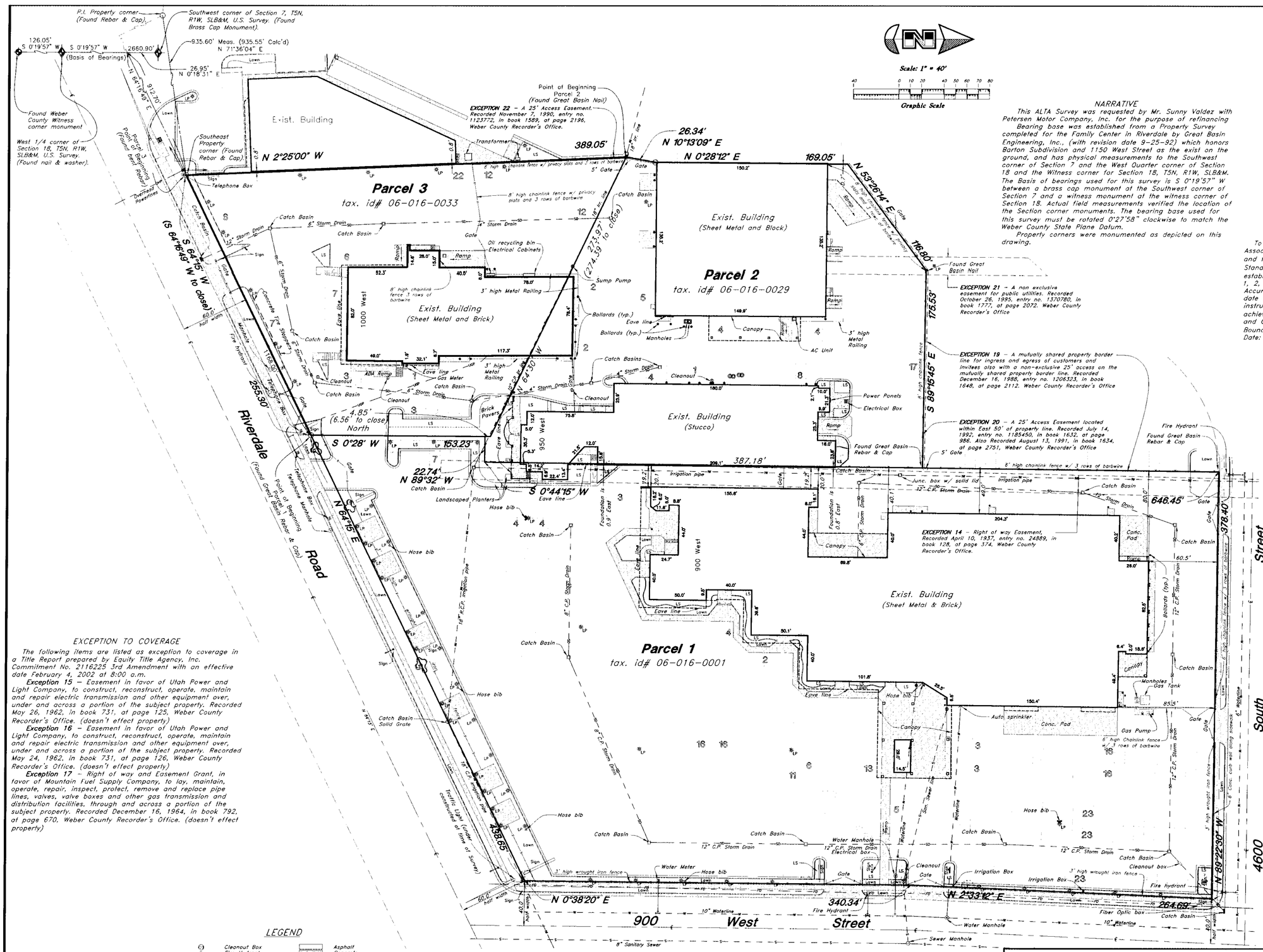


Scale: 1" = 40'

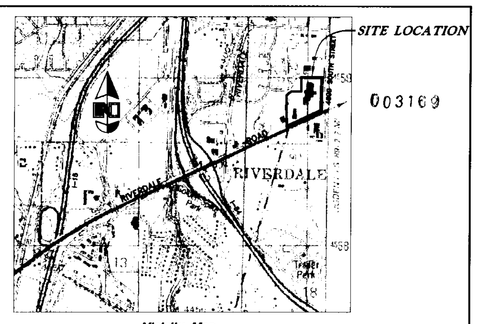
Graphic Scale

NARRATIVE

This ALTA Survey was requested by Mr. Sunny Valdez with Petersen Motor Company, Inc. for the purpose of refinancing

Bearing base was established from a Property Survey completed for the Family Center in Riverdale by Great Basin Engineering, Inc., (with revision date 9-25-92) which honors Barton Subdivision and 1150 West Street as the exist on the ground, and has physical measurements to the Southwest corner of Section 7 and the West Quarter corner of Section 18 and the Witness corner for Section 18, T5N, R1W, SLB&M. The Basis of bearings used for this survey is S 0°19'57" W between a brass cap monument at the Southwest corner of Section 7 and a witness monument at the witness corner of Section 18. Actual field measurements verified the location of the Section corner monuments. The bearing base used for this survey must be rotated 0°27'58" clockwise to match the Weber County State Plane Datum.

