

COMMITMENT FOR TITLE INSURANCE
(For Information Only)
SCHEDULE B
PART II

File No.: 18713
Schedule B of the policy or policies to be issued will contain exceptions to the following matter unless the same are disposed of to the satisfaction of the Company:

Surveyor's notes will follow in italics.

1. Defects, liens, encumbrances, adverse claims of other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
Not evaluated by survey.

2. Taxes or assessments which 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. Proceedings by a public agency which 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.
Not evaluated by survey.

3. Any facts, rights, interests, or claims which are not shown by Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
Not evaluated by surveyor but may be shown in part by observations indicated on accompanying plats.

4. Easements, liens, or encumbrances, or claims thereof which are not shown by the Public Records.
No written easements were disclosed to this surveyor for portions of existing overhead power and cable lines other than those shown on this plat covering the north 5 feet of sub-parcel 5 of sheet 1 of this survey covering the east 150 feet of the existing east-west line shown on sheet 4 of this survey. Overhead power and cable service to abutting properties also cross portions of the property. Underground utilities, including water, sewer and gas are also evident on the property. The locations of underground utilities shown on this survey are estimated and/or approximate based on above-ground evidence and reasonable connection routes for said utilities. In areas where the connection routes could not be reasonably ascertained, these underground utility locations are not shown. Above-ground evidence of these utilities are shown on sheets 3 and 4 of this survey.

5. 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.
As shown on these plats, and as discussed above, several utility lines traverse the property. Also, in the easterly portion of sub-parcel 10, a fence and concrete retaining wall serving to grade this property is located several feet within the property, severing a portion of this parcel and the one-half interest right-of-way shown in the southeast portion of this sheet. The structure on the adjacent parcel also extends onto the one-half interest right-of-way.

6. (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; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
Not evaluated by survey.

7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by land and not shown by the Public Records.
Not evaluated by survey.

8. Taxes for the year 2016 and subsequent years, not yet due and payable. Taxes for the year 2015 are exempt, as to Serial Number 01-0329-0000 & 01-0327-0000.
Not evaluated by survey.

9. All rights, title or interests in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to, express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes. (This commitment/policy does not purport to disclose documents of record pertaining to the above referenced rights.)
Not evaluated by survey.

10. A right of way in common with adjoining land owner over and across that parcel so designated in Schedule A, as described in that certain Quit Claim Deed recorded Mar 11, 1986, as Entry No. 11440, in Book 258, at page 163, and previous instruments of record (initially set forth of record in that certain Warranty Deed recorded May 5, 1944, as Entry No. 42531, in Book 5R, at Page 604, and in that certain Warranty Deed recorded March 23, 1945, as Entry No. 44075, in Book 5-S, at Page 347, and Correction thereto recorded August 3, 1945, as Entry No. 44865, Book 5-S, at Page 533, of Official Records).
This "undivided one-half interest in a right-of-way for ingress and egress", shown on this plat and on sheet 1 of this survey, serving sub-parcel 10 of this property and the abutting parcel 1-319. As noted above (Item 5), the current servability of this right-of-way to the greater portion of sub-parcel 10 has been severed by a concrete retaining wall and fence.

11. Terms and conditions, including reversionary rights, contained in that certain Agreement dated September 26, 1907, J W Whitmore and A W Horsley, for and in behalf of the citizens of Price Town, County of Carbon, State of Utah, and the Board of County Commissioners of Carbon County, State of Utah, recorded November 12, 1907, as Entry No. 7288, in Book 3A, at page 431, of Official Records.
Relates to Lot 3 (sub-parcel 1 as shown on sheet 1), site of the old Carbon County Courthouse.

12. A non-exclusive right of use of an "alley ten feet in width extending north and south", as granted in that certain Warranty Deed recorded May 2, 1923, as Entry No. 4774, in Book 5-1, at Page 527, described approximately as follows: BEGINNING at a point 165 feet, more or less, from the Southwest corner of said Lot 2, and running thence North 214.5 feet; thence East 10 feet, more or less; thence West 10 feet, more or less, to the point of beginning. (NOTE: The "alley" described in the instrument to no longer exist.)
The current courts building occupies the location of this alley, shown hereon, along the westerly side of sub-parcel 2 of sheet 1.

