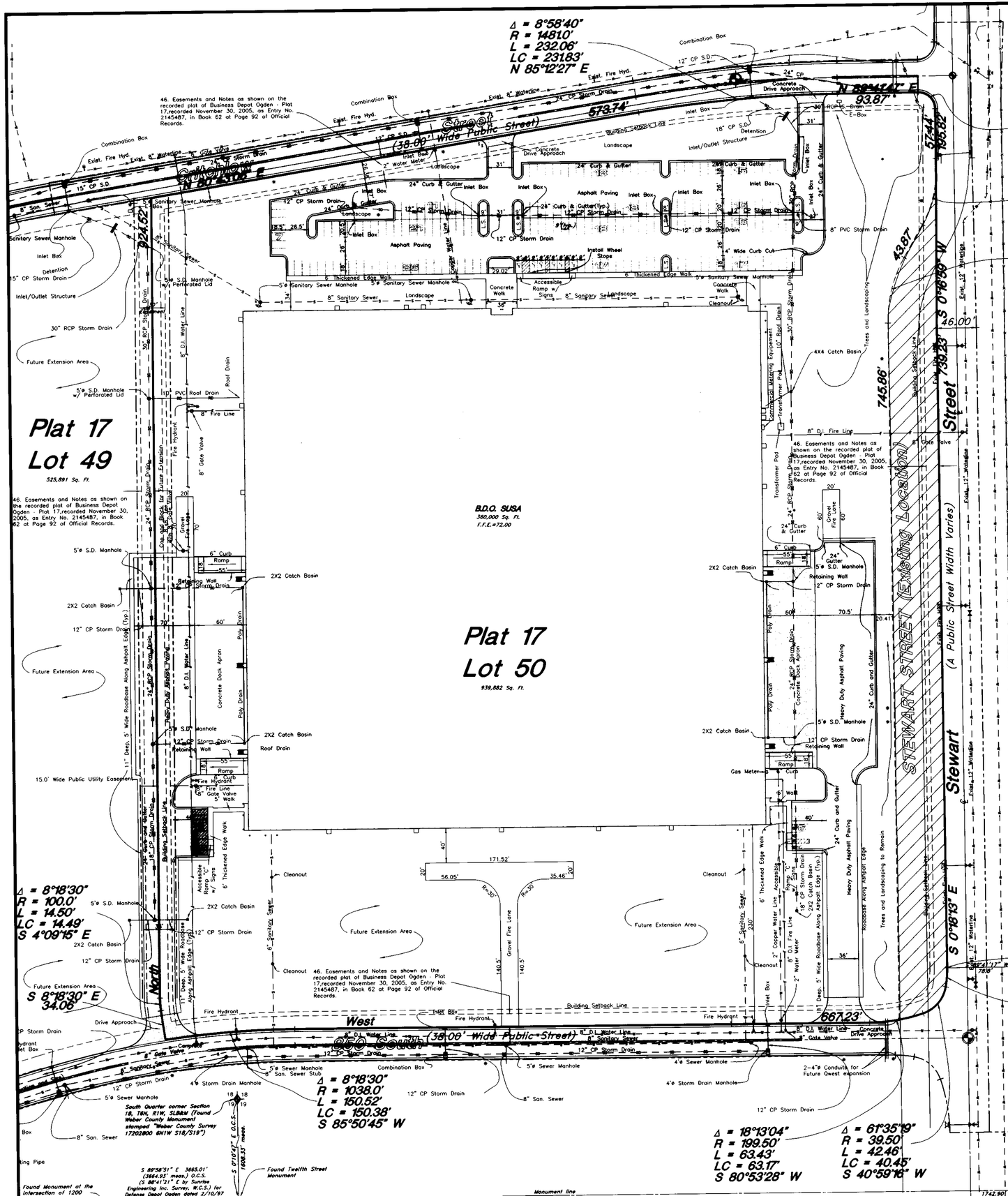

CERTIFICATION

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 51, Business Depot Ogden-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, 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 21.577 acres and 212 full-sized parking spaces, and 8 handicap parking spaces. 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 as 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. 166484

REGISTERED LAND SURVEYOR No. 166484 STATE OF UTAH

SITE DATA TABLE

Total Area	- 939,882 sq. ft. (21.58 Acres) =100%
Building Area	- 360,000 sq.ft = 38%
Hardsurface Area	- 541,860 sq.ft = 57%
ADA Parking	- 8
Total Parking	- 212

ZONING

MRD (Manufacturing Research and Development)
Tax Identification No. 12-216-0002

BUILDING SETBACK

Front yard: 20'
Side yard: 20'
Rear yard: 10'
Minimum lot area: None
Lot coverage: Hardscape shall notexceed 80% of entire lot.
Maximum Building Height: None

PARKING REQUIREMENTS AND STALLS:

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

212 Total (8 Accessible)

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 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 Ogden - Plat 17, Ogden City, Weber County, Utah, Entry # 2145487, recorded in Book at 62 Page 92.

