

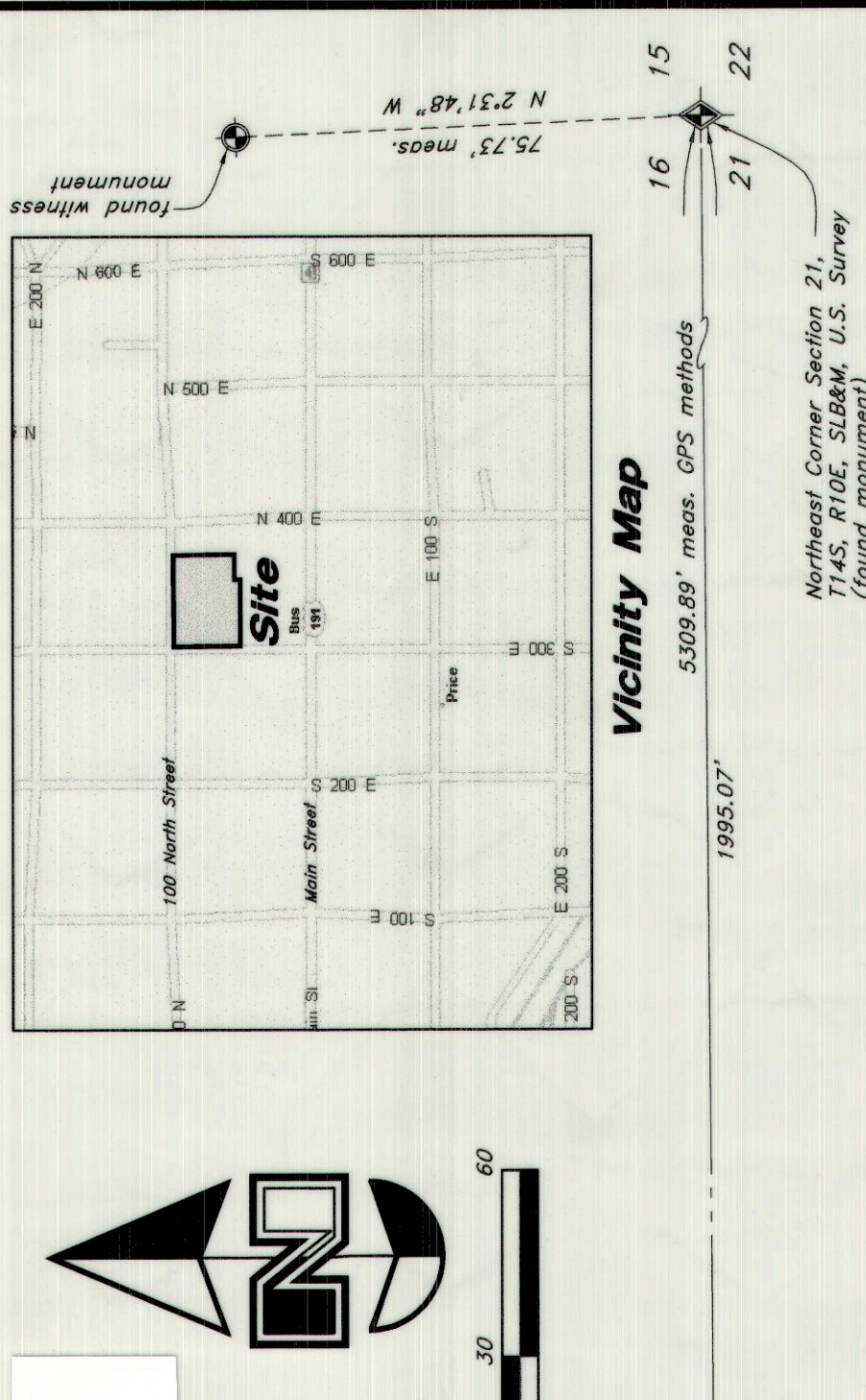
REV	DATE	DESCRIPTION

Designed by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Client Name: Hawkins Company  
 08-81AS

**GREAT BASIN ENGINEERING - SOUTH**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 (801) 521-8523 Open (801) 934-1288 Fax (801) 521-9551

**ALTA / ACSM Land Title Survey**  
**Hawkins Price**  
 300 East and 100 North  
 Price, Carbon County, Utah  
 A Part of the NE 1/4 of Section 21, T14S, R10E, SL&M

