

1 TITLE DESCRIPTION

PARCEL 1: NOT A PART OF THIS SURVEY
PARCEL 2: NOT A PART OF THIS SURVEY
PARCEL 3: NOT A PART OF THIS SURVEY
PARCEL 4: All of Lots 2 through 13 (inclusive), Block 3, First-Addition to Price City, Carbon County, Utah, according to the official plat thereof, recorded in Book A of Plats at Page 49, records of the Carbon County Recorder.
Also, that portion of a vacated 15.0 foot wide alley which is located within Block 3, First-Addition to Price City, Carbon County, Utah, that is East of Lots 2 through 7, (inclusive) and West of Lots 8 through 13 (inclusive), and North of Lots 1 and 14 and South of the North line of Lots 7 and 8, Block 3, of said addition, and more particularly described as follows: Beginning at the Northwest corner of Lot 8, Block 3, First-Addition to Price City, Carbon County, Utah, and running thence South 300 feet to the Southwest corner of Lot 13 of said Block 3; thence West 15 feet to the Southeast corner of Lot 2 of said Block 3; thence North 300 feet to the Northeast corner of Lot 7 of said Block 3; thence East 15 feet to the point of beginning.
Excepting therefrom the following described portion thereof: Beginning at the Northwest corner of Lot 7, Block 3, First-Addition to Price City, Carbon County, Utah, and running thence South 18.10 feet; thence East 150 feet; thence North 18.10 feet to the Northeast corner of said Lot 7; thence West 150 feet to the point of beginning.
Also, excepting: Beginning at the Northwest corner of Lot 8, Block 3, First-Addition to Price City, Carbon County, Utah, and running thence South 18.10 feet; thence East 15 feet; thence North 18.10 feet to the Northeast corner of said Lot 8; thence West 150 feet to the point of beginning.
Also, excepting: Beginning at the Northeast corner of Lot 7, Block 3, First-Addition to Price City, Carbon County, Utah, and running thence South 18.10 feet; thence East 150 feet; thence North 18.10 feet to the Northwest corner of Lot 8 of said Block 3; thence West 15 feet to the point of beginning.
PARCEL 4A: That portion of the vacated street identified as "Second East Street (East half, North portion) (also known as "Sixth Street") located South of the South boundary of Sixth North Street (also known as "O Street") and North of the North boundary of Fifth North Street (also known as "N Street"), and more particularly described as follows: Beginning at a point that is 18.10 feet South of the Northwest corner of Block 3, First-Addition to Price City, Carbon County, Utah, and running thence South 281.90 feet to the Southwest corner of Lot 2 of said Block 3; thence West 33 feet to a point that is 33 feet East of the Southeast corner of Lot 18, Block 2, First-Addition to Price City, Carbon County, Utah, thence North 281.90 feet to a point that is 33 feet East and 18.10 feet South of the Northeast corner of said Block 2; thence East 33 feet to the point of beginning.
Said Parcels 4 and 4A also described collectively of record as follows:
Commencing at the Northeast corner of Block 3, First-Addition to Price City, Carbon County, Utah, according to the official plat thereof, recorded in Book A of Plats at Page 49, records of the Carbon County Recorder, and running thence South along the Easterly line of said Block 3 a distance of 18.10 feet to the true point of beginning; and from said true point of beginning continuing South along the Easterly line of said Block 3 a distance of 282.57 feet; thence South 89 deg. 59'27" West 349.14 feet; to the centerline of vacated 200 East Street; thence North 90 deg. 03'01" West along the centerline of said vacated 200 East Street 282.40 feet; thence North 89 deg. 57'50" East 349.40 feet to the true point of beginning.
Parcel No.: 01-1801-0001
PARCEL 5: NOT A PART OF THIS SURVEY
PARCEL 6: NOT A PART OF THIS SURVEY
PARCEL 7: NOT A PART OF THIS SURVEY
THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 5-099651 (REVISED #7), EFFECTIVE DATE AUGUST 24, 2018.

