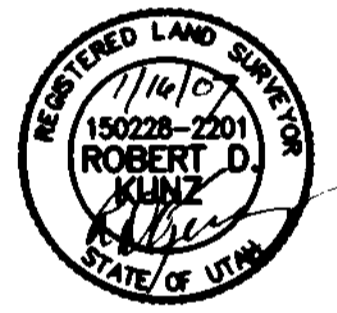


Certification

I, ROBERT D. KUNZ, A REGISTERED LAND SURVEYOR, LICENSE NO. 150228-2201 IN AND FOR THE STATE OF UTAH AND LEGALLY DOING BUSINESS IN WEBER COUNTY, DO HEREBY CERTIFY TO LOCK IT UP SELF STORAGE #1, L.L.C., ROYAL BANK OF CANADA FIRST AMERICAN TITLE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (1) THE ACCOMPANYING SURVEY ("SURVEY") REPRESENTS A TRUE AND CORRECT SURVEY MADE BY ME ON JANUARY 9, 2007 OF THE LAND THEREIN PARTICULARLY DESCRIBED; (2) THE SURVEY AND THE INFORMATION, SOURCES AND DISTANCES SHOWN THEREON ARE CORRECT; (3) THE TITLE LINES AND LIENS OF ACTUAL POSSESSION ARE THE SAME; (4) THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DOES DESCRIBED BELOW; (5) THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES OF THE PROPERTY (UNLESS OTHERWISE NOTES); (6) THE UNDERSIGNED IS NOT AWARE OF ANY VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS; (7) THERE ARE NO APPARENT EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY; (8) THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF THE SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS; (9) THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS, OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY; (10) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON THE ADJOINING LAND; (11) THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE ABOVE GROUND STORM DRAINING SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; (12) ANY VISIBLE ABOVE GROUND EVIDENCE OF DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY; (13) THE PARCEL DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED "FLOOD INSURANCE RATE MAP" OR "FLOOD HAZARD FLOODWAY MAP"; "FLOOD HAZARD BOUNDARY MAP" OR FLOOD BOUNDARY AND FLOOD WAY MAP" PUBLISHED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY ARE SHOWN AS BEING WITHIN A FLOOD HAZARD AREA; (14) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OF HIGHWAY KNOWN AS 2000 NORTH STREET; (15) (EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS, AND (16) THE RECORDED DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF FIRST AMERICAN TITLE COMPANY'S COMMITMENT NO. 332-4776014 AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE. THIS SURVEY IS MADE IN ACCORDANCE WITH THE "2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ("ALTA") AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS"), A MEMBER ORGANIZATION OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM"), AND INCLUDES ITEMS 1,2,3,4,5,6,7,8,9,10,11,13AND 14 OF TABLE A THEREOF.

SIGNED THIS 16th DAY OF January, 2007.

