EXCEPTIONS REFRENCED HE

(Affects subject property, all boundary conflicts are and the lien, or right to lien, for services, labor or many which are not shown by the public records. (Not a survey matter) Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the blic records or attaching subsequent to the effective date hereof but prior to the date the proposed ured acquires of record for value the estate or interest or mortgage thereon covered by this mmitment. Easements, or claims of easement, which are not shown be ffects subject property, only public record easements are plotscrepancies, conflicts in boundary lines, shortage in area, crect survey and inspection of the premises would disclose cords.

ffects subject property, all boundary conflicts are plotted and the property of the premises.

The right, privilege and authority of the Mountain States Telephone and Telegraph ccessors and/or assigns to construct, operate and maintain it's lines of telephone cluding poles, wires, cables and fixtures upon, over and across said land, together villeges incident thereto, recorded February 16, 1926, as Entry No. 10863, in Book lanket in nature) All rights, title on interests, in minerals of any kind, oil, gas, coal or other hydrocarbons and the nsequences of the right to mine or remove such substances including but not limited to, express plied easements and rights to enter upon and use the surface of land for exploration, drilling or traction related purposes. Taxes for the year 2001 now accruing, not yet due ount of \$612.66, as to Tax Parcel No. 01–2554. It a survey matter

 Right of way for road purposes over the North 12 feet, more or less, of said Parcel 1, as disclosed y that certain Deed of Right of Way recorded July 31, 1940, as Entry No. 36474, In Book 3-U, at Page 75 of Official Records.
 Iffects subject property and is plotted and shown hereon, contains courses which appear incorrect and size been adjusted hereon)
 Right of way for existing irrigation and or drain ditches, as disclosed by various instruments of cord. Mountain Fuel Supply Company, its nspect, protect, remove and replace distribution facilities through and across October 8, 1976, as Entry No. 138207 and

12. A right of way and easement 16 feet in width if Favor of Mossuccessors and/or assigns to lay, maintain, operate, repair, insperiplelines, valves, valve boxes and other gas transmission and distinguid land along center lines described in documents recorded Oct 138208, in Book 163, at Pages 141 and 143.

(Affects subject property and is plotted and shown hereon)

13. Olivetto Parcel 2 does not front on any dedicated street or naccess thereto.

(Affects subject property, Olivetto parcel is plotted and shown hereon)

14. Said property is located within the boundaries of Price City are service charges levied thereunder. 3. Olivetto Parcel 2 does not front access thereto.

Affects subject property, Olivetto posted within the service charges levied thereunder.

Not a survey matter)

Pete Halamandaris Property)

delity National Title Insurance Company
The No. 163485 2nd Amended
Frective Date: May 9, 2001

Schedule B, Section 2

2. Easements, or claims of easement, which are no (Affects subject property, only public record easements).

3. Discrepancies, conflicts in boundary lines, shorted correct survey and inspection of the premises would records.

(Affects subject property, all boundary conflicts are Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by w which are not shown by the public records.

lot a survey matter)

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the sured acquires or attaching subsequent to the effective date hereof but prior to the date the proposed sured acquires of record for value the estate or interest or mortgage thereon covered by this lot a survey matter) boundary lines, shortage in area, of the premises would disclose not shown by the public records ments are plotted and shown he hments, and any facts which a h are not shown by the public hereon)

Taxes for the year 2001 now accruing, not yet due and payable. 2000 taxes have been paid in the nount of \$170.33, as to Tax Parcel No. 01-2557. In the survey matter of a survey matter of a survey matter.

All rights, title on interests, in minerals of any kind, oil, gas, coal or other hydrocarbons and the ansequences of the right to mine or remove such substances including but not limited to, express a plied easements and rights to enter upon and use the surface of land for exploration, drilling or traction related purposes.

To a survey matter of the year 2001 now accruing, not yet a surface of land for exploration, drilling or traction related purposes.

10. An easement and right-of-way 3 feet in width for the purpose of maintaining an irrigation ditch along or near the Westerly boundary of said land, as granted in that certain Quit Claim Deed recorded August 20, 1969, as Entry No. 118827, in Book 117, at Page 193 of Official Records.

(Does not affect subject property, said ditch no longer exists)

11. A drain ditch running in a Northerly-Southerly direction through said land as disclosed in that certain Warranty Deed recorded October 10, 1974, as Entry No. 131975, in Book 150, at Page 202, of Official Records.

