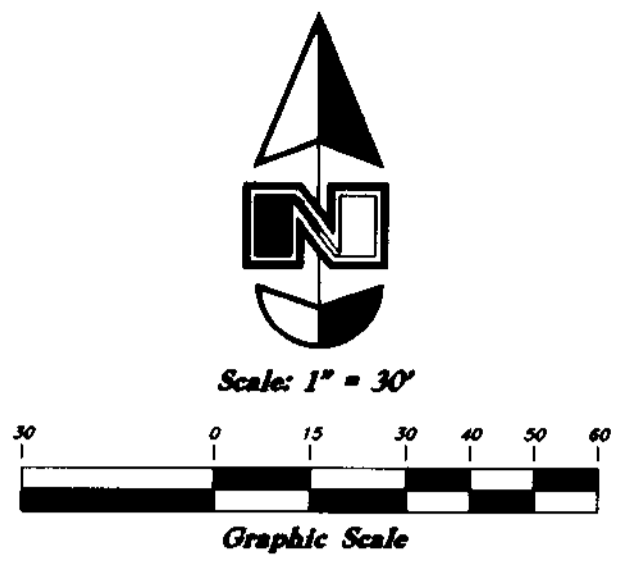


B.D.O. 475 BUILDING

83,286 SQ. FT.
PL. 16, OGDEN
SEE EXHIBIT K - MAP OF THE SITE BOUNDARY

**Plat 16
Lot 48**
Contains 213,027 sq. ft.
or 4.890 acres



SITE DATA TABLE

Total Area	- 213,027 sq.ft. = 100%
Building Area	- 83,286 sq.ft. = 39%
Hardsurface Area	- 168,669 sq.ft. = 79%
ADA Parking	- 4
Total Parking	- 77

ZONING
DDR (Defense Depot Reuse District)
Tax Identification No. 12-209-0001

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

PARKING REQUIREMENTS AND STALLS:
Manufacturing and Industrial Uses: Varies by use.
(See Exhibit K - Form of Zoning Compliance Letter)
77 Total (4 Accessible)

NARRATIVE
This plat 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 O.C.S. between these monuments was used as the basis of bearing.

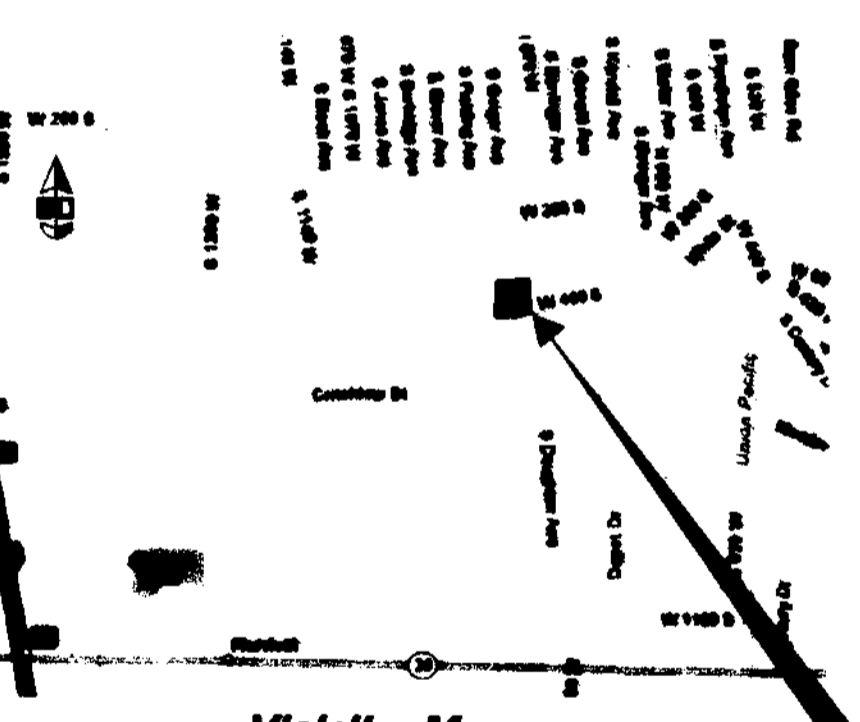
The following documents recorded at the Weber County Recorders Office were relied upon in preparation of this survey. The plat of Business Depot Ogdan - Plat 16, Ogdan City, Weber County, Utah, Entry # 2111762, recorded in Book 61 at Page 94.

The properties conveyed in exception 12, list easements which bear government assessment numbers. No plat descriptions for these easements were found by either the title company, Ogdan 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 48 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 49057C0213C 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.



