

**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF UTAH HEREBY CERTIFIES TO THE ACCURACY OF THE SURVEY AND THE LOCATION OF THE PROPERTY DESCRIBED HEREIN TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON (THE "PROPERTY") DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS; (ii) THE PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC ROADWAY; (iii) THIS SURVEY REFLECTS BOUNDARY LINES OF THE LAND, WHICH "CLOSE" BY ENGINEERING CALCULATIONS; (iv) 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; (v) 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 (vi) 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. 04038692, DATED APRIL 05, 2004 AT 7:45 A.M., ISSUED BY METRO NATIONAL TITLE INSURANCE CORPORATION, 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:**

PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT "A" TO OGDEN CITY SURVEY:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF PARRY STREET WITH THE WEST LINE OF WASHINGTON BOULEVARD, IN OGDEN CITY, UTAH (SAD POINT BEING SOUTH 00°58'00" WEST 30 FEET AND NORTH 89°02'00" WEST 66 FEET FROM OGDEN CITY SURVEY MONUMENT #434 AT THE INTERSECTION OF THE CENTER LINE OF SAID PARRY STREET AND WASHINGTON BOULEVARD); AND RUNNING THENCE SOUTH 00°58'00" WEST 131.62 FEET ALONG THE WEST LINE OF SAID WASHINGTON BOULEVARD; THENCE NORTH 89°02'00" WEST 132 FEET TO THE EAST LINE OF ALLEY; THENCE NORTH 00°58'00" EAST 131.62 FEET ALONG THE EAST LINE OF ALLEY TO THE SOUTH LINE OF PARRY STREET; THENCE SOUTH 89°02'00" EAST 132 FEET ALONG THE SOUTH LINE OF PARRY STREET TO THE POINT OF BEGINNING.

ALSO BEING DESCRIBED AS FOLLOWS:

PART OF LOT 19, BLOCK 7, OGDEN FIVE ACRE PLAT "A" TO OGDEN CITY SURVEY:

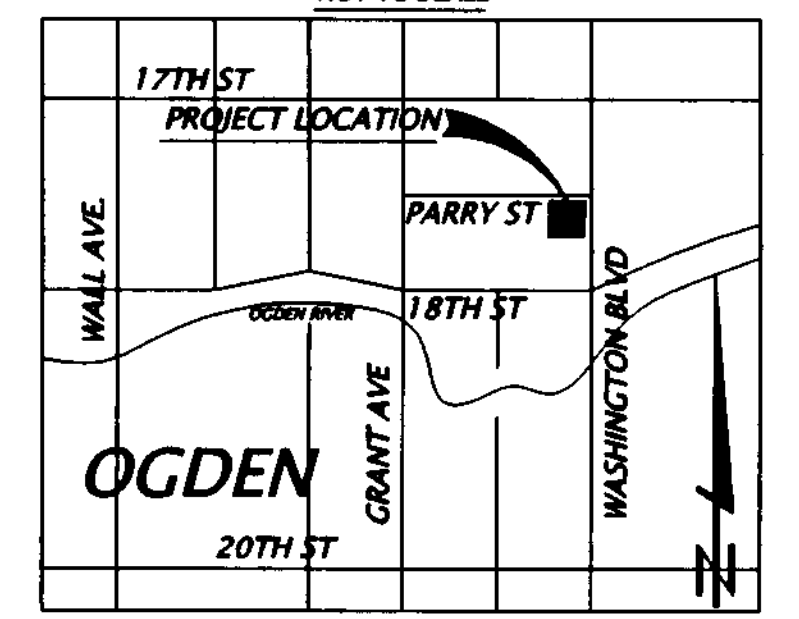
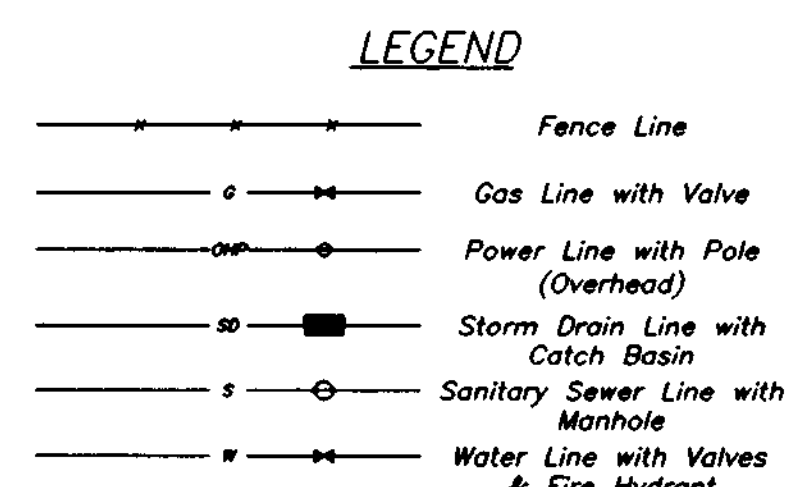
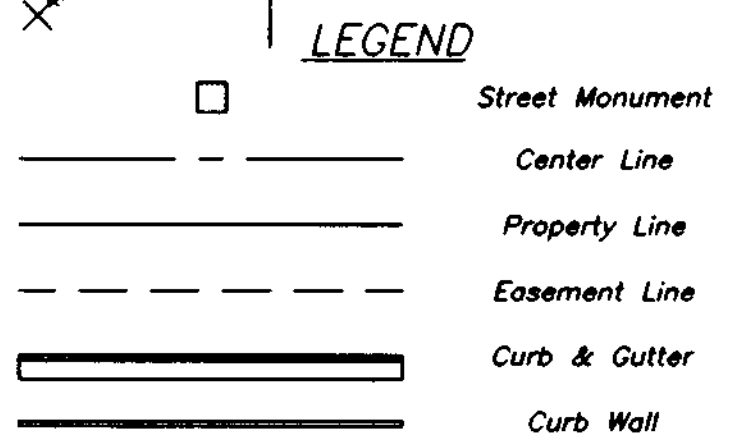
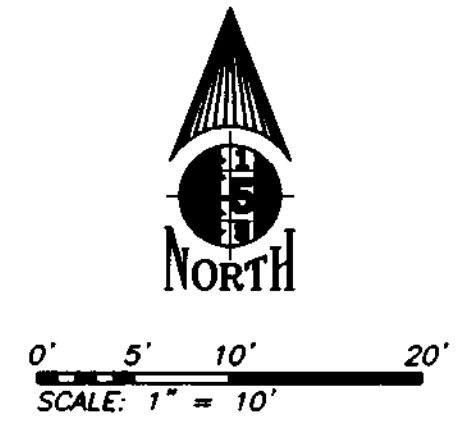
BEGINNING AT A POINT SOUTH 00°59'39" WEST 30.00' AND NORTH 89°02'00" WEST 66.00 FEET FROM A FOUND OGDEN CITY SURVEY MONUMENT #434 AT THE INTERSECTION OF WASHINGTON BOULEVARD AND PARRY STREET AND RUNNING THENCE SOUTH 00°59'39" WEST ALONG THE WEST RIGHT OF WAY LINE OF WASHINGTON BOULEVARD 131.70 FEET; THENCE NORTH 89°02'00" WEST 132.13 FEET; THENCE NORTH 00°59'39" EAST 131.70 FEET TO THE SOUTH RIGHT OF WAY LINE OF PARRY STREET; THENCE SOUTH 89°02'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 132.13 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,401 SQ. FT. OR 0.40 ACRES

