

PARCEL 1

A PARCEL OF LAND BEING ALL OF LOTS 31 AND 32, BLOCK 16, PLAT "A", ROOSEVELT CITY TOWNSITE SURVEY OF BUILDING LOTS. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 32, WHICH POINT IS 1019.98 FEET S. 0°03'56" W. ALONG THE SECTION LINE AND 891.17 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 22, T.2S., R.1W., U.S.M.; THENCE EAST 150.00 FEET ALONG THE NORTH LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 32; THENCE SOUTH 50.00 FEET ALONG THE EAST LOT LINES OF SAID LOTS 32 AND 31 TO THE SOUTHEAST CORNER OF SAID LOT 31; THENCE WEST 150.00 FEET ALONG THE SOUTH LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE NORTH 50.00 FEET ALONG THE WEST LOT LINES OF SAID LOTS 31 AND 32 TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7500 SQUARE FEET IN AREA OR 0.172 ACRE.

PARCEL 2

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, 3 AND 4 OF BLOCK 16, PLAT "A", ROOSEVELT CITY TOWNSITE SURVEY OF BUILDING LOTS. THE BOUNDARIES OF SAID TRACT OF LAND ARE ALSO DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, WHICH POINT IS 1019.98 FEET S. 0°03'56" W. ALONG THE SECTION LINE AND 1061.17 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 22, T.2S., R.1W., U.S.M.; THENCE EAST 150.00 FEET ALONG THE NORTH LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 100.00 FEET ALONG THE EAST LOT LINES OF SAID LOTS 1, 2, 3 AND 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE WEST 150.00 FEET ALONG THE SOUTH LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 100.00 FEET ALONG THE WEST LOT LINES OF SAID LOTS 1, 2, 3 AND 4 TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15000 SQUARE FEET IN AREA OR 0.344 ACRE.

TO: Land America Financial Group Inc. Title Insurance Corporation, FFCA and FFCA Acquisition Corporation, a Delaware corporation, and their successors or assigns, and CSK Auto Inc.:

This is to certify that this map or plat of survey (this "Survey Map") of the premises specifically described in Land America Financial Group Inc. Title Insurance Corporation Commitment No. R-9562 Dated December 11, 1998 (1) is based on a field survey made on March 1, 1999 by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, and meets the accuracy requirements for an "Urban" survey as defined therein; (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for FFCA and FFCA Acquisition Corporation dated September 15, 1993, revised October 3, 1996"; and (3) to the best of my professional knowledge, information and belief,

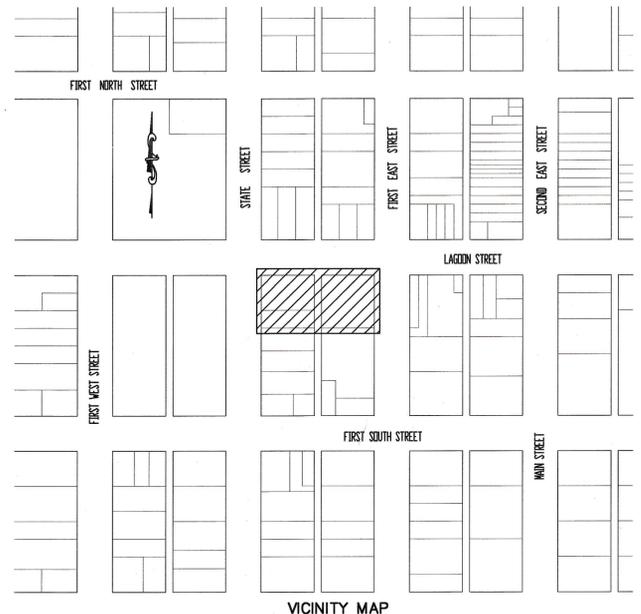
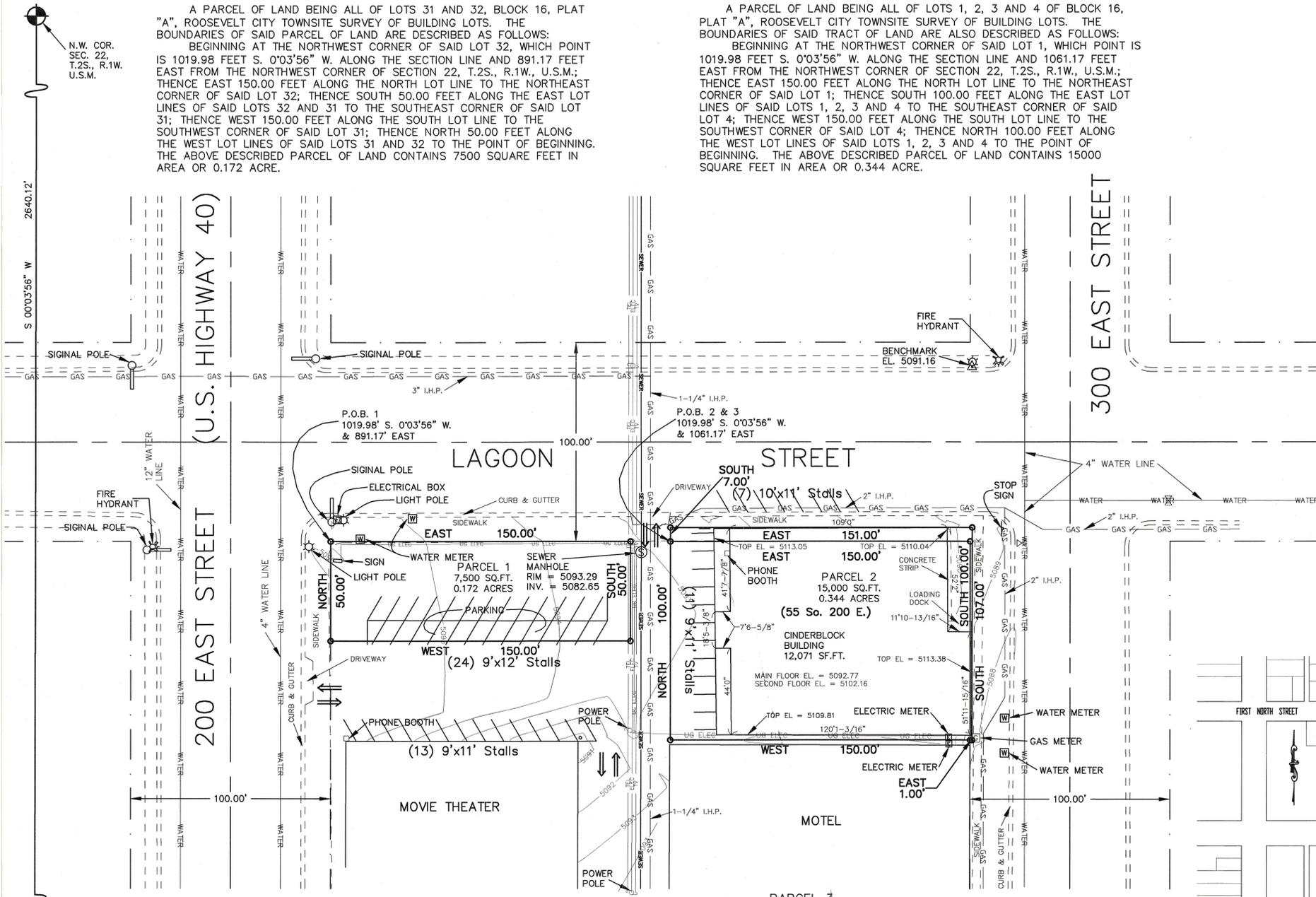
- (a) This Survey Map correctly represents the facts found at the time of the survey;
- (b) There are no discrepancies between the boundary lines of the subject property as shown on this Survey Map and as described in the legal description presented in the above-referenced Title Commitment;
- (c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure withing +/-0.1 foot; and
- (d) The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining parcels, roads, highways streets or alleys as described in their most recent respective legal descriptions of record.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in incurring financial obligations with respect to the subject property and this Survey Map has been prepared for their respective benefits in anticipation of their reliance thereon.