Property corners were monumented as depicted on this drawing.



Vicinity Map
NTS

CERTIFICATE

To Petersen Motor Company Inc., Bank One, NA, A National Banking Association Partnership and Equity Title: this is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 7a, 9, 10, 11b, 14, 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA,NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: 4-3-03

Mark E. Babbitt – License No. 166484

BOUNDARY DESCRIPTION

(tax identification number 06-016-0001)
PARCEL 1:

Part of the Southwest Quarter of section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning on the North line of Riverdale Road, said point being 26.95 feet South 0°18'31" West and 1168.00 feet North 64°15' East along the North line of Riverdale Road from the Southwest corner of said Section 7, said point also being on the Southeast corner of the property conveyed to C.C. Pingree by Warranty Deed in Book 402 of Records, Page 507; running thence North 64°15' East 438.65 feet along the North line of Riverdale Road to the West line of 900 West Street; thence two courses along said West line as follows: North 0°38'20" East 340.34 feet, and North 2°33'12" East 264.69 feet to the South line of an existing street, being 4600 South Street; thence North 89°22'30" West 378.40 feet along said South line of said existing street, being 4600 South Street; thence South 0°44'15" West 646.45 feet; thence North 89°32' West 22.74 feet; thence South 0°28' West 153.23 feet to the point of beginning.

(tax identification number 06-016-0029)
PARCEL 2:

Part of the Southwest quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey:

Beginning at a point on the North line of State Road (Riverdale Road) 27.20 feet South 0°20' West (26.95 feet South 0°19'57" West along the Section line) and North 64°15' East (North 64°16'49" East along the North line of Riverdale Road) 912.70 feet and North 2°25' West 389.05 feet from the Southwest corner of said Southwest Quarter Section; thence North 10°13'09" East 26.34 feet to the Southwest corner of a Metal Building, and thence North 0°28'12" East 169.05 feet along the West Wall of said Metal Building and the extension of said West wall; thence North 53°26'14" East 116.80 feet; thence South 89°15'45" East 175.53 feet to the West Property line of Peterson Investment II; thence (3) three courses along said West line as follows: South 0°44'15" West 387.18 feet; North 89°32' West 22.74 feet; thence North 4.85 feet; thence North 64°30" West 273.97 feet to beginning.
(Description does not close)

(tax identification number 06-016-0033)
PARCEL 3:

Part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey:

Beginning at a point on the North line of the State Road 19.05 feet South 20' (26.95 feet South 0°19'59" West along the Section line) West and 912.7 feet North 64°15 East from the Southwest corner of said Quarter Section; running thence North 2°25' West 389.05 feet, more or less, to an old fence line; thence South 64°39' East 273.87 feet; thence South 0°28' West 153.23 feet to the North line of said Road; thence South 64°15' West 255.3 feet to the point of beginning.
(Description does not close)

EXCEPTION TO COVERAGE

The following items are listed as exception to coverage in a Title Report prepared by Equity Title Agency, Inc. Commitment No. 2116225 3rd Amendment with an effective date February 4, 2002 at 8:00 a.m.

Exception 15 – Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Recorded May 26, 1962, in book 731, at page 125, Weber County Recorder's Office. (doesn't effect property)

Exception 16 – Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Recorded May 24, 1962, in book 731, at page 126, Weber County Recorder's Office. (doesn't effect property)

Exception 17 – Right of way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities, through and across a portion of the subject property. Recorded December 16, 1964, in book 792, at page 670, Weber County Recorder's Office. (doesn't effect property)

LEGEND

Cleanout Box	Asphalt		Tree
Fire Hydrant	Concrete		Fence
Water Valve	Existing Building		Power Pole
Power Line	Catch Basin		Bollards
Sanitary Sewer Line	Power Meter	Ramp	Direction of Ramp
Culinary Water Line	Electrical Box		
Gas Line	Lights		
Storm Drain Line	Gas Meter		
Secondary Waterline	Telephone Box		
Land Drain Line	Sewer Manhole		
Centerline	Drain Manhole		
Telephone Line	Water Manhole		
Irrigation Waterline	Water Meter		
Overhead Powerline	Landscaped		
Fiber Optic	Hose Bib		

ZONING

This property lies within Zone C-3
Minimum Yard Setbacks
Front – None
Side – None, except 10' adjacent to residential zone.
Rear – None, except 10' adjacent to residential zone.
Building Height Minimum – 1 Story
Building Height Maximum – None
Maximum Lot coverage – None

FLOOD ZONE

This property lies with in Zone 'C' of the Flood Insurance Rate Map – community panel number 490190 0001C dated February 3, 1982. Zone 'C' is defined as Areas of minimal flooding. (No Shading)

ALTA Survey

Petersen Motor Company Inc. - Riverdale
900 West Riverdale Road
A part of the Southwest 1/4 of Section 7, T5N, R1W, SLB&M
Riverdale City, Weber County, Utah

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West – Suite 102
Riverdale, Utah 84405
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

SCALE : 1" = 40'	DATE : 5 Sep, 2002	DRWG. NO.	
DRAWN : ESL	REVISIONS : 4-3-03		
02N103A	003169		

W:\Marks Mylars\Petersen Motor - 02n103a\02n103a.dwg, 1/22/2004 4:41:05 PM, 1:40, ESL