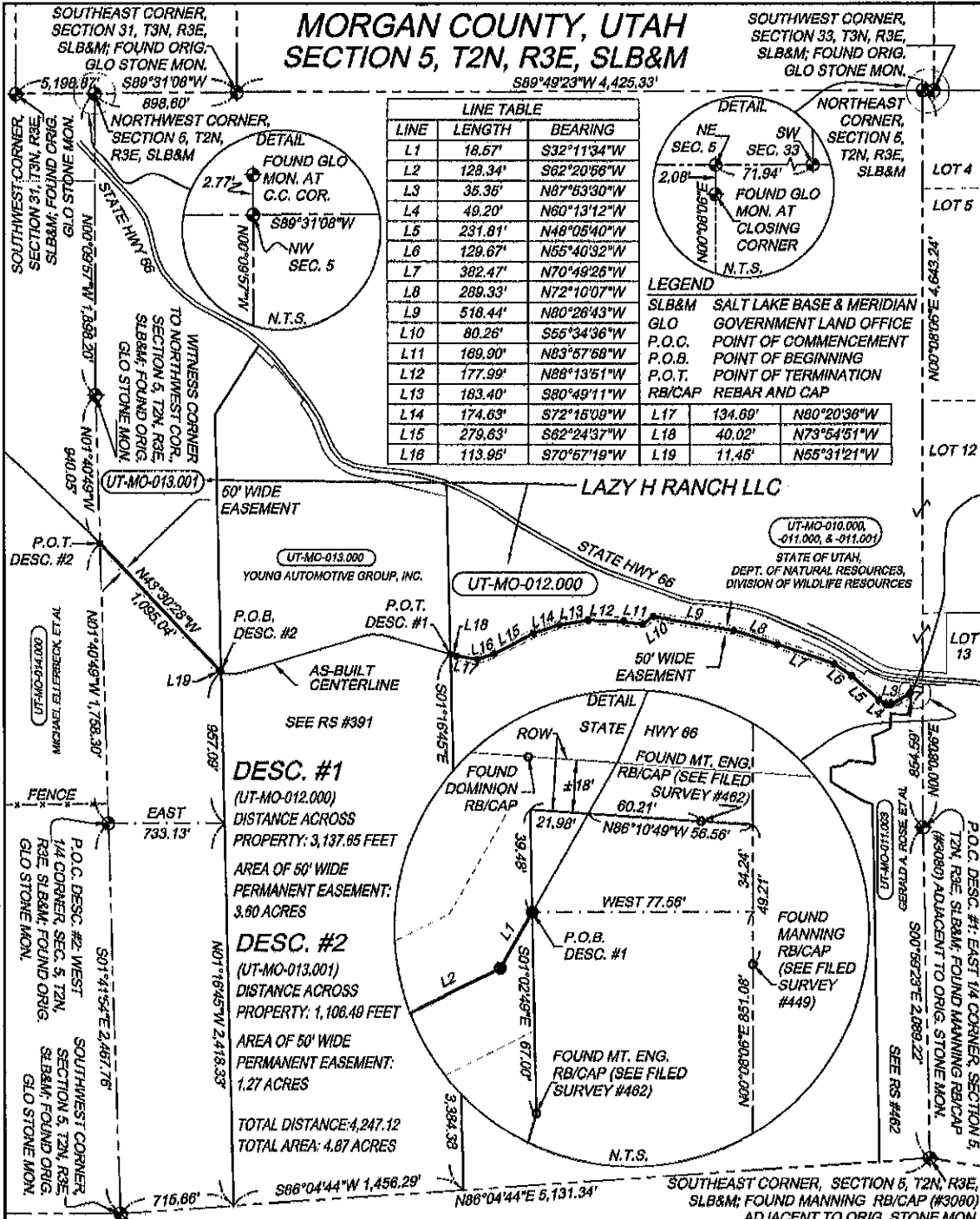


EXHIBIT "A" - AS-BUILT PLAT

MORGAN COUNTY, UTAH SECTION 5, T2N, R3E, SLB&M



DESC. #1 (UT-MO-012.000)
 DISTANCE ACROSS PROPERTY: 3,137.95 FEET
 AREA OF 50' WIDE PERMANENT EASEMENT: 3.60 ACRES

DESC. #2 (UT-MO-013.001)
 DISTANCE ACROSS PROPERTY: 1,106.49 FEET
 AREA OF 50' WIDE PERMANENT EASEMENT: 1.27 ACRES
TOTAL DISTANCE: 4,247.12
TOTAL AREA: 4.87 ACRES

