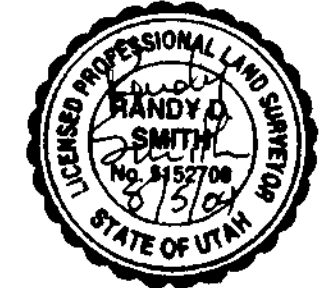
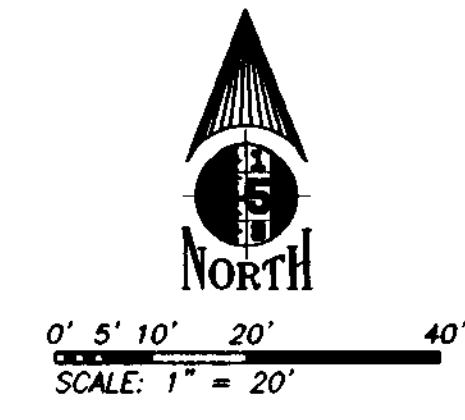


SURVEYOR'S CERTIFICATE

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 19, 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(c), 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. 04038693, 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."



Randy D. Smith
RANDY D. SMITH L.S. #5152708

8/16/04
DATE

LEGAL DESCRIPTION:

U.P.R.R.
091410039

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 462.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; AND RUNNING THENCE NORTH 60.0 FEET; THENCE EAST 381.0 FEET TO THE WEST LINE OF RIGHT OF WAY OF THE SALT LAKE AND OGDEN RAILWAY; THENCE SOUTH 60.0 FEET; THENCE WEST 381.0 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THAT PART WITHIN STATE HIGHWAY.

ALSO:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 522.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; AND RUNNING THENCE NORTH 60.0 FEET; THENCE EAST 381.0 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE SALT LAKE AND OGDEN RAILWAY; THENCE SOUTH 59.0 FEET; THENCE WEST 381.0 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THAT PART WITHIN STATE HIGHWAY.

ALSO BEING DESCRIBED AS FOLLOWS:

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 1900 WEST STREET SAID POINT BEING LOCATED NORTH 00°27'51" EAST ALONG THE SECTION LINE 462.0 FEET AND SOUTH 89°32'09" WEST 50.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°27'51" EAST ALONG SAID EAST RIGHT OF WAY LINE 119.00 FEET; THENCE SOUTH 89°32'09" EAST 328.38 FEET; THENCE SOUTH 00°17'32" WEST 119.00 FEET; THENCE NORTH 89°32'09" WEST 328.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 19,719 SQ.FT. OR 0.45 ACRES

NOTE: THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION WAS ESTABLISHED USING FOUND SECTION CORNER MONUMENTS AT THE WEST QUARTER AND THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

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:

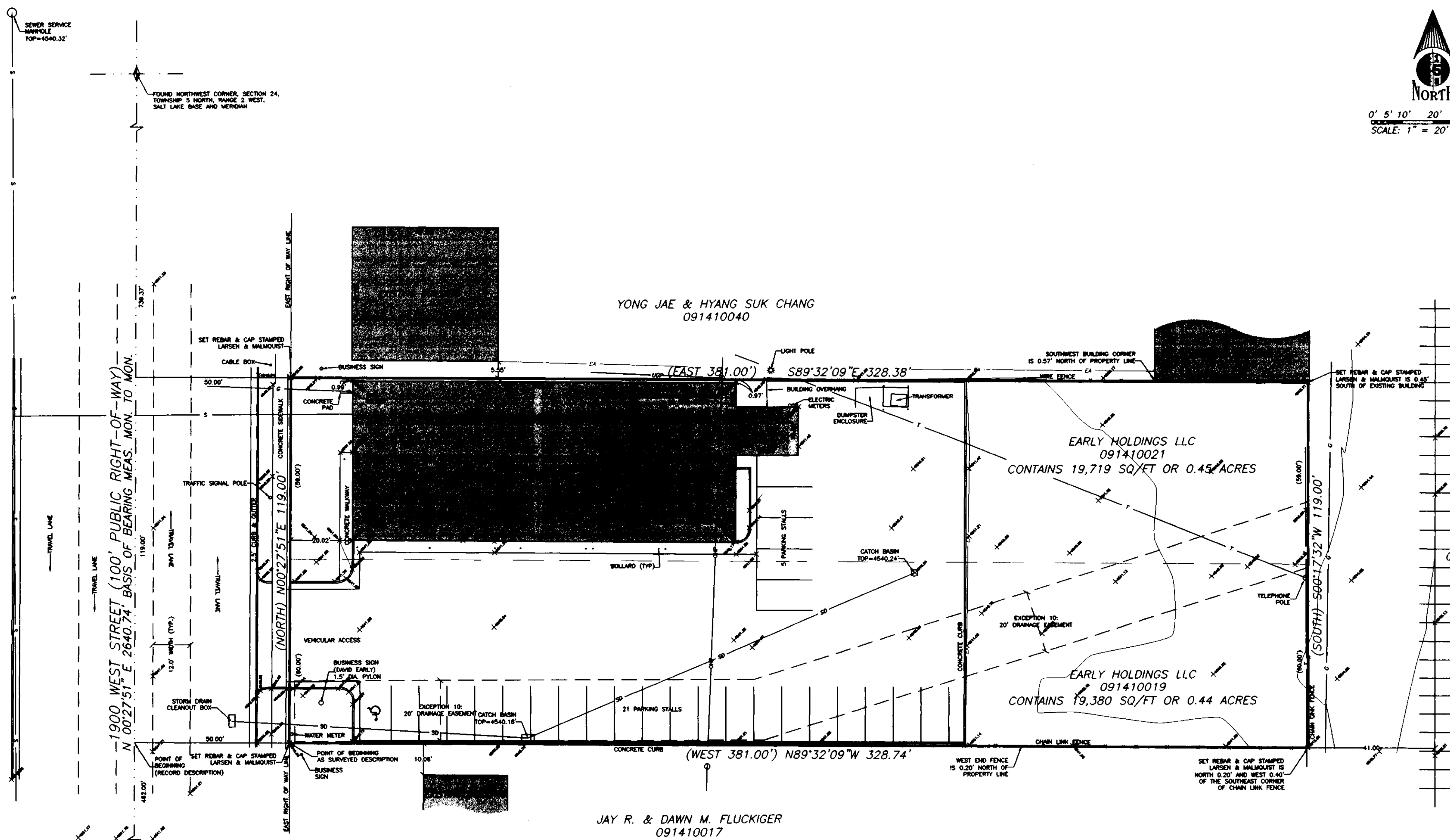
METRO NATIONAL TITLE COMPANY
POLICY NO. 04038693
EFFECTIVE DATE: MARCH 29, 2004 AT 7:45 A.M.

