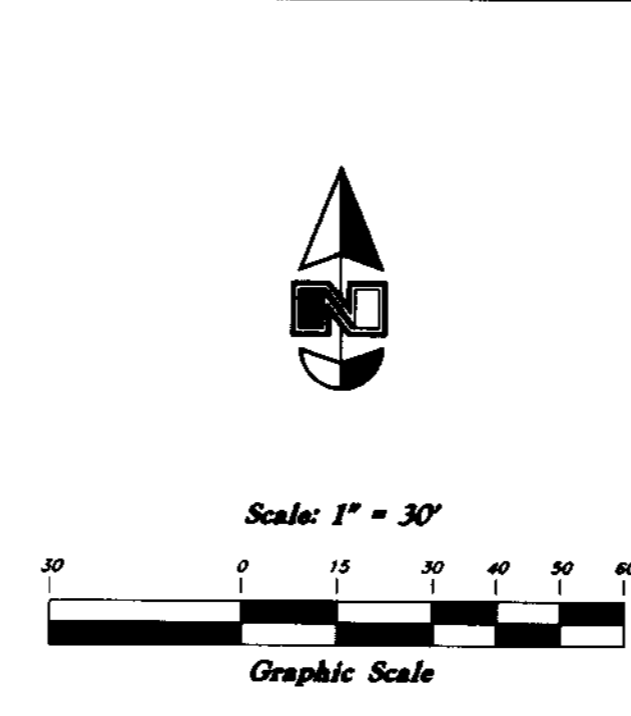


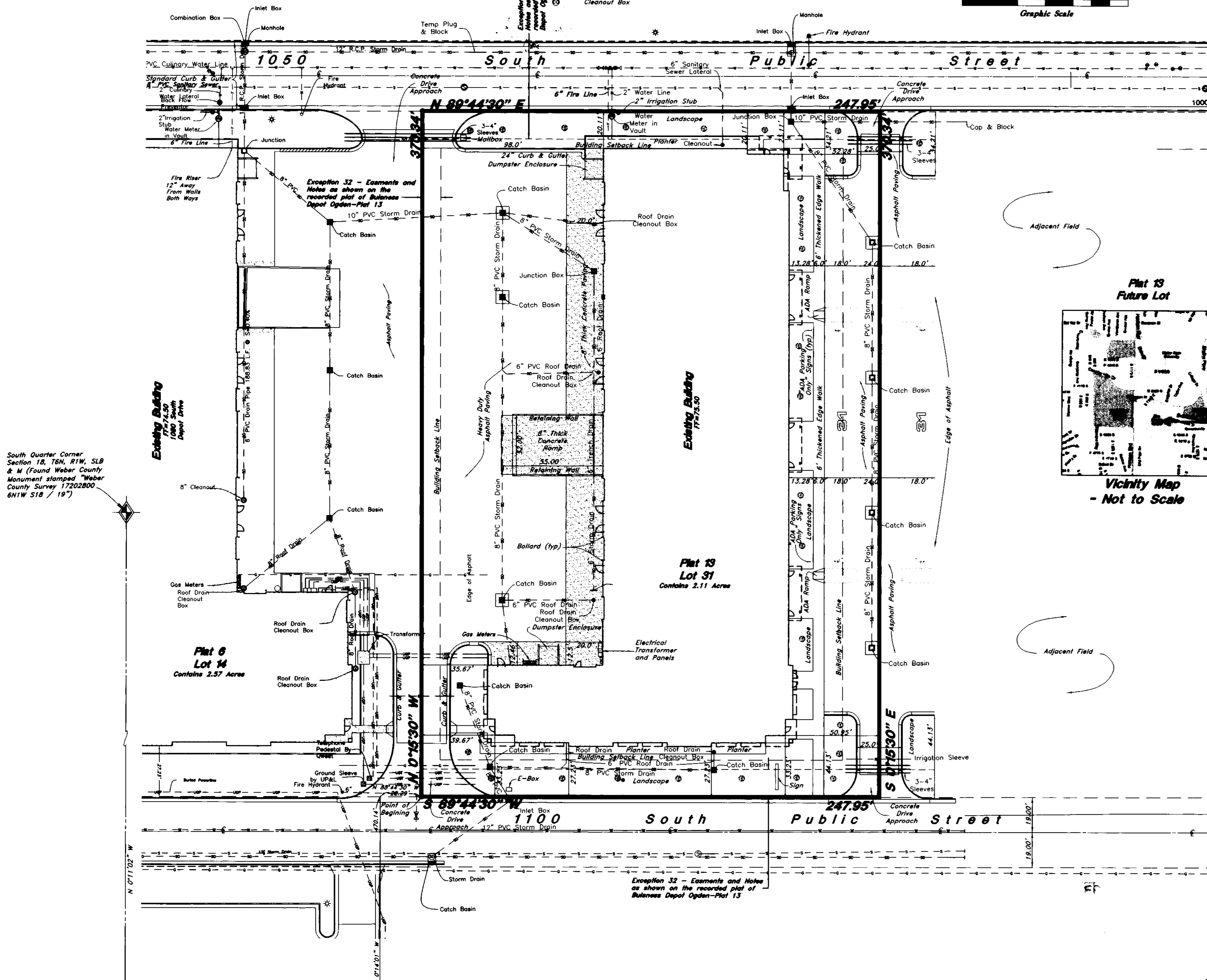
NARRATIVE
This plot was requested by Tara Jewkes of Western Capital Realty Advisors for the purpose of issuing a title insurance policy. Brass Cap Monuments were found at the intersection of 1200 West Street and Twelfth Street...

