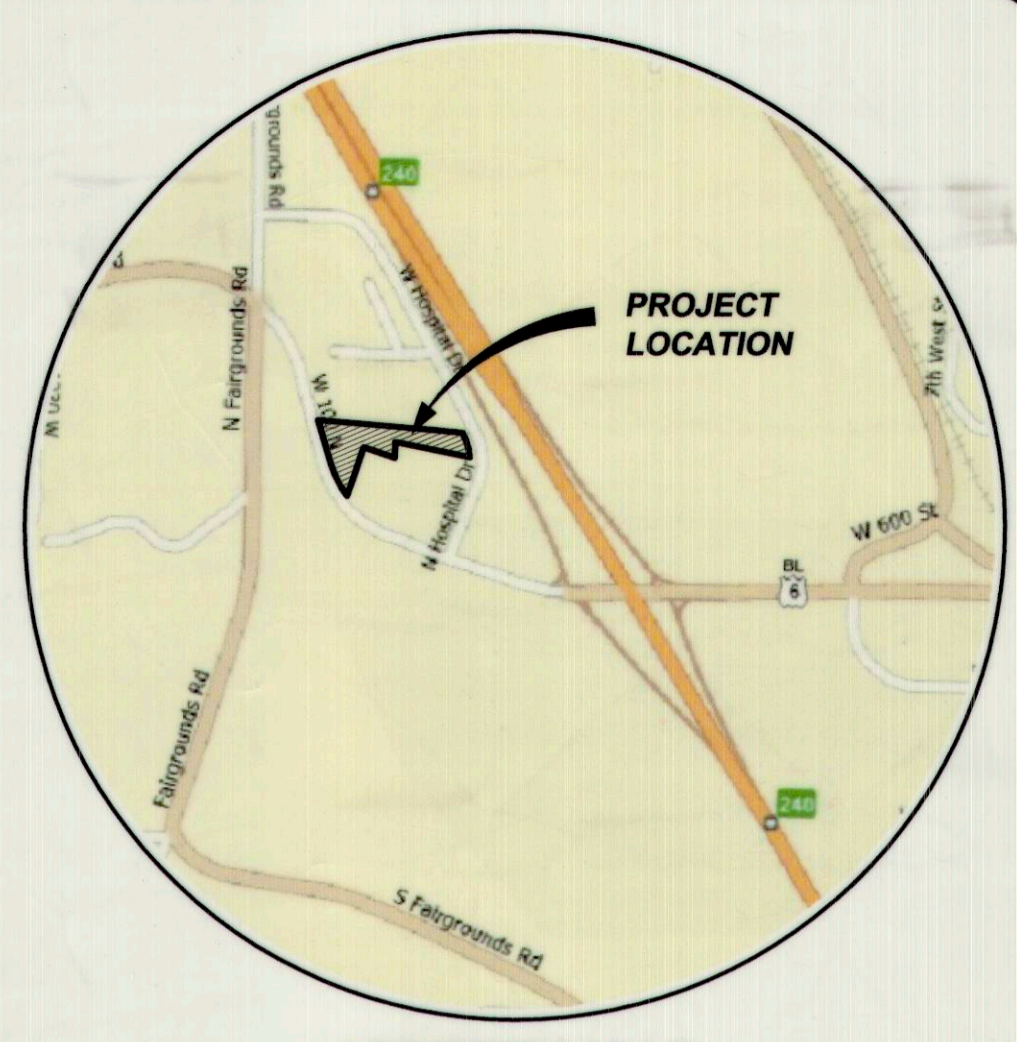


**ALTA/ACSM LAND TITLE SURVEY**  
 A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 17,  
 TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN  
 PRICE CITY, CARBON COUNTY, UTAH  
 AUGUST 2008



**ALTA / ACSM LAND  
 TITLE SURVEY**

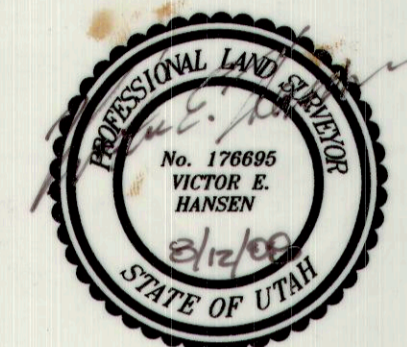
**SURVEYOR'S CERTIFICATE:**

TO: KASEY PETERSEN  
 279 N 5TH AVE  
 PRICE, UTAH 84501

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 4, 8 & 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I, VICTOR E. HANSEN, A LICENSED LAND SURVEYOR HOLDING CERTIFICATE NUMBER 176695, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF UTAH PERTAINING TO PLATS AND SURVEYS.

