

30TH STREET
FOUND OGDEN CITY SURVEY MONUMENT



0' 5' 10' 20'
SCALE: 1" = 10'

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF UTAH HEREBY CERTIFIES TO BFS RETAIL & COMMERCIAL OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, METRO NATIONAL TITLE, AS AGENT FOR LAWYERS TITLE INSURANCE CORPORATION AND EARLY HOLDINGS, LLC AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS OF THE DATE BELOW, AS FOLLOWS:

THIS PRINT OF SURVEY ACTUALLY WAS MADE ON THE GROUND ON APRIL 21, 2004 IN ACCORDANCE WITH THE "MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, WITH ACCURACY AND PRECISION REQUIREMENTS MODIFIED TO MEET CURRENT MINIMUM ANGULAR AND LINEAR TOLERANCE REQUIREMENTS OF THE STATE IN WHICH THE SUBJECT PROPERTY IS LOCATED, CONTAINS ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 15, 16 OF TABLE A THERETO, AND CORRECTLY SHOWS: EXCEPT AS SHOWN ON THIS SURVEY THAT (i) THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS; (ii) THE LAND DESCRIBED HEREIN TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON (THE "PROPERTY") DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS; (iii) THE PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC ROADWAY; (iv) THIS SURVEY REFLECTS BOUNDARY LINES OF THE LAND, WHICH "CLOSE" BY ENGINEERING CALCULATIONS; (v) ALL UTILITY SERVICES TO THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND TO THE EXTENT VISIBLE OR KNOWN TO THE UNDERSIGNED; (vi) THE PROPERTY DOES NOT LIE WITHIN AN AREA DESIGNATED AS A FLOOD HAZARD AREA BY ANY MAP OR PUBLICATION OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY; AND (vii) THE PROPERTY AND ONLY THE PROPERTY CONSTITUTES ONE OR MORE SEPARATE AND COMPLETE TAX LOTS. ALL ZONING USE AND DENSITY CLASSIFICATIONS AND ALL BUILDING RESTRICTIONS AND SETBACK LINES ARE PROPERLY SHOWN HEREON. THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF THE COMMITMENT FOR TITLE INSURANCE NO. 04038688, DATED MARCH 29, 2004 AT 7:45 A.M., ISSUED BY METRO NATIONAL TITLE, AS AGENT FOR LAWYERS TITLE INSURANCE CORPORATION, WITH RESPECT TO THE PROPERTY, AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN. THE LOCATION OF EACH EXCEPTION SET FORTH IN SUCH COMMITMENT, TO THE EXTENT IT CAN BE LOCATED, HAS (WITH RECORDING REFERENCE AND REFERENCE TO THE EXCEPTION NUMBER OF THE COMMITMENT) BEEN SHOWN HEREON. THE UNDERSIGNED FURTHER CERTIFIES THAT PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

LEGAL DESCRIPTION:

ALL OF LOTS 27 THROUGH 34, CENTRAL PARK ANNEX, OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

EXCEPTING THEREFROM THAT PORTION DEEDED TO UDOT, AS ENTRY NO. 1810703 IN BOOK 2187 AT PAGE 2245 OF THE OFFICIAL RECORDS.



Randy D. Smith
RANDY D. SMITH L.S. #5152708
DATE: 8/5/04

NARRATIVE

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS AND LOAN POLICY.

TITLE DOCUMENTS

COMMITMENT FOR TITLE INSURANCE ISSUED BY:
METRO NATIONAL TITLE COMPANY
POLICY NO. 04038688
EFFECTIVE DATE: MARCH 29, 2004 AT 7:45 A.M.

TITLE POLICY EXCEPTIONS

THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B-SECTION 2, OF THE ABOVE REFERENCED TITLE COMMITMENT:

EXCEPTION 12: EASEMENT, AND THE TERMS AND CONDITIONS THEREOF, TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE FOLLOWING RECORDED NOVEMBER 13, 1959 AS ENTRY NO. 324424 IN BOOK 629, AT PAGE 498 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID POWER LINE EASEMENT BEING 36 FEET LONG AFFECTS THE CENTRAL AREA OF LOT 31, AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 13: EASEMENT, AND THE TERMS AND CONDITIONS THEREOF, TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE FOLLOWING RECORDED NOVEMBER 13, 1959 AS ENTRY NO. 324435 IN BOOK 629, AT PAGE 499 OF OFFICIAL RECORDS.