By: *Ray A. Jensen* 4/9/99
Ray A. Jensen

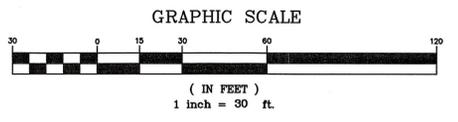
Registration No. 156196
Within the State of Utah



LEGEND

- SET #5 REBAR W/PLASTIC CAP STAMPED HORROCKS ENGINEERS
- POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊞ WATER METER
- ⊗ WATER VALVE
- ⊛ LIGHT POLE
- ⊠ ELECTRIC BOX OR METER (NOTED)
- ⊡ GAS METER
- SIGNAL POLE
- PHONE BOOTH
- ⊗ FIRE HYDRANT
- ⊠ BENCHMARK
- GAS — GAS LINE
- SEWER — SANITARY SEWER
- WATER — WATER LINE
- TEL — TELEPHONE WIRES (OVERHEAD)
- ELEC — ELECTRIC WIRES (OVERHEAD)
- UG ELEC — UNDERGROUND ELECTRIC WIRES
- TV — CABLE TELEVISION
- ➔ TRAFFIC FLOW

NOTES:
FLOOD ZONE DESIGNATION - NOT IN A FLOOD ZONE.
SET BACK LINES AND HEIGHT RESTRICTIONS - IN ROOSEVELT CITY COMMERCIAL ZONED AREAS, SET BACK IS 0 FEET, NO SIGN HIGHER THAN 50 FEET.



PARCEL 3
A PARCEL OF LAND AS CONVEYED IN WARRANTY DEED DATED MARCH 16, 1999 AND RECORDED MARCH 30, 1999 AS ENTRY NO. 333256 IN BOOK A0311, PAGES 34-37, RECORDS OF DUCHESNE COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 16, PLAT "A", ROOSEVELT CITY TOWNSITE SURVEY OF BUILDING LOTS, WHICH POINT IS 1019.98 FEET S. 0°03'56" W. ALONG THE SECTION LINE AND 1061.17 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 22, T.2S., R.1W., U.S.M.; THENCE EAST 150.00 FEET ALONG THE NORTH LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 100.00 FEET ALONG THE EAST LOT LINES OF LOTS 1, 2, 3 AND 4 OF SAID BLOCK 16 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE EAST 1.00 FEET; THENCE NORTH 107.00 FEET; THENCE WEST 151.00 FEET; THENCE SOUTH 7.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBE PARCEL OF LAND CONTAINS 1157 SQUARE FEET IN AREA OR 0.027 ACRE.

CSK INC.
ALTA/ACSM SURVEY
ROOSEVELT, UTAH



ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

COUNTY SURVEYOR'S FILE # 932

DESIGNED RAJ	CHECKED DJH-LG	DRAWN RAJ	DATE 3/99
APPROVED GCO	DATE 3/99	PROJECT NO. 9901-89GRE	SCALE 1"=30'
REVISIONS 4/09/99	DWG. NO.	SHEET NO.	1 OF 1