LEGEND
Table listing symbols for various features: Centerline, Buried Telephone line, Overhead Telephone line, Overhead Power line, Power Line, Sanitary Sewer line, Cullinary Water line, Gas line, Storm Drain line, Secondary Waterline, Land Drain line, Irrigation Waterline, Fence, Power Pole, Post, Water Meter, Gas Meter, Telephone Box, Sewer Manhole, Drain Manhole, Water Manhole, Cleanout Box, etc.



SITE DATA TABLE
Total Area - 91,825 sq.ft. = 100%
Building Area - 34,754 sq.ft. = 38%
Hardsurface Area - 43,671 sq.ft. = 47%
Landscaping in parking - 13,400 sq.ft. = 15%
ADA Parking - 62
Total Parking - 62

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 680, L.C., and BDO SUSA, L.C., each a Utah limited liability company...

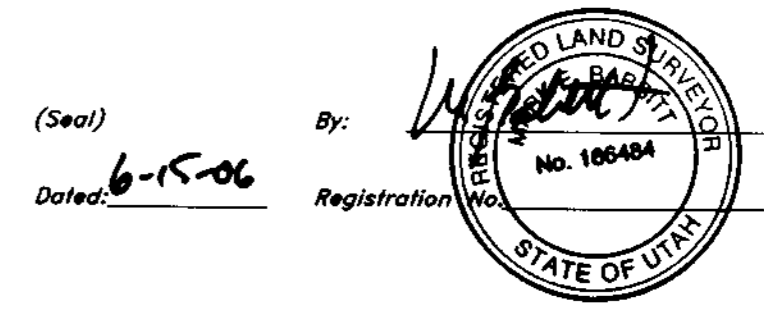


PARKING REQUIREMENTS AND STALLS:
Manufacturing and Industrial Uses: Varies by use.
(See Exhibit K - Form of Zoning Compliance Letter)
62 Total (4 Accessible)

Note: Lot 31 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 49057C0426E Panel #0426E

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

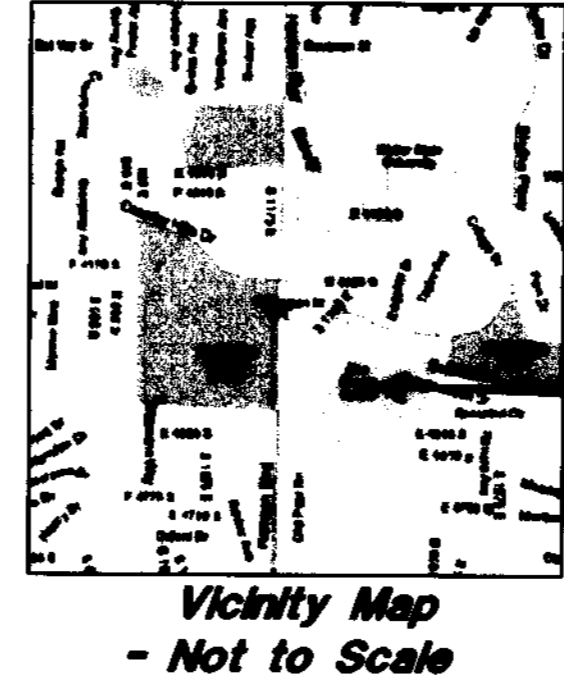
Note: Visual inspection of the property site reveals no water courses or wetlands which will affect the property upon which this survey was performed.



LEGAL DESCRIPTION
PARCEL 3:
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.

Note: The property described in this survey is the same property described 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.



Project Location

South Quarter Corner Section 18, T6N, R1W, S1B & M (Found Weber County Monument stamped "Weber County Survey 17202800 6N1W S1B / 18")

3665.01' O.C.S. 3664.93' (meas)
N 89°59'31" E
Found Ogdan City Monument at the Intersection of 1200 West Street and Twelfth Street

RECEIVED
AUG 18 2006
WEBER CO SURVEYOR

ALTA/ACSM Land Title Survey
GREAT BASIN ENGINEERING NORTH
5746 South 1475 East - Suite 200
Ogden, Utah 84405
SCALE: 1" = 30'
DATE: June 5, 2006
DRAWN: CM
REVISIONS: 06N224