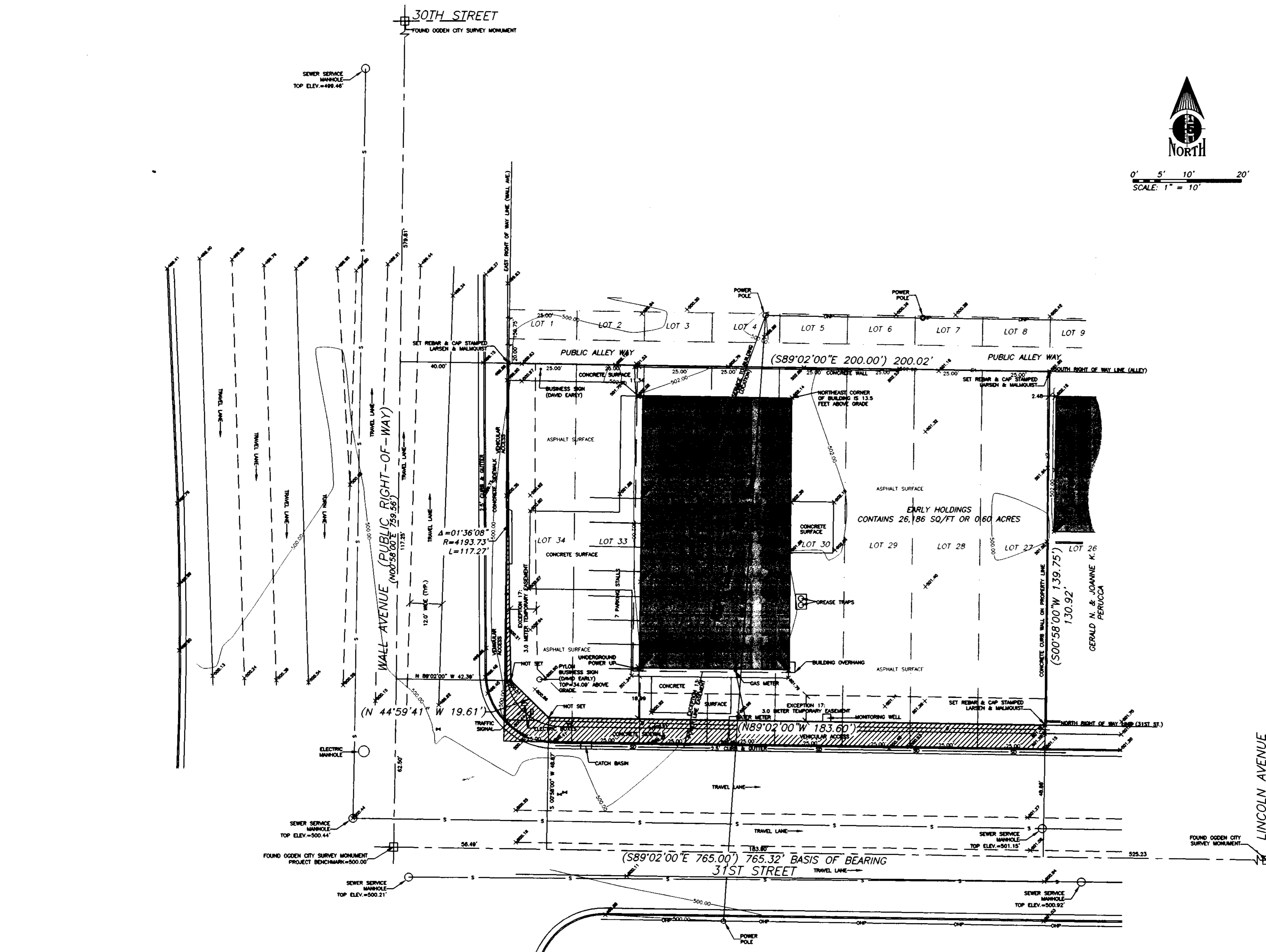
SURVEY FINDINGS: SAID POWER LINE EASEMENT, BEING 37 FEET LONG, AFFECTS THE SOUTHEAST AREA OF LOT 32 AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 14: EASEMENT, AND THE TERMS AND CONDITIONS THEREOF, TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, UNDER, UPON AND ACROSS THE FOLLOWING RECORDED NOVEMBER 13, 1959 AS ENTRY NO. 324437 IN BOOK 629, AT PAGE 501 OF OFFICIAL RECORDS.

