** ALTA/ACSM LAND TITLE SURVEY **
NORTH OGDEN SONIC DRIVE-IN
2369 NORTH 400 EAST, NORTH OGDEN

FOR: PERRY-HULL ENTERPRISES

DWG: SNOALTA2.DWG | JOB NO. 0105

SHEET 1 OF 1

SURVEYED BY: GRW/ADM
DRAWN BY: GRW
CHECKED BY: GRW

Evergreen Engineering, Inc.
Civil Engineering * Land Surveying
1741 Sidewinder * Suite 200 * P.O. Box 2861 * Park City * UT * 84060
(435) 649-4667 * Fax: (435) 649-9219 * Email: eei@xmission.com

DATE	BY	COMMENTS
7/26	GRW	LEGAL, ADDRESS & TITLE COMM. INFO. PER BAKER & McKENZIE, ATTORNEYS

REVISIONS

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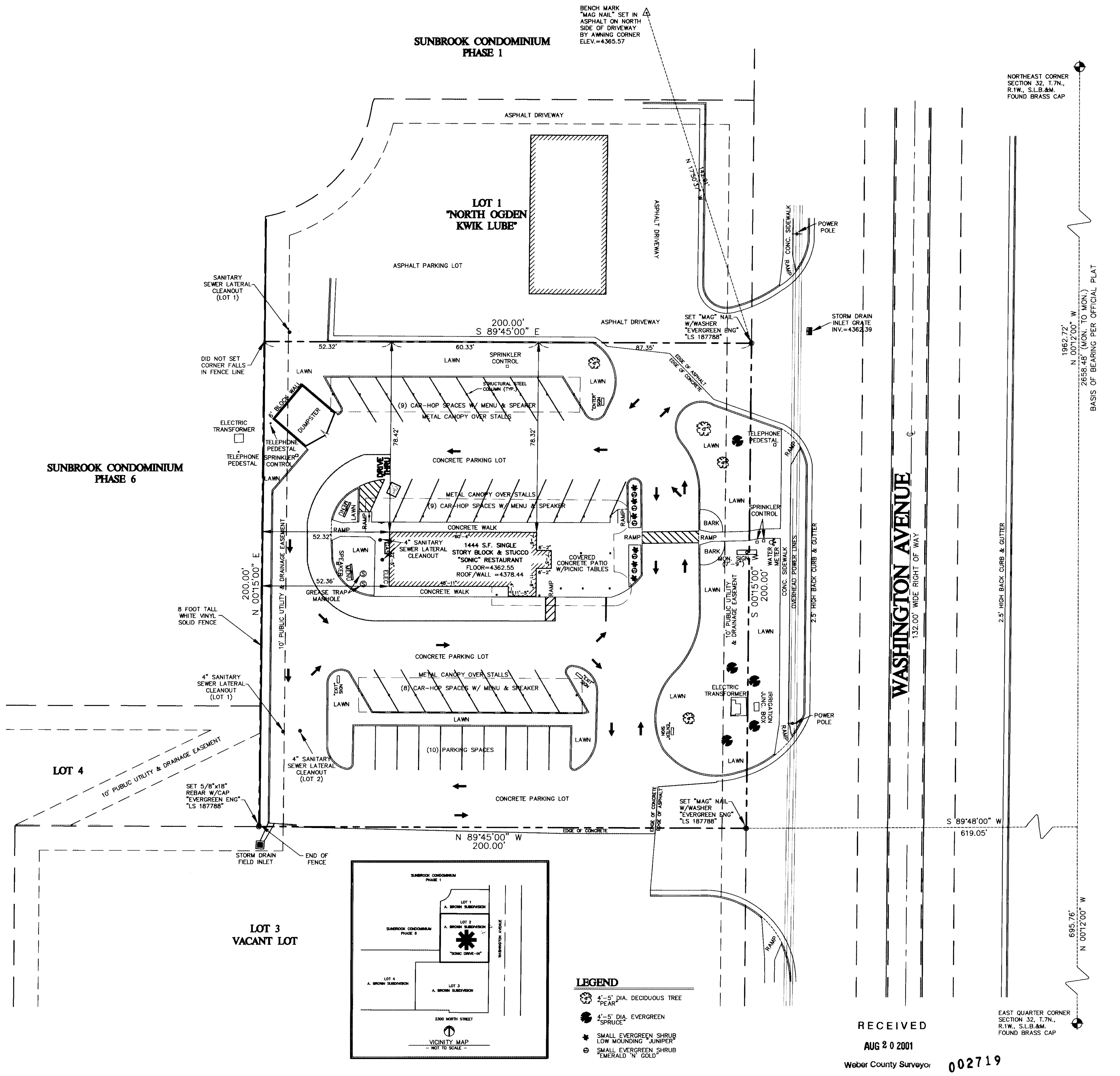