*Victor E. Hansen*  
 VICTOR E. HANSEN  
 August 12, 2008  
 DATE



**LEGAL DESCRIPTION:**

BEGINNING AT A POINT WHICH IS SOUTH 1315.69 FEET AND EAST 288.17 FEET AND N88°41'22"E 673.21 FEET TO THE WEST LINE OF A COUNTY ROAD, AND S28°56'52"E 475.04 FEET FROM THE WEST 1/4 CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTHERLY 269.98 FEET ALONG THE ARC OF A 322.00 FOOT RADIUS CURVE TO THE RIGHT CHORD BEARS S4°55'40"E 262.14 FEET; THENCE S19°05'32"W 1.46 FEET; THENCE N71°16'55"W 579.85 FEET; THENCE S19°05'32"W 271.79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A COUNTY ROAD THENCE NORTHWESTERLY 180.95 FEET ALONG THE ARC OF A 482.96 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS N27°29'06"W 179.89 FEET; THENCE N16°45'06"W 253.02 FEET, MORE OR LESS TO A POINT; THENCE S84°55'30"E 775.028 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PORTION THEREOF:  
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS, WITH A BEARING OF S00°23'45"E BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 17 USED THE BASIS OF BEARINGS: BEGINNING AT A POINT S00°23'45"E 1854.25 FEET ALONG THE SECTION LINE AND N89°36'15"E 816.80 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 17; AND RUNNING THENCE N2°31'14"E 84.16 FEET; THENCE S78°32'53"E 405.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD; THENCE ON A NON-TANGENT CURVE SOUTHWESTERLY 134.26 FEET ALONG THE ARC OF A 322.00 FOOT RADIUS CURVE, HAVING A RADIAL BEARING OF S85°12'07"W AT THE BEGINNING OF THE CURVE, CONCAVE TO THE NORTHWEST, HAVING A CHORD THAT BEARS S7°08'46"W 133.29 FEET; THENCE S19°05'32"W 1.46 FEET; THENCE N71°16'55"W 405.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT (NOT FEE SIMPLE TITLE) FOR THE USE OF ALL PARKING FACILITIES AND ROADWAYS (AS SAID PARKING FACILITIES AND ROADWAYS MAY PRESENTLY EXIST OR MAY HEREAFTER BE CONSTRUCTED OR MODIFIED), TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, LOCATED UPON A PORTION OF SAID LAND AND ADJOINING LAND, AS SET FORTH, DEFINED, AND DESCRIBED IN THAT CERTAIN PARKING EASEMENT AND RIGHT OF WAY RECORDED DECEMBER 6, 1995, AS ENTRY NO. 52742, IN BOOK 365, AT PAGE 341, OF OFFICIAL RECORDS.

CONTAINING 2.79 ACRES, MORE OR LESS.

**TITLE DOCUMENTS:**

THIS SURVEY IS PREPARED WITH REFERENCE TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO.: 15425, DATED JUNE 17, 2008, AND IS HEREBY MADE A PART OF THIS SURVEY.