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:

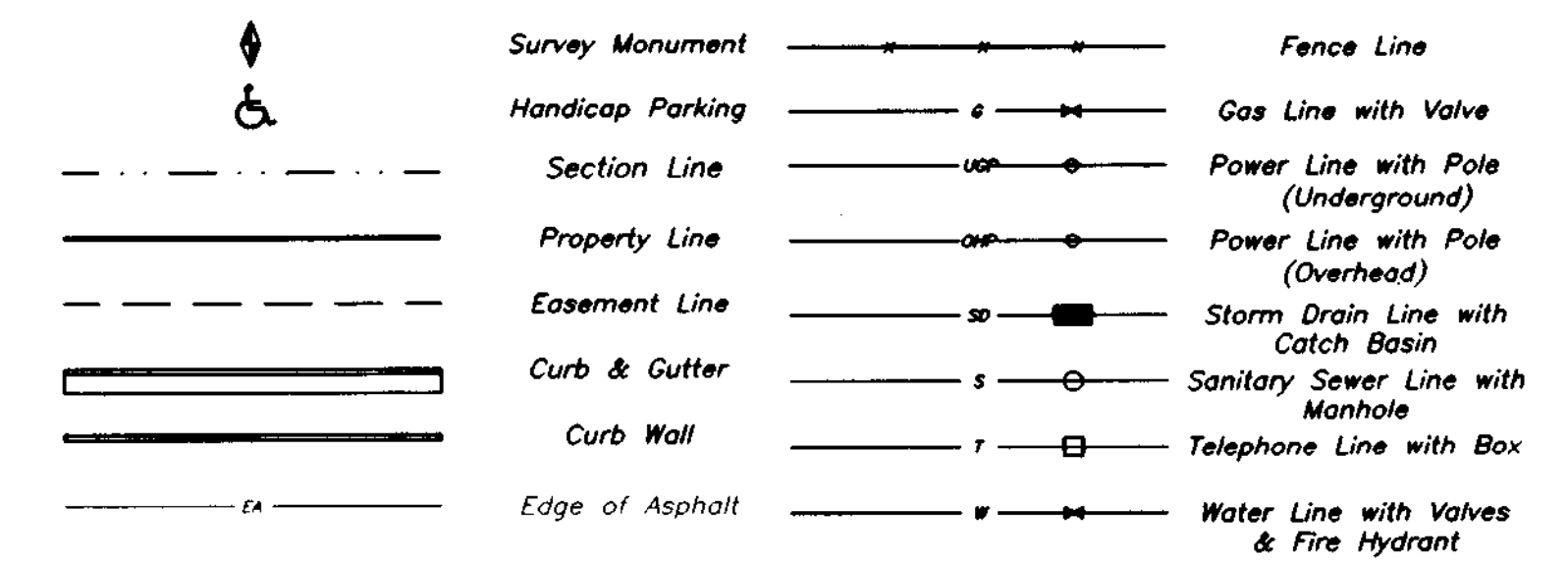
EXCEPTION 10: A PERPETUAL EASEMENT UPON PART OF AN ENTIRE TRACT OF PROPERTY FOR THE PURPOSE OF CONSTRUCTING A SUBSURFACE DRAINAGE FACILITY CONSISTING OF A 24" REINFORCED CONCRETE PIPE AND THE MAINTENANCE THEREOF INCIDENT TO THE CONSTRUCTION OF A FREEWAY KNOWN AS PROJECT NO. 15-8, RECORDED NOVEMBER 6, 1968 AS ENTRY NO. 512541 IN BOOK 903 AT PAGE 375 OF OFFICIAL RECORDS.

