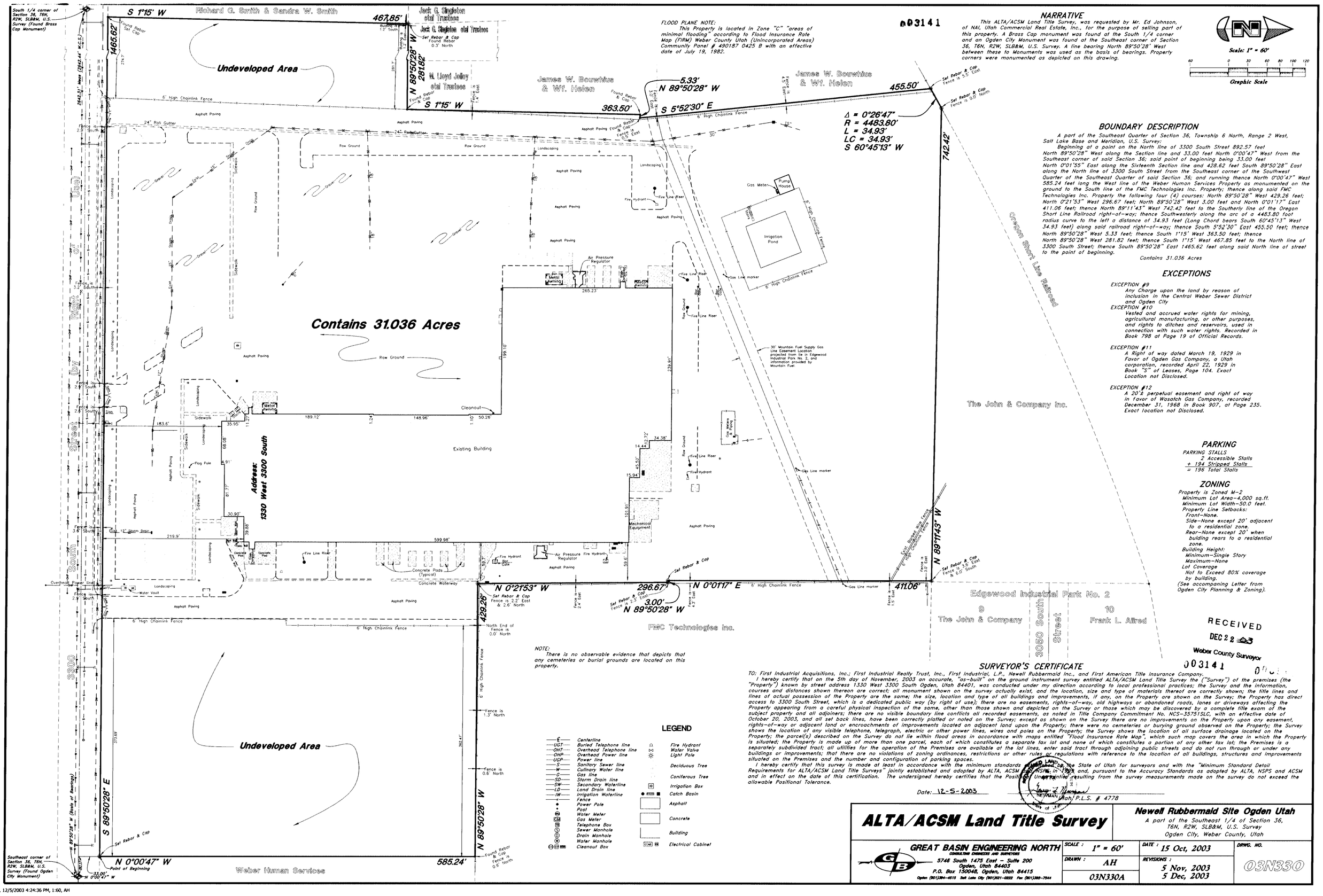

003141

FLOOD PLANE NOTE:
This Property is located in Zone "C" "areas of minimal flooding" according to Flood Insurance Rate Map (FIRM) Weber County Utah (Unincorporated Areas) Community Panel # 490187 0425 B with an effective date of July 19, 1982.

NARRATIVE

This ALTA/ACSM Land Title Survey, was requested by Mr. Ed Johnson, of NAI, Utah Commercial Real Estate, Inc., for the purpose of selling part of this property. A Brass Cap monument was found at the South 1/4 corner and an Ogden City Monument was found at the Southeast corner of Section 36, T6N, R2W, SLB&M, U.S. Survey. A line bearing North 89°50'28" West between these to Monuments was used as the basis of bearings. Property corners were monumented as depicted on this drawing.

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the North line of 3300 South Street 892.57 feet North 89°50'28" West along the Section line and 33.00 feet North 0°00'47" West from the Southeast corner of said Section 36; said point of beginning being 33.00 feet North 0°01'55" East along the Sixteenth Section line and 428.62 feet South 89°50'28" East along the North line of 3300 South Street from the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 36; and running thence North 0°00'47" West 585.24 feet long the West line of the Weber Human Services Property as monumented on the ground to the South line of the FMC Technologies Inc. Property; thence along said FMC Technologies Inc. Property the following four (4) courses: North 89°50'28" West 429.26 feet; North 0°21'53" West 296.67 feet; North 89°50'28" West 3.00 feet and North 0°01'17" East 411.06 feet; thence North 89°11'43" West 742.42 feet to the Southerly line of the Oregon Short Line Railroad right-of-way; thence Southwesterly along the arc of a 4483.80 foot radius curve to the left a distance of 34.93 feet (Long Chord bears South 60°45'13" West 34.93 feet) along said railroad right-of-way; thence South 5°52'30" East 455.50 feet; thence North 89°50'28" West 5.33 feet; thence South 1°15' West 363.50 feet; thence North 89°50'28" West 281.82 feet; thence South 1°15' West 467.85 feet to the North line of 3300 South Street; thence South 89°50'28" East 1465.62 feet along said North line of street to the point of beginning.