**EXCEPTIONS:**

**SCHEDULE B, SECTION 2:**

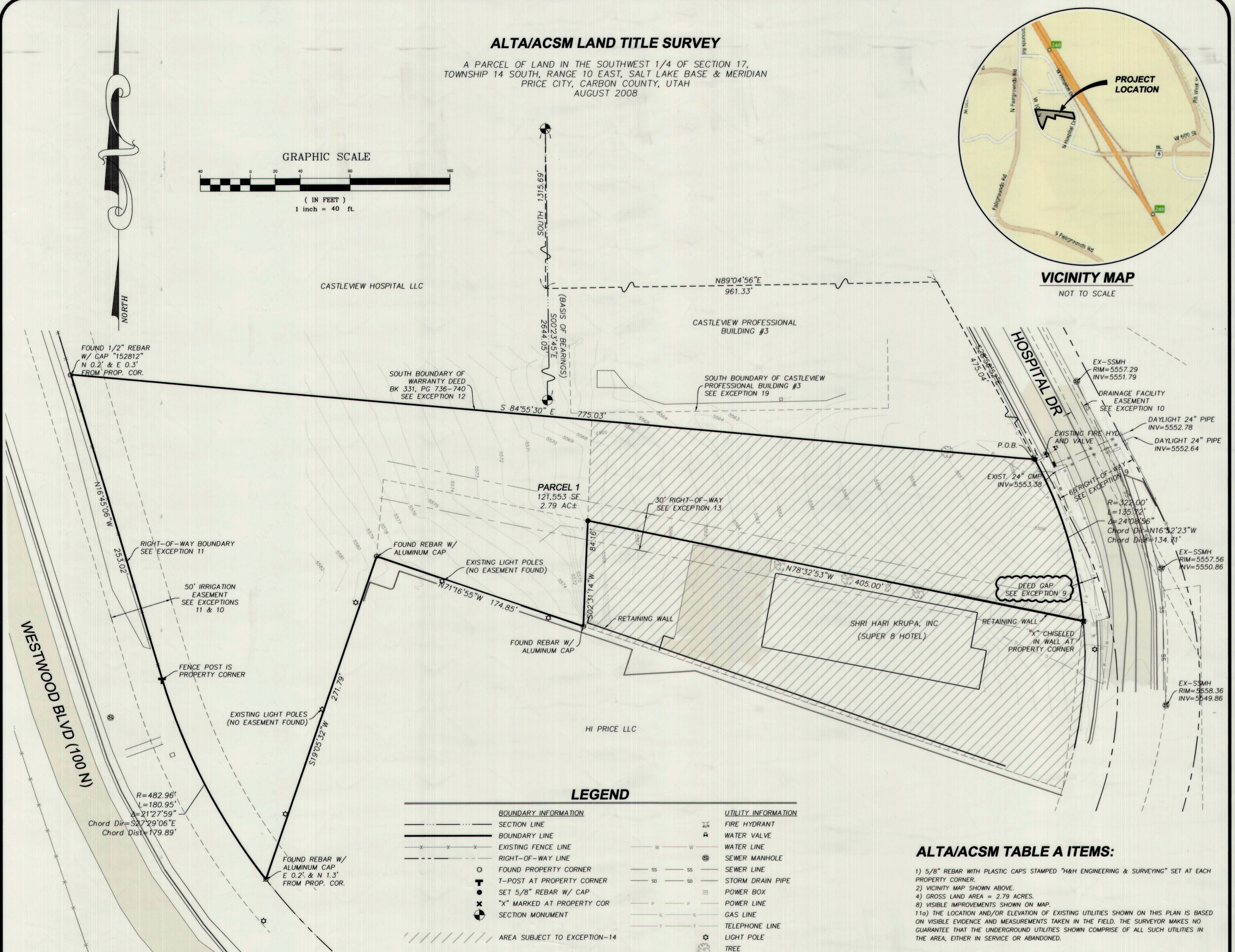
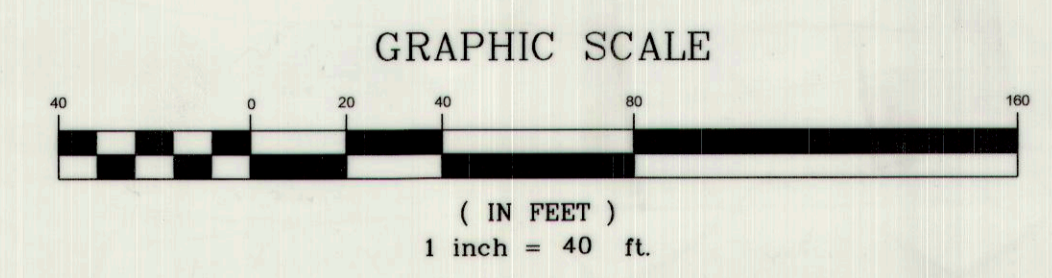
- 1-7 NOT PLOTTABLE, SEE TITLE REPORT
- 8 DOES NOT AFFECT SUBJECT PROPERTY
- 9 QUIT CLAIM DEED SHOWN. LEAVES GAP BETWEEN RIGHT OF WAY AND SUBJECT PROPERTY
- 10 ENTRY # 149954 - ENCOMPASSES ENTIRE PROPERTY
- 11 ENTRY # 168459 - ENCOMPASSES ENTIRE PROPERTY, INCLUDING EASEMENTS AS SHOWN
- 12 ENTRY # 6252 - ENCOMPASSES ENTIRE PROPERTY
- 13 EASEMENT SHOWN ON WEST BOUNDARY OF PROPERTY (POB ADJUSTED TO MATCH BOUNDARY)
- 14 WARRANTY DEED - ENCOMPASSES ENTIRE PROPERTY
- 15 DECLARATION OF RESTRICTIONS - ENCOMPASSES ENTIRE PROPERTY AND INCLUDES RIGHT OF WAY AS SHOWN
- 16 HATCHED AREA INDICATES PARCELS SUBJECT TO PARKING EASEMENT AND RIGHT OF WAY
- 17 SEE SAID ALTA SURVEY
- 18 NOT PLOTTABLE, SEE TITLE REPORT
- 19 BOUNDARY OF CASTLEVIEW PROFESSIONAL BUILDING #3 PLOTTED AS SHOWN
- 20 SEE SAID SURVEY PLAT
- 21 SEE SAID SURVEY PLAT
- 22 NOT PLOTTABLE, SEE TITLE REPORT

