

Note: Onsite Power Line, Sewer Laterals and Sump Locations are based on as-constructed plan location as provided by Wadman Corp. Gas line location is based on Mnt. Fuel Supply Co. Dwg. No. 75896.

- LEGEND:**
- PROPERTY LINE
  - CENTERLINE
  - CURB & GUTTER
  - EDGE OF PAVEMENT
  - DITCH
  - FENCE LINE
  - ASPHALT PAVEMENT
  - BUILDING (DASHED UNDER EYES)
  - CONCRETE
  - STREET MONUMENT
  - WATER MANHOLE
  - FIRE HYDRANT
  - WATER METER
  - POWER POLE
  - TELEPHONE BOX
  - ROOF DRAIN
  - BOLLARD
  - REEVES REBAR
  - HANSEN AND ASSOCIATES REBAR
  - SET 5/8" REBAR W/ CAP
  - SET 07/2004

**Boundary Description**

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.  
 BEGINNING AT A POINT ON THE EAST LINE OF PENNSYLVANIA AVENUE, SAID POINT BEING 369.88 FEET NORTH 00°02'00" EAST AND 33.00 FEET SOUTH 89°02'00" EAST FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET, RUNNING THENCE NORTH 00°02'00" EAST 158.37 FEET ALONG SAID EAST LINE TO THE PROJECTION OF THE BACK OF THE EXISTING CURB AND GUTTER FROM THE EAST; THENCE ALONG SAID PROJECTION AND THEN THE BACK OF SAID CURB AND GUTTER SOUTH 89°02'00" EAST 432.50 FEET; THENCE SOUTH 00°02'00" WEST 158.37 FEET; THENCE NORTH 89°02'00" WEST 432.50 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 1.572 ACRES.

TOGETHER WITH AND INCLUDING AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:  
 WADMAN WAY (1000 WEST)

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
 BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF KERSHAW STREET AND THE WEST LINE OF 1000 WEST STREET (WADMAN DRIVE) LOCATED 876.29 FEET SOUTH 89°02'00" EAST AND 35.00 FEET NORTH 00°58'00" EAST FROM THE INTERSECTION OF PENNSYLVANIA AVENUE (1100 WEST STREET) AND KERSHAW STREET; RUNNING THENCE NORTH 00°58'00" EAST 613.15 FEET; THENCE TO THE LEFT ALONG THE ARC OF A 286.28 FOOT RADIUS CURVE, A DISTANCE OF 175.34 FEET, CHORD BEARS NORTH 16°34'45" WEST 172.61 FEET; THENCE NORTH 34°07'30" WEST 528.28 FEET; THENCE TO THE LEFT ALONG THE ARC OF A 158.67 FOOT RADIUS CURVE, A DISTANCE OF 154.67 FEET, CHORD BEARS NORTH 62°03'00" WEST 148.62 FEET; THENCE NORTH 89°58'30" WEST 376.45 FEET TO SAID EAST LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°02'00" EAST 27.95 FEET; (2) TO THE RIGHT ALONG THE ARC OF A 112.00 FOOT RADIUS CURVE, A DISTANCE OF 32.05 FEET, CHORD BEARS NORTH 00°51'33" EAST 32.05 FEET; THENCE SOUTH 89°58'30" EAST 375.98 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A 218.67 FOOT RADIUS CURVE, A DISTANCE OF 213.15 FEET, CHORD BEARS SOUTH 62°03'00" EAST 204.81 FEET; THENCE SOUTH 34°07'30" EAST 528.28 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A 346.28 FOOT RADIUS CURVE, A DISTANCE OF 212.08 FEET, CHORD BEARS SOUTH 16°34'45" EAST 208.79 FEET; THENCE SOUTH 00°58'00" WEST 613.15 FEET TO THE NORTH LINE OF KERSHAW STREET; THENCE NORTH 89°02'00" WEST 60.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

(28th STREET)  
 ALSO A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE EXISTING BACK OF CURB AND GUTTER PROJECTION AND THE EAST RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE LOCATED NORTH 00°02'00" EAST 578.96 FEET AND SOUTH 89°02'00" EAST 33.00 FEET AND SOUTH 00°02'00" WEST 14.01 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET, SAID POINT LOCATED SOUTH 00°02'00" WEST 14.01 FEET FROM A POINT DESCRIBED OF RECORD AS BEING LOCATED SOUTH 00°22'18" WEST 1650.06 FEET ALONG THE WEST LINE OF SAID SECTION AND SOUTH 89°37'42" EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 89°02'00" EAST 852.50 FEET ALONG SAID BACK OF CURB AND GUTTER PROJECTION AND THEN BACK OF CURB AND GUTTER TO THE WEST RIGHT-OF-WAY LINE OF WADMAN DRIVE; THENCE SOUTH 00°58'00" WEST 36.70 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE PROJECTION OF THE BACK OF EXISTING CURB AND GUTTER; THENCE NORTH 89°02'00" WEST 851.90 FEET ALONG SAID BACK OF CURB AND GUTTER PROJECTION AND THEN BACK OF CURB AND GUTTER TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°02'00" EAST 36.70 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

Centerline Intersection of Kershaw St. and 1100 West, No mon. Found.