(Affects subject property, said drain ditch has since been piped and burried, said pipe and remainder of ditch is plotted and shown hereon)

12. A 20 foot right-of-way reserved by Olga Halamandaris and Gus Halamandaris in that certain Warranty Deed recorded October 10, 1974. As Entry No. 131975, in Book 150, at Page 202 of Official Records.

(Affects subject property and is plotted and shown hereon) The right, privilege and authority of the Mountain States Telephone and Telegraph Company, its occessors and/or assigns to construct, operate and maintain it's lines of telephone and telegraph, cluding poles, wires, cables and fixtures upon, over and across said land, together with all rights and iwileges incident thereto, recorded February 16, 1926, as Entry No. 10863, in Book 3K, at Page 150. lanket in nature)

Right of way for public road purposes as may affect the Westerly boundary of said land. ffects subject property, road surveyed, plotted and shown hereon)

(Affects subject property and is plotted and shown hereon)

13. A right of way and easement 16 feet in width if Favor of Mountain Fuel Supply Company, its successors and/or assigns to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across said land along center lines described in documents recorded October 8, 1976, as Entry No. 138207 and 138208, in Book 163, at Pages 141 and 143.

(Affects subject property and is plotted and shown hereon)

14. Restrictive Covenants recorded in Book 224, at Page 21, records of Carbon County, Utah attached hereto, deleting therefrom any restrictions, indicating any preferences, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin. (Not a survey matter)

15. Said property is located within the boundaries of Price City and is subject to all assessmence charges levied thereunder.
(Not a survey matter)

WATER
PRICE CITY
PO BOX 893
185 EAST MAIN
PRICE, UTAH 84501
(435) 637-5010
CONTACT: SAM WHITE
PHONE
US-WEST
100 NORTH 107 EAST
PRICE, UTAH 84501
(800) 879-4357 LUDOI REGION 4 OFFICE (435) 893-4708 CONTACT: NANCY (RIGHT OF WAY EN PRICE RIVER WATER IMPR CONTACT: ROSS RHINER (435) 637-6350 QUESTAR
322 WEST 1100 NORT
PRICE, UTAH 84501
(435) 636-6383
CONTACT: KAREN SPI

INFORMATION OBTAINED FROM (FIRM)
FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL NO. 490036 0001
D, REVISED DECEMBER 3, 1993.

BUILDING SETBACKS
THE ISSUANCE OF THE CONDITIONAL
THE PERMIT.

CLIENT
FIC LAND DESIGN
THIRD AVENUE N.E., SUITE 203
TLE, WASHINGTON 98115—2027
VE: (206) 522—9510
(206) 522—8344
FACT: MIKE NEER OR TED DIMOF

CLOSURE 1: 50,000

ZONING IAL DEVELOPM

2. Easements, or claims of easement, which are not she (Affects subject property, only public record easements).

3. Discrepancies, conflicts in boundary lines, shortage in correct survey and inspection of the premises would discrecords.

(Affects subject property, all boundary conflicts are plott 4. Any lien, or right to lien, for services, labor or materilaw which are not shown by the public records.

(Not a survey matter)

5. Defects, liens, encumbrances, adverse claims or other public records or attaching subsequent to the effective of insured acquires of record for value the estate or interest commitment.

(Not a survey matter) any facts which

EXCEPT

TITLE REPORT "C"

ther matters, if any, created, first appearing ive date hereof but prior to the date the proteerst or mortgage thereon covered by this

The right, privilege and authority of the Mountain States Telepiccessors and/or assigns to construct, operate and maintain it cluding poles, wires, cables and fixtures upon, over and across ivileges incident thereto, recorded February 16, 1926, as Entry lanket in Nature) Taxes for the year 2001 now accruing, not yet do nount of \$447.46, as to Tax Parcel No. 01-2555.

of the Northwest quarter of feet; thence South 34.45' feet; thence East 46 feet;

uarter of 10 feet South and puarter of Section 22, it 429 feet; thence South 5°. South 58"15' West 322 feet; Northwesterly along the of beginning.

Highway 50 & 6 right of
Northwest Quarter of
e East 76 feet; thence North
159 feet; thence North
12'35' West 241.00 feet;
th 18'43' West 271.5 feet;
ay line of 300 South Street;
at lying South 11'12' East of
oint of beginning.