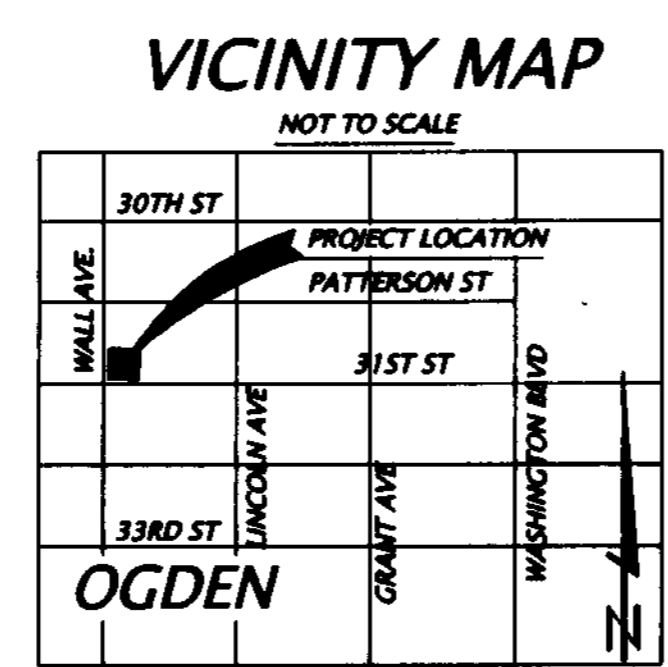
SURVEY FINDINGS: SAID POWER LINE EASEMENT, BEING 40 FEET LONG, AFFECTS THE CENTRAL TO NORTHEASTERLY PORTION OF LOT 31 AS SHOWN ON THIS SURVEY PLAT.

EXCEPTION 17: SUBJECT TO THE AFFECTS AND TEMPORARY EASEMENT CONTAINED WITHIN THAT CERTAIN ORDER OF OCCUPANCY; CIVL NO. 010904606, RECORDED NOVEMBER 28, 2001, AS ENTRY NO. 1810703 IN BOOK 2187 AT PAGE 2245 OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: SAID TEMPORARY EASEMENT BEING 3 METERS (9.84 FEET) IN WIDTH AFFECTS THE SOUTHERLY AND WESTERLY PORTION OF THIS SURVEYED PROPERTY AS SHOWN ON THIS SURVEY PLAT.



- GENERAL NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE INTERSECTIONS OF WALL AVENUE AND LINCOLN AVENUE WITH 31ST STREET AS SHOWN ON THIS SURVEY PLAT.
 2. ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
 3. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 4. THE ADDRESS TO THIS PROPERTY IS 3076 WALL AVENUE, OGDEN, UT 84410.
 5. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "C", "AREAS OF MINIMAL FLOODING"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 490189 0005 B, BEARING AN EFFECTIVE DATE OF JANUARY 19, 1983.
 6. THIS SURVEYED PROPERTY HAS A TOTAL OF 7 PARKING STALLS, ZERO (0) OF WHICH ARE RESERVED FOR THE HANDICAP. ZONING REQUIRES 6 STALLS PER REPAIR BAY OF WHICH 4 STALLS MAY PARK TANDEM.
 7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 9. THE SURVEYED PROPERTY IS LOCATED IN ZONE C-2 OF THE OGDEN CITY ZONING CODE. THE FOLLOWING APPLY:
FRONT YARD SET BACK = 20 FEET; SIDE YARD SETBACK = 20 FEET; REAR YARD = NONE
MAXIMUM BUILDING HEIGHT = 50 FEET; MAXIMUM BUILDING COVERAGE = 50%; PERMITTED USE: AUTOMOTIVE SERVICE CENTER.
 10. THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
 11. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.



LEGEND

	Street Monument
	Lot Line
	Fire Hydrant
	Center Line
	Property Line
	Easement Line
	Curb & Gutter
	Curb Wall
	Street Monument
	Lot Line
	Edge of Asphalt
	Gas Line with Valve
	Power Line with Pole (Overhead)
	Storm Drain Line with Catch Basin
	Property Deeded to U.D.O.T.

DATE: 26 APRIL 2004	SCALE: 1" = 10'	JOB NO.: 05312-04
DESIGNED BY: MLW	DRAWN BY: MLW	CHECKED BY: RDS
REV 1: 6/11/04	REVISIONS PER LENDERS REQUEST	
REV 2: 8/4/04	GENERAL CORRECTIONS	



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CONSULTING ENGINEERS AND LAND SURVEYORS
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ALTA/ACSM LAND TITLE SURVEY
3076 WALL AVENUE, OGDEN UTAH

PREPARED FOR: EARLY HOLDINGS INC.
C/O BUSH AND GUDGELL
BOB JONES
SALT LAKE CITY, UT 84111

LOCATION: SW 1/4, SEC 32, T6N, R1W, SLB&M

SHEET 1 OF 1