

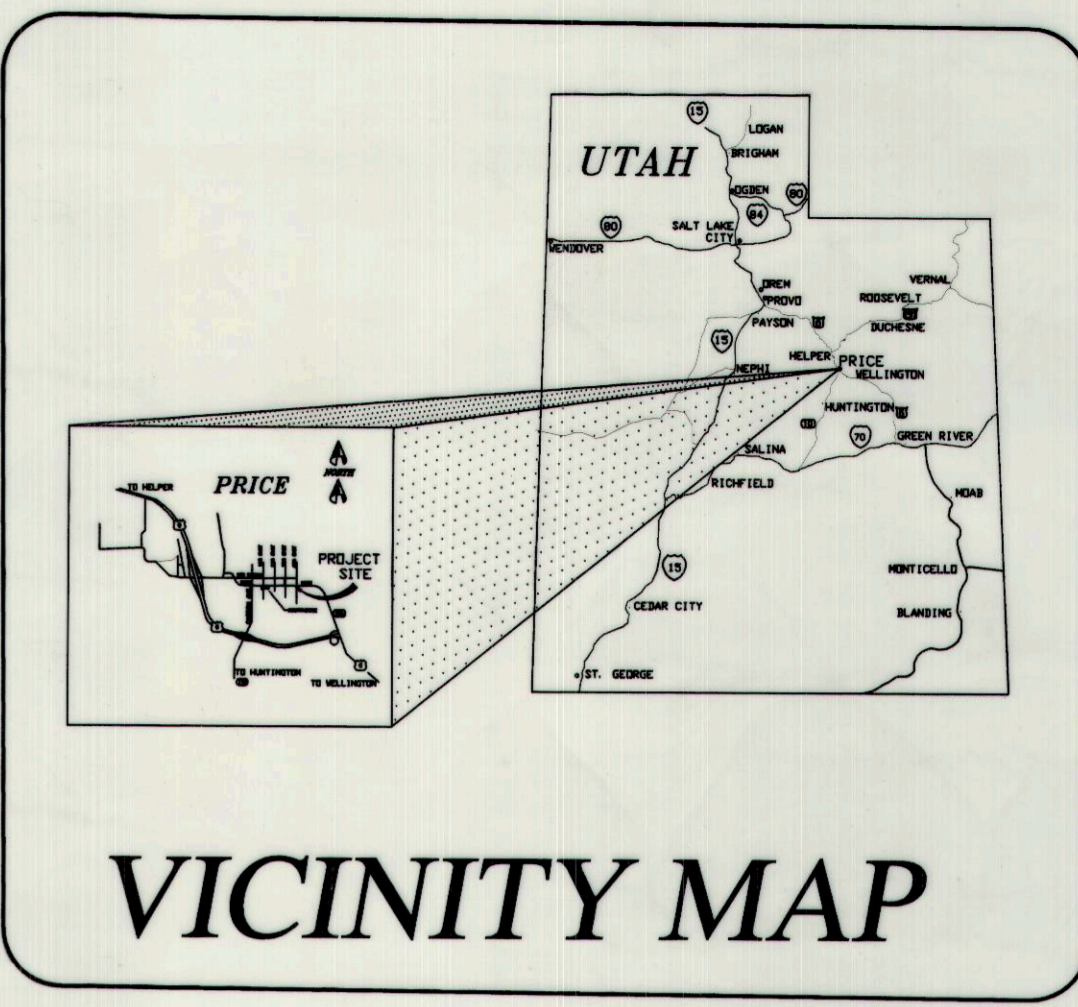
105022 P 563 P 510
 Date 31-Mar-2004 10:09am
 Fee: 10.00 Check
 SHARON MURDOCK, Recorder
 Filed By ap
 For ART BARKER
 CARBON COUNTY CORPORATION

DEED DESCRIPTION PER TITLE REPORT

The land referred to in this commitment is situated in the City of Price, County of Carbon, State of Utah, and described as follows:
 All of lot 1 and 4. Also, beginning 8 feet West of Northeast corner of Lot 3, Block 37, South 215 feet; thence West 65 feet; thence North 214.5 feet; thence East 26.5 feet to beginning. Also, beginning at Northeast corner of lot 3; thence South 246.5 feet; thence West 14.5 feet; thence North 31.5 feet; thence 6.5 feet; thence North 215 feet; thence East 8 feet to beginning.

SURVEY DESCRIPTION

The land referred to in this commitment is situated in the City of Price, County of Carbon, State of Utah, and described as follows:
 ALL OF LOT 1, TOGETHER WITH THE SOUTH 17.47 FEET OF LOT 4 BLOCK 37, PRICE TOWNSITE SURVEY, SITUATED IN SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST OF THE SALT LAKE BASE AND MERIDIAN.
 Containing 49982.78 sq. ft. or 1.147 acres



NOTES CORRESPONDING TO SCHEDULE "B"

#8 - NOT WITH IN THE LIMITS OF THIS PROPERTY
 #9 - NOT WITH IN THE LIMITS OF THIS PROPERTY

SITE RESTRICTIONS

SET BACKS
 FRONT 25'
 SIDE 0'
 REAR 0'
 HEIGHT 40'
 BULK NONE
 ZONE COMMERCIAL
 ALL ZONING RESTRICTIONS WERE OBTAINED FROM PRICE CITY PLANNING DEPARTMENT.

