

LEGAL DESCRIPTION

All of Lots 2 through 9 and a part of Lots 36 through 40, Block 5, Central Park Annex to the City of Ogden, Unnumbered Lot, South Park Addition to Ogden City, all of Lots 8 through 11 and 21 through 23 and a part of Lots 1 through 7 and Lots 14 through 20, Block 1, Herriman's addition to Ogden City and Unnumbered Lot, Block 10, South Ogden Survey, all subdivisions in Ogden City, Weber County, Utah in the Southwest Quarter of Section 32, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at intersection of the Westerly right of way and no access line of a highway (Wall Avenue) known as project No. STP-0204(2)1 and the Northerly right of way and no access line of the Eastbound off ramp of an expressway (SR79) thirty-first Street, known as project No. 0204 & 0079, which is 64.71 feet North 0°58'00" East along the monument line in Wall Avenue and 88.66 feet North 89°02'00" West from an Ogden City monument at the intersection of Wall Avenue and Thirty first Street; and running thence six (6) courses along said Northerly right of way and no access line as follows: North 89°00'46" West 91.52 feet; North 70°55'22" West 37.31 feet; North 84°09'09" West 255.51 feet; South 61°05'21" West 115.58 feet; North 89°03'09" West 83.37 feet and South 73°32'47" West 68.28 feet to the Easterly right of way line of Reeves Avenue; thence North 0°58'41" East 103.47 feet along said Easterly right of way line and the Westerly boundary line and projection thereof of Lot 11 of said Herriman's addition to the Northwest corner of said Lot 11; thence South 89°00'34" East 73.89 feet along the Northerly boundary line of Lot 11, 10 and 9 of said Herriman's Addition to the Northwesterly right of way line of old state route 79 (now abandoned); thence four (4) courses along said Northwesterly right of way line as follows: North 62°23'46" East 87.29 feet; South 89°02'00" East 17.44 feet; North 0°58'00" East 9.50 feet and North 62°23'46" East 148.07 feet; thence North 0°58'00" East 16.35 feet to the South right of way line of Patterson Avenue; thence South 89°02'00" East 310.48 feet and South 57°16'23" East 15.13 feet along said South right of way line to said Westerly right of way and no access line of Wall Avenue; thence three (3) courses along said Westerly right of way and no access line as follows: South 1°53'46" East 49.91 feet; South 2°25'25" East 84.46 feet and Southerly along the arc of a 4324.64 foot radius curve to the left a distance of 55.06 feet (Central angle equals 0°43'46" and Long chord bears South 0°30'58" East 55.06 feet) to the point of beginning.

