

PRICE DEVELOPMENT GROUP, LLC  
ALTA / ACSM LAND TITLE SURVEY  
NW 1/4 SEC. 22, T14S, R10E, SLB&M  
PRICE CITY, CARBON COUNTY, UTAH  
2015

ALTA/ACSM LAND TITLE SURVEY TABLE A ITEMS

- 1. MONUMENTS TO BE PLACED AS SHOWN.
2. ADDRESS: UNASSIGNED, LOCATED NORTH OF AIRPORT ROAD AT MAIN STREET AND AIRPORT ROAD, PRICE, UTAH 84501
3. FLOOD ZONE CLASSIFICATION: THE PROPERTY IS LOCATED ON FLOOD INSURANCE RATE MAP NUMBER 4900/CO656E, EFFECTIVE MAY 2, 2012. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN.
4. GROSS LAND AREA: 18.09 ACRES (SUBJECT PARCEL)
5. VERTICAL RELIEF: AS SHOWN WITH 2-FT CONTOUR INTERVALS, NAVD88 DATUM DERIVED BY NGS OPUS SOLUTION (COMPUTED USING GEOID12A) AT CONTROL POINT "CP-10", ADDITIONAL BENCHMARKS AS SHOWN.
6(a). CURRENT ZONING CLASSIFICATION: PORTIONS OF PROPERTY LOCATED IN 2 DIFFERENT ZONES C-1 (GENERAL COMMERCIAL DISTRICT) AS SHOWN R1-43 (RURAL RESIDENTIAL DISTRICT) AS SHOWN
6(b). CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION, AS PROVIDED BY THE INSURER.
7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL, AS SHOWN.
7(b). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL, AS SHOWN.
7(c). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE, AS SHOWN.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY, AS SHOWN.
9. STRIPING, NUMBER AND TYPE OF PARKING SPACES - NOT APPLICABLE
10(a). DETERMINATION OF DIVISION OR PARTY WALLS - NOT APPLICABLE
10(b). DETERMINATION OF PLUMB OR DIVISION OR PARTY WALLS - NOT APPLICABLE
11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: (a). OBSERVED EVIDENCE. (b). OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES. AS SHOWN.
12. NOT IN SCOPE
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS, AS SHOWN.
14. DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT, AS SHOWN.
15. NOT IN SCOPE
16. OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, NO OBSERVED EVIDENCE.
17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION, OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, NO OBSERVED EVIDENCE.
18. OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. AREAS OF DEBRIS AND/OR BURIED MATERIAL, ONE POSSIBLE SUMP AND TRASH PIT AREAS WERE OBSERVED ON THE SITE. LARGE QUANTITIES OF SOLID WASTE WERE OBSERVED ON THE SITE AS SHOWN. REFER TO PHASE I ENVIRONMENTAL SITE ASSESSMENT PREPARED BY SOUTHWEST GROUND-WATER CONSULTANTS, INC. DATED AUGUST 1, 2014.
19. LOCATION OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES. PHASE I ENVIRONMENTAL SITE ASSESSMENT, PREPARED BY SOUTHWEST GROUND-WATER CONSULTANTS, INC., DATED AUGUST 1, 2014, IDENTIFIES A PROBABLE WETLAND AREA ALONG THE WEST SIDE OF THE PROPERTY BUT LIMITS OF WETLANDS HAVE NOT BEEN DELINEATED.
20(a). LOCATE IMPROVEMENTS WITHIN ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND THAT ARE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY. NONE FOUND.
20(b). MONUMENTS PLACED AT ALL MAJOR CORNERS OF ANY OFFSITE EASEMENT OR SERVITUDES BENEFITING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR. 430" CULVERT FOR DRAINAGE, NO EASEMENT PROVIDED, AS SHOWN.
21. NOT IN SCOPE

SCHEDULE B SECTION 2 EXCEPTIONS FROM COVERAGE

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a Public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, of claims thereof, that are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Defects, liens, encumbrances, adverse claims or other matters, in any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires record for the value the estate or interest or mortgage thereon covered by this Commitment.

The printed Exceptions 1 through 7 will be deleted from the ALTA Extended Loan Policy

8. Lien of Taxes, now accruing as a lien, but not yet due and payable
Year: 2015
Tax ID No.: 01-2502-0000
Prior year: 2014 Paid
Amount: \$8,681.17

9. INTENTIONALLY DELETED

10. The land described herein is located within the boundaries of Tax District 91 and is subject to any assessments levied thereby.