12 Jul, 2006  
 SHEET NO. **1**



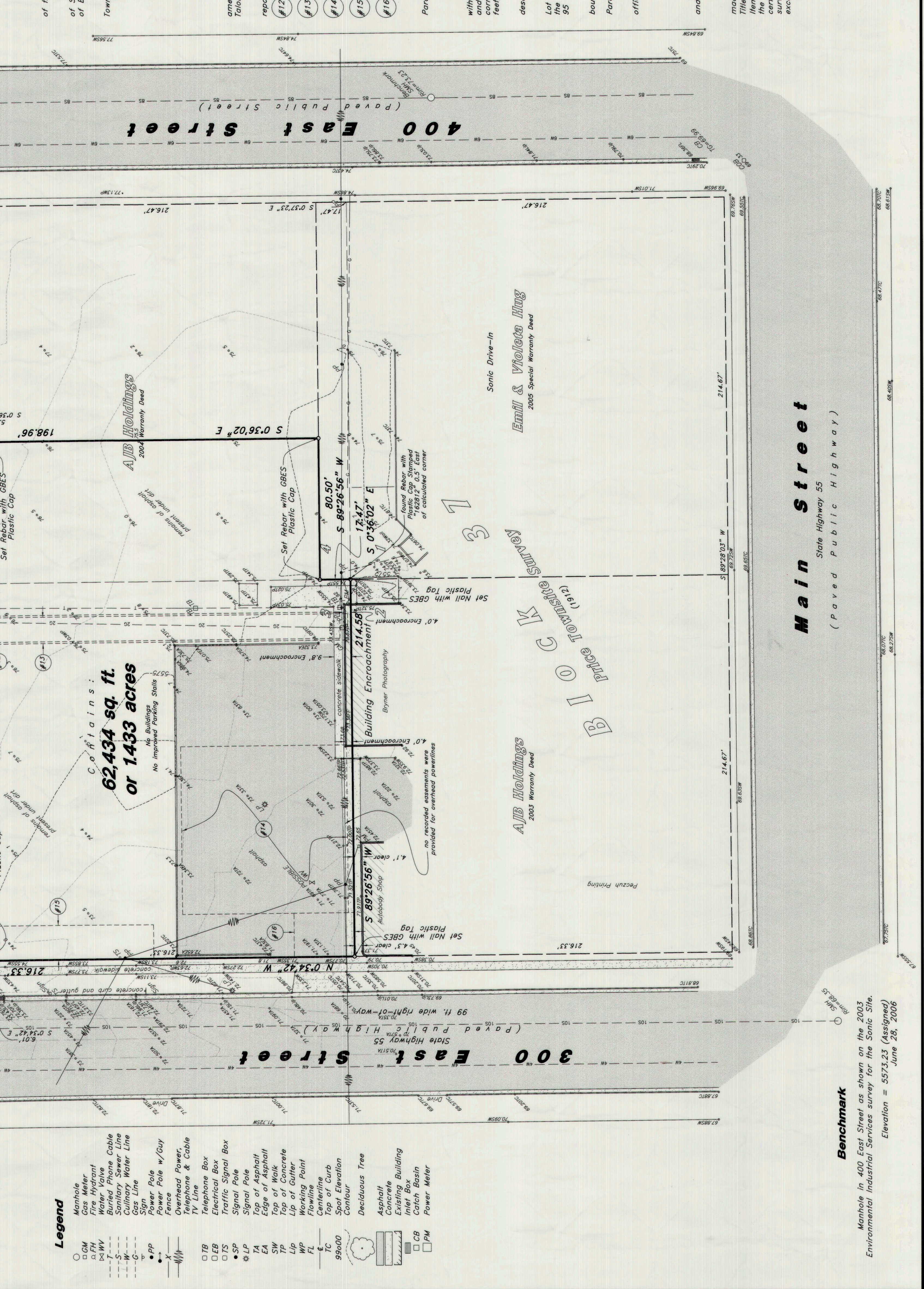
**Narrative**  
 This Survey was requested by the Hawkins Companies prerequisite to development of this property.  
 A line between monuments found for Northwest Corner and the Northeast Corner of Section 21 was assigned the Carbon County bearing of N 89°30'46" E as the Basis of Bearings.  
 Improvement splits for the four streets around this block reveals that the original Townsite Plat dimensions are good and were honored to establish the lot lines shown.  
 Cardinal directions were held to the standard of being parallel to the lot lines.  
 No survey markers were recovered from the 2003 Sonic Drive-In survey.  
 Property corners were placed as depicted on this Survey.