LEGEND

- 4'-5' DIA. DECIDUOUS TREE "PEAR"
- 4'-5' DIA. EVERGREEN "SPRUCE"
- SMALL EVERGREEN SHRUB LOW MOUNDING "JUNIPER"
- SMALL EVERGREEN SHRUB "EMERALD 'N' GOLD"

RECEIVED
AUG 2 0 2001
Weber County Surveyor

SURVEYOR'S CERTIFICATE

TO: FLEET BUSINESS CREDIT CORPORATION, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, PERRY-HULL ENTERPRISES, FOUNDERS TITLE COMPANY, BONNEVILLE TITLE COMPANY AND CHICAGO TITLE INSURANCE COMPANY:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT ON THE 15th DAY OF JULY, 2001:

(a) THIS SURVEY WAS PREPARED (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA AND ACSM IN 1999 ("THE MINIMUM STANDARDS") AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a) AND 7(b)(1), 8, 9, 10, 11, AND 13 OF TABLE A, THEREOF AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION), OF AN URBAN SURVEY;

(b) THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND CORRECTLY SHOWS (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY, AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND STRUCTURES THEREON AND ALL OTHER IMPROVEMENTS REQUIRED TO BE SHOWN THEREON IN ACCORDANCE WITH THE MINIMUM STANDARDS AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD (OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY; (iii) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (iv) ALL OTHER SIGNIFICANT ITEMS OF THE SUBJECT PROPERTY.

(c) EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS ON THE ADJACENT PROPERTY, (ii) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES, OR IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY, (iii) PARTY WALLS; OR (iv) CONFLICTS OR PROTRUSIONS;

(d) INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY NORTH WASHINGTON AVENUE, THE SAME BEING A PAVED, DEDICATED PUBLIC RIGHT-OF-WAY, MAINTAINED BY A PUBLIC MAINTAINING AUTHORITY;

(e) ALL BUILDING SETBACK LINES OF THE SUBJECT PROPERTY REQUIRED TO BE SHOWN HEREON IN ACCORDANCE WITH THE MINIMUM STANDARDS ARE LOCATED AS SHOWN HEREON;

(f) THE SUBJECT PROPERTY AND ONLY THE SUBJECT PROPERTY CONSTITUTES ONE TAX LOT, EXCEPT AS SHOWN ON THE SURVEY;

(g) ALL ZONING, USE AND DENSITY CLASSIFICATIONS ARE CORRECTLY SHOWN HEREON;

(h) ALL FLOOD ZONE DESIGNATIONS ARE CORRECTLY SHOWN HEREON AND;

(i) THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF BONNEVILLE TITLE COMPANY, TITLE COMMITMENT NO. 82637-4WLT, DATED JUNE 18, 2001, FOR THE SUBJECT PROPERTY AND OF EACH INSTRUMENT LISTED THEREIN AND THE LOCATION OF EACH EASEMENT TO THE EXTENT IT CAN BE LOCATED HAS (WITH RECORDING REFERENCE) BEEN CORRECTLY SHOWN HEREON.