11. Easements in favor of the Grantee:
Grantor: Seren Olsen and Emily Olsen, husband and wife
Grantee: Mark P. Braffett
Dated: April 6, 1925
Recorded: April 13, 1925
Entry No.: 8872
Book/Page: 5K / 225

12. Easement, and the terms and conditions thereof:
Grantor: S. Foster Shimmin and Vera Shimmin
Grantee: Utah Power & Light Company
Purpose: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits of the Grantee and 1 guy anchors and 1 poles, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto.
Recorded: March 10, 1937
Entry No.: 31004
Book/Page: 3R / 577

13. INTENTIONALLY DELETED

14. Easement, and the terms and conditions thereof:
Grantor: Bever Lee Gorishek
Grantee: Price River Water Improvement District
Purpose: A perpetual right of way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution facilities.
Recorded: December 23, 1972
Entry No.: 125746
Book/Page: 136 / 366

15. Easement, and the terms and conditions thereof:
Grantor: Bever Lee Gorishek
Grantee: Mountain Fuel Supply Company, a corporation
Purpose: A right and easement 16 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities.
Recorded: March 1, 1976
Entry No.: 135649
Book/Page: 158 / 269

16. Easement, and the terms and conditions thereof:
Grantor: Mountain States Telephone and Telegraph Company
Purpose: The right, privilege and authority to construct, operate, maintain and repair its lines of Telephone and Telegraph, including underground conduit, poles, anchors, cables, wires and fixtures upon, under, over and across the property.
Recorded: November 27, 1978
Entry No.: 147485
Book/Page: 184 / 36

17. Easement, and the terms and conditions thereof:
Grantor: Mountain States Telephone and Telegraph Company
Purpose: The right, privilege and authority to construct, operate, maintain and repair its lines of Telephone and Telegraph, including underground conduit, poles, anchors, cables, wires and fixtures upon, under, over and across the property.
Recorded: March 12, 1981
Entry No.: 157457
Book/Page: 205 / 110

and re-recorded: September 28, 1981
Entry No: 160406
Book/Page: 210/763

(EXCEPTIONS CONTINUED)

- 18. INTENTIONALLY DELETED
19. INTENTIONALLY DELETED
20. INTENTIONALLY DELETED

21. Subject, but not limited, to the following items, as disclosed by a survey prepared by Jones & DeMille Engineering, Inc., having been certified under the date of January 20, 2015, by Travis L. Hansen, a Registered Land Surveyor holding License No. 4854821, as Job No. 1407-293, including but not limited to the following:

- a. Intentionally Deleted.
b. Solid Waste Dump, Sump or Sanitary Landfill on the Westerly portion of property.
c. Ephemeral Stream and Wetlands area along the Westerly portion of the property.
d. Sewer Line across the Southerly portion of the subject property.
e. Buried Telephone & Fiber Optic Lines across the Southwesterly portion of property.
f. Intentionally Deleted.
g. Intentionally Deleted.
h. Intentionally Deleted.
i. Fire Hydrant on the Southeasterly line of property.

END OF SCHEDULE B - Section 2

REFERENCES

- 1. THIS ALTA/ACSM LAND TITLE SURVEY IS MADE IN REFERENCE TO AND BASED ON INFORMATION PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE ORDER NUMBER 41787, EFFECTIVE JANUARY 6, 2015 AT 7:45 AM.
2. CARBON COUNTY PROPERTY OWNERSHIP PLATS LOCATED IN SECTIONS 15 AND 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN.
3. SECTION INFORMATION FOR SECTION 22 IS BASED ON MONUMENTS LOCATED AS SHOWN AND MISSING CORNERS WERE RE-ESTABLISHED BASED ON SECTION INFORMATION PROVIDED BY THE CARBON COUNTY SURVEYOR'S OFFICE.
4. UDOT RIGHT OF WAY PLANS, PROJECT S-237(1) AND FEDERAL AIN PROJECT NO. 74-D.
5. FLOOD INSURANCE RATE MAP NUMBER 4900/CO656E, EFFECTIVE MAY 2, 2012.
6. PHASE I ENVIRONMENTAL SITE ASSESSMENT PREPARED BY SOUTHWEST GROUND-WATER CONSULTANTS, INC., DATED AUGUST 1, 2014 (SGC PROJECT NO. B.2105).

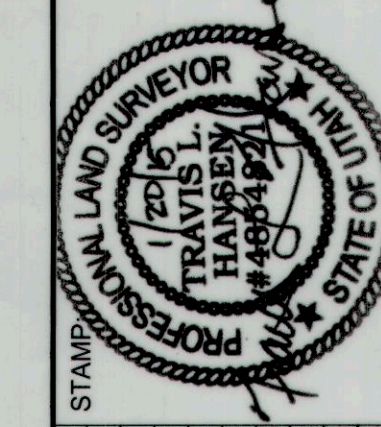


Table with columns: NO. (1-6), DATE, BY, DESCRIPTION. Row 1: 1, 10/20/2015, TLH, ORIGINAL SUBMISSION FOR AUTHORIZATION. Row 2: 2, 10/20/2015, TLH, REVISED TITLE COMMITMENT - FY15E. Row 3: 3, 10/20/2015, TLH, REVISED TITLE COMMITMENT - FY17E. Row 4: 4, 10/20/2015, TLH, REVISED TITLE COMMITMENT - FY19E. Row 5: 5, 10/20/2015, TLH, REVISED TITLE COMMITMENT - FY20E. Row 6: 6, 10/20/2015, TLH, REVISED TITLE COMMITMENT - FY21E.

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Jones & DeMille Engineering, Inc.
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SUBMITTAL: FINAL PROJECT NUMBER: 1407-293