LEGEND

- Sign post
- Trash receptacle
- Water Valve
- Light pole
- Power pole/guy wires
- Sewer Manhole
- Power Pole
- Barb Wire Fence
- Property Line
- Rebar w/ cap Found
- Rebar w/ Cap LS 162812
- Power Box

1999 STANDARD ALTA/ACSM SURVEYOR'S CERTIFICATION

The undersigned hereby CERTIFIES to V & G PROPERTIES and the BANK OF AMERICAN FORK and STEWART TITLE GUARANT COMPANY
 This is to certify that this map or plat and the survey on which it is based were in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," made jointly established and adopted by ALTA, ACSM and NSPS in 1999 and includes items 1 (except in states that require record monument plotting), 2, 3, 4, 6, 5, 8, 9, 10, and 11(a) (location of utilities per visible, above-ground, on-site observation) 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 the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

ALTA/ACSM LAND TITLE SURVEY

This Work Coordinated By:

Enviromental Industrial Services

31 North Main Street
 Helper, Utah 84526
 (435) 472-3814 www.iis-alta.com

Dwn By: GLB	Date: 12\15\00
Surveyor Ref.No: 162812\3027	Revision:
Aprvd By: AFB	Date: 12\29\00
Field Date: 12\7-10\2000	Revision: #1
Scale: 1"=20'	Date:
	Revision:

Prepared For:

Client Ref. No:

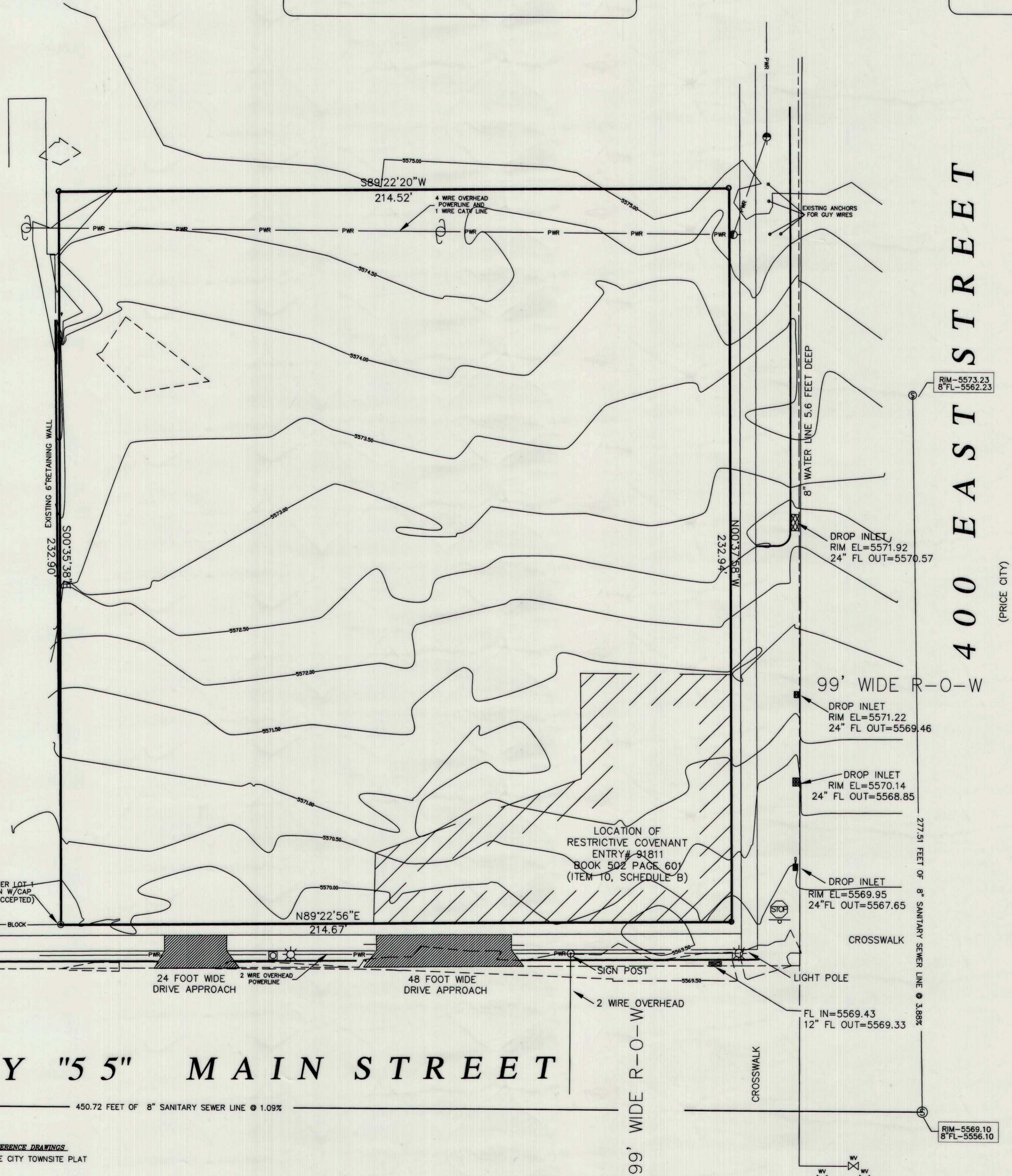
Project Address:
 400 East Main Street

Project Location:
 Price, Utah 84501

Project Name:
 SONIC DRIVE IN

Job Number: AS027

Art F. Barker
 Registered Land Surveyor No. 162812
 in the state of Utah
 Date of Survey 12/15/03



HIGHWAY "55" MAIN STREET

RIM-5569.01
 8' FL-5561.01

Surveyor Title Block

Art F Barker
 50 West Main
 Wellington, Utah
 (435) 637-2394

REFERENCE DRAWINGS:
 1912 PRICE CITY TOWNSITE PLAT

FLOOD NOTE:

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 490005001-D which bears an effective date of 1993 and is not in a Special Flood Hazard Area. By telephone call dated 1/16/04 to the National Flood Insurance Program (800-638-6620) We have learned this Community does currently participate in the program, no field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

380

Sheet 1 of 1