SURVEY FINDINGS: SAID 20' DRAINAGE EASEMENT AFFECTS A SOUTHERLY AND EASTERLY PORTION OF THIS SURVEYED PROPERTY AS SHOWN ON THIS SURVEY PLAT

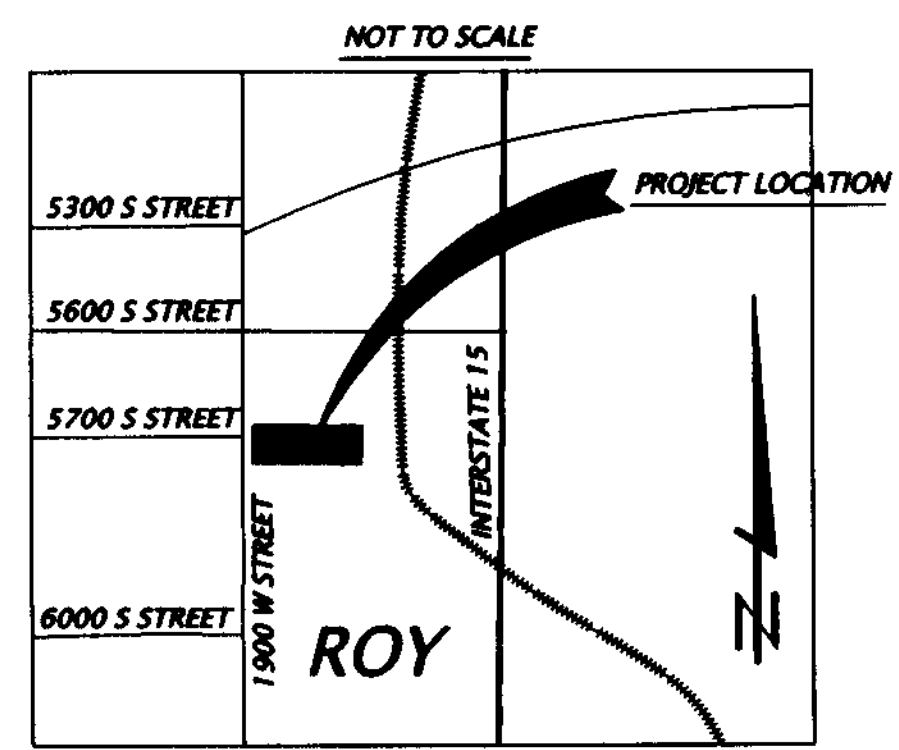


- GENERAL NOTES:**
1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED ON THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY PLAT.
 2. ALL COURSES SHOWN IN PARENTHESIS 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 SURVEYED PROPERTY IS: 5702 SOUTH 1900 WEST, ROY, UT. 84067
 5. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "C". "AREAS DETERMINED TO BE "AREA OF MINIMAL FLOOD HAZARDS." ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 1-01-04 WITH COMMUNITY PANEL NO. 490223B OF CITY OF ROY, WEBER COUNTY, UT BEARING A REVISED DATE OF OCTOBER 24, 1978.
 6. THIS SURVEYED PROPERTY HAS A TOTAL OF 26 PARKING STALLS, ONE (1) OF WHICH ARE RESERVED FOR THE HANDICAP. THIS MEETS OR EXCEEDS ZONING REQUIREMENTS PER ROY CITY ZONING DEPARTMENT.
 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 RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 9. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 10. UTILITY CONTACT INFORMATION: ROY CITY PUBLIC WORKS DEPARTMENT- (801)774-1090.
 11. THE SURVEYED PROPERTY IS LOCATED IN ZONE C-2 OF THE ROY CITY ZONING ORDINANCE, THE FOLLOWING APPLY:
SETBACKS:
FRONT YARD = 20 FEET
SIDE YARD = NONE
REAR YARD = NONE
MAXIMUM BUILDING HEIGHT = 3 STORIES INCLUDING BASEMENT
PERMITTED USE: AUTOMOTIVE SERVICE CENTER

LEGEND



VICINITY MAP



DATE: 26 APRIL 2004		SCALE: 1" = 20'	JOB NO.: 05313-04
DESIGNED: MLW		DRAWN: MLW	CHECKED: RDS
REV	DATE	DESCRIPTION	
1	8/11/04	REVISED PER LENDERS REQUEST	
2	8/12/04	CENERAL CORRECTIONS	



LARSEN & MALMQUIST, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS
1574 WEST 1700 SOUTH
SALT LAKE CITY, UTAH 84104
PHONE (801) 972-2634 FAX (801) 972-2698

ALTA/ACSM LAND TITLE SURVEY

5702 SOUTH 1900 WEST, ROY, UT.	
PREPARED FOR:	EARLY HOLDINGS INC. C/O BUSH & GUDGELL BOB JONES SALT LAKE CITY, UT 84111
LOCATION:	NW1/4 SEC.24, T5N, R2W, SLB&M
SHEET	1 OF 1