Contains: 93,612 sq. ft.
Or 2.149 Acres

SURVEYOR'S CERTIFICATE

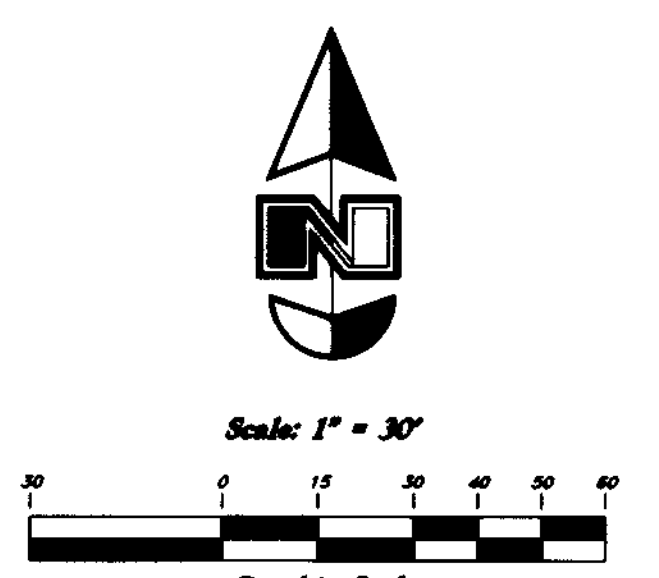
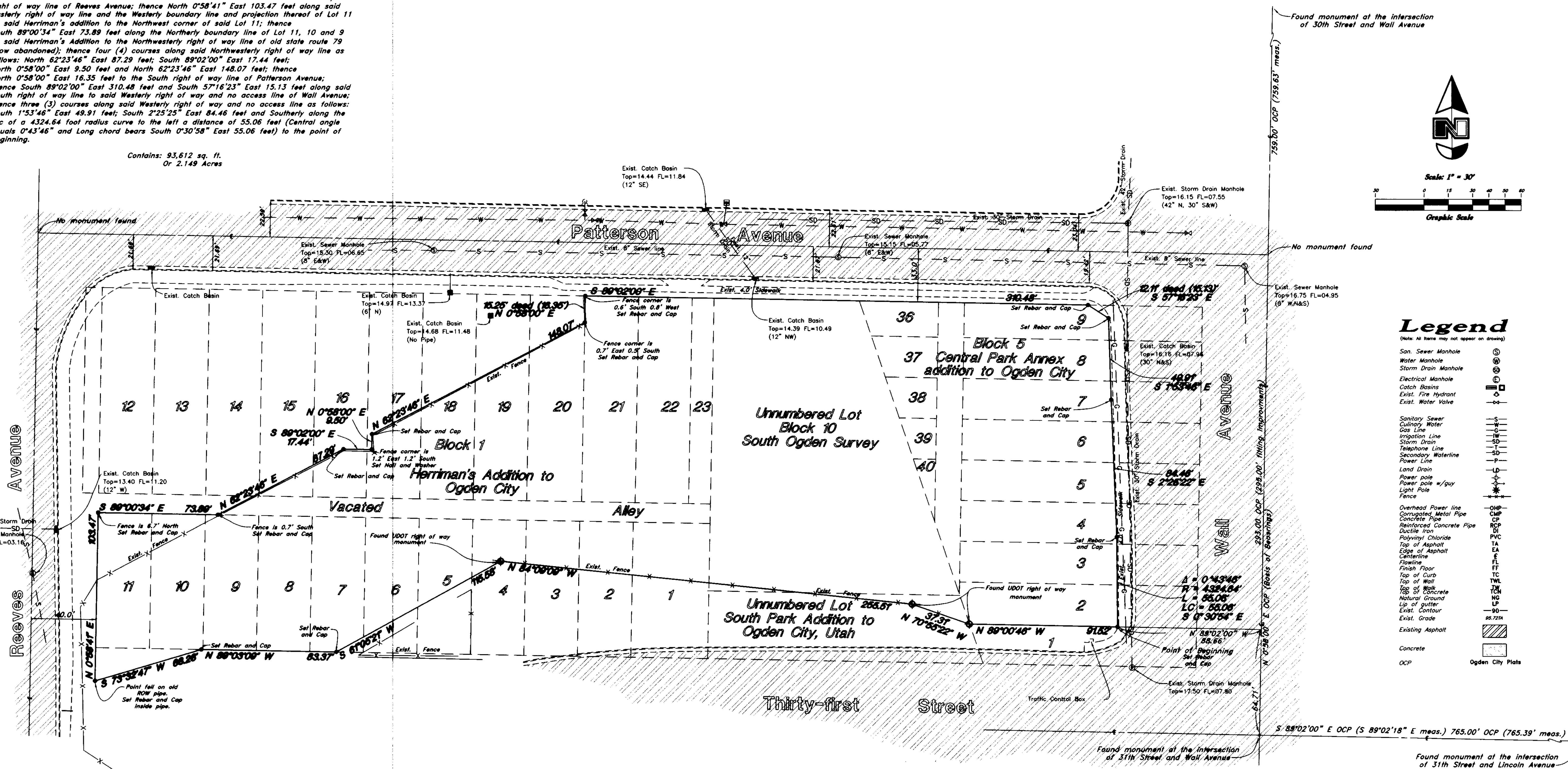
I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor, and that I hold Certificate No. 6242920. In accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the plat correctly shows the true dimensions of the property surveyed.

Date 4-23-08



NARRATIVE:

This survey was requested by Mr. Dan Vanzaben in behalf of the client. Ogden City monuments were located along Wall Avenue at the intersections of Thirtieth and Thirty-First Street, a line bearing North 0°58'00" East between these two monuments was used as the basis of bearings. UDOT right of way monuments were found along the North right of way line of Thirty-First Street, Reeves Avenue was established from deed dimensions and Patterson Street was established from splitting the curbs. The lot corners were monumented as shown on this drawing.



Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Exist. Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Land Drain
 - Power pole w/guy
 - Light Pole
 - Fence
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Lip of gutter
 - Exist. Contour
 - Exist. Grade
 - Existing Asphalt
 - Concrete
 - OCF
 - Ogden City Plats

04n49
RECEIVED
APR 30 2008
WEBER CO SURVEYOR

<p>Property Survey</p> <p>GREAT BASIN ENGINEERING NORTH CONSULTING ENGINEERS AND SURVEYORS 5746 South 1475 East - Suite 200 Ogden, Utah 84403 P.O. Box 130048, Ogden, Utah 84415 Ogden (801)286-6118 Salt Lake City (801)581-0222 Fax (801)282-7544</p>		SCALE: 1" = 30'	DATE: 18 Jan, 2007	DRWG. NO. 1
		DRAWN: TK	REVISIONS: 23 Apr, 2008	
<p>Avia Car Sales A part of Lots 1-9, Block 5, Central Park, part of Block 1 & 2 of Herriman's Addition and a part of Block 10, South Ogden Survey</p>				