel #0213E

Note: The property that is the subject of this survey does not constitute an illegal subdivision of land under applicable county or city ordinances.

Note: Visual inspection of the property site reveals no water courses or wetlands which will affect the property upon which this survey was performed.

LEGEND

Centerline	TA	Top of Asphalt
-UGT- Buried Telephone line	EA	Edge of Asphalt
-OH- Overhead Telephone line	SP	Service Pole
-OLP- Overhead Power line	LP	Light Pole
-UP- Power line	PP	Power Pole
-WS- Sanitary Sewer line	TP	Telephone Pole
-W- Culinary Sewer line	TH	Fire Hydrant
-G- Gas line	DT	Flowline of Ditch
-SD- Storm Drain line	TOE	Toe of Slope
-SW- Secondary Waterline	TOP	Top of Slope
-LD- Land Drain line	CO	Cleanout
-IW- Irrigation Waterline	FC	Fence
-F- Fence	DMH	Drain Manhole
-P- Power Pole	Flowing	Flowing
-PM- Post	Spot Elevation	Spot Elevation
-WM- Water Meter	Contour	Contour
-TB- Telephone Box	ASPH	Asphalt
-SM- Sewer Manhole	CONC	Concrete
-DM- Drain Manhole	BLDG	Building
-WM- Water Manhole	CATCH	Catch Basin
-CB- Cleanout Box	SW	Sidewalk
-C.M.P. Corrugated Metal Pipe	GAS	Gas Line Marker
-R.C.P. Reinforced Concrete Pipe	GUY	Guy Wire
-CONC Edge of Concrete	BLDG	Building Corner
-RWALL Retaining Wall	NG	Natural Ground
-SH Fire Hydrant	W	Water Valve
-WV Water Valve	W	Water Valve
-CB Catch Basin	WV	Water Valve
-DVB Diversion Box	CB	Catch Basin
-TC Top of Curb	DVB	Diversion Box
-CT Contiguous Tree	TC	Top of Curb
	CT	Contiguous Tree
	Deciduous Tree	Deciduous Tree

RECEIVED
AUG 18 2006
WEBER CO SURVEYOR

ALTA/ACSM Land Title Survey

B.D.O. 267
A part of the Southwest Quarter of Section 7, T6 North R1 West, Salt Lake Base and Meridian, U.S. Survey Ogden City, Weber County, Utah.

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
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SCALE: 1" = 30'
DATE: June 5, 2006
DRAWN: CM
REVISIONS: June 15, 2006 CM
06N221

DRWG. NO. 06N221