Contains 31.036 Acres

EXCEPTIONS

EXCEPTION #9
Any Charge upon the land by reason of inclusion in the Central Weber Sewer District and Ogden City

EXCEPTION #10
Vested and accrued water rights for mining, agricultural manufacturing, or other purposes, and rights to ditches and reservoirs, used in connection with such water rights. Recorded in Book 798 at Page 19 of Official Records.

EXCEPTION #11
A Right of way dated March 19, 1929 in Favor of Ogden Gas Company, a Utah corporation, recorded April 22, 1929 in Book "S" of Leases, Page 104. Exact Location not Disclosed.

EXCEPTION #12
A 20'± perpetual easement and right of way in favor of Wasatch Gas Company, recorded December 31, 1968 in Book 907, at Page 235. Exact location not Disclosed.

PARKING

PARKING STALLS
2 Accessible Stalls
+ 194 Stripped Stalls
= 196 Total Stalls

ZONING

Property is Zoned M-2
Minimum Lot Area-4,000 sq.ft.
Minimum Lot Width-50.0 feet.
Property Line Setbacks:
Front-None.
Side-None except 20' adjacent to a residential zone.
Rear-None except 20' when bulding rears to a residential zone.
Building Height:
Minimum-Single Story
Maximum-None
Lot Coverage
Not to Exceed 80% coverage by building.
(See accompaning Letter from Ogden City Planning & Zoning).

NOTE:
There is no observable evidence that depicts that any cemeteries or burial grounds are located on this property.

LEGEND

℄	Centerline		Fire Hydrant
UGT	Buried Telephone line		Water Valve
OHT	Overhead Telephone line		Light Pole
OHP	Overhead Power line		
UGP	Power line		
S	Sanitary Sewer line		Deciduous Tree
W	Culinary Water line		
G	Gas line		Coniferous Tree
SD	Storm Drain line		
SW	Secondary Waterline	IB	Irrigation Box
LD	Land Drain line	CB	Catch Basin
IW	Irrigation Waterline		
	Fence		Asphalt
	Power Pole		
	Post		
WM	Water Meter		Concrete
GM	Gas Meter		
TB	Telephone Box		
SMH	Sewer Manhole		Building
DMH	Drain Manhole		
WMH	Water Manhole		
CO BM	Cleanout Box	CAB EB	Electrical Cabinet

SURVEYOR'S CERTIFICATE

TO: First Industrial Acquisitions, Inc.; First Industrial Realty Trust, Inc., First Industrial, L.P., Newell Rubbermaid Inc., and First American Title Insurance Company;

I hereby certify that on the 5th day of November, 2003 an accurate, "as-built" on the ground instrument survey entitled ALTA/ACSM Land Title Survey the ("Survey") of the premises (the "Property") known by street address 1330 West 3300 South Ogden, Utah 84401, was conducted under my direction according to local professional practices; the Survey and the information, courses and distances shown thereon are correct; all monument shown on the survey actually exist, and the location, size and type of materials thereof are correctly shown; the title lines and lines of actual possession of the Property are the same; the size, location and type of all buildings and improvements, if any, on the Property are shown on the Survey; the Property has direct access to 3300 South Street, which is a dedicated public way (by right of use); there are no easements, rights-of-way, old highways or abandoned roads, lanes or driveways affecting the Property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey or those which may be discovered by a complete title exam of the subject property and all adjoiners; there are no visible boundary line conflicts all recorded easements, as noted in Title Company Commitment No. NCS-35751SLC, with an effective date of October 20, 2003, and all set back lines, have been correctly platted or noted on the Survey; except as shown on the Survey there are no improvements on the Property upon any easement, rights-of-way or adjoiner land or encroachments of improvements located on adjacent land upon the Property; there were no cemeteries or burying ground observed on the Property; the Survey shows the location of any visible telephone, telegraph, electric or other power lines, wires and poles on the Property; the Survey shows the location of all surface drainage located on the Property; the parcel(s) described on the Survey do not lie within flood areas in accordance with maps entitled "Flood Insurance Rate Map", which such map covers the area in which the Property is situated; the Property is made up of more than one parcel, each of which constitutes a separate tax lot and none of which constitutes a portion of any other tax lot; the Premises is a separately subdivided tract; all utilities for the operation of the Premises are available at the lot lines, enter said tract through adjoining public streets and do not run through or under any buildings or improvements; that there are no violations of zoning ordinances, restrictions or other rules or regulations with reference to the location of all buildings, structures and improvements situated on the Premises and the number and configuration of parking spaces.

I hereby certify that this survey is made at least in accordance with the minimum standards [illegible] the State of Utah for surveyors and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1998 and, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification. The undersigned hereby certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date: 12-5-2003

Larry J. Newman
Utah P.L.S. # 4778

RECEIVED
DEC 22 2003
Weber County Surveyor
003141

ALTA/ACSM Land Title Survey

Newell Rubbermaid Site Ogden Utah
A part of the Southeast 1/4 of Section 36, T6N, R2W, SLB&M, U.S. Survey
Ogden City, Weber County, Utah

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

SCALE : 1" = 60'	DATE : 15 Oct, 2003	DRWG. NO.
DRAWN : AH	REVISIONS : 5 Nov, 2003 5 Dec, 2003	03N330
03N330A		

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