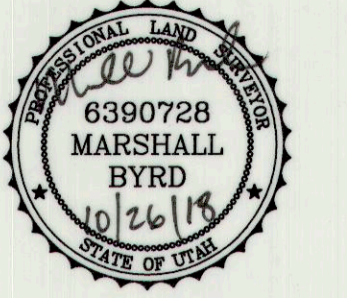
3 SCHEDULE 'B' ITEMS

- 1. 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 record. AFFECTS PER TITLE REPORT - BLANKET
2. Any facts, rights, interests or claims which are not shown by the public records, but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof. AFFECTS PER TITLE REPORT - BLANKET
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records. AFFECTS PER TITLE REPORT - BLANKET
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records. AFFECTS PER TITLE REPORT - BLANKET
5. (a) Unpatented mining claims, (b) reservations or exceptions in patents, or Acts authorizing the issuance thereof, (c) water rights, claims or title to water. AFFECTS PER TITLE REPORT - BLANKET
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. AFFECTS PER TITLE REPORT - BLANKET
7. Any adverse claim based upon the assertion that (a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof, (b) The boundary of the land has been affected by a change in the course or water level of a navigable river or lake; (c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands. AFFECTS PER TITLE REPORT - BLANKET
8. Defects, liens, encumbrances, adverse claims or other matters, if 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 of record for value the estate or interest or mortgage thereon covered by this Commitment. AFFECTS PER TITLE REPORT - BLANKET
EXCEPTIONS 9 THROUGH 41 AFFECT PARCELS 1 - 3 AND ARE NOT A PART OF THIS SURVEY
THE FOLLOWING ITEMS AFFECT PARCEL 4:
41. Lien of taxes, not yet due and payable:
Year: 2018
Parcel No.: 01-1801-0001
Prior year: 2017 Paid
Amount: \$14,527.79
42. The land described herein is located within the boundaries of Tax District #1, Price City, Carbon County and is subject to any assessments levied thereby.
43. Intentionally deleted.
44. Intentionally deleted.
45. Intentionally deleted.
46. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.
47. Moved to Schedule B-Section 1 Requirements.
EXCEPTIONS 49 THROUGH 82 AFFECT PARCELS 5 - 7 AND ARE NOT A PART OF THIS SURVEY

Ent: 843743 W 917 P 498
Date: 14-NOV-2018 9:41:26AM
Fee: \$30.00 Check Filed By: KM
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: PERIGEE CONSULTING LLC

4 SURVEYOR CERTIFICATION

I, Marshall Byrd, depose and say that I am a Professional Land Surveyor as prescribed by Utah State Law and that I hold certificate No. 6390728. I further state that the property described above was surveyed under my direct supervision and the results of that survey are depicted hereon.



NARRATIVE

The purpose of this survey is to establish on the ground the hereon described tract of land.
The basis of bearings is South 00°00'00" West - Being the East line of Block 3, First Addition to Price City on file in the Carbon County Recorder's Office and also being in Section 16, Township 14 South, Range 10 East, Salt Lake Base and Meridian, Carbon County, Utah as shown on this map.

Key to CDS ALTA Survey

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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)
This Work Coordinated By: FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcads.com
Toll Free: 888.322.7371
Drwn By: MB Date:
Surveyor Ref. No: 00431-33 Revision:
Aprvd By: MB Date:
Field Date: 04-23-2018 Revision:
Scale: 1" = 30' Revision:
Prepared For:
20 PROJECT ADDRESS
250 East 600 North
Price, UT
Project Name: Cascades Portfolio
CDS Project Number: 18-04-0606:002

Approved CDS Surveyor
Survey and Plat by:
PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
8088 SOUTH 1300 WEST, SUITE 180 WEST JORDAN, UT 84068
801.628.8004 TEL. 801.592.8811 FAX WWW.PERIGEECONSULTING.COM
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