Project Location

LEGEND

Centerline	TA Top of Asphalt	C.M.P. Corrugated Metal Pipe
---UGT--- Buried Telephone line	EA Edge of Asphalt	R.C.P. Reinforced Concrete Pipe
---OHT--- Overhead Telephone line	SP Service Pole	CONC Edge of Concrete
---OHP--- Overhead Power line	LP Light Pole	RWALL Retaining Wall
---UGP--- Power line	PP Power Pole	SMH Sewer Manhole
---S--- Sanitary Sewer line	TP Telephone Pole	WY Water Valve
---W--- Culinary Water line	DH Fire Hydrant	CB Catch Basin
---G--- Gas line	DIT Flowline of Ditch	DY Diversion Box
---SD--- Storm Drain line	TOE Top of Slope	TC Top of Curb
---SW--- Secondary Waterline	TOP Top of Slope	SW Sidewalk
---LD--- Land Drain line	GO Cleanout	GAS Gas line Marker
---IW--- Irrigation Waterline	FC Fence	GUY Guy Wire
---F--- Fence	DMH Drain Manhole	BLDG Building Corner
---P--- Power Pole	Flowline	HC Natural Ground
---Post--- Post	Spot Elevation	CI Fire Hydrant
---Water Meter--- Water Meter	Contour	WY Water Valve
---Gas Meter--- Gas Meter	Asphalt	LP Light Pole
---Telephone Box--- Telephone Box	Concrete	Power Pole w/guy
---Drain Manhole--- Drain Manhole	Building	Deciduous Tree
---Water Manhole--- Water Manhole	Catch Basin	Coniferous Tree
---Cleanout Box--- Cleanout Box		

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 Ogdan-Plat 13, according to the official plat thereof on file and of record in the Weber County Recorders Office, also known as 690 West 1100 South, Ogdan, 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 4,890 acres and 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.

(Seal) By:

Dated: 6-15-06 Registration No. _____

LEGAL DESCRIPTION
PARCEL 1:
LOT 48, BUSINESS DEPOT OGDEN-PLAT 16, 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 in the title commitment for Title Insurance as Parcel 1, 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.

10. Ordinance No. 98-19 - An Ordinance Adopting the Economic Development Plan for the Defense Depot Ogdan Economic Development Project Area as the Official Economic Development Plan for the Project recorded February 08, 1999 as Entry No. 1611676 in Book 1990 at Page 2972 of Official Records. (blanket in nature)
11. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain Master Declaration of Covenants, Conditions and Restrictions (Defense Depot Ogdan) recorded December 30, 1999 as Entry No. 1682125 in Book 2051 at Page 1301 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination 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).

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

Amendment to Declarations recorded Supplemental Declaration Adding Additional Property - No. 2 to the Subject Property under the Master Declaration of Covenants, Conditions and Restrictions (Business Depot Ogdan, I.k.a., Defense Depot Ogdan) 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 Ogdan, I.k.a., Defense Depot Ogdan) recorded December 12, 2003 as Entry 1998120 of Official Records.

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

12. Subject to the terms, conditions, provisions, restrictions, easements, exceptions and/or reservations contained in 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. INDENTIFICATION; 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, within 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 Ogdan City, a Utah Municipal Corporation, acting as the Ogdan Local Redevelopment Authority, as Grantee, recorded January 18, 2002 as Entry No. 1821840 in Book 2203 at Page 183 of Official Records. (Non Platable)

13. Easements and Notes as shown on the recorded plat of Business Depot-Ogdan Plat 16, recorded June 24, 2005 as Entry No. 2111762, in Book 61 at Page 94 of Official Records. (As plotted herein)

RECEIVED
AUG 18 2006
WEBER CO SURVEYOR

ALTA/ACSM Land Title Survey
A part of the Southwest Quarter of Section 18, T6 North R1 West, Salt Lake Base and Meridian, U.S. Survey 690 West 1100 South, Ogdan City, Weber County, UT

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East - Suite 200
Ogdan, Utah 84403
P.O. Box 150048, Ogdan, Utah 84415
Ogden (801)204-4315 Salt Lake City (801)521-0222 Fax (801)282-7544

SCALE: 1" = 30'
DATE: June 7, 2006
DRAWN: CM
REVISIONS: June 15, 2006 - CM
06N222

Found Ogdan City Monument at the Intersection of 1200 West Street and Twelfth Street

Found 12th Street Monument

Found Quarter Corner Section 18, T6N, R1W, SLB & M (Found Weber County Monument stamped "Weber County Survey 17202800 6N1W S18 / 19")

Found 12th Street Monument

Found Quarter Corner Section 18, T6N, R1W, SLB & M (Found Weber County Monument stamped "Weber County Survey 17202800 6N1W S18 / 19")