13. Terms and conditions of that certain Right of Way Deed recorded February 16, 1926, as Entry No. 10880, in Book 3K, at Page 167, as may affect that portion of said land lying within Lot 4 of said Block 28.
A 30 foot wide telephone and telegraph right-of-way trending north-south over Lot 4, as shown hereon. No evidence of these utilities was found within this corridor by this surveyor.

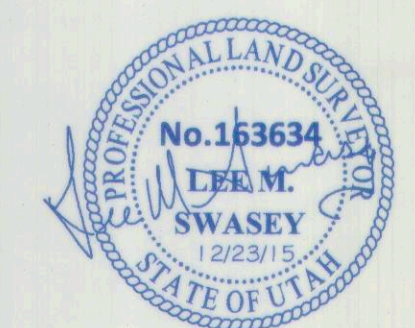
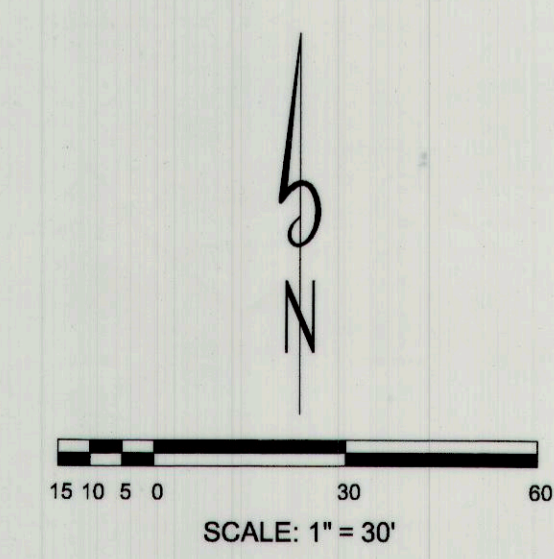
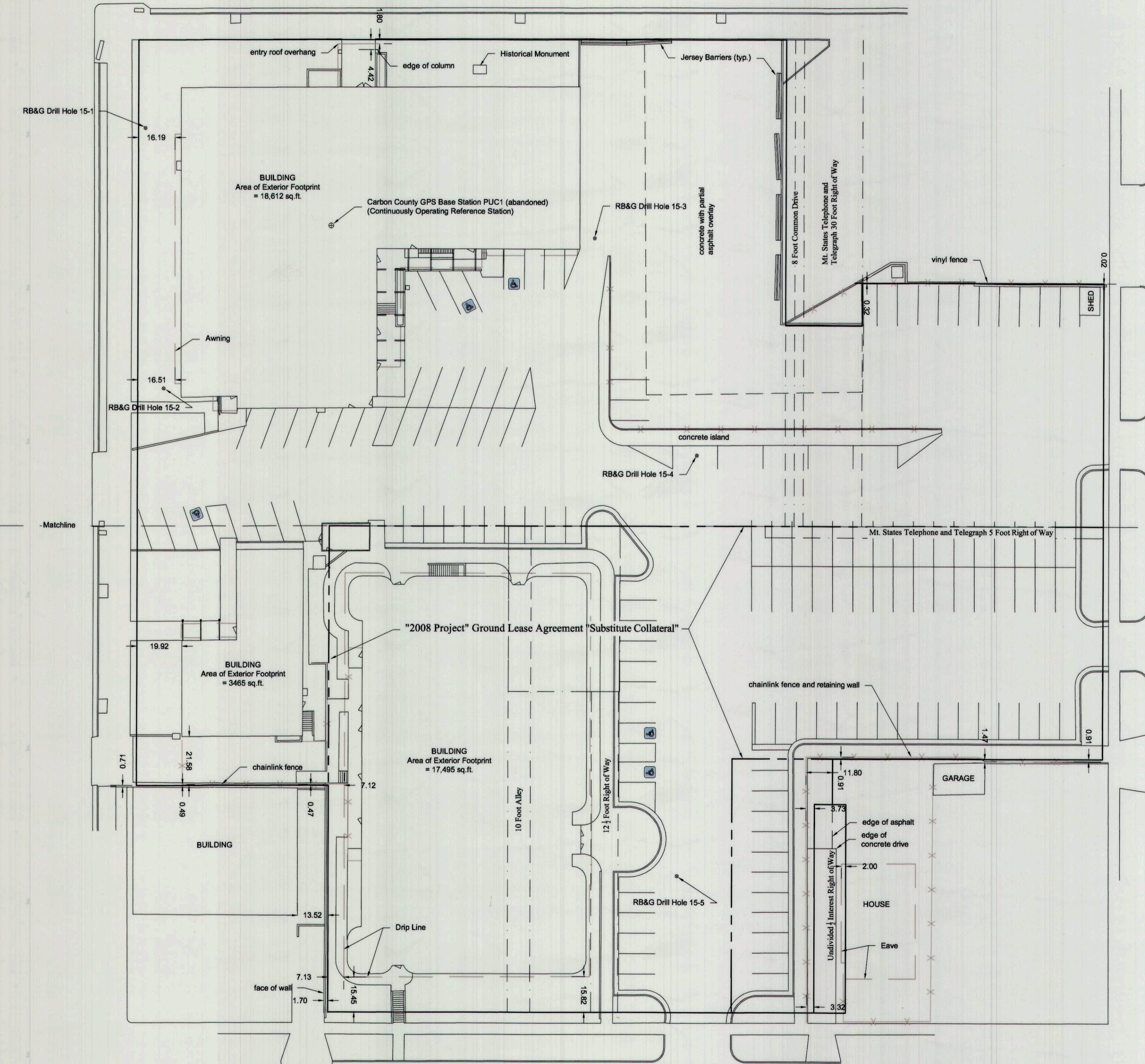
14. Terms and conditions of that certain Agreement for joint driveway recorded September 7, 1928, as Entry No. 17123, in book 3M, at Page 428, of Official Records, as may affect that portion of said land lying within Lot 4 of said Block 28.
An 8 foot wide common driveway trending north-south over Lot 4, as shown hereon, historically serving parcels separated by the driveway centerline. Current parcel configurations no longer about this driveway centerline.