NOTE: THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION WAS ESTABLISHED USING FOUND OGDEN CITY SURVEY MONUMENTS ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AT THE INTERSECTIONS OF 18TH STREET AND PARRY STREET USING A MEASURED BEARING OF SOUTH 00°59'39" WEST.

**GENERAL NOTES:**

1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND OGDEN CITY SURVEY MONUMENTS LOCATED AT THE INTERSECTIONS OF WASHINGTON BOULEVARD AND GRANT AVENUE WITH PARRY STREET 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 PROPERTY IS 1757 WASHINGTON BOULEVARD, OGDEN, UT 84404.
5. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 490189 0004 B, BEARING AN EFFECTIVE DATE OF JANUARY 19, 1983.
6. THIS SURVEYED PROPERTY HAS A TOTAL OF 12 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-3 OF THE OGDEN CITY ZONING CODE. THE FOLLOWING APPLY:
  - SETBACKS:
    - FRONT YARD = NONE FOR BUILDING, 15 FEET FOR PARKING LOT OR DISPLAY AREA.
    - SIDE YARD = NONE FOR BUILDING, 15 FEET FOR PARKING LOT OR DISPLAY AREA.
    - REAR YARD = NONE.
  - MAXIMUM BUILDING HEIGHT = NONE.
  - 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 THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENSING ANY PART OF THE LAND.



DATE: 26 APRIL 2004	SCALE: 1" = 10'	JOB NO.: 05311-04
DESIGNED: [blank]	DRAWN: MLW	CHECKED: RDS
REV	DATE	DESCRIPTION
1	6/11/04	REVISED PER LENDERS REQUEST
2	8/4/04	GENERAL CORRECTIONS



**LARSEN & MALMQUIST, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
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 SALT LAKE CITY, UTAH 84114  
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**ALTA/ACSM LAND TITLE SURVEY**  
 1757 WASHINGTON BLVD., OGDEN, UT.

PREPARED FOR: EARLY HOLDINGS INC.  
 C/O BUSH AND GUGGELL  
 BOB JONES  
 SALT LAKE CITY, UT 84114

LOCATION: LOT 19, BLK. 7, OGDEN FIVE ACRE PLAT "A", OGDEN CITY

SHEET 1 OF 1