(j) THE NUMBER OF STRIPED PARKING SPACES LOCATED IN THE AREA SHOWN ON THE SURVEY AS A PARKING AREA IS: 26 CAR-HOP STALLS (1-HANDICAP) AND 10 REGULAR STALLS.

Date: July 26, 2001

(signed) [signature]
GREGORY R. WOLBACH, PLS
REGISTRATION NO. 187788
MEMBER: ACSM, NSPS, AAGS, UCLS
PHONE: 435-649-4667

(seal) STATE OF UTAH — GREGORY R. WOLBACH — NO. 187788 — 7-26-01 — PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

ALL OF LOT 2, A. BROWN SUBDIVISION, NORTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

CONTAINS: 40,000 SQUARE FEET OR 0.9183 ACRES

NARRATIVE

1. BASIS OF BEARING: FOUND AND ACCEPTED SURVEY MONUMENTS AT ALL LOT CORNERS DURING PREVIOUS ALTA SURVEY, MARCH 2, 2001. CONTROL WAS SET AT THAT TIME TO AID IN THE RE-MARKING OF PROPERTY CORNERS, UPON COMPLETION OF CONSTRUCTION.
2. PROPERTY CORNERS: MONUMENTS SET AT LOT CORNERS AS SHOWN HEREON.
3. LOCATED WITHIN: THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, NORTH OGDEN CITY, WEBER COUNTY, UTAH.
4. DATE OF SURVEY: JULY 15, 2001.
5. PURPOSE OF SURVEY: ALTA/ACSM LAND TITLE SURVEY
6. SURVEY REQUESTED BY: PERRY-HULL ENTERPRISES, DEBBIE PERRY
7. PUBLIC UTILITY EASEMENTS ARE SHOWN HEREON AND ARE PER THE PLAT OF RECORD.
8. BENCHMARK ELEVATION = 4365.57. "MAG NAIL" SET IN ASPHALT ON THE NORTH SIDE OF DRIVEWAY ENTRANCE TO SUNBROOK CONDOMINIUMS. (DATUM ELEVATION IS ASSUMED)
9. AT THE TIME OF THIS SURVEY, ALL SITE IMPROVEMENTS AND BUILDING CONSTRUCTION HAD BEEN COMPLETED. RESTAURANT OPENING WAS SCHEDULED FOR JULY 16, 2001.
10. FLOOD ZONE DESIGNATION 'C', AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 490214 0002 B, EFFECTIVE DATE JANUARY 19, 1983.
11. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OF ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
12. A COMMITMENT FOR TITLE INSURANCE WAS ISSUED BY BONNEVILLE TITLE COMPANY, 5734 SOUTH 1475 EAST, #100, SOUTH OGDEN, UTAH 84403, 801-479-7911. COMMITMENT NO. 82637-4WLT, EFFECTIVE DATE: JUNE 18, 2001 AT 7:55 AM.
13. ALL KNOWN RECORDED EASEMENTS SHOWN ON THE PLAT OF RECORD, TITLE REPORT AND PUBLIC RECORDS FILED WITH WEBER COUNTY RECORDER ARE SHOWN HEREON.
14. THIS LOT IS LOCATED IN THE COMMERCIAL ZONE "C-2".
15. BUILDING SETBACKS: 20' (TWENTY) FRONT YARD AND 0' (ZERO) SIDE AND REAR YARD, UNLESS ADJACENT TO RESIDENTIAL BOUNDARY, THEN 10' (TEN) SIDE AND REAR YARD.
16. BUILDING HEIGHT REQUIREMENT: ONE STORY MINIMUM, NO MAXIMUM HEIGHT IN THIS ZONE.
17. BUILDING/LOT COVERAGE: 60% MAXIMUM COVERAGE.
18. PARKING REQUIREMENT: VARIES BY USE AND REQUIRES APPROVAL BY PLANNING DEPT.
19. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
20. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

PLOTTED: JULY 26, 2001

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