NOTES:

- THIS EASEMENT PLAT AND ACCOMPANYING DESCRIPTION WERE PREPARED ACCORDING TO INFORMATION REPORTED ON A LIMITED TITLE CERTIFICATE AND VESTING DEED DOCUMENT PROVIDED TO THE UNDERSIGNED SURVEYOR BY OTHERS.
- ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE UTAH COORDINATE SYSTEM OF 1983, UTAH CENTRAL ZONE, US SURVEY FEET, AS DERIVED FROM A GLOBAL POSITIONING SURVEY PERFORMED BY UNIVERSAL PEGASUS INTERNATIONAL IN 2009 (COMBINED SCALE FACTOR: 0.999832). TO OBTAIN THE ORIGINAL BASIS OF BEARINGS OF THE ROSE-GARD PROPERTY LINES AS SURVEYED BY MOUNTAIN ENGINEERING CIRCA NOVEMBER, 2003, (SEE FILED SURVEY #482), ROTATE THE BEARINGS ON THIS PLAT IN THE COUNTERCLOCKWISE DIRECTION 00°04'58". TO OBTAIN THE ORIGINAL BASIS OF BEARINGS OF THE YOUNG AUTOMOTIVE GROUP INC. PROPERTY LINES AS SURVEYED BY MOUNTAIN ENGINEERING CIRCA OCTOBER, 2000, (SEE FILED SURVEY #391), ROTATE THE BEARINGS ON THIS PLAT IN THE COUNTERCLOCKWISE DIRECTION 00°08'12".
- SURVEY OF AS-BUILT PIPELINE PERFORMED 10/2010 - 10/2011.

PROFESSIONAL LAND SURVEYOR
 3612
 NO. 4854808
BRENT E. CHRISTENSEN
 STATE OF UTAH

BRENT E. CHRISTENSEN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 UTAH REGISTRATION NO. 4854808

0 400' 800'

UniversalPegasus
 INTERNATIONAL

NO.	REVISIONS	BY	CHKD	DATE	SCALE:	DATE	TITLE:
A	UPDATED PER AS-BUILT SURVEY	BEC		02/02/12	1"=800'	2/24/2010	EASEMENT PLAT 50' WIDE PERMANENT EASEMENT & RIGHT-OF-WAY UPON THE PROPERTY OF LAZY H RANCH LLC
					DRAWN: BEC		
					DESIGNED:		
					PROJ. ENG.:		
					CHECKED:		
					APPD:		
					JOB NO: 17180		

DWG NO. 17180-02-LAZY-H-RANCH
 REV. A

FILE INFO: 17180 DRAWINGS Asbuilt Property Plats

EXHIBIT "B" – AS-BUILT DESCRIPTION

APEX EXPANSION PROJECT
KERN RIVER TRACT NOS. UT-MO-012.000 & UT-MO-013.001
LAZY H RANCH LLC
MORGAN COUNTY, UTAH

DESCRIPTION OF A FIFTY (50) FOOT WIDE PERMANENT EASEMENT AND RIGHT-OF-WAY UPON THE PROPERTY OF LAZY H RANCH LLC

Description of a fifty (50) foot wide permanent easement and right-of-way situated in Section 5, Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, said fifty (50) foot wide permanent easement and right-of-way being situated twenty five (25) feet on each side of the herein described as-built centerline, said as-built centerline being more particularly described as follows with all bearings and distances herein being grid based upon the Utah Coordinate System of 1983, Central Zone (U.S. Survey Feet). Combined scale factor: 0.999832;

DESCRIPTION NO. 1 (UT-MO-012.000):

COMMENCING at a found rebar and cap survey marker set by J. Russell Manning adjacent to an original Government Land Office stone monument for the east one-quarter corner of Section 5, Township 2 North, Range 3 East, Salt Lake Base and Meridian (see filed record of survey number 449), from said east one-quarter corner a found rebar and cap survey marker set by J. Russell Manning adjacent to an original Government Land Office stone monument for the southeast corner of Section 5 bears South 00°59'23" East 2,089.22 feet, in conformance with the Utah Coordinate System of 1983, Central Zone;