15. Rights of way across that portion of said land lying within Lot 4 of said Block 28, if different from those set forth in the Agreement for Joint driveway described above, as disclosed by that certain Warranty Deed recorded June 20, 1945, as Entry No. 44625, in Book 5-S, at Page 470, of Official Records.
This describes the same location as Item 14 above.

16. A right of ingress and egress only over the following described portion, as initially granted in that certain County Deed recorded May 8, 1963, as Entry No. 103135, in Book 84, at Page 461, of Official Records: BEGINNING at a point 73 feet South of the Northeast corner of Lot 2 of said Block 28, and running thence West 12.5 feet; thence South 141.5 feet; thence East 12.5 feet; thence North 141.5 feet to the point of beginning. (Note: the right granted within this deed appears to be null and defunct; Carbon County now owns the fee title to the land so encumbered as well as any interest of the therein named grantee and her successors to said right by virtue of that certain Quit Claim Deed recorded July 16, 1982, as Entry No. 164209, in Book 218, at Page 545, and those certain Special Warranty Deeds recorded May 9, 1985, as Entry Nos. 7943, 7944, 7945, 7946, 7947 and 7948, in Book 249, at Pages 96, 97, 98, 99 and 100 and 101, of Official Records.)
Location shown hereon along the east side of sub-parcel 2 of sheet 1.

17. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, its successors and/or assigns, to construct, operate, maintain and remove such communication and other facilities, from time to time, as may be required upon, over and across the North 5 feet of the East 150 feet of Lot 1 of said Block 28, together with all rights and privileges incident thereto, recorded May 28, 1974, as Entry No. 130948, in Book 147, at Page 224, of Official Records.
Location shown hereon along the north side of sub-parcel 6 of sheet 1. Occupied by an existing overhead power and cable line as shown on sheet 4.

Continued on Sheet 3



DESIGNED	CHECKED	12-15	CHECKED	BHT	12-15
DRAWN	JLK	12-15	CHECKED	LMS	12-15
SURVEYED	JLK	12-15	CHECKED	LMS	12-15
R.O.W.	JLK	12-15	CHECKED	LMS	12-15

PROJECT FILE: 199328150F04 ALTA OLD CARBON COUNTY
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ALTA / ACSM LAND TITLE SURVEY
CARBON COUNTY COURTHOUSE

SECTION	TOWNSHIP	RANGE	DATE	SCALE
21	14 S.	10 E.	1/22/15	1" = 30'
LOT	BLOCK	SURVEY	DRAWN BY	
1-4	28	Price Township	JLK	

PROJECT No. _____
SHEET No. 2 of 4

#6716
Ent 832181 Bk 0861 Pg 0699