8. An easement of right-of-way for the purpose on in described in Administrators Deed Recorded September 1 Page 281, of Official Records and subsequent deeds of (Affects subject property and is plotted and shown her.)

9. Right of way for road purposes over the North 12 feels that certain Deed of Right of Way recorded July 31, 575 of Official Records.

(Affects subject property and is plotted and shown her.)

10. A right of way and easement 16 feet in width if Fasuccessors and/or assigns to lay, maintain, operate, repipelines, valves, valve boxes and other gas transmissions aid land along center lines described in documents recorded land along center lines described in documents recorded land along center lines described and shown her.

11. Subject to a possible conflict affecting the Northwest that certain Warranty Deed recorded November 5, 1973, of Official Records, as disclosed by a comparison with that Certain Records, as disclosed by a comparison with the (Affects subject property, all boundary conflicts are plotated the boundary of the Property of June Spratling Olicegal description.

(Not Plottable, affects subject property, all boundaries of Preservice charges levied thereunder. eet, more or less, of said Parcel 1, as disclosed 31, 1940, as Entry No. 36474, In Book 3—U, at Pa ingress and egress over and across the property - 14, 1931, as Entry No. 21153, in Book 3—0, at of record.

(Majors Property)
Fidelity National Title Insurance C
File No. 163538 2nd Amended
Effective Date: May 9, 2001
Schedule B, Section 2 EXCEPT ONS REFRENCED HE

 Easements, or claims of easement, which are not shown by the public record (Affects subject property, only public record easements are plotted and shown h
 Discrepancies, conflicts in boundary lines, shortage in area, encroachments, are correct survey and inspection of the premises would disclose and which are not records.
 (Affects subject property, all boundary conflicts are plotted and shown hereon)
 Any lien, or right to lien, for services, labor or material heretofore or hereafted with the public records.
 (Not a survey matter) nents, and any facts which a are not shown by the public

 Taxes for the year 2001 now accruing, not yet due and payable. 2000 taxes have been paid in the amount of \$612.66, as to Tax Parcel No. 01-2554.
 (Not a survey matter)
 All rights, title on interests, in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including but not limited to, express implied easements and rights to enter upon and use the surface of land for exploration, drilling or extraction related purposes.
 (Not a survey matter) Defects, liens, encumbrances, adverse claims or oublic records or attaching subsequent to the effect sured acquires of record for value the estate or insummitment. ther matters, if any, created, first appearing in the ive date hereof but prior to the date the proposed terest or mortgage thereon covered by this

The right, privilege and authority of the Mountain ccessors and/or assigns to construct, operate and sluding poles, wires, cables and fixtures upon, over vileges incident thereto, recorded February 16, 1921 (anket in nature) States Telephone and Telegraph Company, its maintain it's lines of telephone and telegraph, and across said land, together with all rights and 25, as Entry No. 10863, in Book 3K, at Page 150. feet, more or less, of said Parcel 1, as disclosed 1, 1940, as Entry No. 36474, In Book 3-U, at Page