THENCE North 00°08'06" East 851.08 feet along the section line and West 77.56 feet to a point on the westerly line of the Rose/Chard property, said point being the **TRUE POINT OF BEGINNING** of the herein described as-built centerline; from said true point of beginning a found rebar and cap survey marker set by William L. Holyoak, RLS #167461 (Mountain Engineering), in conjunction with that certain survey performed at the request of Gerald A. Rose circa November, 2003, and filed in the office of the Morgan County recorder as record of survey filing number 462, bears South 01°02'49" East 67.00 feet along the westerly line of the Rose/Chard property;

AND RUNNING THENCE across a portion of the above referenced tract of land the following bearings and distances:

THENCE South 32°11'34" West 18.57 feet; THENCE South 62°20'56" West 128.34 feet; THENCE North 87°53'30" West 35.35 feet; THENCE North 60°13'12" West 49.20 feet; THENCE North 48°05'40" West 231.81 feet; THENCE North 55°40'32" West 129.67 feet; THENCE North 70°49'25" West 382.47 feet; THENCE North 72°10'07" West 289.33 feet; THENCE North 80°26'43" West 518.44 feet; THENCE South 55°34'36" West 80.26 feet; THENCE North 83°57'58" West 169.90 feet; THENCE North 88°13'51" West 177.99 feet; THENCE South 80°49'11" West 183.40 feet; THENCE South 72°15'09" West 174.63 feet; THENCE South 62°24'37" West 279.63 feet; THENCE South 70°57'19" West 113.95 feet; THENCE North 80°20'36" West 134.69 feet; THENCE North 73°54'51" West 40.02 feet to a point on the easterly line of the Young Automotive Group Inc. property, **AND TERMINATING.**

From said point of termination the original Government Land Office stone monument for the southwest corner of said Section 5 bears South 01°16'45" East 3,384.38 feet along the easterly line of said Young Automotive Group, Inc. property to the section line and South 86°04'44" West 2,171.95 feet along the section line. The right-of-way boundary lines of said fifty (50) foot wide permanent easement and right-of-way shall be shortened and lengthened at their extremities so as to conform to the property lines of

APEX EXPANSION PROJECT
KERN RIVER TRACT NOS. UT-MO-012.000 & UT-MO-013.001
LAZY H RANCH, LLC
MORGAN COUNTY, UTAH

the above referenced tract of land thereby providing for a continuous fifty (50) foot wide permanent easement and right-of-way width.

DESCRIPTION NO. 2 (UT-MO-013.001):


COMMENCING at the original Government Land Office (GLO) stone monument for the west one-quarter corner of Section 5, Township 2 North, Range 3 East, Salt Lake Base and Meridian, from said monument the original GLO stone monument for the southwest corner of said Section 5 bears South 01°41'54" East 2,467.76 feet, in conformance with the Utah Coordinate System of 1983, Central Zone;

THENCE East 733.13 feet to a point on the westerly line of the Young Automotive Group, Inc. property and North 01°16'45" West 957.09 feet along said westerly line to the **TRUE POINT OF BEGINNING** of the herein described as-built centerline;

AND RUNNING THENCE across a portion of the above referenced tract of land the following bearing and distance:

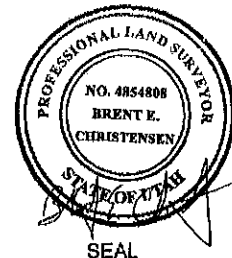
THENCE North 55°31'21" West 11.45 feet; **THENCE** North 43°30'28" West 1,095.04 feet to the section line, **AND TERMINATING**.

From said point of termination the original Government Land Office stone monument for the witness corner to the northwest corner of said Section 5 bears North 01°40'49" West 940.05 feet along the section line. The right-of-way boundary lines of said fifty (50) foot wide permanent easement and right-of-way shall be shortened and lengthened at their extremities so as to conform to the property lines of the above referenced tract of land thereby providing for a continuous fifty (50) foot wide permanent easement and right-of-way width.



Brent E. Christensen
Professional Land Surveyor
Utah Registration No. 4854808

3.6.2012
Date:



If this description and accompanying plat are not sealed with the stamped seal of the registered professional land surveyor, whose signature appears above, it should be considered as a copy and not the original.