**Narrative**

The purpose of this survey was to establish and set the property corners of the parcel as shown and described hereon. The survey was ordered by Jay Wadman. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 31, T6N, R1W, S18E4M. The basis of bearing is the bearing is the center line of Pennsylvania Avenue assumed to bear North 00°02'00" East.

**Surveyors Certificate**

The undersigned has been furnished with Commitment for Title Insurance, by MOUNTAIN VIEW TITLE, with an Effective Date of May 11, 2004, received by fax on June 7, 2004, issued for certain real property located in the City of Ogden, County of Weber, State of Utah, more particularly described as shown hereon.  
 The undersigned has made or caused to be made a physical inspection of the Property by its representatives.  
 The undersigned hereby certifies to JAY WADMAN, WADMAN INVESTMENTS and MOUNTAIN VIEW TITLE as follows:

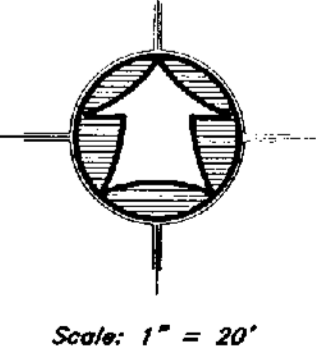
- (1) The Survey, and the survey on which it is based, were made (a) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM/NPS Land Title Surveys" jointly established and adopted by the American Land Title Association, the National Society of Professional Surveyors, the American Congress on Surveying and Mapping in 1989, and includes items 1, 2, 3, 4, 6, 8, 10 and 11(a) of Table A thereof, and (b) pursuant to the Accuracy Standards (as adopted by ALTA/ACSM/NPS and in effect on the date of this Certification) of an Urban Survey. Without limiting the foregoing:
- (1) The Survey correctly shows (i) the boundary of the Property, which "close by engineering calculation" and (ii) the location of all easements, encroachments, rights of way and uses disclosed by the Title Report and the Physical Inspection of the Property made by the Undersigned.
- (2) The attached print of the Survey prepared by me was actually made upon the ground.
- (3) The Survey and the information, courses and distances shown hereon are correct.
- (4) The Survey correctly shows a fixed and determinable position and location of the Property (including the position of the point of beginning if the Property is described by metes and bounds).
- (5) If the Property consists of two or more parcels, each of such parcels is fully contiguous along the common boundary line with adjoining parcels as depicted on the Survey and there are no strips, gaps, gaps or overlaps between or among such parcels (except as shown hereon).
- (6) The improvements shown on the Survey constitute all of the improvements on the Property that are visible on the ground.
- (7) The Survey shows all parking and paved areas, the number of parking spaces striped, a typical and handicapped parking space, and the number and location of all handicapped parking spaces.
- (8) The Property abuts on and has direct access to the following dedicated public way: 1100 West (Pennsylvania Avenue) and a Private Road 2800 South.
- (9) All driveways or other cuts in the curb, if any, along any street upon which the land abuts are correctly shown.
- (10) There are no building restrictions or set-back lines, party walls, or any encroachments or overhangs of any improvements from or onto the Property or onto any easements or rights-of-way, except as shown and depicted on the Survey.
- (11) All utility services required for the operation of the improvements on the Property either enter through adjoining public streets or pass through or are located on adjoining private land. The Survey shows the location of all utilities and the point of entry of any utilities which pass through or are located on adjoining private land.
- (12) The Survey shows all wellheads, if any, and the classification thereof under applicable federal and state law.
- (13) The Survey shows all observable evidence, if any, of cemeteries and burial mounds.
- (14) The Survey shows with respect to any lake bordering the Property (1) the ordinary high water mark of such lake as established by the Department of Natural Resources for the State of Utah and (2) the number of lineal feet of shoreline included in the Property based on such ordinary high water mark.
- (15) The Survey shows all discharges, if any, into streams, rivers or other conveyance systems.
- (16) If the Property appears on a Flood Insurance Boundary Map, it is so indicated, and if it is within the "Flood Hazard Area" shown thereon, the classification and boundaries thereof are also so indicated.
- (17) The Property contains a gross area of 1.572 acres.

IN WITNESS WHEREOF, the undersigned has executed this Survey on this 15th day of July, 2004.

By: *E. Greg Hansen*  
 E. GREG HANSEN  
 Registered Land Surveyor  
 Registration No. 1078



Ring & Cover Mon. on Kershaw & 925 West



<b>HANSEN &amp; ASSOCIATES, INC.</b> Consulting Engineers and Land Surveyors 538 North Main Brigham City, Utah 84302 Ogden Brigham City 399-4905 Logan 752-8272	
Drawn By: kab Designed By: Checked By: Approved By: Scale: 1" = 20' Drawing File: 04-3-97.DWG JOB NUMBER: 04-3-97	Date: 06/18/04
ALTA/ACSM SURVEY FOR <b>Wadman Investments</b> 2820 South Pennsylvania Ogden, Weber County, Utah A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M.	
SHEET <b>1</b> OF <b>2</b> SHEETS	