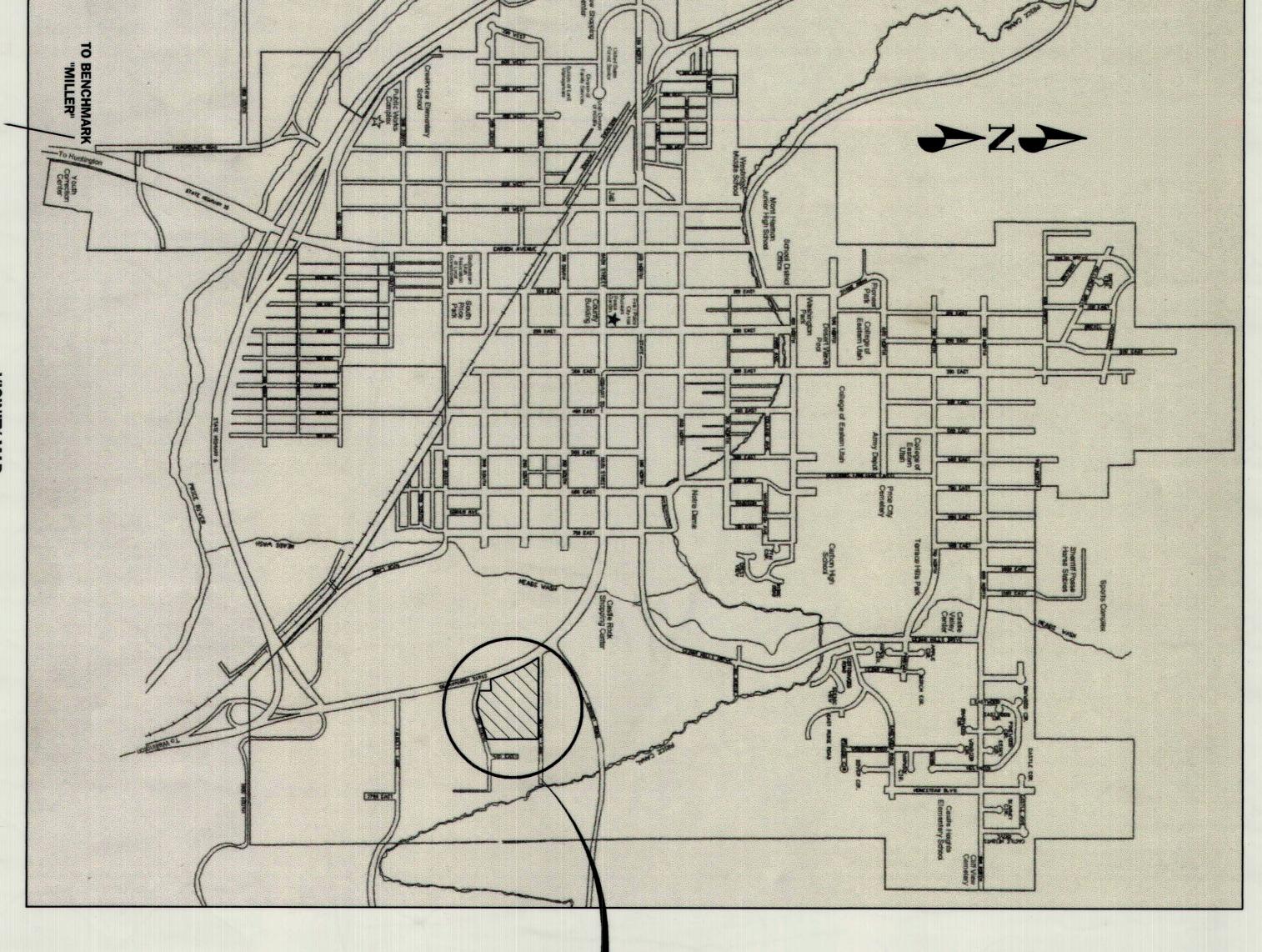
10. Subject to a possible conflict affecting the Southea certain Warranty Deed recorded December 30, 1976 as Official Records.

(Affects subject property, conflicts between all deeds possible property is located within the boundaries of Preservice charges levied thereunder.

(not a survey matter) . Right of way for road purposes over the North 12 y that certain Deed of Right of Way recorded July .75 of Official Records.

Affects subject property and is plotted and shown to been adjusted hereon) easterly bour ndary of said land described in that 139115, in Book 165, at Page 174 of

RICE RO U <u>80</u> Ш



VICINITY MAP

All utility lines are approxima cavation to verify utility locat

Water)-D, Da

Record drawings show an 8" water and to verify this. There are no reco ewer line sizes and types shown asction system plans (drawing 18–2,

tah Power & Light plans this site have been show

have been rotated to their several of the parcels shown been labeled within the property fence line. ng the record descripted at face value and

a right of way deeded to 89°25'06" East, along the Corner of the Southeast Salt Lake Base and 8.438 feet to the Southwest along the section line orth 89°25'06" East along n line and the west t Page 402); thence South point on the North right of k 202 at Page 748); thence 5" West, 424.78 feet to a we through a central angle 8 foot radius curve to the bears North 74°24'03" West, 24 at Page 21); thence st, 133.19 feet; thence st, 133.19 feet; thence food 55; and running 14.57 feet to a point on h a central angle of 20"

SURVEYORS CERTIFICATE



PENTACORE

8 EAST 6790 SOUTH • MIDVALE, (801) 562-2521 • FAX: (801) **EPG**11. 84047
11. 562-2551

1 OF 5

SE 1/4 NW 1/4, Section 22, West 188 ft., thence East unty Road, thence Westerly

nwest corner of Section 39'04" East 152.25 feet; nce along the boundary t 138.33 feet (chord boundary of said Highway of beginning.