**Title Information**  
 This survey was completed using Title Report Commitment No. 77,600-C amended dated June 5, 2006 from South Eastern Utah Title Company issued by the Tolon Group.  
 The following survey related items from Schedule B - Section 2 of the title report are plotted on this survey:  
 #12 15.0 ft. wide easement to Mountain Fuel Supply Company dated August 19, 1966 in Book 102 of Page 331 of Official Records.  
 #13 15.0 ft. wide perpetual right-of-way recorded December 28, 1959 in Book 65 at Page 135 of Official Records.  
 #14 Non-exclusive easement recorded October 2, 1988 in Book 418 at Page 433 of Official Records.  
 #15 6.0 meter wide perpetual easement to the Utah Department of Transportation recorded November 2, 1998 in Book 420 at Page 567 of Official Records.  
 #19 34.5 ft. wide access easement as disclosed in various documents being a subject to parcel in the record descriptions.

**Record Descriptions**  
 Parcel 1  
 All of Lot 3, Block 37, Price Townsite Survey, according to the official plat thereof.  
 Subject to a perpetual right of way (not for simple title) to be used in connection with access to the following described property for all purposes of ingress and egress to serve said land: Beginning at a point 19.5 feet West of the Northeast corner of Lot 3, said Block 37, and running thence South 214.5 feet; thence West 15 feet; thence North 214.5 feet; thence East 15 feet to the place of beginning.  
 Subject to a non-exclusive easement upon, over, under and across the following described tract of land in Carbon County, State of Utah, to-wit:  
 Beginning at a point 118 feet South and 25 feet East of the Northwest corner of Lot 3, Block 37, Price Townsite Survey, according to the official plat thereof, records of the State of Utah, and running thence East 56.40 feet; thence North 95 feet; thence West 95.45 feet to the point of beginning.  
 Subject to an easement for ingress and egress, 35 feet in width along the West boundary of the South 34.5 feet of Lot 3, of said Block 37, Price Townsite Survey.  
 Parcel 2  
 The West 80.5 feet of Lot 4, Block 37, Price Townsite Survey, according to the official plat thereof.  
 Less therefrom the South 17.47 feet of Lot 4.  
**Certification**  
 To Hawkins Company LLC, AJB Holdings, LLC, South Eastern Utah Title Company, and The Tolon Group:  
 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" as adopted by the Board of Standards and Practices for Professional Land Surveyors, Inc. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor, I have exercised the highest professional accuracy of this survey does not exceed that which is specified therein.

Date: 14 July 2006  
 Bruce D. Pimper  
 Utah RLS No. 362256

ES: 11 546-538, 6629, 6549  
 Fee: \$10.00 Charge  
 Sharon M. Pimper, Recorder  
 SHARON M. PIMPER  
 FORT GREAT BASIN ENGINEERING



**Notes**  
 The location and/or elevation of existing utilities shown on these plans is based on records of various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.  
 If records, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.  
 The surveyor is not responsible for determining the location of any existing utility lines or for determining the location of any existing utility lines.  
 This survey was performed in accordance with the provisions of the Utah Professional Land Surveyors Act, Title 73, Chapter 2, Part 1, Section 2-101, Utah Code Annotated, 1993 Edition.  
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**Legend**  
 Manhole  
 Gas Meter  
 Fire Hydrant  
 Buried Phone Cable  
 Sanitary Sewer Line  
 Gas Line  
 Water Line  
 Signal Pole  
 Power Pole w/ Guy  
 Fence  
 Overhead Power  
 Telephone Box  
 Electrical Box  
 Mail Box  
 Signal Pole  
 Top of Asphalt  
 Edge of Asphalt  
 Top of Concrete  
 Lip of Gutter  
 Marking Point  
 Centerline  
 Spot Elevation  
 99=0  
 Deciduous Tree  
 Asphalt  
 Concrete Building  
 Inlet Box  
 Catch Basin  
 Power Meter

**Collations:**  
 62,434 sq. ft.  
 or 1.433 acres  
 No Buildings  
 No Improved Parking Stalls  
 No Encroachment

**Benchmark**  
 Manhole in 400 East Street as shown on the 2003 Environmental Industrial Services survey for the Sonic Site.  
 Elevation = 5574.23 (Assigned)  
 June 28, 2006