**REFERENCES:**

ALL INFORMATION FOR USED FOR THIS ALTA SURVEY WAS PROVIDED BY THE CLIENT AND/OR HIS TITLE COMPANY.

DRAWN BY: TLH	SCALE: 1" = 40'	PROJECT #: B-304-01
APPROVED BY: VEH	DATE: AUG. 12, 2008	DRAWING: ALTA.dwg

**H&H  
 ENGINEERING AND  
 SURVEYING, INC.**  
 796 E PACIFIC DR. STE. A, AMERICAN FORK, UT 84003  
 TEL: (801) 756-2455 FAX: (801) 756-3499



**LEGEND**

BOUNDARY INFORMATION		UTILITY INFORMATION	
—	SECTION LINE	⊗	FIRE HYDRANT
—	BOUNDARY LINE	⊕	WATER VALVE
- - -	EXISTING FENCE LINE	— W — W	WATER LINE
- - -	RIGHT-OF-WAY LINE	⊗	SEWER MANHOLE
○	FOUND PROPERTY CORNER	— SS — SS	SEWER LINE
T	POST AT PROPERTY CORNER	— SD — SD	STORM DRAIN PIPE
●	SET 5/8" REBAR W/ CAP	⊠	POWER BOX
x	"X" MARKED AT PROPERTY COR	— P — P	POWER LINE
⊙	SECTION MONUMENT	— G — G	GAS LINE
⊕		— T — T	TELEPHONE LINE
⊕		⊙	LIGHT POLE
⊕		⊕	TREE
⊕			

**ALTA/ACSM TABLE A ITEMS:**

- 1) 5/8" REBAR WITH PLASTIC CAPS STAMPED "H&H ENGINEERING & SURVEYING" SET AT EACH PROPERTY CORNER.
- 2) VICINITY MAP SHOWN ABOVE.
- 4) GROSS LAND AREA = 2.79 ACRES.
- 8) VISIBLE IMPROVEMENTS SHOWN ON MAP.
- 11a) THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES SHOWN ON THIS PLAN IS BASED ON VISIBLE EVIDENCE AND MEASUREMENTS TAKEN IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

**BASIS OF BEARINGS & BENCHMARK:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS S00°23'45"E BETWEEN MONUMENTS LOCATED AT THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN. BENCHMARK ELEVATION OF THE WEST 1/4 CORNER HAS A RELATIVE ELEVATION OF 5578.32.