ROBERT D. KUNZ

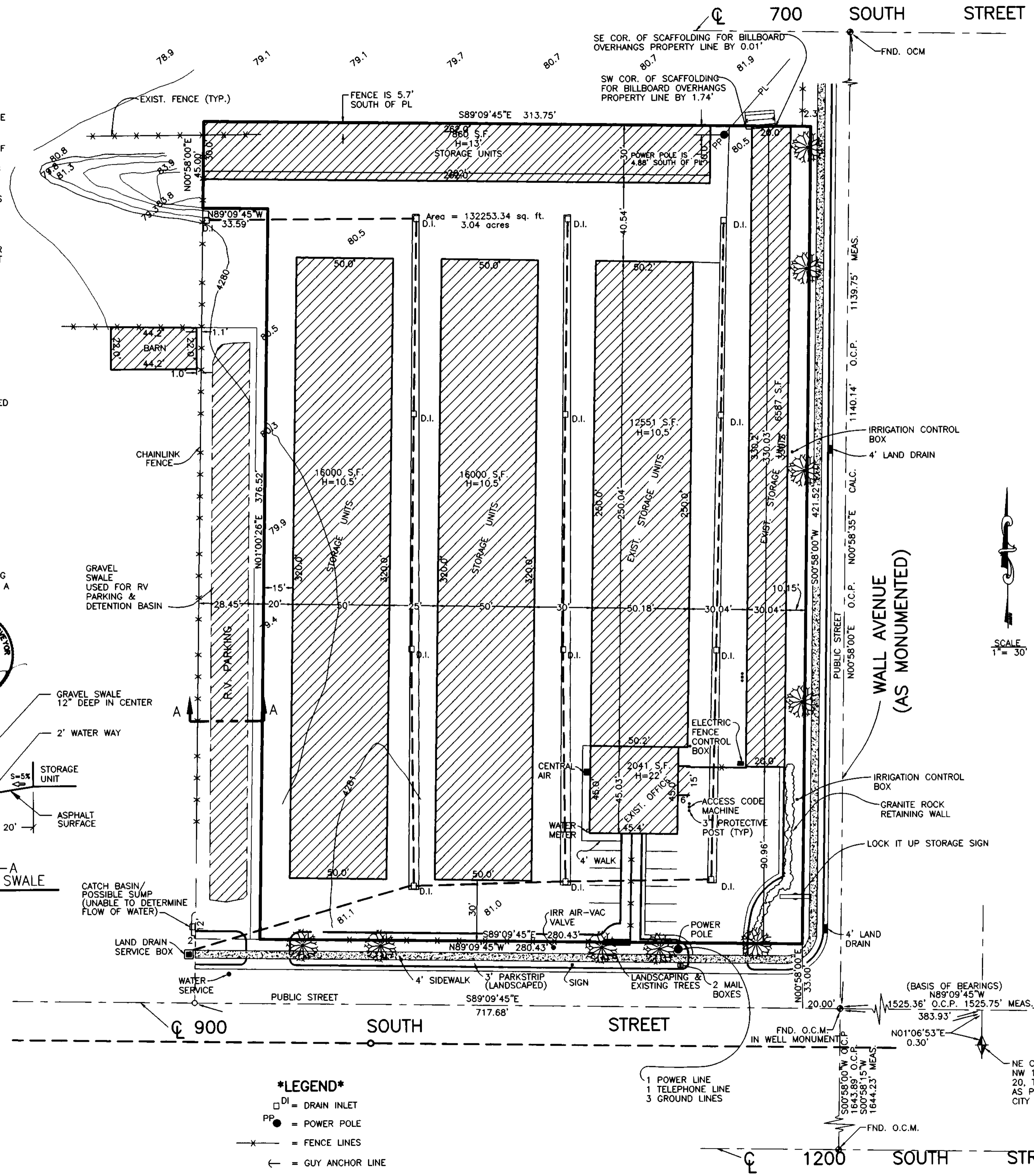


150228 UTAH LICENSE NUMBER

PROPERTY ZONED C-3 AS PER OGDEN CITY ZONING MAP C-3 ZONING RESTRICTIONS AS PER OGDEN CITY ZONING ORDINANCE MINIMUM AREA= NONE MAXIMUM HEIGHT= 35 FEET FRONT SETBACK= 20 FEET SIDE YARD= 10 FEET ADJACENT TO STREET 10 FEET ADJACENT TO RESIDENTIAL ZONE NONE IF ADJACENT TO COMMERCIAL ZONE REAR YARD= 10 FEET ADJACENT TO RESIDENTIAL ZONE NONE IF ADJACENT TO COMMERCIAL ZONE

FEMA FLOOD INSURANCE RATE MAP- 49057C0426E PANEL 426 OF 600 SHOWS NO FLOOD WAY OR ZONE DESIGNATION FOR THIS AREA.

SECTION A-A DETAIL OF SWALE SCALE: NONE



- *LEGEND*
DI = DRAIN INLET
PP = POWER POLE
FENCE LINES
GUY ANCHOR LINE
OCPC = OGDEN CITY PLAT
OCMC = OGDEN CITY MONUMENT

Narrative

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY AND THE EXISTING OCCUPATION OF THIS PROPERTY ACCORDING TO THE ALTA/ACSM STANDARDS FOR DAN NIXON'S LOCK-IT-UP STORAGE.

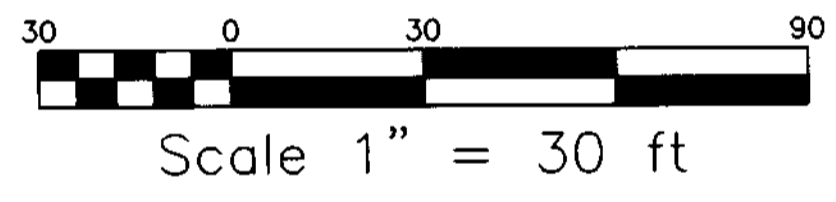
Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF 900 WEST STREET AS DETERMINED LOCALLY AS THE LINE BETWEEN THE MONUMENTED INTERSECTIONS OF WALL AVENUE AND GRANT AVENUE, AND IS SHOWN HEREON AS: N89°09'45"W.

Boundary Description

ALL THAT LAND IN OGDEN CITY, WEBER COUNTY, UTAH BEING PART OF THE SW 1/4 OF SECTION 17, T. 6N., R. 1W., S.L.B. & M. U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST R.O.W. OF WALL AVE. AND THE NORTH R.O.W. OF 900 SOUTH STREET, SAID POINT BEING N01°06'53"E 0.30 FEET TO THE MONUMENT LINE OF 900 SOUTH STREET, N89°09'45"W 383.93 FEET TO A OGDEN CITY MONUMENT IN THE INTERSECTION OF WALL AVENUE AND 900 SOUTH STREET, AND PROCEEDING N89°09'45"E, 20.00 FEET, AND N00°58'00"E 33.00 FEET FROM THE NE COR. OF THE NW 1/4 OF SECTION 20, T. 6N., R. 1W., S.L.B. & M., (BASIS OF BEARINGS BEING N89°09'45"W ALONG THE CENTERLINE OF SAID 900 SOUTH STREET BETWEEN MONUMENTED WALL AVE. AND GRANT AVE.), THENCE N89°09'45"W 280.43 FEET; THENCE N01°00'26"E 376.52 FEET; THENCE N89°09'45"W 33.59 FEET; THENCE N00°58'00"E 45.00 FEET; THENCE S89°09'45"E 313.75 FEET; THENCE S00°58'00"W 421.52 FEET; HAVING AN AREA OF 119656.17 SQUARE FEET, 2.747 ACRES



SCALE 1" = 30'

Reeve & Associates, Inc. logo and contact information.

Table with columns: REVISIONS, DESCRIPTION, DATE.

ALTA Survey logo and Project Info section.

Table with columns: Project Info, Surveyor, Designer, Begin Date, Name, Scale, Checked, Number.