The properties conveyed in exception 38, list easements which bear government easement numbers. No plottabe 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 50 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 49057C0213E 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 one water course which may affect the property upon which this survey was performed. The body of water is Mill Creek and is located to the North of Lot 50; running the entire length of its northern boundary.

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	WV	Water Valve
--W--	Culinary Water line	FH	Fire Hydrant	CB	Catch Basin
--G--	Gas line	DIT	Flowline of Ditch	DV	Diversion Box
--SD--	Storm Drain line	TOE	Toe of Slope	TC	Top of Curb
--SW--	Secondary Waterline	TOP	Top of Slope	SW	Sidewalk
--LD--	Land Drain line	CO	Cleanout	GAS	Gas line Marker
--IW--	Irrigation Waterline	FC	Fence	GUY	Guy Wire
-x-x-x-	Fence	DMH	Drain Manhole	BLDG	Building Corner
●	Power Pole	—·—	Flowline	NG	Natural Ground
●	Post	x99.00	Spot Elevation	Ω	Fire Hydrant
	Water Meter		Contour	WV	Water Valve
	Gas Meter		Asphalt		Light Pole
	Telephone Box		Concrete		Power Pole w/guy
	Sewer Manhole		Building		Deciduous Tree
	Drain Manhole		Catch Basin		Coniferous Tree
	Water Manhole				
	Cleanout Box				

Note: The property described in this survey is the same property described as Parcel 4 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.

EXEPTIONS 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.

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

37. 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 1990 at Page 2972 of Official Records. (Blanket in nature)

38. 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 June 30, 1999 as Entry No. 1646825 in Book 2020 at Page 2743 of Official Records.

39. Subject to the terms, conditions, restrictions, provisions and easements contained within that certain Interim Easement and Access agreement recorded July 14, 1999 as Entry No. 1649464 in Book 2023 at Page 664 of Official Records.

Amendment of Interim Easement and Access recorded December 30, 1999 as Entry No. 1682126 in Book 2051 at Page 1359 of Official Records. (Blanket in nature)

40. 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 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 Ogden, f.k.a., Defense Depot Ogden) 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 Ogden, f.k.a., Defense Depot Ogden) recorded April 14, 2003 as Entry No. 1929811 in Book 2350 as Page 946 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, f.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, f.k.a., Defense Depot Ogden) recorded March 31, 2006 as Entry No. 2170211 of Official Records. (Blanket in nature)

41. Memorandum of Understanding Respecting Subdivision Improvements recorded November 30, 2005 as Entry No. 2145488 of Official Records. (Blanket in nature)

42. A Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement dated December 20, 2005 by and between BDO SUSA, L.C., a Utah limited liability company, and Ogden City, a Utah municipal corporation acting as the Ogden Local Redevelopment Authority as Trustor in favor of First American Title Insurance Agency, LLC, a Utah limited liability company as Trustee and Bank of America, N.A., a national banking association as Beneficiary, to secure an original indebtedness of $10,375,000.00 and any other amounts or obligations secured thereby, recorded December 20, 2005 as Entry No. 2149765 of Official Records. (Non plottable)

46. Easements and Notes as shown on the recorded plat of Business Depot Ogden - Plat 17,recorded November 30, 2005, as Entry No. 2145487, in Book 62 at Page 92 of Official Records. (As plotted herein)

RECEIVED
AUG 18 2006
WEBER CO SURVEYOR

003662

ALTA/ACSM Land Title Survey

B.D.O. SUSA
A part of the Southeast Quarter of Section 18,
T6 North R1 West, Salt Lake Base and Meridian, U.S. Survey
596 West 850 South, Ogden City, Weber County, Ut

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 : June 9, 2006	DRWG. NO.
DRAWN : CM	REVISIONS :	06N223
06N223		